DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030

AGENDA

WEDNESDAY, DECEMBER 9, 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 will hold its online Sketch Plat meeting on Wednesday, December 9, 2026, at 6:00 p.m. This meeting will be conducted via teleconference (Zoom). The public is invited to Join from PC, Mac, Linux, iOS or Android: 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

(Printed copies of the meeting procedures and this agenda are available upon request. To request reasonable accommodation to participate in this meeting, please contact the Dekalb County Planning & Sustainability Department at plansustain@dekalbcountyga.gov)

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting. Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials to plansustain@dekalbcountyga.gov

On December 11, 2002, as prescribed by law, the Planning Commission began holding public hearings on Sketch Plats. The purpose of these hearings is to review, approve, deny or ask for a one-time revision of sketch plats or revised preliminary plats which have completed the review process within the various DeKalb County departments as prescribed by code section 14-94.

During the Sketch Plat hearing, the Staff will introduce each agenda item by name and purpose. A total of ten minutes will be allocated for presentation to the Planning Commission. Five minutes will be given to the proponent of the sketch plat and five minutes will be given to the opposing side. At the end of the five-minute time, you will be notified that the time has expired, and the speaker will be expected to immediately cease speaking.

Citizens attending the meeting via the Zoom link will be able to join the public comment queue by **raising their hand in the Zoom application**, while **citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2**. You are required to raise your hand and be acknowledged by the Chair, in order to speak. When called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Public comments will then close and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. The Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

Staff recommendations will then be given to the Planning Commission. Questions and discussions pertinent to each plat will occur among the Planning Commission members. Questions may be asked of the Staff, the applicant, or any other person who has an interest in the agenda item.

Upon completion of questions and discussions, a vote will be recorded as to approval, disapproval, or revision of sketch plats and revised preliminary plats.

The Planning Commission does have the final authority to approve, disapprove, or ask for a one-time revision of sketch plats.

DeKalb County
GEORGIA

404-371-2155 (o)
www.dekalbcountyga.gov/planning

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178 Sams Street
Decatur, GA

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

DEKALB COUNTY PLANNING COMMISSION
SKETCH PLAT AGENDA
WEDNESDAY, DECEMBER 9, 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, **December 4, 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:
October 28, 2026 Sketch Plat Meeting draft minutes.

AGENDA

NEW CASE(S):

N1. New Life Lumby Drive P-Plat #1247881 Commission District 3 Super District 7
15 104 07 001
3048 Lumby Drive, Decatur, GA 30034

Application request by Eberly & Associates, Inc. for a major subdivision of approximately 3.76 acres to construct up to 33 single-family dwellings. The subject property is zoned MR-1 (Medium Density-1 Residential) and is located in Tier 1 of the I-20 Overlay District; the property has frontage on Lumby Drive, Gus Place, and Fairlake Drive.