

**DEKALB COUNTY PLANNING COMMISSION  
SKETCH PLAT MINUTES  
June 23, 2021 – Via Zoom**

**MEMBERS PRESENT:** Tess Snipes, Chair  
Jon West, Vice-Chair  
April Atkins  
Jana Johnson  
Gwendolyn McCoy  
LaSonya D. Osler  
Edward Patton

**MEMBERS ABSENT:** Lauren Blaszyk

**STAFF PRESENT:** Matthew Williams, Zoning Administrator  
Tanya Fleming – Administrative Specialist

- I. Call to Order/Determination of Quorum:**  
After members presented a quorum, Chair Snipes called the meeting to order @ 6:00 p.m.
- II. Reading of Opening Statement:**  
Chair Snipes read the opening statement of procedure for a sketch plat hearing.
- III. Introduction of Planning Commission:**  
Planning Commission members were introduced.
- IV. Approval of Minutes:**  
The minutes from April 23 were approved, Gwendolyn McCoy made the motion to approve, Edward Patton seconded the motion, and the minutes were approved unanimously.
- V. New Business – Chair & Vice-Chair Elections**  
Jon West moved, Vivian Moore seconded to move the elections to the end of the meeting. The Motion passed unanimously 8-0-0.

## AGENDA

**N.1 Grand Terazza**  
**#P-Plat 1244590**  
**3265 Memorial Drive**  
**15-201-07-001**

**Commission District: 3 Super District: 7**

Application request of Pilar Pedreira to subdivide 2.9 acres for the development of 44 single-family attached residences. The property is zoned MR-2 (Medium Density Residential-2) District and is located on Memorial Drive.

**Support/Representation: Pilar Pedreira**

**Oppose/Representation: None**

**Staff Recommendation: Approval.** The subject property is to subdivide 2.9 acres for the development of 44 single-family residences. Staff notes that sewer capacity will have to be approved prior to issuance of a Land Disturbance Permit. The sketch plat meets the requirements of Chapter 14 and Chapter 27; therefore, the DeKalb County Department of Planning and Sustainability recommends Approval.

**MOTION: Vivian Moore moved for approval, LaSonya Osler seconded. The motion passed 6-0-2. Tess Snipes and Jana Johnson abstained.**

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**N.2 Proctor and Robinson**  
**#P-Plat 1243816**  
**3081 Robinson Ave & 495 Proctor Ave**  
**18-047-24-003 & 18-047-24-004**

**Commission District: 4 Super District: 6**

Application request of Barry Dunlop to subdivide 0.8 acre for the development of 9 single-family attached residences. The property is zoned M (Light Industrial) District in the Scottdale Overlay District Tier 1 and is located on Robinson Avenue and Proctor Avenue.

**Support/Representation: Juan Ortiz**

**Oppose/Representation: None**

**Staff Recommendation: Approval.** The subject property is to subdivide 12 acres for the development of 70 single-family residences. Staff notes that sewer capacity will have to be approved prior to issuance of a Land Disturbance Permit. The sketch plat meets the requirements of Chapter 14 and Chapter 27; therefore, the DeKalb County Department of Planning and Sustainability recommends Approval.

**MOTION: LaSonya Osler moved for approval, Jana Johnson seconded. The motion passed 7-0-1. Tess Snipes abstained.**

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**N.3 Harvest Drive**  
**#P-Plat 1244663**  
**3792 Harvest Drive**  
**15-060-01-191**

**Commission District: 3 Super District: 7**

Application request of Sotir Christopher to subdivide 10 acres for the development of sixty-one (61) attached single-family residences. The property is zoned RSM (Small Lot Residential Mix) District and is located on Harvest Drive.

**Support/Representation: Jay Coombe**

**Oppose/Representation: None**

**Staff Recommendation: Approval.** The subject property is to subdivide 1.17 acres for the development of 4 single family residences. Staff notes that sewer capacity will have to be approved prior to issuance of a Land Disturbance Permit. The sketch plat meets the requirements of Chapter 14 and Chapter 27; therefore, the DeKalb County Department of Planning and Sustainability recommends Approval.

**MOTION: Vivian Moore moved for approval, Jana Johnson seconded. The motion passed 7-0-1. Tess Snipes abstained.**

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**N.4 Wesley Chapel Rd  
#P-Plat 1244095  
3053 Wesley Chapel Rd  
15-099-04-006**

**Commission District: 3 Super District: 7**

Application request of Barbara Jennings to subdivide 3.8 acres for the development of 8 single family residences. The property is zoned R-100 (Residential Medium Lot) District and is located on Wesley Chapel Rd.

**Support/Representation: Barbara Jennings  
Oppose/Representation: Lori Anderson**

**Staff Recommendation: Approval.** The subject property is to subdivide 3.8 acres for the development of 8 single-family residences. Staff notes that sewer capacity will have to be approved prior to issuance of a Land Disturbance Permit. The sketch plat meets the requirements of Chapter 14 and Chapter 27; therefore, the DeKalb County Department of Planning and Sustainability recommends Approval.

**MOTION: Vivian Moore moved for approval; Edward Patton seconded. Motion passed unanimously 8-0-0.**

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**VI. Elections:**

Tess Snipes was re-elected as Chair and Jon West was re-elected as Vice-Chair of the Planning Commission, unanimously.

**Meeting was adjourned at 7:12 p.m.**

*Matthew Williams*

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Matthew Williams  
Zoning Administrator

*Tanya Fleming*

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Tanya Fleming  
Administrative Specialist