

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

TUESDAY, SEPTEMBER 9, 2025
6:00 p.m., via ZOOM

DeKalb County Planning Commission

Tess Snipes.....Chairperson
Jon West.....1st Co-Vice-Chair
LaSonya Osler.....2nd Co-Vice Chair

Member Deanna Murphy.....District 1
Member Sarah Zou.....District 2
Member Vivian Moore.....District 3
Member LaSonya Osler.....District 4
Member Jan Costello.....District 5
Member Winton Cooper.....Super District 6
Member Edward Patton.....Super District 7

Call To Order

The DeKalb County Planning Commission held its online zoning meeting on Tuesday, September 9, 2025 at 6:00 p.m. This meeting was conducted via teleconference (Zoom).

Cases on this agenda will be heard at a public hearing at the Board of Commissioners Zoning Meeting on Tuesday, September 30, 2025, in-person at: Government Services Center, 178 Sams Street, Decatur, Georgia 30030 at 5:30 p.m. (**This is not a Zoom meeting**).

The September 30, 2025 Board of Commissioners' Zoning hearing can be viewed via the County website and DCTV: <https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

You may email the DeKalb County Board of Commissioners regarding any case on this agenda at: publichearing@dekalbcountyga.gov

Roll Call

Present 9 - Commissioner Edward Patton, Commissioner Jan Costello, Commissioner Vivian Moore, 2nd Co-Vice-Chair LaSonya Osler, 1st Co-Vice-Chair Jon West, Chairperson Tess Snipes, Commissioner Winton Cooper, Commissioner Deanna Murphy, and Commissioner Sarah Zou

Deferred Cases

D1 [2024-1442](#) Commission District(s): Commission District 05 Super District 07 Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-18-22130 for the development of single-family, detached residences, at 7788 Pleasant Hill Road; 1716 Pleasant Hill Trail; 7900 Pleasant Hill Road; 7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road; 7890 Pleasant Hill Road. **MOTION was made by Jon West, seconded by Winton Cooper that this agenda item be deferred for three full cycles to the March 2026 zoning agenda, per Staff recommendation.**

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Moore, 2nd Co-Vice-Chair Osler, 1st Co-Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Costello

- D2** [2025-0283](#) Commission District(s): Commission District 05 Super District 07
Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of 149 single-family homes, at 1619 Pleasant Hill Trail and 7850 Pleasant Hill Road.

MOTION was made by Jon West, seconded by Vivian Moore that this agenda item be deferred for three full cycles to the March 2026 zoning cycle, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Costello

- D3** [2025-0628](#) Commission District(s): Commission District 01 Super District 07
Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP to rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential – 1) zoning district to allow for single-family, attached and multi-family developments, at 3265 Northeast Expressway.

MOTION was made by Deanna Murphy, seconded by Edward Patton that this agenda item be deferred full cycle to the November 2025 zoning agenda, per the Applicant's request.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

New Cases

- N1** [2025-0960](#) Commission District(s): Commission District 04 Super District 06
Application of Memorial Properties, Inc. c/o Battle Law, P.C. to
rezone property from R-75 (Residential Medium Lot-75) zoning
district) to O-I (Office-Institution) zoning district to allow a funeral
home in conjunction with an existing cemetery, at 700 Jordan Lane.
**MOTION was made by LaSonya Osler, seconded by Deanna
Murphy that this agenda item be approved. per Staff
recommendation.**
- This application moves forward to the Board of Commissioners -
Zoning Meeting on 9/30/2025. The motion carried by the following
vote:**
- Yes:** 6 - Member Costello, Member Moore, 2nd Vice-Chair Osler,
Chairperson Snipes, Member Murphy, and Member Zou
- No:** 3 - Member Patton, 1st Vice-Chair West, and Member Cooper
- N2** [2025-0961](#) Commission District(s): Commission District 01 Super District 07
Application of KL Capital, LLC c/o Battle Law, P.C. to rezone
property from C-1 (Local Commercial) zoning district to HR-1
(High-Density Residential-1) zoning district for the development of a
mixed-use project with multi-family units and accessory
retail/office/commercial space, at 3507 Chamblee-Tucker Road.
**MOTION was made by Jon West, seconded by Jan Costello, that
this agenda item be deferred full cycle to the November 2025
zoning agenda, per the Applicant's request.**
- This application moves forward to the Board of Commissioners -
Zoning Meeting on 9/30/2025. The motion carried by the following
vote:**
- Yes:** 9 - Member Patton, Member Costello, Member Moore, 2nd
Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes,
Member Cooper, Member Murphy, and Member Zou
- N3** [2025-0962](#) Commission District(s): Commission District 04 Super District 06
Application of Karimshah, Inc. c/o Battle Law, P.C. for a Major
Modification of zoning conditions pursuant to CZ-06-1241 to allow an
automobile wash service (car wash) in the C-1 (Local Commercial)
zoning district, at 1849 Lawrenceville Highway.

