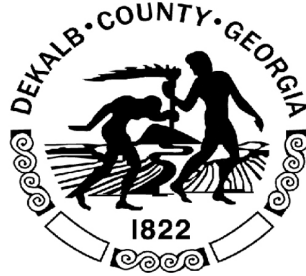


DeKalb County Government

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



Minutes

Thursday, November 2, 2023

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

Vice Chair Jon West

Member Deanna Murphy (Dist. 1)

Member Sarah Zou (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)

Call To Order

- Present** 8 - Member Edward Patton, Member Jan Costello, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Chairperson Tess Snipes, Member Deanna Murphy, and Member Sarah Zou
- Absent** 1 - Member Jana Johnson

The DeKalb County Planning Commission held its online zoning meeting on Thursday, November 2, 2023 at 6:00 p.m. This meeting was conducted via teleconference (Zoom).

Callers were made aware that their phone number may be displayed to the public viewing or participating in the online meeting.

The Planning Commission provided 10 minutes of time for interested parties to speak in favor of an agenda item, and 10 minutes for interested parties to speak in opposition. Interested parties who attended the meeting via the Zoom were able to join the public comment queue by raising their hand in the Zoom application, while citizens who attended the meeting via telephone were to join the comment queue by pressing # and the number 2. There were no comment cards, so when called upon, interested parties were asked to state their name and address for the record.

Interested parties were able to email documents for inclusion into the official record by submitting such materials no later than 3 business days prior to the hearing date to plansustain@dekalbcountyga.gov

Roll Call

Legal noticing and posting of signs were 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 was allocated for the applicant and those in support of the application. 10 minutes of testimony was allocated for the opponents. Public testimony was then closed and Planning Commission members commenced 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 asked questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission then made 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 Thursday, November 16, 2023 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Manuel Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030, and via the County website.

Deferred Cases

D1 [2023-0583](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of ArcOne Construction Company c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow for the construction of three (3) single-family detached homes, at 1481 LaVista Road.

MOTION was made by Sarah Zou, seconded by Deanna Murphy that this agenda item be approved with three (3) conditions per staff recommendation, with a modification to condition #1 that the minimum lot area shall be 9,500 square feet; and with an added condition that two of the three houses shall share a driveway.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Murphy, and Member Zou

No: 1 - Vice Chair West

Absent: 1 - Member Johnson

New Cases

N1 [2023-1142](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03
 SUPER DISTRICT 07
 Application of Stix & Stones Homes for a major modification of zoning condition #1 and #2 pursuant to Z-22-1245596 to increase the number of units and construct a single-family detached cottage development within the R-60 (Residential Small Lot) zoning district, at 1484 and 1520 Columbia Drive.

MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be deferred for two full cycles to the March 2024 zoning agenda, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N2 [2023-1143](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05
 SUPER DISTRICT 07
 Application of QuikTrip Corporation c/o Battle Law P.C. to rezone the subject parcel from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to develop a new convenience store with fuel pumps, at 4822 Covington Highway.

1st MOTION was made by Jan Costello for denial. The motion failed due to lack of a second.

2nd MOTION was made by Jon West, seconded by Edward Patton that this agenda item be approved with three (3) conditions, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

No: 1 - Member Costello

Absent: 1 - Member Johnson

N3 [2023-1146](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06
 Application of Farriz Morani for a Special Land Use Permit (SLUP) to build and operate a restaurant with drive through in a C-2 (General Commercial) zoning district within a Town Center (TC) Activity Center, at 1726 Church Street.

MOTION was made by Deanna Murphy, seconded by Jan Costello that this agenda item be denied, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023 .

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N4 [2023-1147](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER DISTRICT 7
 Application of William Diehl to rezone from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district for the construction and operation of a self-storage, multi-facility, at 8070 and 8080 Rockbridge Road.

MOTION was made by LaSonya Osler, seconded by Edward Patton that this agenda item be approved with two (2) conditions, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N5 [2023-1148](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 04
 SUPER DISTRICT 07
 Application of William Diehl for a Special Land Use Permit (SLUP)
 for the construction and operation of a self-storage, multi-facility within
 the C-2 (General Commercial) zoning district, at 8070 and 8080
 Rockbridge Road.
**MOTION was made by LaSonya Osler, seconded by Edward
 Patton that this agenda item be approved with two (2) conditions,
 per staff recommendation.**

**This application moves forward to the Board of Commissioners -
 Zoning Meeting on 11/16/2023. The motion carried by the
 following vote:**

