

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Minutes

Thursday, November 6, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

Chair Jon West (1st Vice-Chair)

Chair LaSonya Osler (2nd Vice-Chair)

Member Deanna Murphy (Dist. 1)

Member Sarah Zou (Dist. 2)

Member Vivian Moore (Dist. 3)

Member LaSonya Osler (Dist. 4)

Member Jan Costello (Dist. 5)

Member Winton Cooper (Dist. 6)

Member Edward Patton (Dist. 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 - Member Edward Patton, Member Jan Costello, Chairperson Tess Snipes, Member Winton Cooper, Member Deanna Murphy, and Member Sarah Zou
Absent	3 - Member 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 - Member Patton, Member Costello, Chairperson Snipes, Member Murphy, and Member Zou

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

Abstain: 1 - Member 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 - Member Patton, Member Costello, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Absent: 3 - Member 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 - Member Patton, Member Costello, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Absent: 3 - Member 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 - Member Patton, Member Costello, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Absent: 3 - Member 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 - Member Patton, Member Costello, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Absent: 3 - Member 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 - Member Patton, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

No: 1 - Member Costello

Absent: 3 - Member 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:

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

Absent: 3 - Member 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:

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

Absent: 3 - Member 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 - Member Patton, Member Costello, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

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