MOTION was made by LaSonya Osler, seconded by Jan Costello, that this agenda item be denial per staff recommendation to the Board of Commissioners - Zoning Meeting, due back on 9/30/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Member Murphy, and Member Zou

No: 1 - Chairperson Snipes

Abstain: 1 - Member Cooper

Not Present: 1 - Member Moore

- N4** [2025-0963](#) Commission District(s): Commission District 04 Super District 06
Application of Karimshah, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a drive-through facility (car wash) in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

MOTION was made by Jon West, seconded by LaSonya Osler that this agenda item be denied, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Member Murphy, and Member Zou

No: 1 - Chairperson Snipes

Abstain: 1 - Member Cooper

Not Present: 1 - Member Moore

- N5** [2025-0964](#) Commission District(s): Commission District 03 Super District 07
Application of New Life Baptist Church c/o Battle Law, P.C. to rezone property from C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district and within the I-20 Overlay District, Tier 1 for the development of single-family detached and attached homes as part of Phase 1 of a mixed-use development, 3048 Lumby Drive.

MOTION was made by Edward Patton, seconded by Deanna Murphy that this agenda item be approved.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 7 - Member Patton, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

No: 1 - Member Costello

Not Present: 1 - Member Moore

- N6** [2025-0965](#) Commission District(s): Commission District 05 Super District 07
Application of Aging Grace Sr. Living c/o Kiana Mills for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for adults for up to six (6) residents in the R-85 (Residential Medium Lot-85) zoning district, at 1766 Big Valley Lane.
MOTION was made by Winton Cooper, seconded by Jan Costello that this agenda item be approved with two (2) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

- N7** [2025-0966](#) Commission District(s): Commission District 03 Super District 06
Application of Dr. Patricia Dykes for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the R-75 (Residential Medium Lot-75) zoning district, at 1747 Flintwood Drive.
MOTION was made by Jon West, seconded by Winton Cooper that this agenda item be approved with eight (8) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

- N8** [2025-0967](#) Commission District(s): Commission District 03 Super District 06
Application of Theresa Walcot-Ceesay for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adult residents in the NS (Neighborhood Shopping) zoning district and the I-20 Overlay District, Tier 2, at 4077 Flat Shoals Parkway. **MOTION was made by Winton Cooper, seconded by Vivian Moore that this agenda item be approved with four (4) conditions, per Staff recommendation.**

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

- N9** [2025-0968](#) Commission District(s): Commission District 03 Super District 06
Application of Darius Williams for M Entertainment for a Special Land Use Permit (SLUP) to allow a Late-Night Establishment in the C-2 (General Commercial) zoning district and the I-20 Overlay District, Tier 1, at 2339 Brannen Road (Rear).
MOTION was made by Jan Costello, seconded by Winton Cooper that this agenda item be approval with ten (10) conditions per Staff recommendation, with a modification to condition #9 to read as follows: "The SLUP shall be issued to Darius Williams and shall not be transferrable".

