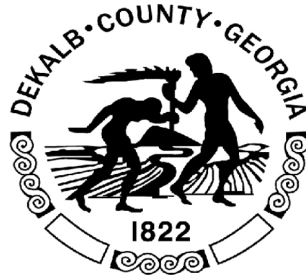


DeKalb County Government

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



Minutes

Tuesday, May 1, 2018

6:30 PM

Manuel J. Maloof Auditorium

Planning Commission

Chairperson Tess Snipes

Vice Chair Marcus Butts

Member April Atkins

Member Jerome Edmondson

Member Jana Johnson

Member Vivian Moore

Member LaSonya Osler

Member Jon West

Member H. Paul Womack Jr.

Call To Order**Roll Call**

Present 8 - Chairperson Tess Snipes, Vice Chair Marcus Butts, Member April Atkins, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Member Jon West, and Member Paul Womack Jr.

Deferred Cases

- D1.** [2017-1130](#) COMMISSION DISTRICT(S): 4 & 6
To amend Chapter 27-3.36 the DeKalb County Zoning Ordinance the text and map in the Scottdale Overlay District.
MOTION was made by LaSonya Osler, seconded by Jana Johnson, that this agenda item be Deferred Full Cycle per staff recommendation to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
Yes: 8 - Chairperson Snipes, Vice Chair Butts, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
- D2.** [2018-1645](#) COMMISSION DISTRICT(S): 3 & 6
D2. BOC Bouldercrest-Cedar Grove-Moreland Overlay TA 18 22052
MOTION was made by Vivian Moore, seconded by Jon West, that this agenda item be Approved per staff recommendation to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
Yes: 8 - Chairperson Snipes, Vice Chair Butts, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
- D3.** [2018-1566](#) COMMISSION DISTRICT(S): 2 & 6
D3 Z-18-22037 Jay Gipson.
MOTION was made by Jon West, seconded by Paul Womack Jr., that this agenda item be denied to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
Yes: 7 - Chairperson Snipes, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
No: 1 - Vice Chair Butts

- D4.** [2018-1590](#) COMMISSION DISTRICT(S): 2 & 6
D4 SLUP-18-22035 Jay Gipson
MOTION was made by Paul Womack Jr., seconded by April Atkins, that this agenda item be denied to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
- Yes:** 7 - Chairperson Snipes, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
- No:** 1 - Vice Chair Butts
- D5.** [2018-1591](#) COMMISSION DISTRICT(S): 2 & 6
D5 SLUP-18-22038 Jay Gipson
MOTION was made by Jon West, seconded by Paul Womack Jr., that this agenda item be denied to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
- Yes:** 7 - Chairperson Snipes, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
- No:** 1 - Vice Chair Butts
- D6.** [2018-1592](#) COMMISSION DISTRICT(S): 2 & 6
D6 SLUP-18-22039 Jay Gipson
MOTION was made by April Atkins, seconded by Jon West, that this agenda item be denied to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
- Yes:** 7 - Chairperson Snipes, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
- No:** 1 - Vice Chair Butts
- D7.** [2018-1644](#) COMMISSION DISTRICT(S): 5 & 7
D7 Paul Girardeau CZ 18 22045
MOTION was made by Jon West, seconded by Marcus Butts, that this agenda item be approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:

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

New Cases

- N1.** [2018-1910](#) COMMISSION DISTRICT(S): 3 & 7
N1. Rezone - Z-18-22025 - Ali Ihsan & Associates.
1st MOTION: M. Butts moved, V. Moore seconded for approval as recommended and conditioned by Staff. This motion failed 3-5-0.
2nd MOTION was made by Jana Johnson, seconded by Jon West, that this agenda item be Deferred Full Cycle to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
Yes: 5 - Member Atkins, Member Johnson, Member Osler, Member West, and Member Womack Jr.
No: 3 - Chairperson Snipes, Vice Chair Butts, and Member Moore
- N2.** **2018-1854** COMMISSION DISTRICT(S): 3 & 6
N2 SLUP-18-22123 Obewy Ojebe
MOTION was made by Vivian Moore, seconded by Marcus Butts, that this agenda item be Deferred Full Cycle to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
Yes: 8 - Chairperson Snipes, Vice Chair Butts, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
- N3.** [2018-1911](#) COMMISSION DISTRICT(S): 3 & 7 N3. Frank Golley
Z-18-22128
MOTION was made by Marcus Butts, seconded by Jana Johnson, that this agenda item be approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:
Yes: 8 - Chairperson Snipes, Vice Chair Butts, Member Atkins, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.
- N4.** [2018-1856](#) COMMISSION DISTRICT(S): 3 & 6

N4 CZ-18-22135 Sinocoin RE, LLC

MOTION was made by Jon West, seconded by Vivian Moore, that this agenda item be deferred to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018, with the following suggestions: 1) Eliminate rental restriction; 2) Modify the percentage for affordable housing units. The motion carried by the following vote:

Yes: 6 - Vice Chair Butts, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.

No: 1 - Chairperson Snipes

Not Present: 1 - Member Atkins

N5. [2018-1912](#)

COMMISSION DISTRICT(S): 4 & 6

N5. Major Modification - CZ-18-22125 - Carlos Arenas.

1st MOTION: L. Osler moved, J. Johnson seconded for denial. That motion failed 4-3-0.

2nd MOTION: M. Butts moved, V. Moore seconded for approval with conditions recommended by Staff. That motion failed 3-4-0.

This agenda item shall be deferred to the Board of Commissioners with no recommendation to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018.

N6. [2018-1913](#)

COMMISSION DISTRICT(S): 4 & 6

N6. Rezone - Z-18-22138 - Arrowhead Investors, LLC c/o Bryan Flint

MOTION was made by LaSonya Osler, seconded by Jana Johnson, that this agenda item be Deferred Full Cycle to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:

Yes: 6 - Chairperson Snipes, Vice Chair Butts, Member Johnson, Member Moore, Member Osler, and Member West

No: 1 - Member Womack Jr.

Not Present: 1 - Member Atkins

N7. **2018-1897**

COMMISSION DISTRICT(S): 4 & 7

N7. Dave Vaz SLUP 18 22140

MOTION was made by LaSonya Osler, seconded by Vivian Moore, that this agenda item be approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the

following vote:

Yes: 5 - Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.

No: 1 - Chairperson Snipes

Abstain: 1 - Vice Chair Butts

Not Present: 1 - Member Atkins

- N8.** [2018-1853](#) COMMISSION DISTRICT(S): 5 & 7
N8 Z-18-22137 Highland Asset Redan Panola LLC
MOTION was made by Marcus Butts, seconded by Jon West, that this agenda item be approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:

Yes: 6 - Vice Chair Butts, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.

No: 1 - Chairperson Snipes

Not Present: 1 - Member Atkins

- N9.** [2018-1857](#) COMMISSION DISTRICT(S): 5 & 7
N9 Z-18-22130 Hybrass Properties, LLC
MOTION was made by Marcus Butts, seconded by Jon West, that this agenda item be approval with a modification to condition #9 to read, "The heated floor area shall be no less than 2,100 sq. feet."; and

With two (2) added conditions to read as follows: 1) A mandatory HOA with bylaws and covenants shall be established and maintained for the subdivision. The bylaws and covenants will explain the maintenance responsibility for common space/landscaping; and 2) The front facade building materials shall include a minimum of 40% brick masonry, stone masonry, cedar shingles, and/or hard coat stucco. No vinyl siding shall be allowed.

This agenda item shall go to the Board of Commissioners - Zoning Meeting, due back on 5/22/2018. The motion carried by the following vote:

Yes: 7 - Chairperson Snipes, Vice Chair Butts, Member Johnson, Member Moore, Member Osler, Member West, and Member Womack Jr.

Not Present: 1 - Member Atkins