

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

TUESDAY, JULY 7, 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

Call To Order

The DeKalb County Planning Commission held its online zoning meeting on Tuesday, July 7, 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, August 13, 2026 (rescheduled from 07.23.2026), in-person** at: Government Services Center, 178 Sams Street, Decatur 30030 at 5:30 p.m. (This is not a Zoom meeting).

The August 13, 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, Commissioner Jan Costello, Commissioner Vivian Moore, 1st Vice-Chair LaSonya Osler, Chairperson Jon West, Commissioner Winton Cooper, Commissioner Sarah Zou, and Commissioner Marion Williams
Absent	1 - Commissioner Deanna Murphy

POINT of ORDER MOTION

MOTION was made by Commissioner Osler, seconded by Commissioner Costello to hear cases N7 – N10 prior to hearing cases D4 and D5. Commissioner Patton was not present for this vote.

Yes: 7 - Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Chairperson West, Commissioner Cooper, Commissioner Zou, and Commissioner Williams

Absent: 1 - Commissioner Murphy

Not Present: 1 - 2nd Vice-Chair Patton

Deferred Cases

D1	2025-0970	COMMISSION DISTRICT(S): 3 and 6 Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic
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District, 4280 & 4358 Loveless Place; and, 2281 Pineview Trail.

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

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

Yes: 7 - Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Chairperson West, Commissioner Cooper, Commissioner Zou, and Commissioner Williams

Absent: 1 - Commissioner Murphy

Abstain: 1 - 2nd Vice-Chair Patton

D2 [2026-0139](#) COMMISSION DISTRICT(S): 1 and 7
Application of Urbanvue Apartments c/o Battle Law, P.C. to rezone properties from O-I (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow a townhome community. at 3003 Chamblee-Tucker Road; 2936 Mercer University Drive.

MOTION was made by Commissioner Williams, seconded by Commissioner Patton that this agenda item be Approved with the following conditions: 1) There be a 25% rental cap, per the recommendation by Community Council District 1; and 2) An opaque fence shall be added in the rear of the property.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

Yes: 7 - 2nd Vice-Chair Patton, Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Commissioner Cooper, Commissioner Zou, and Commissioner Williams

No: 1 - Chairperson West

Absent: 1 - Commissioner Murphy

D3 [2026-0143](#) COMMISSION DISTRICT(S): 3 and 6
Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a mixed residential community, at 2674, 2682 and 2690 Gresham Road.

MOTION was made by Commissioner Moore, seconded by

Commissioner Cooper that this agenda item be Deferred, Full Cycle to the September zoning agenda, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

- D4** [2026-0150](#) COMMISSION DISTRICT(S): 3 and 6
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 and 1700 Henrico Road.

MOTION was made by Commissioner Moore, seconded by Commission West that this agenda item be Denied.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

Yes: 6 - 2nd Vice-Chair Patton, Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Chairperson West, and Commissioner Zou

Absent: 1 - Commissioner Murphy

Abstain: 2 - Commissioner Cooper, and Commissioner Williams

- D5** [2026-0151](#) COMMISSION DISTRICT(S): 3 and 6

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 Moore that this agenda item be Denied.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

Yes: 6 - 2nd Vice-Chair Patton, Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Chairperson West, and Commissioner Zou

Absent: 1 - Commissioner Murphy

Abstain: 2 - Commissioner Cooper, and Commissioner Williams

New Cases

N1 [2026-0707](#) COMMISSION DISTRICT(S): 5 and 7
Application of Virginia Singh and Manbir Singh for a Special Land Use Permit (SLUP) to allow a package store in the C-2 (General Commercial) zoning district and Tier 1 of the Hidden Hills Overlay District, at 5395 Covington Highway.

MOTION was made by Commissioner Cooper, 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 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

N2 [2026-0708](#) COMMISSION DISTRICT(S): 3 and 7
Application of Jamila Brown to rezone property from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District, at 2570 McAfee Road.

MOTION was made by Commissioner Cooper, seconded by Commissioner Costello that this agenda item be Approved with four (4) conditions, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

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- N3** [2026-0709](#) COMMISSION DISTRICT(S): 2 and 6
Application of Mohammad Alawneh to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow salon suites, at 3040 Briarcliff Road.
MOTION was made by Commissioner Costello, seconded by Commissioner Zou that this agenda item be Approved with three (3) conditions, per Staff recommendation.
- This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:**
- Yes:** 8 - 2nd Vice-Chair Patton, Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Chairperson West, Commissioner Cooper, Commissioner Zou, and Commissioner Williams
- Absent:** 1 - Commissioner Murphy
- N4** [2026-0710](#) COMMISSION DISTRICT(S): 5 and 7
Application of Love Bugs Learning Home c/o John View for a Special Land Use Permit (SLUP) to allow a child daycare facility for up to six (6) children in the R-100 (Residential Medium Lot-100) zoning district, at 3319 Tarragon Drive.
MOTION was made by Commissioner Costello, seconded by Commissioner Cooper that this agenda item be Approved with 4 conditions, per Staff recommendation with the following added conditions and/or amendments: 1) Amend condition #1 to replace "personal care home" with "child daycare facility". 2) Approval shall be contingent on Staff's confirmation of distance requirement being met.
- This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:**
- Yes:** 8 - 2nd Vice-Chair Patton, Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Chairperson West, Commissioner Cooper, Commissioner Zou, and Commissioner Williams
- Absent:** 1 - Commissioner Murphy
- N5** [2026-0711](#) COMMISSION DISTRICT(S): 4 and 6
Application of Claudette Pile for a Special Land Use Permit (SLUP) renewal to allow a Personal Care Home (PCH) for up to six clients in the R-85 (Residential Medium Lot-85) zoning district, at 4293 Hambrick Way.

MOTION was made by Commissioner Osler, seconded by Commissioner Costello that this agenda item be Approved with one (1) condition, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

Abstain: 1 - Commissioner Cooper

N6 [2026-0712](#) COMMISSION DISTRICT(S): 4 and 7
Application of Rooted in Christ Academy, LLC c/o Chiquita Stokes for a Special Land Use Permit (SLUP) for a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district, at 6706 Princeton Park Trail.

At the call of this application (N6-2026-0712), the Applicant was not present. MOTION was made by Commissioner Costello, seconded by Commissioner Cooper that this item be tabled until the end of the agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

After hearing item N11, MOTION was made by Commissioner Costello, seconded by Commissioner Cooper to take this item from the table and put it back into consideration for hearing. (Applicant still was not present.) The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

FINAL MOTION was made by Commissioner Osler, seconded by Commissioner Costello for Approval with the same 4 conditions as N4-2026-0710, with the following two (2) added conditions: 1) Approval shall be contingent on Staff's confirmation of distance requirement being met; and 2) The fence install must adhere to buffer requirements & restrictions and have a minimum height of 6 feet, per the recommendation of Community Council District 4.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

- N7** [2026-0824](#) COMMISSION DISTRICT(S): 3 and 6
Application of the Director of Planning & Sustainability to amend the land use plan from Light Industrial (LIND) character area to Suburban (SUB) character area, at 1670 Henrico Road.

MOTION was made by Commissioner Moore, seconded by Commissioner Costello that this agenda item be Deferred, three full cycles to the Jan. 2027 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

- N8** [2026-0825](#) COMMISSION DISTRICT(S): 3 and 6
Application of Director of Planning & Sustainability 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, at 1670 Henrico Road.

MOTION was made by Commissioner Moore, seconded by Commissioner Patton that this agenda item be Deferred, three full cycles to the Jan. 2027 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

- N9** [2026-0826](#) COMMISSION DISTRICT(S): 3 and 6
Application of Director of Planning & Sustainability to amend the land use plan from Light Industrial (LIND) character area to Suburban (SUB) character area, at 1734 Henrico Road.
MOTION was made by Commissioner Osler, seconded by Commissioner Moore that this agenda item be Deferred, three full cycles to the Jan. 2027 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

- N10** [2026-0827](#) COMMISSION DISTRICT(S): 3 and 6
Application of Director of Planning & Sustainability 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, at 1734 Henrico Road.
MOTION was made by Commissioner Osler, seconded by Commissioner Moore that this agenda item be Deferred, three full cycles to the Jan. 2027 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

N11 [2026-0713](#) COMMISSION DISTRICT(S): 4, 5, and 7
Application of the Director of Planning & Sustainability to amend Chapter 27-3.37 Division 37 of the DeKalb County Code of Ordinances. This application is for the amendment of the Greater Hidden Hills Overlay District to align with the vision and goals of the community for the future development of the area..

MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be Approved, per Staff recommendation with corrections to the draft as noted by Commissioner Cooper.

This item moves forward to the Board of Commissioners - Zoning Meeting on 8/13/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Murphy

Meeting Adjourned @ 11:27 p.m.

July 7, 2026 Planning Commission Zoom Meeting Recording Link

Passcode: G4#5ctRR