



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030

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Planning Commission Hearing Date: January 08, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-3075/ Z-19-1242964 **Agenda #:** N.16

Location/Address: The east and south sides of Pleasant Hill Trail, approximately 667 feet north of the intersection of Pleasant Hill Trail and Pleasant Hill Road at 1746 Pleasant Hill Trail, Lithonia, Georgia. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-197-03-015

Request: To rezone property from R-85 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop 25 detached single-family residences.

Property Owners: Roland & Phedeline Nicholas

Applicant/Agent: Leslie Bortier

Acreage: 5.67 Acres

Existing Land Use: Single-Family Residence & Accessory Structures (Trailer, Barn & Shed)

Surrounding Properties: Single-Family Detached Residences

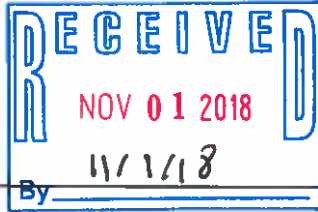
Adjacent & Surrounding Zoning: North: R-100 (Residential Medium Lot) District; MU-1 (Mixed-Use Low Density) District; East, South & West: R-85 (Residential Medium Lot) District
Further East: RNC (Neighborhood Conservation) District

Comprehensive Plan: Suburban (SUB) Consistent X

Proposed Residential Units: 25	Existing Residential Units: 1
Proposed Lot Coverage: Max 35% Per Lot	Existing Lot Coverage: <35%

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia



Date Received: _____ Application No: 2-19-1242964

Applicant Name: Leslie Bortier

Applicant E-Mail Address: lesliebortier@hotmail.com / lbortier@gmail.com

Applicant Mailing Address: 3855 Pleasant Wood Ave
Cummins GA 30098

Applicant Daytime Phone: 404-863-6653 Fax: _____

Owner Name: Robina Nicholas & Phredine Nicholas
If more than one owner, attach list of owners.

Owner Mailing Address: 1746 Pleasant Hill Trail, Lithonia, GA 30058

Owner Daytime Phone: 770-401-7288

Address of Subject Property: 1746 Pleasant Hill Trail.
Lithonia GA 30058

Parcel ID#: 16 197 03 015

Acreage: _____ Commission District: _____

Present Zoning District(s): Pre R 85

Proposed Zoning District: R 60

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): _____

