

DEKALB COUNTY PLANNING COMMISSION
September 22, 2021– Via Zoom

SKETCH PLAT MINUTES

MEMBERS PRESENT: Tess Snipes, Chair
April Atkins
Jana Johnson
Gwendolyn McCoy
LaSonya D. Osler
Lauren Blascyk
Vivian Moore

MEMBERS ABSENT: Jon West
Edward Patton

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

1. Call to Order/Determination of Quorum:

After members presented a quorum, Chair Snipes called the meeting to order @ 6:00 p.m.

2. Reading of Opening Statement:

Chair Snipes read the opening statement of procedure for a sketch plat hearing.

3. Introduction of Planning Commission:

Planning Commission members were introduced.

4. Approval of Minutes:

The minutes from June 23, 2021 Sketch Plat Meeting were approved. Vivian Moore made the motion to approve; Gwendolyn McCoy seconded the motion. The minutes were approved unanimously 7-0-0.

AGENDA

**N.1 Hidden Hills
#P-Plat 1244609
5083 Biffle Road
16 028 01 001**

Commission District: 5 Super District: 7

Application request of Planners and Engineers Collaborative to subdivide 77 acres for the development of townhome and multi-family units. The property is zoned R-100 (Residential Medium Lot-100) District and is located at 5083 Biffle Road.

Support/Representation: Ken Wood
Oppose/Representation: None

Recommendation: Approval. The subject property is to subdivide 77 acres for the development of townhome and multi-family units.

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, DeKalb County Department of Planning and Sustainability recommends "Approval".

MOTION: Gwendolyn McCoy made the motion for approval; April Atkins seconded the motion. The motion passed 6-0-1. Tess Snipes abstained.

**N.2 Vaughns Ridge
#P-Plat 1244983
2964 Briarcliff Road
18 158 08 001**

Commission District: 2 Super District: 6

Application request of Dan Cotter to subdivide 2.75 acres for the development of four (4) single-family attached residences. The property is zoned R-60 (Residential Small Lot –60) District and is located at 2964 Briarcliff Road.

Support/Representation: Dan Cotter
Oppose/Representation: None

Recommendation: Approval. The subject property is to subdivide 2.75 acres for the development of four (4) single-family detached 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, DeKalb County Department of Planning and Sustainability recommends "Approval".

MOTION: April Atkins made the motion for approval; LaSonya Osler seconded the motion. The motion passed unanimously 7-0-0.

N.3 East Ponce Townhomes
#P-Plat 1244704
3128 East Ponce De Leon Avenue
18 009 04 007

Commission District: 4 Super District: 6

Application request of ACR Engineering to subdivide 4.2 acres for the development of forty-eight (48) single-family attached residences. The property is zoned M (Light Industrial) District and is located at 3128 East Ponce De Leon Avenue.

Support/Representation: Mark Miller

Oppose/Representation: None

Recommendation: Approval. The subject property is to subdivide 4.2 acres for the development of forty-eight (48) single-family attached 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, DeKalb County Department of Planning and Sustainability recommends "Approval".

MOTION: LaSonya Osler made the motion for approval; April Atkins seconded the motion. The motion passed 6-0-1. Tess Snipes abstained.

Meeting was adjourned at 6:40 p.m.

Matthew Williams

Matthew Williams, Zoning Administrator

Tanya Fleming

Tanya Fleming, Administrative Specialist