



DEKALB COUNTY PLANNING COMMISSION

**SKETCH PLAT MINUTES
September 23, 2020 – Via Zoom**

Join from PC, Mac, and Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/95612597697>
Or Telephone: Dial: USA 888 270 9936 (US Toll Free) Conference code: 934462

Meeting participant's or caller's phone numbers may be displayed to the public viewing or Participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such Materials by 5:30 pm on the date of the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov

MEMBERS PRESENT: Tess Snipes, Chair
April Atkins
Gwendolyn McCoy
Vivian Moore
Edward Patton
Jon West
Jana Johnson
LaSonya D. Osler
Paul Womack Jr.

MEMBERS ABSENT: None

STAFF PRESENT: Matthew Williams, Planning & Zoning Administrator
Jessica L Holmes, Administrative Specialist

1. Call to Order/Determination of Quorum:

After members presented a quorum, Chair Snipes called the meeting to order @ 6:00 p.m.

2. Reading of Opening Statement:

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

3. Introduction of Planning Commission:

Planning Commission members were introduced.

4. Approval of Minutes:

The minutes from August 12, 2020 were approved, Paul Womack made the motion to approve, Jon West seconded the motion, and the minutes were approved unanimously.



DEPARTMENT OF PLANNING & SUSTAINABILITY

N.1 Towns at Church
#P-Plat 1243777
1702 Scott Blvd.
18-062-06-032

Commission District: 2 Super District: 6

Application request of Diane Pathammavong of Planners & Engineers Collaborative, Inc. to subdivide 4.5 acres for the development of a 52-unit residential townhome subdivision. The property is zoned MR-2 (Medium Density Residential District) and is located on Scott Blvd.

Support/Representation: Kenneth Wood

Oppose/Representation:

Recommendation: “**One time Revision**” The proposed sketch plat complies with and has received approval from DeKalb County GIS, Watershed and Land Development divisions.

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

DeKalb County Department of Planning and Sustainability recommends a “One time revision” to allow the applicant to revise the proposed sketch plat after meeting with the members of the community.

MOTION: A. Atkins made the motion for deferral and one time revision for the next meeting on October 14, 2020; J. West seconded the motion. The motion passed unanimously.

N.2 Covington Hwy.
#P-Plat 1243953
6556 Covington Hwy.
16-072-01-002

Commission District: 5 Super District: 7

Application requests of Kristal Riggins & Chase Crouse of Planners & Engineers Collaborative Inc. to subdivide 9.034 acres for the development of a townhome subdivision with proposed 72 units. The property is zoned RSM (Small Lot Residential Mix) and is located on Covington Hwy and Wellborn Rd.

Support/Representation: Kenneth Wood

Oppose/Representation:

Recommendation: **Approval.** The subject property is to subdivide 9.034 acres for the development of a 72 unit townhome subdivision.

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 made the motion to approve; T. Snipes opposed. The motion passed unanimously.

DEPARTMENT OF PLANNING & SUSTAINABILITY

**N.3 Young Rd.
#P-Plat 1244094
2650 Young Rd.
16-027-02-014**

Commission District: 5 Super District: 7

Application requests of Kristal Riggins of Planners & Engineers Collaborative Inc. to subdivide 42.501 acres for the development of a townhome subdivision with proposed 322 units. The property is zoned RSM (Small Lot Residential Mix) and is located on Young Rd.

Support/Representation: Kenneth Wood, Tiffany Hogan

Oppose/Representation:

Recommendation: Approval. The subject property is to subdivide 42.501 acres for the development of a 322 unit townhome subdivision.

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 made the motion to approve; T. Snipes and E. Patton opposed. The motion passed 7-2-0.

Adjourned @ 6:35 pm.

Jessica L Holmes

**Matthew Williams
Planning & Zoning Administrator**

**Jessica L Holmes
Administrative Specialist**