



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: September 1, 2020, 5:30 P.M.
Board of Commissioners Hearing Date: September 24, 2020, 5:30 P.M.**

STAFF ANALYSIS

Case No.: LP-20-1244114 **Agenda #:** N.5
Location/Address: 8400 Pleasant Hill Way Lithonia, GA 30058 **Commission District:**5 Super District:7
Parcel IDs: 16 252 02 002
Request: Future Land Use Plan Map Amendment
Property Owner(s): DeKalb County
Applicant/Agent: Battle Law Group c/o D.R. Horton
Acreage: 8.548
Existing Land Use: Conservation Open Space (COS)
Proposed Land Use: Suburban (SUB)
Surrounding Properties: Suburban (SUB)
Adjacent Zoning: North: MZ (SUB) South: R-85 (SUB) East: RNC (SUB) West: RNC (SUB) Northeast: MZ (SUB) Northwest: MZ (SUB) Southeast: R-85 (SUB) Southwest: R-85 (SUB)
(Adjacent Land Use):
Comprehensive Plan:

Consistent

Inconsistent

Proposed Density: 4.21 units/acre

Existing Density: N/A

Proposed Units/Square Ft.: 36 units

Existing Units/Square Feet: N/A

Proposed Lot Coverage: N/A

Existing Lot Coverage: N/A

Companion Application:

The applicant has filed a companion application (Z-20-1244113) to amend the Zoning of the parcel from R-85 (Single-Family Residential) to R-NC (Residential Neighborhood Conservation).

STAFF RECOMMENDATION: APPROVAL

The proposed development is consistent with the following Suburban Character Area Policies:

- 1. Residential Protection - Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.

6. Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.

15. Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access as well as automobile dependency.

18. Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character.

Citing these policies, staff's opinion is that application to amend the Future Land Use Plan Map from Conservation Open Space (COS) to Suburban (SUB) is consistent with the 2035 Comprehensive Plan policies and recommends **APPROVAL** of the application.

Attachments:

1. Department and Division Comments
2. Supplemental Analysis
3. Application
4. Site Plan
5. Zoning Map
6. Land Use Plan Map
7. Aerial Photograph
8. Previous Case Maps (2018)

**DeKalb County Long Range Planning Division
Supplemental Land Use Report**

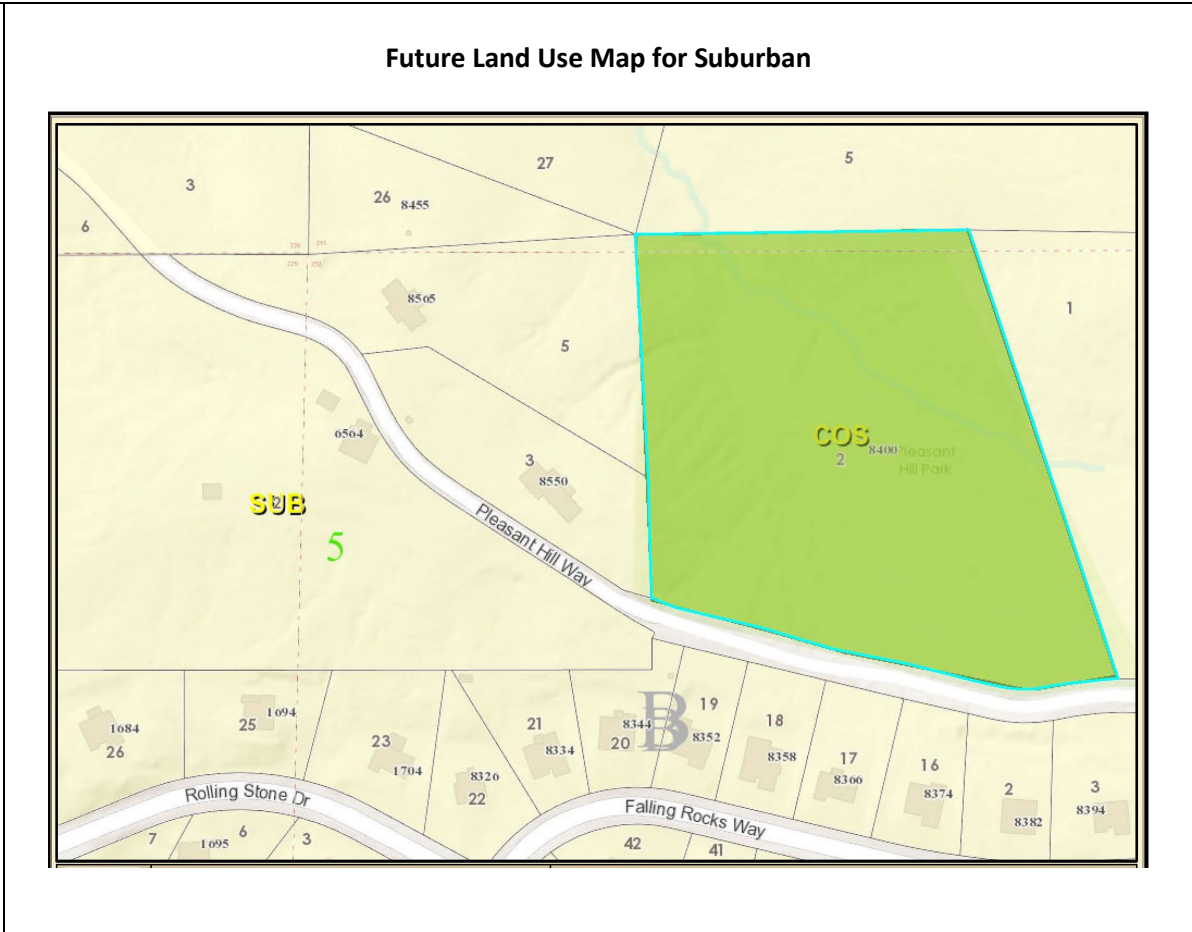
Case No. LP-20-1244114	Existing FLU: Conservation Open Space (COS)	Staff Recommendation Approval
Project Name: D.R. Horton	Proposed FLU: Suburban (SUB)	

Suburban - The intent of the Suburban Character Area is to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

Land Use
Suburban
Up to 8 Dwelling Units Per Acre.

