

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

**SKETCH PLAT REVIEW
PUBLIC HEARING MINUTES
October 9, 2019**

MEMBERS PRESENT: Tess Snipes
Edward Patton
Vivian Moore
Jana Johnson
Jon West

MEMBERS ABSENT: April Atkins
Gwendolyn McCoy
LaSonya Osler
Paul Womack, Jr.

STAFF PRESENT: Matthew Williams, Senior Planner
LaSondra Hill, Administrative Specialist

A. Call to Order/Determination of Quorum:

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

D. Approval of Minutes:

V. Moore moved, E. Patton seconded for Approval of the August 14, 2019 Sketch Plat Minute.
The motion passed 4-0-1. J. West abstained.

DEPARTMENT OF PLANNING & SUSTAINABILITY

N.1 Gates at Flat Shoals **Commission District: 3 Super District: 6**
#P-Plat 21788
2074 Flat Shoals Road
15-148-02-036, 15-148-02-117, 15-148-02-164 & 15-148-05-004-005

Application request of Aaron McCullough to revise a sketch plat from a 48 unit attached single family townhome development to a single family detached development on 8.64 acres. The property is zoned RSM (Small Lot Residential Mix) and is located on the northeast side of Flat Shoals Road at 2030, 2060, 2074 and 2084 Flat Shoals Road Atlanta, GA 30316, approximately 325 feet southeast of Fayetteville Road.

Support/Representation: Taylor Pounds
Oppose/Representation: None

Recommendation:

The subject property is to subdivide into 48 single family detached houses at a density of 5.56 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 and Chapter 27; therefore, staff recommends “Approval”.

MOTION: J. West moved, V. Moore seconded to table this item, due to erroneous advertising, to the next Sketch Plat meeting. The motion passed unanimously 5-0-0.

N.2 Wellborn Crossing **Commission District: 5 Super District: 7**
#P-Plat 1243408
2387 Wellborn Rd
16-071-09-001

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: Tim Jenkins
Oppose/Representation: None

DEPARTMENT OF PLANNING & SUSTAINABILITY

Recommendation:

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: E. Patton moved, J. Johnson seconded for Approval, per Staff recommendation. The motion failed 2-3-0. V. Moore, T. Snipes and J. West opposed.

**N.3 Ambling Grove
#P-Plat 1243447
3085 Lexington Terrace
15-196-03-008**

Commission District: 5 Super District: 7

Application request of Sotir Christopher to subdivide 10.90 acres into 120-unit fee simple townhomes development. The property is zoned MR-2 (Medium Density Residential-2) and has approximately 262 of frontage on Agape Way.

Support/Representation: Kathy Zickert; Joe Ingram

Oppose/Representation: None

Recommendation:

The subject plan is to subdivide the property into 120 fee-simple townhomes at a density of 11 units per acre. The property was rezoned pursuant to Z-19-1243041.

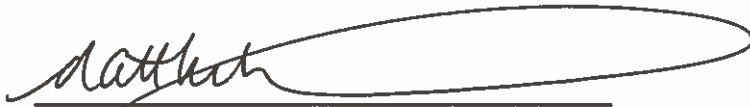
Staff notes that sewer capacity will have to be approved prior to issuance of the land disturbance permit.

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

MOTION: E. Patton moved, J. West seconded for Approval per Staff recommendation. The motion passed unanimously 5-0-0.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Adjourned @ 7:05 p.m.



Matthew Williams
Senior Planner



LaSondra Hill
Administrative Specialist