



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Text

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File #: 2020-0838, Version: 1

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

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**

**Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RNC (Residential Neighborhood Conservation) District to develop thirty-six single-family detached residences, at 8400 Pleasant Hill Way.**

**PETITION NO: N6. Z-20-1244113 2020-0838**

**PROPOSED USE:** Single-Family Detached Residences

**LOCATION:** 8400 Pleasant Hill Way

**PARCEL NO. :** 16-252-02-002

**INFO. CONTACT:** Karen Hill, Sr. Planner

**PHONE NUMBER:** 404-371-2155 X 4

**PURPOSE:**

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RNC (Residential Neighborhood Conservation) District to develop thirty-six single-family detached residences. The property is located on the north side of Pleasant Hill Way, approximately 1,00 feet west of Pleasant Hill Road, at 8400 Pleasant Hill Way in Lithonia, Georgia. The property has approximately 740 feet of frontage along Pleasant Hill way and contains 8.5 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval with Conditions.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The proposed rezoning request from R-85 (Medium Lot Residential) District to the RNC (Residential Neighborhood Conservation) District is compatible with adjacent RNC residential zoned properties. The RNC District 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 Department of Planning and Sustainability recommends “Approval, subject to Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: Approval with Conditions 7-0-0.** G. McCoy moved, E. Patton seconded for "Approval, with Staff's conditions". V. Moore was no longer present.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with conditions 10-0-0.** Applicant shall continue dialogue with the community and the County Transportation Division to address traffic concerns for development in the area.