DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030

Minutes

THURSDAY, NOVEMBER 5, 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 Thursday, November 5, 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, November 19, 2026, in-person at: Government Services Center, 178 Sams Street, Decatur, GA 30030 at 5:30 p.m. (This is not a Zoom meeting).

The November 19, 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	6 -	2nd Vice-Chair Edward Patton, Commissioner Jan Costello, Commissioner Vivian Moore, 1st Vice-Chair LaSonya Osler, Commissioner Winton Cooper, and Commissioner Sarah Zou
Absent	3 -	Chairperson Jon West, Commissioner Deanna Murphy & Commissioner Marion Williams

MOTIONS to CHANGE AGENDA ORDER:

MOTION was made by Commissioner Costello, seconded by Commissioner Patton to move N3 to the beginning of the agenda.
Motion carried 6-0-0.

MOTION was made by Commissioner Costello, seconded by Commissioner Cooper to hear D1 & D2 together.
Motion carried 6-0-0.

MOTION was made by Commissioner Moore, seconded by Commissioner Costello to hear D3 & D4 together.
Motion carried 6-0-0.

MOTION was made by Commissioner Patton, seconded by Commissioner Moore to hear D6 & D7 together.
Motion carried 6-0-0.

MOTION was made by Commissioner Costello, seconded by Commissioner Cooper to hear N8 & N9 together.
Motion carried 6-0-0.

MOTION was made by Commissioner Cooper, seconded by Commissioner Patton to hear N10 & N11 together.
Motion carried 6-0-0.

DEFERRED CASES:

D1 2026-0453 COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment relating to Residential Entertainment in RE (Residential Estate); O-I (Office-Institutional); OIT (Office-Institutional-Transitional); M (Light Industrial); M2 (Heavy Industrial) zoning districts, and for other purposes.

MOTION was made by Commissioner Moore, seconded by Commissioner Cooper that this agenda item be Withdrawn Without Prejudice, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy, and Commissioner Williams

D2 2026-0629

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to identify repeated nuisance properties and establish pathways for notice, corrective action, and related administrative fees. This text amendment is County-wide.
MOTION was made by Commissioner Moore, seconded by Commissioner Cooper that this agenda item be Withdrawn Without Prejudice, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

Yes: 6 - 2nd Vice-Chair Patton, Commissioner Costello, CommissionerMoore, 1st Vice-Chair Osler, Commissioner Cooper, and Commissioner Zou

Absent: 3 - Chairperson West, Commissioner Murphy, and Commissioner Williams

D3 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 Commissioner Costello that this agenda item be Approved, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy, and Commissioner Williams

D4 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 a single-family, residential development, at 1680, 1690 and 1700 Henrico Road.

MOTION was made by Commissioner Moore, seconded by Commissioner Patton 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 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy, and Commissioner Williams

D5 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) to allow a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district, at 6706 Princeton Park Trail.

MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be Approved with the previous two (2) conditions recommended by the Planning Commission: 1) Approval shall be contingent on Staff's confirmation that the distance requirement being met (issue with the other child daycare is resolved in this Applicant's favor); 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 application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy, & Commissioner Williams

D6 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 residential development, at 5561-5567 Memorial Drive.
MOTION was made by Commissioner Costello, 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 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

D7 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 residential development, at 5561-5567 Memorial Drive.
MOTION was made by Commissioner Cooper, seconded by Commissioner Costello 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 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

D8 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 Costello, seconded by Commissioner Zou that this agenda item be Denied, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

New Cases

N1 2026-1260 COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability to adopt the 2027-28 Zoning, Special Land Use Permit (SLUP), and Land Use Calendar and Resolution. This text amendment is County-wide. **MOTION was made by Commissioner Costello, seconded by Commissioner Cooper that this agenda item be Approved as presented, per Staff recommendation.**

This application moves forward to the Board of Commissioners - Zoning Meeting due back on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

N2 2026-1261 COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to amend Chapter 01: Issues, Opportunities, & Goals of the Comprehensive Land Use Plan. This amendment is for the adoption of the Comprehensive Housing Plan and its vision, goals, and strategies for addressing housing affordability and housing

quality challenges. This text amendment is County-wide. **MOTION was made by Commissioner Costello, 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 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

N3 2026-1262 COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to repeal and replace Chapter 21-Sign Code. This text amendment is County-wide.
MOTION was made by Commissioner Cooper, seconded by Commissioner Costello that this agenda item be Deferred, Full Cycle to the January 2027 zoning agenda to allow more time for review/feedback from various Boards, Stakeholders & Legal counsel.

