

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**ZONING BOARD OF APPEALS APPLICATION FOR PUBLIC HEARING (VARIANCES, SPECIAL EXCEPTIONS, APPEALS OF ADMINISTRATIVE DECISIONS)**

Applicant and/or  
Authorized Representative: Jonathan Hicks

Mailing Address: 1309 Arnold Avenue NE

City/State/Zip Code: Atlanta, GA 30324

Email: jhicks@jvgconsult.com

Telephone Home: 770-402-3471 Business: 770-402-3471

**OWNER OF RECORD OF SUBJECT PROPERTY**

Owner: Redan Congregation of Jehovah's Witnesses

Address (Mailing): 1053 Stephenson Road, Stone Mountain, GA 30087

Email: kev\_larry@bellsouth.net Telephone Home: 404-451-8387 Business: \_\_\_\_\_

**ADDRESS/LOCATION OF SUBJECT PROPERTY**

Address: 1053 Stephenson Road City: Stone Mountain State: GA Zip: 30087

District(s): 16 Land Lot(s): 129 Block: N/A Parcel: 16 129 02 004

Zoning Classification: R100 Commission District & Super District: 4 & 7

**CHECK TYPE OF HEARING REQUESTED:**

- X VARIANCE (From Development Standards causing undue hardship upon owners of property.)
- SPECIAL EXCEPTIONS (To reduce or waive off-street parking or loading space requirements.)
- OFFICIAL APPEAL OF ADMINISTRATIVE DECISIONS.

**\*PLEASE REVIEW THE FILING GUIDELINES ON PAGE 4. FAILURE TO FOLLOW GUIDELINES MAY RESULT IN SCHEDULING DELAYS.\***

Email [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov) with any questions.

DEPARTMENT OF PLANNING & SUSTAINABILITY

**ZONING BOARD OF APPEALS APPLICATION**

**AUTHORIZATION OF THE PROPERTY OWNER**

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

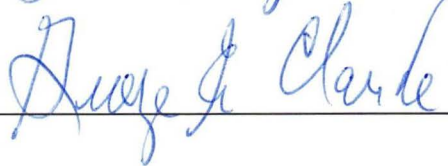
I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property subject to the application.

DATE: 1-13-2024

Applicant Signature: 

DATE: 1/13/2024

Applicant Signature: 

DEPARTMENT OF PLANNING & SUSTAINABILITY

ZONING BOARD OF APPEALS APPLICATION

AUTHORIZATION TO REPRESENT THE PROPERTY OWNER

I hereby authorize the staff and members of the Zoning Board of Appeals to inspect the premises of the Subject Property.

I hereby certify that the information provided in the application is true and correct.

I hereby certify that I am the owner of the property and that I authorize the applicant/agent to apply for a hearing to the Zoning Board of Appeals for the requests as shown in this application.

DATE: 1-13-2024

Applicant/Agent Signature: [Signature]

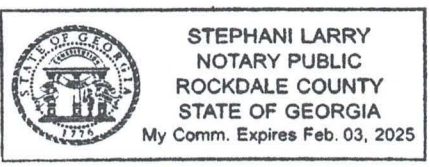
TO WHOM IT MAY CONCERN:

(I)/ (WE): TOMMIE HARPER GEORGE CLARKE CHRISTOPHER BOYKIN  
(Name of Owners)

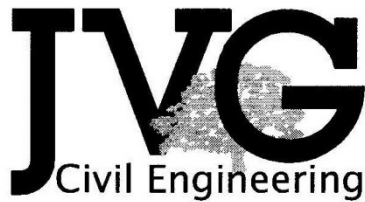
being (owner/owners) of the property described below or attached hereby delegate authority to the above signed agent/applicant.

[Signature]  
Notary Public  
[Signature]  
Notary Public  
[Signature]  
Notary Public

[Signature]  
Owner Signature  
[Signature]  
Owner Signature  
[Signature]  
Owner Signature



State of GA County of DeKalb  
Subscribed and sworn to (or affirmed) before me on this  
13 day of January, 2024 by  
Tommie Harper, George Clarke, Christopher Boykin proved to me on the basis  
of satisfactory evidence to be the person(s) who appeared before me.  
Notary Signature [Signature]



May 27, 2024

Dekalb County Zoning Board of Appeals  
Cc: Dekalb County Planning and Sustainability

Regarding: 1053 Stephson Road Parking Lot Access Gate Variance Request LETTER OF INTENT

To whom it may concern,

This letter is to state the intent of the property owner located at 1053 Stephenson Road to request a variance to allow improvements to an existing parking lot access gate for security reasons. The Dekalb County code (Chapt. 27, Sec. 5.4.7(8)) requires a facility driveway access gate to be located a minimum of 50 feet from the frontage roadway. The existing access gate at this facility is located approximately 7 feet from the roadway. The proposed improvements to the existing gate which would require a variance include installation of an automatic sliding gate to allow drive-up access without existing the vehicle.

