

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

OCTOBER 2022 COMMUNITY COUNCIL RECOMMENDATIONS Planning Commission Meeting Date - Tuesday, November 1, 2022 Board of Commissioners Meeting Date - Thursday, November 17, 2022

D1. Z-22-1245544 (2022-1471)	PMZ Developers, LLC c/o Battle Law, P.C.	Districts: 3 & 6
Deferral 5-1-0	Applicant indicated they would be submitting an amended application to the RNC (Residential Neighborhood Conservation) district. The Council recommended Full Cycle Deferral to allow the applicant time to redesign the plan to address the following: 1. Potential School Overcrowding; 2. Traffic impacts; 3. Potential street racing issues along the proposed long narrow road connecting the single-family detached and townhome portions of the project; 4. Potential flooding impacts.; 5. Conceptual elevations of the proposed single-family detached units; 6. Emergency vehicle access; and, 7. Provide open space and parks where children can play.	
D2. Z-22-1245935 (2022-1976)	Shalom Restorations, LLC	Districts: 4 & 6
Deferral 9-0-0		
D3. CZ-22-1245934 (2022-1998)	ModWash, LLC c/o Battle Law, P.C.	Districts: 4 & 6
Approval w/conditions 8-1-0	The Council voted for approval with the recommended conditions and with a requirement for DoT approval.	
D4. TA-22-1245743 (2022-1487)	Director of Planning & Sustainability 2050 Comp Plan	All Districts
Approval 6-0-0	Community Council 1	
Approval 9-0-0	Community Council 2	
Approval 3-0-3	Community Council 3	
Approval 8-0-1	Community Council 4	
Full Cycle Deferral 6-0-0	Community Council 5	
N1. TA-22-1246121 (2022-2326)	Director of Planning & Sustainability CTP	All Districts
Approval 6-0-0	Community Council 1	
No Vote	Community Council 2 - No recommendation. There were no major comments on this application. CC-2 Board members provided positive feedback on work completed by Planning staff. The presentation was for informational purposes only.	
No Vote	Community Council 3 - No recommendation. The presentation was for informational purposes only.	

Approval 9-0-0	Community Council 4	
Full Cycle Deferral 6-0-0	Community Council 5	
N2. SLUP-22-1246038 (2022-2252)	ModWash, LLC c/o Battle Law, P.C.	Districts: 4 & 6
Approval 8-1-0		
N3. Z-22-1245936 (2022-2253)	D.A. Edwards & Co., c/o Dennis J. Webb, Jr.	Districts 4 & 6
Approval 6-2-1		
N4. CZ-22-1246039 (2022-2254)	Avondale Park, LLC c/o Felipe Castellanos	Districts 4 & 6
Approval 9-0-0		
N5. SLUP-22-1246059 (2022-2255)	Wendy Rios Ochoa	Districts: 5 & 7
Approval 6-0-0		
N6. LP-22-1246085 (2022-2256)	Kyle Williams	Districts: 3 & 6
Approval 6-0-0	The council recommended approval based on positive community input. Community representative indicated the area was in significant need of a community-based business that provided a gathering place to have coffee/snacks, a tasting room, and provided jobs, and that the proposed distillery and accessory uses appeared to provide these goals.	
N7. Z-22-1246088 (2022-2257)	Kyle Williams	Districts: 3 & 6
Approval 6-0-0	The council recommended approval based on positive community input. Community representative indicated the area was in significant need of a community-based business that provided a gathering place to have coffee/snacks, a tasting room, and provided jobs, and that the proposed distillery and accessory uses appeared to provide these goals.	
N8. SLUP-22-1246086 (2022-2258)	Alex Brock	Districts: 3 & 7
Approval 6-0-0	The council recommended approval and indicated that the proposed business would restore more business to the area and that the proposed renovation was better than having a boarded up vacant building.	
N9. CZ-22-1246089 (2022-2259)	Chad Mercer	Districts: 3 & 6
Deferral 6-0-0	The applicant was not present at the meeting. The Council recommended full cycle deferral to allow the applicant the opportunity to attend the next community council meeting to present their proposal.	
N10. CZ-22-1246090 (2022-2260)	Future Capital Investment	District 4 & 7

