

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Minutes

Tuesday, January 6, 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, 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

Roll Call

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

Deferred Cases

D1 [2024-1442](#) COMMISSION DISTRICT(S): 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

D2 [2025-0283](#) COMMISSION DISTRICT(S): 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

New Cases

N1 [2025-1620](#) COMMISSION DISTRICT(S): 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 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

N2 [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 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

N3 [2025-1622](#) COMMISSION DISTRICT(S): 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

N4 [2025-1623](#) COMMISSION DISTRICT(S): 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

- N5 [2025-1624](#)** COMMISSION DISTRICT(S): 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

- N6 [2025-1625](#)** COMMISSION DISTRICT(S): 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 - Member Patton, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

No: 1 - Member Costello

N7 [2025-1626](#) COMMISSION DISTRICT(S): 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

N8 [2025-1627](#) COMMISSION DISTRICT(S): 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 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou