

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Sketch Plat Minutes

Wednesday, April 23, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Co-Vice Chair LaSonya Osler
Member Sarah Zou (Dist. 2)
Member Vivian Moore (Dist. 3)
Member LaSonya Osler (Dist. 4)
Member Jan Costello (Dist. 5)
Member Edward Patton (Dist. 7)

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Juliana A. Njoku

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, District 4, Co-Vice Chair
Jan Costello, District 5
Edward Patton, District 7

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
15 187 06 048
4226 Glenwood Road, Decatur, GA 30032**

Commission District 03 Super District 07

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

Commission District 05 Super District 07

#P-Plat 1246252

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

Commission District 05 Super District 07

#P-Plat 1246252

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