

DeKalb County Government

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



Minutes

Thursday, September 9, 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, September 9 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 9 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Chairperson Tess Snipes, Member April Atkins, Member Gwendolyn McCoy, and Member Lauren Blaszyk

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 Jana Johnson, seconded by Jon West that this agenda item be Deferred for two full cycles to the January 2022 zoning cycle.

This item moves forward to the Board of Commissioners - Zoning

Meeting on 9/30/2021. The motion carried by the following vote:

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

Not Present: 1 - Member Patton

- 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 Jana Johnson, seconded by April Atkins that this agenda item be Deferred for three full cycles, per Staff recommendation to the March 2022 zoning cycle.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

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

Not Present: 1 - Member Patton

New Cases

- N1** [2021-2900](#) COMMISSION DISTRICT(S): Commission District 02; Super District 06
Application of Richard Adams to request a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) within an existing grocery store (Oak Grove Market) in the C-1 (Local Commercial) district, at 2757 LaVista Road.
MOTION was made by April Atkins, seconded by Jon West that this agenda item be Approved with four (4) conditions per Staff recommendation, with an amendment to condition #2 that the square footage of the suite be changed from 3,000 square feet to 3,400 square feet.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

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

Abstain: 1 - Chairperson Snipes

Not Present: 1 - Member Patton

N2 [2021-2901](#) COMMISSION DISTRICT(S): Commission District 05; Super District 07
 Application of Mustaq Moosa to rezone properties from R-100 (Single-Family Residential) District to C-1 (Local Commercial) District to construct a neighborhood shopping center, at 1762 Panola Road.
MOTION was made by Gwendolyn McCoy, seconded by Lauren Blaszyk that this agenda item be Approved with four (4) conditions, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

Yes: 7 - Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

No: 1 - Member Johnson

Abstain: 1 - Member Patton

N3 [2021-2904](#) COMMISSION DISTRICT(S): Commission District 02; Super District 06
 Application of PEC c/o Doug Linneman to amend the Future Land Use Map from Suburban (SUB) to Town Center (TC) to allow the construction of new multi-family apartments, at 2784 N. Druid Hills Road.
MOTION was made by April Atkins, seconded by Jana Johnson that this agenda item be Deferred for a full cycle to the November 2021 zoning cycle.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

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

No: 1 - Chairperson Snipes

N4 [2021-2905](#) COMMISSION DISTRICT(S): Commission District 02; Super District

06

Application of PEC c/o Doug Linneman to request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) District to allow the construction of new multi-family apartments, at 2784 N. Druid Hills Road.

MOTION was made by April Atkins, seconded by Jana Johnson that this agenda item be Deferred for a full cycle to the November 2021 zoning cycle.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

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

No: 1 - Chairperson Snipes

Not Present: 1 - Member Moore

N5 2021-2906 COMMISSION DISTRICT(S): Commission District 02; Super District 06

Application of Nuts n Berries c/o Kevin Parker for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet within an existing retail store in the C-1 (Local Commercial) District, at 2118 North Decatur Road.

MOTION was made by Gwendolyn McCoy, seconded by April Atkins that this agenda item be Approved with four (4) conditions, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

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

No: 1 - Chairperson Snipes

N6 [2021-2907](#) COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Housing Development Corporation c/o Keri Taylor-Spann to amend the Future Land Use Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development, at 4698 E. Anderson Road.

MOTION was made by LaSonya Osler, seconded by Gwendolyn McCoy that this agenda item be Withdrawn without Prejudice, per the Applicant's request. Jon West was not present for the presentation nor vote of this case, due to a conflict of interest.

This item moves forward to the Board of Commissioners - Zoning Meeting due back on 9/30/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

Not Present: 1 - Vice Chair West

N7 [2021-2908](#) COMMISSION DISTRICT(S): Commission District 04; Super District 06
 Application of Housing Development Corporation c/o Keri Taylor-Spann to rezone properties from R-85 (Residential Medium Lot) and C-1 (Local Commercial) districts to MR-2 (Medium Density Residential-2) District to allow the construction of a multi-family residential and single-family attached townhome development, at 4717 Anderson Road.

MOTION was made by LaSonya Osler, seconded by Gwendolyn McCoy that this agenda item be Withdrawn without Prejudice, per the Applicant's request. Jon West was not present for the presentation nor vote of this case, due to a conflict of interest.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

Not Present: 1 - Vice Chair West

N8 [2021-2933](#) COMMISSION DISTRICT(S): Commission District 03; Super District 07
 Application of Griffin & Davis Consulting, Inc. to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow development of single-family attached townhomes, at 1484 Columbia Drive.

MOTION was made by Vivian Moore, seconded by LaSonya

Osler that this agenda item be Denied, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

N9 [2021-2910](#) COMMISSION DISTRICT(S): Commission District 03; Super District 07

Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1) to allow for development of single-family attached townhomes, at 1484 Columbia Drive.

MOTION was made by Vivian Moore, seconded by LaSonya Osler that this agenda item be Denied, per staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

N10 [2021-2903](#) COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Avondale Park, LLC c/o Battle Law, PC for a Major Modification of the conditional site plan and other conditions of MU-5 (Mixed-Use Very High Density) zoning approved pursuant to CZ-18-22125, to change the mixture of multifamily, office, and retail land uses, and to revise the single-family detached and townhome exterior designs, at 3458 Mountain Drive.

MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be Deferred for two full cycles to the January 2022 zoning cycle.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

N11 [2021-2909](#) COMMISSION DISTRICT(S): Commission District 03; Super District 06

Application of Cindy Simpson for CHRIS 180 to request a Special Land Use Permit (SLUP) for a Child Caring Institution for up to six children, at 1748 Pine Trail.

MOTION was made by Vivian Moore, seconded by Jon West that this agenda item be Approved with two (2) conditions, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk

N12 **2021-2911** COMMISSION DISTRICT(S): Commission District 05; Super District 07

Application of Melesha Myrie for a Special Land Use Permit (SLUP) to increase an existing Personal Care Home from three (3) persons to the maximum of six (6) in an R-85 District, at 1816 Enid Drive.

MOTION was made by Gwendolyn McCoy, seconded by Jana Johnson that this agenda item be Approved with four (4) conditions, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2021. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk