



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

Date Submitted: _____ Case No.: _____

Existing Conditional Zoning No.: _____

APPLICANT NAME: HYBRASS PROPERTIES, LLC c/o Battle Law, P.C.

Daytime Phone#: 404-601-7616 Fax #: 404-745-0045 E-mail: cmm@battlelawpc.com

Mailing Address: 3562 Habersham at Northlake, Bldg. J, Ste. 100, Tucker, GA 30084

OWNER NAME: HYBRASS PROPERTIES, LLC

(If more than one owner, attach contact information for each owner)

Daytime Phone#: 404-557-4892 Fax #: _____ E-mail: doug@havenwoodholdings.com

Mailing Address: 6350 Lake Oconee Pkwy, Suite 110, PMB 51
Greensboro, GA 30642

SUBJECT PROPERTY ADDRESS OR LOCATION: See Attached List on Schedule A

_____, DeKalb County, GA, _____

District(s): _____ Land Lot(s): _____ Block(s): _____ Parcel(s): _____

Acreage or Square Feet: 95.52 Commission District(s): 5 & 7 Existing Zoning: RNC

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

HYBRASS PROPERTIES, LLC, a Georgia limited liability company

Signature of Applicant: 

Printed Name of Applicant: Michael R. Potts

Its: Managing Member

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Battle Law, P.C. Phone: _____ Email: _____
Property Address: 1716 Pleasant Hill Trl; 7956, 7890, 8024, 7788, 7900 & 7860 Pleasant Hill Rd.
Tax Parcel ID: 16-197-03-006, 16-197-03-012, 16-219-01-005, 16-219-01-006, 16-221 _____ Comm. District(s): 5 & 7 Acreage: _____
Existing Use: _____ Proposed Use: _____
Supplemental Regs: _____ Overlay District: _____ DRI: _____
Rezoning: Yes _____ No _____
Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____
Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____
Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____
Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____
Special Land Use Request(s): _____

Major Modification:
Existing Case Number(s): CZ-18-22130
Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

SCHEDULE A
LIST OF PROPERTIES

Searched for:

Owner Name HYBRASS PROPERTIES
Street PLEASANT HILL
Tax Year 2023-2023
Inactive Account No

Results 1 - 7 of 7

Parcel	Owner	Parcel Address	City
16 197 03 006	HYBRASS PROPERTIES LLC	7788 PLEASANT HILL RD	LITHONIA
16 197 03 012	HYBRASS PROPERTIES LLC	1716 PLEASANT HILL TRL	LITHONIA
16 219 01 005	HYBRASS PROPERTIES LLC	7900 PLEASANT HILL RD	LITHONIA
16 219 01 006	HYBRASS PROPERTIES LLC	7860 PLEASANT HILL RD	LITHONIA
16 220 01 004	HYBRASS PROPERTIES LLC	8024 PLEASANT HILL RD	LITHONIA
16 220 01 007	HYBRASS PROPERTIES LLC	7956 PLEASANT HILL RD	LITHONIA
16 220 01 009	HYBRASS PROPERTIES LLC	7890 PLEASANT HILL RD	LITHONIA



Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100
Tucker, Georgia 30084

Zoom Instructions:

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact
Jordan Battle at:
Phone: 404-601-7616 ext. 8
Fax: 404-745-0045
Email: jnb@battlelawpc.com

COMMUNITY MEETING TO DISCUSS A CHANGE OF CONDITIONS APPLICATION TO ALLOW FOR TOWNHOMES

**Project Title: Hybrass Properties, LLC
-Pleasant Hill Road**

When: August 24th, 2023

Time: 6:00 PM Eastern (US and Canada)

Register in advance for this meeting:

