



DeKalb County Department of Planning & Sustainability

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Planning Commission Hearing Date: September 06, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: 2018-2450/ Z-18-1235046 **Agenda #:** N.17

Location/Address: The east side of Yellow River, south of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565, & 8581 Pleasant Hill Way, Lithonia, Georgia. **Commission District: 5 Super District: 7**

Parcel ID: 16-228-01-006, 008, 013; 16-229-01-002; 16-252-02-001, 003, 005; 16-253-02-007, 009, 011, 026; and portions of 16-228-01-003 & 007; 16-253-02-004, 005, 008, & 027

Request: To rezone property from R-85 (Residential Medium Lot) Districts to RSM (Small Lot Residential Mix) District to develop 339 detached single-family residences.

Property Owners: D R Horton -Crown, LLC

Applicant/Agent: D R Horton -Crown, LLC

Acreage: 122.77 Acres

Existing Land Use: Primarily Undeveloped with some Single Family Detached Residences

Surrounding Properties: Single-Family detached residences/Pleasant Hill Park

Adjacent & Surrounding Zoning: North, East, West & South: R-85 (Residential Medium Lot) District

Comprehensive Plan: Suburban Consistent X

Proposed Units: 339 Single-Family Residences	Existing: Scattered Single-Family Detached Residences
Proposed Lot Coverage: < 35% Per Lot	Existing Lot Coverage: N/A

SUBJECT PROPERTY & ZONING HISTORY:

The 122.77-acre site is primarily undeveloped and located along Pleasant Hill Road, Pleasant Hill Way and Norris Lake Drive. The site is heavily wooded with dense mature trees and shrubbery. A creek runs along the west and north property lines. Pleasant Hill Park is surrounded on three sides by the project site. Existing and surrounding land uses include single-family residences south of Pleasant Hill Way and west of Pleasant Hill Road. A few scattered single-family residences are north of Pleasant Hill Way. Adjacent and surrounding property is zoned R-85 (Residential Medium Lot) District.

PROJECT ANALYSIS:

Per the submitted application, the applicant is requesting to rezone the property from R-85 (Residential Medium Lot) District to the RSM (Small Lot Residential Mix) District to develop 339 detached single-family residences at a density of 2.76 units per acre.

The submitted site plan depicts 339 lots with an amenity area and several pocket parks throughout the development. residence. Three (3) access points to the development is proposed: (one on Pleasant Hill Road; another on Pleasant Hill way; and a third on Norris Lake Drive). Staff notes that Chapter 14 of the Land Development Chapter of the DeKalb County Code requires a minimum of 4 access points for residential over 300 units. Required buffers are depicted on the site plan adjacent to identified streams along the west and north property lines. Given the large number of proposed lots, the applicant submitted a traffic study conducted by CALYX Engineers & Consultants. The study concluded that all the affected traffic intersections are expected to operate adequately in the weekday peak hours, with or without the project traffic with the existing lane configuration or with the planned site driveways and traffic control.

ZONING ANALYSIS:

The R-85 (Residential Medium Lot) District allows single-family detached residences on minimum 12,000 square foot lots. The RSM (Small Lot Residential Mix) District allows single-family detached residences on 6,000 square foot lots at a density from 4 to 8 units per acre. The disparity in lot size does not allow for compatible development in the area. The most recent Board Policy in the area for single-family detached residential development is approval for the RNC (Residential Neighborhood Conservation) District on Pleasant Hill Road in the area pursuant to Z-18-22130. Per Sec.2.10.2, the RNC (Residential Neighborhood Conservation) District was created to encourage residential development within the county that preserves unique environmental features and be consistent with the comprehensive land use plan. The RNC encompasses elements of the Green DeKalb Initiative by providing greenspace areas and preserving existing natural trees and vegetation. The goals of the RNC District regulations are: To conserve significant areas of useable greenspace within single-family neighborhoods in the rural and suburban character areas of the comprehensive plan; To provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Code; To promote construction of accessible landscaped walking trails and bike paths both within subdivisions and where possible connected to neighboring communities, business, and facilities to reduce reliance on automobiles; To preserve natural features, specimen trees, historic buildings, archaeological sites and establish a sense of community; To improve water quality and reduce runoff and soil erosion by reducing the total amount of clearing, grading, and paving, within the total area of a development, and To encourage efficient community design that reduces infrastructure maintenance and public service costs borne by the county. The RNC zoning district has a minimum lot size of 6,000 square feet. However, the RNC zoning district requires a larger lot size and side yard setback on periphery lots abutting residential zoned property. This allows large sites with unique and natural characteristics to be compatible with existing adjacent residential properties. Therefore, Planning Staff believes the RNC District would be more appropriate for the site.

