

DeKalb County Government

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



Minutes

Tuesday, March 5, 2019

6:30 PM

Manuel J. Maloof Auditorium

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member April Atkins

Member Edward Patton

Member Jana Johnson

Member Vivian Moore

Member LaSonya Osler

Member H. Paul Womack Jr.

Call To Order**Roll Call**

Present 8 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Member Paul Womack Jr., Chairperson Tess Snipes, and Member April Atkins

Defered Cases

- D1** [2018-3071](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sam and Kimberly A. Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, at 3903 Snapfinger Road.
MOTION was made by Edward Patton, seconded by Vivian Moore, that this agenda item be approved with conditions per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:
- Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, and Member Atkins
- D2** [2018-3074](#) COMMISSION DISTRICT(S): 4 & 6
Application of Ralston George to rezone property from R-75 (Residential Medium Lot) District to MU-1 (Mixed-Use Low Density) District to develop 60 attached townhome units and approximately 40,000 square feet of retail development, at 3780, 3770, 3764, 3762 & 3756 Covington Highway.
MOTION was made by LaSonya Osler, seconded by April Atkins, that this agenda item be approved with conditions per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:
- Yes:** 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., and Member Atkins
- No:** 1 - Chairperson Snipes
- D3** [2018-3075](#) COMMISSION DISTRICT(S): 5 & 7
Application of Leslie Bortier to rezone property from R-85 (Residential

Medium Lot) District to the R-60 (Residential Small Lot) District to develop 25 single-family detached residences, at 1746 Pleasant Hill Road

MOTION was made by Jon West, seconded by LaSonya Osler, that this agenda item be denied. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, and Member Atkins

New Cases

- N1** [2019-3209](#) COMMISSION DISTRICT(S): 5 & 7
Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.
MOTION was made by Jon West, seconded by Paul Womack Jr., that this agenda item be deferred for a full cycle. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:
- Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, and Member Atkins
- N2** [2019-3210](#) COMMISSION DISTRICT(S): 5 & 7
Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to M (Light Industrial) District to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road
MOTION was made by Jon West, seconded by Paul Womack Jr., that this agenda item be deferred for a full cycle. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:
- Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, and Member Atkins
- N3** [2019-3211](#) COMMISSION DISTRICT(S): 2 & 6

Application of J. F. Slade for a Special Land Use Permit (SLUP) in an R-60 (Residential Small Lot-60) District pursuant to zoning conditions CZ-88220 to operate an in-home occupation with customer contact for a medical practice, at 1135 Chantilly Crescent.

MOTION was made by April Atkins, seconded by LaSonya Osler, that this agenda item be approval with modified conditions to read as follows: "There shall be no more than one (1) client car at any given time". This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:

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

No: 1 - Member Patton

Abstain: 1 - Member Womack Jr.

N4 [2019-3212](#) COMMISSION DISTRICT(S): 5 & 7
Application of Bradford Rudolph to rezone property from R-100 (Residential Medium Lot) District to RE (Residential Estate) District to operate as an abattoir for meat processing in accessory buildings in the extreme rear yard of the single-family residence, at 1676 Rice Road.
MOTION was made by Paul Womack Jr., seconded by April Atkins, that this agenda item be deferred for a full cycle. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., and Member Atkins

No: 2 - Vice Chair West, and Chairperson Snipes

N5 [2019-3213](#) COMMISSION DISTRICT(S): 5 & 7
Application of AIA Ambling Grove, LLC to rezone property from MU-4 (Mixed-Use High Density) to MR-2 (Medium Density Residential-2) for a 120-unit single-family attached townhome development at a density of 11 units per acre, at 3085 Lexington Terrace.
MOTION was made by Jon West, seconded by April Atkins, that this agenda item be approved with conditions per staff recommendation, with an added condition that there be a mandatory Homeowner's Association. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., and Member Atkins

No: 1 - Chairperson Snipes

N6 [2019-3214](#) COMMISSION DISTRICT(S): 5 & 7
Application of Claudette Lawrence to request a Special Land Use Permit (SLUP) in an R-85 (Residential Medium Lot) District to operate an adult day care facility for up to six people within an existing single-family residence, at 1794 Nicole Lane.

MOTION was made by April Atkins, seconded by Paul Womack Jr., that this agenda item be approval with a modification to condition #1 to change the word "children" to "clients". This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, and Member Atkins

N7 [2019-3330](#) COMMISSION DISTRICT(S): 3 & 6
Application of the Director of Planning & Sustainability Department for ATKM LLC to amend the Future Land Use Map from SUB (Suburban) to CRC (Commercial-Redevelopment-Corridor) for the development of 24 single-family attached townhome units and 6 single-family detached units, at 2602 E. Tupelo Street.

MOTION was made by Vivian Moore, seconded by Jon West, that this agenda item be approval per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., and Member Atkins

No: 1 - Chairperson Snipes

N8 [2019-3215](#) COMMISSION DISTRICT(S): 3 & 6
Application of ATKM Memorial, LLC c/o J. Alexander Brock to rezone property from R-75 (Residential Medium Lot - 75) to MR-2 (Medium Density Residential-2) for development of 24 single-family attached townhome units and six single-family detached units at a density of 5.54 units per acre, at 2602 E. Tupelo St.

MOTION was made by Vivian Moore, seconded by Jon West, that

this agenda item be approved with conditions per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., and Member Atkins

No: 1 - Chairperson Snipes

- N9** [2019-3216](#) COMMISSION DISTRICT(S): 5 & 7
Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.
MOTION was made by Edward Patton, seconded by Paul Womack Jr., that this agenda item be deferred for 30 days. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:
- Yes:** 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., and Member Atkins
- No:** 1 - Chairperson Snipes

- N10** [2019-3217](#) COMMISSION DISTRICT(S): 1 & 7
Application of Mercer Lofts Atlanta, LLC c/o Battle Law, P.C. to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation, at 2891 Mercer University Dr. and 2930 Flowers Rd.
MOTION was made by Paul Womack Jr., seconded by LaSonya Osler, that this agenda item be approved with conditions per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, due back on 3/26/2019. The motion carried by the following vote:
- Yes:** 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., and Chairperson Snipes
- Not Present:** 1 - Member Atkins