<https://otago.zoom.us/join>

Meeting ID: 863 7614 5793

Password: 341004

NELSON CC 1907 DEM LITHONIA GA 30058
SHERMAN 1902 DEM LITHONIA GA 30058
OTTEY PAL 1896 DEM LITHONIA GA 30058
REED NOR 2178 PRO\ LITHONIA GA 30058
WILLIAMS 1735 PLEA LITHONIA GA 30058
FENNIMOF 3921 MAR ELLENWOOD GA 30294
B I A INVE 950 EAGLE STOCKBRIDGE GA 30281
GOOLSBY 1890 DEM LITHONIA GA 30058
PEEPLS AI 7911 PRO\ LITHONIA GA 30058
BLACKWEL 2350 POIN CARMEL IN 46032
SIMON CH 116 PLEAS CONYERS GA 30012
RKM GROU 1017 PEAR LILBURN GA 30047
GOSPEL AS 7771 PLEA LITHONIA GA 30058
HYBRASS P 6350 LAKE GREENSBORO GA 30642
2018 3 IH 1717 MAIN DALLAS TX 75201
BLAIR HAZ 7793 PLEA LITHONIA GA 30058
HUANG SU 1622 GIRV DULUTH GA 30097
HYBRASS P 6350 LAKE GREENSBORO GA 30642
MOODY W 7898 PRO\ LITHONIA GA 30058
EMERSON 4955 MCC CUMMING GA 30040
MACEDO J 1687 PLEA LITHONIA GA 30058
CAMPBELL 1895 DEM LITHONIA GA 30058
BROWN AI PO BOX 12 LITHONIA GA 30058
YANCEY JE 7950 PLEA LITHONIA GA 30058
PFIN II F LL 6300 POW ATLANTA GA 30339
DEKALB CC 1300 COM DECATUR GA 30030
MARTIN M 6920 POIN FORT WAYNE IN 46804
BEDFORD I 7787 PLEA LITHONIA GA 30058
HAY LANCE 1883 DEM LITHONIA GA 30058
COLWELL 1878 DEM LITHONIA GA 30058
MATTHEW 7899 PRO\ LITHONIA GA 30058
HARRIS TH 2183 PRO\ LITHONIA GA 30058
HOLLAND I 2204 PRO\ LITHONIA GA 30058
WILLIAMS 1723 PLEA LITHONIA GA 30058
HYBRASS P 6350 LAKE GREENSBORO GA 30642
BAF ASSET 5001 PLAZ AUSTIN TX 78746
NGO MIN 1901 DEM LITHONIA GA 30058
BATTISTE I 1884 DEM LITHONIA GA 30058
ONWUSOM 1874 DEM LITHONIA GA 30058
BLACKMA 1718 MOS LITHONIA GA 30058
USUANI CC 7893 PRO\ LITHONIA GA 30058
JACKSON C 7881 PRO\ LITHONIA GA 30058
BOWDEN 12177 PRO\ LITHONIA GA 30058
ANDERSON 2189 PRO\ LITHONIA GA 30058
CRAWFOR 8063 PLEA LITHONIA GA 30058
MARISTON 6030 BETH CUMMING GA 30040
MACEDO C 1711 PLEA LITHONIA GA 30058

MAXEY DE 1857 DEM LITHONIA GA 30058
OPENDOO 410 N SCO TEMPE AZ 85281
YANCEY JE 7950 PLEA LITHONIA GA 30058
COLEMAN 7997 PLEA LITHONIA GA 30058
WILLS SHE. 7943 PLEA LITHONIA GA 30058
JOHNSON 7221 S SEE CHICAGO IL 60636
LAWSON JI 2195 PRO\ LITHONIA GA 30058
HYBRASS P 6350 LAKE GREENSBORO GA 30642
HYBRASS P 988 EAST F CONYERS GA 30094
CASON YO 7772 PLEA LITHONIA GA 30058
ALGHRAIRI 1849 DEM LITHONIA GA 30058
PATTERSO 1865 DEM LITHONIA GA 30058
FEACHER F 1877 DEM LITHONIA GA 30058
WILKERSO 7812 PLEA LITHONIA GA 30058
ANTHONY 1858 DEM LITHONIA GA 30058
HYBRASS P 6350 LAKE GREENSBORO GA 30642
COLEMAN 7997 PLEA LITHONIA GA 30058
SHINE HAR 7929 PLEA LITHONIA GA 30058
LYMON ST 2203 PRO\ LITHONIA GA 30058
SWERTFEG 3919 NE W ATLANTA GA 30342
HYBRASS P 988 EAST F CONYERS GA 30094

Meeting ID	Topic	User Email	Duration (Minutes)	Participants
86376145793	Hybrass Properties, LLC-Pleasant Hill Road Community Meeting	jnb@battlelawpc.com	36	4
Name (Original Name)	User Email	Duration (Minutes)	Guest	Recording Consent
Jordan Battle	jnb@battlelawpc.com	36	No	
Michele Battle	mlb@battlelawpc.com	2	No	
Michele Battle	mlb@battlelawpc.com	34	No	Yes
holly		1	Yes	
holly		22	Yes	Yes
Sheree Henry		1	Yes	
Sheree Henry		16	Yes	Yes



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
DeKalb County Zoning Ordinance
For
A Major Change of Zoning Conditions

of

**Hybrass Properties, LLC
c/o Battle Law, P.C.**

for

+/- 95.52 Acres of Land
Being 7 parcels along Pleasant Hills Road
Lithonia, Georgia and
Parcel Nos. 16 197 03 006, 16 197 03 012, 16 219 01 005,
16 219 01 006, 16 220 01 004, 16 220 01 007, and 16 220 01 009

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

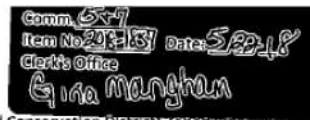


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I. LETTER OF INTENT

Hybrass Properties, LLC (the “Applicant”) is seeking to develop on +/- 95.52 acres of land having frontage on Pleasant Hills Road (the “Subject Property”) with 214 fee simple townhome units. Schedule A of this Application contains the list of the specific parcels included in the Subject Property.

