

DeKalb County Government

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



Minutes

Thursday, July 8, 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 Lauren Blaszyk.

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, July 8 2021 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to 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

Roll Call

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

Deferred Cases

- D1** [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 Jon West, seconded by Edward Patton that this agenda item be Deferred full cycle, per Staff recommendation.

This text amendment moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, and Member Atkins

Absent: 1 - Member McCoy

Not Present: 2 - Member Johnson, and Member Blaszyk

- D2** [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 Jon West, seconded by April Atkins that this agenda item be Deferred full cycle, per Staff recommendation.

This text amendment moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, and Member Atkins

Absent: 1 - Member McCoy

Not Present: 2 - Member Johnson, and Member Blaszyk

- D3** **2021-2109** COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Regional Center (RC) to allow the construction of single-family attached townhomes and single-family cottages. at 3581 Rockbridge Road.
MOTION was made by LaSonya Osler, seconded by Vivian Moore that this agenda item be Deferred full cycle, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on July 29, 2021. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Johnson, Member Moore, Member Osler, and Vice Chair West

No: 1 - Chairperson Snipes

Absent: 1 - Member McCoy

Not Present: 2 - Member Atkins, and Member Blaszyk

- D4** [2021-2110](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes and single-family cottages, at 3581 Rockbridge Road.
MOTION was made by April Atkins, seconded by LaSonya Osler that this agenda item be Deferred full cycle, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Johnson, Member Moore, Member Osler, and Vice Chair West

No: 1 - Chairperson Snipes

Absent: 1 - Member McCoy

Not Present: 2 - Member Atkins, and Member Blaszyk

New Cases

- N1** [2021-2638](#) COMMISSION DISTRICT(S): 2 & 6
Application of David Kirk to rezone property from NS (Neighborhood Shopping) District to C-1 (Local Commercial) District to allow for development of a new drive-through restaurant, at 3795 North Druid Hills Road.
MOTION was made by April Atkins, seconded by Jana Johnson that this agenda item be Deferred for two full cycles to the November zoning cycle.

This application moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member Blaszyk

Absent: 1 - Member McCoy

N2 [2021-2639](#) COMMISSION DISTRICT(S): 2 & 6
 Application of David Kirk to request a Special Land Use Permit (SLUP) to allow a drive through facility in Town Center Character Area, at 3795 North Druid Hills Road.

MOTION was made by April Atkins, seconded by Jana Johnson that this agenda item be Deferred for two full cycles to the November zoning cycle. There was discussion about condition #3, in relation to a left turn lane from N. Druid Hills Road onto Birch Road, as well as discussion about the right-of-way.

This application moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, and Member Blaszyk

No: 1 - Vice Chair West

Absent: 1 - Member McCoy

N3 [2021-2640](#) COMMISSION DISTRICT(S): 3 & 7
 Application of Neville Allison to rezone property from R-100 (Residential Medium Lot-100) District to R-60 (Residential Small Lot-60) District to develop a 76-unit single-family residential subdivision, at 5035 Flakes Mill Road.

MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be Deferred for two full cycles to the November zoning cycle.

This application moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member Blaszyk

Absent: 1 - Member McCoy

- N4 2021-2641** COMMISSION DISTRICT(S): 4 & 6
Application of Mosaic Communities c/o Battle Law to rezone properties from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to allow single-family cottages, duplexes, and triplexes, at 3943 Norman Road.
MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be Deferred for two full cycles to the November zoning cycle.

This application moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member Blaszyk

Absent: 1 - Member McCoy

- N5 2021-2642** COMMISSION DISTRICT(S): 3 & 6
Application of Benjie Williams to request a Special Land Use Permit (SLUP) to allow a transitional housing facility for up to 12 residents within Tier 2 of the I-20 Overlay District and the MR-2 (Medium Density Residential-2) District, at 2445 Candler Road.
MOTION was made by Vivian Moore, seconded by LaSonya Osler that this agenda item be Approved with seven (7) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member Blaszyk

Absent: 1 - Member McCoy

- N6 [2021-2643](#)** COMMISSION DISTRICT(S): 3 & 6
Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential -75) District, at 3008 Rollingwood Lane.
MOTION was made by Vivian Moore, seconded by Jon West that

this agenda item be Deferred to the Board of Commissioners, with Staff's recommended two (2) conditions. (Applicant was not present.)

This application moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member Blaszyk

Absent: 1 - Member McCoy

- N7 [2021-2644](#) COMMISSION DISTRICT(S): 4, 5 & 7
Application of the Director of Planning & Sustainability for an amendment to the text of Section 27-3.37.9 and 27-3.37.10 of the Zoning Ordinance, regarding Tier 2 of the Hidden Hills Overlay District, to prohibit late-night establishments and for other purposes.
MOTION was made by April Atkins, seconded by Jon West that this text amendment be Deferred for two full cycles to the November zoning agenda, with a recommendation that there be a moratorium of late-night establishments in Tier-2 to expire on December 31, 2021.

This text amendment moves forward to the Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Member Atkins, and Member Blaszyk

No: 1 - Chairperson Snipes

Absent: 1 - Member McCoy

- N8 [2021-2645](#) COMMISSION DISTRICT(S): 3, 5, 6 & 7
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to Section 27- 3.33 (I-20 Corridor Compatible Use Overlay District), Section 27-3.33.5. Principal uses and structures, and Section 27-3.33.6. Prohibited uses of the DeKalb County Zoning Ordinance, relating to temporary produce stands. This text amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.
MOTION was made by Vivian Moore, seconded by Jana Johnson

that this agenda item be Deferred for three full cycles to the January 2022 zoning cycle to address safety concerns, uniformity & clarification of conditions.

This text amendment moves forward to Board of Commissioners - Zoning Meeting on 7/29/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, and Member Blaszyk

Absent: 1 - Member McCoy