

DeKalb County Government

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



Minutes

Thursday, January 6, 2022

5:30 PM

via ZOOM

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member Lauren Blaszyk (Dist. 1)

Member April Atkins (Dist. 2)

Member Vivian Moore (Dist. 3)

Member LaSonya Osler (Dist. 4)

Member Gwendolyn McCoy (Dist. 5)

Member Jana Johnson (Dist. 6)

Member Edward Patton (Dist. 7)

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, January 6, 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

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

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

Defered Cases

D1 [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 RSM (Residential Small Lot Mix) Zoning District to allow for development of single-family attached townhomes, at 1484 Columbia Drive.
MOTION was made by Jon West, seconded by Gwendolyn McCoy that this agenda item be Withdrawn without Prejudice, per Staff recommendation and the applicant's request.

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

D2 [2021-2638](#) COMMISSION DISTRICT(S): Commission District: 02; Super District: 06
 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 Lauren Blaszyk that this agenda item be Approved with Staff's three (3) recommended conditions, with two (2) additional conditions to be listed as condition #4 and condition #5. They are as follows: Condition #4: Right-in, right-out turn lane from Birch Road and North Druid Hills Road; and Condition #5: The developers agree to enter into a development agreement with the County for system improvements to include, but not be limited to, west-bound, left turn lane as stated by Mr. Kirk.

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

D3 [2021-2639](#)

COMMISSION DISTRICT(S): Commission District: 02; Super District: 06

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 Jon West, that this agenda item be Deferred to the Board of Commissioners.

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 Moore, Member Osler, Vice Chair West, Member Atkins, Member McCoy, and Member Blaszyk

Abstain: 1 - Chairperson Snipes

D4 [2021-2641](#)

COMMISSION DISTRICT(S): Commission District 04; Super District 06

Application of Mosaic Communities c/o Battle Law to rezone properties from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to allow single-family cottages, conventional single-family detached homes, urban single-family attached and detached units, and duplexes, at 3943 Norman Road.

MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be Approved with the applicant's submitted conditions.

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

D5 [2021-3156](#) COMMISSION DISTRICT(S): Commission District 04; Super District 07
Application of Builders Professional Group, LLC c/o Battle Law, PC to rezone property from R-100 (Residential Medium Lot- 100) to R-75 (Residential Medium Lot - 75) to allow for the construction of a single-family detached residential subdivision, at 5277 Rockbridge Road.

MOTION was made by LaSonya Osler, seconded by Edward Patton that this agenda item be Approved.

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 Moore, Member Osler, Member Atkins, Member McCoy, and Member Blaszyk

No: 1 - Vice Chair West

Abstain: 1 - Chairperson Snipes

D6 [2021-3159](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability to amend Section 7.4.6 of the DeKalb County Zoning Ordinance to modify criteria to be considered in evaluating and deciding an application for a Special Land Use Permit (SLUP). This text amendment is County-wide.

MOTION was made by Jana Johnson, seconded by Jon West that this agenda item be Denied.

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

D7 [2021-3160](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability to amend Section 27-7.5.3 (A)(1) of the DeKalb County Zoning Ordinance to refine variance criteria for the Zoning Board of Appeals. This text amendment is County-wide..

MOTION was made by Jana Johnson, seconded by Gwendolyn

McCoy that this agenda item be Approved, 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: 9 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Atkins, Member McCoy, and Member Blaszyk