



# **DeKalb County Government Planning & Sustainability Department**

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



## **Sketch Plat Agenda**

**Wednesday, December 3, 2025  
6:00 pm, via Zoom**

## **Dekalb County Planning Commission**

**Tess Snipes.....Chairperson  
Jon West.....1<sup>st</sup> Co-Vice-Chair  
LaSonya Osler.....2<sup>nd</sup> 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 AGENDA WEDNESDAY, DECEMBER 3, 2025 @ 6:00 p.m.

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/87468073122>  
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, **November 28, 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:**  
October 22, 2025 Sketch Plat Meeting draft minutes.

### AGENDA

#### NEW CASE(S):

- |  |   |
|--|---|
| <b>N1. Everstead at Embry Hills</b><br><b>A-25-1247750</b><br><b>18 267 01 003</b><br><b>3265 Northeast Expressway, Chamblee, GA 30341</b> | <b>Commission District 1 Super District 7</b> |
|--|---|

Application by LMPSF Acquisitions, LLC (c/o Troutman Pepper Locke LLP) to request a variance from Section 14-200. (5) to reduce the minimum number of access points from four (4) to two (2) for a residential development over 300 units. The property is currently located in the C-2 (General Commercial) Zoning District and has frontage along Northeast Expressway.