DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030

Minutes

TUESDAY, MARCH 3, 2026
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 Tuesday, March 3, 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, March 26, 2026, in-person at: Government Services Center, 178 Sams Street, Decatur 30030 at 5:30 p.m. (This is not a Zoom meeting).

The March 26, 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

Roll Call

Present 7 - Chair-Commissioner Tess Snipes, Commissioner Deanna Murphy (D1), Commissioner Sarah Zou (D2), Commissioner Vivian Moore (D3), 2nd Vice-Chair Commissioner LaSonya Osler (D4), Commissioner Jan Costello (D5), Commissioner Wtinton Cooper (D6), Commissioner Edward Patton (D7)

Absent 2 - 1st Vice-Chair Commissioner Jon West, Commissioner Winton Cooper (D6)

New Cases

N1 2026-0138 **Commission District 05 Super District 07**

Application of Sunlight Leaf, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to allow a cottage home development, at 1437 and 1453 South Indian Creek Drive.

MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be "Deferred, full cycle" to the May 2026 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, Commissioner Murphy, and Commissioner Zou

Absent: 2 - CommissionerWest, Commissioner Cooper

N2 2026-0139 **Commission District 01 Super District 07**

Application of Urbanvue Apartments c/o Battle Law, P.C. to rezone property from O-I (Office-Institutional) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a townhome community, at 3003 Chamblee-Tucker Road; 2936 Mercer University Drive.
MOTION was made by Commissioner Murphy, seconded by Commissioner Moore that this agenda item be "Deferred, full-cycle" to the May 2026 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, Commissioner Murphy, and Commissioner Zou

Absent: 2 - Commissioner West, Commissioner Cooper (D6)

N3 2026-0140 **Commission District 04 Super District 06**
Application of Scope Builders, LLC c/o Battle Law, P.C. to rezone property from NS (Neighborhood Shopping) to C-1 (Local Commercial) to allow a convenience store (with fuel pumps), a drive-through facility for a pharmacy, and retail, at 3820 and 3828 North Decatur Road.
MOTION was made by Commissioner Osler, seconded by Commissioner Costello that this agenda item be "Denied, per Staff recommendation".

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 5 - Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, and Commissioner Zou

No: 2 - Commissioner Patton and Commissioner Murphy

Absent: 2 - 1st Vice-Chair West, and Member Cooper

N4 2026-0141 **Commission District 04 Super District 06**
Application of Scope Builders, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps in an activity center (Town Center)

character area in the C-1 (Local Commercial) zoning district at 3820 and 3828 North Decatur Road.

MOTION was made by Commissioner Osler, seconded by Commissioner Costello that this agenda item be "Denied, per Staff recommendation".

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 5 - Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, and Commissioner Zou

No: 2 - Commissioner Patton and Commissioner Murphy

Absent: 2 - Commissioner West and Commissioner Cooper

N5 2026-0142 **Commission District 04 Super District 06**

Application of Scope Builders, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a drive-through facility for a pharmacy (in conjunction with a convenience store and retail) in an activity center (Town Center) character area in the C-1 (Local Commercial) zoning district, at 3820 and 3828 North Decatur Road.

MOTION was made by Commissioner Osler, seconded by Commissioner Costello that this agenda item be "Denied, per Staff recommendation".

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 5 - Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, and Commissioner Zou

No: 2 - Commissioner Patton and Commissioner Murphy

Absent: 2 - Commissioner West and Commissioner Cooper

N6 2026-0143 **Commission District 03 Super District 06**

Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a multi-family development consisting of up to 39 dwelling units, at 2674, 2682 and 2690 Gresham Road.

MOTION was made by Commissioner Moore, seconded by Commissioner Patton that this agenda item be "Deferred, two full cycles" to the

July 2026 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Patton, Commissioner Costello, Commissioner MooreCommissioner Osler, Chairperson Snipes, Commissioner Murphy, and Commissioner Zou

Absent: 2 - Commissioner West and Commissioner Cooper

N7 2026-0144 **Commission District 05 Super District 07**

Application of Aishah Bajunaid and Nadia Nabavi to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to allow a senior housing development, at 2111 Poplar Falls Road.

MOTION was made by Commissioner Costello, seconded by Commissioner Murphy that this agenda item be "Denied, per Staff recommendation".

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, Commissioner Murphy, and Commissioner Zou

Absent: 2 - Commissioner West and Commissioner Cooper

N8 2026-0145 **Commission District 05 Super District 07**

Application of Aishah Bajunaid and Nadia Nabavi for a Special Land Use Permit (SLUP) to allow a senior housing development in the RSM (Small Lot Residential Mix) zoning district, at 2111 Poplar Falls Road.

