

DeKalb County Government

Government Services Center

178 Sams Street
Decatur, GA 30030



Minutes (Draft)

Wednesday, April 25, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

Chair Jon West (1st Vice-Chair)

Chair LaSonya Osler (2nd Vice-Chair)

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 Minutes April 23, 2025 @ 6:00 PM

(This meeting was held via Zoom)

MEMBERS PRESENT: Tess Snipes, Chair
Sarah Zou, District 2
Vivian Moore, District 3
LaSonya D. Osler, 2nd Vice-Chair, District 4,
Jan Costello, District 5
Edward Patton, District 7

MEMBERS ABSENT: Jon West, 1st Vice-Chair
Deanna Murphy, District 1
Winton Cooper, Super District 6

STAFF PRESENT: Adam Chappell, Sr. Planner
Kyle McLean, Planner
Ava Shabazz, Permit Tech

- I. Call to Order/Determination of Quorum:**
Chairperson Snipes called the meeting to order at 6:01 p.m.
- II. Reading of Opening Statement:**
Chairperson Snipes 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:**
Commissioner Moore moved, Commissioner Patton seconded for the approval of the February 26, 2025, Sketch Plat meeting minutes. The motion passed 6-0-0.

AGENDA

NEW CASE(S):

N1. Misty Court	#P-Plat 1245776	Commission District 03 Super District 07
15 187 06 048		
4226 Glenwood Road, Decatur, GA 30032		

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.

Staff Recommendation: Approval.

MOTION: Commissioner Moore moved, Commissioner Costello seconded for Approval, per Staff recommendation. The motion carried unanimously 6-0-0.

**N2. Champion's Run – Phase 2 R85 #P-Plat 1246252 Commission District 05 Super District 07
 16 252 02 002
 8400 Pleasant Hill Way, Lithonia, GA, 30058**

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 in the R-85 (Residential Medium Lot-85) Zoning District and has frontage along Pleasant Hill Way.

Staff Recommendation: Approval.

MOTION: Commissioner Costello moved, Commissioner Patton seconded for Approval, per Staff recommendation. The motion carried 6-0-0.

**N3. Champion's Run – Phase 2 RNC #P-Plat 1246252 Commission District 05 Super District 07
 16 229 01 182
 8682 Pleasant Hill Way, Lithonia, GA, 30058**

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.

Staff Recommendation: Approval.

MOTION: Commissioner Costello moved, Commissioner Patton seconded for Approval, per Staff recommendation. The motion carried 6-0-0.

Meeting was adjourned at 6:52 p.m.

Adam Chappell
Adam Chappell, Sr. Planner

Kyle A. McLean
Kyle McLean, Planner

Ava Shabazz
Ava Shabazz Permit Tech