In 2018, the Subject Property was rezoned to RNC with the following 17 conditions:



Z-18-22130 Proposed RNC (Neighborhood Conservation District) Zoned Conditions

1. Limit the use to a 214-unit single-family detached subdivision with recreational and greenspace area as conceptually shown on the revised site plan entitled CONCEPTUAL PLAN for Hybrass Properties, LLC located in Land Lots 197, 219 & 220, 16th District, DeKalb County, Georgia and submitted to the Planning and Sustainability Department on February 28, 2018.
2. Provide a minimum of 30% greenspace (25.42 acres) excluding rock and required buffers.
3. Provide a minimum of 50% (12.11 acres) contiguous greenspace.
4. Provide three (3) points of access on Pleasant Hill Road subject to approval by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road.
6. Provide a deceleration lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Demonstrate compliance to intersection and stopping sight distance per American Association of State Highway and Transportation Officials (AASHTO) prior to receiving an approved Land Disturbance Permit (LDP).
8. Provide bike lanes or multiuse path, 6-foot wide sidewalks on Pleasant Hill Road and street lights or as may be required by the Transportation Division within the Department of Public Works.
9. The heated floor area shall be no less than 2,100 square feet.
10. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
11. The front façade building materials shall include a minimum of 40% brick masonry. Stone masonry, cedar shingles, and/or hard coat stucco. Vinyl siding is strictly prohibited.
12. Provide underground utilities.
13. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
14. No more than one (1) brick base monument sign shall be erected at each subdivision entrance. Sign area shall not exceed 32 square feet, excluding base and shall not exceed eight (8) feet in height.
15. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
16. A mandatory homeowners association with bylaws and covenants shall be established and maintained for the subdivision. The bylaws and covenants will explain the maintenance responsibility for common space, and landscaping.
17. Any applicant for development within this approved RNC shall be required to provide a legal mechanism for unified control of the entire parcel to be developed for review and approval by the county attorney prior to the issuance of any land disturbance or building permit.

Prepared 5/9/2018 by: KFHILL
PC: 05/22/2018

Page 7

DeKalb County Board of Commissioners
Zoning Hearing, May 22, 2018, 6:30 p.m.
Agenda Item No. N.9 / Application No. Z-18-22103
Submitted to the Record by Gina S. Mangham
East DeKalb Community Coalition *Gina Mangham*



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Due a significant amount of rock being located on the Subject Property, the Applicant is seeking to reduce the disturbed area by converting to a townhome project that will have a mixture of 2 story and 3 story units. To effectuate this conversion, the Applicant is seeking to modify conditions 1, 4, 9 and 10 as follows:

Condition 1: Limit the use to no more than 214 townhome units based upon the submitted site plan;

Conditions 4: Allow for 2 points of entry

Conditions 7: Allow a minimum floor area of 1,400 sq. ft. for the 2 floor units, and 1,800 sq. ft. for the 3 story units.

Condition 10: Remove the side entry garage requirement.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County Zoning Ordinance, and contains notice of constitutional allegations as a reservation of the Applicant's rights.

II. DEKALB COUNTY IMPACT ANALYSIS CRITERIA

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan

The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The Subject Property has a future land use designation of Suburban. The Suburban land use designation promotes housing choice and income diversity without sacrificing traditional neighborhood layouts. The Applicant's proposed site plan will feature a mix of two story and three story single family townhomes with an expansive 61.76% Open Space Ratio. This site plan adds new housing types to the area that complements the single-family character of nearby subdivisions to the West and South.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties

A residential townhome community is suitable in view of the use and development of nearby properties. The nearby area is predominantly residential in area and this residential development aligns with that residential character while adding new housing options for single families and conserving a substantial amount of open space with trails for the community.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned



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The subject property does not have a reasonable economic use as currently zoned. A large section of the Subject Property's geography presents challenges to constructing single family detached homes.

D. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties

The proposed modification would not adversely affect the existing use or usability of adjacent or nearby properties because the number of housing units does not change from the already approved site plan.

E. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal

The applicant is not aware of any other existing or changing conditions that give grounds for the approval or disapproval of the zoning proposal.

F. Whether their zoning proposal will adversely affect historic building sites districts or archaeological resources

The Applicant is not aware of any historic buildings sites or archaeological resources on the subject property.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The Applicant's proposed modification does not change the number of housing units on the site, so there will be no increase in the proposed use of existing streets, transportation facilities, utilities or schools.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Major Modification of Zoning Conditions be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONTITUTIONAL RIGHTS



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The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners grant the major modification of zoning conditions as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any major modification of zoning conditions of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the major modification of zoning conditions in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the major modification of zoning conditions in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the



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Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.



Michele L. Battle, Esq.
Attorney for the Applicant

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 9/6, 2023

TO WHOM IT MAY CONCERN:


(I), (WE), HYBRASS PROPERTIES, LLC
Name of Owner(s)


being (owner) (owners) of the subject property described below or attached hereby delegate authority to

BATTLE LAW P.C.
Name of Applicant or Representative

to file an application on (my) (our) behalf.

HYBRASS PROPERTIES, LLC, a Georgia limited liability company


Notary Public



Notary Public

By: 
Name: Michael R. Potts
Its: manager

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application? Yes _____ No X *

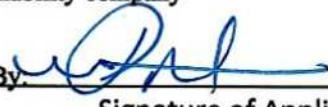
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

HYBRASS PROPERTIES, LLC, a Georgia limited liability company

N/A
Notary

By 
Signature of Applicant /Date
Name/Title: Michael R. Potts
manager

Check one: Owner X Agent _____

N/A
Expiration Date/ Seal

*Notarization is not needed if the response is "No"

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

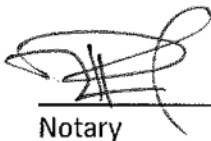
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes ☒ No ☐ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.