IMPACT ANALYSIS:

Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.

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

The site is located within a designated Suburban Character Area by the Comprehensive Plan. The requested RSM (Small Lot Residential Mix) District with minimum 5,000 square-foot lots in an established area dominated by the R-85 zoned district with minimum 12,000 square-foot lots is inconsistent with the following 2035 comprehensive plan policies and strategies: Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.

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

The proposed rezoning to the RSM (Small Lot Residential Mix) district for single-family detached residences with minimum 5,000 square-foot lots is not suitable given adjacent and surrounding R-85 (Residential Medium Lot) zoned districts with minimum 12,000 square-foot lots. A rezoning to the RNC (Residential Neighborhood Conservation) District would require single-family residences with compatible lot sizes on peripheral lots abutting other residential zoned properties. This standard permits a use that is suitable in view of adjacent and nearby residential development.

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

The property as currently zoned R-85 (Residential Medium Lot) District for single-family detached residences may have a reasonable economic use as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

A rezoning to the RNC (Residential Neighborhood Conservation) District for single-family detached residences may not adversely affect the existing use or usability of adjacent or nearby property.

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

The most recent approval for an RNC (Residential Neighborhood Conservation) District for development of single-family detached residences in the area pursuant to Z-18- 22130 on Pleasant Hill Road give supporting grounds for recommending a different zoning district other than the proposed RSM (Small Lot Residential Mix) with smaller lot sizes on the subject site. The intent of the RNC zoning district is to provide a residential development that permits flexibility of design in order to promote environmentally sensitive and efficient use of land in compliance with the Zoning Code. The site has natural and physical features that qualify this site for RNC Development. The site has dirt, gravel, rocks with shrubbery and mature hardwood trees located throughout with a creek that runs along the west and north property lines of the site.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

There are no known historic buildings, sites, districts or archeological resources that would be adversely affected by the rezoning request to the RSM District.

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

The request for 339 residential units may increase traffic on existing streets, transportation facilities and utilities. The proposed development may impact school enrollment. If the development is fully constructed with 339 units, it is expected to generate 166 students: 42 at Rock Chapel ES, 20 at Lithonia MS, 29 at Lithonia HS, 70 at other DCSD schools and 5 in private schools. The elementary and middle schools have capacity for additional students. The high school may become over-crowded with this development and require additional capacity to be added. An alternative RNC district with larger lot sizes may result in lowering the number of lots, thereby reducing area traffic and school enrollment in area schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The RSM (Small Lot Residential Mix) district has no requirements for incorporating natural resources into the site. However, a rezoning to the RNC (Neighborhood Conservation) District has a positive impact on the environment and surrounding natural resources by incorporating the natural resources (rock, streams, wetlands) in the overall design of the proposed subdivision.

COMPLIANCE WITH RSM (SMALL LOT RESIDENTIAL) DISTRICT STANDARDS PER TABLE 2.4: Medium and High Density-Residential Zoning Districts

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT AREA	Min. 5,000 Square Ft	5,000 Square Feet	Yes
UNIT SIZE	Min. 1,200 Square Ft	1,200 Heated Floor Area	Yes
FRONT SETBACKS	Min. 20 Feet	20 Feet	Yes
REAR SETBACKS	Min. 20 Feet	20 Feet	Yes
STREAM BUFFERS Chapter 14 DeKalb County Code: Sec.14-44.1	75-Foot stream buffer adjacent to along north property line	75-Foot undisturbed buffer	Yes
HEIGHT	Max. 35 Feet	Max. 35 Feet	Yes
LOT COVERAGE	Max. 50% Per Lot	Not stated on site plan	Unable to determine
OPEN SPACE	Min. 20%	Min. 26.6%	Yes
PARKING	Min. (2) space per dwelling unit = 678 required spaces	Not stated on site plan	Unable to determine

