

Planning Commission Hearing Date: September 9, 2025
Board of Commissioners Hearing Date: September 30, 2025

STAFF ANALYSIS

CASE NO.:	CZ-25-1247294	File ID #: 2024-1442
Address:	1716 Pleasant Hill Trail, 7778, 7860, 7890, 7900, 7956 & 8024 Pleasant Hill Road	Commission District: 5 Super District: 7
Parcel ID(s):	16-197-03-006, 16-197-03-012, 16-219-01-005, 16-219-01-006, 16-220-01-004 16-220-01-007 & 16-220-01-009	
Request:	Major modification of zoning conditions pursuant to CZ-18-22130 for the development of single-family detached dwellings within the RNC (Residential Neighborhood Conservation) Zoning District.	
Property Owner(s):	Hybrass Properties, LLC.	
Applicant/Agent:	Hybrass Properties, LLC. c/o Battle Law, P.C.	
Acreage:	95.52 acres	
Existing Land Use:	Single-family dwellings/vacant	
Adjacent Zoning:	North: R-100, MU-1 East: RNC, R-85 South: R-85 West: R-85	
Character Area	Suburban (SUB)	
Comprehensive Plan:	<u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: TWO-CYCLE DEFERRAL

This application is currently subject an ongoing Development of Regional Impact (DRI) Study (DRI #4478) that is being conducted by the Atlanta Regional Commission (ARC).

The applicant, Hybrass Properties, LLC c/o Battle Law, P.C., requests a major modification of zoning conditions pursuant to CZ-18-22130 to allow for a major subdivision of up to 182 single-family detached dwellings.

The original approval of CZ-18-22130 rezoned the subject properties, comprising approximately 95.52 acres, to the RNC (Residential Neighborhood Conservation) Zoning District for the purpose of developing a major subdivision of up to 214 single-family detached dwellings, in substantial compliance with a site plan dated February 28, 2018. Subsequent attempts to develop the property led to the discovery of areas of rock outcroppings and revealed steep topography, which together necessitated the redesign of the proposal and reduction in units. An updated site plan (dated April 8, 2025) proposes a major subdivision with up to 182 single-family detached dwellings, a reduction of 32 units that brings the density of the proposed development down to approximately 1.91 units per acre.

The properties are located within a Suburban (SUB) Character Area, which supports new development provided that such development does not significantly alter established neighborhood development patterns. A number of existing single-family detached subdivisions are located in the vicinity of the properties and have been developed at similar densities. The layout and reduction of units allow for the preservation and allotment of additional greenspace which appear to meet the minimum developmental standards of the RNC Zoning District. Rock outcroppings and areas of steep slopes (1:2 feet or greater) are identified on the plans. Several pocket parks are proposed throughout the development as well as an active recreation area near Pleasant Hill Road.

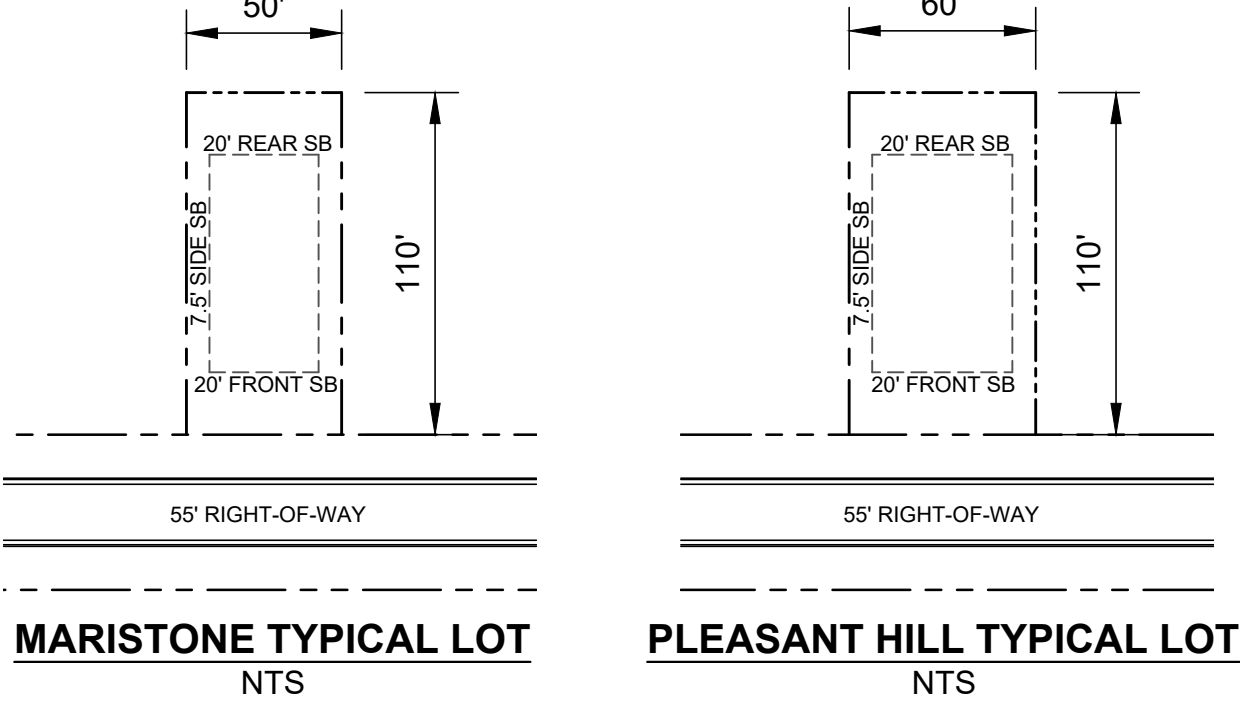
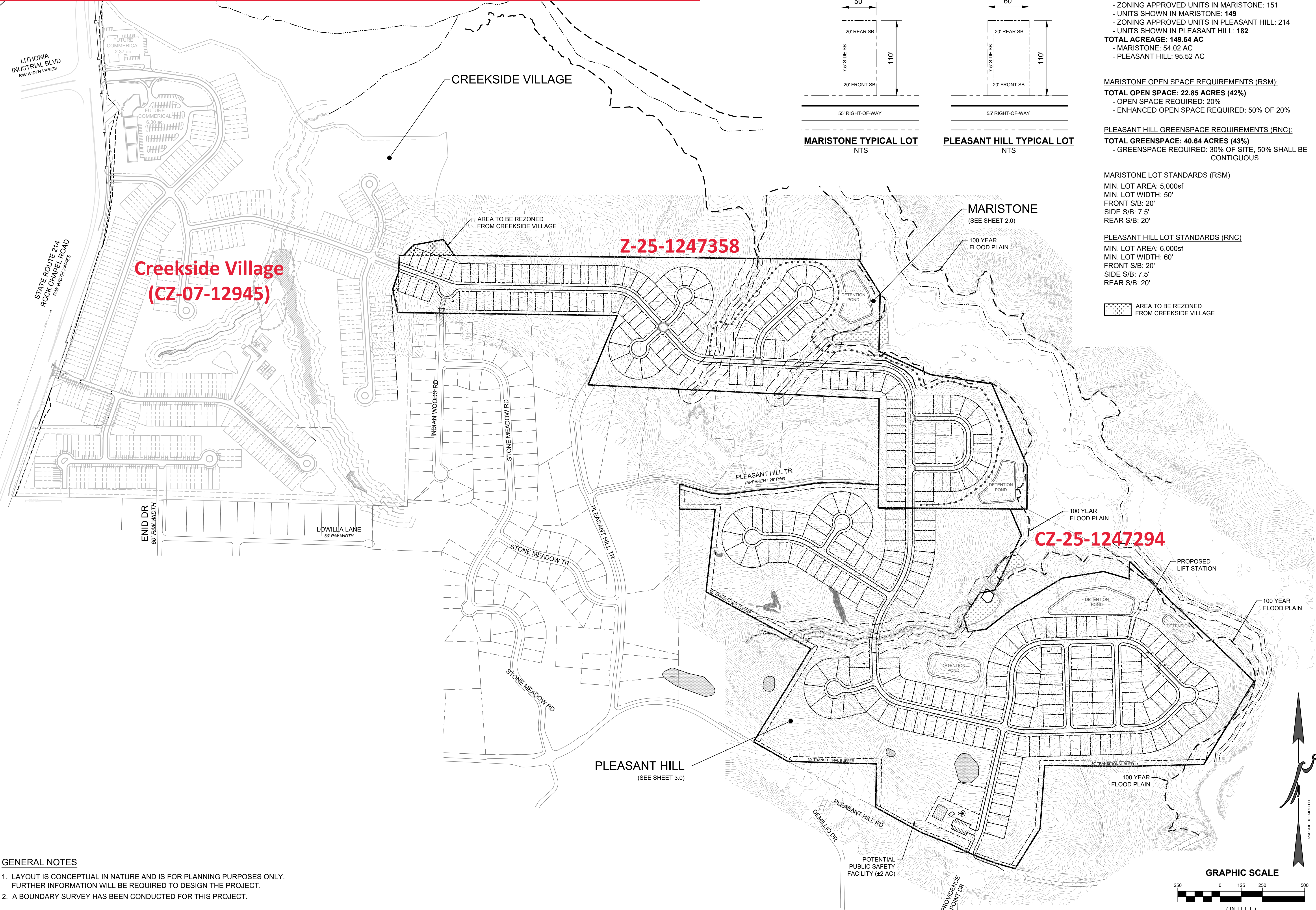
The most recent site plan notably differs from the original site plan in the location and number of access points. A new access point in the northwest corner of the development site would provide a connection to the properties designated as 7850 Pleasant Hill Road (Tax Parcel ID 16-220-01-001) and 1619 Pleasant Hill Trail (Tax Parcel ID 16-197-02-009); these properties are subject to a concurrent application (Z-25-1247358) to rezone from the MU-1 (Mixed-Use Low Density) Zoning District to the RSM (Small Lot Residential Mix) Zoning District, allowing for the construction of up to 149 single-family detached dwellings. This adjacent development would connect the subject properties with the larger “Creekside Village” mixed-use development; the properties that now make up said development were rezoned in 2007 as a result of CZ-07-12945. At the time of this analysis, several phases of “Creekside Village” have been either completed or are under construction. When finished, this development would provide access points to the subject properties off of Rock Chapel Road (a major arterial and State DOT route). Compared to the original site plan, this interconnectivity allows for a layout that veers from traditional subdivision designs that are historically more insulated.

This notwithstanding, there have been Staff and community concerns that the number of access points in and out of the development may not be sufficient in relation to the number of units proposed and may create traffic concerns both external and internal to the developments. Section 14-200. of the *Land Development Code* requires a minimum of three (3) access points for a residential development that contains between 151-300 units. Only one (1) access point is proposed off of Pleasant Hill Road (which is classified as a minor arterial) in addition to the aforementioned connection with 7850 Pleasant Hill Road. A variance from Section 14-200. to reduce the number of access points would be required should the project proceed through Sketch Plat review; said variance would fall under the purview of the Planning Commission (which approves Sketch/Preliminary Plats) as opposed to the Zoning Board of Appeals (ZBA).

Since the development is proposed to connect to 7850 Pleasant Hill Road, and, by extension, “Creekside Village”, it appears to meet the intent of the SUB Character Area for new development to provide increased connectivity (*DeKalb County 2050 Unified Plan pg. 41*). However, this connectivity would likely trigger a traffic impact study if the subject request and concurrent application Z-25-1247358 are considered as separate phases within a larger development. Individually, the proposals fall short of the 200-unit-minimum threshold for a study per Section 5.3.4. of the *Zoning Ordinance*; *together*, however, this requirement *is* triggered. Connectivity, while desirable from an urban design perspective, may potentially result in some portions of internal streets bearing a traffic load that is higher than that of typical local streets and closer to those seen by collector roads; new subdivisions with frontage on collector roads or arterials are required to have lots facing internal local streets as opposed to said collector roads or arterials.

In addition to a traffic impact study, the area that is now “Creekside Village” as well as the properties associated with Z-25-1247358 were subject to a DRI review in 2007 (DRI #632); the age of the DRI review, as well as the connection with and partial integration of the proposals with the larger “Creekside Village”, have been determined by the Atlanta Regional Commission (ARC) to require a new Development of Regional Impact (DRI) be submitted and reviewed. **At the time of this analysis, DRI #4478 is currently ongoing. As a result of conversations with the ARC and the applicant, the Planning and Sustainability Department recommends a "Two-Cycle Deferral to the January 2026 zoning agenda" to allow sufficient time for these procedural requirements to be followed and for additional changes to the proposal that may result.**

CZ-25-1247294/Z-25-1247358 SITE PLAN



LAND USE SUMMARY

TOTAL UNITS: 331
- ZONING APPROVED UNITS IN MARISTONE: 151
- UNITS SHOWN IN MARISTONE: 149
- ZONING APPROVED UNITS IN PLEASANT HILL: 214
- UNITS SHOWN IN PLEASANT HILL: 182
TOTAL ACREAGE: 149.54 AC
- MARISTONE: 54.02 AC
- PLEASANT HILL: 95.52 AC

MARISTONE OPEN SPACE REQUIREMENTS (RSM):
TOTAL OPEN SPACE: 22.85 ACRES (42%)
- OPEN SPACE REQUIRED: 20%
- ENHANCED OPEN SPACE REQUIRED: 50% OF 20%

PLEASANT HILL GREENSPACE REQUIREMENTS (RNC):
TOTAL GREENSPACE: 40.64 ACRES (43%)
- GREENSPACE REQUIRED: 30% OF SITE, 50% SHALL BE CONTIGUOUS

MARISTONE LOT STANDARDS (RSM)
MIN. LOT AREA: 5,000sf
MIN. LOT WIDTH: 50'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

PLEASANT HILL LOT STANDARDS (RNC)
MIN. LOT AREA: 6,000sf
MIN. LOT WIDTH: 60'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

AREA TO BE REZONED FROM CREEKSIDE VILLAGE

- GENERAL NOTES
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
 - A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

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PH: (770) 755-7979

CUMMING OFFICE
500 PIRKLE FERRY RD, STE C
CUMMING, GEORGIA 30040
PH: (770) 807-7100

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CONCEPT PLAN FOR MARISTONE & PLEASANT HILL LOCATED IN: LAND LOTS 188, 189, 196, 16TH DISTRICT DEKALB COUNTY, GEORGIA

REVISIONS

DATE	REVISIONS
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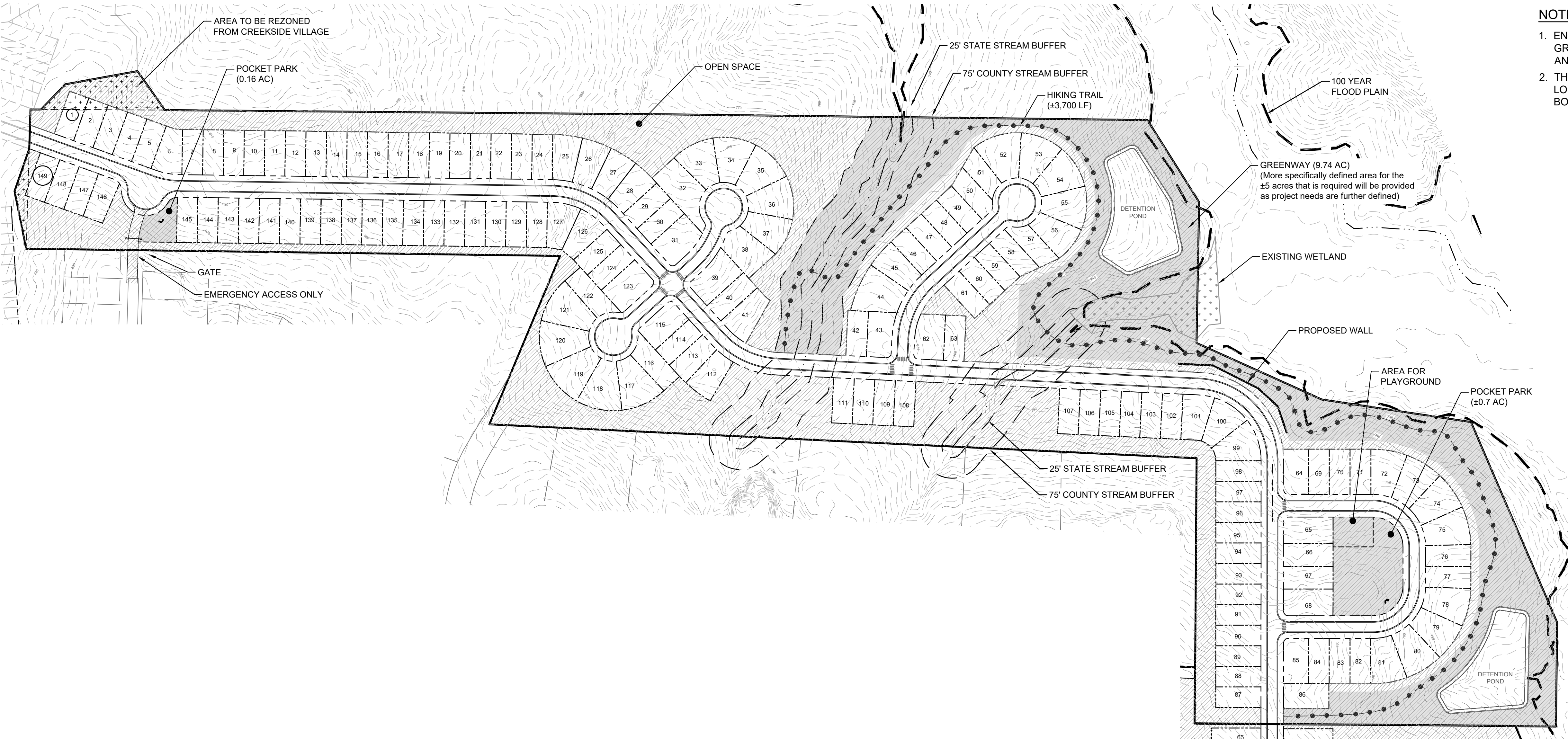
DATE:	4/08/25
SCALE:	1" = 250'
PROJ NUMBER:	100.029
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

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SHEET NUMBER

1.0

Z-25-1247358 SITE PLAN



LAND USE SUMMARY

TOTAL UNITS: 149
- ZONING APPROVED UNITS IN MARISTONE: 151
- UNITS SHOWN IN MARISTONE: 149
TOTAL ACRES (MARISTONE): 54.20 AC
DENSITY: 2.75 DU/AC
AREA TO BE REZONED: 0.52 AC

MARISTONE OPEN SPACE REQUIREMENTS (RSM):

TOTAL OPEN SPACE: 22.85 ACRES (42%)
OPEN SPACE: 10.90 ACRES (20% required)
ENHANCED OPEN SPACE: 5.45 ACRES (50% of req'd 20%)

MARISTONE LOT STANDARDS (RSM)

MIN. LOT AREA: 5,000 sf
MIN. LOT WIDTH: 50'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

- OPEN SPACE
- AREA TO CONTAIN REQUIRED ENHANCED OPEN SPACE (10.79 AC)
- AREA TO BE REZONED FROM CREEKSIDE VILLAGE

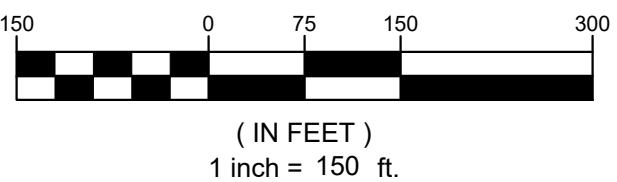
NOTES

- ENHANCED OPEN SPACE TO INCLUDE A GREENWAY WITH HIKING TRAIL, POCKET PARKS, AND PLAYGROUND
- THERE ARE NO SLOPES GREATER THAN 1:2 LOCATED WITHIN THE MARISTONE PROPERTY BOUNDARY.

GENERAL NOTES

- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
- A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.

GRAPHIC SCALE



CIVIL
ENGINEERING
COA NO. PER 044786
CONSTRUCTION
MANAGEMENT

LAND
SURVEYING
COA NO. LSF 800951
LANDSCAPE
ARCHITECT

LAND
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CUMMING, GEORGIA 30048
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CONCEPT PLAN
FOR
MARISTONE

LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
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SCALE:	1" = 150'
PROJ NUMBER:	100.002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

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SHEET NUMBER

2.0

CZ-25-1247294 SITE PLAN

LAND USE SUMMARY

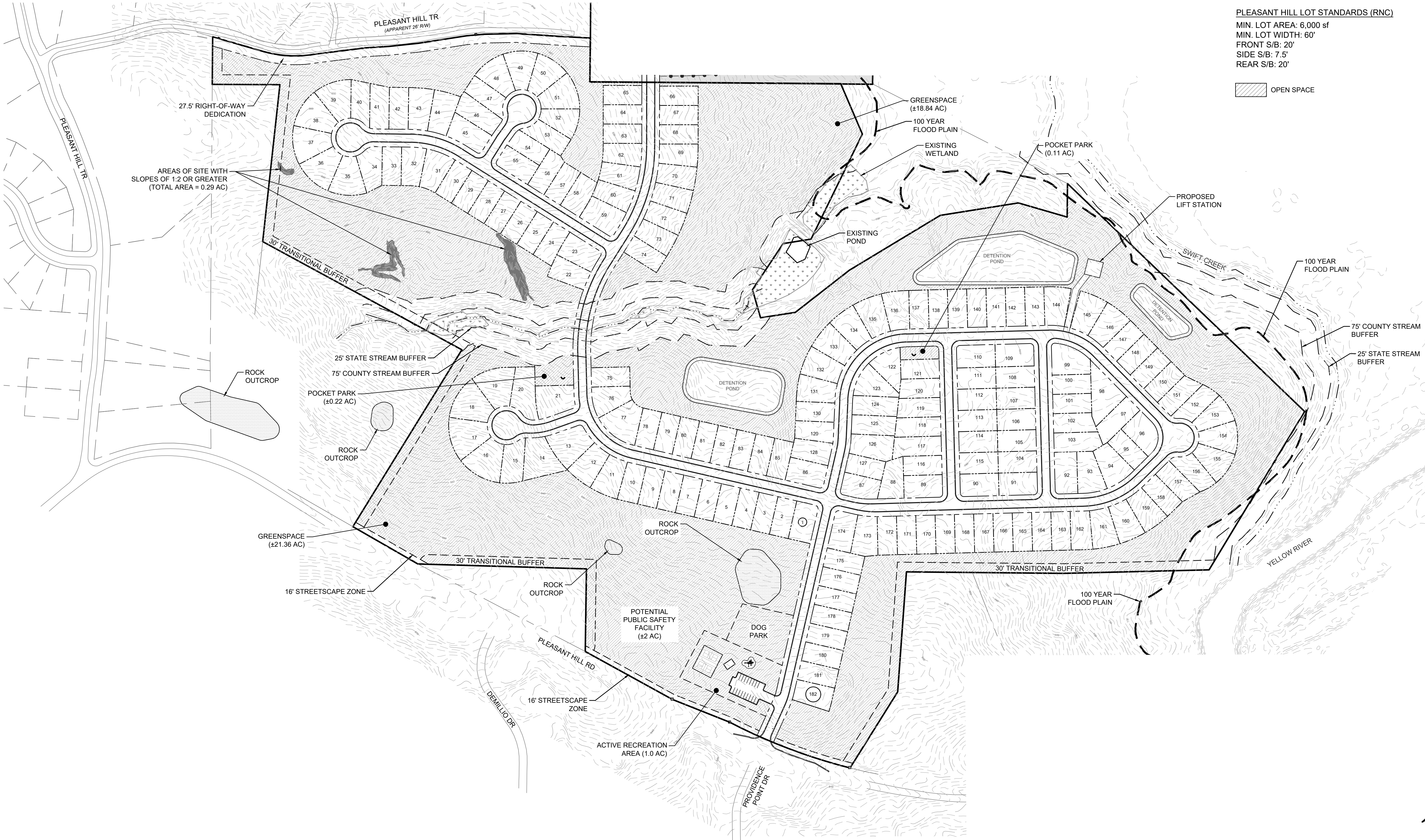
TOTAL UNITS: 182
- ZONING APPROVED UNITS IN PLEASANT HILL: 214
- UNITS SHOWN IN PLEASANT HILL: 182
TOTAL ACRES (PLEASANT HILL): 95.52 AC
DENSITY: 1.91 DU/AC

PLEASANT HILL GREENSPACE REQUIREMENT (RNC):
REQUIRED GREENSPACE: 30% OF SITE (28.66 acres),
50% SHALL BE CONTIGUOUS
PROVIDED GREENSPACE: 40.64 acres (43%),
23.68 acres (58%) CONTIGUOUS

PLEASANT HILL LOT STANDARDS (RNC)

MIN. LOT AREA: 6,000 sf
MIN. LOT WIDTH: 60'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

OPEN SPACE



GENERAL NOTES

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CONCEPT PLAN
FOR
PLEASANT HILL

LOCATED IN:
LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

DATE	REVISIONS
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PROJ NUMBER:	100.002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

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SHEET NUMBER
3.0



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-23-1246656

Parcel I.D. #: 16-220-01-009, 16-197-03-006, 16-197-03-012, 16-219-01-005, 16-219-01-006, 16-220-01-004, 16-220-01-007

Address: 1716 Pleasant Hill Trail and 7956, 7890, 8024, 7788, 7900 and 7860 Pleasant Hill Rd

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6⁷th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns
at this time.

Signature: Jerry White

10/16/2023

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Environmental Health Deputy Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to the sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

N5-2023-1148

SLUP-23-1246653 / 16-193-04-004, 16-193-04-005

8070 and 8080 Rockbridge Road, Stone Mountain, GA 30087

- Septic 1000 gallons indicated on 8070 Rockbridge Road, installed on 03/17/1981.
- Please review general comments

N6-2020-1149

CZ-23-1246655 / 15-083-01-013

2179 Bouldercrest Road, Atlanta, GA 30316

- Septic indicated on 2179 Bouldercrest Road, installed on 09/30/1967
- Please review general comments.

N7-2023-1150

CZ-23-1246656 / 16-197--03-006, 16-197-03-012,16-219-01-004,16-219-01-006,16-220-01-004,16-220-01-007 & 16-220-01-009

1716 Pleasant Hill Trail and 7956, 7890, 8024, 7788, 7900 & 7860 Pleasant Hill Road

- Please review general comments.

N8-2023-1151

SLUP-23-1246658 / 15-126-10-023

2536 Snapfinger Road, Decatur, GA 30034

- Septic indicated on surrounding properties.
- Please review general comments.



**DEKALB COUNTY
GOVERNMENT PLANNING
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**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____

**DeKalb County School District
Development Review Comments**

Analysis Date: 10/3/2023

Submitted to: DeKalb County

Case #: CZ-23-1246656

Parcel #: 16-197-03-06, etc.

Name of Development: Hybrass Pleasant Hill Trail

Location: 1716 Pleasant Hill Trail, 1956/789802/7788/7900/7860 Pleasant Hill Road

Description: Application to construct 214 single-family attached homes

Impact of Development: When fully constructed, this development would be expected to generate 49 students: 13 at Rock Chapel Elementary School, 9 at Lithonia Middle School, 13 at Lithonia High School, 13 at other DCSD schools, and 1 at private school. Current enrollment at Lithonia High school is above capacity, but is expected to decline in future years.

	Rock Chapel Elementary School	Lithonia Middle School	Lithonia High School	Other DCSD Schools	Private Schools	Total
Current Condition of Schools						
Capacity	696	1,230	1,426			
Portables	0	0	0			
Enrollment (Oct. 2022)	555	1,215	1,490			
Seats Available	141	15	-64			
Utilization (%)	79.7%	98.8%	104.5%			
New students from development	13	9	13	13	1	49

New Enrollment	568	1,224	1,503
New Seats Available	128	6	-77
New Utilization	81.6%	99.5%	105.4%

	Attend Home School	Attend other DCSD School	Private School	Total
Yield Rates				
Elementary	0.0620	0.0333	0.0032	0.0985
Middle	0.0411	0.0201	0.0000	0.0612
High	0.0594	0.0096	0.0006	0.0696
Total	0.1625	0.0630	0.0038	0.2293
Student Calculations				
Proposed Units	214			
Unit Type	SF			
Cluster	Lithonia High School			
	Attend Home School	Attend other DCSD School	Private School	Total
Units x Yield				
Elementary	13.28	7.12	0.69	21.09
Middle	8.79	4.30	0.00	13.09
High	12.71	2.06	0.13	14.90
Total	34.78	13.48	0.82	49.08
	Attend Home School	Attend other DCSD School	Private School	Total
Anticipated Students				
Rock Chapel Elementary School	13	7	1	21
Lithonia Middle School	9	4	0	13
Lithonia High School	13	2	0	15
Total	35	13	1	49



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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The following must be added as conditions on the approval of the modification

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

1. Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable, is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the state waters and special flood hazard areas.
2. The county codes require the hydrology study to model the existing conditions as wooded
3. Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identifying the location where RRv can be provided and re-designing/revising the layout to comply with the RRv requirement.
4. The presence of FEMA Flood Hazard Area was in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas requires compliance with Article IV of Chapter 14 and FEMA floodplain regulations
5. Landscaping and tree preservation plans for any building or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.
6. The state water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.
7. The internal street(s) must be at least 24' for the travel lanes (2 x 12') and have a R/W of 55' at a minimum

• **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.:

Parcel I.D. #: 16-197-03-012, 16-220-01-007,
16-220-01-009, 16-220-01-004, 16-197-03-006,
16-219-1-005 & 16-219-01-006

Address: 1716 Pleasant Hill Trail, 7956, 7890, 8024, 7788, 7900 & 7860 Pleasant Hill Road, Lithonia, GA 30058,

Drainage Basin: Yellow River

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 1%

Impact on property (flood, erosion, sedimentation) under existing zoning: Flood impact will be from the Yellow river overtopping its banks thus resulting in overbank flooding but would not seriously affect the property. Erosion and sedimentation activities may be limited to the banks of Yellow river creek due to topography

Required detention facility(s): Yes. Detention/retention facilities would be required for stormwater management per section 14-40 of DeKalb County codes of ordinance.

COMMENTS:

The majority portion of the parcels are outside the floodplain but there exists FEMA designated Special Flood Hazard Areas on the fringe of properties at the northeast portions of the listed parcels. Compliance with the floodplain management and flood damage prevention ordinances is required and also, adequate erosion and sedimentation and pollution control measures will be required for any proposed development in this area.

Signature: _____

- 1.** 1326 Clairmont Road Po' Boy Shop - SLUP 1246649 INCOMPLETE- No Comment
- 2.** N-1. 1484 and 1520 Columbia Drive. Columbia Drive is classified as a minor arterial. Requires a 40-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5 foot landscape strip between path and back of curb, and street lights required. Please note that private roads must be constructed to public road standards. They should be 24 feet wide instead of 20 feet wide. I am concerned that people will park along the road and not in the designated parking spots due to distance from spots to lots 2-9. Add no Parking signs on both sides of the interior street from Columbia Drive to end of Lot 17. No parking allowed on Columbia Drive. Needs a spot for turnaround at the security gate if vehicles are not allowed to enter. They cannot back into Columbia Drive should entrance be denied.
- 3.** N-2 4822 Covington Hwy. Covington Hwy is SR 12. GDOT review and permits required. Covington Hwy is classified as a major arterial. ROW dedication of 50 feet from center line or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5-foot landscape strip between back of curb and path, street lights required. Required to upgrade traffic signal to provide pedestrian facilities. GDOT signal permit required.
- 4.** N-3. 1726 Church St. Scott Blvd is SR 8 and requires GDOT review and approval prior to permitting. Scott Blvd is classified as a major arterial. Requires: Requires a 50-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared path, 5 foot landscape strip between back of curb and path, street lights required. No access allowed directly to Scott Blvd. Church Street is classified at a minor arterial. Requires a 40-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared path, 5-foot landscape strip between back of curb and path, street lights required. One right in right out access only along Church Street- prefer no access. Connector street is classified as local. Requires a 27.5 foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. Requires 5 foot landscape strip between back of curb and sidewalk, 6 foot sidewalk, street lights required.
- 5.** N-4 & N-5 8070 and 8080 Rockbridge Rd. Rockbridge Road is SR 124. GDOT review and permitting required. Rockbridge Rd is classified as a major arterial. Requires: Requires a 50-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared use path, 5-foot landscape strip between back of curb and path, street lights required. Design entrance as a typical right in/right out for driver clarity. South Rockbridge Road is a minor arterial. Requires a 40-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. A 10-foot shared path, 5 foot landscape strip between back of curb and path, street lights required.
- 6.** N-6. 2179 Bouldercrest Rd. Bouldercrest Rd is a classified as a major arterial. Requires a 50-foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, add curb and gutter, 5 foot landscape strip between back of curb and path, and street lights. Verify that each driveway meets minimum intersection and stopping sight distance per AASHTO.
- 7.** N-7. 1716 Pleasant Hill Trails and Various Pleasant Hill Road Major Mod
Pleasant Hill Trail is a local road and must be improved as part of this development's frontage. Requires a 27.5 foot ROW dedication from centerline or such that all public infrastructure is within ROW, whichever greater. From the centerline- the road must be improved to be 12 feet wide with curb and gutter, 5-foot landscape strip and a 5 foot sidewalk, street lights required. Pleasant Hill Road is classified as a minor arterial. Requires a 40-foot ROW dedication from centerline or such that all public infrastructure is within

ROW, whichever greater. From the centerline- the road must be improved to be 12 feet wide with curb and gutter, 10-foot shared path, 5 foot landscape strip between path and back of curb, street lights required. Both access points must meet minimum sight distance requirements per AASHTO for intersection and stopping sight distance. Pleasant Hill Road has a speed limit of 45 mph. A variance is needed for minimum number of access points per section 14-200 (5) of the land development code. For the Transportation Division to support the variance, a full intersection design with left turn lanes and right turn lanes will be required at Providence Point Dr and the new road. Consider adding traffic calming measures on interior streets to determine driveway placement. (Hard to retrofit townhome communities with traffic calming.) Assuming interior streets will be private based on plan provided. Private streets must be built to public road standards.

- 8.** N-8. & N-9. 2536 Snapfinger Rd. I-20 Overlay District Tier 3. Overlay standards take precedent- where silent the zoning and then the land development standards are applied. Snapfinger Road is classified as a major arterial. ROW dedication of 50 feet from center line of Snapfinger Rd or such that all public infrastructure is within ROW, whichever greater. Follow the infrastructure requirements of the overlay district, but at a minimum: The public roads to the east and north require a right of way dedication of 27.5 feet from centerline, five-foot landscape strip from back of curb, 5 foot sidewalk and street lighting.
- 9.** N-10. 2569 & 73 Dusty Lane. Dusty Lane is classified as a local road. Required to dedicate 27.5 feet of right of way from centerline or such that all public infrastructure is within right of way, whichever greater. Requires five-foot landscape strip from back of curb to sidewalk, five-foot sidewalk and pedestrian lighting.
- 10.** N-11 & N-12. 3823 N Druid SLUP. Eliminate one curb cut on North Druid Hills Rd. North Druid Hills Rd is classified as a major arterial. ROW dedication of 50 feet from center line or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5 foot landscape strip between back of curb and path, street lights required. Provide necessary driveway easements/ROW for the Birch Road at North Druid Hills Rd Intersection project. Coordinate with PW- Transportation on easement/ROW.
- 11.** N-13. 4381 Covington Hwy. Covington Hwy is SR 12. GDOT review and permits required. Covington Hwy is classified as a major arterial. ROW dedication of 50 feet from center line or such that all public infrastructure is within ROW, whichever greater. Requires a 10-foot shared path, 5 foot landscape strip between back of curb and path, street lights required.
- 12.** N-14. No Comment.

ZONING COMMENTS – DECEMBER 2024

N1. SLUP-25-1247288 - 3195 Kelly Chapel Road- No Comments

N2. SLUP-25-1247279 - 3110 E Ponce De Leon Ave. - E Ponce de Leon is classified as a minor arterial. Aldridge Ave is classified as local street. Property is within the Scottdale Overlay District Tier 1. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. E Ponce de Leon is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (at least 5 feet must be from back of curb to the sidewalk/path) with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Aldridge Ave is classified as local street. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N3. SLUP-25-1247277 - 5644 Memorial Drive - If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N4. SLUP-25-1247206 - 5099 Memorial Drive - No comments. If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. Doyal Mills Court is classified as a local road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Doyal Mills Court is classified as a local road. Doyal Mills Court is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N5. CZ-25-1247294 - 7778 Pleasant Hills Road, etc. - Phase 1 has 182 lots and requires 3 access points (Sec. 14-200 (5)). Verify the reserved secondary access point meets the minimum spacing outlined in 14-200 (6) and has the required sight distance. Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Pleasant Hill Road is a classified as a minor arterial (45MPH). Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov). Pleasant Hill Road is classified as a local road. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of

way, whichever greater. Pleasant Hill Trail must be constructed to county standards on your side of the road from the centerline along the proposed development's frontage. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All proposed interior public streets require a right of way of 55 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all driveways meet ADA crossing slope requirements at point of crossing and that vehicles will not block sidewalk when parked in the driveway. Verify all intersections/driveways meet AASHTO sight distance requirements. No poles may remain within the limits of the path/sidewalk.

N6. & N7. Z-25-1247293 & SLUP-25-1247295 - 3298 & 3272 Fayetteville Road - Coordination with the Transportation Division of Public Works is required due to an adjacent intersection project. Dedicate all necessary right of way and easements for the proposed roundabout project at the intersection of Bailey St/Fleetwood Rd/Fayetteville Rd/Woodstock Rd. Coordinate required right of way infrastructure improvements with Patrece Keeter (pgkeeter@dekalbcountyga.gov) prior to permitting to eliminate potential conflicts and/or removals. (We do not want you to build it and then we remove it with our project.) Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Fayetteville Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov). Fleetwood Drive is classified as a local road. Require a right of way dedication of 27.5 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N8. SLUP-25-1247287 - 1102 Stewart Mill Road - Stewart Mill Road is classified as a collector road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N9. CZ-25-1246771 - 4015 Flat Shoals Parkway - Soapstone Historic District. I-20 Overlay District Tier 2. Developer is responsible for all requirements noted in the GRTA Notice of Decision for DRI 4109, Attachment A (see below)- . Major points: Provide pedestrian connection to the Michelle Obama Trail, Provide grading and concrete work for MARTA bus stop upgrades, Provide a mid-block pedestrian crossing with enhancements (most likely a pedestrian hybrid beacon based on number of lanes and speed limit) at MARTA bus stop crossing location, and noted right turn lanes. Flat Shoals Parkway is SR 155. Prior to permitting, GDOT District 7 review and approval is required. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets to be privately owned and maintained. Flat Shoals Parkway is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Clifton Springs Road is classified as a minor arterial. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot

landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hcfowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

General Conditions

General Conditions of Approval to GRTA Notice of Decision:

- Pedestrian, Bicycle and Transit Facilities
- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate.
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
- Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
- MARTA will Provide bus shelters with seating, lighting, and real-time bus arrival information. In coordination with MARTA the developer will provide the grading, concrete work, and enhanced crosswalks at the designated bus stop locations to ensure proper accessibility and safety for pedestrians.
- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

Development Intensity and Use

Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway A: Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7).

- Stop control on side street.
- Construct a full-movement driveway with one (1) ingress lane entering the site and two (2) egress lanes exiting the site.

Site Driveway B: Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5).

- Stop control on side street.
- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

Site Driveway C: Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155).

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting.
- All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc.
- If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

Site Driveway D: Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- Construct a right-in/right-out (RIRO) driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the approved GDOT driveway permit.
- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).



11/27/2024

To: Ms. LaSondra
From: Ryan Cira, Director of Environmental Health
Cc: Alan Gaines, Deputy Director, Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundry
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900. Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to the sidewalk for the bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



N1.2024-1428 SLUP-25-124728 15 094 07 023

3195 Kelly Chapel Road, Decatur, GA 30034

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED 7/3/64

- DeKalb Public Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N2.202401439 SLUP-25-1247279 18 009 05 003

3110 EAST PONCE DE LEON AVE., SCOTTDALE, GA 30079

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY

N3. 2024-1440 SLUP-25-1247277 18 070 01 015

5644 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATE ON THIS PROPERTY

N4. 2024-1441 SLUP-25-1247296 18 043 02 081

5099 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY FROM THIS OFFICE



N5. 2024-1441

SLUP CZ-25-1247296 18 043 02 081

7778/1716/7900/7860/8042/7956/ AND 7890 PLEASANT HILL ROAD, LITHONIA, GA

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATED ON THE ABOVE PROPERTIES. INDICATIONS OF SEPTIC ON 7900

N6. 202401442

Z-25-1247293 15 080 05 002 & 15 080 05 013

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

- SEPTIC INSTALLED ON 9/9/24

N7. 2024-1444

SLUP-25-1247295 15 080 05 002 & 15 080 05 013

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

N8. 2024-1445

SLUP-25-1247287 18 079 02 004

1102 STEWART MILL ROAD, STONE MOUNTAIN, GA 30087

- PLEASE REVIEW GENERAL COMMENTS

N9-2024-1496

CZ-25-1246771 15 090 01 021

4015 FLAT SHOALS PARKWAY, DECATUR, GA 30034

-PLEASE REVIEW GENERAL COMMENTS

- NO INDICATION OF SEPTIC INSTALLATION ON THIS PROPERTY FROM THIS PROPERTY

DeKalb Public Health

445 Winn Way – Box 987

Decatur, GA 30030

404.294.3700 • www.dekalbhealth.net

**DeKalb County School District
Development Review Comments**

Analysis Date: 12/4/2024

Submitted to: DeKalb County

Case #: N5-2024-1442 CZ-25-1247294

Parcel #: 16-197-03-006; 16-219-01-006

Name of Development: Hybrass Properties LLC
Location: 7798 7900 Pleasant Hill Road

Description: Rezoning request to allow for development of 182 units Single family community.

Impact of Development: ="When fully constructed, this development would be expected to generate "&H24&" students: "&C24&" at "&C17&", "&D24&" at "&D17&", "&E24&" at "&E17&", "&F24&" at other DCSD schools, and "&G24&" at private school."All three schools have capacity to add students.

Current Condition of Schools	Rock Chapel Elementary School	Lithonia Middle School	Lithonia High School	Other DCSD Schools	Private Schools	Total
Capacity	696	1,230	1,426			
Portables	0	0	0			
Enrollment (Fcast Oct. 2022)	505	1,155	1,480			
Seats Available	191	75	-54			
Utilization (%)	72.6%	93.9%	103.8%			
New students from development	18	11	22	28	4	83

New Enrollment	523	1,166	1,502
New Seats Available	173	64	-76
New Utilization	75.1%	94.8%	105.3%

Yield Rates	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.1015	0.0677	0.0128	0.1820
Middle	0.0627	0.0378	0.0029	0.1033
High	0.1185	0.0477	0.0052	0.1714
Total	0.2826	0.1532	0.0208	0.4567
Student Calculations				
Proposed Units	182			
Unit Type	SF			
Cluster	Lithonia High School			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	18.46	12.33	2.32	33.11
Middle	11.41	6.87	0.52	18.80
High	21.56	8.69	0.94	31.19
Total	51.43	27.89	3.78	83.10
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Rock Chapel Elementary School	18	12	2	32
Lithonia Middle School	11	7	1	19
Lithonia High School	22	9	1	32
Total	51	28	4	83



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following must be added as conditions on the approval of the modification

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

1. Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable, is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the state waters and special flood hazard areas.
2. The county codes require the hydrology study to model the existing conditions as wooded
3. Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identifying the location where RRv can be provided and re-designing/revising the layout to comply with the RRv requirement.
4. The presence of FEMA Flood Hazard Area was in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas requires compliance with Article IV of Chapter 14 and FEMA floodplain regulations
5. Landscaping and tree preservation plans for any building or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.
6. The state water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.
7. The internal street(s) must be at least 24' for the travel lanes (2 x 12') and have a R/W of 55' at a minimum

• **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: CZ-25-1247294

Parcel I.D. #s: 16-219-01-006; 16-219-01-005; 16-220-01-009; 16-197-03-012; 16-220-01-007; 16-197-03-006; 16-220-01-004;

Address: 7778, 7860, 7890, 1716, 7900, 8024, 7956

Pleasant Hill Rd, Lithonia, Ga 30058

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering
concerns at this time.

Signature: Jerry White



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Date Submitted: _____ Case No.: _____

Existing Conditional Zoning No.: _____

APPLICANT NAME: HYBRASS PROPERTIES, LLC c/o Battle Law, P.C.

Daytime Phone#: 404-601-7616 Fax #: 404-745-0045 E-mail: cmm@battlelawpc.com

mlb@battlelawpc.com

Mailing Address: 3562 Habersham at Northlake, Bldg. J, Ste. 100, Tucker, GA 30084

OWNER NAME: HYBRASS PROPERTIES, LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone#: 404-557-4892 Fax #: _____ E-mail: doug@havenwoodholdings.com

Mailing Address: 6350 Lake Oconee Pkwy, Suite 110, PMB 51
Greensboro, GA 30642

SUBJECT PROPERTY ADDRESS OR LOCATION: See Attached List on Schedule A

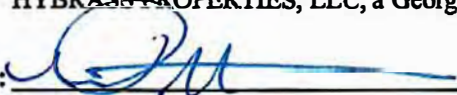
_____, DeKalb County, GA, _____

District(s): _____ Land Lot(s) : _____ Block(s) : _____ Parcel(s) : _____

Acreage or Square Feet: 95.52 Commission District(s): 5 & 7 Existing Zoning: RNC

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

HYBRASS PROPERTIES, LLC, a Georgia limited liability company

Signature of Applicant: 

Printed Name of Applicant: Michael R. Potts
Its: Managing Member

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

SCHEDULE A
LIST OF PROPERTIES

Searched for:

Owner Name HYBRASS PROPERTIES
Street PLEASANT HILL
Tax Year 2023-2023
Inactive Account No

Results **1 - 7** of **7**

Parcel	Owner	Parcel Address	City
16 197 03 006	HYBRASS PROPERTIES LLC	7788 PLEASANT HILL RD	LITHONIA
16 197 03 012	HYBRASS PROPERTIES LLC	1716 PLEASANT HILL TRL	LITHONIA
16 219 01 005	HYBRASS PROPERTIES LLC	7900 PLEASANT HILL RD	LITHONIA
16 219 01 006	HYBRASS PROPERTIES LLC	7860 PLEASANT HILL RD	LITHONIA
16 220 01 004	HYBRASS PROPERTIES LLC	8024 PLEASANT HILL RD	LITHONIA
16 220 01 007	HYBRASS PROPERTIES LLC	7956 PLEASANT HILL RD	LITHONIA
16 220 01 009	HYBRASS PROPERTIES LLC	7890 PLEASANT HILL RD	LITHONIA



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Jordan Battle at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: jnb@battlawpc.com

COMMUNITY MEETING TO DISCUSS A REZONING OF THE PROPERTY FROM RNC TO RSM FOR 185 SINGLE-FAMILY DETACHED LOTS

**Project Title: Hybrass Properties, LLC
-Pleasant Hill Road & Maristone**

When: October 17,2024

**Time: 6:30 PM Eastern (US and Cana-
da)**

Register in advance for this meeting:

<https://otago.zoom.us/join>

Meeting ID: 832 9592 5266

Password: 542283

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OWNERNAME1	PSTLADDRESS
MARTIN MARIETTA MATERIALS REAL	6920 POINTE INVERNESS WAY STE 301
MARISTON DEVELOPMENTS LLC	6030 BETHELVIEW RD # 102
GOSPEL ASSEMBLY CHURCH OF	7771 PLEASANT HILL RD
ORTIZ FIDEL PEREZ	1831 PLEASANT HILL TRL
BRITT LONNIE JOE	1825 PLEASANT HILL TRL
RODRIGUEZ CARLOS	PO BOX 1075
CLARKE SHAWN M	1125 HAMMOND DR APT 562
HOLUB JOSEPH A	1840 PLEASANT HILL TRL
HARRIS STEPHANIE	1822 STONE MEADOW RD
HEFFNER EVANGELINE	1816 STONE MEADOW RD
KENNEDY MCKENZIE MARLENE E	1810 STONE MEADOW RD
MITCHELL SIMONE A	1804 STONE MEADOW RD
TAYLOR RENEE L	7695 STONE MEADOW TRL
MARSHALL CASSANDRA M	7701 STONE MEADOW TRL
ANDREWS CANDICE I	7711 STONE MEADOW TRL
KHALID JULIOUS G	7721 STONE MEADOW TRL
FKH SFR PROPCO K LP	1850 PARKWAY PL STE 900
TOLBERT MARQUITA DANIEL	7733 STONE MEADOW TRL
WALTERS ALBERT D	7739 STONE MEADOW TRL
LEE GLORIA	7745 STONE MEADOW TRL
WILLIAMS DENEEN	7751 STONE MEADOW TRL
PROCOPE BEVERLY	7732 STONE MEADOW TRL
THAI TUAN T	7722 STONE MEADOW TRL
TURNER RHONDA M	7716 STONE MEADOW TRL
DEBARDELABEN DANNIE	7710 STONE MEADOW TRL
MACON CARL	7706 STONE MEADOW TRL
HAMBIE JAMES	7700 STONE MEADOW TRL
WILLIAMS SHARON	7694 STONE MEADOW TRL
NELSON STEPHANIE	7684 STONE MEADOW TRL
PIEDMONT TRACE HOMEOWNERS ASSO INC	1465 NORTHSIDE DR STE 128
PIEDMONT TRACE HOMEOWNERS ASSO INC	1465 NORTHSIDE DR STE 128
WILLIAMSON RALPH R	1735 PLEASANT HILL TRL
STILLO CAROL S	1745 PLEASANT HILL TRL
WILLIAMS JAMES ORVILLE	1723 PLEASANT HILL TRL
EMERSON CYNTHIA DOWNS	4955 MCCOY CIR
HYBRASS PROPERTIES LLC	6350 LAKE OCONEE PKWY PMB 11051
MACEDO CELESTINO	1711 PLEASANT HILL TRL
CASON YOLANDE ANN	7772 PLEASANT HILL RD
HARRIS MICHAEL D	2555 PLEASANT HILL TRL
POTTINGER CONROL	1739 PLEASANT HILL TRL
HYBRASS PROPERTIES LLC	6350 LAKE OCONEE PKWY PMB 110-51
MACEDO JAIMES GABRIEL	1687 PLEASANT HILL TRL
DIAZ ESTEBAN MELVIN ALEXANDER	1746 PLEASANT HILL TRL
BLK NOVA LLC	5314 HOLLY BROOKE LN
BRYDSON MICHELLE	1826 PLEASANT HILL TRL
T K MORELAND INC	PO BOX 2838
2018 3 IH BORROWER LP	P.O. BOX 4900
BEDFORD FUTURE	7787 PLEASANT HILL RD
BLAIR HAZEL	7793 PLEASANT HILL RD
ALGHRAIRI YOUNUS A	1849 DEMILIO DR
MAXEY DENZEL	1857 DEMILLIO DR
PATTERSON KERRY WAYNE	1865 DEMILIO DR

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BOLTON CYNTHIA	1871 DEMILIO DR
FEACHER REGINA M	1877 DEMILIO DR
HAY LANCELOT G	1883 DEMILIO DR
BAF ASSETS 6 LLC	5001 PLAZA ON THE LAKE STE 200
CAMPBELL JOSEPH	1895 DEMILIO DR
NGO MINH CAM	1901 DEMILIO DR
NELSON COLIN A	1907 DEMILIO DR
FENNIMORE LLC	3921 MARTIN DR
WAYNE THOMAS GROUP INC	PO BOX 2838
510 SFR GA OPERATIONS I LLC	1719 NJ-10 STE 219
HANSLEY DONIELLE T	1966 LOCKSLEY TER
ZACHARY KENETHIA L	1960 LOCKSLEY TER
ROWE RONALD B	1959 LOCKSLEY TER
WHITESIDES CARTER	2082 STRANG BLVD
BRYANT JIMMIE L	2078 STRANG BLVD
DAVIS YVETTE E	2072 STRANG BLVD
WOODS RODNEY B	8936 GREY MOUNTIAN DR
EMILE GAETHANE	2071 STRANG BLVD
WILKERSON REX A	7812 PLEASANT HILL RD
SHERMAN REGINA	1902 DEMILIO DR
OTTEY PAULINE	1896 DEMILIO DR
GOOLSBY STANTHONY	1890 DEMILIO DR
BATTISTE IOANA	1884 DEMILIO DR
COLWELL TIMOTHY	1878 DEMILIO DR
ONWUSONYE IKECHUKWU	1874 DEMILIO DR
BROWN ANGELA L	PO BOX 1214
ANTHONY LAVERNE L	1858 DEMILIO DR
HUANG SU TZU	1622 GIRVAN RIDGE DR
SHINE HARVEY L	7929 PLEASANT HILL RD
REED NORA	2178 PROVIDENCE POINT DR
PEEPLER ANGELA	7911 PROVIDENCE POINT WAY
BLACKWELL PROPERTIES LLC	2350 POINTE PKWY STE 250
BOWDEN TIONA C	2177 PROVIDENCE POINT DR
HARRIS THOMAS JR	2183 PROVIDENCE POINT DR
ANDERSON GRADY MARQUIS	2189 PROVIDENCE POINT DR
LAWSON JOANNA	2195 PROVIDENCE POINT DR
SIMON CHRISTIE NATACHA	116 PLEASANT HILL RD NW
RKM GROUP INVESTMENTS LLC	1017 PEARL MIST DR SW
SWERTFEGER LEON JACK JR U/W	3919 NE WIEUCA RD NE
HYBRASS PROPERTIES LLC	988 EAST FREEWAY DR SE STE A

PSTLCITY__PSTLSTATE__ZIP
 FORT WAYNE , IN 30058
 CUMMING , GA 30058
 LITHONIA , GA 30058
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 CONYERS , GA 30058
 SANDY SPRINGS , GA 30058
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 SCOTTSDALE , AZ 30058
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LOGANVILLE , GA 30058
PARSIPPANY , NJ 30058
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CARMEL , IN 30058
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LITHONIA , GA 30058
LITHONIA , GA 30058
CONYERS , GA 30058
LILBURN , GA 30058
ATLANTA , GA 30058
CONYERS , GA 30058



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Major Change of Zoning Conditions

of

**Hybrass Properties, LLC
c/o Battle Law, P.C.**

for

+/- 95.52 Acres of Land
Being 7 parcels along Pleasant Hills Road
Lithonia, Georgia and
Parcel Nos. 16 197 03 006, 16 197 03 012, 16 219 01 005,
16 219 01 006, 16 220 01 004, 16 220 01 007, and 16 220 01 009

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

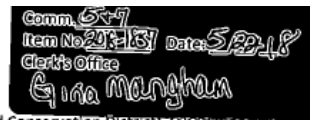


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I. LETTER OF INTENT

Hybrass Properties, LLC (the “Applicant”) is seeking to develop on +/- 95.52 acres of land having frontage on Pleasant Hills Road (the “Subject Property”) with 214 fee simple townhome units. Schedule A of this Application contains the list of the specific parcels included in the Subject Property.

In 2018, the Subject Property was rezoned to RNC with the following 17 conditions:



Z-18-22130 Proposed RNC (Neighborhood Conservation District) Zoned Conditions

1. Limit the use to a 214-unit single-family detached subdivision with recreational and greenspace area as conceptually shown on the revised site plan entitled CONCEPTUAL PLAN for Hybrass Properties, LLC located in Land Lots 197, 219 & 220, 16th District, DeKalb County, Georgia and submitted to the Planning and Sustainability Department on February 28, 2018.
2. Provide a minimum of 30% greenspace (25.42 acres) excluding rock and required buffers.
3. Provide a minimum of 50% (12.11 acres) contiguous greenspace.
4. Provide three (3) points of access on Pleasant Hill Road subject to approval by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road.
6. Provide a deceleration lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Demonstrate compliance to intersection and stopping sight distance per American Association of State Highway and Transportation Officials (AASHTO) prior to receiving an approved Land Disturbance Permit (LDP).
8. Provide bike lanes or multiuse path, 6-foot wide sidewalks on Pleasant Hill Road and street lights or as may be required by the Transportation Division within the Department of Public Works.
9. The heated floor area shall be no less than 2,100 square feet.
10. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
11. The front façade building materials shall include a minimum of 40% brick masonry. Stone masonry, cedar shingles, and/or hard coat stucco. Vinyl siding is strictly prohibited.
12. Provide underground utilities.
13. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
14. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
15. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
16. A mandatory homeowners association with bylaws and covenants shall be established and maintained for the subdivision. The bylaws and covenants will explain the maintenance responsibility for common space, and landscaping.
17. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.



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Due to changes in the market, along with the location of rock on the property, the Applicant is seeking to amend the approved zoning conditions in order to update the site plan which reduces the total maximum number of single-family detached units from 214 units to 182. Based upon the new site plan, the Applicant is seeking to modify conditions 1, 4, 9 and 10 as follows:

Condition 1: Limit the use to no more than 182 single-family detached units based upon the site plan submitted to the DeKalb County Planning and Sustainability Department on October 28, 2024;

Conditions 4: Allow for 2 points of entry onto Pleasant Hill Road, with one full-service entrance and one emergency only entrance, along with a third point of entry from the proposed adjacent residential community North of the Subject Property as soon on the submitted site plan.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Zoning Ordinance, and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. DEKALB COUNTY IMPACT ANALYSIS CRITERIA

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan

The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The Subject Property has a future land use designation of Suburban. The Suburban land use designation promotes housing choice and income diversity without sacrificing traditional neighborhood layouts.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties

The nearby area is predominantly residential in area and this residential development aligns with that residential character of the area by adding additional single family detached housing and conserving a substantial amount of open space for the community.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned

The subject property does not have a reasonable economic use as currently zoned. A large section of the Subject Property's geography presents challenges to constructing the subject property in the original contemplated configuration, which would result in a significant loss of lots.



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D. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties

The proposed modification would not adversely affect the existing use or usability of adjacent or nearby properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal

The applicant is not aware of any other existing or changing conditions that give grounds for the approval or disapproval of the zoning proposal.

F. Whether their zoning proposal will adversely affect historic building sites districts or archaeological resources

The Applicant is not aware of any historic buildings sites or archaeological resources on the subject property.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The Applicant's proposed modification reduces the number of lots, and takes pressure off of the number of curb cuts along Pleasant Hill Road which is a minor arterial road. Additionally, the connection through the adjacent proposed community will allow for a tertiary access point to Rock Chapel Road.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Major Modification of Zoning Conditions be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation



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for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners grant the major modification of zoning conditions as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any major modification of zoning conditions of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the major modification of zoning conditions in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the major modification of zoning conditions in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.



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The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



Michele L. Battle, Esq.
Attorney for the Applicant

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 9/6, 2024

TO WHOM IT MAY CONCERN:

(I), (WE), HYBRASS PROPERTIES, LLC
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

BATTLE LAW P.C.
Name of Applicant or Representative

to file an application on (my) (our) behalf.

HYBRASS PROPERTIES, LLC, a Georgia limited liability company

Rebecca A. Endress
Notary Public


Notary Public

By: [Signature]
Name: Michael R. Potts
Its: manager

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes ☒ No ☐ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Michele L Battle

Signature of Applicant /Date

Check one: Owner ☐ Agent ☒

May 04, 2028
Expiration Date/ Seal



*Notary seal not needed if answer is No

Commissioner/Zoning Advisory Board Member Name	County/District	Date	Amount
Lorraine Cochran Johnson	DeKalb County	6/17/2022	\$ 750.00
Oz Nesbitt	Rockdale County	6/30/2023	\$ 249.00
Lauren Kiefer	Brookhaven	10/25/2023	\$ 250.00
Malaika Wells	DeKalb County	10/25/2023	\$ 250.00
Lance Hammonds	DeKalb County	10/25/2023	\$ 250.00
Mereda Davis Johnson	DeKalb County	11/1/2023	\$ 1,000.00
Lisa Cupid	Cobb County	12/4/2023	\$ 500.00
Ted Terry	DeKalb County	3/4/2024	\$ 500.00
Felicia Franklin	Clayton County	3/4/2024	\$ 500.00
Lorraine Cochran Johnson	DeKalb County	5/8/2024	\$ 500.00
Larry Johnson	DeKalb County	5/8/2024	\$ 500.00

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application? Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

N/A
Notary

HYBRASS PROPERTIES, LLC, a Georgia limited liability company

By 
Signature of Applicant /Date
Name/Title: Michael R. Potts
Manager

Check one: Owner X Agent _____

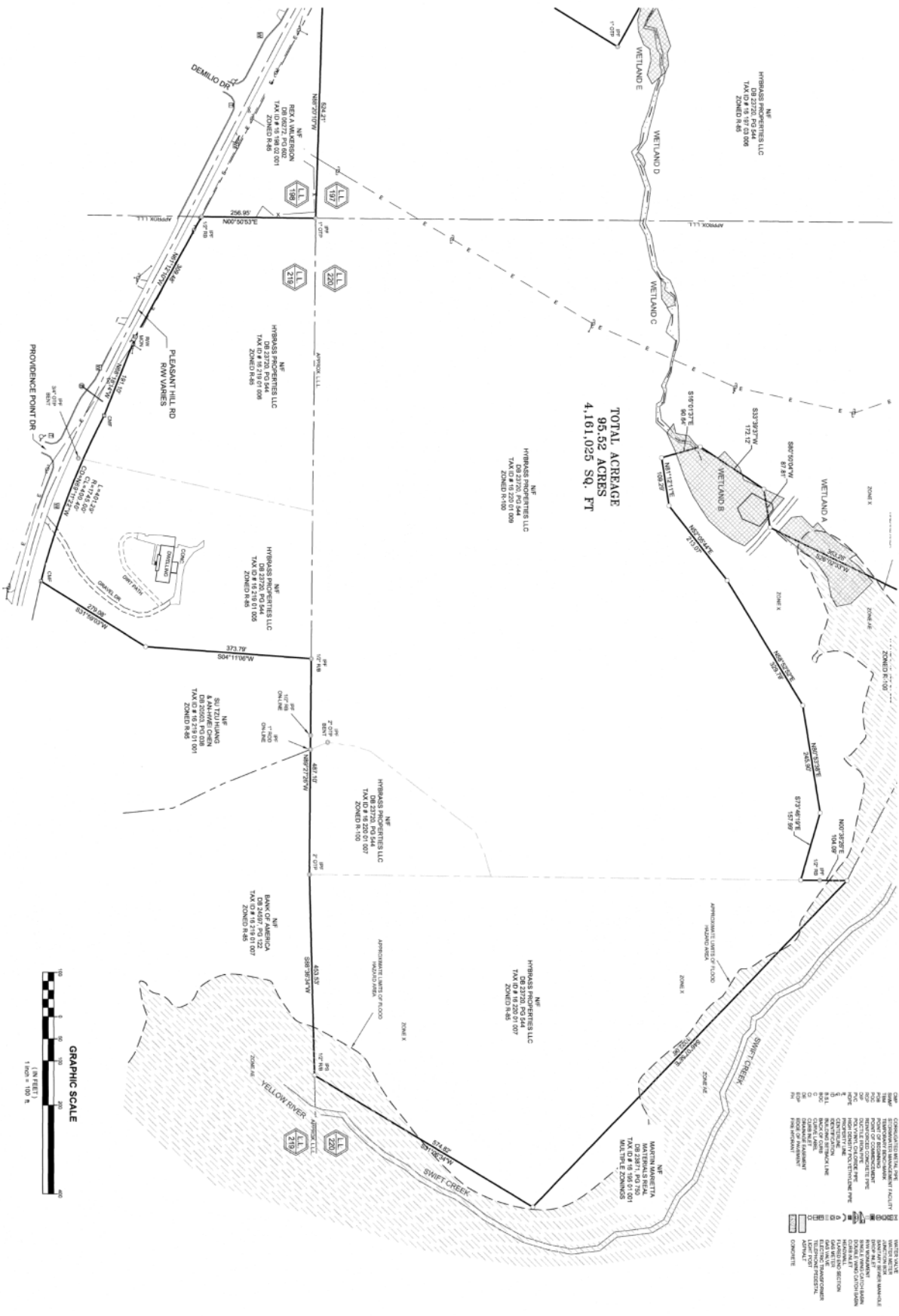
N/A
Expiration Date/ Seal

*Notarization is not needed if the response is "No"



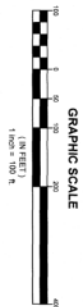
BOUNDARY RETRACEMENT SURVEY FOR:
HYBRASS PROPERTIES LLC
LAND LOTS 197, 219 & 220, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

TOTAL ACRES
95.52 ACRES
4,161,025 SQ. FT



LEGEND

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



Prepared by: [Falcon Design] Date: 10/15/2024

2 OF 2

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2024	INITIAL DESIGN
2	10/15/2024	FILED FOR RECORD

BOUNDARY RETRACEMENT SURVEY FOR HYBRASS PROPERTIES LLC

LOCATED IN: LAND LOTS 197, 219 & 220, 16TH DISTRICT DEKALB COUNTY, GEORGIA

FALCON DESIGN

LAND PLANNING

CONSTRUCTION MANAGEMENT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 197, 219 AND 220, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH OPEN TOP PIPE FOUND ON THE COMMON CORNER OF LAND LOTS 197, 198, 219 AND 220;

THENCE, ALONG THE SOUTHERLY LINE OF LAND LOT 197, NORTH 88 DEGREES 20 MINUTES 10 SECONDS WEST, 524.21 FEET TO A 1/2 INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (RIGHT-OF-WAY WIDTH VARIES);

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 60 DEGREES 10 MINUTES 21 SECONDS WEST, 232.97 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 31 DEGREES 38 MINUTES 24 SECONDS EAST, 645.68 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 61 DEGREES 28 MINUTES 32 SECONDS WEST, 704.40 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 06 DEGREES 15 MINUTES 29 SECONDS EAST, 490.68 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, 210.24 FEET TO A 1 INCH SQUARE ROD;

THENCE, NORTH 00 DEGREES 25 MINUTES 05 SECONDS EAST, 147.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL TRAIL (APPARENT 26 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 73 DEGREES 52 MINUTES 25 SECONDS EAST, 160.98 FEET TO A POINT;

THENCE, 167.82 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 366.95 FEET AND A CHORD BEARING SOUTH 86 DEGREES 58 MINUTES 31 SECONDS EAST, 166.36 FEET) TO A POINT;

THENCE, NORTH 82 DEGREES 51 MINUTES 24 SECONDS EAST, 156.12 FEET TO A POINT;

THENCE, NORTH 86 DEGREES 30 MINUTES 12 SECONDS EAST, 72.44 FEET TO A POINT;

THENCE, NORTH 83 DEGREES 51 MINUTES 08 SECONDS EAST, 91.95 FEET TO A POINT;

THENCE, NORTH 81 DEGREES 12 MINUTES 04 SECONDS EAST, 151.65 FEET TO A POINT;

THENCE, NORTH 84 DEGREES 59 MINUTES 30 SECONDS EAST, 54.43 FEET TO A POINT;

THENCE, NORTH 88 DEGREES 46 MINUTES 56 SECONDS EAST, 100.70 FEET TO A POINT;

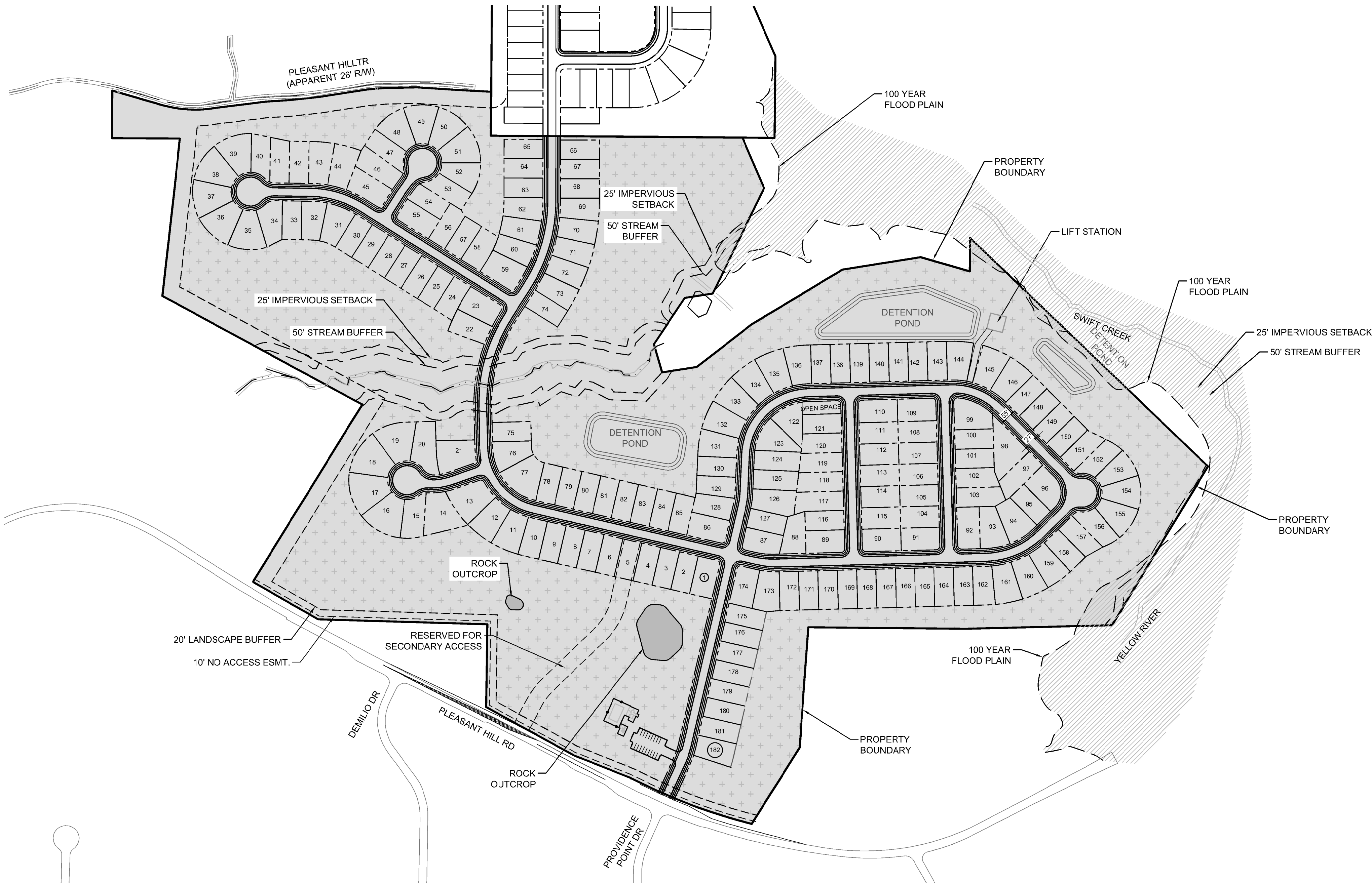
THENCE, SOUTH 86 DEGREES 14 MINUTES 15 SECONDS EAST, 130.67 FEET TO A POINT;

THENCE, SOUTH 86 DEGREES 56 MINUTES 55 SECONDS EAST, 99.38 FEET TO A 1/2 INCH REBAR ON THE EASTERLY LINE OF LAND LOT 197;

THENCE, WITH SAID LAND LOT LINE, SOUTH 00 DEGREES 34 MINUTES 03 SECONDS WEST, 136.04 FEET TO A 2 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID LAND LOT LINE, SOUTH 89 DEGREES 33 MINUTES 06 SECONDS EAST, 779.77 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 23 DEGREES 13 MINUTES 25 SECONDS EAST, 170.33 FEET TO A POINT;
THENCE, SOUTH 26 DEGREES 02 MINUTES 33 SECONDS WEST, 363.26 FEET TO A POINT;
THENCE, SOUTH 80 DEGREES 50 MINUTES 04 SECONDS WEST, 87.81 FEET TO A POINT;
THENCE, SOUTH 33 DEGREES 39 MINUTES 37 SECONDS WEST, 172.12 FEET TO A POINT;
THENCE, SOUTH 16 DEGREES 01 MINUTES 37 SECONDS EAST, 90.64 FEET TO A POINT;
THENCE, NORTH 81 DEGREES 12 MINUTES 11 SECONDS EAST, 109.29 FEET TO A POINT;
THENCE, NORTH 52 DEGREES 05 MINUTES 44 SECONDS EAST, 213.07 FEET TO A POINT;
THENCE, NORTH 58 DEGREES 52 MINUTES 52 SECONDS EAST, 329.79 FEET TO A POINT;
THENCE, NORTH 80 DEGREES 53 MINUTES 38 SECONDS EAST, 245.90 FEET TO A POINT;
THENCE, SOUTH 73 DEGREES 46 MINUTES 19 SECONDS EAST, 157.99 FEET TO A POINT;
THENCE, NORTH 00 DEGREES 38 MINUTES 26 SECONDS EAST, 104.09 FEET TO A POINT;
THENCE, SOUTH 46 DEGREES 07 MINUTES 58 SECONDS EAST, 1,022.06 FEET TO A POINT;
THENCE, SOUTH 31 DEGREES 06 MINUTES 34 SECONDS WEST, 574.82 FEET TO A 1/2 INCH REBAR ON THE SOUTHERLY LINE OF LAND LOT 220;
THENCE, WITH SAID LAND LOT LINE, SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, 453.53 FEET TO A 2 INCH OPEN TOP PIPE;
THENCE, NORTH 89 DEGREES 27 MINUTES 26 SECONDS WEST, 487.10 FEET TO A 1/2 INCH REBAR;
THENCE, LEAVING SAID LAND LOT LINE, SOUTH 04 DEGREES 11 MINUTES 06 SECONDS WEST, 373.79 FEET TO A POINT;
THENCE, SOUTH 31 DEGREES 59 MINUTES 03 SECONDS WEST, 279.08 FEET TO A CONCRETE MONUMENT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD;
THENCE, WITH SAID RIGHT-OF-WAY LINE, 401.29 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,745.00 FEET AND A CHORD BEARING NORTH 69 DEGREES 11 MINUTES 22 SECONDS WEST, 400.40 FEET) TO A CONCRETE MONUMENT;
THENCE, NORTH 68 DEGREES 18 MINUTES 14 SECONDS WEST, 191.10 FEET TO A CONCRETE MONUMENT;
THENCE, NORTH 61 DEGREES 12 MINUTES 10 SECONDS WEST, 309.48 FEET TO A 1/2 INCH REBAR ON THE WESTERLY LINE OF LAND LOT 219;
THENCE, WITH SAID LAND LOT LINE, NORTH 00 DEGREES 50 MINUTES 53 SECONDS EAST, 256.95 FEET TO THE **POINT OF BEGINNING**.
SAID TRACT OR PARCEL CONTAINING **95.52 ACRES (4,161,025 SQUARE FEET)**.



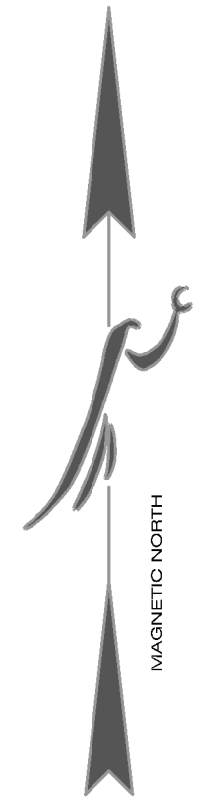
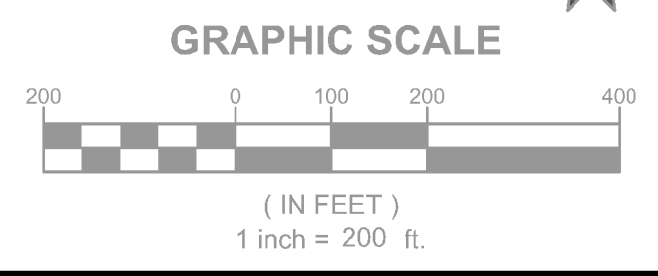
LAND USE SUMMARY
TOTAL UNITS: 182
- ZONING APPROVED UNITS IN PLEASANT HILL: 214
- UNITS SHOWN IN PLEASANT HILL: **182**

PLEASANT HILL LOT STANDARDS(RNC)
MIN. LOT AREA: 6,000sf
MIN. LOT WIDTH: 60'
FRONT S/B: 20'
SIDE S/B: 7.5'
REAR S/B: 20'

RNC GREENSPACE REQUIREMENTS:
REQUIRED GREENSPACE: 30% OF SITE (25.42 acres)
-50% SHALL BE CONTIGUOUS
PROVIDED GREENSPACE: 36.91 acres WITH OVER
50% CONTINUOUS GREENSPACE

PLEASANT HILL
GREENSPACE

- GENERAL NOTES**
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
 - A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.
 - ANY WETLANDS SHOWN IN THE DRAWING WERE OBTAINED FROM THE NATIONAL WETLANDS INVENTORY MAP. FURTHER ENVIRONMENTAL STUDIES WILL BE REQUIRED.
 - SEWERABILITY OF THIS PROJECT HAS NOT BEEN DETERMINED.



CIVIL
ENGINEERING
CDA NO. PER 04796

LAND
SURVEYING
CDA NO. LSF 68095

CONSTRUCTION
MANAGEMENT

LANDSCAPE
ARCHITECT

LAND
PLANNING

FALCON DESIGN
CONSULTANTS

STOCKBRIDGE OFFICE
224 CORY CTR. DR. STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 939-8666 • Fax: (770) 939-8668

NEWMAN OFFICE
40 GREENWAY CT., STE. A
NEWMAN, GEORGIA 30255
PH: (770) 755-7976

CUMMING OFFICE
500 FIRELITE DRIVE, STE. 310
CUMMING, GEORGIA 30041
PH: (770) 947-7100

www.fdc-llc.com

CONCEPT PLAN
FOR
PLEASANT HILL

LOCATED IN:
**LAND LOTS 188, 189, 196, 16TH DISTRICT
DEKALB COUNTY, GEORGIA**

DATE	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

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DATE:	10/10/24
SCALE:	
PROJ NUMBER:	100.002
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER
1.0

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP IN ORDER TO REZONE PROPERTY FROM M (LIGHT INDUSTRIAL) DISTRICT, R-100 & R-85 (RESIDENTIAL MEDIUM LOT) DISTRICTS TO RNC (NEIGHBORHOOD CONSERVATION) DISTRICT TO DEVELOP 214 DETACHED SINGLE-FAMILY RESIDENCES WITH A MINIMUM LOT SIZE OF 6,000 SQUARE FEET. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF PLEASANT HILL TRAIL AND THE NORTH SIDE OF PLEASANT HILL ROAD, APPROXIMATELY 897 FEET EAST OF THE NORTHEAST INTERSECTION OF PLEASANT HILL ROAD AND PLEASANT HILL TRAIL AT 7956, 7890, 8024, 7788, 7900 & 7860 PLEASANT HILL ROAD AND 1716 PLEASANT HILL TRAIL, LITHONIA, GEORGIA. THE PROPERTY HAS APPROXIMATELY 1,146 FEET OF FRONTAGE ALONG THE SOUTH SIDE OF PLEASANT HILL TRAIL AND APPROXIMATELY 901.87 FEET OF FRONTAGE ALONG THE NORTH SIDE OF PLEASANT HILL ROAD AND CONTAINS 95.52 ACRES.

APPLICANT: Hybrass Properties

OWNER:

COMMISSION DISTRICTS: 5 & 7

WHEREAS, Hybrass Properties has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 7956, 7890, 8024, 7788, 7900 & 7860 Pleasant Hill Road and 1716 Pleasant Hill Trail, and more particularly described as follows:

All that tract or parcel of land and being in **District 16, Land Lots 197, 219, & 220, Blocks 03 & 01, Parcels 006, 012, 005, 006, 004, 007, & 009** of DeKalb County, Georgia, containing 95.52 acres, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article IIV, Division 3, Section 27-7.3 for amending the DeKalb County Zoning Ordinance for the subject property from R-100 & R-85 District to RNC District.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, set forth in Section 27, Article 1.1 & 7.3 of the DeKalb County Zoning Ordinance, an amendment to rezone property from M (Light Industrial) District, R-100 & R-85 (Residential Medium Lot) Districts to RNC (Neighborhood Conservation) District to develop 214 detached single-family residences with a minimum lot size of 6,000 square feet. The property is located on the south side of Pleasant Hill Trail and the north side of Pleasant Hill Road approximately 897 feet east of the northeast intersection of Pleasant Hill Road and Pleasant Hill Trail at 7956, 7890, 8024, 7788, 7900 & 7860 Pleasant Hill Road and 1716 Pleasant Hill Trail, Lithonia, Georgia. The property has approximately 1,146 feet of frontage along the south side of Pleasant Hill Trail and approximately 901.87 feet of frontage along the north side of Pleasant Hill Road. The property contains 95.52 acres and is hereby approved, (with conditions).

Part 2: That if this amendment is approved conditionally, and under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in Part 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Part 4: This ordinance, hereby approved, does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____ 2018.

Jeff Rader
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

FINAL CONDITIONS FOR Z-18-22130 2018-1857

REQUESTED BY APPLICANT:

Application of Hybrass Properties, LLC c/o Battle Law, PC to rezone property from M (Light Industrial) District, R-100 & R-85 (Residential Medium Lot) Districts to RNC (Neighborhood Conservation) District to develop 214 detached single-family residences with a minimum lot size of 6,000 square feet.

PLANNING AND SUSTAINABILITY DEPARTMENT:

Approval w/Conditions. The rezoning request from the R-85 (Residential Medium Lot and M (Light Industrial) Districts to the RNC (Neighborhood Conservation District) allows greater flexibility for development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties. The proposed single-family development is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. The proposed RNC zoning district with its combined greenspace and natural features provides more opportunity for development on the subject site. Given that Pleasant Hill Road is a minor thoroughfare, it should be able to absorb additional traffic resulting from the proposed subdivision. To ensure compliance to greenspace requirements, applicants for development within an RNC are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. Given that the proposed RNC zoning district provides for the protection of land in harmony with adjacent residential properties, Planning Staff concludes that the proposed RNC zoning district is appropriate for the site. Staff recommends conditions consistent with the conditions approved on Union Grove Road for RNC development pursuant to Z-14-18943. Therefore, the Department of Planning and Sustainability recommends "Approval, with the following conditions":

1. Limit the use to a 214-unit single-family detached subdivision with recreational and greenspace area as conceptually shown on the revised site plan entitled CONCEPTUAL PLAN for Hybrass Properties, LLC located in Land Lots 197, 219 & 220, 16'h District, DeKalb County, Georgia and submitted to the Planning and Sustainability Department on February 28, 2018.
2. Provide a minimum of 30% greenspace (25.42 acres) excluding rock and required buffers.
3. Provide a minimum of 50% (12.11 acres) contiguous greenspace.
4. Provide three (3) points of access on Pleasant Hill Road subject to approval by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road.
6. Provide a deceleration lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Demonstrate compliance to intersection and stopping sight distance per American Association of State Highway and Transportation Officials (AASHTO) prior to receiving an approved Land Disturbance Permit (LOP).
8. Provide bike lanes or multiuse path, 6-foot wide sidewalks on Pleasant Hill Road and street lights or as may be required by the Transportation Division within the Department of Public Works.
9. The heated floor area shall be no less than 2,100 square feet.
10. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
11. The front facade building materials shall include a minimum of 40% brick masonry. Stone masonry, cedar shingles, and/or hard coat stucco. Vinyl siding is strictly prohibited.
12. Provide underground utilities.
13. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.

14. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
15. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
16. A mandatory homeowner's association with bylaws and covenants shall be established and maintained for the subdivision. The bylaws and covenants will explain the maintenance responsibility for common space, and landscaping.
17. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.

PLANNING COMMISSION:

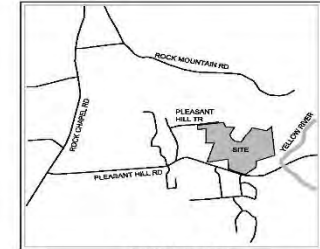
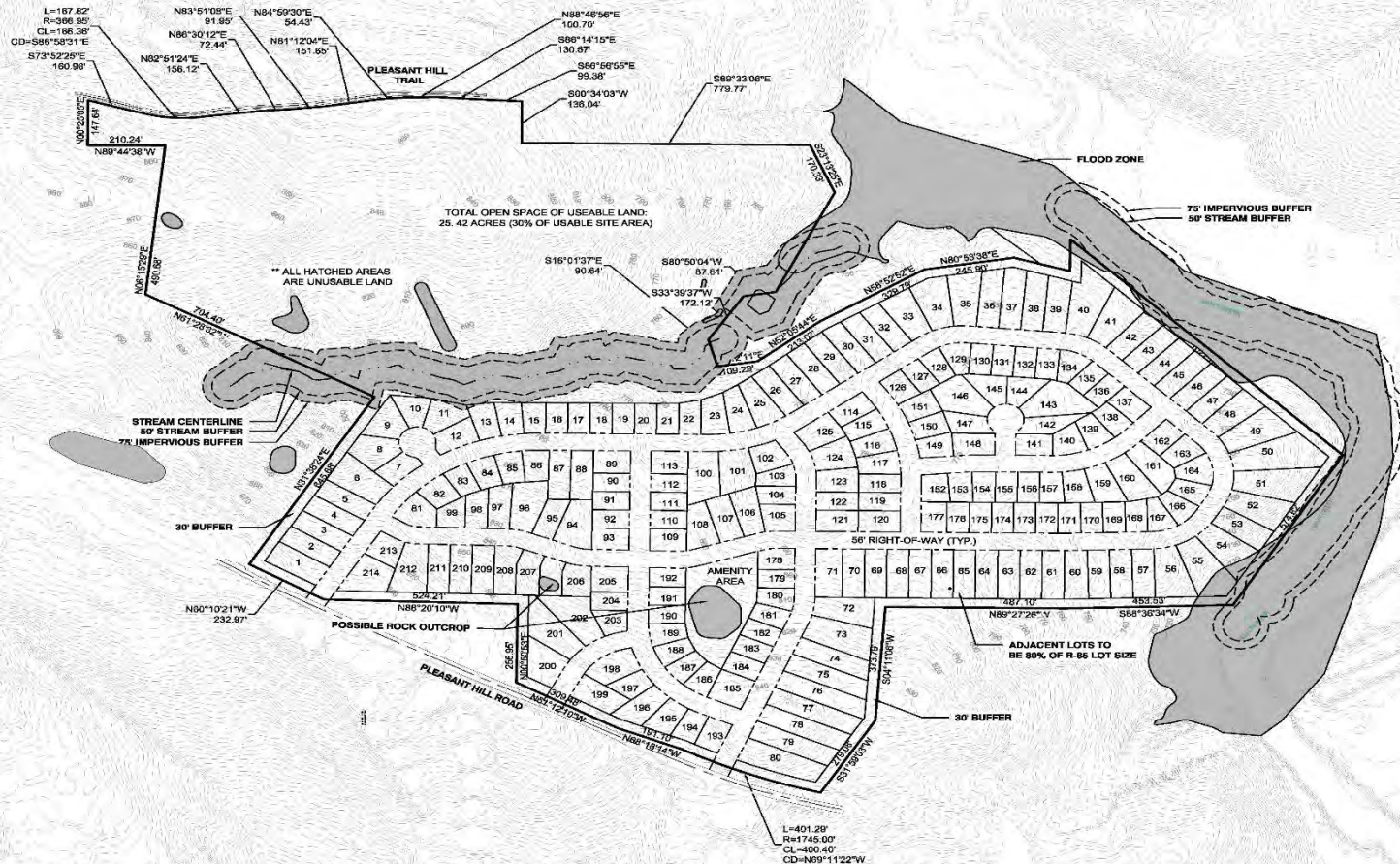
Approval w/Conditions. 7-0-0. Approval M. Butts moved, J. West seconded for approval with additional conditions submitted by the applicant. They include minimum heated floor area of 2,100 square feet; a mandatory homeowner's association; and front building façade materials.

BOARD OF COMMISSIONERS:

May 22, 2018, Approved with Staff's seventeen (17) staff conditions, dated May 9, 2018.

Z-18-22130 Proposed RNC (Neighborhood Conservation District) Zoned Conditions

1. Limit the use to a 214-unit single-family detached subdivision with recreational and greenspace area as conceptually shown on the revised site plan entitled CONCEPTUAL PLAN for Hybass Properties, LLC located in Land Lots 197, 219 & 220, 16th District, DeKalb County, Georgia and submitted to the Planning and Sustainability Department on February 28, 2018.
2. Provide a minimum of 30% greenspace (25.42 acres) excluding rock and required buffers.
3. Provide a minimum of 50% (12.11 acres) contiguous greenspace.
4. Provide three (3) points of access on Pleasant Hill Road subject to approval by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road.
6. Provide a deceleration lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Demonstrate compliance to intersection and stopping sight distance per American Association of State Highway and Transportation Officials (AASHTO) prior to receiving an approved Land Disturbance Permit (LDP).
8. Provide bike lanes or multiuse path, 6-foot wide sidewalks on Pleasant Hill Road and street lights or as may be required by the Transportation Division within the Department of Public Works.
9. The heated floor area shall be no less than 2,100 square feet.
10. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
11. The front façade building materials shall include a minimum of 40% brick masonry. Stone masonry, cedar shingles, and/or hard coat stucco. Vinyl siding is strictly prohibited.
12. Provide underground utilities.
13. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
14. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
15. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
16. A mandatory homeowners association with bylaws and covenants shall be established and maintained for the subdivision. The bylaws and covenants will explain the maintenance responsibility for common space, and landscaping.
17. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.



VICINITY MAP
N.T.S.

LAND USE SUMMARY
TOTAL SITE AREA : 95.52 ACRES (GROSS ACRES)
TOTAL USABLE AREA : 82.76 ACRES (NET ACRES)
 NOT INCLUDING:
 SLOPES GREATER THAN 50%
 WETLANDS AND FLOOD PLAINS
 STREAMS AND BUFFERS
 ROCK OUTCROPPINGS
TOTAL OPEN SPACE AREA: 25.42 ACRES (30% OF USEABLE LAND)

EXISTING ZONING CLASSIFICATION:
 RESIDENTIAL-85 (R-85) & RESIDENTIAL-100 (R-100)
PROPOSED LAND USE:
 RESIDENTIAL NEIGHBORHOOD CONSERVATION (RNC)

TOTAL UNITS:
 72 LOTS @ 9,600 SF (80% OF ADJACENT R-85 ZONING)
 142 LOTS @ 6,000 SF (MINIMUM)
214 LOTS TOTAL

DENSITY:
 2.6 DU/NUA (NET DENSITY)

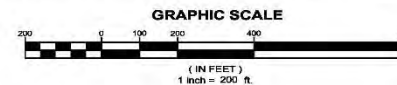
RNC DEVELOPMENT STANDARDS:
 MIN. LOT SIZE = 6,000 SF (TYP. LOT)
 MIN. LOT WIDTH = 60'
 MIN. FRONT YARD SETBACK = 30'
 MIN. SIDE YARD SETBACK = 7.5'
 MIN. REAR YARD SETBACK = 20'

BOUNDARY LOTS (80% ADJACENT R-85 ZONING):
 MIN. LOT SIZE = 9,600 SF (TYP. LOT)
 MIN. LOT WIDTH = 60'
 MIN. FRONT YARD SETBACK = 30'
 MIN. SIDE YARD SETBACK = 7.5'
 MIN. REAR YARD SETBACK = 20'

RIGHT-OF-WAY:
 56' LINEAR FT.
 INCLUDES:
 TRAVEL LANES: 24'
 UTILITY STRIPS: 28'
 CURB AND GUTTER: 4'
TOTAL: 56'

FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13151C0085D EFFECTIVE DATE OCTOBER 6, 2016, A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA (ZONE A). THIS AREA IS SHOWN GRAPHICALLY PER AVAILABLE MAP INFORMATION.



BOUNDARY SURVEY PREPARED FOR HYBRAS PROPERTIES, LLC, BY FALCON DESIGN CONSULTANTS, DATED 12-14-18.

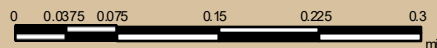
TOPOGRAPHY IS FROM DEKALB COUNTY GIS.

DESIGN IS CONCEPTUAL IN NATURE AND PROVIDED FOR DISCUSSION PURPOSES ONLY.

PRELIMINARY (NOT FOR CONSTRUCTION)



DeKalb County Parcel Map

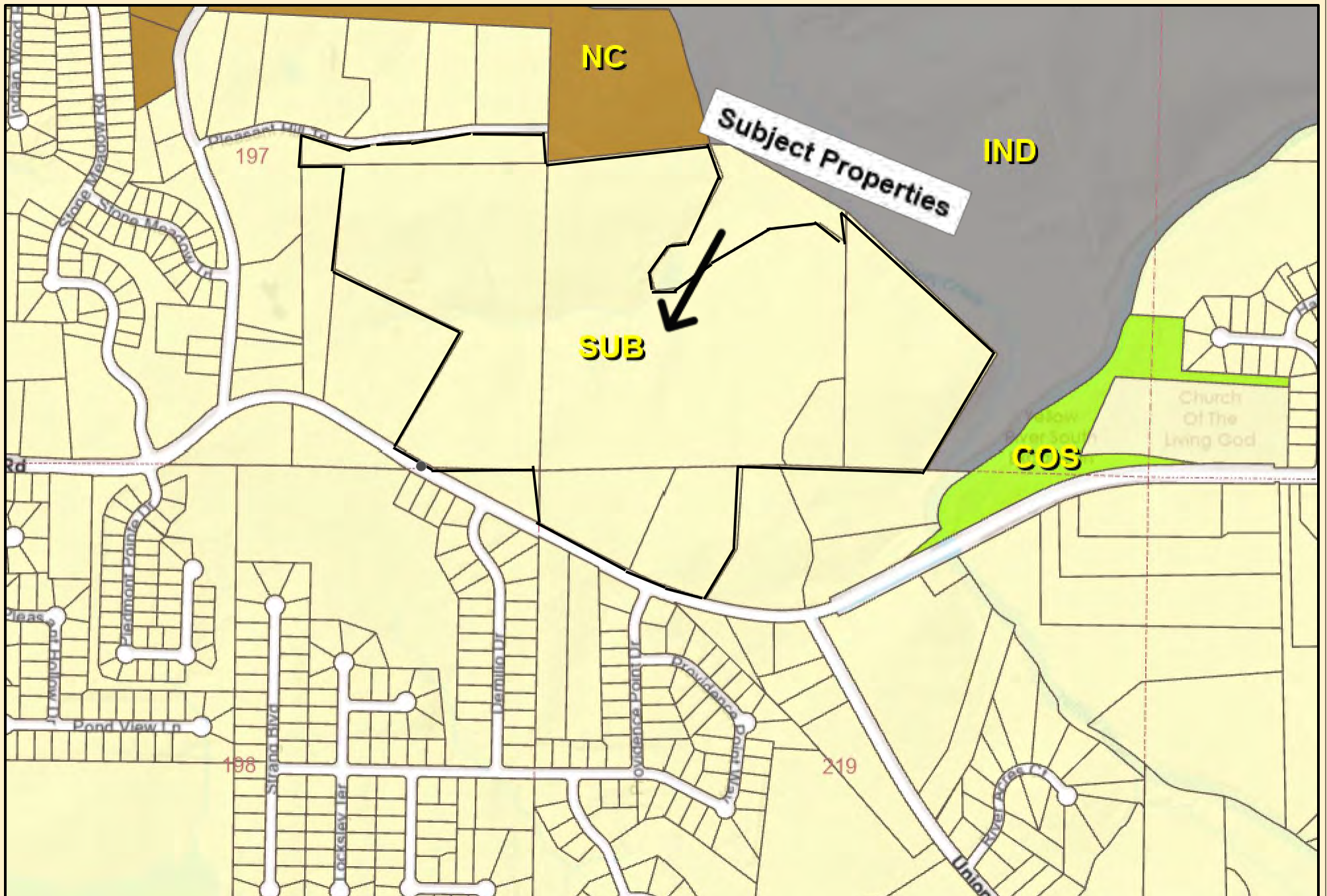


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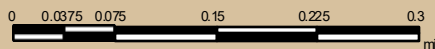


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DeKalb County Parcel Map

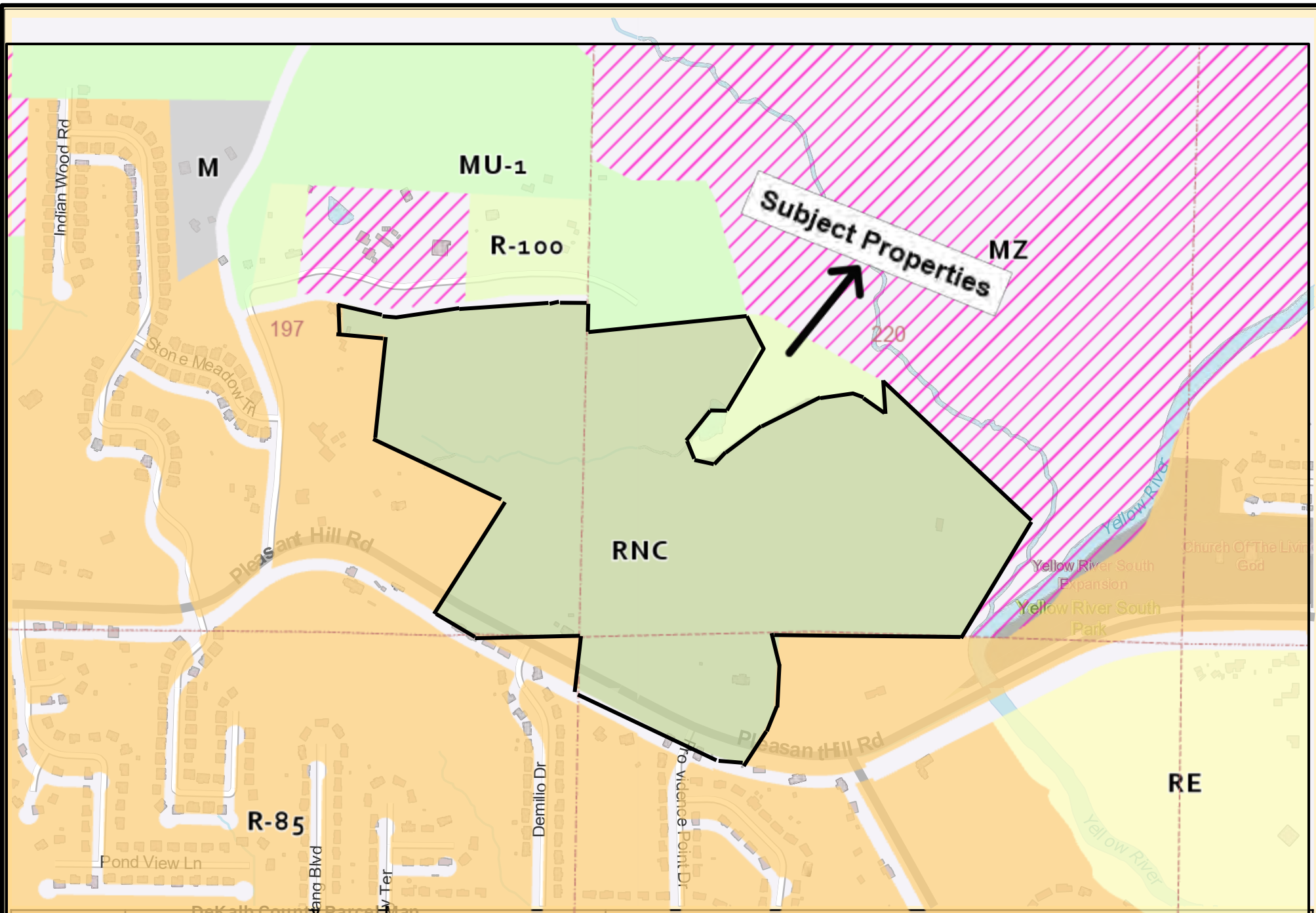


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0 0.0375 0.075 0.15 0.225 0.3
mi

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