

DeKalb County Government

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



Minutes

Tuesday, June 2, 2020

5:30 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

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, June 2, 2020 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV’s webpage, and (2) DCTVChannel23.TV.

The public is invited to watch the broadcast on DCTV's UStream link (<https://video.ibm.com/channel/dctv-channel-23>), or join the meeting using the Zoom link (<https://dekalbcountyga.zoom.us/j/94883110323>), or by telephone (602-333-0032 or 888-270-9936, conference code: 217687).

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** 8 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Member Paul Womack Jr., Chairperson Tess Snipes, Member April Atkins, and Member Gwendolyn McCoy
- Excused** 1 - Vice Chair Jon West

New Cases

- N1** [2020-0310](#) COMMISSION DISTRICT(S): 3 & 6
 Application of Terrence E Brooks to rezone property from R-100 (Residential Medium Lot) District to the RE (Residential Estate) District to allow a special event facility with a requested Special Land Use Permit (SLUP-20-1243788) in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table of the DeKalb County Zoning Ordinance, at 4201 Panthersville Road.
MOTION was made by Vivian Moore, seconded by Paul Womack Jr., that this agenda item be Denied, per staff recommendation. This item moves forward to the Board of Commissioners - Zoning

Meeting, on 6/25/2020. 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

Excused: 1 - Vice Chair West

- N2** [2020-0311](#) COMMISSION DISTRICT(S): 3 & 6
Application of Terrence E Brooks to request a Special Land Use Permit (SLUP) to operate a special events facility within a requested RE (Residential Estate) District in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table of the DeKalb County Zoning Ordinance, at 4201 Panthersville Road.

MOTION was made by Paul Womack Jr., seconded by Gwendolyn McCoy, that this agenda item be Denied, per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. 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

Excused: 1 - Vice Chair West

- N3** [2020-0312](#) COMMISSION DISTRICT(S): 3 & 7
Application of Bank OZK for a Special Land Use Permit (SLUP) to allow a bank with a drive through in a C-1 (Local Commercial) District in accordance to Chapter 27, Article 4 Use Table and Section 4.2.23 of the DeKalb County Zoning Ordinance, at 3585 Memorial Drive.

MOTION was made by Edward Patton, seconded by Vivian Moore, that this agenda item be Approved as conditioned by staff, with a modification to condition #1: "restaurant" should be changed to "bank" and "site plan" changed to "survey".

This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, and Member McCoy

Excused: 1 - Vice Chair West

Abstain: 1 - Member Atkins

- N4** [2020-0313](#) COMMISSION DISTRICT(S): 4 & 6
Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.
MOTION was made by LaSonya Osler, seconded by Paul Womack Jr., that this agenda item be Deferred full cycle, per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. The motion carried by the following vote:
- Yes:** 7 - Member Patton, Member Johnson, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy
- Excused:** 1 - Vice Chair West
- Not Present:** 1 - Member Moore
- N5** [2020-0314](#) COMMISSION DISTRICT(S): 2 & 6
Application of Luke Wemette to request a Special Land Use Permit (SLUP) for a proposed restaurant with a drive-through in a C-1 (Local Commercial) District in accordance Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1., at 2550 Lawrenceville Highway.
MOTION was made by April Atkins, seconded by LaSonya Osler, that this agenda item be Approved with conditions, per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. The motion carried by the following vote:
- Yes:** 7 - Member Patton, Member Johnson, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy
- Excused:** 1 - Vice Chair West
- Not Present:** 1 - Member Moore
- N6** [2020-0317](#) COMMISSION DISTRICT(S): 2 & 6
Application of Diane H. McCorvey c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop five urban single detached units at a density of 6.01 units per acre, at 2573 North Druid

Hills Road.

MOTION was made by Gwendolyn McCoy, seconded by Edward Patton, that this agenda item be Approved with conditions, per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Excused: 1 - Vice Chair West

Not Present: 1 - Member Moore

N7 [2020-0319](#) COMMISSION DISTRICT(S): 3 & 7
 Application of Susan A. Moss to rezone property rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit, at 3559 Sherrydale Lane.

MOTION was made by Gwendolyn McCoy, seconded by LaSonya Osler, that this agenda item be Approved as conditioned by staff, with a modification to condition #2 to read as follows: "A mandatory homeowners association or community land trust will be established to manage the common open space."

This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Excused: 1 - Vice Chair West

Not Present: 1 - Member Moore

N8 [2020-0320](#) COMMISSION DISTRICT(S): 4 & 6
 Application of Avondale Park, LLC c/o Felipe Castellanos for a major modification to modify zoning conditions pursuant to CZ-18-22125 for a mixed residential, office, and commercial development, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15, at 3458, 3468 and 3478 Mountain Drive.

MOTION was made by LaSonya Osler, seconded by Jana Johnson, that this agenda item be Deferred, full cycle. This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Excused: 1 - Vice Chair West

Not Present: 1 - Member Moore

N9 [2020-0331](#) COMMISSION DISTRICT(S): 3 & 6
Application of Erica Stewart for a Special Land Use Permit (SLUP) for a 24-hour in-home child day care facility in an RSM (Residential Small Lot Mix) District, in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table, at 2902 Cedar Trace Road.

MOTION was made by Jana Johnson, seconded by April Atkins, that this agenda item be Approved with conditions, per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. 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

Excused: 1 - Vice Chair West

N10 [2020-0387](#) COMMISSION DISTRICT(S): 4 & 6
Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) Districts to MU-4 (Mixed Use High Density) District to allow a future mix of land uses to implement the LCI Plan.

MOTION was made by LaSonya Osler, seconded by April Atkins, that this agenda item be Withdrawn without prejudice, per staff recommendation. This item moves forward to the Board of Commissioners - Zoning Meeting, on 6/25/2020. 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

Excused: 1 - Vice Chair West

- N11** [2020-0385](#) COMMISSION DISTRICT(S): 4 & 6
 Application of John Corcoran to rezone properties from R-75 (Residential Medium Lot-75) to MU-4 (Mixed Use High Density) District to allow for the construction of up to 200 senior housing residences, at 3383, 3393, and 3391 Kensington Road and 4200 Memorial Drive.
MOTION was made by LaSonya Osler, seconded by April Atkins, that this agenda item be Deferred to the Board of Commissioners July 14, 2020 meeting, per staff recommendation. 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

Excused: 1 - Vice Chair West

- N12** [2020-0386](#) COMMISSION DISTRICT(S): 4 & 6
 Application of John Corcoran for a Special Land Use Permit (SLUP) within the MU-4 (Mixed Use High Density) District to allow for the construction of up to 200 senior housing residences in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.46 (Senior Housing Supplemental Regulations) of the DeKalb County Code, at 3383, 3393, and 3391 Kensington Road and 4200 Memorial Drive.
MOTION was made by LaSonya Osler, seconded by Paul Womack Jr., that this agenda item be Deferred to the Board of Commissioners July 14, 2020 meeting, per staff recommendation. The motion carried by the following vote:
- Yes:** 7 - Member Patton, Member Johnson, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Excused: 1 - Vice Chair West

Not Present: 1 - Member Moore