Primary Uses

- Single Family Detached Residential
- Townhomes
- Assisted Living Facilities
- Neighborhood Retail
- Schools
- Libraries
- Health Care Facilities
- Parks and Recreational Facilities
- Public and Civic Facilities
- Institutional Uses



Project Description	Address: 8400 Pleasant Hill Way		
	Owner / Project Name: D.R. Horton		
	Use	Square Feet (% of total dev)	Units (if applicable)
	Residential	100%	36 Units
	Commercial	N/A	N/A
	Office	N/A	N/A
	Retail	N/A	N/A
	Entertainment	N/A	N/A
Other	N/A	N/A	
	Total	100%	

**DeKalb County Long Range Planning Division
Supplemental Land Use Report**

Suburban Character Area Policies	Support to Staff Recommendation			Justification
	YES	NO	N/A	
1. Residential Protection - Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Traditional Neighborhood Principles - In appropriate locations encourage residential development to conform with traditional neighborhood development principles including a higher mix if uses, improved pedestrian vehicular activity and increased pedestrian access to retail and other activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Non-Residential Development - The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Density Increases - This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Walkability - Locate development and activities within easy walking distance of transportation facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Infill Development - Permit accessory housing units, or new well - designed, small - scale infill multifamily residences to increase neighborhood density and income diversity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Transitional Buffer - In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Greenspace - Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Connectivity - Promote strong connectivity and continuity between existing and new developments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Street Design - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Bicycle and Pedestrian - Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Transportation Alternatives - Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Sense of Place - Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**DeKalb County Long Range Planning Division
Supplemental Land Use Report**

15. Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access as well as automobile dependency.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Nodes - A) Create neighborhood focal points through the use of existing pockets parks and squares for community activities. B) Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Street Character - Improve street character with consistent signage, lighting, landscaping and other design features.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Impact Analysis
(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)

Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. There are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Demographic Profile

Quality of Life Elements	Project Area (census tract)	DeKalb County (2016)	Difference (+/-)
Median Household Income	\$75,307	\$51,349	\$23,958
Owner Occupied Housing	81%	57%	24%
Renter Occupied Housing	19%	43%	-24%
Median Home Value	\$161,942	\$163,600	-\$1,658
Median Rental Costs (2 BR)	N/A		
Age Distribution (majority)	24-44	25-44	

Source: ESRI Community Analyst

**DeKalb County Long Range Planning Division
Supplemental Land Use Report**

Economic Development Analysis

(Based on the 2014 DeKalb County Economic Strategic Plan)

Policies	Compliance with the Strategic Plan			Additional comments that justify staff recommendation
	Yes	No	N/A	
Target Industry and Niches <input checked="" type="checkbox"/> Click here if no Target Industry applies				
Professional and Business Services (PBS) Niche Markets: Entrepreneur-Enabled Businesses, E-commerce, Engineering, Creative Design, Consulting, Accounting, & Marketing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Life Sciences Services, products, and activities that are broadly related to research, manufacturing and other activities focused upon or utilizing living organisms, with particular attention to activities relating to the maintenance or restoration of health. Niche Markets: Biotechnology, Bioinformatics, Proteomics, Health IT, Senior Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Tourism Tourism as an industry focuses on destinations, travelers, and the businesses that accommodate those travelers. Niche Markets: Cultural Tourism, Bed & Breakfast Inns, Youth Sporting Events, Dynamic Tour Packaging	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
LOGISTICS The process of planning, implementing, and controlling the efficient flow of goods and services through the supply chain from producer to consumer. Distribution includes all freight carriers (air, trucking, and intermodal) and warehousing. Niche Markets: Specialized Freight Trucking, Back Office Support Services, Truck Terminals, Warehouse Distribution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
CONSTRUCTION AND SUPPORT TRADES (CST) Construction is the creation or improvement of man-made structures. It can include residential, commercial, and industrial building construction, or civil construction, which encompasses infrastructure and utilities. Niche Markets: Construction Materials Manufacturing, Contracting, Homebuilding	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Advanced Manufacturing - Advanced manufacturing is a category of manufacturing that utilizes innovative technologies to make better products and improve the methods to produce those products. Niche Markets: Fabricated Metals Manufacturing, Medical Equipment and Supplies, Laboratory Equipment and Supplies, Light Manufacturing and Assembly.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Improve Business Climate				
Business Climate Action Plan 1. Optimize Incentives 2. Support Entrepreneurs & Small Businesses 3. Support Existing Businesses & Foster Expansion 4. Finalize Implementation of Development Services Overhaul 5. Strengthen the Economic Development Organization 6. Improve Marketing, Branding, and Communication for the County & DADC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**DeKalb County Long Range Planning Division
Supplemental Land Use Report**

Revitalize Commercial Corridors and Embrace New Employment Centers				
Employment Centers Action Plan. Subject property / project provides the following (check all that apply): <input type="checkbox"/> Incentivize redevelopment and build public/private partnerships <input type="checkbox"/> Secure appropriate zoning. Rezone required? ____ <input type="checkbox"/> Appropriate marketing and branding for employment centers and target industries <input type="checkbox"/> Creation of a new employment center in DeKalb County <input type="checkbox"/> Encourage clustering through target industry support programs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Click "N/A" if the property is not within an employment center.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Northern DeKalb Employment Center Location (check one): <input type="checkbox"/> The I-85 / I-285 interchange <input type="checkbox"/> Northlake Mall	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
West Central DeKalb Employment Center Location (check one): <input type="checkbox"/> Intersection of Briarcliff Road North Druid Hills Road <input type="checkbox"/> Intersection of I-85 and Clairmont Road <input type="checkbox"/> Intersection of N Druid Hills Road and Lavista Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Southwest DeKalb Employment Center Location (check one): <input type="checkbox"/> I-20/ Candler Road <input type="checkbox"/> I-20 / I-285 Interchange <input type="checkbox"/> Memorial Drive <input type="checkbox"/> Moreland Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
East Central DeKalb Employment Center Location (check one): <input type="checkbox"/> Stone Mountain Industrial Park <input type="checkbox"/> Memorial Drive, I-285 Interchange	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Southeast DeKalb Employment Center Location (check one): <input type="checkbox"/> I-285/Indian Creek MARTA Station <input type="checkbox"/> I-285 / Covington Hwy	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Quality of Place Enhancements				
New Employment Centers and the Comprehensive Plan <input type="checkbox"/> This project will initiate a land use amendment <input type="checkbox"/> The project will provide connectivity for employment centers <input type="checkbox"/> This project will create Gateways	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Game Changing / Catalytic Projects <input type="checkbox"/> Consider a multi-purpose Convention Center facility <input type="checkbox"/> Consider a multi-purpose sportsplex facility	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Infrastructure and Aesthetics <input type="checkbox"/> Utilization of CIDs and TADs to fund infrastructure and beautification projects, especially along South Memorial Drive. <input type="checkbox"/> Highway interchange improvements are packaged to accommodate logistics industry in Moreland area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DeKalb County Long Range Planning Division Supplemental Land Use Report

