

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Community Council District 5 Meeting Date – Monday, April 14, 2025 @ 6:30 PM

Join from PC, Mac, Linux, iOS or Android:
<https://dekalbcountyga.zoom.us/j/85393294400>

or Telephone Dial: USA 888-270-9936 (US Toll Free)
Conference code: 691303

Planning Commission Meeting Date: Tuesday, May 6, 2025 @ 6:00 P.M. (Zoom)

BOC Meeting Date - Thursday, May 22, 2025 @ 5:30 P.M.: (In-Person – 178 Sams Street, Decatur, GA 30030)

AGENDA

I. STAFF ANNOUNCEMENTS

DEFERRED CASE:

D2-2024-1442 CZ-25-1247294 **Commission District 05 Super District 07**
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
7788 Pleasant Hill Road; 1716 Pleasant Hill Road; 7900 Pleasant Hill Road;
7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road;
7890 Pleasant Hill Road, Lithonia, GA 30058

Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-18-22130 for the development of single-family, detached residences.

NEW CASE(S):

N1-2025-0283 Z-25-1247358 **Commission District 05 Super District 07**
16 197 02 009 & 16 220 01 001
1619 Pleasant Hill Trail & 7850 Pleasant Hill Road, Lithonia, GA 30058

Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM zoning district to allow for the development of 149 single-family homes.

N12-2025-0377 TA-25-1247472

Commission District 05 Super District 07

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is intended to incorporate MARTA's Indian Creek Station Master Plan: Transit-Oriented Development document's general vision, policies, and goals as guidance for future development of the planned area.