Notary

BATTLE LAW, P.C.



Signature of Applicant /Date

Name: Michele L. Battle, Esq.

Check one: Owner ☐ Agent ☒



Expiration Date/Seal

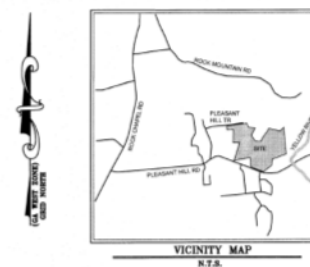
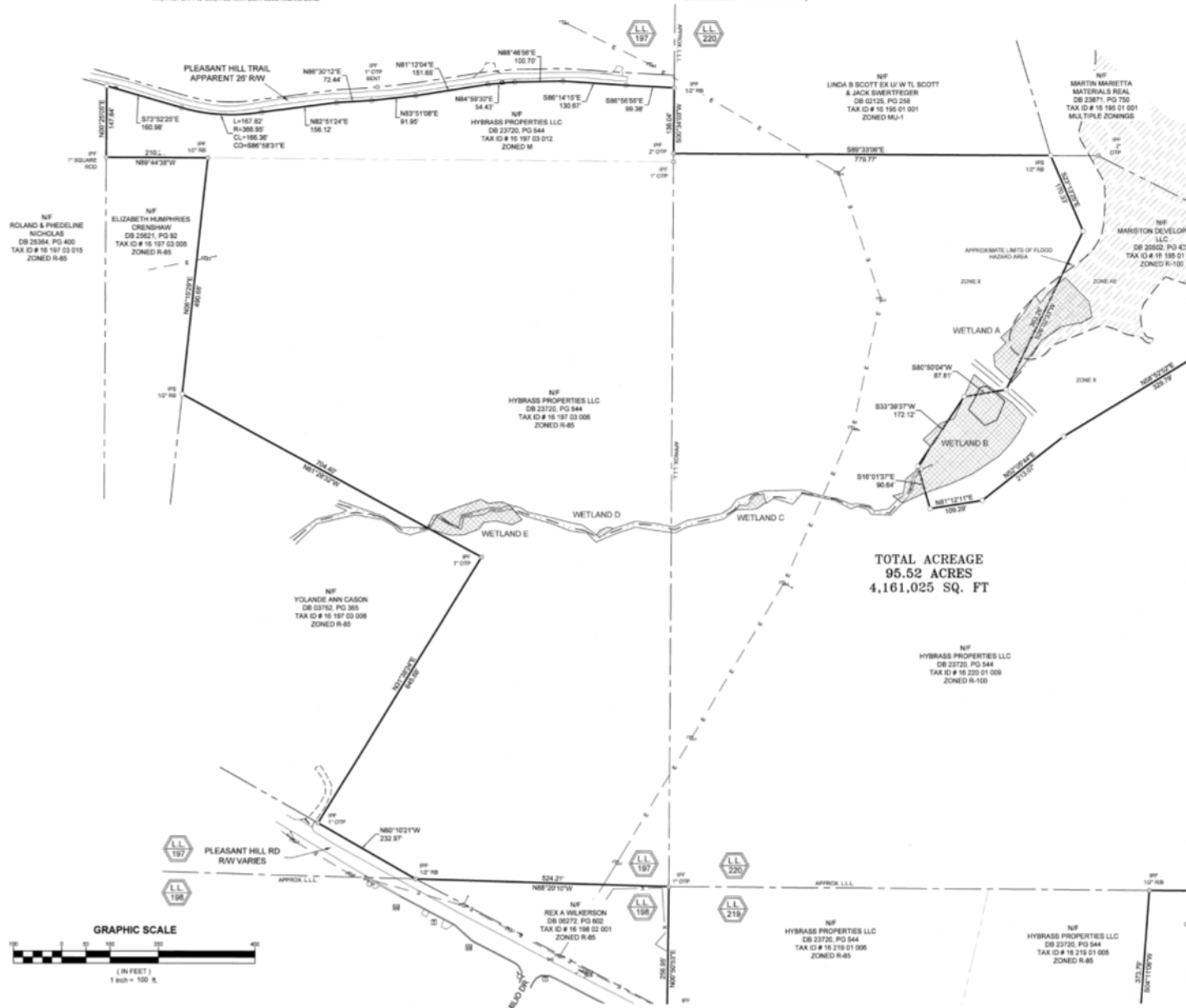
May 04, 2024

*Notary seal not needed if answer is "no".

CURRENT OWNER OF RECORD: HYBRASS PROPERTIES, LLC
DEED BOOK 23720, PAGE 544
CURRENT ZONING: M, R-81 & R-110

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER 130800181K & 130800177K, EFFECTIVE DATE DECEMBER 8, 2018, A PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD HAZARD ZONE.

BOUNDARY RETRACEMENT SURVEY FOR:
HYBRASS PROPERTIES LLC
LAND LOTS 197, 219 & 220, 16TH DISTRICT
DEKALB COUNTY, GEORGIA



NO N.D.B. SIGNATURES SHOULD WITHIN AND EXIST AT ANY POINT ON THE SUBJECT PROPERTY

THIS DRAWING HAS BEEN GENERATED ELECTRONICALLY. THIS MEDIA SHOULD NOT CONSIDERED A CERTIFIED VALID DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED, SIGNED, AND DATED. JASON A. HOPKINS IN CONTRASTING COLOR OF INK PER D.C.D.A. 43-15-22.

THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC DISTANCE

STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE ORTHOMETRIC HEIGHTS WERE DERIVED USING THE GEOID 2008.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT
29,261 FEET, AND AN ANGULAR ERROR OF 31" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE
WAS ADJUSTED USING THE LEAST SQUARES METHOD.

XX XX, XXXX ON THIS PROJECT.

LL	LAND LOT	SAN	SANITARY SEWER EASEMENT
OTF	OPEN TOP PIPE	UE	UTILITY EASEMENT
RB	REDAR	REF	REFERENCE
WF	IRON PIN FOUND	CO	RIVER CLEAN OUT
PS	12" REBAR W/ FOC 30000	SQ. FT.	SQUARE FOOT
CTP	CRIMP TOP PIPE	○	IRON PIN FOUND
	CLASS A GUTTER	○	IRON PIN SET

[illegible]

IT IS HEREBY CERTIFIED THAT IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION

JASON A. POPKINS
REGISTERED LAND SURVEYOR #3215

DATE: 12-14-11

²² As used in the Certification, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and does not constitute a

**CIVIL
ENGINEERING**
DESIGN • CONSTRUCTION
 CONSULTING • SITE INVESTIGATION

RECURVING
DESIGN • CONSTRUCTION
 CONSULTING • SITE INVESTIGATION

**LAND
PLANNING**
DESIGN • CONSTRUCTION
 CONSULTING • SITE INVESTIGATION

CONSTRUCTION
DESIGN • CONSTRUCTION
 CONSULTING • SITE INVESTIGATION

BOUNDARY RETRACEMENT SURVEY
FOR
HYBRASS PROEPRTIES LLC
LOCATED IN:
LAND LOTS 197, 219 & 220, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

PREVISIONS	
1	
2	
3	
4	
5	

THIS PLAY WAS PREPARED FOR THE
 SCHOOL OF THEATRE, UNIVERSITY OF
 CALIFORNIA, LOS ANGELES, 1961.
 OR ENTITY NAMED IN THE CERTIFICATE
 OF REGISTRATION. THE PLAY IS NOT
 EXTENDING TO ANY UNPAID USES NOT
 WITHIN THE SCOPE OF THE REGISTRATION.
 WITHOUT AN EXPRESS RECOGNITION
 BY THE BUREAU FOR NAMES AND PERSONS.

