

# DeKalb County Government

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



## Minutes

**Thursday, March 4, 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, March 4, 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**            9 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Member Paul Womack Jr., Chairperson Tess Snipes, Member April Atkins, and Member Gwendolyn McCoy

## New Cases

- N12**    [2021-2119](#)    COMMISSION DISTRICT(S): 4 & 7  
Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, international visitor guest house, gymnasium, educational garden, grounds keeper quarters, and religious education facilities, at 5942 Rockbridge Road.  
**MOTION was made by LaSonya Osler, seconded by Edward Patton, that this agenda item be Deferred, Full Cycle per Staff recommendation to allow for a traffic study and more dialogue with the community.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

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

**Abstain:** 1 - Member Moore

- N13**     [2021-2120](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Inline Communities LLC c/o Battle Law to rezone properties from R-75 (Residential-Medium Lot-75) and MR-2 (Medium Density Residential-2) District to RSM (Small Lot Residential Mix) District to construct townhomes and single-family detached residences, at 671 Northern Avenue.  
**MOTION was made by Jana Johnson, seconded by LaSonya Osler, that this agenda item be Deferred for Two Full Cycles to the July 2021 zoning agenda.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

**Yes:** 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

- N14**     [2021-2121](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Glory Be, Inc. requesting a Special Land Use Permit (SLUP) to allow a Home Occupation with Customer Contact (hair salon) within an existing single-family home in the R-100 (Residential-Medium Lot-100) District, at 2047 North Ridgeway Road.  
**MOTION was made by April Atkins, seconded by LaSonya Osler, that this agenda item be Approved with four (4) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

**Yes:** 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

- N15**     [2021-2122](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Mustaq Moosa to rezone properties from R-100 (Residential-Medium Lot-100) District to C-1 (Local Commercial) District to construct a convenience store with accessory fuel pumps and alcohol outlet, at 1762 Panola Road.

**MOTION was made by Gwendolyn McCoy, seconded by Edward Patton, that this agenda item be Denied. A proliferation of gas stations and alcohol outlets in the area, this request is out of character with the area and strong opposition from the community, were reasons given for the Denial.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

**Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy**

- N16**     [2021-2123](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow fuel pumps as an accessory use in the C-1 (Local Commercial) District, at 1762 Panola Road.

**MOTION was made by Jon West, seconded by Gwendolyn McCoy, that this agenda item be Denied. A proliferation of gas stations and alcohol outlets in the area, this request is out of character with the area and strong opposition from the community, were reasons given for the Denial.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

**Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy**

- N17**     [2021-2124](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow alcohol sales as an accessory use in the C-1 (Local Commercial) District, at 1762 Panola Road.

**MOTION was made by Gwendolyn McCoy, seconded by Paul Womack Jr., that this agenda item be Denied. A proliferation of**

gas stations and alcohol outlets in the area, this request is out of character with the area and strong opposition from the community, were reasons given for the Denial.

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

**Yes:** 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**N18**     [2021-2125](#)

COMMISSION DISTRICT(S): 2 & 6

Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District, at 1923 Clairmont Road.

**MOTION was made by Paul Womack Jr., seconded by Jon West, that this agenda item be Denied. The Board felt the request of four-stories was inappropriate in this area and there was strong opposition from the community.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

**Yes:** 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**N19**     [2021-2126](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District, at 4552 Dorset Circle.

**FINAL MOTION was made by Jon West, seconded by April Atkins, that this agenda item be Deferred to the Board of Commissioners. G. McCoy abstained.**

**1st Motion: Edward Patton moved for Denial; motion failed due to lack of a 2nd. 2nd Motion: Jana Johnson moved, Vivian Moore seconded for a Two-Cycle Deferral; motion failed 4-4-1.**

**This application moves forward to the Board of Commissioners -**

**Zoning Meeting, on 3/25/2021. 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

**Abstain:** 1 - Member McCoy

**N20**     [2021-2127](#)

COMMISSION DISTRICT(S): 3 & 6

Application of AC Johnson to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small-Lot Residential Mix) to allow a townhome development, at 2670 Clifton Springs Road.

**MOTION was made by Jon West, seconded by Paul Womack Jr., that this agenda item be Denied due to there being no renderings provided and the overwhelming opposition from the community. The Board also felt this request is out of character for the community.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 3/25/2021. The motion carried by the following vote:**

**Yes:** 6 - Member Osler, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**No:** 2 - Member Patton, and Member Moore

**Abstain:** 1 - Member Johnson