



DeKalb County Government

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

Legislation Details (With Text)

File #: 2020-0838 **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:**
Title: 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.

Indexes:

Attachments: 1. N6 Recommended Conditions Z 20 1244113, 2. BOC Staff Report Z 20 1244113 Pleasant Hill Way

Date	Ver.	Action By	Action	Result
9/24/2020	1	Board of Commissioners - Zoning Meeting	withdrawn	Pass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 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.