STAFF RECOMMENDATION: SUBSTITUTE APPROVAL TO RNC (Residential Neighborhood Conservation) District

The proposed rezoning request from R-85 (Medium Lot Residential) District to RSM (Small Lot Residential Mix) District as requested by the applicant is not compatible with adjacent and surrounding residential districts zoned and developed R-85. The RNC (Residential Neighborhood Conservation) District allows greater flexibility for

development by incorporating use of greenspace with natural features of the environment and allowing development standards compatible with adjacent residential properties and is consistent with recent Board policy. RNC developments are required to provide a legal mechanism for unified control of the entire parcel to be developed and a legal mechanism for the maintenance and protection of land held in common prior to the issuance of any land disturbance permit. The RNC District is consistent with the following DeKalb County 2035 Comprehensive Plan policies: Protect stable neighborhoods from incompatible development that could alter established residential development patterns and density; and Ensure that new development and redevelopment is compatible with existing residential areas. Therefore, the Department of Planning and Sustainability recommends **APPROVAL** of a substitute RNC (Residential Neighborhood Conservation) District on the subject site per the following recommended conditions:

1. Limit the use to single-family detached residences with recreational and greenspace area pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision subject to review and approval by the Planning and Sustainability Department.
2. Provide a minimum of four (4) points of access for residential exceeding 300 units subject to approval by the Transportation Division within the Department of Public Works.
3. Dedicate at no cost to DeKalb County 40 feet from centerline of right-of-way on Pleasant Hill Road; provide 6-foot sidewalks along frontage of Pleasant Hill Road and extend to intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
4. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way; provide 12-foot travel lane on the development side from centerline; 5-foot sidewalks; and street light on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
5. Dedicate at no cost to DeKalb County 35 feet from centerline of Norris Lake Drive; provide 6-foot sidewalks along frontage of Norris Lake Drive and extend to the intersection of Norris Lake Drive/Humphries at Pleasant Hill Road; provide 4-foot bike lanes; and street lights on back of curb within the proposed right-of-way as may be required by the Transportation Division within the Department of Public Works.
6. Provide a left turn lane on Pleasant Hill Road and onsite road improvements as required by the Transportation Division within the Department of Public Works.
7. Provide pedestrian/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department as may be required by the Transportation Division within the Department of Public Works.
8. The heated floor area shall be no less than 1,200 square feet.
9. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
10. Provide underground utilities.
11. Front and sides shall be sodded prior to the issuance of a Certificate of Occupancy.
12. 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.

13. The entrances to the subdivision shall be landscaped subject to the approval of the DeKalb County Arborist.
14. 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.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Land Use Plan Map
6. Aerial Photograph

NEXT STEPS

Following an approval of this request, one or several of the following may be required:

- ✓ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- ✓ • **Sketch Plat & Final Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✓ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

SEPTEMBER 2018 REZONING AGENDA – TRANSPORTATION COMMENTS

N1. Lawrenceville Hwy is a major arterial on a state route. Dedicate right of way at least 50 from centerline. Install sidewalks along property frontage (ensure sidewalks are within right of way). GDOT review and permits required. Street lights required 1 foot behind sidewalks on right of way.

N2. Clairmont Road is a major arterial on a state route. Dedicate right of way at least 50 from centerline. GDOT review and permits required.

N3. Briarcliff Road is a minor arterial and state route. GDOT review and permits required. No access allowed onto Briarcliff Road.

N4. No Comments.

N5. No Comments.

N6. No Comments.

N7. No Comments.

N8 & N9. Columbia Drive is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. As shown in the application, interior roads must be private.

N10. Candler Road is a major arterial and a state route. GDOT review and permits required. Kelly Lake Road is a local road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Right of way dedication of 50 from centerline on Candler Road, 6-foot sidewalks. Right of way dedication on Kelly Lake Road 27.5 feet from centerline, 5-foot sidewalks. Extend sidewalks along Kelly Lake Road within existing right of way to Candler Road. Street Lights required on back of sidewalk within right of way along both frontages. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect.)

