

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUGUST 2023 COMMUNITY COUNCIL RECOMMENDATIONS
Planning Commission Meeting Date – Tuesday, September 12, 2023
Board of Commissioners Meeting Date – Thursday, September 28, 2023

D1.TA-22-1246101 (2022-2270)	Dir. Planning & Sustainability Cottage Housing Development	All Districts
Approval w/condition 6-0-0	Community Council 1 - Approval with a single condition that the minimum house size change from 200 square feet to 600 square feet. The group felt that 200 feet was simply too small and that it (as well as a 400 square foot home) would create an anomaly on the market. The issue was that if the cottage homes fell out of favor with the buying market, then the real small homes would become an albatross and sit vacant. A 600 foot or larger home would be more marketable to a potential buyer and would have cross market appeal. There is not even a 200 or 400 square foot apartment that anyone could think of that would show any relative market demand for living spaces this small. As we discussed in the prior CC meeting, a 200 square foot area is a one car garage. A 400 square foot area is a two- car garage. The group feels that those areas are just too small.	
Deferral 7-0-0	Community Council 2 – Community Council 2 voted for deferral with the following conditions: 1) They would like to see a final version before Planning Commission on Sept 12, 2023 and 2) Page numbers should be added. They also had the following comment: It is insulting to have a document that is red lined and missing page numbers and expect volunteers to review and give comment.	
Approval 7-0-0	Community Council 3	
Approval w/Condition 10-0-0	Community Council 4 - Approval with conditions to define small tree diameter and to add native plantings as a requirement for new planting in cottage developments.	
No Quorum 4-0-0	Community Council 5 – Members present voted for deferral for further review and discussion of regulations pertaining to cottage houses developments.	
D2. Z-23-1246384 (2023-0338)	Emily M. Johnson	Districts: 3 & 6
Two-Cycle Deferral 6-0-0		
D3. Z-23-1246390 (2023-0340)	KBD Development c/o Battle Law, P.C.	Districts: 3 & 6
Two-Cycle Deferral 6-0-0		
D4. SLUP-23-1246391 (2023-0341)	KBD Development c/o Battle Law, P.C.	Districts: 3 & 6
Two-Cycle Deferral 6-0-0		

N1. SLUP-23-1246540 (2023-0871)	First Family Home Care, LLC	Districts: 3 & 6
Approval 6-1-0	Approval with the following conditions: 1) SLUP shall expire in two years and must be renewed to continue operation; and 2) Maximum of 5 individuals.	
N2. Z-23-1246542 (2023-0872)	Tawanda Vauss	Districts: 5 & 7
No Quorum 4-0-0	Members present voted for approval.	
N3. SLUP-23-1246543 (2023-0873)	Tawanda Vauss	Districts: 5 & 7
No Quorum 4-0-0	Members present voted for approval.	
N4. Z-23-1246544 (2023-0874)	Alex Ciuca c/o Battle Law, P.C.	Districts: 3 & 7
Approval 4-1-1		
N5. SLUP-23-1246545 (2023-0875)	Sid Tejpaal c/o Battle Law, P.C.	Districts: 1 & 7
Approval 6-0-0		
N6. SLUP-23-1246546 (2023-0876)	Jonathan L. Yates for Diamond Communications & Verizon Wireless	Districts: 5 & 7
No Quorum – 2-1-1		
N7. CZ-23-1246550 (2023-0877)	DeKalb Co. Parks Department c/o Caleb Wittenmyer	Districts: 5 & 7
No Quorum 2-2-0		
N8. TA-23-1246555 (2023-0906)	Dir. Planning & Sustainability Ch. 27-3.22, Division 22 – Emory Vlg Overlay District	Districts: 2 & 6
Deferral 6-0-1	\Community Council 2 voted for deferral with the following comment: There was no final document to review and vote on. Given the amount of time spent on the documents by planning and the community, they felt that they should have a final document to review and vote on.	