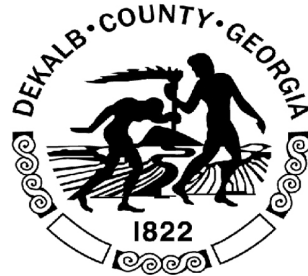


# DeKalb County Government

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



## Minutes

**Tuesday, May 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** 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**     [2019-3209](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.  
**MOTION was made by Jon West, seconded by Paul Womack Jr., 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 5/28/2019. 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**     [2019-3210](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to C-2 (Local Commercial) District to develop a contractor's office with truck parking, at 1422 & 1450 Rock Chapel Road.  
**MOTION was made by Jana Johnson, seconded by Edward Patton, 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 5/28/2019. 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**     [2019-3216](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density

Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.

**MOTION was made by Paul Womack Jr., seconded by Jon West, that this agenda item be denied. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 5/28/2019. The motion carried by the following vote:**

**Yes:** 8 - Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**No:** 1 - Member Patton

## New Cases

**N1**     [2019-3526](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Toll Bros., Inc. c/o Morris, Manning and Martin, LLP to rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre, at 957, 961, 953, 949, 946, 948, 9552, 956 and 960 Milledge Place.

**MOTION was made by April Atkins, seconded by Jana Johnson, that this agenda item be deferred to the November 2019 rezone cycle. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 5/28/2019. 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

**N2**     [2019-3527](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Dellanney Maxwell Snyder to request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) in an R-85 (Residential Medium Lot District, at 1384 Brook Forest Drive.

**MOTION was made by April Atkins, seconded by Jana Johnson, 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 5/28/2019. 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

**N3**     [2019-3528](#)     COMMISSION DISTRICTS: 3 & 6  
Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Small Lot Residential Mix) District related to the mix of uses approved pursuant to CZ-02081, at 2200 Flat Shoals Road.  
**MOTION was made by Vivian Moore, seconded by LaSonya Osler, that this agenda item be approved with Staff's conditions, except with modifications to condition #2 to read as follows: add Flat Shoals Road to the condition and that the "30% of the area of the facade of each unit" apply to all units. T. Snipes opposed; G. McCoy abstained. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 5/28/2019. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., and Member Atkins

**No:** 1 - Chairperson Snipes

**Abstain:** 1 - Member McCoy

**N4**     [2019-3529](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Erica Stewart for a Special Land Use Permit to operate a 24-hour in-home day care facility for up to six children in an RSM (Small Lot Residential Mix) District, at 2902 Cedar Trace Drive.  
**MOTION was made by Vivian Moore, seconded by Jon West, that this agenda item be approved with conditions per staff recommendation, with an added condition that there be no signage. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 5/28/2019. 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**     [2019-3531](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential-1) District to allow the construction of 13 thirteen single-family attached townhomes, at 1936 Glenwood Avenue.

**MOTION was made by Jon West, seconded by Vivian Moore, 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 5/28/2019. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Member Atkins, and Member McCoy

**No:** 2 - Member Johnson, and Chairperson Snipes

**N6**     [2019-3532](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Greg Ramsey to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small Lot Residential Mix) to develop 21 urban single-family detached dwelling units, at 3398 Briarcliff Road.

**MOTION was made by April Atkins, seconded by Jon West, 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 5/28/2019. 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**     [2019-3556](#)     COMMISSION DISTRICT(S): 4 & 7  
Application of Phillip Witherington to rezone property from R-100 (Residential Medium Lot) to NS (Neighborhood Shopping) District to develop general commercial uses within a 5,000 square foot retail shopping plaza at 425, 433, and 441 North Deshon Road.

**MOTION was made by LaSonya Osler, seconded by April Atkins, that this agenda item be denied per staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 5/28/2019. 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**     [2019-3557](#)     COMMISSION DISTRICT(S): ALL  
Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and

Article 4.2.23 Drive-through facilities to allow a drive through facility, for a use other than a restaurant, to be allowed in the C-1 (Local Commercial) and C-2 (Commercial) districts located in Activity Centers.

**MOTION was made by Paul Womack Jr., seconded by Vivian Moore, that this agenda item be Adopted per staff recommendation, as presented with amendments. This application moves to the Board of Commissioners - Zoning Meeting, due back on 5/28/2019. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, and Member McCoy

**No:** 2 - Member Johnson, and Vice Chair West

**Abstain:** 1 - Member Atkins