N11. Treadway Road is classified local. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Public local roads require a 27.5 foot right of way from the centerline (for a total of 55 feet), 5-foot sidewalks, 5-foot landscape strip and street lights within the right of way. The right of way width show on the application does not seem to meet the 55 feet for the interior streets. Cul-de-sac appears to be substandard also. These will need to be corrected prior to permitting and will impact storm detention, setbacks, etc.

N12. McClendon is a collector street. Allow only one standard size commercial curb cut on McClendon Dr. Install sidewalks along property frontage. Street lights required behind sidewalk within right of way at permitting.

N13. Memorial Drive is a major arterial and a state route. GDOT review and permits required.

N14. Memorial Drive is a major arterial and a state route. GDOT review and permits required. Eliminate a curb cut on 6158 and restore streetscape.

N15. Snapfinger Road is a major arterial. Site limited to right in/right out access point.

N16. Rockbridge Road is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Construct sidewalks along Rockbridge Road to Allgood Circle within right of way. Limited to one access point onto Rockbridge Road.

N17. Bermuda Road is a collector road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 35 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Add roundabout at the intersection of Stewart Mill Road and Bermuda Road. Gordon Burkett at Keep DeKalb Beautiful is working on the concept for this project. Add sidewalks and street lights along Bermuda Road (within right of way) to the intersection of Stewart Mill Road. Complete all requirements of GRTA's notice of decision that are within DeKalb County. Design to restrict truck movements from using Stewart Mill Road to get to Rockbridge Road.

N18. Norris Lake is a collector road. Pleasant Hill is a minor arterial. Pleasant Hill Way is a local road. Pleasant Hill Way appears to be public in some areas where the development is proposed. I assume they are planning a right of way abandonment. Provide ped/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department. Frontage on Pleasant Hill Way must be improved to Code also. 339 lots requires a traffic study be completed prior to zoning. Traffic study should include the access points and the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Left turn lane required on Pleasant Hill Road. Add sidewalks along frontage of Norris Lake Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Add sidewalks along frontage of Pleasant Hill Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Consider moving the roundabout to Pleasant Hill Road. **Request deferral until the study is received.** Norris Lake requires right of way dedication of 35' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Road requires right of way dedication of 40' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Way right of way dedication of 27.5' from centerline, 12-foot travel lane on the development side from centerline, 5 foot sidewalks and street light on back of curb within the proposed right of way.

N19. No Comments.

N20 & N21. Rock Chapel Road is a major arterial and state route. GDOT review and permits required at permitting. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.)

N22. S. Stone Mountain Lithonia Road is a minor arterial. Add sidewalks and street lights behind sidewalks and within right of way along property frontage and dedicate 40 feet of right of way from centerline.

N23. Stephenson Road is a collector road. Dedicate 35 feet of right of way from centerline, add sidewalks and street lights behind sidewalks and within right of way.

N24. Briarcliff Road is a minor arterial and a state route. GDOT has already permitted the right in only driveway. The right-out driveway was probably not allowed due to restricted sight distance when exiting due to the curve (trying to verify with GDOT). No other comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is a stormwater hotspot.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter

14 and FEMA floodplain regulations. Detention/water quality ponds are not allowed in the floodplain.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

**DeKalb County School District
Zoning Review Comments**

Analysis Date: 8/10/2018

Submitted to: Dekalb County

Case #: 2018-2450/Z-18-1235046

Name of Development: Red Stag (Pleasant Hill Way)

Location: Pleasant Hill Road East of Pleasant Hill Trail

Description: 339 detached single-family residences on primarily undeveloped land with a few single-family detached residences

Impact of Development: When fully constructed, this development would be expected to house 166 students: 42 at Rock Chapel ES, 20 at Lithonia MS, 29 at Lithonia HS, 70 at other DCSD schools and 5 in private schools. The elementary and middle schools have capacity for additional students. The high school may become over-crowded with this development and require additional capacity to be added.