Transportation Planning Analysis

(Based on the DeKalb County 2014 Comprehensive Transportation Plan)

Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
Functional Classification for the project site: <input type="checkbox"/> Freeway <input type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input checked="" type="checkbox"/> Local	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Freight <input type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Access Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Complete Streets Policy County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Design: The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Application: See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Exemptions: <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Performance Measures. Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Bicycle and Pedestrian Level of Service Goals and Connectivity <input type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Priority Bicycle Network <input type="checkbox"/> First Tier Priority Network <input type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input type="checkbox"/> Future PATH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
MARTA and TOD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Bus Routes <input type="checkbox"/> Project is on a bus route <input type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Transit Stations <input type="checkbox"/> Project is on a transit station site <input type="checkbox"/> Project is near a transit station <input type="checkbox"/> Project is not close to a transit station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

APPLICATION TO AMEND COMPREHENSIVE LAND USE PLAN
OF DEKALB COUNTY, GEORGIA

Application No.: _____ Date Received: _____

Applicant's Name: D.R. Horton - Crown LLC E-Mail: mlb@battlelawpc.com

Applicant's Mailing Address: c/o Battle Law PC, One West Court Square, Suite 750, Decatur, GA 30030

Applicant's Daytime Phone #: 404.601.7616 Fax: 404.745.0045

(If more than one owner, attach information for each owner as Exhibit "A")

Owner's Name: D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com

Owner's Mailing Address 1371 Dogwood Drive, SW, Conyers, GA 30012

Owner's Daytime Phone # 678.509.0555 Fax: 866.658.1753

Address/Location of Subject Property: 8400 Pleasant Hill Way, Lithonia, GA 30058

District(s): 16th Land Lot(s): 252 Block(s): 02 Parcel(s): 002

Acreage: 8.548 Commission District(s): District 5 & 7

Current Land Use Designation: COS Proposed Land Use Designation: SUB

Current Zoning Classification(s): R-85

PLEASE READ THE FOLLOWING BEFORE SIGNING

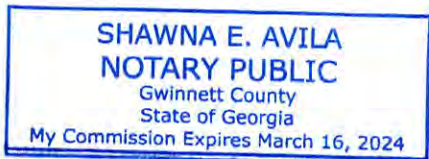
- I. **This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.**
- II.
- III. **Disclosure of Campaign Contributions:** In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered: Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No
- IV.

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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Shawna E. Avila D.R. Horton - Crown LLC
 NOTARY By: [Signature]
 3-16-24 SIGNATURE OF APPLICANT
 EXPIRATION DATE / SEAL Check One: Owner Agent July 2, 2020
 DATE



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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)

D.R. Horton-Crown, LLC
c/o Battle Law, P.C.

Applicant Name: _____ Phone: 404.601.7616 Email: mlb@battlelawpc.com

Property Address: 8400 Pleasant Hill Way, Lithonia, GA 30058

Tax Parcel ID: 16-252-02-002 Comm. District(s): 5 & 7 Acreage: 8.548

Existing Use: Undeveloped Proposed Use single-family homes

Supplemental Regs: _____ Overlay District: N/A DRI: N/A

Rezoning: Yes No _____

Existing Zoning: R-85 Proposed Zoning: RNC Square Footage/Number of Units: 36 units

Rezoning Request: Applicant seeks rezoning of the property from its present R-85 classification to RNC single-family classification for purposes of development of a subdivision.

Land Use Plan Amendment: Yes No _____

Existing Land Use: COS Proposed Land Use: SUB 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:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

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

Review of Site Plan

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

Comments:

Planner: Karen Hill

Date 6/30/2020

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

**LAND USE (FUTURE DEVELOPMENT) MAP AMENDMENT APPLICATION
AUTHORIZATION**

*Completion of this form is required if the individual making the request is **not** the owner of the property.*

DATE: _____

CHECK TYPE OF APPLICATION:

(X) LAND USE MAP AMENDMENT

() REZONE

() MINOR MODIFICATION

() SPECIAL LAND USE PERMIT

TO WHOM IT MAY CONCERN:

(I) / (WE), D.R. Horton-Crown, LLC
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to
Michele L. Battle, Esq. of Battle Law, P.C.
(Name of Applicant or Agent Representing Owner)

to file and application on (my)/(our) behalf.

Shawna E. Avila
Notary Public

D.R. Horton-Crown, LLC
By: Jay R. Coombe, Jr.
Owner



Notary Public

Owner

Notary Public

Owner

June 12, 2020

RE: Proposed Rezoning Project at 8400 Pleasant Hill Way, Lithonia, Georgia 30058

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Monday, June 29, 2020 from 6:00 pm – 7:00 pm to discuss the proposed rezoning of the property at 8400 Pleasant Hill Way, Lithonia, Georgia 30058. My client, D. R. Horton, is seeking to rezone the property from R-85 to RNC for the development of a Residential Community with single family homes.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 2 or email us at hdc@battlelawpc.com and we'll send you a summary of the meeting.

Zoom Meeting Details

Meeting ID: 883 9355 6604

Password: 630934

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

Telephone: (646) 558-8656

Please contact our offices if you have any questions regarding the meeting.

Sincerely,

Michèle Battle

Michèle L. Battle



Zoom Step by Step 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” (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it’s good protocol to use the “Raise Hand” facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the “Participants” icon.

A window listing other participants will appear, there is also a “Raise Hand” icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the “Lower Hand” icon that will have replaced the “Raise Hand” icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select “End Meeting” then “Leave Meeting.”



