

# DeKalb County Government

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



## Sketch Plat Minutes

Wednesday, August 24, 2022

6:00 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)*

**DEKALB COUNTY PLANNING COMMISSION  
AUGUST 24, 2022 – Via Zoom  
SKETCH PLAT MINUTES**

**MEMBERS PRESENT:** Tess Snipes, Chair  
April Atkins  
Jan Costello  
Jana Johnson  
LaSonya D. Osler  
Vivian Moore  
Edward Patton  
Jana Johnson

**MEMBERS ABSENT:** Jon West, Co-Chair

**STAFF PRESENT:** Brandon White, Planning Manager  
Adam Chappell, Senior Planner  
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:**

Vivian Moore made the motion to approve the sketch plat minutes from June 22, 2022; Jana Johnson seconded the motion. The motion passed were approved 6-0-2; Laura Blaszyk and Jan Costello abstained.

**AGENDA**

**N.1 Northern Avenue  
#P-Plat 1245158**

**Commission District: 4 Super District: 6**

**623, 631, 641, 649, 655, 671, 657, 635 Northern Avenue  
18-045-08-007, 18-045-08-006, 18-045-08-005, 18-045-08-004,  
18-045-08-003, 18-045-08-095, 18-045-08-001, 18-045-08-008**

**Application request of Krystal Riggins to subdivide 23 acres for the development of single family attached and detached residences. The property is zoned RSM (Small Lot Residential Mix) District and is located on Northern Avenue.**

Support/Representation: Ken Woods  
Oppose/Representation: None

**Staff Recommendation: Approval.** All regulatory reviews for the preliminary “sketch” plat have been completed, approved, or conditionally approved. 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 moved, Jana Johnson seconded for Approval, per Staff recommendation. The motion passed 8-0-0.

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**N2. Kaizen Collaborative**  
**#P-Plat 1245317**  
**1936 Glenwood Avenue**  
**15-179-03-047**

**Commission District 3 Super District 6**

Application request of Luiz Gestal of Kaizen Collaborative to subdivide 1.81 acres for the development of single family attached residences. The property is zoned Mr-1 (Medium Residential –1) District and is located on Glenwood Avenue.

Support/Representation: Luiz Gestal  
Oppose/Representation: None

**Staff Recommendation: Approval.** All regulatory reviews for the preliminary “sketch” plat have been completed, approved, or conditionally approved. The sketch plat meets the requirements of Chapter 14 and Chapter 27; therefore, DeKalb County Department of Planning and Sustainability recommends “Approval”.

**MOTION:** Vivian Moore moved, April Atkins seconded for Approval, per Staff recommendation. The motion passed 7-0-1. Tess Snipes abstained.

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Meeting was adjourned at 6:34 p.m.

Brandon White  
Planning Manager

Tanya Fleming  
Administrative Specialist