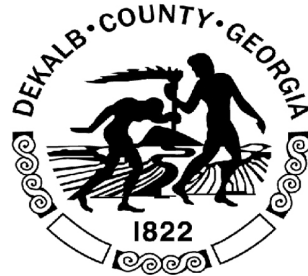


DeKalb County Government

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



Minutes

Tuesday, January 4, 2022

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.

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, January 4, 2022 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

Call To Order

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

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Thursday January 27, 2022 @ 5:30 p.m., via Zoom.

Roll Call

New Cases

N1 [2021-3515](#) COMMISSION DISTRICT(S): District 05 Super District 07
Application of Luxury Living Experience PCH for a Special Land Use Permit (SLUP) for a personal care home for four to six persons in the RSM (Small Lot Residential Mix) Zoning District, at 2038 Mallard Way.
MOTION was made by Gwendolyn McCoy, 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 1/27/2022. The motion carried by the following vote:

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

Not Present: 1 - Member Moore

N2 [2021-3516](#) COMMISSION DISTRICT(S): District 03 Super District 06
Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone

from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow the construction of single-family detached homes, at 2717 Whitfield Road.

MOTION was made by Jon West, seconded by Gwendolyn McCoy that this agenda item be Deferred Full Cycle to the March 2022 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. The motion carried by the following vote:

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

Abstain: 2 - Member Johnson, and Member Moore

- N3 [2021-3517](#) COMMISSION DISTRICT(S): District 04 Super District 07
Application of Salahadin Kazili for a Special Land Use Permit (SLUP) for an alcohol outlet within an existing shopping center in the C-2 (General Commercial) Zoning District, at 971 N. Hairston Road.
MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be Denied due to the applicant not being present and opposition from the community.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. 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

- N4 [2021-3518](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07
Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14- 19143, to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive..
MOTION was made by Jon West, seconded by Edward Patton that this agenda item be Denied, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. 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

Abstain: 2 - Member Moore, and Chairperson Snipes

N5 [2021-3519](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07

Application of Harold Buckley, Jr. for Caliber Car Wash for a Special Land Use Permit (SLUP) to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive.

MOTION was made by Jon West, seconded by Gwendolyn McCoy that this agenda item be Denied, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. 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

Abstain: 2 - Member Moore, and Chairperson Snipes

N6 [2021-3520](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Magnolia Gardens PCH, dba Magnolia Cove, for a Special Land Use Permit (SLUP) for a personal care home of up to four persons in the R-100 (Residential Medium Lot-100) Zoning District, at 3956 Ambrose Ridge Court.

MOTION was made by Vivian Moore, seconded by Jana Johnson that this agenda item be Deferred, Full Cycle to the March 2022 zoning agenda to allow more dialogue between the applicant and the community.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. 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

N7 [2021-3521](#) COMMISSION DISTRICT(S): Commission District 03 Super Districts 06 and 07

Application of DeAndre Mathis for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District, at 1691 Candler Road.

MOTION was made by Vivian Moore, seconded by Jon West that this agenda item be Deferred Full Cycle to the March 2022 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. The motion carried by the following vote:

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

Not Present: 1 - Member Johnson

N8 [2021-3522](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow for the construction of single family detached residences, at 4994 Rockbridge Road.

MOTION was made by LaSonya Osler, seconded by April Atkins that this agenda item be Deferred, Two Full Cycles to the May 2022 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. 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 [2021-3523](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Dorlette Franklin for a Special Land Use Permit (SLUP) for a proposed child daycare (up to six) in a R-100 (Residential Medium Lot-100) Zoning District, at 3640 Platina Park Court.

MOTION was made by Vivian Moore, seconded by Jana Johnson that this agenda item be Approved with five (5) conditions, per Staff recommendation, with an added condition to reflect hours of operation to be Monday - Friday, 7:00 a.m. - 6:00 p.m.

This application moves forward to the Board of Commissioners - Zoning Meeting on 1/27/2022. 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