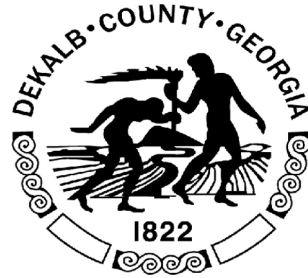


DeKalb County Government

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



Minutes

Thursday, September 1, 2022

6:00 PM

via Zoom

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 Thursday, September 1, 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

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

D1 [2022-1487](#) COMMISSION DISTRICT(S): All Districts
 Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to amend Article 2 (District Regulations) and to amend Article 5 (Site Design and Building Form Standards) to increase the maximum building height allowed in the OD (Office Distribution) Zoning District, with limitations. This text amendment is County-wide.

MOTION was made by April Atkins, seconded by LaSonya Osler that this agenda item be Deferred to the Board of Commissioners October 4, 2022 zoning meeting.

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

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

Absent: 1 - Vice Chair West

D2 [2022-1481](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
 Application of AK Memorial Shopping Center, LLC to amend the future land use map from NC (Neighborhood Center) to CRC (Commercial Redevelopment Corridor) Character Area to allow for film/movie/tv production studios, at 5615 Memorial Drive..

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

D3 [2022-1482](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of AK Memorial Shopping Center, LLC to rezone properties from C-1 (Local Commercial) to OD (Office Distribution) Zoning District to allow for OD (Office Distribution) uses, which may include film/movie/tv production studios., at 5615 Memorial Drive.

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

New Cases

N1 [2022-1906](#) COMMISSION DISTRICT(S): All Districts
 Application of the Director of Planning and Sustainability to adopt a 5-year Update to the DeKalb County 2050 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. The property is located on within the areas of unincorporated DeKalb County. This text amendment is County-wide.

MOTION was made by Jana Johnson, seconded by April Atkins 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

N2 [2022-1907](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
 Application of Charles F. Palmer for a Special Land Use Permit (SLUP) to allow senior housing in the O-I (Office Institutional) Zoning District and the Druid Hills Historic District; and to increase building height beyond 70 feet up to 101 feet, at 1256 Briarcliff Road.
MOTION was made by April Atkins, seconded by Lauren Blaszyk 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

N3 [2022-1908](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
 Application of David Kirk to amend the Land Use Map from LIND (Light Industrial) to TC (Town Center) for a multi-family residential development, at 2920 North Decatur Road.
MOTION was made by LaSonya Osler, 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: 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

N4 [2022-1909](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of David Kirk to rezone property from M (Light Industrial) zoning district to HR-2 (High Density Residential-2) zoning district to allow construction of a multifamily residential development, at 2920 North Decatur Road.

MOTION was made by LaSonya Osler, 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: 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

N5 [2022-1910](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07

Application of The Church in Atlanta Inc. c/o Dennis J. Web Jr., Smith Gambrell & Russell, LLC for a Special Land Use Permit (SLUP) to replace the existing church building with a new church in the R-100 (Residential Medium Lot-100) zoning district, at 2345 Shallowford Road.

MOTION was made by Lauren Blaszyk, seconded by April Atkins that this agenda item be Approved with three (3) conditions, 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 Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

No: 1 - Member Costello

Absent: 1 - Vice Chair West

N6 [2022-1911](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Troy Morrison for a Special Land Use Permit (SLUP) to allow a Personal Care Home (Community Living Arrangement - CCI) for four (4) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 3771 Elkridge Drive.

3rd & FINAL MOTION was made by Jan Costello, seconded by

Lauren Blaszyk that this agenda item be Approved with five (5) conditions, per Staff recommendation.

1st Motion: Vivian Moore moved, Edward Patton seconded for denial. That vote failed 2-6-0.

2nd Motion: Jana Johnson moved for a 2-cycle deferral to allow the applicant time to work with the community. That motion failed for lack of a 2nd.

This item moves forward to the Board of Commissioners - Zoning Meeting on 10/04/2022 with a recommendation from the Planning Commission of Approval with five (5) conditions, per Staff recommendation. The motion carried by the following vote:

Yes: 6 - Member Johnson, Member Costello, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

No: 2 - Member Patton, and Member Moore

Absent: 1 - Vice Chair West

N7 [2022-1912](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
 Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes, at 883 Mountain View Drive.
MOTION was made by LaSonya Osler, seconded by Jana Johnson 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

N8 [2022-1976](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
 Application of Shalom Restorations, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot

Residential Mix) zoning district to allow single-family detached homes, at 695 Jordan Lane.

MOTION was made by Jana Johnson, seconded by LaSonya Osler that this agenda item be Denied, 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