

DeKalb County Government

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



Sketch Plat Agenda

Wednesday, May 22, 2024

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Co-Vice Chair Jon West
Co-Vice Chair LaSonya Osler
Member Deanna Murphy (Dist. 1)
Member Sarah Zou (Dist. 2)
Member Vivian Moore (Dist. 3)
Member LaSonya Osler (Dist. 4)
Member Jan Costello (Dist. 5)
Member Jana Johnson (Dist. 6)
Member Edward Patton (Dist. 7)

**DeKalb County Planning Commission
Sketch Plat Agenda
May 22, 2024 @ 6:00pm**

This meeting will be held via Zoom Join from PC, Mac, Linux, iOS or Android:
<https://dekalbcountyga.zoom.us/j/86330344636>

Or Telephone: USA 888-270-9936 (US Toll Free) Conference code: 691303

(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 Friday, May 17, 2024.
Email the DeKalb County Department of Planning and Sustainability at plansustain@DeKalbcountyga.gov

- I. Call to Order/Determination of Quorum:**
After members presented a quorum, Chairperson will call the meeting to order.
- II. Reading of Opening Statement:**
Chairperson will read the opening statement of procedure for a sketch plat hearing.
- III. Introduction of Planning Commission:**
Planning Commission members and Planning Staff introductions.
- IV. Approval of Minutes:**
March 13, 2024 Sketch Plat Meeting Minutes.

AGENDA

N1. Hidden Hills at Biffle Road #P-Plat 1246015 Commission District 05 Super District 07
16-028-01-001
5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088

Application request by Lori Kingery (Gunnin Land Surveying) to subdivide approximately 77.21 acres into three (3) lots for future development. The subject property is zoned R-100 (Residential Medium Lot-100), is within Tier 4 and Tier 5 of the Greater Hidden Hills Overlay District and has frontage along Biffle Road.

Staff Recommendation: Approval. All regulatory reviews for the preliminary "sketch" plat have been completed, approved, or conditionally approved.

N2. Bag Factory #A-24-1247015 Commission District 03 Super District 06
15-173-07-048
1881 2ND AVENUE, DECATUR, GA 30032

Application by Craig Wasilewsky (Perennial Properties) to request a variance from Section 14-200 (5) to reduce the minimum number of access points from four (4) to three (3) for a mixed-use development containing over 300 multifamily units. The subject property is zoned MR-2 (Medium Density Residential-2) and has frontage along 2nd Avenue.

Staff Recommendation: Withdrawal without prejudice. The applicant has requested that this item be granted a withdrawal without prejudice. Discussions with other County agencies are ongoing that may affect the necessity for a variance request.