

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

THURSDAY, NOVEMBER 6, 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 Thursday, November 6, 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 Thursday, November 20, 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 November 20, 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	6 - Commissioner Edward Patton, Commissioner Jan Costello, Chairperson Tess Snipes, Commissioner Winton Cooper, Commissioner Deanna Murphy, and Commissioner Sarah Zou
Absent	3 - Commissioner Vivian Moore, 2nd Vice-Chair LaSonya Osler, and 1st Vice-Chair Jon West

Deferred Cases

- D1** [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), O-I (Office-Institutional), and O-D (Office-Distribution) zoning districts. This text amendment is County-wide.

MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be approved, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 11/20/2025. The motion carried by the following vote:

Yes: 5 - Commissioner Patton, Commissioner Costello, Chairperson Snipes, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

Abstain: 1 - Commissioner Cooper

- D2** [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 Commissioner Murphy, seconded by
Commissioner Zou that this agenda item be approved with twenty-three
(23) conditions, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting
on 11/20/2025. The motion carried by the following vote:**

Yes: 6 - Commissioner Patton, Commissioner Costello, Chairperson Snipes,
Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

New Cases

- N1** [2025-1221](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Marvin Gavins, II to rezone property from R-75
(Residential Medium Lot-75) zoning district and Tier 2 of the Scottdale
Overlay district to RSM (Small Lot Residential Mix) zoning district and Tier 1
of the Scottdale Overlay District to allow for the development of a duplex, at
447 Warren Avenue.
**MOTION was made by Commissioner Costello, seconded by Commissioner
Cooper that this agenda item be approved with five (5) conditions, per Staff
recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting
on 11/20/2025. The motion carried by the following vote:**

Yes: 6 - Commissioner Patton, Commissioner Costello, Chairperson Snipes,
Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

- N2** [2025-1222](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr. for a Special
Land Use Permit (SLUP) to allow a drive-through for a grocery

store pharmacy in the MU-4 (Mixed-Use High Density) zoning district, at 2050 Lawrenceville Highway.

MOTION was made by Commissioner Zou, seconded by Commissioner Patton that this agenda item be approved, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 11/20/2025. The motion carried by the following vote:

Yes: 6 - Commissioner Patton, Member Costello, Chairperson Snipes,
Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

N3 [2025-1223](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow
fuel pumps for a convenience store in the C-1 (Local Commercial) zoning
district, at 4144 Memorial Drive and 3416 Covington Highway.

**MOTION was made by Commissioner Costello, seconded by
Commissioner Cooper that this agenda item be approved with seven (7)
conditions, per Staff recommendation.**

**This item moves forward to the Board of Commissioners - Zoning Meeting
11/20/2025. The motion carried by the following vote:**

Yes: 6 - Commissioner Patton, Commissioner Costello, Chairperson Snipes,
Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

N4 [2025-1224](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an
alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning
district, at 4144 Memorial Drive and 341 Covington Highway.

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

**This item moves forward to the Board of Commissioners - Zoning Meeting
on 11/20/2025. The motion carried by the following vote:**

Yes: 5 - Commissioner Patton, Chairperson Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

No: 1 - Commissioner Costello

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

N5 [2025-1225](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Memorial Market, LLC c/o Kathryn M. Zickert for a Special
Land Use Permit (SLUP) to allow fuel pumps for a convenience store in the
C-1 (Local Commercial) zoning district, at 4717 Memorial Drive.

**MOTION was made by Commissioner Costello, seconded by
Commissioner Murphy that this agenda item be withdrawn without
prejudice, per the Applicant's request.**

**This item moves forward to the Board of Commissioners - Zoning Meeting
on 11/20/2025. The motion carried by the following vote:**

Commissioner Patton, Commissioner Costello, Chairperson Snipes,
Yes: 6 - Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

N6 [2025-1226](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Memorial Market, LLC c/o Kathryn M. Zickert for a Special
Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the
C-1 (Local Commercial) zoning district, at 4717 Memorial Drive.

**MOTION was made by Commissioner Costello, seconded by
Commissioner Murphy that this agenda item be withdrawn without
prejudice, per the Applicant's request.**

**This item moves forward to the Board of Commissioners - Zoning Meeting
on 11/20/2025. The motion carried by the following vote:**

Commissioner Patton, Commissioner Costello, Chairperson Snipes,
Yes: 6 - Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

N7 [2025-1304](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability to adopt the

2026-27 Zoning/Community Council Calendar and Resolution. This text amendment is County-wide.

MOTION was made by Commissioner Costello, seconded by Commissioner Patton to approve the 2026-27 Zoning Calendar & Resolution per Staff recommendation, designating January 7, 2027 as the primary and January 12, 2027 as the secondary Planning Commission hearing dates for the January 2027 zoning cycle.

This item moves forward to the Board of Commissioners - Zoning Meeting on 11/20/2025. The motion carried by the following vote:

Yes: 6 - Commissioner Patton, Commissioner Costello, Chairperson Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

Absent: 3 - Commissioner Moore, 2nd Vice-Chair Osler, and 1st Vice-Chair West

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

[https://dekalbcountyga.zoom.us/rec/share/
HW2SgCMnG4OTQlFx3gAjbzwJEZHfqz3FKWyq3dDZtYl5avfzesn9RFEZvxyHyxAE.TyBdNWhGxwOt1Jti?
startTime=1762470017000](https://dekalbcountyga.zoom.us/rec/share/HW2SgCMnG4OTQlFx3gAjbzwJEZHfqz3FKWyq3dDZtYl5avfzesn9RFEZvxyHyxAE.TyBdNWhGxwOt1Jti?startTime=1762470017000)

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