

DeKalb County Government

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



Sketch Plat Minutes (Draft)

Wednesday, November 15, 2023

6:00 PM

via ZOOM

Planning Commission

Chairperson Tess Snipes

Vice-Chair Jon West

Member Deanna Murphy (Dist. 1)

Member Sarah Zou (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
NOVEMBER 15, 2023 SKETCH PLAT MINUTES
(Via Zoom)**

MEMBERS PRESENT: Tess Snipes, Chair
Jon West, Vice-Chair
Sarah Zou, District 2
Vivian Moore, District 3
LaSonya D. Osler, District 4
Jan Costello, District 5
Jana Johnson, District 6
Edward Patton, District 7

MEMBERS ABSENT: Deanna Murphy, District 1

STAFF PRESENT: Adam Chappell, Sr. Planner
LaSondra Hill, Administrative Specialist
Shanikia Colbert, Administrative Specialist

1. Call to Order/Confirmation of Quorum:

Chair Snipes called the meeting to order at 6:00 p.m.

2. Reading of Opening Statement:

Chair Snipes read the opening statement of procedures for a Sketch Plat hearing.

3. Introduction of Planning Commission members:

Planning Commission members were introduced.

4. Approval of Minutes:

Jan Costello moved, Vivian Moore seconded for approval of the August 23, 2023 Sketch Plat minutes. The motion passed unanimously 8-0-0.

AGENDA

N1. Creekside Village (Phase 2) #P-Plat 1244787 Commission District 05 Super District 07
16-195-01-002, 16-195-01-004, 16-195-01-007
7480 ROCK CHAPEL ROAD, 1726 ROCK CHAPEL ROAD,
and 1688 ROCK CHAPEL ROAD LITHONIA, GA 30058

Application request by Sarah Shirk to subdivide approximately 77.08 acres for a mixed-use development including 234 single-family attached dwellings. The subject properties are zoned MU-4 (Mixed-Use High Density) and MU-1 (Mixed-Use Low Density) and have frontage along Rock Chapel Road.

Staff Recommendation: Approval.

All regulatory reviews for the preliminary "sketch" plat have been completed, approved, or conditionally approved.

MOTION: Jon West moved, Edward Patton seconded for Approval, per Staff recommendation. The motion passed 7-0-1. Tess Snipes abstained.

N2. JDA Rogers Lake #P-Plat 1246421
16-157-05-001, 16-157-05-002
1616 ROGERS LAKE ROAD, 7071 SCALES ROAD, LITHONIA GA, 30058

Commission District 05 Super District 07

Application request by William Moore (Johnson Development Associates, INC) to subdivide approximately 19.65 acres for a mixed-use development (commercial and industrial uses). The subject properties are zoned M (Light Industrial) and have frontage along Rogers Lake Road, Lithonia Industrial Boulevard, and Scales Road.

Staff Recommendation: Approval

All regulatory reviews for the preliminary “sketch” plat have been completed, approved, or conditionally approved.

MOTION: Jan Costello moved, LaSonya Osler seconded for Approval, per Staff recommendation. The motion passed 7-0-0. Jana Johnson was not present for this vote.

NEW BUSINESS: 2024-25 Sketch Plat Calendar

MOTION: Vivian Moore moved, Jana Johnson seconded for Approval of the 2024-25 Sketch Plat Calendar, with a modification to remove the February 14, 2024 meeting date. The motion passed unanimously 8-0-0.

Meeting was adjourned at 6:35 p.m.

Adam Chappell
Planning

LaSondra Hill
Administrative Specialist