Previous security concerns have initiated this request, attached to this application is documentation of multiple security incidents which would be partially mitigated by the improvements proposed.

Thank you in advance for your attention to this matter, please contact myself with any questions or concerns.

With regards,

A handwritten signature in black ink, appearing to read 'Jonathan Hicks', is written over a light grey circular stamp.

Jonathan Hicks, P.E.  
JVG Civil Engineering, Inc.  
770-402-3471

🚨 SMOC Site Notice 🚨 November 1, 2022

The CO's car was stolen from the hall last night at 2:15 AM. They were not injured and never knew it was stolen.

They are overcoming the shock of the situation. According to the video footage and images we gave the police, it took 6-8 seconds to steal the car. Please standby for additional updates.

Thanks SMOC

🚨 SMOC Site Alert Notice 🚨 November 4, 2022

(Confidential, for elders only: Part 1)

The CO contacted the OC Coordinator at 1:15 AM this morning to inform me the criminals had returned.

- He and his wife were not harmed.
- The criminals were actually driving the stolen car. It is believed they returned to still his other car.
- There is clear video footage of the incident that was provided to the police. The CO called the police who immediately came but missed the criminals.
- During the night the police were checking the subdivisions, and suspect the criminals live nearby.
- I requested the CO add a lock to the chain on the entry gate. When he went to install it, he observed a police car posted at the entrance with the lights on, which was comforting.
- He returned to his apartment and confirmed they were ok at 2:00 AM.

Please standby for Part 2.

Thanks SMOC

🚨 SMOC Team Alert Notice 🚨

(Confidential, for Elders Only)

The CO contacted me at 1:15 AM to inform me the criminals had returned. • He and his wife were not harmed. • The criminals were actually driving the stolen car. It is believed they returned to still his other car.

- There is clear video footage of the car for the police. The CO called the police who immediately came but missed the criminals.
- During the night they were checking the subdivisions, and suspect the criminals live nearby.
- I requested the CO add a lock to the chain on the entry gate. When he went to install it, he observed a police car posted at the entrance with the lights on, which was comforting.

(STARTING FRIDAY 11/4/22)

- The Griggs (Local Police Liaison).
- Will followup with the CO and his wife. Make sure they are ok and see what they remember about the event.
- They will followup with the police department again and make sure they have the latest video.
- The branch recommends to please be persistent so that they take our concerns seriously and followup.

- Elias: OC Member

Please secure a combination lock and security cable. Once installed, forward me the combination to share with the site elders. Effective immediately, the new security standard will be to lock the gate after the last meeting.

#### (NOVEMBER ITEMS)

Effective immediately the OC will be making arrangements to get 2 estimates for each of the following items:

- New Driveway Gate, stronger and bigger - Elias
- Decorative Security Doors & Windows - George
- Apartment Privacy Fencing, to provide a security barrier in front by sidewalk and side door - Elias
- Enclosed carport/garage. - George

We will present the information to the site when available.

Thanks SMOC

#### SMOC Site Alert Notice

(Confidential, for elders only: Part 2)

- The branch 'Risk Assessment' department has been working closely with the CO and indicated 'occupied halls' are approved for 'enhanced security'. The OC was directed to review enhancing site security.

OC Followup:

- The OC will secure a combination lock and security cable. Once installed, the OC will forward the combination to share with the site elders any anyone else in their congregation they determine will need it. (IE:Those approved to conduct midweek morning MFS)  
The OC recommends starting today, the new security standard will be to lock the gate after the last meeting.

#### (NOVEMBER ITEMS)

Effective immediately the OC is making arrangements to get estimates on the following security items starting today:

- (1) New Driveway Gate, stronger and bigger. (The CO will be able to provide after hours, to see who is at the gate and provide approval to open the gate from the apartment)
- (2) Decorative Security Doors & Windows. (If someone comes on the property, better apartment security)
- (3) Apartment Privacy Fencing  
(To provide a security barrier in front by sidewalk and side door.)
- (4) Enclosed carport to create a garage. (Better protection for car)

- The goal of the OC is to provide 'enhanced security' to the site. Based on our current situation, these seem to be reasonable deterrents to create a greater level of security, safety

and comfort for the CO and his wife as occupants for the building. If there are any questions, please let us know.

