

# DeKalb County Government

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



## Minutes

**Tuesday, September 6, 2022**

**6:00 PM**

**Zoom Meeting**

## **Planning Commission**

*Chairperson Tess Snipes*

*Co-Chair Jon West*

*Member Lauren Blaszyk (Dist. 1)*

*Member April Atkins (Dist. 2)*

*Member Vivian Moore (Dist. 3)*

*Member LaSonya Osler (Dist. 4)*

*Member Jan Costello (Dist. 5)*

*Member Jana Johnson (Dist. 6)*

*Member Edward Patton (Dist. 7)*

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, September 6, 2022 at 6:00 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android:

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86330344636>

Or Telephone Dial: USA 8882709936 (US Toll Free) Conference code: 691303

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 10 minutes of time for citizens to speak in favor of an agenda item, and 10 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)

## **Call To Order**

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 10 minutes of testimony will be allocated for the applicant and those in support of the application. 10 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Tuesday, October 4, 2022 @ 5:30 p.m., via Zoom.

## **Roll Call**

**Present** 8 - Member Edward Patton, Member Jana Johnson, Member Jan Costello, Member Vivian Moore, Member LaSonya Osler, Chairperson Tess Snipes, Member April Atkins, and Member Lauren Blaszyk

**Absent** 1 - Vice Chair Jon West

**Deferred Cases**

**D4**     [2022-1486](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06  
 Application of Director of Planning and Sustainability for a text amendment to the Emory Village Overlay-Sec. 3.22 to allow the limited sale of beer, wine, and spirits as an accessory retail use for off-site consumption at any location within the overlay district.  
**MOTION was made by April Atkins, seconded by Edward Patton that this agenda item be Withdrawn without Prejudice, per staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**New Cases**

**N9**     [2022-1977](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
 Application of Starleatha Denson to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to increase the size of an existing personal care home from six (6) residents to seven (7) residents, at 2336 Wesley Chapel Road.  
**MOTION was made by Jan Costello, seconded by Jana Johnson that this agenda item be Deferred Full Cycle to the November 2022 zoning agenda to allow this application to run concurrent with the companion SLUP application and allow the applicant time to discuss septic/sewer issues with the owner.**

**This item moves forward to the Board of Commissioners - Zoning**

**Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**N10**     [2022-1978](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Starleatha Denson for a Special Land Use Permit to increase the size of an existing personal care home from six (6) residents to seven (7) residents in the R-85 (Residential Medium Lot-85) zoning district, at 2336 Wesley Chapel Road.

**MOTION was made by Jana Johnson, seconded by Jan Costello that this agenda item be Deferred Full Cycle to the November 2022 zoning agenda, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**N11**     [2022-1979](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06

Application of Stein Investment Group c/o Smith Gambrell & Russell to rezone properties from C-1 (Local Commercial) zoning district to HR-3 (High Density Residential-3) zoning district to allow for the construction of a mixed-use development to include approximately 30,000 square feet of accessory restaurant/retail space, 6,000 square feet of accessory office space, 392 multi-family units, and a shared structured parking garage, at 3082 Briarcliff Road.

**MOTION was made by April Atkins, seconded by LaSonya Osler that this agenda item be Deferred for 30 Days, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**N12**    [2022-1980](#)    COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Abeba Abebe to amend the future land use plan from Commercial Redevelopment Corridor (CRC) to Suburban (SUB) to allow the existing single-family house to have a residential zoning classification, at 2716 Ellen Way.

**MOTION was made by Vivian Moore, seconded by April Atkins that this agenda item be Approved, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**N13**    [2022-1981](#)    COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Abeba Abebe to rezone property from C-1 (Local Commercial) / Tier 2, I-20 Corridor Compatible Use Overlay District to R-75 (Residential Medium Lot-75) zoning district to allow an existing single-family house to have a residential zoning classification, at 2716 Ellen Way.

**MOTION was made by Vivian Moore, seconded by April Atkins that this agenda item be Approved, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**N14**    [2022-1991](#)    COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Breakthru House Inc. c/o Battle Law, P.C to rezone properties from O-I (Office Institutional) zoning district and R-75 (Residential Medium Lot-75) zoning district to O-I (Office Institutional) zoning district to allow personal care homes and offices, at 1866 Eastfield Street.

**MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be Approved.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**N15**     [2022-1992](#)     COMMISSION DISTRICT(S): Commission District 01 Super District 07

Application of Fugees Family Inc. c/o Janeya Hisle for a Special Land Use Permit (SLUP) to allow a public charter school within the existing buildings formerly owned by Northeast Baptist Church in the R-100 (Residential Medium Lot-100) zoning district, at 3201 Bolissa Drive.

**MOTION was made by Lauren Blaszyk, seconded by Jana Johnson that this agenda item be Withdrawn without Prejudice, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**N16**     [2022-1996](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to amend the future land use plan from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow for the construction of single-family attached townhomes, at 1172 Longshore Drive.

**MOTION was made by Jan Costello, seconded by Lauren Blaszyk that this agenda item be Approved, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**Abstain:** 1 - Chairperson Snipes

**N17**     [2022-1997](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
 Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for the construction of single-family attached townhomes, at 1172 Longshore Drive.

**MOTION was made by Jan Costello, seconded by April Atkins that this agenda item be Approved, with the following conditions: 1) There shall be a third-party property management; 2) There shall be assigned parking; 3) Amenities shall include a dog park and benches near the greenspace; and, 4) The property management company will handle all common area maintenance so that all units are maintained in similar fashion.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West

**Abstain:** 1 - Chairperson Snipes

**N18**     [2022-1998](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
 Application of ModWash, LLC c/o Battle Law P.C. for a request to modify zoning conditions to remove condition #1 pursuant to CZ-06-1241, restricting the use of the property to office and retail uses to allow a car wash in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

**MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be Deferred Full Cycle to the**

**November 2022 zoning agenda, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting on 10/4/2022. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

**Absent:** 1 - Vice Chair West