MOTION was made by Commissioner Costello, seconded by Commissioner Murphy that this agenda item be "Denied, per Staff recommendation".

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, Commissioner Murphy, and Commissioner Zou

Absent: 2- Commissioner West and Commissioner Cooper

N9 2026-0146 **Commission District 05 Super District 07**

Application of SAWA Partners, LLC c/o Teweldemedhin Gebremeskel for a Special Land Use Permit (SLUP) to allow a recycling plant (recycling concrete business) in the M (Industrial) zoning district, at 1313 and 1303 Lithonia-Industrial Boulevard.

MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be "Deferred, two full cycles" to the July 2026 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, Commissioner Murphy, and Commissioner Zou

Absent: 2 - Commissioner West and Commissioner Cooper

N10 2026-0147 **Commission District 05 Super District 07**

Application of Gregory Scott to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to the development of a triplex, at 6136 Shadow Rock Lane. **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 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Patton, Commissioner Costello, Commissioner Moore, Commissioner Osler, Chairperson Snipes, Commissioner Murphy, and Commissionerr Zou

Absent: 2 - Commissioner West and Commissioner Cooper

N11 2026-0148 **Commission District 03 Super District 07**

Application of Greater Stanton Grove MBC c/o Yvonne Reeves for a Special Land Use Permit (SLUP) to allow a place of worship in the R-100 (Residential Medium Lot-100) zoning district, at 4031 Rainbow Drive.

MOTION was made by Commissioner Patton, seconded by Commissioner Moore that this agenda item be "Approved, per Staff recommendation".

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 6 - Commissioner Murphy, Commissioner Zou, Commissioner Moore, Commissioner Osler, Commissioner Costello, Commissioner Patton

Absent: 2 - Commissioner West and Commissioner Cooper

Abstain: 1 - Chairperson Snipes

N12 2026-0149 **Commission District 03 Super District 06**

Application of WIN Transitional Home c/o Cartesha Cox and Tameria Weaver for a Special Land Use Permit renewal to allow a Childcare Institution (CCI) in the R-75 (Residential Medium Lot-75) zoning district for up to six clients, at 1890 Wee Kirk Road.

MOTION was made by Commissioner Costello, seconded by Commissioner Moore that this agenda item be "Deferred, two full cycles" to the July 2026 zoning agenda, per the Applicant's request.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/26/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Murphy, Commissioner Zou, Commissioner Moore, Commissioner Osler, Commissioner Costello, Commissioner Patton

Absent: 2 - Commissioner West and Commissioner Cooper

N13 2026-0150 **Commission District 03 Super District 06**

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to amend the character area from LIND (Light Industrial) to the SUB (Suburban) character area to allow a single-family residential development, at 1680, 1690 and 1700 Henrico Road.

1st MOTION was made by Commissioner Moore, seconded by Commissioner Patton that this agenda item be "Deferred, three full cycles" to the September 2026 zoning agenda. The motion failed by the following vote:

Yes: 4 - Commissioner Moore, Commissioner Osler, Commissioner Moore, and Chairperson Snipes

No: 3 - Commissioner Murphy, Commissioner Zou, and Commissioner Costello

Absent: 2 - Commissioner West and Commissioner Cooper

2nd MOTION was made by Commissioner Costello, seconded by Commissioner Zou that this agenda item be "Denied". The motion failed by the following vote:

Yes: 4 - Commissioner Murphy, Commissioner Zou, Member Costello, and Chairperson Snipes

No: 3 - Commissioner Moore, Commissioner Osler, Commissioner Patton

Absent: 2 - Commissioner West and Commissioner Cooper

N14 2026-0151 **Commission District 03 Super District 06**

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to rezone property from Tier 4a of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying M (Industrial) zoning district to Tier 5 of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for a single-family, residential development, at 1680, 1690 and 1700 Henrico Road.

MOTION was made by Commissioner Costello, seconded by Commissioner Zou that this agenda item be "Denied". The motion failed by the following vote:

Yes: 4 - **Commissioner Zou, Commissioner Costello, Commissioner Moore, and Chairperson Snipes**

No: 3- **Commissioner Murphy, Commissioner Osler, and Commissioner Patton**

Absent: 2- **Commissioner West and Commissioner Cooper**

N13 (2026-0150) and N14 (2026-0151) both move forward with No Recommendation from the Planning Commission to the Board of Commissioners - Zoning Meeting on 3/26/2026.

Meeting adjourned at 9:35 p.m.

March 3, 2026 Planning Commission Recording:

https://dekalbcountyga.zoom.us/rec/share/EYUI2fO2tjNiHglR9wei9o8cCguHvmtBKLvGfDI_0gXPFYKGgA0m-AxCr_wBi6IA.RFaLZBLGsA8ifGWN

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