DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030

MINUTES

WEDNESDAY, OCTOBER 28, 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

DeKalb County
GEORGIA

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www.dekalbcountyga.gov/planning

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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

DEKALB COUNTY PLANNING COMMISSION

held its online Sketch Plat meeting on Wednesday, October 28, 2026, at 6:00 p.m.
This meeting was conducted via teleconference (Zoom).

(Printed copies of the meeting procedures and these minutes are available upon request at plansustain@dekalbcountyga.gov

(Draft) SKETCH PLAT MINUTES – October 28, 2026, 6:00 PM

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

I. Call to Order/Determination of Quorum:
After members presented a quorum, Chairman West called the meeting to order.

II. Reading of Opening Statement:
Chairman West read the opening statement of procedure for a Sketch Plat hearing.

III. Introduction of Planning Commission:
Planning Commission members introduced themselves.

IV. Approval of Minutes:
August 26, 2026, draft Sketch Plat Meeting minutes.

MOTION: Commissioner Moore moved, Commissioner Costello seconded for Approval of the June 24, 2026, Sketch Plat minutes, as presented. Motion carried 8-0-0.

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.

STAFF RECOMMENDATION: DEFER TO THE PLANNING COMMISSION.

The proposal is not fully consistent with the goals of the *DeKalb County 2050 Unified Plan* and is not in full compliance with developmental standards of the *Zoning Ordinance*. In light of the approval of Z-25-1247633, the Planning and Sustainability Department will *Defer to the Planning Commission* for a final decision on P-Plat #1247881.

FINAL MOTION: Commissioner Moore moved, Commissioner Costello seconded for a *"One-Time Revision"* to allow the Applicant to address the following six (6) issues: 1) Fenestration, 2) The private drive, 3) Easements, 4) The 5-foot landscape strip, 5) The front yard, and 6) The paving and retaining walls.

The motion carried 7-0-0. Commissioner Williams was experiencing technical difficulties and was not present for this vote.

1ST MOTION: Commissioner Williams moved, Commissioner Patton seconded for *Approval*. The motion failed 2-4-2. Commissioners Zou, Costello, Cooper, and West opposed. Commissioners Moore & Osler abstained.

NEW BUSINESS:

I. Adoption of the 2027-28 Sketch Plat Calendar.

MOTION: Commissioner Costello moved, Commissioner Osler seconded for adoption of the 2027-28 Sketch Plat calendar as presented. Motion carried 7-0-0. Commissioner Williams was not present for this vote.

Meeting was adjourned at 7:56 p.m.

Adam Chappell
Adam Chappell, AICP
Sr. Planner

LaSondra H. Hill
LaSondra H. Hill,
Planning & Zoning Specialist

ZOOM MEETING RECORDING LINK:

October 28, 2026, Sketch Plat Zoom Recording

Passcode: =$pg5KT7