

DeKalb County Government

**Government Services Center
178 Sams Street
Decatur, Georgia 30030**



Minutes

**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 MINUTES – June 24, 2026, 6:00 PM

This meeting was held via Zoom.

PLANNING COMMISSION MEMBERS PRESENT	PLANNING & SUSTAINABILITY STAFF PRESENT
Jon West, Chairperson, BOC Appointee	Adam Chappell, Sr. Planner
Deanna Murphy, District 1	Whitney Fuller, Zoning Administrator
Sarah Zou, District 2	Christopher Wheeler, Planning Manager
LaSonya Osler, District 4, Co-Vice Chair	Rachel Bragg, Deputy Director
Jan Costello, District 5	LaSondra H. Hill, Admin Specialist
Winton Cooper, Super District 6	
Edward Patton, Super District 7, Co-Vice Chair	
Marion Williams, CEO Appointee	
PLANNING COMMISSION MEMBERS ABSENT	
Vivian Moore, District 3	

I. Call to Order/Determination of Quorum:

After members presented a quorum, Chair West called the meeting to order.

II. Reading of Opening Statement:

Chair West 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 minutes.

MOTION: Commissioner Costello moved, Commissioner Patton seconded for Approval of the March 11, 2026 Sketch Plat minutes, as presented. Motion carried 8-0-0.

AGENDA

NEW CASE(S):

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

MOTION: Commissioner Patton moved, Commissioner Osler seconded for Approval, per Staff recommendation. Motion carried 7-0-0. Commissioner Costello recused herself from this vote; Commissioner Moore was absent.

Meeting was adjourned at 6:30 p.m.

Adam Chappell

Adam Chappell, Sr. Planner

LaSondra H. Hill

LaSondra H. Hill, Admin Specialist

ZOOM MEETING RECORDING LINK:

<https://dekalbcountyga.zoom.us/rec/share/pPLXgH4QJhVAU6t-cQSsqdtCCYemF-kGkcYUQKZowsrNsbTT72VJ2OXRKoeA02YC.2GIfA2HjLK7MZ4N8>

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