	Rock Chapel			Other DCSD Schools	Private Schools	Total
Current Condition of Schools	ES	Lithonia MS	Lithonia HS			
Capacity	713	1,188	1,416			
Portables	0	0	0			
Enrollment (Fcst. Oct. 2018)	500	1,138	1,409			
Seats Available	213	50	7			
Utilization (%)	70.1%	95.8%	99.5%			
New students from development	42	20	29	70	5	166

New Enrollment	542	1,158	1,438
New Seats Available	171	30	-22
New Utilization	76.0%	97.5%	101.6%

Yield Rates*	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	0.125344	0.092908	0.007372	0.225624
Middle	0.060198	0.047279	0.002826	0.110303
High	0.085487	0.065970	0.003932	0.155389
Total	0.2710	0.2062	0.0141	0.4913
Student Calculations				
Proposed Units	339			
Unit Type	SF			
Cluster	Lithonia			
Units x Yield	Attend Home School	Attend other DCSD School	Private School	Total
Elementary	42.49	31.50	2.50	76.49
Middle	20.41	16.03	0.96	37.40
High	28.98	22.36	1.33	52.67
Total	91.88	69.89	4.79	166.56
Anticipated Students	Attend Home School	Attend other DCSD School	Private School	Total
Rock Chapel ES	42	32	3	77
Lithonia MS	20	16	1	37
Lithonia HS	29	22	1	52
Total	91	70	5	166

*Comparable Developments Method Used



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2018-2450/2 - 18-1035046 Parcel I.D. #: 16-228 16-229 16-253 01-006, 008, 013 01-002 02-007, 009, 011, 024
Address: 1679 Norris Lake Road 16-228 01-003 + 007
8682 Pleasant Hill Road 16-253 02-004, 005, 008, 027
Lithonia, Ga.

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Did not see any traffic engineering concerns at this time.

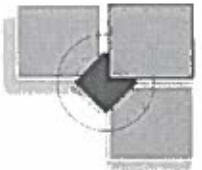
Signature: Russell



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 7-18-1235046
Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com

Applicant Mailing Address:
1371 Dogwood Drive SW, Conyers, GA 30012

Applicant Phone: (470) 774-4884 Fax: 1 (866) 658-1753

Owner(s): D.R. Horton - Crown, LLC E-Mail: JRCoombe@drhorton.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address:
1371 Dogwood Drive SW, Conyers, GA 30012

Owner(s) Phone: (470) 774-4884 Fax: 1 (866) 658-1753

Address/Location of Subject Property: Located off Pleasant Hill Way

District(s): 16th Land Lot(s): 253/257/258 Block: 01/02 Parcel(s): See Letter of Application

Acreage: 122.77 Commission District(s): District 5

Present Zoning Category: R-85 Proposed Zoning Category: RSM

Present Land Use Category: Suburban

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

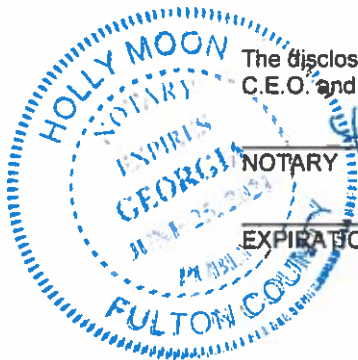
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes X 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 the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.



NOTARY [Signature]
EXPIRATION DATE / SEAL 6/23/19

SIGNATURE OF APPLICANT / DATE 6/18/18
Jay Robert Coombe, Jr., on behalf of D.R. Horton - Crown, LLC
Check One: Owner X Agent _____

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov

6/18/2018

Mr. Andrew A. Baker
Director
DeKalb County Planning & Sustainability
330 W. Ponce de Leon Ave
Decatur, GA 30030

Re: Letter of Application - Red Stag – Proposed 339 Lots

± 122.77 Acres of property located along Norris Lake Drive (1679, 1735, 1695, 1735) and Pleasant Hill Way within Land Lots 228, 229, 253, 252, 257, 258, 16th District, DeKalb County, Georgia, and identified as tax parcels 16 228 01 003, 16 228 01 006, 16 228 01 007, 16 228 01 008, 16 228 01 013, 16 229 01 002, 16 252 02 001, 16 252 02 003, 16 252 02 005, 16 253 02 004, 16 253 02 005, 16 253 02 007, 16 253 02 008, 16 253 02 009, 16 253 02 011, 16 253 02 026, 16 253 02 027 (the "Property")

