

DeKalb County Government

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



Sketch Plat Minutes (Draft)

Wednesday, May 22, 2024

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

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
May 22, 2024 Sketch Plat Minutes
(Via Zoom)**

MEMBERS PRESENT: Jon West, Vice Chair
LaSonya Osler, Co-Vice Chair
Deanna Murphy, District 1
Sarah Zou, District 2
Vivian Moore, District 3
LaSonya Osler, District 4
Jan Costello, District 5
Jana Johnson, District 6
Edward Patton, District 7

MEMBERS ABSENT: Tess Snipes, Chair

STAFF PRESENT: Adam Chappell, Sr. Planner
Kyle McLean, Planner
Shanikia Colbert, Administrative Specialist

- 1. Call to Order/Determination of Quorum:**
Sr. Planner, Adam Chappell called the meeting to order at 6:01pm.
- 2. Reading of Opening Statement:**
Vice Chairman, Jon West read the opening statement of procedures for a sketch plat hearing.
- 3. Introduction of Planning Commission:**
Planning Commission members were introduced.
- 4. Approval of Minutes:**
LaSonya Osler moved, Vivian Moore seconded for approval of the March 13, 2024 Sketch Plat minutes. The motion passed 5-0-3. Deanna Murphy, Jana Johnson, and Jon West abstained.

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.

MOTION: Deanna Murphy moved, Edward Patton seconded for approval, per staff recommendations. The motion passed 6-0-0. Jan Costello recused, and Vivian Moore was absent for this vote.

**N2. Bag Factory
15-173-07-048
1881 2ND AVENUE, DECATUR, GA 30032**

#A-24-1247015

Commission District 03 Super District 06

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.

MOTION: Vivian Moore moved, Jana Johnson seconded for withdrawal without prejudice, per staff recommendations. The motion passed unanimously 8-0-0.

Meeting adjourned at 6:31 p.m.