



DeKalb County Government

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

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		
3/5/2024	1	Planning Commission		
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.