Planners and Engineers Collaborative, Inc. Project No. 16309.00

Dear Mr. Baker:

Please accept this letter with the application for the above referenced project on behalf of D.R. Horton – Crown, LLC ("D.R. Horton") in support of its Application to Amend Official Zoning Map of DeKalb County, Georgia (the "Application"). D.R. Horton seeks rezoning of the Property from its present R-85 classification to the RSM single-family detached classification for purposes of development as a subdivision including a mixture of lot and product sizes.

The Property is owned by D.R. Horton and consists of approximately 122.77 acres of predominantly undeveloped land located along Pleasant Hill Road and Norris Lake Drive. The Property is designated as "Suburban" in the 2035 Comprehensive Plan, which supports the zoning of the property for the RSM zoning classification. Tracts immediately surrounding the Property have been developed to include single-family residences, with the exception of two parcels, which are zoned commercial and located at the intersection of Pleasant Hill Road and Norris Lake Drive. The Property is surrounded on the north, east and south by tracts similarly identified as "Suburban" in the 2035 Comprehensive Plan, with the exception of one unimproved parcel located on the southern boundary of the Property, which is identified as "Conservative/Open Space" and known as the Pleasant Hill Park. The tracts located across the Yellow River from the western boundary of the Property are designated as "Industrial" on the 2035 Future Land Use Map. Thus, the proposed development is compatible with the surrounding area.

The proposal is to construct 339 single family detached lots on the Property. Our plan exceeds the amount of open space required without needing any density bonus. The Property is well under the RSM density allowances at 2.76 lots per acre. There is a mixture of homes throughout the site with varying lot sizes to be able to offer different price points as well as product choices. The project would be constructed as a master planned development. Within this development, there would be all new upgrades to the frontages of the Property with new landscaping, sidewalks, and street lights. The plan would also provide buffering to all surrounding sites. In addition, traffic improvements would be provided for the development and area. Currently, Pleasant Hill Road and Pleasant Hill Way are poorly aligned, creating a dangerous intersection. The proposal would include the rerouting and creation of a new T-intersection to correct the skew issue of the existing drive. The merits of the proposed development are more



particularly described in the Impact Analysis submitted herewith.¹ Please note that footnote #1 hereto contains key issues, challenges and notices that are expressly made and called to the attention of the addressee and DeKalb County, Georgia.

This proposal would provide much needed new housing to an area that has not had much new construction in recent years. The new homes would vary in size and price providing a great diversity to the neighborhood. The 122.77 acres has beautiful scenery from the back part of the Property that would be protected near the river and creeks. The price points of the new homes would vary and help to increase home values in the area with new construction available to this area. There would be master amenities that would include swimming pools, a clubhouse, a picnic area, outdoor sport courts and games. There will be a master HOA to govern each of the outside maintenance and amenities.

The proposed subdivision of the single family detached homes under the RSM category is consistent with the intent of the land use, the nearby homes, and the price points for homes in the area. The development is consistent with the 2035 Comprehensive Plan and provides an appropriate development compatible with other single-family detached communities.

The DeKalb County Zoning Ordinance sets forth the various requirements applicable to requests for zoning changes. In support of the Application, D.R. Horton submits the following documents (together with a flash drive containing electronic copies thereof):

1. Application to Amend Official Zoning Map of DeKalb County, Georgia (including the Disclosure of Campaign Contributions);
2. This Letter of Application;
3. Impact Analysis;
4. Site Plan (4 copies 24" x 36," folded; and 4 copies 8.5" x 11");

