

DeKalb County Government

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



Minutes

Tuesday, November 5, 2019

6:30 PM

Manuel J. Maloof Auditorium

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 H. Paul Womack Jr.

Call To Order

Roll Call

- Present** 7 - Member Edward Patton, Member Jana Johnson, Member LaSonya Osler, Vice Chair Jon West, Chairperson Tess Snipes, Member April Atkins, and Member Gwendolyn McCoy
- Absent** 2 - Member Vivian Moore, and Member Paul Womack Jr.

Deferred Cases

D1 2019-4069 COMMISSION DISTRICT(S): 2 & 6
 Application of Elegant Homes, LLC to rezone property from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development, at 1051, 1047 & 1043 Briarcliff Road.

MOTION was made by April Atkins, seconded by Jana Johnson, that this agenda item be Withdrawn, per the applicant’s request. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D2 [2019-4070](#) COMMISSION DISTRICT(S): 1 & 7
 Application of Mumtaz Alli c/o Hilliard Starkey Law for a Special Land Use Permit for an alcohol outlet (alcohol sales in a convenience store) in a C-1 (Local Commercial) District, at 3645 Chamblee Tucker Road.

MOTION was made by Jon West, seconded by Edward Patton, that this agenda item be Withdrawn, per the applicant’s request. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D3 2019-4074 COMMISSION DISTRICT(S): 3 & 7
 Application of Georgia General Snapfinger Dev c/o Battle Law to amend the 2035 Future Land Use Plan Map from SUB (Suburban) to

TC (Town Center), at 2658 Kelley Chapel Road.

MOTION was made by Jon West, seconded by April Atkins, that this agenda item be Approved, per staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

Yes: 5 - Member Johnson, Member Osler, Vice Chair West, Chairperson Snipes, and Member Atkins

No: 2 - Member Patton, and Member McCoy

Not Present: 2 - Member Moore, and Member Womack Jr.

D4 [2019-4075](#)

COMMISSION DISTRICT(S): 3 & 7

Application of Georgia General Snapfinger Dev c/o Battle Law to rezone property from R-100 (Residential Medium Lot-100) to MR-1 (Medium Density Residential-1) for a mixed residential development, at Kelley Chapel Road and Snapfinger Road.

MOTION was made by April Atkins, seconded by Jon West, that this agenda item be Approved with Conditions, per staff recommendation, with a correction to remove the repeated words "homes located within the" in Condition #10, and with three additional conditions requested by the applicant.

This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D5 [2019-4076](#)

COMMISSION DISTRICT(S): 3 & 6

Application of Otto Tract No. 10, LLC c/o Battle Law to Amend The 2035 Future Land Use Plan Map from Neighborhood Center (NC) to Light Industrial (LIND), at 3101 Clifton Springs Road.

MOTION was made by Jana Johnson, seconded by Edward Patton, that this agenda item be Withdrawn, per the applicant's request. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D6 [2019-4077](#) COMMISSION DISTRICT(S): 3 & 6
Application of Otto Tract No 10 c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to M (Light-Industrial) District to develop a distribution warehouse within Tier 2 of the I- 20 Overlay District, at 3101 Clifton Springs Road.

MOTION was made by Jana Johnson, seconded by Gwendolyn McCoy, that this agenda item be Withdrawn, per the applicant's request. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D7 [2019-4078](#) COMMISSION DISTRICT(S): 3 & 6
Application of Otto Tract No. 10 LLC c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to MR-1 (Medium Density Residential-1) District within Tier 2 of the 1-20 Overlay District, at 3101 Clifton Springs Road.

MOTION was made by Jana Johnson, seconded by Gwendolyn McCoy, that this agenda item be Withdrawn, per the applicant's request. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D8 [2019-4122](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 5.4.7, Fences, walls, landscape buffers and Article 9.1.3.

MOTION was made by April Atkins, seconded by Jon West, that this agenda item be Approved, per staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by

the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D9 [2019-4123](#) COMMISSION DISTRICT(S): ALL DISTRICTS
 Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2 to correct scribes' errors.

MOTION was made by Jon West, seconded by April Atkins, that this agenda item be Deferred Full Cycle, per staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

D10 [2019-4124](#) COMMISSION DISTRICT(S): ALL DISTRICTS
 Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance to add Film/Movie/Television Production Studios to the Use Table 4.1.

MOTION was made by Jon West, seconded by April Atkins, that this agenda item be Deferred Full Cycle, per staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2019. The motion carried by the following vote:

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

Not Present: 2 - Member Moore, and Member Womack Jr.

New Cases

N1 [2019-4355](#) COMMISSION DISTRICT(S): 3 & 6
 Application of Epic XXXVII, LLC c/o Battle Law, PC to rezone property from R-75 (Residential Medium Lot) to RSM (Residential Small Lot Mix) to allow development of 49 single-family detached homes at a density of 3.29 units per acre, at 2354 & 2378 Whites Mill Road; and 2570 Kelly Lake Road.

There were two (2) motions for this item; one motion for

approval, the second motion for denial. There was no second for either motion. This application moves forward with No Recommendation to the Board of Commissioners - Zoning Meeting due back on 11/19/2019 .