

CZ-25-1247294 (2024-1442)
Recommended Conditions – January 2026

**7788 Pleasant Hill Road; 1716 Pleasant Hill Trail; 7900 Pleasant Hill Road;
7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road;
7890 Pleasant Hill Road, Lithonia, GA 30058**

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.~~

The subject properties shall be limited to the development of a major subdivision consisting of no more than 182 single-family detached dwellings, in general conformance with the site plan titled “Pleasant Hill Site Plan for Creekside Village DRI #4478”, dated 07/01/2025. The site plan is conceptual, and any approval of this major modification 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 major modification 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 120 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. 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.~~

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 major modification request shall not be used in lieu of a variance from Section 14-200 of the *Land Development Code*.

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.~~

Traffic calming measures and other improvements shall be provided at the intersection of the proposed access point(s) of the development site with Pleasant Hill 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.

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.~~

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.

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 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.