Thanks SMOC

## (Security Incident Report)

April 1, 2024, 1:40 AM

### Description of Incident:

- During the night shift on April 1, 2024, unauthorized individuals were detected on the premises.
- Two intruders, believed to be two young men around the age of 19 or 20, one had on a backpack, were observed heading towards the C.O. apartment.
- It is noteworthy that they did not appear to be targeting the equipment area.
- Upon detecting the security car with its lights illuminated in front of the steps, the intruders abandoned their approach and retreated.
- Despite their attempt to gain entry through the front, they altered their course upon sighting the security vehicle, suggesting that its presence deterred them.

### Incident Timeline:

- 1:40 AM: Intruders spotted heading towards C.O. apartment.
- 1:45 AM: Intruders notice security parked car with illuminated lights and retreat.
- Security was parked near the upstairs entrance, directly in front of the steps.
- As the intruders approached, they began walking towards the hall, nearly reaching the steps.
- However, upon noticing security, they promptly changed direction and retreated.
- 1:50 AM: Intruders leave the premises.

### Additional Details:

- Intruders accessed the premises by traversing across the grass, bypassing conventional entry points.
- No vehicle associated with the intruders was observed nearby, indicating the possibility of them parking further away and approaching on foot.

### Actions Taken:

- Immediate notification of security personnel to be on the lookout.

### Conclusion:

- While the presence of our vehicle acted as a deterrent, this incident highlights the need for a fence to cover the front and right side of the property, providing comprehensive security coverage.



# STEPHENSON ROAD OPERATING COMMITTEE

1053 Stephenson Road, Stone Mountain, GA 30087-4622 Phone (770) 879-2624

April 5, 2015

TO ALL CBOES

RE: Security Alert

Dear Brothers:

This note is to inform you of the need to be aware of security concerns onsite. The following situation occurred after the memorial:

- Around 10:30 PM several cars in the parking lot of the Kingdom Hall were vandalized.
- The cars were left at the hall when the friends went out to dinner.
- Windows were broken and the cars were entered and ransacked. (Details are pending.)

Due to these and other security concerns, please review the following recommendations:

- Each congregation should verify security checks are done on a regular basis.
- Remind friends that valuables should not be left in plain sight.
- Security checks should be done so that there is always someone visible in the parking lot.

The items above will help but it is clear that greater security measures are needed. The OC has been working on a security upgrade proposal for the site. Our greatest exposures occur during the hours when there are no meetings scheduled. The upgrade will address the following areas:

- Entry Door Access (The building is found unsecured on a weekly basis.)
- Video Surveillance (During the meetings, individuals enter the lot checking cars for valuables.)
- Security Gate Entry (Little to no control of after hour's unauthorized access to the property.)

Once all of the proposals are ready the recommendations will be presented to the BOE's. If there are any questions, please let us know. Please share this information with your BOE.

Your brothers in Jehovah's service,  
Stephenson Road Operating Committee (SROC)

cc: Bob Saia, Circuit Overseer  
cc: OC Representatives

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**SROC Notices:** List of previous notices in the OC Online Folder.

<https://www.dropbox.com/sh/s4qh0it0usz75nm/AACHUFMpY6lsrooZnqFDYimQa?dl=0>

**Online Site Folder:** Account Reports, Letters and other Documents.

[https://www.dropbox.com/sh/x7dx3178tec189s/AACH\\_Ho-3pAygX2Vcov\\_J7Rea?dl=0](https://www.dropbox.com/sh/x7dx3178tec189s/AACH_Ho-3pAygX2Vcov_J7Rea?dl=0)

**Online Site Calendar:** List of normal site meetings & activities.

<https://calendar.yahoo.com/operating.committee/37656b5a5a17784441161d867b20b1c9?od=131>

**Special Event Calendar:** List of special events for each quarter (3 months) on a single page.

<https://www.dropbox.com/sh/9zjagpoh525ql4f/AABFr4dmYBBcqrTyd7nrWgNa?dl=0>

Incident Report: 37193 Update

Note: Include report reference number in correspondence with the Branch Risk Management Desk.

Summary: Car stolen from hall. The CO has 2 cars. (branch & personal) Personal car was stolen. Property Loss or Damage Submitted On November 7, 2022.

Reference Number: 37192

The DeKalb County police department notified the CO that the Conyers, police department recovered our vehicle. Apparently, there was a chase with the thief and our vehicle. The officers had to use a pit maneuver to catch them and it rolled the vehicle over several times and unfortunately it was completely wrecked. However, they did apprehend the crook and have him in custody.