



DeKalb County Government

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

Legislation Details (With Text)

File #: 2020-0837 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/22/2020 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 9/24/2020 **Final action:** 9/24/2020
Title: COMMISSION DISTRICT(S): 5 & 7
Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to amend the Future Land Use Plan from Conservation Open Space (COS) to Suburban (SUB) to allow for a thirty-six single-family detached subdivision, at 8400 Pleasant Hill Way.

Indexes:

Attachments: 1. D.R. Horton-Crown LP 20 1244114 PC Staff Report

Date	Ver.	Action By	Action	Result
9/24/2020	1	Board of Commissioners - Zoning Meeting	approved	Pass
9/1/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

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 amend the Future Land Use Plan from Conservation Open Space (COS) to Suburban (SUB) to allow for a thirty-six single-family detached subdivision, at 8400 Pleasant Hill Way.

PETITION NO: N5. LP-20-1244114 2020-0837

PROPOSED USE: Thirty-six (36) single-family detached subdivision.

LOCATION: 8400 Pleasant Hill Way

PARCEL NO. : 16-252-02-002

INFO. CONTACT: Brian Brewer

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to amend the Future Land Use Plan from Conservation Open Space (COS) to Suburban (SUB) to develop 36 single-family detached residences. The property is located on the north side of Pleasant Hill Way, approximately 1,700 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 Condition.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval.

STAFF ANALYSIS: 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".

PLANNING COMMISSION VOTE: Approval 7-0-0. G. McCoy moved, E. Patton seconded for "Approval, per Staff recommendation. V. Moore was no longer present.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with a Condition 10-0-0. Approved with the condition that the applicant continues dialogue with the community and the county transportation division to address traffic concerns for development in the area.