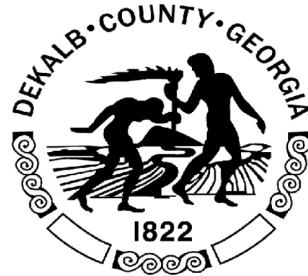


DeKalb County Government

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



Minutes

Tuesday, July 9, 2019

6:30 PM

Manuel J. Maloof Auditorium

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member April Atkins

Member Jana Johnson

Member Gwendolyn McCoy

Member Vivian Moore

Member LaSonya Osler

Member Edward Patton

Member H. Paul Womack Jr.

Call To Order**Roll Call**

- Present** 8 - Member Edward Patton, Member Jana Johnson, Member Vivian Moore, Vice Chair Jon West, Member Paul Womack Jr., Chairperson Tess Snipes, Member April Atkins, and Member Gwendolyn McCoy
- Absent** 1 - Member LaSonya Osler

Defered Cases

- D1** [2019-3557](#) COMMISSION DISTRICT(S): ALL
Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and Article 4.2.23 Drive-through facilities to allow a drive through facility, for a use other than a restaurant, to be allowed in the C-1 (Local Commercial) and C-2 (Commercial) districts located in Activity Centers.

MOTION was made by Paul Womack Jr., seconded by Vivian Moore, that this agenda item be Adopted per staff recommendation. This text amendment moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Moore, Member Womack Jr., Chairperson Snipes, and Member McCoy

No: 1 - Vice Chair West

Absent: 1 - Member Osler

Not Present: 2 - Member Johnson, and Member Atkins

- D2** [2019-3209](#) COMMISSION DISTRICT(S): 5 & 7
Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.

MOTION: Two motions were made; one to approve and one to deny. Both motions failed for lack of a majority vote. This application moves forward, with no recommendation from the Planning Commission, to the Board of Commissioners - Zoning Meeting, on 7/23/2019.

- D3** [2019-3210](#) COMMISSION DISTRICT(S): 5 & 7
Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to C-2 (Local Commercial) District to develop a contractor's office with truck parking, at 1422 & 1450 Rock Chapel Road.
MOTION: Two motions were made; one to approve and one to deny. Both motions failed for lack of a majority vote. This application moves forward, with no recommendation from the Planning Commission, to the Board of Commissioners - Zoning Meeting, on 7/23/2019.

New Cases

- N1** [2019-3840](#) COMMISSION DISTRICT(S): 4 & 7
Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late-Night Establishment within the C-1 (Local Commercial) District, at 8002 Rockbridge Road.
MOTION was made by Jon West, seconded by April Atkins, that this agenda item be approved with conditions per staff recommendation, with an added condition that the SLUP be non-transferrable. This application moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:
- Yes:** 6 - Member Patton, Member Johnson, Member Moore, Member Womack Jr., Member Atkins, and Member McCoy
- No:** 2 - Vice Chair West, and Chairperson Snipes
- Not Present:** 1 - Member Osler
- N2** [2019-3841](#) COMMISSION DISTRICT(S): 3 & 6
Application of Hunter Carson to rezone property from R-75 (Residential Medium Lot -75) to R-60 (Residential Small Lot-60) to allow the property to be split into two lots, at 1357 Diamond Ave.
MOTION was made by Vivian Moore, seconded by Jon West, that this agenda item be denied per staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Not Present: 1 - Member Osler

N3 [2019-3842](#) COMMISSION DISTRICT(S): 3 & 6
Application of Tracy Turner for a Special Land Use Permit for an in-home child day care facility for up to six children in an RSM (Small Lot Residential Mix) District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1., at 925 Oakwood Chase Cir.
MOTION was made by Jon West, seconded by April Atkins, that this agenda item be approved with conditions per staff recommendation, with an added condition to specify hours of operation. This application moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:

Yes: 7 - Member Johnson, Member Moore, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

No: 1 - Member Patton

Not Present: 1 - Member Osler

N4 [2019-3843](#) COMMISSION DISTRICT(S): 3 & 6
Application of Strategic Development Partners to rezone from C-1 (Local Commercial District) to M (Light Industrial) to allow development of a 125,000 square foot industrial building, at 3112 Panthersville Road.
MOTION was made by Vivian Moore, seconded by Jon West, that this agenda item be approved with five conditions, per staff recommendation. This application moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Johnson, Member Moore, Vice Chair West, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Not Present: 1 - Member Osler

N5 [2019-3844](#) COMMISSION DISTRICT(S): 2 & 6
Application of Hole in One Ventures, LLC for a Special Land Use

Permit (SLUP) to allow for a bank drive-through ATM within a Town Center Character Area in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1. Use Table and Article 4.2.23-Supplemental Regulations of the DeKalb County Code, at 2626 N. Decatur Rd.

MOTION was made by Jon West, seconded by Edward Patton, that this agenda item be approved with conditions per staff recommendation. April Atkins recused herself to avoid conflict of interest. This application moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Johnson, Member Moore, Vice Chair West, Member Womack Jr., Chairperson Snipes, and Member McCoy

Recused: 1 - Member Atkins

Not Present: 1 - Member Osler

N6 [2019-3845](#) COMMISSION DISTRICT(S): 4 & 7
 Application of R. Lawton Jordan Esq. to rezone property from RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to allow local commercial uses on the site, at 7231 Rockbridge Rd.
MOTION was made by Edward Patton, seconded by Jana Johnson, that this agenda item be approved with conditions per staff recommendation. The Planning Commission (and community) also requested the possibility of extending the prohibited uses list. This application moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Moore, Member Womack Jr., Chairperson Snipes, and Member Atkins

No: 2 - Vice Chair West, and Member McCoy

Not Present: 1 - Member Osler

N7 [2019-3846](#) COMMISSION DISTRICT(S): ALL DISTRICTS
 Application of the Director of Planning & Sustainability to reduce the 650 square foot minimum requirement for multifamily housing units with Federal HUD 202 funding for senior affordable housing.
MOTION was made by April Atkins, seconded by Vivian Moore, that this agenda item be Adopted per staff recommendation. This

text amendment moves forward to the Board of Commissioners - Zoning Meeting, on 7/23/2019. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Moore, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

Abstain: 2 - Member Johnson, and Vice Chair West

Not Present: 1 - Member Osler