LP-20-1244114 Land Use



Date Printed: 7/27/2020



DeKalb County GIS Disclaimer

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LP-20-1244114 Zoning



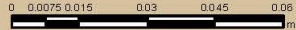
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LP-20-1244114 Aerial



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NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR DEKALB COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 13089C0181K, PANEL 181 OF 201, AND 13089C0118K, PANEL 118 OF 201 EFFECTIVE DATE DECEMBER 8, 2016 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "AE" (AREAS OF 100 YEAR FLOOD).
3. THIS SITE IS TIED TO A GRID NORTH BASED ON GPS OBSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN MAY 2018. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. NO ZONING INFORMATION PROVIDED FOR BUILDING SETBACKS.
6. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
7. A COMPREHENSIVE FIELD REVIEW OF THE WETLANDS, INTERMITTENT STREAMS, PERENNIAL STREAMS AND OPEN WATERS WAS COMPLETE ON MAY 17, 2018 BY TUPELO ECOLOGICAL ASPECTS, INC.
8. THIS SURVEY IS A RETRACEMENT OF EXISTING PROPERTY.
9. PLEASANT HILL WAY HAS AN APPARENT 50 FOOT WIDE RIGHT OF WAY. THE RIGHT OF WAY FOR PLEASANT HILL WAY WAS ESTABLISHED BY A BEST FIT, CALCULATED CENTERLINE USING THE EXISTING ROAD LOCATION.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 228, 229, 252, 253, 257 AND 258 OF THE 16TH DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE FROM AN IRON PIN FOUND AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORRIS LAKE DRIVE (60' R/W) WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (60' R/W); THENCE LEAVING SAID INTERSECTION AND FOLLOWING ALONG SAID RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 43 DEGREES 28 MINUTES 03 SECONDS WEST A DISTANCE OF 327.61 FEET TO AN IRON PIN FOUND; THENCE SOUTH 43 DEGREES 03 MINUTES 03 SECONDS WEST A DISTANCE OF 156.12 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD AND THE NORTHERN RIGHT-OF-WAY LINE OF PLEASANT HILL WAY (50' R/W); THENCE LEAVING SAID RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD AND FOLLOWING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL WAY THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 75 DEGREES 25 MINUTES 50 SECONDS WEST A DISTANCE OF 606.01 FEET TO A POINT; THENCE SOUTH 76 DEGREES 4 MINUTES 34 SECONDS WEST A DISTANCE OF 447.46 FEET TO A POINT; THENCE SOUTH 83 DEGREES 33 MINUTES 41 SECONDS WEST A DISTANCE OF 121.33 FEET TO A POINT; THENCE SOUTH 87 DEGREES 59 MINUTES 32 SECONDS WEST A DISTANCE OF 215.09 FEET TO A POINT; THENCE SOUTH 79 DEGREES 49 MINUTES 0 SECONDS WEST A DISTANCE OF 95.31 FEET TO A POINT; THENCE SOUTH 84 DEGREES 5 MINUTES 22 SECONDS WEST A DISTANCE OF 119.53 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39 MINUTES 39 SECONDS WEST A DISTANCE OF 60.23 FEET TO A POINT; THENCE NORTH 89 DEGREES 18 MINUTES 57 SECONDS WEST, A DISTANCE OF 67.15 FEET TO A POINT; ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 31.08 FEET, SAID CURVE HAVING A RADIUS OF 399.99 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88 DEGREES 27 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF 31.07 FEET, TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL WAY THE FOLLOWING COURSES: A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 37.56 FEET, SAID CURVE HAVING A RADIUS OF 399.99 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83 DEGREES 32 MINUTES 31 SECONDS WEST, AND A CHORD LENGTH OF 37.54 FEET, TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 106.80 FEET, SAID CURVE HAVING A RADIUS OF 988.10 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83 DEGREES 56 MINUTES 54 SECONDS WEST, AND A CHORD LENGTH OF 108.74 FEET, TO A POINT; THENCE WITH A COMPOUND CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.27 FEET, SAID CURVE HAVING A RADIUS OF 97.04 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 85 DEGREES 11 MINUTES 57 SECONDS WEST, AND A CHORD LENGTH OF 26.19 FEET, TO A POINT; THENCE NORTH 77 DEGREES 26 MINUTES 08 SECONDS WEST, A DISTANCE OF 37.19 FEET TO A POINT; THENCE NORTH 75 DEGREES 29 MINUTES 08 SECONDS WEST, A DISTANCE OF 66.16 FEET TO A POINT; ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 42.70 FEET, SAID CURVE HAVING A RADIUS OF 639.92 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 77 DEGREES 23 MINUTES 51 SECONDS WEST, AND A CHORD LENGTH OF 42.69 FEET, TO A POINT; THENCE NORTH 79 DEGREES 18 MINUTES 33 SECONDS WEST, A DISTANCE OF 94.85 FEET TO A POINT; THENCE NORTH 77 DEGREES 43 MINUTES 59 SECONDS WEST, A DISTANCE OF 54.01 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 51.67 FEET, SAID CURVE HAVING A RADIUS OF 339.03 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73 DEGREES 22 MINUTES 00 SECONDS WEST, AND A CHORD LENGTH OF 51.62 FEET, TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 131.45 FEET, SAID CURVE HAVING A RADIUS OF 675.56 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES 34 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 131.25 FEET, TO A POINT; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 67.78 FEET, SAID CURVE HAVING A RADIUS OF 261.53 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72 DEGREES 43 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF 67.59 FEET, TO AN IRON PIN FOUND; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL WAY NORTH 01 DEGREES 56 MINUTES 30 SECONDS WEST, A DISTANCE OF 251.82 FEET TO AN IRON PIN SET; THENCE NORTH 03 DEGREES 17 MINUTES 54 SECONDS WEST, A DISTANCE OF 291.25 FEET TO AN IRON PIN FOUND; THENCE NORTH 89 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 500.16 FEET TO AN IRON PIN FOUND; THENCE SOUTH 18 DEGREES 27 MINUTES 10 SECONDS EAST, A DISTANCE OF 705.31 FEET TO A POINT FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL WAY, WHICH IS THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINING 8.548 ACRES, MORE OR LESS.

