DeKalb County Planning Commission
The Maloof Center, 1300 Commerce Drive
DeKalb County Auditorium

SKETCH PLAT REVIEW
PUBLIC HEARING MINUTES
August 14, 2019

MEMBERS PRESENT: Tess Snipes
Edward Patton
Paul Womack
Vivian Moore
Gwendolyn McCoy
Jana Johnson

MEMBERS ABSENT: LaSonya Osler
April Atkins
Jon West

STAFF PRESENT: Matthew Williams, Senior Planner
Tanya Fleming, Administrative Specialist

A. **Call to Order/Determination of Quorum:**
After members presented a quorum, Tess Snipes called the meeting to order @ 6:35 p.m.

B. **Reading of Opening Statement:**
Chairman Tess Snipes read the opening statement of procedure for a sketch plat hearing.

C. **Introduction of Planning Commission:**
Attending Planning Commissioners and staff introduced themselves.

Approval of Minutes:
July 24 Minutes – Paul Womack motioned to approve, Jana Johnson seconded.
Motion passed 4 –1. Vivian Moore abstained.

DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

N.1 Villa at Pleasant Wood **Commission District: 3 Super District: 7**
2636 Pleasant Wood Drive
#P-Plat 1243168
15-127-01-012
15-127-01-106

Application request of Jay Combe of D.R Horton, Inc. to subdivide 7.22 into Seventy-Eight (78) single family attached townhomes. The property is zoned MR-2 (Medium Density Residential-2) and has approximately 628 feet of frontage on Pleasant Wood Drive and 191 feet of frontage on I-20.

Support/Representation: **Michael Barlow**
Oppose/Representation: **None**

RECOMMENDATION(S):

The subject property is to subdivide the property into seventy eight (78) fee simple townhomes at a density of 10.8 units per acre. The Land Use plan is Town Center. MR-2 allows a density of 12-24 units per acre.

Staff notes that sewer capacity will have to be approved prior to issuance of a Land Disturbance Permit or a Building Permit.

The sketch plat meets the requirements of Chapter 14.89 and 14.90 of the Land Development Code. Therefore, staff recommends APPROVAL.

MOTION: Vivian Moore moved, Gwendolyn McCoy seconded for approval per staff recommendation. The motion passed 5-1. Tess Snipes opposed.

Matthew Williams
Senior Planner

Tanya Fleming
Administrative Specialist