Yes: 8 - Member Patton, Member Costello, Member Moore, Member
 Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and
 Member Zou

Absent: 1 - Member Johnson

N6 [2023-1149](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03
 SUPER DISTRICT 06
 Application of Old Fourth Group, LLC c/o Craig Moore for a major
 modification of zoning condition #1 and #4, pursuant to Z-22- 1246088
 to remove/modify the limited use of the property within the M (Light
 Industrial) zoning district, at 2179 Bouldercrest Road.
**MOTION was made by Vivian Moore, seconded by Jon West for
 approval of the modified conditions, per staff recommendation,
 with the following added restrictions: check cashing, pawn shops,
 sale or repair of firearms, sale of ammunition.**

**This application moves forward to the Board of Commissioners -
 Zoning Meeting on 11/16/2023. The motion carried by the
 following vote:**

Yes: 8 - Member Patton, Member Costello, Member Moore, Member
 Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and
 Member Zou

Absent: 1 - Member Johnson

N7 [2023-1150](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05
 SUPER DISTRICT 07

Application of Hybrass Properties for a major modification of zoning conditions pursuant to CZ-18-22130 to construct fee-simple townhouses within the RNC (Residential Neighborhood Conservation) zoning district, at Pleasant Hill Trail and Pleasant Hill Road.

MOTION was made by Jan Costello, seconded by Deanna Murphy that this agenda item be deferred for two full cycles to the March 2024 zoning agenda, per the Applicant's request.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N8 [2023-1151](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03
SUPER DISTRICT 07

Application of Karim Surani c/o Dillard Sellers for a Special Land Use Permit (SLUP) to build and operate fuel pumps accessory to convenience store within a C-2 (General Commercial) zoning district and within Tier 3 of the I-20 Overlay District, at 2536 Snapfinger Road.

MOTION was made by Vivian Moore, seconded by LaSonya Osler 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 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N9 [2023-1152](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03
SUPER DISTRICT 07

Application of Karim Surani c/o Dillard Seller for a Special Land Use Permit (SLUP) to build and operate a convenience with alcohol outlet within a C-2 (General Commercial) zoning district and within Tier 3 of

the I-20 overlay, at 2536 Snapfinger Road.

MOTION was made by Vivian Moore, seconded by LaSonya Osler 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 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N10 [2023-1153](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03
SUPER DISTRICT 07

Application of Marc Pilgrim to rezone from R-75 (Residential Medium Lot) zoning district to RSM (Small Lot Residential Mix) zoning district to convert two existing duplexes into triplexes, at 2569 and 2573 Dusty Lane.

MOTION was made by Vivian Moore, seconded by Jan Costello that this agenda item be denied, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N11 **2023-1249**

COMMISSION DISTRICT(S): COMMISSION DISTRICT 02
SUPER DISTRICT 06

Application of Fariz Morani to rezone from NS (Neighborhood Shopping) district to C-1 (Local Commercial) district within a Town Center (TC) Activity Center to use the existing building to create a drive-through urgent care, at 3823 North Druid Hills Road.

MOTION was made by Sarah Zou, seconded by Jon West that this agenda item be deferred for two full cycles to the March 2024 zoning agenda, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N12 2023-1154

COMMISSION DISTRICT(S): COMMISSION DISTRICT 02
SUPER DISTRICT 06

Application of Fariz Morani for a Special Land Use Permit (SLUP) to operate a drive through urgent care within C-1 (Local Commercial) zoning district and within a Town Center (TC) Activity Center, at 3823 North Druid Hills Road.

MOTION was made by Jon West, seconded by Deanna Murphy that this agenda item be deferred for two full cycles to the March 2024 zoning agenda, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N13 [2023-1155](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 05
SUPER DISTRICT 07

Application of Naqib Hussain to rezone the subject parcel from C-1(Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand an existing auto repair business, at 4381 Covington Highway.

MOTION was made by Jan Costello, seconded by Jon West that this agenda item be deferred for three full cycles to the May 2024 zoning agenda to allow the applicant time to address the concerns brought by Community Council, Planning Commission and other interested parties, including an enhanced streetscape plan.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the

following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson

N14 2023-1161 COMMISSION DISTRICT(S): ALL DISTRICTS

Application of the Director of Planning and Sustainability to adopt the 2024-25 Zoning Calendar. This text amendment is County-wide .

MOTION was made by Jon West, seconded by Vivian Moore to approve the Planning Commission's 2024-25 meeting dates with no changes, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/16/2023. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Johnson