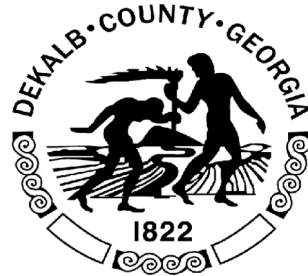


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Minutes

Tuesday, May 5, 2026

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 Tuesday, May 5, 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, May 28, 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 8 - 2nd Vice-Chair Edward Patton, Member Jan Costello, Member Vivian Moore, 1st Vice-Chair LaSonya Osler, Chairperson Jon West, Member Winton Cooper, Member Sarah Zou, and Marion Williams

Excused 1 - Member Deanna Murphy

MOTION was made by Commissioner Costello, seconded by Commissioner Cooper to add the Planning Commission officer elections to the end of the agenda. The motion carried 8-0-0.

MOTION was made by Commissioner Osler, seconded by Commissioner Patton to move N14 (TA-16-1248065), N15 (TA-26-1248040), and N16 (TA-26-1248066) to the top of the agenda. Motion carried 8-0-0.

N14 [2026-0628](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to amend Chapter 24 pertaining to an excise tax on Short-Term Rentals and Chapter 27 pertaining to zoning, for the purpose of clarifying provisions. This text amendment is County-wide.
MOTION was made by Commissioner Moore, seconded by Commissioner Osler that this agenda item be Approved, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 7 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Zou, and Williams

Excused: 1 - Member Murphy

Abstain: 1 - Member Cooper

N15 [2026-0453](#) COMMISSION DISTRICT(S): All Districts
 Application of the Director of Planning & Sustainability for a text amendment relating to Residential Entertainment in RE (Residential Estate); O-I (Office-Institutional); OIT (Office-Institutional-Transitional); M (Light Industrial); M2 (Heavy Industrial) zoning districts, and for other purposes.
MOTION was made by Commissioner Costello, seconded by Commissioner Cooper that this agenda item be Approved, per Staff recommendation with the condition that no more than two (2) events be allowed in the RE (Residential Estate) zoning district per year.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 5 - Member Costello, Chairperson West, Member Cooper, Member Zou, and Williams

No: 3 - 2nd Vice-Chair Patton, Member Moore, and 1st Vice-Chair Osler

Excused: 1 - Member Murphy

N16 [2026-0629](#) COMMISSION DISTRICT(S): All Districts
 Application of the Director of Planning & Sustainability for a text amendment to identify repeated nuisance properties and establish pathways for notice, corrective action, and related administrative fees. This text amendment is County-wide.
FINAL MOTION was made by Commissioner West, seconded by Commissioner Osler that this agenda item be Approved, per Staff recommendation. (1st Motion made by Commissioner Costello for approval per Staff recommendation, with the modification to the amount of the fine to be \$5,000 for the first violation and increase thereafter, failed for a lack of a second.)

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following

vote:

Yes: 5 - 2nd Vice-Chair Patton, 1st Vice-Chair Osler, Chairperson West, Member Zou, and Williams

No: 2 - Member Costello, and Member Moore

Excused: 1 - Member Murphy

Abstain: 1 - Member Cooper

Deferred Cases

D1 [2025-1621](#) COMMISSION DISTRICT(S): 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 Costello, seconded by Commissioner Patton that this agenda item be Deferred Full-Cycle to the July 2026 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

D2 [2026-0146](#) COMMISSION DISTRICT(S): 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 Cooper that this agenda item be Denied.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 6 - 2nd Vice-Chair Patton, Member Costello, Member Moore, Chairperson West, Member Cooper, and Williams

No: 2 - 1st Vice-Chair Osler, and Member Zou

Excused: 1 - Member Murphy

New Cases

N1 [2026-0443](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
 Application of Optimal Consulting, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) zoning district to allow residential homes, at 1942 Columbia Drive.
MOTION was made by Commissioner Patton, seconded by Commissioner Osler that this agenda item be Approved with five (5) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 7 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Zou, and Williams

