

# 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.....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

## Call To Order

The DeKalb County Planning Commission held its online zoning meeting on Tuesday, January 6, 2026 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, January 22, 2026, in-person at: Government Services Center, 178 Sams Street, Decatur, Georgia 30030 at 5:30 p.m. (This is not a Zoom meeting).

The January 22, 2026 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](mailto:publichearing@dekalbcountyga.gov)

## Roll Call

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

## Deferred Cases

**D1** [2024-1442](#) 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 Commissioner Costello, seconded by Commissioner Osler that this agenda item be Approved with seventeen (17) modified conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Member Murphy, and Commissioner Zou

D2 [2025-0283](#)

## 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 Commissioner Costello, seconded by Commissioner Osler that this agenda item be Approved with six (6) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:**

- 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**New Cases**N1 [2025-1620](#)

## COMMISSION DISTRICT 04 SUPER DISTRICT 06

Application of EcoSlay, LLC c/o Battle Law, P.C. to rezone property from MR-1 (Medium Density Residential-1) zoning district to C-1 (Local Commercial) zoning district for a general business office and commercial greenhouse, at 3792 Memorial College Drive.

**MOTION was made by Commissioner Osler, seconded by Commissioner Costello that this agenda item be Approved with the following condition: "The project shall have a retail & personal care component, relating to hair care services".**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:**

- 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

N2 [2025-1621](#)

## COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of D.R. Horton c/o Battle Law, P.C. to rezone property

from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up to 214 single-family detached dwellings, at 8277 Norris Lake Way.

**MOTION was made by Commissioner Cooper, seconded by Commissioner West that this agenda item be Deferred for two full cycles to the May 2026 zoning agenda, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**N3** [2025-1622](#) COMMISSION DISTRICT 03 SUPER DISTRICT 07  
Application of Leopold Ewing to rezone property from O-I (Office-Institution) zoning district to NS (Neighborhood Shopping) zoning district to allow a restaurant with no drive through, at 5488 Flat Shoals Parkway.

**MOTION was made by Commissioner Moore, seconded by Commissioner Cooper that this agenda item be Withdrawn without prejudice, per the Applicant's request.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**N4** [2025-1623](#) COMMISSION DISTRICT 01 SUPER DISTRICT 07  
Application of Integrity Engineering & Development Services c/o Wynn Hodge for a Special Land Use Permit (SLUP) to allow a drive-through for a restaurant in the C-1 (Local Commercial) zoning district, at 3396 Chamblee-Tucker Road.

**MOTION was made by Commissioner Costello, seconded by Commissioner Murphy that this agenda item be Approved with three (3) conditions, per Staff recommendation, omitting condition #2.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**N5      2025-1624**      COMMISSION DISTRICT 03 SUPER DISTRICT 06  
Application of Walter Artis and Felicia Williams for a renewal of a Special Land Use Permit (SLUP) to allow a Child Care Institution (CCI) for up to six (6) children in the RSM (Small Lot Residential Mix) zoning district and the Soapstone Historic District, at 2931 Ward Lake Way.  
**MOTION was made by Commissioner Moore, seconded by Commissioner Patton that this agenda item be Approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**N6      2025-1625**      COMMISSION DISTRICT 03 SUPER DISTRICT 07  
Application of Erica Day for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-75 (Residential Medium Lot-75) zoning district, at 3915 Emerald North Drive.  
**MOTION was made by Commissioner Moore, seconded by Commissioner Patton that this agenda item be Denied due to community opposition and the safety hazard posed by the stairs.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 8 - Commissioner Patton, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**No:** 1 - Commissioner Costello

**N7** [2025-1626](#) COMMISSION DISTRICT 03 SUPER DISTRICT 07  
Application of Shamia Glover to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to allow a child daycare center for more than six children, at 4493 Flakes Mill Road.  
**MOTION was made by Commissioner West, seconded by Commissioner Costello that this agenda item be Approved with four (4) conditions per staff recommendation, with an amendment to condition #1 to read: "No signage will be permitted".**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**N8** [2025-1627](#) COMMISSION DISTRICT 03 SUPER DISTRICT 07  
Application of Shamia Glover for a Special Land Use Permit (SLUP) to allow a child day care center for more than six children in the RSM (Residential Small Mix) zoning district, at 4493 Flakes Mill Road.  
**MOTION was made by Commissioner West, seconded by Commissioner Moore that this agenda item be Approved with six (6) conditions per staff recommendation, with an amendment to condition #1 to read: "No signage will be permitted".**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 1/22/2026. The motion carried by the following vote:**

**Yes:** 9 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Commissioner West, Commissioner Snipes, Commissioner Cooper, Commissioner Murphy, and Commissioner Zou

**Meeting adjourned at 9:15 p.m.**

**January 6, 2026 Planning Commission Recording:**

[https://dekalbcountyga.zoom.us/rec/share/rDaBxdbHtlrhQYChZkQ7dI8YEFobJqIVz7nr64pGTWienwUq3fUuAiGdL8kR-CGY.0iKM1Mx4cfB\\_l3pJ?from=hub](https://dekalbcountyga.zoom.us/rec/share/rDaBxdbHtlrhQYChZkQ7dI8YEFobJqIVz7nr64pGTWienwUq3fUuAiGdL8kR-CGY.0iKM1Mx4cfB_l3pJ?from=hub)

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