



Legislation Details (With Text)

**File #:** 2023-1150    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 9/12/2023    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 3/28/2024    **Final action:** 3/28/2024  
**Title:** COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07  
Application of Hybrass Properties, LLC c/o Battle Law P.C., LLC for a major modification of zoning conditions pursuant to CZ-18-22130 to construct townhouse dwellings within the RNC (Residential Neighborhood Conservation) zoning district., at Pleasant Hill Trail and Pleasant Hill Road.

**Indexes:**

**Attachments:** 1. CZ-23-1246656 March 2024 Staff Report Pleasant Hill Trl & Pleasant Hill Road, 2. CZ-23-1246656 Nov 2023 BOC Staff Report Pleasant Hill Trl & Pleasant Hill Rd

Date	Ver.	Action By	Action	Result
3/28/2024	1	Board of Commissioners - Zoning Meeting	withdrawn without prejudice	Pass
3/5/2024	1	Planning Commission	withdrawn without prejudice per staff recommendation	Pass
11/16/2023	1	Board of Commissioners - Zoning Meeting	deferred for two full cycles	Pass
11/2/2023	1	Planning Commission	deferred for two full cycles	Pass

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07**  
**Application of Hybrass Properties, LLC c/o Battle Law P.C., LLC for a major modification of zoning conditions pursuant to CZ-18-22130 to construct townhouse dwellings within the RNC (Residential Neighborhood Conservation) zoning district., at Pleasant Hill Trail and Pleasant Hill Road.**

**PETITION NO: D3-2023-1150 CZ-23-1246656**

**PROPOSED USE: Modification of zoning conditions to construct fee-simple townhomes.**

**LOCATION:** 1716 Pleasant Hill Trail and 7956, 7890, 8024, 7788, 7900 & 7860 Pleasant Hill Road, Lithonia, Georgia 30058

**PARCEL NO. :** 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

**INFO. CONTACT:** Adam Chappell, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Hybrass Properties, LLC c/o Battle Law P.C., LLC for a major modification of zoning conditions pursuant to CZ-18-22130 to construct townhouse dwellings within the RNC (Residential

Neighborhood Conservation) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (Feb. 12, 2024) Withdrawal. (Oct. 2, 2023) Approval.

**PLANNING COMMISSION:** (March 5, 2024) Withdrawal without prejudice. (Nov. 2, 2023) Two-Cycle Deferral.

**PLANNING STAFF:** Withdrawal without prejudice.

**STAFF ANALYSIS:** The applicant, Hybrass Properties, LLC c/o Battle Law, P.C., has requested that this item be “Withdrawn Without Prejudice. Planning and Sustainability supports this request.

**PLANNING COMMISSION VOTE:** (March 5, 2024) **Withdrawal without Prejudice 8-0-0.** Jan Costello moved, Edward Patton seconded for withdrawal without prejudice, per Staff recommendation. (Nov. 2, 2023) **Two-Cycle Deferral 8-0-0.** Jan Costello moved, Deanna Murphy seconded for a 2-cycle deferral to the March 2024 zoning agenda, per the Applicant's request.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (Feb. 12, 2024) **Withdrawal without prejudice**, per the Applicant’s request 8-0-1. (Oct. 2, 2023) **Approval.**