No: 1 - Member Cooper

Excused: 1 - Member Murphy

N2 [2026-0444](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
 Application of Swig c/o Gaskins & LeCraw for a major modification to remove existing zoning conditions pursuant to CZ-88168 in the C-1 (Local Commercial) zoning district and replace them with new zoning conditions, at 2960 North Druid Hills Road.
MOTION was made by Commissioner Zou, 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 5/28/2026. The motion carried by the following vote:

Yes: 7 - 2nd Vice-Chair Patton, Member Costello, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

Abstain: 1 - Member Moore

- N3 [2026-0445](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Swig c/o Gaskins & LeCraw for a Special Land Use Permit (SLUP) to allow a drive-through facility in an Activity Center in the C-1 (Local Commercial) zoning district, at 2960 North Druid Hills Road.

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

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 7 - 2nd Vice-Chair Patton, Member Costello, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

Abstain: 1 - Member Moore

- N4 [2026-0448](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of My Next Home Pro, LLC to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district, at 711 & 705 Hillmont Avenue.

MOTION was made by Commissioner Osler, 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 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N5 [2026-0449](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
 Application of My Next Home Pro, LLC to rezone properties from C-1 (Local Commercial) zoning district to R-60 (Residential Small Lot-60) zoning district to construct a new single-family residence, at 711 & 705 Hillmont Avenue.

MOTION was made by Commissioner Osler, seconded by Commissioner Moore that this agenda item be Approved with two (2) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N6 [2026-0450](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
 Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station, at 4700 East Ponce de Leon Avenue.

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

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N7 [2026-0451](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
 Application of 3 Ladies & A Heart c/o Charika Mckenzie for a Special

Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-100 (Residential Medium Lot-100) zoning district, at 1179 Old Coach Road.

MOTION was made by Commissioner Costello, seconded by Commissioner Moore 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 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N8 [2026-0452](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Tori Engineering c/o Amber Lee to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow twelve (12) single-family homes, at 2697 Kelly Lake Road.

MOTION was made by Commissioner Cooper, seconded by Commissioner Costello that this agenda item be Approved with seven (7) conditions per Staff recommendation, with a correction to condition #2 to replace the word "should" with "shall".

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 7 - 2nd Vice-Chair Patton, Member Costello, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

No: 1 - Member Moore

Excused: 1 - Member Murphy

N9 [2026-0447](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow a drive-through facility (car wash) in an activity center in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

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

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N10 [2026-0489](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

MOTION was made by Commissioner Osler, seconded by Commissioner Cooper that this agenda item be Approved with ten (10) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N11 [2026-0490](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of QuikTrip Corporation 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 4733, 4773 and 4775 Memorial Drive.

MOTION was made by Commissioner Osler, seconded by Commissioner Moore that this agenda item be Approved with twelve (12) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners -

Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N12 [2026-0534](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Avondale Church of Christ c/o Battle Law, P.C. to rezone property from the R-75 (Residential Medium Lot-75) zoning district to the OI (Office Institutional) zoning district to allow for an existing place of worship, at 4017 Memorial Drive.

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

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

N13 [2026-0630](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of the Director of Planning & Sustainability to amend Section 27-3.39 to update the Bouldercrest-Cedar Grove-Moreland Overlay District to allow limited office uses, when subject to a Special Land Use Permit and additional criteria with Tier V of the overlay.

MOTION was made by Commissioner Moore, seconded by Commissioner Zou that this agenda item be Deferred, Three Full Cycles to the November 2026 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/28/2026. The motion carried by the following vote:

Yes: 8 - 2nd Vice-Chair Patton, Member Costello, Member Moore, 1st Vice-Chair Osler, Chairperson West, Member Cooper, Member Zou, and Williams

Excused: 1 - Member Murphy

Chairperson Nomination: Commissioner Osler nominated Jon West for Chairperson, Commissioner Moore seconded the nomination. Motion carried 7-0-1. Commissioner West abstained.

1st Co-Vice Chair Nomination: Commissioner Patton nominated LaSonya Osler as 1st Co-Vice Chair, Commissioner Moore seconded the nomination. Motion carried 8-0-0.

2nd Co-Vice Chair Nomination: Commissioner Moore nominated Edward Patton for 2nd Co-Vice Chair, Commissioner Costello seconded the nomination. Motion carried 8-0-0.