DATE:	12-14-18
SCALE:	1" = 100'
FILE NUMBER:	100.001
DRAWN BY:	L.BAILEY
REVIEWED BY:	J.HOPKINS

12-19-16

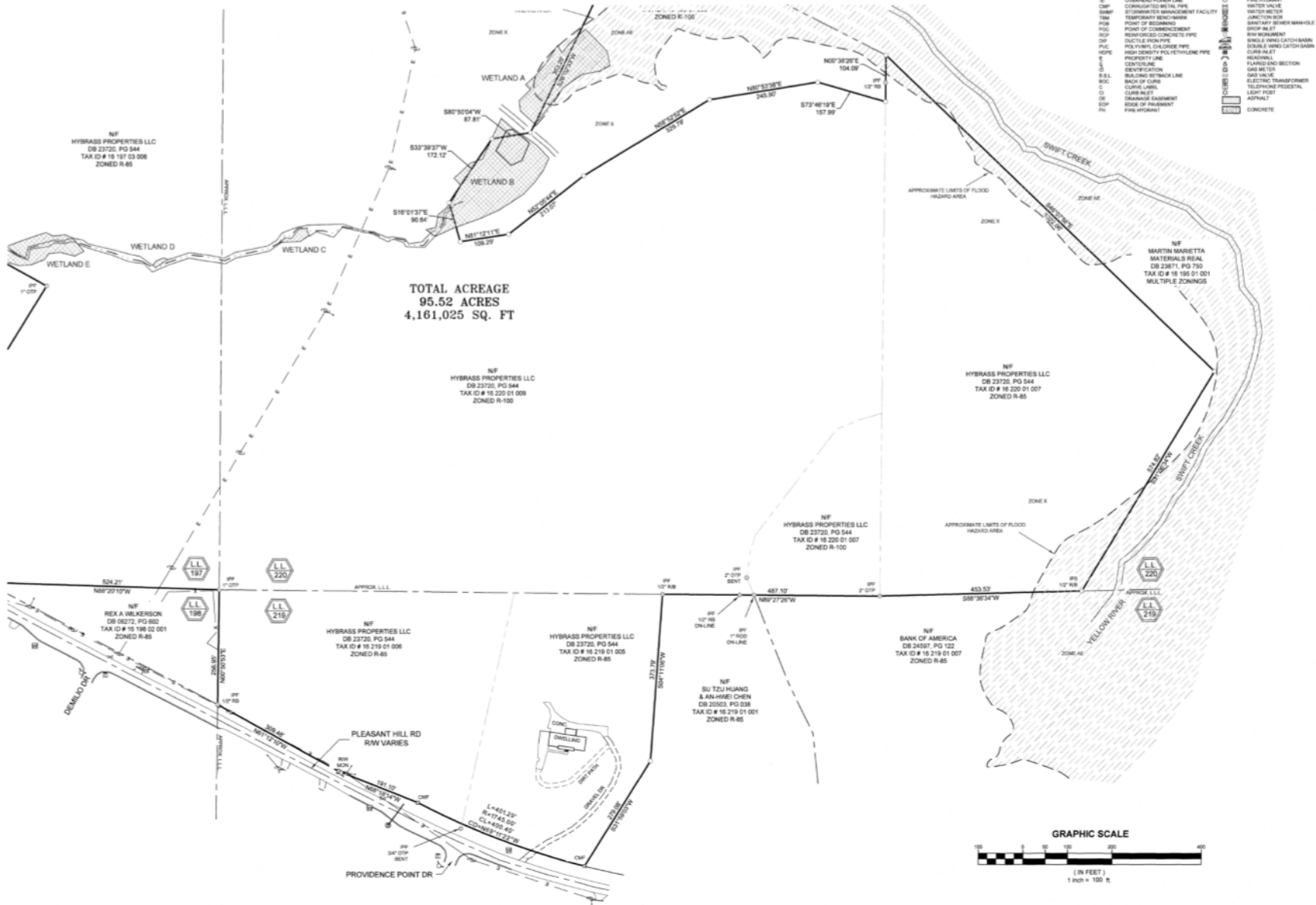
GEORGIA
ASSISTANT
LABOR SURVEYOR
JANNA HOPKINS

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE INSPECTOR
ISSUED THE DOCUMENT'S DATE.

SHEET NUMBER
1 OF 2



BOUNDARY RETRACEMENT SURVEY FOR:
HYBRASS PROPERTIES LLC
LAND LOTS 197, 219 & 220, 16TH DISTRICT
DEKALB COUNTY, GEORGIA



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 197, 219 AND 220, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH OPEN TOP PIPE FOUND ON THE COMMON CORNER OF LAND LOTS 197, 198, 219 AND 220;

THENCE, ALONG THE SOUTHERLY LINE OF LAND LOT 197, NORTH 88 DEGREES 20 MINUTES 10 SECONDS WEST, 524.21 FEET TO A 1/2 INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD (RIGHT-OF-WAY WIDTH VARIES);

THENCE, WITH SAID RIGHT-OF-WAY LINE, NORTH 60 DEGREES 10 MINUTES 21 SECONDS WEST, 232.97 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 31 DEGREES 38 MINUTES 24 SECONDS EAST, 645.68 FEET TO A 1 INCH OPEN TOP PIPE;

THENCE, NORTH 61 DEGREES 28 MINUTES 32 SECONDS WEST, 704.40 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 06 DEGREES 15 MINUTES 29 SECONDS EAST, 490.68 FEET TO A 1/2 INCH REBAR;

THENCE, NORTH 89 DEGREES 44 MINUTES 38 SECONDS WEST, 210.24 FEET TO A 1 INCH SQUARE ROD;

THENCE, NORTH 00 DEGREES 25 MINUTES 05 SECONDS EAST, 147.64 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL TRAIL (APPARENT 26 FOOT RIGHT-OF-WAY WIDTH);

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 73 DEGREES 52 MINUTES 25 SECONDS EAST, 160.98 FEET TO A POINT;

THENCE, 167.82 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 366.95 FEET AND A CHORD BEARING SOUTH 86 DEGREES 58 MINUTES 31 SECONDS EAST, 166.36 FEET) TO A POINT;

THENCE, NORTH 82 DEGREES 51 MINUTES 24 SECONDS EAST, 156.12 FEET TO A POINT;

THENCE, NORTH 86 DEGREES 30 MINUTES 12 SECONDS EAST, 72.44 FEET TO A POINT;

THENCE, NORTH 83 DEGREES 51 MINUTES 08 SECONDS EAST, 91.95 FEET TO A POINT;

THENCE, NORTH 81 DEGREES 12 MINUTES 04 SECONDS EAST, 151.65 FEET TO A POINT;

THENCE, NORTH 84 DEGREES 59 MINUTES 30 SECONDS EAST, 54.43 FEET TO A POINT;

THENCE, NORTH 88 DEGREES 46 MINUTES 56 SECONDS EAST, 100.70 FEET TO A POINT;

THENCE, SOUTH 86 DEGREES 14 MINUTES 15 SECONDS EAST, 130.67 FEET TO A POINT;

THENCE, SOUTH 86 DEGREES 56 MINUTES 55 SECONDS EAST, 99.38 FEET TO A 1/2 INCH REBAR ON THE EASTERLY LINE OF LAND LOT 197;

THENCE, WITH SAID LAND LOT LINE, SOUTH 00 DEGREES 34 MINUTES 03 SECONDS WEST, 136.04 FEET TO A 2 INCH OPEN TOP PIPE;

THENCE, LEAVING SAID LAND LOT LINE, SOUTH 89 DEGREES 33 MINUTES 06 SECONDS EAST, 779.77 FEET TO A 1/2 INCH REBAR;

