

DeKalb County Government

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



Minutes

**TUESDAY, SEPTEMBER 1, 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, September 1, 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, September 24, 2026, in-person at: Government Services Center, 178 Sams Street, Decatur 30030 at 5:30 p.m. (This is not a Zoom meeting).

The September 24, 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 Deanna Murphy, and Commissioner Marion Williams
Absent	1 - Commissioner Sarah Zou

Deferred Cases

Commission District(s): 5 and 7

- D1** [2025-1621](#) 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 single-family detached dwellings, to be developed as Phases 3 and 4 of the existing Champions Runs Subdivision, at 8277 Norris Lake Way.

MOTION was made by Commissioner Costello, seconded by Commissioner Williams 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 9/24/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Zou

Abstain: 1 - Commissioner Cooper

New Cases

- N1** [2026-1098](#) Commission District(s): 1 and 7
Application of Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is intended to incorporate Embury Hills-Presidential Parkway & Surrounding Communities Placemaking Strategy document's general vision, policies, and goals as guidance for future development of the planned area.
MOTION was made by Commissioner Murphy, 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 9/24/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Zou

Not Present: 1 - Commissioner Moore

- N2** [2026-1099](#) Commission District(s): 4 and 6
Application of Jared Samples to amend the character area from CRC (Commercial Redevelopment Corridor) to the NC (Neighborhood Center) character area to allow for residential development, at 5561-5567 Memorial Drive.
MOTION was made by Commissioner Osler, seconded by Commissioner Cooper that this agenda item be Deferred, Full-Cycle to the November 2026 zoning agenda, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/24/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Zou

Abstain: 1 - Commissioner Moore

- N3** [2026-1100](#) Commission District(s): 4 and 6
Application of Jared Samples to rezone property from C-1 (Local Commercial) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow for residential development, at 5561-5567 Memorial Drive.
MOTION was made by Commissioner Osler, seconded by Commissioner Costello that this agenda item be Deferred, Full-Cycle, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/24/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Zou

Abstain: 1 - Commissioner Moore

- N4** [2026-1101](#) Commission District(s): 4 and 7
Application of Lorraine Canada for a Special Land Use Permit (SLUP) to allow a drive through for a restaurant in the C-1 (Local Commercial) zoning district and Tier 2 of the Hidden Hills Overlay District, at 4850 Redan Road.
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 9/24/2026. 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 Murphy, and Commissioner Williams

Absent: 1 - Commissioner Zou

- N5** [2026-1102](#) Commission District(s): 4 and 6

Application of David Metzger to rezone property from R-85 (Residential Medium Lot-85) zoning district to OIT (Office-Institutional-Transitional) zoning district to allow a child daycare center, for more than seven (7) children, at 3970 Norman Road.

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 9/24/2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Zou

Not Present: 1 - Commissioner Murphy

N6 [2026-1103](#)

Commission District(s): 4 and 6

Application of Christina Lewis for a Special Land Use Permit (SLUP) to allow an attached wireless communication facility as a principal use in the C-1 (Local Commercial) zoning district, at 4717 East Anderson Road.

1st MOTION was made by Commissioner Osler, seconded by Commissioner Commissioner Patton that this agenda item be Approved, per Staff recommendation.

That motion failed by the following vote:

Yes: 4 - 2nd Vice-Chair Patton, Commissioner Moore, Commissioner Moore, and 1st Vice-Chair Osler

No 2 - Commissioner Costello, Chairperson West, Commissioner Murphy, and Commissioner Cooper

Absent: 1- Commissioner Zou

Abstain: 1- Commissioner Williams

FINAL MOTION was made by Commissioner Murphy, seconded by Commissioner Costello that this agenda item be Denied.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/24/2026. The motion carried by the following vote:

Yes: 4 - Commissioner Costello, Chairperson West, Commissioner Cooper, and Commissioner Murphy

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

Absent: 1 - Commissioner Zou

Abstain: 1 - Commissioner Williams

- N7** [2026-1106](#) Commission District(s): 2 and 6
Application of Chad Jacobs to rezone property from O-I (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a single-family attached (townhome) development, at 729 Old Briarcliff Road.
MOTION was made by Commissioner Costello, seconded by Commissioner Osler that this agenda item be Approved with six (6) conditions, per Staff recommendation, with amendment to condition #6 that the HOA covenant be required to specify that it will follow condition #6.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/24/2026. The motion carried by the following vote:

Yes: 5 - 2nd Vice-Chair Patton, Commissioner Costello, 1st Vice-Chair Osler, Commissioner Murphy, and Commissioner Williams

No: 1 - Chairperson West

Absent: 1 - Commissioner Zou

Abstain: 1 - Commissioner Cooper

Not Present: 1 - Commissioner Moore

- N8** [2026-1107](#) Commission District(s): 5 and 7
Application of Erin Royster for a Special Land Use Permit (SLUP) for child daycare facility for up to six children in the R-75 (Residential Medium Lot-75) zoning district, at 3887 Kirksford Drive.
MOTION was made by Commissioner Murphy, seconded by Commissioner Cooper 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 9/24/2026. 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 Murphy, and Commissioner Williams

Absent: 1 - Commissioner Zou

N9 [2026-1108](#) Commission District(s): 3 and 7
Application of Mohammad Lodi for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district, at 4110 Glenwood Road, Ste. A.

1st MOTION was made by Commissioner Williams, seconded by Commissioner Murphy that this agenda item be Approved with two (2) conditions, per Staff recommendation.

That motion failed by the following vote:

Yes: 2 - Commissioner Murphy and Commissioner Williams

No: 6 - 2nd Vice-Chair Patton, Commissioner Costello, Commissioner Moore, 1st Vice-Chair Osler, Chairperson West, and Commissioner Cooper

Absent: 1 - Commissioner Zou

FINAL MOTION was made by Commissioner Moore, seconded by Commissioner Costello that this agenda item be Denied.

This application moves forward to the Board of Commissioners - Zoning Meeting on 9/24/2026. 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 Cooper

No: 2 - Commissioner Murphy, and Commissioner Williams

Absent: 1 - Commissioner Zou

Meeting adjourned @ 11:40 p.m.

**September 1, 2026 Planning Commission Zoom Recording Link
Passcode: 9fSt.CWZ**