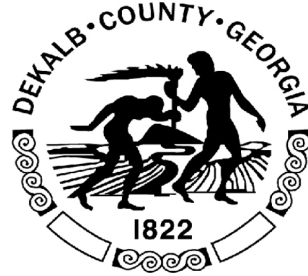


# DeKalb County Government

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



## Minutes

**Thursday, May 6, 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 Thursday, May 6, 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](mailto: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

## Deferred Cases

**D1** [2020-1546](#) COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, 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. This text amendment is County-wide.  
**MOTION was made by Jon West, seconded by Jana Johnson, that this agenda item be Denied.**

**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 Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

**Not Present:** 1 - Member Moore

**D2**     [2021-2108](#)     COMMISSION DISTRICT(S): All Districts  
Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.

**MOTION was made by April Atkins, seconded by Jana Johnson, 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:** 7 - Member Patton, Member Johnson, Member Osler, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

**Abstain:** 1 - Vice Chair West

**Not Present:** 1 - Member Moore

**D3**     [2021-2109](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Neighborhood Center (NC) to allow the construction of single-family attached townhomes, at 3581 Rockbridge Road.

**MOTION was made by LaSonya Osler, seconded by Jana Johnson, 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:** 7 - Member Patton, Member Johnson, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member McCoy

**Abstain:** 1 - Member Blaszyk

**Not Present:** 1 - Member Moore

- D4**     [2021-2110](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes, at 3581 Rockbridge Road.  
**MOTION was made by LaSonya Osler, seconded by Jana Johnson, 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:** 7 - Member Patton, Member Johnson, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member McCoy

**Abstain:** 1 - Member Blaszyk

**Not Present:** 1 - Member Moore

- D5**     [2021-2117](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Aisha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.  
**MOTION was made by Gwendolyn McCoy, seconded by April Atkins, 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 Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

**Not Present:** 1 - Member Moore

- D6**     [2021-2118](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Aisha Thomas to rezone property from M (Light Industrial) District to MR-1 (Medium Density Residential-1) District to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.  
**MOTION was made by Gwendolyn McCoy, seconded by April**

**Atkins, 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 Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

**Not Present:** 1 - Member Moore

**D7**     [2021-2119](#)     COMMISSION DISTRICT(S): 4 & 7  
Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, gymnasium, educational garden, grounds keeper quarters, and religious education facilities, at 5942 Rockbridge Road.

**MOTION was made by LaSonya Osler, 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 on 5/27/2021. The motion carried by the following vote:**

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

**Not Present:** 1 - Member Moore

**D8**     [2021-2120](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Inline Communities LLC c/o Battle Law to rezone properties from R-75 (Residential-Medium Lot-75) and MR-2 (Medium Density Residential-2) District to RSM (Small Lot Residential Mix) District to construct townhomes and single-family detached residences, at 671 Northern Avenue.

**MOTION was made by Jon West, seconded by LaSonya Osler, that this agenda item be Approved with sixteen (16) conditions, per Staff recommendation, with consideration given to the applicant's conditions to examine which, if any, may be incorporated into the final conditions by the time of Board of**

**Commissioners zoning meeting.**

**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

**Abstain:** 2 - Member Moore, and Chairperson Snipes

- D9**     [2021-2125](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District, at 1923 Clairmont Road.  
**MOTION was made by Jon West, seconded by Jana Johnson, that this agenda item be Denied.**

**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, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

**Not Present:** 1 - Member Osler

- D10**     [2021-2126](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District, at 4552 Dorset Circle.  
**MOTION was made by Gwendolyn McCoy, seconded by Edward Patton, that this agenda item be Approved with four (4) 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:** 8 - Member Patton, Member Johnson, Member Moore, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

**Not Present:** 1 - Member Osler