



The Honorable Michael L. Thumond
Chief Executive Officer

DeKalb County Planning & Development Department

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COMMUNITY COUNCIL RECOMMENDATION Planning Commission Meeting Date - May 1, 2018 6:30 PM Board of Commissioners Meeting Date - May 22, 2018 6:30 PM

DEFERRED CASES			
D.1	TA-18-21949	Dekalb County Board Of Commissioners	
Deferral		9-3-0	Council recommended Full Cycle Deferral.
D.2	TA-18-22052	Dekalb County Board Of Commissioners	Comm Dist: 3 Super Dist: 6
Approval		7-0-2	Day care facilities are heavily regulated by the County and Bright From The Start.
D.3	Z-18-22037	Jay Gipson	Comm Dist: 2 Super Dist: 6
Approval		6-0-0	Unanimously voted to approve the rezoning. Six of the 11 council members were present.
D. 4	SLUP-18-22035	Jay Gipson	Comm Dist: 2 Super Dist: 6
Approval		5-0-1	Five voted in favor of the pumps. One member abstained.
D. 5	SLUP-18-22038	Jay Gipson	Comm Dist: 2 Super Dist: 6
Deferral		6-0-0	Concerned about the proximity of the alcohol sales to the church school on Briarcliff Road.
D. 6	SLUP-18-22039	Jay Gipson	Comm Dist: 2 Super Dist: 6
Deferral		5-0-1	Concerned that the transitional buffer is thin and provides little protection from the vehicles and menu speakers to the condominiums directly to the west.
D.7	CZ-18-22045	Paul Girardeau	Comm Dist: 5 Super Dist: 7
Approval		11-0-0	The site would be limited to a specific list of permitted uses including but not limited to offices, trade shops, health and medical service related uses.
NEW CASES			

N.1	Z-18-22025	Ali Ihsan & Associates	Comm Dist: 3 Super Dist: 7
	0-0-0		
Deferral	9-1-0	Full cycle deferral to work with the interested residents who oppose the proposal. Opposing neighbors think that the proposed townhomes would be inconsistent with the character of the neighborhood in terms of density and height.	
N. 2	SLUP-18-22123	Obewy Ojebe	Comm Dist: 3 Super Dist: 6
Denial	11-0-0	A representative of the Conley Area CID said that vehicles parked on curb impair visibility and turning movements by other vehicles; he visited site and did not see evidence that engine fluids were being recaptured. CC member raised concerns about environmental impact.	
N.3	Z-18-22128	Frank Golley	Comm Dist: 3 Super Dist: 7
Approval	11-0-0	The proposed lots would be consistent with the character of the neighborhood.	
N.4	CZ-18-22135	Sinocoin Re L L C C/O The Galloway Law Group L L C	Comm Dist: 3 Super Dist: 6
Denial	5-1-5	The discussion centered on whether the neighborhood can support market-rate homes.	
N.5	CZ-18-22125	Carlos Arenas	Comm Dist: 4 Super Dist: 6
Denial	11-1-0	Council recommended denial due to the following: 1. No detailed site plan showing location of underground detention; 2. Watershed Management Department has not approved the applicant's sewer action plan; 3. Impact on School system has not been assessed; and 4. Needs more consultation with Department of Transportation regarding access improvements.	
N.6	Z-18-22138	Arrowhead Investors L L C C/O Bryan Flint	Comm Dist: 4 Super Dist: 6
Denial	11-0-1	Council recommended denial due to the following: 1. Overwhelming Neighborhood Opposition; 2. Applicant has not demonstrated specifically how the criteria for density bonus above four units per acre has been achieved regarding minimum size requirements of proposed pocket parks and enhanced open space; 3. Density is too high and proposal is out of character with surrounding neighborhood; 4. Valley Brook Road cannot handle the increased traffic; and 5. School system impacts have not been assessed.	
N. 7	SLUP-18-22140	Dave Vaz	Comm Dist: 4 Super Dist: 7
Approval	8-3-1	Discussion included the need for security during Late Night Hours.	
N.8	Z-18-22137	Highland Asset Redan Panola LI C/O W Edward French	Comm Dist: 5 Super Dist: 7

Deferral		10-0-1	The council wanted to know what uses other than Waffle House that would be part of the overall development. The Council also wanted the applicant to meet with the Greater Hidden Hill Civic Association and other community members to get input on the proposed development prior to the District 5 Community Council Meeting.
N.9	Z-18-22130	Hybrass Properties L L C, C/O Battle Law Pc	Comm Dist: 5 Super Dist: 7
Approval		7-3-0	The proposed site must comply to development standards per the Zoning Code for Neighborhood Conservation Subdivisions in terms of required open space, amenities; access to walking trails and overall site development standards.