

From: [Michele Battle](#)
To: [Prince, Jahnee R.](#)
Cc: [White, Brandon L.](#)
Subject: RE: Proposed Zoning Resolution
Date: Thursday, November 5, 2020 10:34:20 AM
Attachments: [image001.png](#)

Understood. I think it is time, however, for some changes to that standard resolution to be up with the times. It has been used pretty much unchanged for 5 plus years. The pre-filing community meetings are a big issue for the County and for Applicants. We want to get it right, but we have to have reasonable requirements that are attainable. Communities, including Community Council members, are holding us to this requirement. I got beat up on an application last year because I failed to give a community group notice, and I had no idea that the group even existed. I think that including Community Council in the pre-filing meetings should be sufficient, and they are welcome to forward the notice around to any community groups that they know of that would be interested in the matter. The list that the Planning Dept provides to applicants is only marginally helpful because it is for the entire district and not just the geographic area in which the property is located.

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From: Prince, Jahnee R. <jrprince@dekalbcountyga.gov>

Sent: Thursday, November 5, 2020 8:16 AM

To: Michele Battle <mlb@battlelawpc.com>

Cc: White, Brandon L. <BLWhite@dekalbcountyga.gov>

Subject: Re: Proposed Zoning Resolution

Thanks Michelle. It's just the standard resolution that the County uses every year. Commissioner Bradshaw has already let us know that we have to change the January cycle to the 5:30 meetings and Zoom. I imagine that we will have more changes.

Jahnee Prince, AICP

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From: Michele Battle <mlb@battlelawpc.com>

Sent: Wednesday, November 4, 2020 6:13 PM

To: Baker, Andrew <aabaker@dekalbcountyga.gov>; Prince, Jahnee R.

<jrprince@dekalbcountyga.gov>; White, Brandon L. <BLWhite@dekalbcountyga.gov>

Subject: Proposed Zoning Resolution

Andrew, Jahnee and Brandon,

I have a few comments and concerns regarding the proposed Zoning Calendar Resolution on this month's agenda:

1. As currently written Paragraph 10 (a) pertaining to Pre-Submittal Community Meetings requires in person meetings. I believe that this provision should be amended to allow for either in person or online meetings. I have had great success with online Zoom meetings for my community meetings. I have routinely had in excess of 50 people on my community meetings held online, and in some instances over 100 people. I believe that people are now comfortable with using this technology and with COVID numbers still running high, I think that it is short sighted not to allow for applicants to have the option of holding online meetings. Also, we record our meetings, which means that community members who miss meetings are able to get a copy of the recording. We send these out upon request all the time. It should be noted that many facilities were meetings can be held are still closed, or have limited capacity due to COVID. We have to live and work in our new normal, and this includes conducting community meetings.

2. Applicants are also required to notify neighborhood groups and community groups within ½ mile of the project. Quite honestly this has always been a point of contention for me. We have no way of knowing the neighborhood groups and community groups in the area, unless that information is provide to us. Additionally, the list provided by the Planning Department is simply unworkable. They have a list for the entire District. It is not limited to the geographic area of the project. I can tell you that 90% of the Applicants are not meeting this requirements as there is no way to determine to whom to send the notice. I honestly don't know how to deal with this issue, other than to limit the notices to community groups to those who register with the Planning Department for a particular geographic area. Alternatively, the notification radius can be increased from 500 ft to 750ft or 1000ft with the community and neighborhood group notification being dropped. As it is we are now being required by all of the Community Council Districts to notify them of all pre-filing community meetings, which is technically not required by this Resolution. If we don't give them notice, they hold it against us at the Community Council meetings, and in some instances have recommended denial because they were not invited, or didn't receive their notice in what they consider to be a timely manner. Maybe notification of surrounding community groups cold be replaced with notification of Community Council. What I do know is that notifying community groups, HOAs and neighborhood groups is not really working. We have no way to know who they are, and I doubt that staff knows who they are either in order to verify that the correct groups were notified.

I am more than happy to discuss these concerns with you. I just saw the Resolution which is why I am just getting these comments to you. I will raise these issues at tomorrow evenings Planning Commissioner meeting. I am also sending these comments to Commissioner Cochran Johnson and Commissioner Gannon as the 2 representatives for the entire County.

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