



DeKalb County Government Planning & Sustainability Department

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



Sketch Plat Minutes

**Wednesday, December 3, 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

This meeting was held via Zoom.

MEMBERS PRESENT: Tess Snipes, Chair
Deanna Murphy, District 1
Sarah Zou, District 2
Vivian Moore, District 3
LaSonya Osler, 2nd Co-Vice Chair, District 4
Jan Costello, District 5
Winton Cooper, District 6
Edward Patton, District 7

MEMBERS ABSENT: Jon West, 1st Co-Vice Chair, BOC

STAFF PRESENT: Adam Chappell, 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:

October 22, 2025 Sketch Plat Meeting minutes.

MOTION: Commissioner Costello moved, Commissioner Osler seconded for approval of the October 22, 2025 Sketch Plat Minutes. The motion carried 6-0-2. Commissioners Moore & Patton abstained.

AGENDA

NEW CASE(S):

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

Staff Recommendation: Due to site constraints and developmental standards that may be overly restrictive, Staff is supportive of the variance requested by the applicant as the proposal and plans appear to improve the current conditions of the Northeast Expressway corridor and would be supportive of the goals and intent of the Regional Center (RC) Character Area. Staff ultimately recommends ***Approval*** of this application for a variance from Chapter 14-200. (5) to decrease the number of access points from four (4) to two (2).

MOTION: Commissioner Murphy moved, Commissioner Cooper seconded for Approval, per Staff recommendation. The motion carried 8-0-0.

Meeting was adjourned at 6:25 p.m.

Adam Chappell
Adam Chappell, Sr. Planner

LaSondra H. Hill
LaSondra H. Hill, Admin Specialist