



# DeKalb County Government

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

## Legislation Text

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File #: 2023-1150, Version: 1

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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**STAFF ANALYSIS:** The applicant, Hybrass Properties, LLC c/o Battle Law, P.C., has requested that this item be "Withdrawn Without Prejudice.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**.