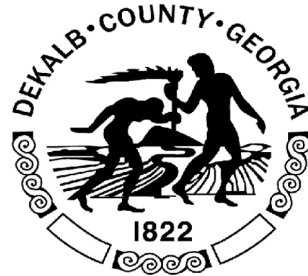


DeKalb County Government

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



Minutes

Tuesday, May 4, 2021

5:30 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member April Atkins

Member Jana Johnson

Member Gwendolyn McCoy

Member Vivian Moore

Member LaSonya Osler

Member Edward Patton

Member Lauren Blaszyk.

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, May 4, 2021 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

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

New Cases

N1 [2021-2424](#) COMMISSION DISTRICT(S): 4 & 6
Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes, at 2382 Lawrenceville Highway.

MOTION was made by LaSonya Osler, seconded by Gwendolyn McCoy, that this agenda item be Approved with nine (9) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/27/2021. 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: 2 - Member Johnson, and Chairperson Snipes

N2 [2021-2425](#) COMMISSION DISTRICT(S): 5 & 7
Application of Raw Properties, Inc. c/o Michelle Battle for a Major Modification to zoning conditions pursuant to CZ-18-22045 to add a condition to allow a restaurant on-site in the C-1 (Local Commercial) District, at 3138 Snapfinger Road.

MOTION was made by Gwendolyn McCoy, seconded by April Atkins, that this agenda item be Approved with twelve (12) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/27/2021. 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 [2021-2426](#) COMMISSION DISTRICT(S): 4 & 6
Application of Amanda Woodruff to rezone property from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes, at 3720 Jamieson Place.

MOTION was made by LaSonya Osler, seconded by Jon West, that this agenda item be Deferred, Full Cycle, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/27/2021. 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

N4 [2021-2427](#) COMMISSION DISTRICT(S): 3 & 6
Application of Erica Stewart to request a Special Land Use Permit (SLUP) to allow a child day care facility for up to six children within an existing single-family home within the RSM (Small Lot Residential Mix)

District, at 2902 Cedar Trace Drive.

MOTION was made by Jon West, seconded by Vivian Moore, that this agenda item be Deferred, Full Cycle.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/27/2021. 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

N5 [2021-2428](#)

COMMISSION DISTRICT(S): 3 & 7

Application of DR Horton Inc, c/o Battle Law, P.C. to rezone properties from O-I (Office-Institutional) District to MR-1 (Medium Density Residential-1) District to construct 120 single-family attached townhomes, at 4743 Flat Shoals Parkway.

MOTION was made by Edward Patton, seconded by Jana Johnson, that this agenda item be Approved with three (3) conditions, per Staff recommendation, with an added condition that there be a mandatory HOA.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/27/2021. The motion carried by the following vote:

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

No: 1 - Member Moore

Abstain: 1 - Chairperson Snipes

N6 [2021-2429](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Sarah Powell for a Major Modification to zoning conditions pursuant to CZ-96024 to allow a Place of Worship on property within the O-I (Office-Institutional) District, at 1630 S. Indian Creek Drive.

MOTION was made by Jana Johnson, seconded by Jon West, that this agenda item be Approved with two (2) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/27/2021. The motion carried by the following

vote:

Yes: 6 - Member Johnson, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member Blaszyk

No: 2 - Member Patton, and Member McCoy

Not Present: 1 - Member Moore

- N7 [2021-2458](#) COMMISSION DISTRICT(S): 3 & 6
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to Section 3.33 (I-20 Corridor Compatible Use Overlay District), Section 9.1.3 (Definitions), and to create Section 4.2.59 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to Neighborhood Fulfillment Center. This amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.

MOTION was made by Jon West, seconded by LaSonya Osler, that this agenda item be Withdrawn without Prejudice, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/27/2021. The motion carried by the following vote:

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

Not Present: 1 - Member Atkins