



DeKalb County Government Planning & Sustainability Department

**Government Services Center
178 Sams Street
Decatur, Georgia 30030**



Sketch Plat Minutes

**Wednesday, October 22, 2025
6:00 pm, 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**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

DEKALB COUNTY PLANNING COMMISSION SKETCH PLAT MINUTES_draft

This meeting was held via Zoom.

MEMBERS PRESENT: Tess Snipes, Chair
Jon West, 1st Co-Vice Chair, BOC
Deanna Murphy, District 1
Sarah Zou, District 2
Vivian Moore, District 3
LaSonya Osler, 2nd Co-Vice Chair, District 4
Jan Costello, District 5
Edward Patton, District 7

MEMBERS ABSENT: Winton Cooper, District 6

STAFF PRESENT: Rachel Bragg, Planning Manager
Adam Chappell, Sr. Planner
Howard Johnson, Sr. Planner
LaSondra Hill, Administrative Specialist

I. Call to Order/Determination of Quorum:

After members presented a quorum, Chair Snipes called the meeting to order.

II. Reading of Opening Statement:

Chair Snipes 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:

September 24, 2025 Sketch Plat Meeting minutes.

Commissioner Moore moved, Commissioner Patton seconded for approval of the September 24, 2025 Sketch Plat Minutes. The motion carried 7-0-1. Commissioner West abstained.

AGENDA

NEW CASE(S):

N1. TOWNS AT EAST PONCE P-Plat #1247214 Commission District 4 Super District 6

**18-009-04-001, 18-009-04-002, 18-009-04-003, 18-009-04-004, 18-009-04-005,
18-009-04-006, 18-009-04-007, 18-009-04-008, 18-009-04-009, 18-009-03-001**

**371 Aldridge Avenue, 370 Patterson Avenue, 3142 East Ponce de Leon Avenue,
360 Patterson Avenue, 366 Patterson Avenue, 374 Patterson Avenue,
3128 East Ponce de Leon Avenue, 357 Aldridge Avenue, 361 Patterson Avenue,
3156 East Ponce De Leon Avenue, Scottdale, GA 30079**

Application request by W. Barry Dunlop for a major subdivision of approximately 4.1 acres to construct 46 single-family attached dwellings. The subject properties are zoned M (Light Industrial) and are located in Tier 1 of the Scottdale Overlay District. The properties have frontage on East Ponce de Leon Avenue, Aldridge Avenue, and Paloma Drive.

Staff Recommendation: *Approval*. The proposal is consistent with the goals of the *DeKalb County 2050 Unified Plan* and is in compliance with all developmental standards of the *Zoning Ordinance*. All other regulatory reviews have been completed and approved (or conditionally approved). Therefore, the Planning and Sustainability Department recommends ***Approval*** of the submitted Sketch Plat application.

MOTION: Commissioner Osler moved, Commissioner West seconded for Approval, per Staff recommendation. The motion carried 7-0-1. Commissioner Snipes abstained.

NEW BUSINESS:

Adoption of the 2026-27 Sketch Plat Calendar.

MOTION: Commissioner West moved, Commissioner Moore seconded to adopt the 2026-27 Sketch Plat Calendar. The motion carried 8-0-0.

Meeting was adjourned at 7:04 p.m.

Rachel Bragg
Rachel Bragg, Planning Manager

Adam Chappell
Adam Chappell, Sr. Planner

LaSondra H. Hill
LaSondra H. Hill, Admin Specialist