

DeKalb County Government

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



Minutes

Tuesday, May 3, 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 Tuesday, May 3, 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:

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86330344636>

Or Telephone Dial: USA 8882709936 (US Toll Free) Conference code: 691303

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 May 26, 2022 @ 5:30 p.m., via Zoom.

Roll Call

- Present** 7 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Member LaSonya Osler, Chairperson Tess Snipes, Member Gwendolyn McCoy, and Member Lauren Blaszyk
- Absent** 2 - Vice Chair Jon West, and Member April Atkins

Deferred Cases

D1 [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 R-60 (Residential Small Lot-60) Zoning District to allow for the construction of single family detached residences, at 4994 Rockbridge Road.
MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be Deferred, Full Cycle to the July 2022 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

D2 [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 Gwendolyn McCoy, seconded by Edward Patton that this agenda item be Deferred, Full Cycle to the July 2022 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

D3 [2022-1182](#) COMMISSION DISTRICT(S): Commission Districts 01; Super District 07
 Application of the Director of Planning & Sustainability for a Text Amendment for an amendment to the regulations of the Tier 2 Northlake Overlay District to increase the allowed residential density from 30 units per acre to 60 units per acre.

MOTION was made by Lauren Blaszyk, seconded by Edward Patton that this agenda item be Approved, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

D4 [2022-1178](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
 Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late-Night Establishment within the C-1 (Local Commercial) District, at 8002 Rockbridge Road.

MOTION was made by LaSonya Osler, seconded by Lauren Blaszyk that this agenda item be Approved with two (2) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Moore, Member Osler, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

Abstain: 1 - Chairperson Snipes

- D5** [2022-1176](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Amy Swick, Inhance Construction Co., LLC for a Land Use Plan amendment for properties at 1493 and 1501 LaVista Road from SUB (Suburban) to NC (Neighborhood Center).
MOTION was made by Gwendolyn McCoy, seconded by Jana Johnson that this agenda item be Approved, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Johnson, Member Moore, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

Abstain: 1 - Chairperson Snipes

Not Present: 1 - Member Osler

New Cases

- N1** [2022-1469](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Amy Swick, Inhance Construction Co., LLC to rezone properties from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) District for a proposed townhome community, at 1493 LaVista Road.
MOTION was made by Lauren Blaszyk, seconded by Gwendolyn McCoy that this agenda item be Approved with fourteen (14) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Moore, Member Osler, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

Abstain: 1 - Chairperson Snipes

N2 [2022-1470](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06

Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners, at 1252 Merry Lane.

MOTION was made by Lauren Blaszyk, seconded by Gwendolyn McCoy that this agenda item be Approved with twelve (12) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Moore, Member Osler, Member McCoy, and Member Blaszyk

No: 1 - Member Johnson

Absent: 2 - Vice Chair West, and Member Atkins

Abstain: 1 - Chairperson Snipes

N3 [2022-1471](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of PMZ Developers LLC c/o Battle Law PC to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5-Corridor1/R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) district to allow for single-family detached homes and single-family attached townhomes, at 4101 Bouldercrest Road.

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

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

N4 [2022-1472](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Ryan Jones, PE to rezone properties from O-I (Office Institutional) (conditional) to NS (Neighborhood Shopping) Zoning District to allow construction of a medical office with a drive-through, at 1799 Clairmont Road.

MOTION was made by Jana Johnson, seconded by Gwendolyn McCoy that this agenda item be Deferred, Two-Full Cycles to the September 2022 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 5 - Member Johnson, Member Moore, Member Osler, Chairperson Snipes, and Member McCoy

Absent: 2 - Vice Chair West, and Member Atkins

Abstain: 2 - Member Patton, and Member Blaszyk

N5 [2022-1473](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Ryan Jones, PE for a Special Land Use Permit (SLUP) to allow a drive-through (medical facility) in the NS (Neighborhood Shopping) District, at 1799 Clairmont Road.

MOTION was made by Jana Johnson, seconded by Gwendolyn McCoy that this agenda item be Deferred, Two-Full Cycles to the September 2022 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 5 - Member Johnson, Member Moore, Member Osler, Chairperson Snipes, and Member McCoy

Absent: 2 - Vice Chair West, and Member Atkins

Abstain: 2 - Member Patton, and Member Blaszyk

N6 [2022-1474](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of Liagiba, Inc. dba Abigail Manor PCH for a Special Land Use Permit (SLUP) application for a personal care home for up to 4

individuals in the R-100 (Residential Medium Lot) District, at 518 Lake Michele Court.

1st MOTION was made by Gwendolyn McCoy for denial, due to the applicant not being present. The motion failed for lack of a seconded.

FINAL MOTION was made by Lauren Blaszyk, seconded by Jana Johnson that this agenda item be Deferred Full Cycle to the July 2022 zoning agenda, due to the applicant not being present.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins

Abstain: 1 - Member McCoy

N7 [2022-1475](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of East Lake Holdings, Inc. to rezone property from C-1 (Local Commercial) and M(Light Industrial) to MR-2 (Medium Density Residential-2) for development of a multifamily and townhome development, at 1847 2nd Avenue.

MOTION was made by Vivian Moore, seconded by LaSonya Osler that this agenda item be Deferred Full Cycle to the July 2022 zoning agenda to allow the applicant time to address traffic impacts and pedestrian access.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/26/2022. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Member Osler, Chairperson Snipes, Member McCoy, and Member Blaszyk

Absent: 2 - Vice Chair West, and Member Atkins