TITLE EXCEPTIONS

Old Republic National Title Insurance Company Commitment no. 2-37520(B) with an effective date of April 9, 2019 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows:

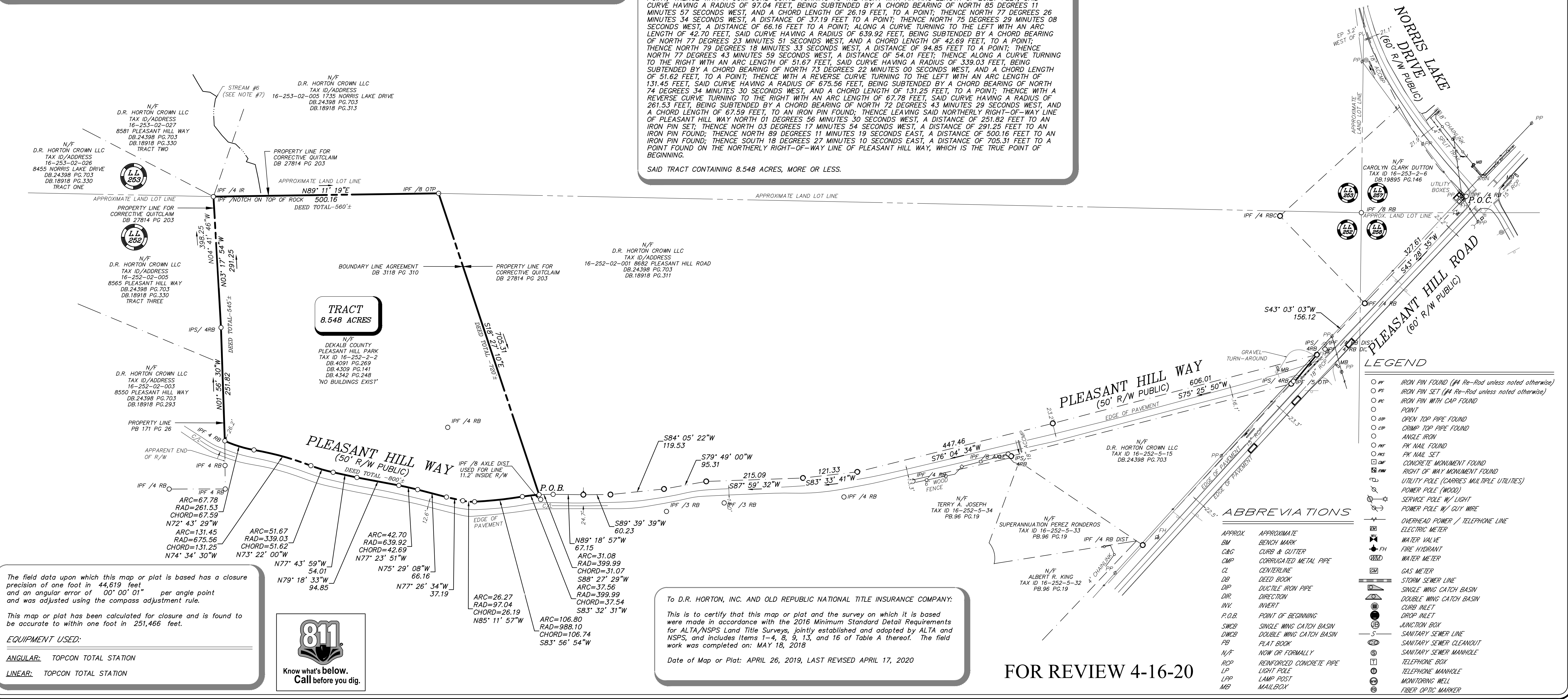
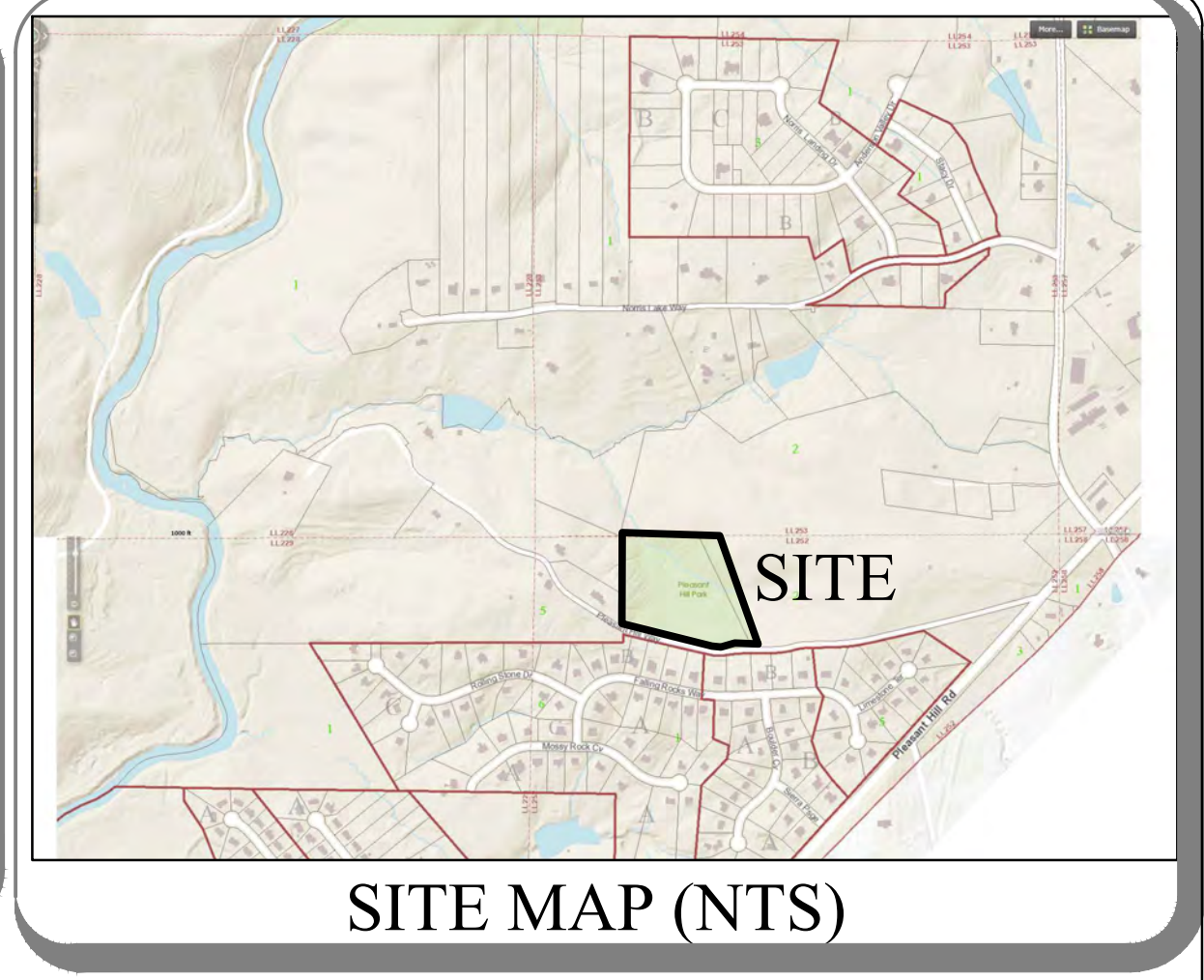
Special Exceptions:

(d) Boundary Line Agreement by and between Nationwide Holding Corporation and Jessie H. Smith, individually, and as executor under the last will and testament of Mrs. Romie Tuck Smith, dated November 28, 1973, filed for record January 7, 1974 at 4:03 p.m., recorded in Deed Book 3118, Page 310, Records of DeKalb County, Georgia.