This application moves forward to the Board of Commissioners - Zoning Meeting, due back on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Not Present: 1 - Commissioner Zou

N4 2026-1263 COMMISSION DISTRICT(S): 2 and 6
Application of Vipin Bhimji c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow the development of single-family homes, at 3430 N. Druid Hills Road.
MOTION was made by Commissioner Patton, seconded by Commissioner Moore that this agenda item be Approved, per Staff recommendation with a condition that there be a buffer of trees and fencing along the property side that abuts Seaboard Airline Railroad.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Abstain: 1 - Commissioner Cooper

Not Present: 1 - Commissioner Zou

N5 2026-1264

COMMISSION DISTRICT(S): 3 and 7
Application of Cultivate Communities c/o Battle Law, P.C. to rezone property from the R-100 (Residential Medium Lot-100) zoning district to the RSM (Small Lot Residential Mix) zoning district to allow a residential development.
MOTION was made by Commissioner Moore, seconded by Commissioner Patton that this agenda item be Deferred, Full Cycle to the January 2027 zoning agenda to allow time for the Applicant's hydrology & traffic studies to be completed.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Not Present: 1 - Commissioner Zou

N6 2026-1265

COMMISSION DISTRICT(S): 3 and 6
Application of Old Dominion Freight Line c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a maintenance shop and trailer parking in Tier 4 of the Bouldercrest Overlay District and the M (Light Industrial) zoning district, at 4271 Bowman Industrial Court.
MOTION was made by Commissioner Cooper, seconded by Commissioner Moore that this agenda item be Approved, per Staff recommendation.

This application moves forward to the Board of Commissioners -

Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Not Present: 1 - Commissioner Zou

N7 2026-1266

COMMISSION DISTRICT(S): 3 and 6
Application of Safe Haven Transitional, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow an office building in Tier 5 Corridor 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district, at 2001 River Road. **MOTION was made by Commissioner Costello, seconded by Commissioner Cooper that this agenda item be Approved, with the condition that the inter-departments of the County review & find no problem with the revised plan.**

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Not Present: 1 - Commissioner Zou

N8 2026-1267

COMMISSION DISTRICT(S): 5 and 7
Application of Reginald Crayton to rezone property from RSM (Small Lot Residential Mix) zoning district to the R-85 (Residential Medium Lot-85) zoning district to allow the expansion of an existing place of worship, at 4710 Mandy Wicker Lane.
MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be Approved with three (3) conditions per Staff recommendation, with two (2) additional conditions: 1) The Applicant must obtain a written agreement with Antioch for ingress/egress for their festival days for the year; and 2) Include in their tree survey data from the GIS pictures of the property after purchase, before they cut down the trees along the southern part of the property.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, CommissionerMurphy & Commissioner Williams

Not Present: 1 - Commissioner Zou

N9 2026-1268

COMMISSION DISTRICT(S): 5 and 7
Application of Reginald Crayton for a Special Land Use Permit (SLUP) to allow the expansion of an existing place of worship in the R-85 (Residential Medium Lot-85) zoning district, 4710 Mandy Wicker Lane; 1821 S. Hairston Road.
MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be Approved with three (3) conditions per Staff recommendation, with two (2) additional conditions: 1) The Applicant must obtain a written agreement with Antioch for ingress/egress for their festival days for the year; and 2) Include in their tree survey data from the GIS pictures of the property after purchase, before they cut down the trees along the southern part of the property.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Not Present: 1 - Commissioner Zou

N10 2026-1269

COMMISSION DISTRICT(S): 3 and 6
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow fuel pumps in Tier 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district, at 2510 Bouldercrest Road.
MOTION was made by Commissioner Moore, 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 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Abstain: 1 - Commissioner Cooper

Not Present: 1 - Commissioner Zou

N11 2026-1270 COMMISSION DISTRICT(S): 3 and 6

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet Tier 1 of the Bouldercrest Overlay District and in the C-1 (Local Commercial) zoning district, at 2510 Bouldercrest Road.

MOTION was made by Commissioner Moore, 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 11/19/2026. The motion carried by the following vote:

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

Absent: 3 - Chairperson West, Commissioner Murphy & Commissioner Williams

Abstain: 1 - Commissioner Cooper

Not Present: 1 - Commissioner Zou

Meeting Adjourned @ 10:52 p.m.

November 5, 2026 Planning Commission Zoom Recording Link:

Passcode: pTlN$0^n