THENCE, SOUTH 23 DEGREES 13 MINUTES 25 SECONDS EAST, 170.33 FEET TO A POINT;

THENCE, SOUTH 26 DEGREES 02 MINUTES 33 SECONDS WEST, 363.26 FEET TO A POINT;

THENCE, SOUTH 80 DEGREES 50 MINUTES 04 SECONDS WEST, 87.81 FEET TO A POINT;

THENCE, SOUTH 33 DEGREES 39 MINUTES 37 SECONDS WEST, 172.12 FEET TO A POINT;

THENCE, SOUTH 16 DEGREES 01 MINUTES 37 SECONDS EAST, 90.64 FEET TO A POINT;

THENCE, NORTH 81 DEGREES 12 MINUTES 11 SECONDS EAST, 109.29 FEET TO A POINT;

THENCE, NORTH 52 DEGREES 05 MINUTES 44 SECONDS EAST, 213.07 FEET TO A POINT;

THENCE, NORTH 58 DEGREES 52 MINUTES 52 SECONDS EAST, 329.79 FEET TO A POINT;

THENCE, NORTH 80 DEGREES 53 MINUTES 38 SECONDS EAST, 245.90 FEET TO A POINT;

THENCE, SOUTH 73 DEGREES 46 MINUTES 19 SECONDS EAST, 157.99 FEET TO A POINT;

THENCE, NORTH 00 DEGREES 38 MINUTES 26 SECONDS EAST, 104.09 FEET TO A POINT;

THENCE, SOUTH 46 DEGREES 07 MINUTES 58 SECONDS EAST, 1,022.06 FEET TO A POINT;

THENCE, SOUTH 31 DEGREES 06 MINUTES 34 SECONDS WEST, 574.82 FEET TO A 1/2 INCH REBAR ON THE SOUTHERLY LINE OF LAND LOT 220;

THENCE, WITH SAID LAND LOT LINE, SOUTH 88 DEGREES 36 MINUTES 34 SECONDS WEST, 453.53 FEET TO A 2 INCH OPEN TOP PIPE;

THENCE, NORTH 89 DEGREES 27 MINUTES 26 SECONDS WEST, 487.10 FEET TO A 1/2 INCH REBAR;

THENCE, LEAVING SAID LAND LOT LINE, SOUTH 04 DEGREES 11 MINUTES 06 SECONDS WEST, 373.79 FEET TO A POINT;

THENCE, SOUTH 31 DEGREES 59 MINUTES 03 SECONDS WEST, 279.08 FEET TO A CONCRETE MONUMENT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF PLEASANT HILL ROAD;

THENCE, WITH SAID RIGHT-OF-WAY LINE, 401.29 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,745.00 FEET AND A CHORD BEARING NORTH 69 DEGREES 11 MINUTES 22 SECONDS WEST, 400.40 FEET) TO A CONCRETE MONUMENT;

THENCE, NORTH 68 DEGREES 18 MINUTES 14 SECONDS WEST, 191.10 FEET TO A CONCRETE MONUMENT;

THENCE, NORTH 61 DEGREES 12 MINUTES 10 SECONDS WEST, 309.48 FEET TO A 1/2 INCH REBAR ON THE WESTERLY LINE OF LAND LOT 219;

THENCE, WITH SAID LAND LOT LINE, NORTH 00 DEGREES 50 MINUTES 53 SECONDS EAST, 256.95 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **95.52 ACRES (4,161,025 SQUARE FEET)**.

LAND USE SUMMARY

CURRENT ZONING: RNC
TOTAL SITE AREA: 96.52 AC
TOTAL SINGLE FAMILY ATTACHED UNITS: 214
GROSS DENSITY: 2.24 du/ac
TOTAL RIGHT-OF-WAY: 7.42 AC
OPEN SPACE: 58.99 AC (61.76%)