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 5 - Member Costello, 2nd Vice-Chair Osler, Member Cooper, Member Murphy, and Member Zou

No: 4 - Member Patton, Member Moore, 1st Vice-Chair West, and Chairperson Snipes

N10 [2025-0969](#) Commission District(s): Commission District 02 Super District 06
Application of Jonathan L. Yates for Diamond Communications, LLC
for a Special Land Use Permit (SLUP) to allow a monopine-style
wireless telecommunications facility in the R-75 (Residential Medium
Lot-75) zoning district, at 538 Burlington Road.

**MOTION was made by Sarah Zou, seconded by Edward Patton
that this agenda item be approved with seven (7) conditions, per
Staff recommendation.**

**This application moves forward to the Board of Commissioners -
Zoning Meeting on 9/30/2025. The motion carried by the following
vote:**

**Yes: 8 - Member Patton, Member Moore, 2nd Vice-Chair Osler, 1st
Vice-Chair West, Chairperson Snipes, Member Cooper, Member
Murphy, and Member Zou**

Not Present: 1 - Member Costello

N11 [2025-0970](#) Commission District(s): Commission District 03 Super District 06
Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma,
LLC for a Special Land Use Permit (SLUP) to allow utility structures
for the transmission or distribution of services in the RSM (Small Lot
Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts,
the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic
District, 4280 & 4358 Loveless Place; and, 2281 Pineview Trail.

**MOTION was made by Vivian Moore, seconded by Deanna
Murphy that this agenda item be denied, per Staff recommendation.**

**This application moves forward to the Board of Commissioners -
Zoning Meeting on 9/30/2025. The motion carried by the following
vote:**

**Yes: 7 - Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West,
Chairperson Snipes, Member Cooper, Member Murphy, and
Member Zou**

No: 1 - Member Patton

Not Present: 1 - Member Costello

- N12** [2025-0972](#) Commission District(s): All Districts
Application of the Director of Planning and Sustainability to Amend Chapter 27 To Establish a Definition, Regulatory Guidelines, and Development Standards for Data Centers in M (Industrial), M-2 (Heavy Industrial) and O-I (Office-Institutional) zoning districts. This text amendment is County-wide.

MOTION was made by Jon West, seconded by Winton Cooper that this agenda item be deferred full cycle to the November 2025 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

- N13** [2025-1082](#) Commission District 04 Super Districts 06 and 07
Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is for the adoption of the Stone Mountain Trail Master Plan and its vision, policy, and goals for future development of the planned area.

MOTION was made by Deanna Murphy, seconded by Winton Cooper that this agenda item be deferred full cycle to the November 2025 zoning agenda to allow the applicant to receive more input from the community and to allow the Board time to review changes in the draft that they just received prior to this meeting.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/30/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Costello

NOTES:

- After Roll Call, at the request of Staff, motion was made by Commissioner Costello, seconded by Commissioner Patton to move case N12-2025-0972 (TA-25-1247701) to be heard after the three deferred applications and before the new applications. The motion carried unanimously 9-0-0.
- Due to technical difficulties, Commissioner Costello was not present for either vote on D1-2024-1442 (CZ-25-1247294) or D2-2025-0283 (Z-25-1247358). She rejoined the meeting by the time the next case was called.
- Due to technical difficulties, Commissioner Moore was not present for either vote on the following applications:
 - N3-2025-0962 (CZ-25-1247634)
 - N4-2025-0963 (SLUP-25-1247632)
 - N5-2025-0964 (Z-25-1247633)
 - N6-2025-0965 (SLUP-25-1247606)
 - N7-2025-0966 (SLUP-25-1247611).

She was able to rejoin the meeting at the start of N8-2025-0967 (SLUP-25-1247631).

- Commissioner Costello left the meeting at the start of the presentation for N10-2025-0969 (SLUP-25-1247629) and was not present for the vote on:
 - N11-2025-0970 (SLUP-25-1247635)
 - N13-2025-1082 (TA-25-1247701)

You may view the recording of this meeting using this link:

https://dekalbcountyga.zoom.us/rec/share/ATtndjU0AJNcHpTRYK3MkD5odTLBYxZ0xIbY-s479_Qvs7FBMzJI1rymZrKu4OEU.qVg3skEZlt1xZVSe

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