Affects East Property Line as shown on survey.

(e) All those matters as disclosed by that certain plat recorded in Plat Book 171, Page 26, aforesaid records.

Affects a portion of the West Property Line as shown on survey.



FOR REVIEW 4-16-20

PLANNERS AND ENGINEERS COLLABORATIVE

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- CIVIL ENGINEERING
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350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
(770)451-2741 | WWW.PECCATL.COM
C.O.A.-LSF000004

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2	04/17/20	REMOVE GAP AREA	MN
1	08/26/19	REVISE LAND LOT LINE AND ADJOINERS	MN

ALTA/NSPS LAND TITLE SURVEY

FOR

D.R. HORTON, INC. AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LAND LOT(S) 252 & 253
DISTRICT 16th

DEKALB COUNTY
GEORGIA

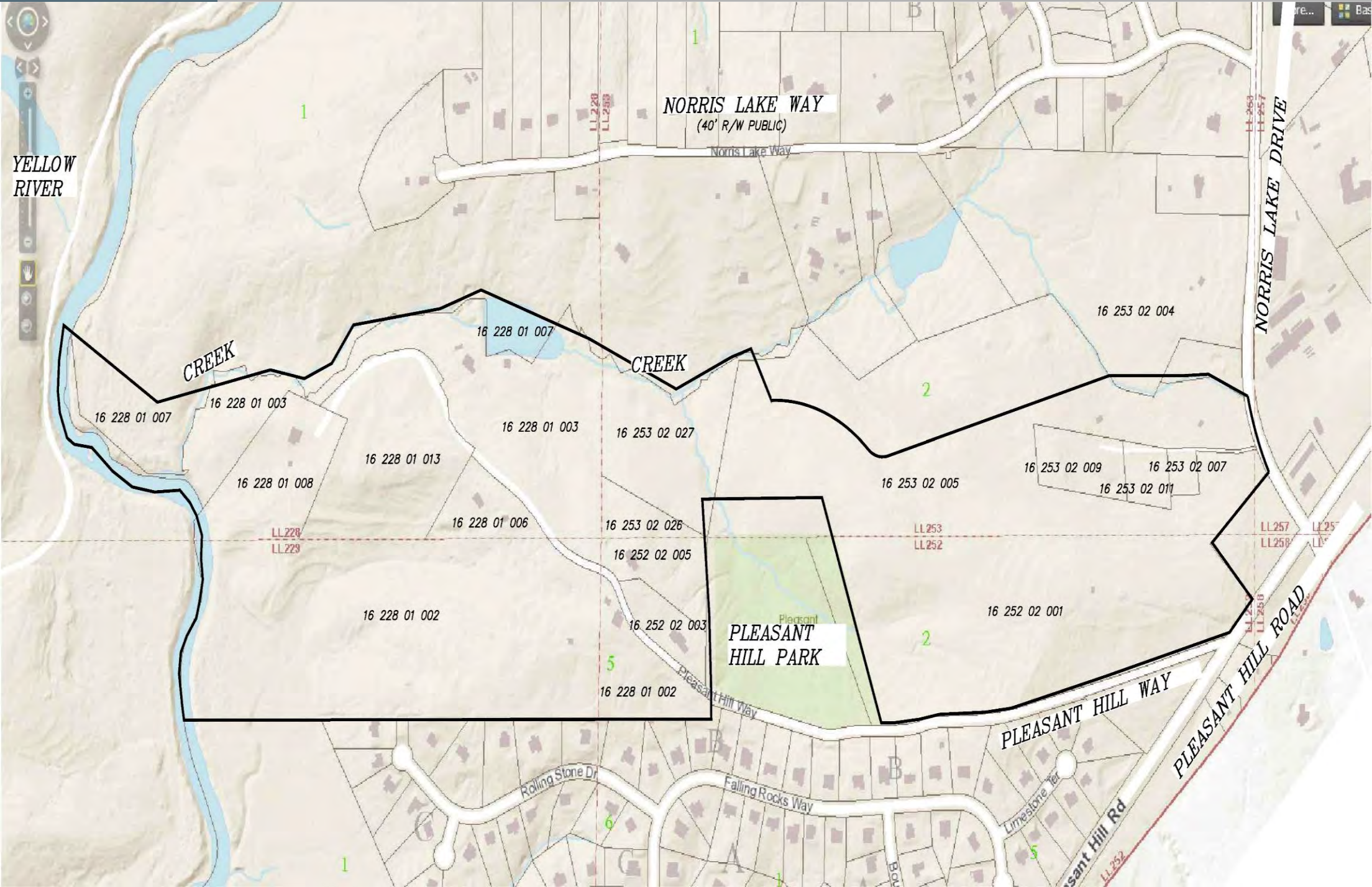
DEKALB COUNTY
GEORGIA

DRAWN BY: MN
CHECKED BY: JHN
FILE NO.: 16309.00
DATE: 04/26/2019
SCALE: 1"=100'
DATE OF FIELD WORK: 05/18/2018









GENERAL DESCRIPTION

ALL TRACT OR PARCELS OF LAND being and lying in Lots 228, 229, 230, 231 & 232 of the 80th District of DeKalb County, Georgia and being more particularly described as follows:

To and the TRAIL POINT OF BEGINNING, commence from the point of intersection of the boundary line of the 80th District of DeKalb County, Georgia and being more particularly described as follows:



SITE LOCATION MAP NOT TO SCALE



FEMA FIRM MAP FEMA FIRM PANEL NO. 13126C054F, 13088C081K, 13247C081D NOT TO SCALE

SITE DATA:

Table containing site data including: TOTAL SITE AREA (122.77 ACRES), ZONING (R-8S RESIDENTIAL), EXISTING ZONING (R-NC CONSERVATION), ZONING JURISDICTION (DEKALB COUNTY), PROPERTY SETBACKS (R-NC SETBACKS), BUFFER AGAINST R-8S ZONING (30 FEET), and DEVELOPMENT SUMMARY (TOTAL LOTS PROVIDED: 321 LOTS).

