

# **DeKalb County Government**

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



## **Sketch Plat Agenda**

**Wednesday, April 23, 2025**

**6:00 PM**

**via Zoom**

## **Planning Commission**

**Chairperson Tess Snipes**  
**1<sup>st</sup> Vice Chair Jon West**  
**2<sup>nd</sup> 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 Winton Cooper (Dist. 6)**  
**Member Edward Patton (Dist. 7)**

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### DeKalb County Planning Commission Sketch Plat Agenda April 23, 2025 @ 6:00 PM

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, April 18, 2025.**  
Email the DeKalb County Department of Planning and Sustainability at [plansustain@DeKalbcountyga.gov](mailto: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:**  
February 26, 2025 Sketch Plat Meeting Minutes

### AGENDA

#### NEW CASE(S):

|   |                              |                         |
|---|------------------------------|-------------------------|
| <b>N1. MISTY COURT</b><br><b>#P-Plat 1245776</b><br><b>15 187 06 048</b><br><b>4226 Glenwood Road</b><br><b>Decatur, GA 30032</b> | <b>Commission District 3</b> | <b>Super District 7</b> |
|---|------------------------------|-------------------------|

Application request by Dianne Pathammavong/Thomas & Hutton Engineering for a major subdivision of approximately 1.55 acres to construct up to four (4) single-family detached cottage dwellings and 17 single-family attached dwellings. The subject property is located in the MR-2 (Medium Density Residential-2) Zoning District and has frontage along Glenwood Road and Misty Valley Road.

|   |                              |                         |
|---|------------------------------|-------------------------|
| <b>N2. CHAMPION'S RUN – PHASE 2 R85</b><br><b>#P-Plat 1246252</b><br><b>16 252 02 002</b><br><b>8400 Pleasant Hill Way</b><br><b>Lithonia, GA 30058</b> | <b>Commission District 5</b> | <b>Super District 7</b> |
|---|------------------------------|-------------------------|

Application request by Kristal Riggins/PEC+ for a major subdivision of approximately 8.55 acres to construct up to 20 single-family detached dwellings. The subject property is located in the R-85 (Residential Medium Lot-85) Zoning District and has frontage along Pleasant Hill Way.

**N3. CHAMPION'S RUN – PHASE 2 RNC**  
**#P-Plat 1246254**  
**16 229 01 182**  
**8682 Pleasant Hill Road**  
**Lithonia, GA 30058**

**Commission District 5**

**Super District 7**

Application request by Kristal Riggins/PEC+ for a major subdivision of approximately 84.52 acres to construct up to 176 single-family detached dwellings. The subject property is located in the RNC (Residential Neighborhood Conservation) Zoning District.