

DeKalb County Government

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



Minutes

Tuesday, March 2, 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 H. Paul Womack Jr.

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, March 2, 2021 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to watch the broadcast on DCTV's UStream link <https://video.ibm.com/channel/dctv-channel-23> Join from PC, Mac, Linux, iOS or Android: 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

Roll Call

Present 9 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Member Paul Womack Jr., Chairperson Tess Snipes, Member April Atkins, and Member Gwendolyn McCoy

Defered Cases

D1 2020-1175 COMMISSION DISTRICT(S): 3 & 6
Application of the Director of Planning and Sustainability to amend Section 27-3.39.3 (Permitted Uses and Structures), Section 27-9.1.3 (Definitions), and create Section 27-3.39.8 (Supplemental Regulations) of the Bouldercrest-Cedar Grove-Moreland Overlay District.

MOTION was made by Vivian Moore, seconded by Jana Johnson, that this agenda item be Withdrawn Without Prejudice, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

- D2** [2020-1184](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.
- MOTION was made by Jon West, seconded by Paul Womack Jr., that this agenda item be Approved with revisions to the use table, restricting self-storage, mini and multi warehouse to M & M-2 zoning districts. Also, clarify that the Special Land Use Permit does go before each board (Community Council and Planning Commission) before the Board of Commissioners, as specified in the ordinance.**

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

- D3** [2020-1543](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.
- MOTION was made by Jana Johnson, seconded by Jon West, that this agenda item be Deferred, Two Full Cycles to the July 2021 zoning agenda, with the condition that the small discount box store study from Georgia State University be sent to all Community Council, Planning Commission and Board of Commission members and made available to the public once it has been received.**

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

New Cases

N1 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 Gwendolyn McCoy, that this agenda item be Deferred, Full Cycle to consider comments made by citizens during the public hearing. It was also suggested that the Planning Department devote a webpage to explain all processes.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Abstain: 1 - Vice Chair West

N2 [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 Denied, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the

following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member McCoy

No: 2 - Vice Chair West, and Member Womack Jr.

- N3** [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 Denied, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member McCoy

No: 2 - Vice Chair West, and Member Womack Jr.

- N4** [2021-2111](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sang Gloamy L Morris to amend the Land Use Plan on property from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow a range of commercial uses, at 5011 Covington Highway.
MOTION was made by Jon West, seconded by Edward Patton, that this agenda item be Withdrawn without Prejudice, per the applicant's request.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

- N5** [2021-2112](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sang Gloamy L Morris to rezone property from R-85 (Residential-Medium Lot-85) District to C-2 (General Commercial)

District to allow a range of commercial uses, at 5011 Covington Highway.

The applicant requested to modify their rezoning request to rezone from R-85 to C-2 and change it to rezone from R-85 to C-1.

MOTION was made by Gwendolyn McCoy, seconded by April Atkins, to Approve the applicant's modification request and approve the rezoning of C-1 with three (3) conditions presented by Staff.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

N6 [2021-2113](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Joseph Cooley, Esq. to amend the Future Land Use Plan from Suburban (SUB) to Light Industrial (LIND) to allow for future light industrial and/or commercial uses, at 2346 Pine Mountain Street.

MOTION was made by Gwendolyn McCoy, seconded by Paul Womack Jr., that this agenda item be Denied, due to overwhelming opposition from the community.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

N7 [2021-2114](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Joseph Cooley, Esq. to rezone property from RE (Residential Estate) District to M-1 (Light Industrial) District to allow a warehouse/office use, at 2346 Pine Mountain Street.

MOTION was made by Gwendolyn McCoy, seconded by Vivian Moore, that this agenda item be Denied, due to overwhelming opposition from the community.

Commissioner Atkins requested that, moving forward, whenever there are properties on the agenda that abut neighboring jurisdictions, Staff shall provide information on neighboring jurisdictions' future land use for that area, as well as the current and pending zoning/rezonings in relation to the subject property.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

N8 2021-2115 COMMISSION DISTRICT(S): 2 & 6
 Application of the Director of Planning and Sustainability to adopt an update to the Briarcliff Node of the North Druid Hills Livable Centers Initiative Plan.

MOTION was made by April Atkins, seconded by Paul Womack Jr., that this agenda item be Deferred, Full Cycle with the condition that Staff consult the legal department to put on record the relationship that Kimley-Horn has with the city of Brookhaven and any potential conflicts of interests.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

N9 [2021-2116](#) COMMISSION DISTRICT(S): 2 & 6
 Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential-Medium Lot-85) District to HR-2 (High Density Residential-2) District to allow multi-family apartments, at 2490 North Druid Hills Road.

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, on 3/25/2021. The motion carried by the

following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

N10 [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 Edward Patton, that this agenda item be Approved. Vivian Moore and Paul Womack, Jr. supported the motion for approval; Jon West, April Atkins and LaSonya Osler opposed; Tess Snipes and Jana Johnson abstained. The motion failed 4-3-2.

After discussion that no Commissioner would change their vote and due to the lack of a 2nd motion, this item moves forward with No Recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

N11 **2021-2118**

COMMISSION DISTRICT(S): 5 & 7

Application of Aisha Thomas to rezone property from M-1 (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 Edward Patton, that this agenda item receive No Recommendation, given the vote of "No Recommendation" on the companion land use application.

This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy