

Z-25-1247358 (2025-0283)
Recommended Conditions – January 2026 BOC
1619 Pleasant Hill Trail & 7850 Pleasant Hill Road
Lithonia, GA 30058

1. The subject properties shall be limited to the development of a major subdivision consisting of no more than 149 single-family detached dwellings, in general conformance with the site plan titled “Maristone Site Plan for Creekside Village DRI #4478”, dated 07/01/2025. The site plan is conceptual, and any approval of this rezoning request by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity. Approval of this rezoning request shall not be used in lieu of an approved Sketch/Preliminary Plat, Land Development Permit (LDP), building permit, or any other County permit nor shall be considered a guarantee of approval of any permit. No more than 75 dwelling units shall be constructed prior to the completion of a continuous Right-of-Way connection from Pleasant Hill Road to Rock Chapel Road.
2. Traffic calming features and Right-of-Way improvements shall be made along Rock Chapel Road, in accordance with the GRTA Notice of Decision, dated October 14, 2025, and subject to approval by the Director of Planning and Sustainability and by Transportation. These features and improvements shall be completed prior to the issuance of a Certificate of Occupancy (CO) for any dwelling units on the development site.
3. The provision and location of access points shall be in accordance with the minimum requirements of Section 14-200. of the *Land Development Code* or subject to a variance from the Planning Commission. Approval of this rezoning request shall not be used in lieu of a variance from Section 14-200 of the *Land Development Code*.
4. A minimum of 20 percent of the area of the development site shall consist of open space; with a minimum of ten (10) percent of the development site that shall consist of enhanced open space. No more than 50 percent of areas designated as open space shall consist of floodplain, wetlands, steep slopes, streams and buffers.
5. Streetscaping shall be provided along all Rights-of-Way in accordance with Section 27-5.4.3. of the *Zoning Ordinance*. All intersections shall have crosswalks that provide access to opposite sides of a Right-of-Way, subject to approval by the Director of Planning and Sustainability and by Transportation.
6. 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.