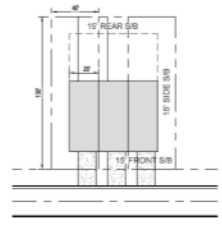
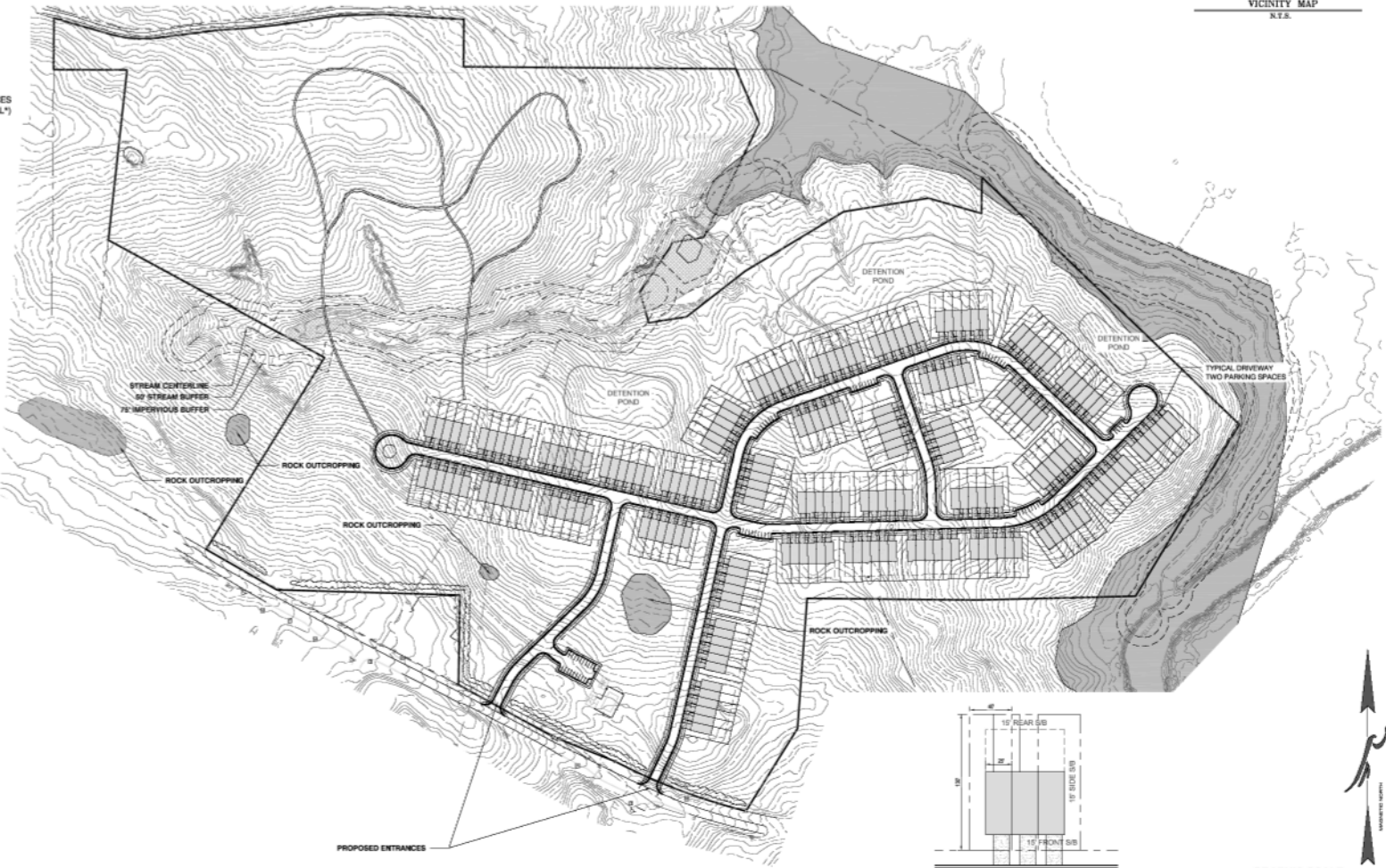
SINGLE FAMILY ATTACHED STANDARDS

MIN. UNIT SIZE: 1,500 SF
MIN. WIDTH: 25'
FRONT S/B: 15'
SIDE S/B: 15'
REAR S/B: 15'
MAX BUILDING HEIGHT: 35'

PARKING REQUIREMENTS

1.5 SPACES PER DWELLING UNIT, PLUS 0.25 SPACES
FOR GUEST PARKING: 214 UNITS x 1.75 = 374.5 SPACES

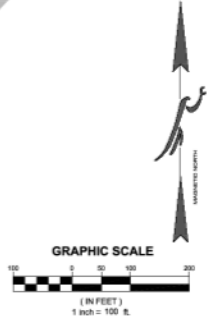
PARKING SPACES PROVIDED:
428 DRIVEWAY SPACES
51 OFF-STREET PARKING SPACES
TOTAL PARKING SPACES PROVIDED: 479 PARKING SPACES
AMENITY PARKING SPACES: 20 (NOT INCLUDED IN TOTAL*)



TYPICAL SINGLE FAMILY ATTACHED
SCALE: 1" = 50'



VICINITY MAP
N.T.S.



DESIGN IS CONCEPTUAL IN NATURE AND PROVIDED
FOR DISCUSSION PURPOSES ONLY. NO FIELD SURVEY
HAS BEEN PERFORMED. TOPOGRAPHIC INFORMATION
OBTAINED FROM DEKALB COUNTY GIS. BOUNDARY
SURVEY PERFORMED BY FALCON DESIGN
CONSULTANTS.

CIVIL
ENGINEERING
LAND SURVEYING
CONSTRUCTION
MANAGEMENT
LAND
PLANNING
LANDSCAPE
ARCHITECT

**FALCON DESIGN
CONSULTANTS**

ATTORNEYS AT LAW
COLUMBIA UNIVERSITY
DEPARTMENT OF LAW
AND POLITICAL SCIENCE
COLUMBIA UNIVERSITY
COLUMBIA, MISSISSIPPI 39208-5400
601.326.1234
www.fdc-llc.com

CONCEPT PLAN
FOR
HYBRASS PROPERTIES, LLC
LOCATED IN:
LAND LOTS 197, 219, 220, 16TH DISTRICT
DEKALB COUNTY, GEORGIA

REVISIONS

DATE	DESCRIPTION
1	
2	
3	
4	
5	
6	

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PROJ NUMBER: 100.001
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REVIEWED BY: JDL
REVISED BY:

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