



DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Meeting

Wednesday, March 11, 2026
1:00 pm
via Zoom

Zoning Board of Appeals

Seth BurrowDistrict 1
Mark Goldman, Vice-Chair District 2
Muhammad Jihad District 3
Nadine Rivers-Johnson, Chair District 4
Eric Hubbard District 5
Dr. Juaney Lynn-RigsbyDistrict 6
John Tolbert District 7



Planning & Sustainability Department

178 Sams Street
Decatur, GA 30030

Current Planning Zoning Division

Lorraine Cochran-Johnson
Chief Executive Officer

DeKalb County Zoning Board of Appeals Meeting

Juliana A. Njoku
Director

March 11, 2026 @ 1:00 PM

This meeting was held via Zoom

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Seth Burrow, District 1	Rachel Bragg, Deputy Director Long Range & Current Planning
Mark Goldman, Vice-Chair, District 2	Whitney Fuller, Zoning Administrator
Muhammad Jihad, District 3	Lucas Carter, Planner
Nadine Rivers-Johnson, Chair, District 4	Kyle McLean, Planner
Eric Hubbard, District 5	Debora Wells, Administrative Specialist
Dr. Juaney Lynn-Rigsby, Super District 6	
John Tolbert, Super District 7	
Valerie Ross, ZBA Staff Counsel	

Approval of Minutes: Mark Goldman moved, Eric Hubbard seconded to approve February 11, 2026 Minutes. Motion carried 7-0-0.

DEFERRED CASES:

**D1. A-26-1247815
18 047 21 017**

Commission District 04 Super District 06

3140 KELLY STREET, SCOTSDALE, GA 30079

Application by Alrick McIntre to request variance from Section 27-3.36.10 of the DeKalb County Zoning Ordinance to reduce rear yard setback to facilitate construction of a single-family residential in the Scottdale Overlay District, Tier 2 and R-75 (Residential Medium) zoning district.

**MOTION: Muhammad Jihad moved, John Tolbert seconded for withdrawal without prejudice.
Motion carried 7-0-0.**

NEW CASES:

**N1. A-26-1247945
18 054 03 017**

Commission District 02 Super District 06

1320 BRIARDALE LANE, ATLANTA, GA 30306

Application by Chris and Lane Carter to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback, rear yard setback, and allow accessory structure in side yard to facilitate construction of residential additions in the R-85 (Residential Medium Lot-85) zoning and Druid Hills Historic district.

**MOTION: Mark Goldman moved, Seth Burrow seconded for a 60-day deferral to May 13, 2026 Meeting.
Motion carried 7-0-0.**

The Zoning Board of Appeals (ZBA) hears variances, special exceptions, and appeals of administrative decisions. They are an independent body, appointed by the Board of Commissioners (BOC). The BOC hears Rezoning, Special Land Use Permits (SLUPs), Major Modifications, Land Use Plan Amendments, and Zoning Ordinance Text Amendment applications.

N2. A-26-1247943
18 053 03 017
538 BURLINGTON ROAD, ATLANTA, GA 30307

Commission District 02 Super District 06

Application by Jonathan Yates for Diamond Communications and GPC to request variance from Section 27-4.2.57 of the DeKalb County Zoning Ordinance to reduce setback and landscaping requirements to facilitate construction of a telecommunications facility in the R-75 (Residential Medium Lot – 75) zoning district.

MOTION: Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded for approval with standard conditions.
Motion carried 7-0-0.

N3. Discussion Item - Amended Rules of Procedure

N4. Executive Session

Litigation Update

*When an Executive Session is required, one will be Called for the following issues:

1. Personnel
 2. Real Estate
 3. Litigation
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N5. Adjournment

Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded to adjourn meeting. Motion carried 7-0-0.