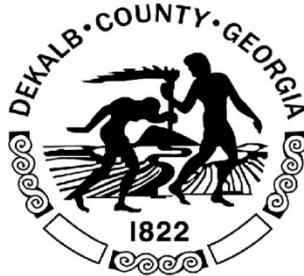


# DeKalb County Government

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



## Sketch Plat Minutes

Wednesday, March 15, 2023

6:00 PM

via ZOOM

## Planning Commission

*Chairperson Tess Snipes*

*Co-Chair Jon West*

*Member Deanna Murphy (Dist. 1)*

*Member April Atkins (Dist. 2)*

*Member Vivian Moore (Dist. 3)*

*Member LaSonya Osler (Dist. 4)*

*Member Jan Costello (Dist. 5)*

*Member Jana Johnson (Dist. 6)*

*Member Edward Patton (Dist. 7)*

**DEKALB COUNTY PLANNING COMMISSION SKETCH PLAT MINUTES**  
**WEDNESDAY, MARCH 15, 2023; 6:00 P.M.**  
**(Via Zoom)**

**MEMBERS PRESENT:** Tess Snipes, Chair  
Jon West, Co-Chair  
Deanna Murphy  
April Atkins  
Vivian Moore  
LaSonya D. Osler  
Jan Costello  
Jana Johnson  
Edward Patton

**STAFF PRESENT:** Adam Chappell, Senior Planner  
Yasmin L Ayala, Administrative Specialist  
Rachel Bragg, Current Planning / Zoning Administrator

- 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 January 25, 2023; Jana Johnson seconded the motion. The motion passed were approved 7-0-2; Deanna Murphy and April Atkins abstained.

**AGENDA**

**New Cases:**

**N1. Barons Court (Linecrest Road)**  
**#P-Plat 1244717**  
**15-009-01-001, 15-009-01-002, 15-009-01-006, 15-009-01-008**  
**2717 WHITEFIELD ROAD, ELLENWOOD, GEORGIA 30294**

**Commission District: 03 Super District: 06**

Application request by Travis Pruitt & Associates, Inc. to subdivide approximately 22.50 acres for the development of 77 single-family detached residences. The subject property is zoned RSM (Small Lot Residential Mix) and has frontage along Linecrest Road.

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, Article 3 of the Land Development Code and Chapter 27 of the Zoning Ordinance*; therefore, DeKalb County Department of Planning and Sustainability recommends “Approval”.

**MOTION:** Jon West moved, April Atkins seconded to table this case until the April 26<sup>th</sup> meeting, per Staff recommendation for not providing adequate public notice. The motion passed 9-0-0.

---

**N2. Corso Druid Hills**  
**#A-23-1246326**  
**18-055-02-020**  
**1260 BRIARCLIFF ROAD, ATLANTA, GEORGIA 30306**

**Commission District: 02 Super District: 06**

Application by Chuck Palmer (Galerie Living) to request a variance from Sec. 14-200 to reduce the minimum number of access points from four (4) to three (3) for a senior housing residential development over 300 units. The subject property is zoned OI (Office-Institutional), is located within the Druid Hills Historic District, and has frontage along Briarcliff Road.

Staff Recommendation: Approval. Due to the topographic and shape constraints provided by the subject parcel, the potentially unsafe conditions posed by University Avenue, and the Comprehensive Plan’s goal to increase the availability of senior housing, staff recommends approval of this application for a variance from Chapter 14-200, to decrease the number of access points from 4 to 3; therefore, DeKalb County Department of Planning and Sustainability recommends “Approval”.

**MOTION:** Jon West moved, April Atkins seconded for Approval, per Staff recommendation. The motion passed 9-0-0.

---

Meeting was adjourned at 6:35 p.m.

Adam Chappell

Planning

Yasmin L Ayala

Administrative Specialist