

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, December 8, 2025
6:30 PM, via ZOOM

Community Council District 5

Malia Evans, Vice-Chair

Member Dennis Allen
Member Elizabeth Andrews
Member Kenesha Calhoun
Member Barbara Campbell
Member Linda Jones-Williams
Member Charles Peagler
Member Leona Perry
Member Florence M. Shafiq

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Community Council District 5 Agenda - Monday, December 8, 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 Hearing Date: Tuesday, January 6, 2026 @ 6:00 P.M. (Zoom)

Board of Commissioners Hearing Date: Thursday, January 22, 2026 @ 5:30 P.M.

(In-Person – 178 Sams Street, Decatur, GA 30030)

AGENDA

I. STAFF ANNOUNCEMENTS

DEFERRED CASES:

D1-2024-1442 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 Trail; 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 up to 182 single-family detached dwellings in the RNC (Residential Neighborhood Conservation) zoning district.

D2-2025-0283 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 (Small Lot Residential Mix) zoning district for the development of up to 149 single-family detached dwellings.

NEW CASE:

N2-2025-1621 Z-26-1247833 **Commission District 05 Super District 07**
16 228 01 007
8277 Norris Lake Way, Snellville, GA 30039

Application of D.R. Horton c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up to 214 single-family detached dwellings, which will be Phases 3 and 4 of the adjacent Champions Runs Subdivision.