

# DeKalb County Government

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



## Minutes

**Thursday, January 7, 2021**

**5:30 PM**

**Via Zoom**

## **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 Thursday, January 7, 2021 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to watch the broadcast on DCTV's UStream link  
<https://video.ibm.com/channel/dctv-channel-23> Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94261560575> Or Telephone: Dial: USA 8882709936 (US Toll Free) Conference code: 934462

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](mailto:plansustain@dekalbcountyga.gov)

### Roll Call

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

### Defered Cases

**D1**      [2020-0836](#)      COMMISSION DISTRICT(S): 1 & 7  
 Application of Embry Hills Church of Christ c/o Michelle Battle for a Special Land Use Permit (SLUP) to add a new 700-seat sanctuary and expand the parking lot to accommodate 243 parking spaces, at 3214 Chamblee-Tucker Road.

**MOTION was made by Paul Womack Jr., seconded by Edward Patton, that this agenda item be Approved.**

**This item moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021. The motion carried by the following vote:**

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

**D2**     [2020-1163](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Halim Najib for a Special Land Use Permit (SLUP) to operate a Child Caring Institution for teenage mothers in an MR-1 (Medium Density Residential-1) District, at 5797 Marbut Road.  
**MOTION was made by Vivian Moore, seconded by Jon West, that this agenda item be Withdrawn without Prejudice, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021. The motion carried by the following vote:**

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

**D3**     [2020-1169](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow an alcohol outlet within a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.8 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.  
**1st Motion: LaSonya Osler moved, April Atkins seconded for Approval, with Staff's thirteen (13) conditions, with amendments to condition #2. The motion failed due to a tie vote 4-4-0. J. Johnson, V. Moore, J. West and E. Patton opposed.**

**2nd Motion: Jon West moved, Jana Johnson seconded for Denial. The motion failed 3-5-0. A. Atkins, T. Snipes, L. Osler, E. Patton and P. Womack, Jr. opposed.**

**This item moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021 with No Recommendation.**

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

**D4**     [2020-1170](#)     COMMISSION DISTRICT(S): 4 & 6

Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps for a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.28 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.

**MOTION was made by LaSonya Osler, seconded by April Atkins for Approval with Staff's conditions. The motion failed due to a 4-4-0 tie vote.**

**This agenda item moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021 with No Recommendation**

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

**D5**     [2020-1171](#)

COMMISSION DISTRICT(S): 4 & 6

Application of Lennar Corporation c/o Battle Law P.C. to rezone properties from R-85 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to construct urban detached townhomes at a density of 4.38 units per acre, at 4549 Erskine Road and 1247 Oakmont Drive.

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

**This item moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021. The motion carried by the following vote:**

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

**D6**     [2020-1184](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.

**MOTION was made by April Atkins, seconded by Jana Johnson, that this agenda item be Deferred Full cycle, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021. The motion carried by the following vote:**

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

## New Cases

**N11**     [2020-1543](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.  
**MOTION was made by Paul Womack Jr., seconded by Jon West, that this agenda item be Deferred Full Cycle, per Staff recommendation.**

**This items moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021. The motion carried by the following vote:**

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

**N12**     [2020-1546](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to Section 9.1.3 (Definitions), Section 4.1.3 (Land Use Table), and Section 4.2 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to automobile land uses, and for other purposes. This text amendment is County-wide.  
**MOTION was made by Jana Johnson, seconded by Paul Womack Jr., that this agenda item be Deferred for Two-Full Cycles, to the May 2021 Zoning agenda.**

**This item moves forward to the Board of Commissioners - Zoning Meeting, on 1/28/2021. The motion carried by the following vote:**

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

**ADDENDUM**

**January 7, 2021, DeKalb County Planning Commission**

**N13 V-20-1244428**

**COMMISSION DISTRICT(S): 5 & 7**

Application of Kaplan Residential for a variance from the requirements of Section 14-200(5) of the DeKalb County Code to reduce the required number of access points for a development of 239 units from three access points to two access points, at 1014 Elder Lane.

**MOTION was made by Edward Patton, seconded by Jon West, that this agenda item be Approved, per Staff recommendation.**

**This item moves forward to the Board of Commissioners – Zoning Meeting, on 1/28/2021. The motion carried by the following vote:**

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