RED STAG A MASTER PLANNED RESIDENTIAL DEVELOPMENT D. R. HORTON - CROWNE, LLC 1371 DOGWOOD DR SW CONYERS, GEORGIA 30012

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REVISIONS:

Table with columns: NO., DATE, BY, DESCRIPTION. Revision 1: 8/20/2018, J.W., Change to R-NC Zone.

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REZONING MASTER PLAN

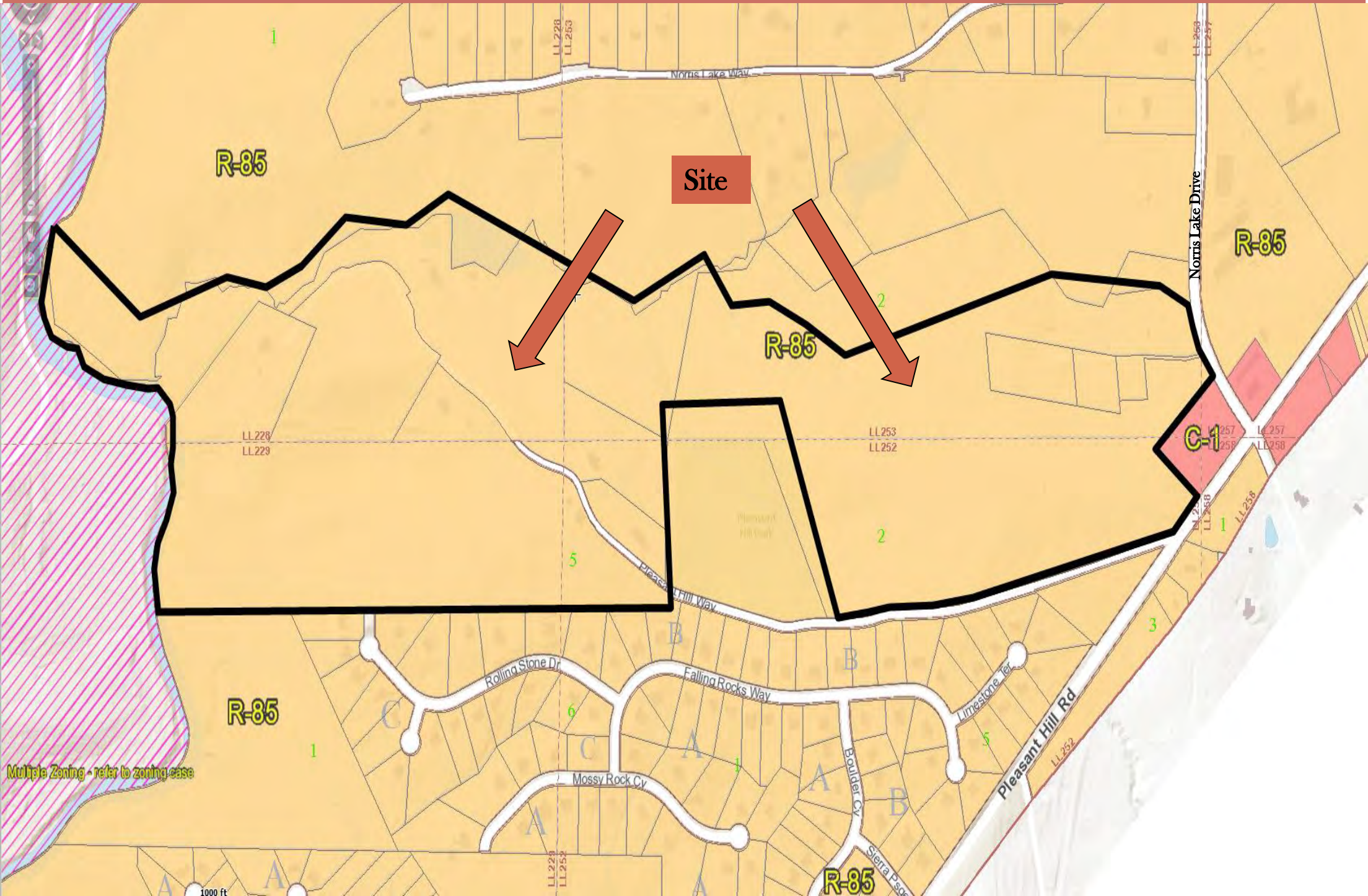
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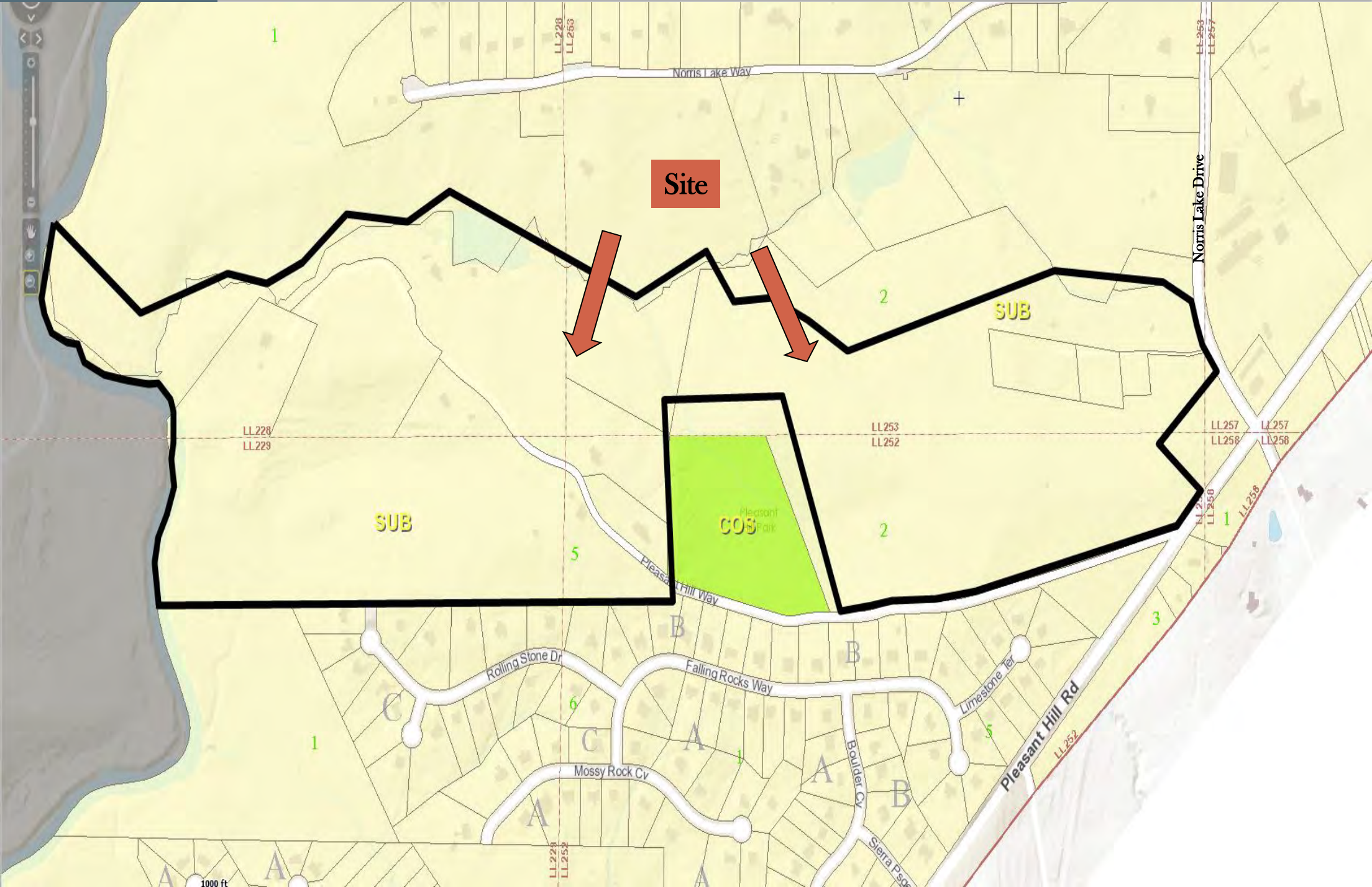
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