¹ D.R. Horton hereby notifies DeKalb County of its constitutional concerns with respect to the Application. Specifically, if the Board of Commissioners denies the Application in whole or in part, then the Property does not have a reasonable economic use under the DeKalb County Zoning Ordinance, as the same is amended from time to time (the "Zoning Ordinance"). Moreover, the Application meets the test set out by the Georgia Supreme Court to be used in establishing the constitutional balance between private property rights and zoning and planning as an expression of the government's police power. See Guhl vs. Holcomb Bridge Road, 238 Ga. 322 (1977). If the Board of Commissioners denies the Application in whole or in part, such an action will deprive D.R. Horton of the ability to use the Property in accordance with its highest and best use. Similarly, if the Board of Commissioners amends the zoning of the Property to some classification other than the RSM zoning district without D.R. Horton's consent, or if the Board of Commissioners limits its approval by attaching conditions to such approval affecting the Property or the use thereof without D.R. Horton's consent, then such approval would deprive D.R. Horton of any reasonable use and development of the Property. Any such action is unconstitutional and will result in a taking of property rights in violation of the just compensation clause of the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 3, para. 1(a)), and the just compensation clause of the Fifth Amendment to the United States Constitution (see U.S. Const. Amend. 5). To the extent that the Zoning Ordinance allows such an action by the Board of Commissioners, the Zoning Ordinance is unconstitutional. Any such denial or conditional approval would discriminate between D.R. Horton and the owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner in violation of Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Finally, a failure to grant the Application or a conditional approval of the Application (with conditions not expressly approved by D.R. Horton) would constitute a gross abuse of discretion and would constitute an unconstitutional violation of D.R. Horton's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia (see Ga. Const. 1983, Art. I, § 1, para. 1) and the Fifth and Fourteenth Amendments of the Constitution of the United States (see U.S. Const. Amend. 5 and 14). D.R. Horton further challenges the constitutionality and enforceability of the Zoning Ordinance (together with all applicable land use and zoning maps, comprehensive plans, zoning regulations, conditions and site plans), in whole and in relevant part, for lack of objective standards, guidelines or criteria limiting the Board of Commissioners's discretion in considering or deciding applications for zoning amendments. Nevertheless, D.R. Horton remains optimistic that the Board of Commissioners's consideration of the Application will be conducted in a constitutional manner.



5. Sealed Boundary Survey and metes and bounds legal description of the Property;
6. Building Elevations (renderings or details of materials proposed for compliance to Article 5);
7. Application Fee in the amount of \$500.00.

Please note, D.R. Horton hosted and held the mandatory community meeting on June 6, 2018 at the Stonecrest Library located at 3123 Klondike Road, Lithonia, Georgia 30038. Attached are the required Sign In Sheets from that community meeting.

D.R. Horton is the applicant, owner and developer of this ± 122.77 tract. D.R. Horton is one of the largest and most reliable developers in our nation today, and D.R. Horton has all the staying power and strength to properly, carefully and thoughtfully develop this wonderful property, which D.R. Horton already owns. There simply are not many other companies or entities who have the capacity, ability or strength to carry out this large, high quality development. We look forward to working with DeKalb County and our neighbors to achieve a successful outcome.

D.R. Horton expressly calls to DeKalb County's attention the information set forth in footnote #1.

Sincerely,
Planners and Engineers Collaborative, Inc.