Approval 9-0-0		
N11. Z-22-1246091 (2022-2261)	Mahek Virani	District 4 & 7
Denial 7-1-0		
N12. Z-22-1246092 (2022-2262)	Toll Brothers c/o Kathryn Zickert	District 3 & 6
Denial 3-2-1	Council recommended denial due to concerns about fire safety with the units being too close to each other, potential flooding impacts, and the fact that geological studies had not yet been done regarding adequacy of the soils. The Council indicated that even though the Planning & Sustainability Department was charged with ensuring these issues were addressed during the land development permit phase, it appeared that in many cases these issues remained during or after construction.	
N13. Z-22-1246093 (2022-2263)	Paul Cables, Alpha Residential & Parker Poe	District 2 & 6
Deferral 6-0-0	Board members present voted for deferral and that the project shall not exceed 500 units, if meeting all other criteria.	
N14. Z-22-1246095 (2022-2264)	Andrew Ruthledge	District 2 & 6
Denial 6-3-0	The Council had concerns with the proposed buffer along the edge of the parcel. They were also concerned with destabilizing Blackmon Drive and wanted to know if units in the development could be removed. Additionally, there was significant discussion about the proposed location of pocket park.	
N15. Z-22-1246096 (2022-2265)	Thomas J. Mazzolini	District 4 & 6
Approval 7-0-1		
N16. SLUP-22-1246099 (2022-2268)	Monique Hardnett	District 5 & 7
Approval 5-1-0		
N17. TA-22-1246100 (2022-2269)	Director Planning & Sustainability Emory Village Overlay District, Chapter 27-3.22	District 2 & 6
No Vote	Board members stated they would need more time to review the document, with no major objections to the proposed amendment.	
N18. TA-22-1246101 (2022-2270)	Director Planning & Sustainability Cottage Housing Development, Art. 2, Sec. 5.7.5	All Districts
Deferral 6-0-0	Community Council 1 – Defer until a text amendment is provided.	
No Vote	Community Council 2 - The Board recommended that a joint public meeting be arranged to include all community council boards, the Planning Department to discuss proposed amendment changes.	
Deferral 6-0-0	Community Council 3 – Full Cycle Deferral to allow the request to be more fully vetted with specific proposed changes to the zoning ordinance regarding cottages.	

No Vote	Community Council 4	
No Vote	Community Council 5	
N19. TA-22-1246102 (2022-2271)	Director Planning & Sustainability Max Lot Coverage, Chapter 27-5.1.10	All Districts
Approval 6-0-0	Community Council 1	
Denial 9-0-0	Community Council 2 – Council members did not like the idea of removing the non-vehicular use restriction on pervious materials and believed the amendment would significantly increase the allowable lot coverage.	
Approval 5-0-1	Community Council 3	
Approval 8-0-0	Community Council 4	
Approval 6-0-0	Community Council 5	
N20. TA-22-1246103 (2022-2272)	Director Planning & Sustainability Greater Hidden Hills OVD, Ch. 27, Sec. 27-3.37	District 5 & 7
Approval 6-0-0		
N21. TA-22-1246112 (2022-2273)	Director Planning & Sustainability 2023-24 Zoning Calendar & Resolution	All Districts
Approval 6-0-0	Community Council 1	
Denial 9-0-0	Community Council 2 - Council members wanted to change their April 2023 meeting date but did not offer an alternate date.	
Approval w/conditions 7-0-0	Community Council 3 - Council members recommended approval with the following conditions/modifications: 1. Change meeting time to 6:00 pm. to allow more community input; and, 2. Verify that April meeting date does not conflict with DeKalb County Schools spring break. If it does fall within spring break, try to reschedule so that there are no conflicts. Community Council 3 also indicated that a couple of the members were having technical difficulties being able to participate or log on into the Zoom meetings and wanted the Planning Department and Information Technology departments to investigate and resolve this issue.	
Approval w/ modification 8-0-0	Community Council 4 - Approval with a modification to the February 2023 CC-4 meeting date to February 16, 2023.	
Approval 6-0-0	Community Council 5	