

DeKalb County Government

*Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030*



Minutes

Tuesday, March 1, 2022

5:30 PM

via ZOOM

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member Lauren Blaszyk (Dist. 1)

Member April Atkins (Dist. 2)

Member Vivian Moore (Dist. 3)

Member LaSonya Osler (Dist. 4)

Member Gwendolyn McCoy (Dist. 5)

Member Jana Johnson (Dist. 6)

Member Edward Patton (Dist. 7)

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, March 1, 2022 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android:

<https://dekalbcountyga.zoom.us/j/94261560575> Or Telephone: Dial: USA 8882709936 (US Toll Free)

Conference code: 934462

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting.

The Board will provide 15 minutes of time for citizens to speak in favor of an agenda item, and 15 minutes for citizens to speak in opposition. Citizens who attend the meeting via the Zoom link above may join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. There will be no comment cards, so when you are called upon, please state your name and address for the record. Also, please be conscious of speaking time so that everyone has an opportunity to provide input in the allotted time.

Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 p.m. on the date of the public hearing to plansustain@dekalbcountyga.gov

Call To Order

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Thursday March 24, 2022 @ 5:30 p.m., via Zoom.

Roll Call

Present

9 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Chairperson Tess Snipes, Member April Atkins, Member Gwendolyn McCoy, and Member Lauren Blaszyk

Deferred Cases

D1 [2021-2903](#) COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Avondale Park, LLC c/o Battle Law, PC for a Major Modification of the conditional site plan and other conditions of MU-5 (Mixed-Use Very High Density) zoning approved pursuant to CZ-18-22125, to change the mixture of multifamily, office, and retail land uses, and to revise the single-family detached and townhome exterior designs, at 3458 Mountain Drive.

MOTION was made by LaSonya Osler, seconded by Edward Patton for: Approval of the withdrawal of the modifications to the non-residential portion; and Approval of the modification to the residential elevations, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

Abstain: 2 - Vice Chair West, and Member McCoy

Not Present: 1 - Member Johnson

D2 [2020-1546](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to Section 9.1.3 (Definitions), Section 4.1.3 (Land Use Table), and Section 4.2 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to automobile land uses, and for other purposes. This text amendment is County-wide.

MOTION was made by Gwendolyn McCoy, seconded by Vivian Moore that this agenda item be Deferred, two (2) full cycles to the July 2022 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following

vote:

Yes: 8 - Member Patton, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

Not Present: 1 - Member Johnson

- D3** [2020-1543](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.

MOTION was made by Vivian Moore, seconded by Jon West that this agenda item be Deferred, full cycle to the May 2022 zoning agenda, per Staff recommendation.

This application moves forward to Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Moore, Member Osler, Vice Chair West, Member Atkins, Member McCoy, and Member Blaszyk

Abstain: 1 - Chairperson Snipes

Not Present: 1 - Member Johnson

- D4** [2021-3516](#) COMMISSION DISTRICT(S): District 03 Super District 06
Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow the construction of single-family detached homes, at 2717 Whitfield Road.

MOTION was made by Jon West, seconded by Vivian Moore that this agenda item be Deferred, full cycle to the May 2022 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

Abstain: 1 - Member Johnson

D5 [2021-3518](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07
 Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14-19143, to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive.

MOTION was made by Jana Johnson, seconded by Vivian Moore that this agenda item be Deferred, full cycle to the May 2022 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

D6 [2021-3519](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07
 Application of Harold Buckley, Jr. for Caliber Car Wash for a Special Land Use Permit (SLUP) to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive.

MOTION was made by Jana Johnson, seconded by Vivian Moore, that this agenda item be Deferred, full cycle to the May 2022 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

New Cases

N1 [2022-1145](#) COMMISSION DISTRICT(S): Commission District 04 Super District

06

Application of A.S. Turner & Sons c/o Garlan B. Furin for a Special Land Use Permit (SLUP) to relocate the existing accessory crematory (SLUP-10-16577) to another portion of the parcel within an O-I (Office- Industrial) District, at 2773 N. Decatur Road.

MOTION was made by LaSonya Osler, seconded by Gwendolyn McCoy that this agenda item be Approved with one (1) condition, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

N2 [2022-1168](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Janaee Wallace to rezone property from R-75 (Residential Medium Lot-75) to MR-1 (Medium-Density Residential-1) District to allow conversion of a single-family house to a duplex and conversion of a detached garage to a detached dwelling, at 2551 McAfee Road.

MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be Withdrawn without Prejudice, per Staff recommendation and the applicant's request.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

N3 [2022-1170](#)

COMMISSION DISTRICT(S): Commission 02 Super District 06

Application of Brad and Marliss Cornett/Color Wheel Studio for a Special Land Use Permit (SLUP) for a specialized school (an Art Summer Camp) in an M (Light Industrial) District, at 203 Rio Circle.

MOTION was made by Jon West, seconded by LaSonya Osler that this agenda item be Withdrawn without Prejudice, per Staff recommendation and the applicant's request.

This application moves forward to the Board of Commissioners - Zoning Meeting on 3/24/2022. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk