

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

**SKETCH PLAT REVIEW  
PUBLIC HEARING MINUTES  
January 8, 2020**

**MEMBERS PRESENT:** Tess Snipes, Chair  
April Atkins  
Jana Johnson  
Gwendolyn McCoy  
Vivian Moore  
Edward Patton  
Paul Womack, Jr.

**MEMBERS ABSENT:** LaSonya Osler, Jon West

**STAFF PRESENT:** Marian Eisenberg, Zoning Administrator  
Matthew Williams, Interim Planning Mgr.  
Jessica Holmes, Office Assistant  
LaSondra H. Hill, Administrative Specialist  
Jahnee Prince, Dept. Director

**A. Call to Order/Determination of Quorum:**

After members presented a quorum, Chair Snipes called the meeting to order @ 6:30 p.m.

**B. Reading of Opening Statement:**

Chair Snipes read the opening statement of procedure for a sketch plat hearing.

**C. Introduction of Planning Commission:**

Attending Planning Commissioners and staff introduced themselves.

**D. Approval of Minutes:**

The minutes were tabled until the next meeting, due to not enough members present who attended the meeting and could approve them.

---

---

DEPARTMENT OF PLANNING & SUSTAINABILITY

---

**D.1 Wellborn Crossing**  
**#P-Plat 1243408**  
**2387 Wellborn Rd**  
**16-071-09-001**

**Commission District: 5 Super District: 7**

Application request of Tim Jenkins with Rocklyn Homes to subdivide 14.75 acres into 124 residential townhomes. The property is zoned MR-1 (Medium Density Residential -1) and has approximately 897 feet of frontage on Wellborn Road and approximately 265 feet of frontage on Covington Highway.

**Support/Representation:** Michelle Battle

**Oppose/Representation:** None

**Recommendation:** **Approval.** The subject property is to subdivide into 124 fee simple townhomes at a density of 8.48 units per acre.

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

The sketch plat meets the requirements of Chapter 14 and Chapter 27. Therefore, staff recommends, “Approval”.

**MOTION:** **G. McCoy moved, V. Moore seconded for Approval per Staff recommendation. The motion passed 5-2-0. T. Snipes and P. Womack, Jr. opposed.**

---

**N.1 Ruby Road**  
**#P-Plat 1243080**  
**4622 Ruby Road**  
**15-256-01-013**

**Commission District: 4 Super District: 7**

Application request of Jim Cheeks of Redbrick Homes & Development Inc. to subdivide 15,000 sq. ft. (1) parcel into eight (8) single family residential detached lots. The property is zoned R-100 (Residential Medium Lot) and has approximately 165 feet on the east side of Ruby Lane and contains 4.34 acres.

**Support/Representation:** James Cheeks

**Oppose/Representation:** Tomiko Cobb, Amanda Price

**Recommendation:** **Approval.** The subject property is to subdivide into twenty-one (21) simple townhomes at a density of 2.03 units per acre.

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

The sketch plat meets the requirements of Chapter 14 and Chapter 27. Therefore, staff recommends “Approval”.

**MOTION:** **A. Atkins moved, G. McCoy seconded for Approval per Staff recommendation. The motion unanimously passed 7-0-0.**

---

---

DEPARTMENT OF PLANNING & SUSTAINABILITY

---

**N.2 Moderna Point**  
**#P-Plat 1243355**  
**2200 Flat Shoals Rd**  
**15-141-01-001**

**Commission District: 3 Super District: 6**

Application request of Abbas Heidari of SCR Engineering Inc. to subdivide 2.03 acres into twenty-one (21) single family lots. The property is zoned RSM (Small Lot Residential Mix) and has approximately 280.16 feet on Flat Shoals and 239.26 feet on Keystone Drive and consists of 2.03 acres.

**Support/Representation:** Bill Probst

**Oppose/Representation:** None.

**Recommendation:** **Approval.** The subject property is to subdivide into twenty-one (21) simple townhomes at a density of 2.03 units per acre.

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

The sketch plat meets the requirements of Chapter 14 and Chapter 27. Therefore, staff recommends “Approval”.

**MOTION:** V. Moore moved, G. McCoy seconded for a one-time revision to allow for re-advertisement to show that the proposed units shall be townhomes, not single-family detached. The motion unanimously passed 7-0-0.

---

**N.3 Valley Brook @ Ford Place**  
**#P-Plat 1235324**  
**731 Valley Brook Rd**  
**18-064-02-013**

**Commission District: 4 Super District: 6**

Application request of Bryan Flint of Arrowhead Real Estate Partners to revise a sketch plat for 80 single family detached units. The property is zoned RSM (Small Lot Residential Mix) and has approximately 1,080 feet on the east side of Valley Brook Rd and contains 12.44 acres.

**Support/Representation:** Bryan Flint, Kenneth Wood, Abbas Heidari

**Oppose/Representation:** Barbara Scott, Ray Gliou

**Recommendation:** **Approval.** The subject property is to subdivide into eighty (80) single family detached homes at a density of 12.44 units per acre.

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

The sketch plat meets the requirements of Chapter 14 and Chapter 27. Therefore, staff recommends “Approval”.

**MOTION:** E. Patton moved, G. McCoy seconded for Approval per Staff recommendation, with the following amendments: Indicate the correct number of units on site plans and clarify that all units shall be detached. The motion unanimously passed 7-0-0.

---




DeKalb County  
GEORGIA

---

DEPARTMENT OF PLANNING & SUSTAINABILITY

---

Adjourned @ 7:25 p.m.

  
Matthew Williams  
Interim Planning Manager

  
LaSondra H. Hill  
Administrative Specialist