

# DeKalb County Government

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



## Minutes

**Thursday, November 5, 2020**

**5:30 PM**

**Via Zoom**

## **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

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, November 5, 2020 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to watch the broadcast on DCTV's UStream link

<https://video.ibm.com/channel/dctv-channel-23> Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94261560575> Or Telephone: Dial: USA 8882709936 (US Toll Free) Conference code: 934462

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting.

The Board will provide 15 minutes of time for citizens to speak in favor of an agenda item, and 15 minutes for citizens to speak in opposition. Citizens who attend the meeting via the Zoom link above may join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. There will be no comment cards, so when you are called upon, please state your name and address for the record. Also, please be conscious of speaking time so that everyone has an opportunity to provide input in the allotted time.

Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 p.m. on the date of the public hearing to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

## Roll Call

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

**Not Present**      1 - Vice Chair Jon West

## Deferred Cases

**D1      2020-0834**      COMMISSION DISTRICT(S): 2 & 6  
Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

**MOTION was made by April Atkins, seconded by Paul Womack Jr. that this agenda item be Deferred for a Full Cycle.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

- D2      2020-0835      COMMISSION DISTRICT(S): 2 & 6**  
Application of Stein Investment Co., LLC c/o Dennis J Webb to request a rezoning of properties from C-1 (Local Commercial) and C-2 (General Commercial) to HR-3 (High Density Residential-3) district to allow for the construction of a mixed use development consisting of approximately 10,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.  
**MOTION was made by April Atkins, seconded by Paul Womack Jr. that this agenda item be Deferred for a Full Cycle, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting, on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

## **New Cases**

- N1      2020-1163      COMMISSION DISTRICT(S): 5 & 7**  
Application of Halim Najib for a Special Land Use Permit (SLUP) to operate a Child Caring Institution for teenage mothers in an MR-1 (Medium Density Residential-1) District, at 5797 Marbut Road.  
**MOTION was made by Edward Patton, seconded by LaSonya Osler that this agenda item be Deferred for a Full Cycle, due to the applicant not being present.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

**N2**     [2020-1166](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults, at 1880 Singer Way.

**MOTION was made by Paul Womack Jr., seconded by Edward Patton that this agenda item be Approved with seven (7) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

**N3**     [2020-1167](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Kaplan Residential to rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development, at 1014 Elder Lane.

**MOTION was made by Gwendolyn McCoy, seconded by Jana Johnson that this agenda item be Deferred for a Full cycle, per Staff recommendation.**

**This applications moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

**N4**     [2020-1169](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Quik Trip Corporation c/o Battle Law P.C. for a Special

Land Use Permit (SLUP) to allow an alcohol outlet within a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.8 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.

**MOTION was made by LaSonya Osler, seconded by April Atkins that this agenda item be Approved with thirteen (13) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Abstain:** 1 - Member Johnson

**Not Present:** 1 - Vice Chair West

- N5**     [2020-1170](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps for a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.28 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.  
**MOTION was made by LaSonya Osler, seconded by Gwendolyn McCoy that this agenda item be Approved with thirteen (13) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Abstain:** 1 - Member Johnson

**Not Present:** 1 - Vice Chair West

- N6**     **2020-1171**     COMMISSION DISTRICT(S): 4 & 6

Application of Lennar Corporation c/o Battle Law P.C. to rezone properties from R-85 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to construct up to 63 urban single-family homes at a density of 5.2 units per acre, at 4549 Erskine Road and 1247 Oakmont Drive.

**MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be Deferred for a Full Cycle, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Atkins, and Member McCoy

**No:** 2 - Member Womack Jr., and Chairperson Snipes

**Not Present:** 1 - Vice Chair West

- N7      2020-1172      COMMISSION DISTRICT(S): 1 & 7**  
Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home, at 1896 Ludovie Lane.  
**MOTION was made by Paul Womack Jr., seconded by LaSonya Osler that this agenda item be Approved with three (3) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

- N8      2020-1174      COMMISSION DISTRICT(S): 5 & 7**  
Application of Shy Temple CME Church, Inc. for a Special Land Use Permit in the R-85 (Residential Medium Lot-85) District to expand a place of worship approved pursuant to SLUP-19-1243513 by constructing the new sanctuary on expanded property, at 2030 Wesley Chapel Road.

**MOTION was made by Gwendolyn McCoy, seconded by Edward Patton that this agenda item be Approved with five (5) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

- N9      2020-1175      COMMISSION DISTRICT(S): 3 & 6**  
Application of the Director of Planning and Sustainability to amend Section 27-3.39.3 (Permitted Uses and Structures), Section 27-9.1.3 (Definitions), and create Section 27-3.39.8 (Supplemental Regulations) of the Bouldercrest-Cedar Grove-Moreland Overlay District.

**MOTION was made by Vivian Moore, seconded by Paul Womack Jr. that this agenda item be Deferred for at least Two Full Cycles to the March 2021 Zoning agenda.**

**This text amendment moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

- N10      2020-1183      COMMISSION DISTRICT(S): All Districts**  
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2.11.2. Dimensional Requirements, in all districts of DeKalb County.

**MOTION was made by Gwendolyn McCoy, seconded by Jana Johnson that this agenda item be Deferred for a Full Cycle, per Staff recommendation.**

**This text amendment moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

**N11     2020-1184**     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.

**MOTION was made by Paul Womack Jr., seconded by Vivian Moore that this agenda item be Deferred for Two Full Cycles to the March 2021 Zoning agenda.**

**This text amendment moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

**N12     [2020-1188](#)**     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for a text amendment to adopt the 2021 Zoning Calendar and Resolution, in all districts of DeKalb County.

**MOTION was made by Paul Womack Jr., seconded by Gwendolyn McCoy that this agenda item be Adopted, per Staff recommendation with the following conditions:**

**1) November 2021 Planning Commission hearing date be changed from Tuesday, Nov. 2, 2021 to Thursday, Nov. 4, 2021; 2) Planning Commission requests that the March 2021 hearing be held via Zoom; 3) Suggested amendments to the resolution to include allowing community meetings to be held via Zoom, revisit community meetings physical locations and other issues raised by Attorney Michele Battle.**

**This text amendment moves forward to the Board of**



**Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West

- N13     2020-1325     COMMISSION DISTRICT(S): 2 & 6**  
Application of Stein Investment Co., LLC to consider approving a resolution to adopt the Briarcliff Road-Clairmont Road Small Area Plan and to amend the DeKalb County Comprehensive Plan to include the aforementioned plan, as a part of the Supplemental Plans, Chapter 7.  
**MOTION was made by April Atkins, seconded by Paul Womack Jr. that this agenda item be Deferred for a Full Cycle, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2020. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Member Womack Jr., Chairperson Snipes, Member Atkins, and Member McCoy

**Not Present:** 1 - Vice Chair West