

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

WEDNESDAY, JUNE 24, 2026
6:00 p.m., via Zoom

DeKalb County Planning Commission

JON WEST, CHAIRPERSON
LASONYA OSLER, 1ST CO-VICE CHAIR
EDWARD PATTON, 2ND CO-VICE CHAIR

DEANNA MURPHY - DISTRICT 1

SARAH ZOU - DISTRICT 2

VIVIAN MOORE - DISTRICT 3

LASONYA OSLER- DISTRICT 4

JAN COSTELLO - DISTRICT 5

WINTON COOPER - SUPER DISTRICT 6

EDWARD PATTON - SUPER DISTRICT 7

JON WEST - BOC APPOINTEE

MARION WILLIAMS - CEO APPOINTEE

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

DEKALB COUNTY PLANNING COMMISSION SKETCH PLAT AGENDA WEDNESDAY, JUNE 24, 2026 @ 6:00 p.m.

This meeting will be held via Zoom

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/s/87468073122>

or Telephone: USA 888-270-9936 (US Toll Free) Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by Friday, **June 19, 2026**.

Email the DeKalb County Department of Planning and Sustainability at plansustain@dekalbcountyga.gov

I. Call to Order/Determination of Quorum:

After members presented a quorum, Chairperson will call the meeting to order.

II. Reading of Opening Statement:

Chairperson will read the opening statement of procedure for a Sketch Plat hearing.

III. Introduction of Planning Commission:

Planning Commission members and Planning Staff introductions.

IV. Approval of Minutes:

March 11, 2026 Sketch Plat Meeting draft minutes.

AGENDA

NEW CASE(S):

N1. TERRA BELLA P-Plat #1246985 Commission District 5 Super District 7
16 028 01 167
5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088

Application request by Planners + Engineers Collaborative/PEC+ for a major subdivision of approximately 54.30 acres to construct 131 senior attached dwellings, 55 single-family attached dwellings, and 44 single-family detached dwellings. The subject property is zoned R-100 (Residential Medium Lot-100) and is located in Tier 5 of the Greater Hidden Hills Overlay District. The property has its primary frontage on Biffle Road.

Staff Recommendation: Approval The proposal is consistent with the goals of the *DeKalb County 2050 Unified Plan* and is in compliance with all developmental standards of the *Zoning Ordinance*. All other regulatory reviews have been completed and approved (or conditionally approved). Therefore, the Planning and Sustainability Department recommends "Approval" of the submitted Sketch Plat application.