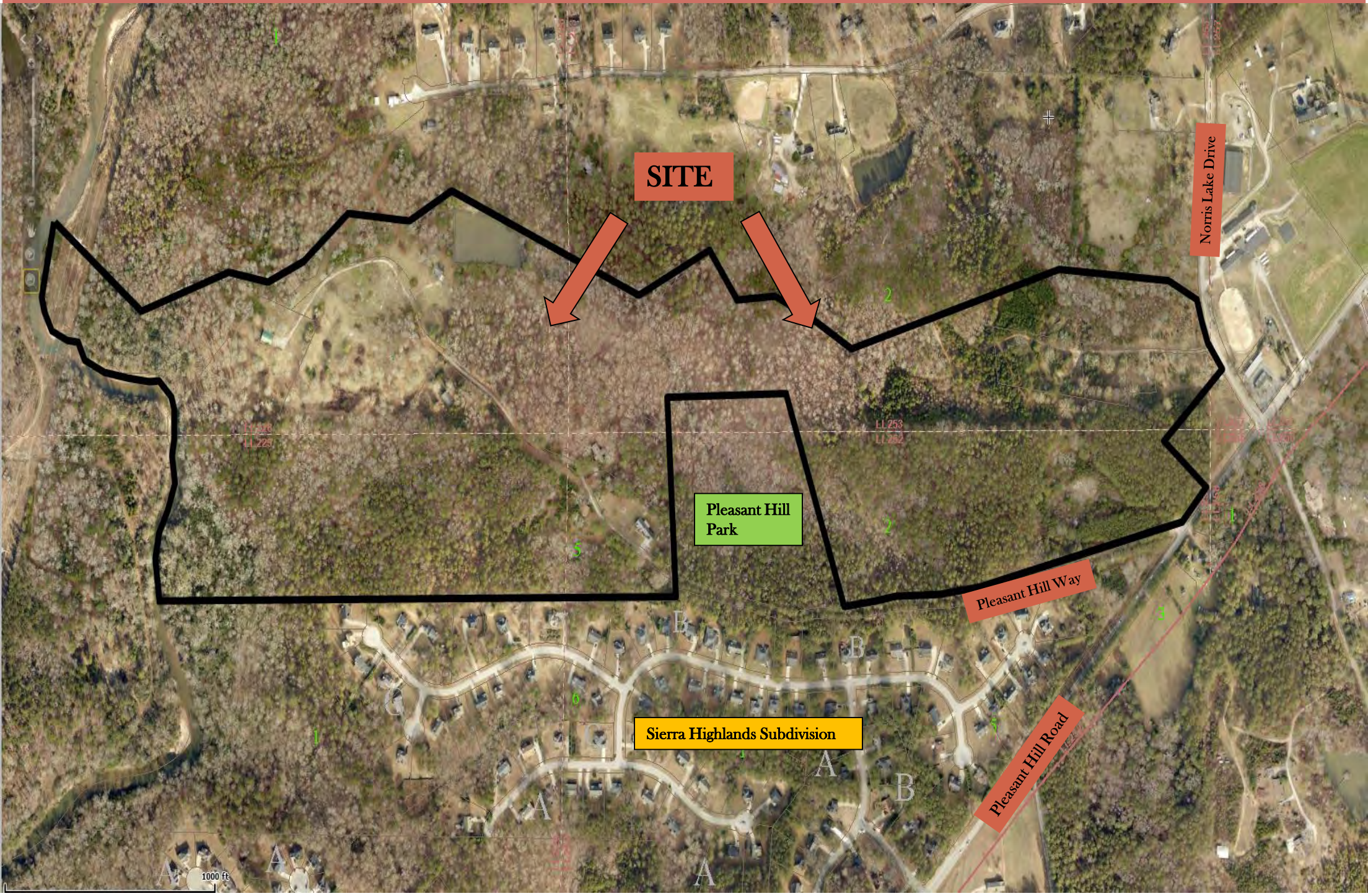


24 HOUR CONTACT: JAY COOMBE @ 470-774-4884









SITE

Norris Lake Drive

Pleasant Hill Park

Sierra Highlands Subdivision

Pleasant Hill Way

Pleasant Hill Road

1000 ft