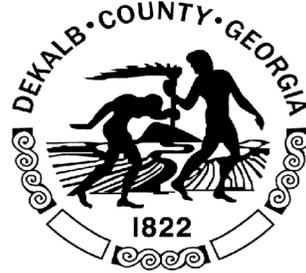


DeKalb County Government

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



Minutes

Thursday, November 7, 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** 8 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Chairperson Tess Snipes, Member April Atkins, and Member Gwendolyn McCoy
- Not Present** 1 - Member Paul Womack Jr.

New Cases

- N2** [2019-4346](#) COMMISSION DISTRICT(S): 3 & 6
Application of Cynthia Evans for a Special Land Use Permit (SLUP) to allow for a child day care facility for up to six children in a R-75 (Residential Medium Lot) District, at 1415 Foxhall Lane
MOTION was made by Vivian Moore, seconded by Jana Johnson, that this agenda item be approved with conditions, per Staff recommendation, with two (2) added conditions: 1) The play area shall be on the side of the house, not the rear; and 2) place a barrier between the kitchen and playroom. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:
- Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member McCoy
- Not Present:** 1 - Member Womack Jr.
- N3** [2019-4347](#) COMMISSION DISTRICT(S): 2 & 6
Application of Brookhaven Consultations & Training, LLC for a Special Land Use Permit (SLUP) to allow a home occupation with customer contact in an R-85 (Residential Medium Lot) District, at 1346 Sheffield Drive.
MOTION was made by April Atkins, seconded by Gwendolyn McCoy, that this agenda item be approved with conditions per Staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:
- Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member McCoy

Not Present: 1 - Member Womack Jr.

N4 [2019-4348](#) COMMISSION DISTRICT(S): 3 & 7
 Application of Dionne Newell to request a Special Land Use Permit (SLUP) to allow a Special Events Facility with late night hours (Pisces Banquet Hall) in Suite 4 & 5 of a multi-tenant commercial building in the C-1 (Local Commercial) District, at 4467 Glenwood Road.
MOTION was made by Gwendolyn McCoy, seconded by Edward Patton, that this agenda item be approved with a modification to condition #5 to read as follows: Special Land Use Permit shall expire on January 1, 2021 to allow the governing authority to re-review the following criteria upon the filing of a new SLUP application for a Special Event Facility with late night hours: a) Whether the Applicant’s use of the premises during the one year period has been in substantial compliance with the adopted SLUP conditions of the Board of Commissioners; and b) Whether the Applicant has taken prompt action to address any Code Enforcement warnings or violations issued regarding the use of the premises as a Special Event Facility with late night hours.

This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Osler, Vice Chair West, Member Atkins, and Member McCoy

No: 3 - Member Johnson, Member Moore, and Chairperson Snipes

Not Present: 1 - Member Womack Jr.

N5 [2019-4349](#) COMMISSION DISTRICT(S): 5 & 7
 Application of Ken Wood to rezone properties from C-1 (Local Commercial) District to RSM (Small Lot Residential Mix) District to develop seventy-two single family attached townhomes at a proposed density of 7.97 units per acre, at 6540 & 6556 Covington Highway; 2314 & 2338 Wellborn Road.
MOTION was made by Gwendolyn McCoy, seconded by April Atkins, that this agenda item be approved with conditions per Staff recommendation, with two (2) added conditions: Rental units shall have a 35% rental cap; 2) Mandatory HOA. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by

the following vote:

Yes: 5 - Member Patton, Member Moore, Vice Chair West, Member Atkins, and Member McCoy

No: 3 - Member Johnson, Member Osler, and Chairperson Snipes

Not Present: 1 - Member Womack Jr.

- N6** [2019-4350](#) COMMISSION DISTRICT(S): 5 & 7
Application of Michael Tchouaffe to request a Special Land Use Permit (SLUP) to allow a Late-Night Establishment within an existing 5,200 square foot building in a C-1 (Local Commercial) District, at 4407 Covington Highway.
MOTION was made by Edward Patton, seconded by Gwendolyn McCoy, that this agenda item be approved with conditions per Staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:
- Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member McCoy
- Not Present:** 1 - Member Womack Jr.
- N7** [2019-4351](#) COMMISSION DISTRICT(S): 5 & 7
Application of Shy Temple Christian Methodist Episcopal Church for a Special Land Use Permit (SLUP) to demolish an existing sanctuary building and construct a new 10,000 square foot sanctuary building in a R-85 (Residential Medium Lot) District, at 2030 Wesley Chapel Road..
MOTION was made by Gwendolyn McCoy, seconded by Edward Patton, that this agenda item be approved with conditions per Staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:
- Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member McCoy
- Not Present:** 1 - Member Womack Jr.
- N8** [2019-4352](#) COMMISSION DISTRICT(S): 5 & 7
Application of Guyana Association of Georgia c/o Mr. Carl Lashley to rezone properties from R-100 (Residential Medium Lot) and RSM

(Small Lot Residential Mix) Districts to O-I (Office Institutional) District to allow the development of a cultural facility up to 16,000 square feet, at 1970 & 1978 Panola Road.

MOTION was made by Vivian Moore, seconded by LaSonya Osler, that this agenda item be approved with conditions per Staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:

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

Not Present: 1 - Member Womack Jr.

N9 [2019-4353](#) COMMISSION DISTRICT(S): 5 & 7
Application of Guyana Association of Georgia c/o Mr. Carl Lashley for a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office Institutional) District, at 1970 & 1978 Panola Road.

MOTION was made by Vivian Moore, seconded by April Atkins, that this agenda item be approved with conditions, per Staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:

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

Not Present: 1 - Member Womack Jr.

N10 [2019-4356](#) COMMISSION DISTRICT(S): 3 & 7
Application of Phoenix City Holdings, LLC c/o Battle Law P.C. to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to develop sixty-one single family attached townhomes at a proposed density of 5.94 units per acre, at 3792 Harvest Drive.

MOTION was made by Vivian Moore, seconded by Edward Patton, that this agenda item be approved with conditions per Staff recommendation, with two (2) added conditions: 1) Mandatory HOA; and 2) 35% rental cap. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:

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

No: 1 - Chairperson Snipes

Not Present: 1 - Member Womack Jr.

N11 [2019-4357](#) COMMISSION DISTRICT(S): 5 & 7
Application of Johnny Garcia to rezone property from O-I (Office Institutional) District to C-1 (Local Commercial) District to install an electronic sign, at 4982 Covington Highway.

MOTION was made by Edward Patton, seconded by LaSonya Osler, that this agenda item be approved with conditions per Staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member McCoy

No: 2 - Member Johnson, and Vice Chair West

Not Present: 1 - Member Womack Jr.

N12 [2019-4397](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability for a text amendment to amend Table 5.2 to clarify buffer width requirements when adjacent to “R” districts whether adjoining use is single family attached or detached.

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 11/21/2019. The motion carried by the following vote:

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

Not Present: 1 - Member Womack Jr.

N13 [2019-4398](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability for a text amendment to Article 5.7.5 H: Driveways and Article 5.7.5 N Garages.

MOTION was made by Vivian Moore, seconded by Gwendolyn McCoy, that this agenda item be deferred for two full cycles to the

March 2020 rezone cycle. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:

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

Not Present: 1 - Member Womack Jr.

N14 [2019-4358](#)

COMMISSION DISTRICT(S): ALL DISTRICTS

Application of the Director of Planning & Sustainability for a Text Amendment to adopt the 2020 Rezone Calendar & Resolution.

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

This text amendment moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/21/2019. The motion carried by the following vote:

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

Not Present: 1 - Member Womack Jr.