Kenneth J. Wood, P.E., LEED AP
President
For the Firm



May 21, 2018

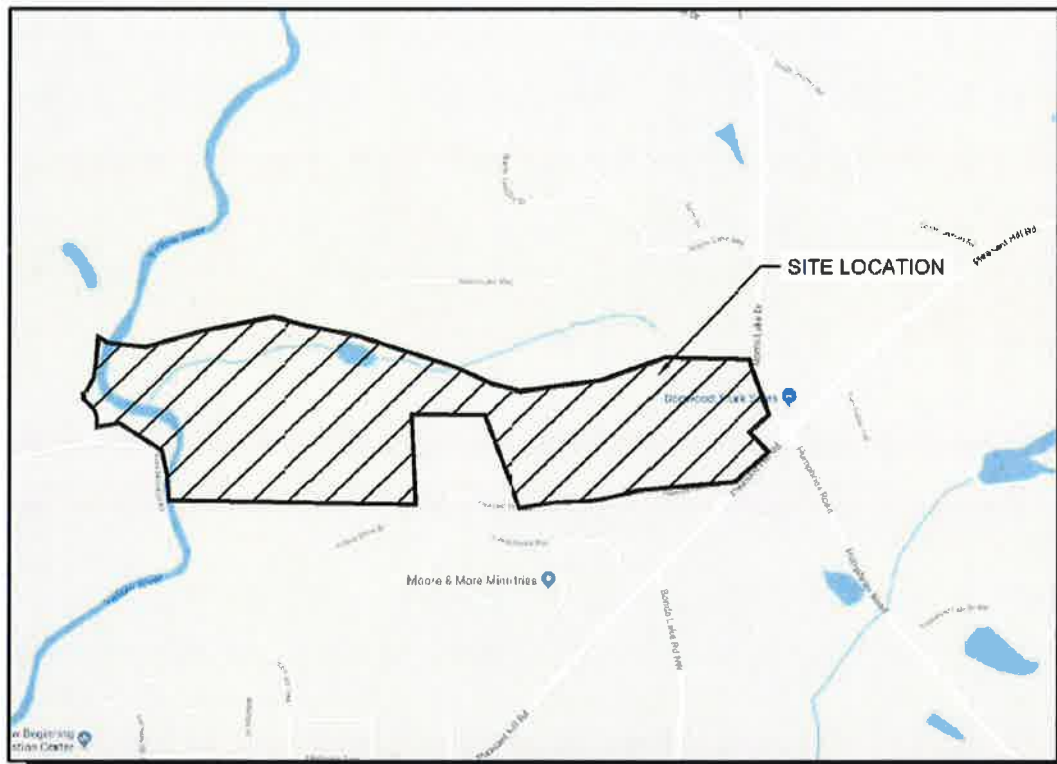
RE: NOTICE OF PRE-SUBMITTAL COMMUNITY MEETING FOR ZONING MATTERS

Dear Property Owner:

D.R. Horton is requesting a rezoning for predominantly undeveloped property located in unincorporated DeKalb County along Norris Lake Drive and Pleasant Hill Road, as shown below. The subject properties are currently zoned R-85. D.R. Horton desires to rezone the properties to RSM to develop a residential community.

Due to this request, D.R. Horton will hold a Pre-Submittal Community Meeting on **Wednesday, June 6, 2018 at 7:00 pm** at the **Stonecrest Library, 3123 Klondike Road, Lithonia, GA 30038**. This is an informational meeting designed to provide the community with the opportunity to learn of the zoning request and ask any questions of the property owner.

Site Location Map Showing Land Subject to Rezoning



SITE LOCATION MAP

NOT TO SCALE

If you have any questions or concerns leading up to the meeting, feel free to reach out to:

Richard Hathcock
Assistant Land Development Project Manager
D.R. Horton
1371 Dogwood Drive SW
Conyers, GA 30012
678-509-0519 (phone)
rhathcock@drhorton.com (email)

MEETING SIGN-IN SHEET	
Project: <i>D.R. Horton / 122 ± Acres</i>	Meeting Date: <i>5/6/18</i>
Facilitator: <i>James M. Key</i>	Location: <i>Thorris Lake Road</i>

Meeting Date: 5/6/18

Location: Thorn's Lake Road

[illegible]

MEETING SIGN-IN SHEET

Project: D.R. Horton / 120 ± Acres

Meeting Date: 5/6/18

Facilitator: James M. Neys

Location: Norris Lake Road

[illegible]

6/18/2018

Re: **Standards and factors governing review of proposed amendments to the Official Zoning Map.**

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

Yes, the Subject Property is designated as "Suburban" in the 2035 Comprehensive Plan. The Suburban Character Area/Land Use Designation supports density of up to eight (8) units an acre, including single family detached, townhomes, assisted living facilities, neighborhood retail and certain other public facilities. The RSM zoning category is a permitted zoning designation under the Suburban Character Area Designation. There is no small area plan applicable to the Subject Property in the 2035 Comprehensive Plan. Suburban Character Area Policies support infill development as proposed, including: 4. Density Increases; 5. Walkability; 6. Infill Development; 7. Infill Development; 14. Sense of Place; and 15. Density.

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

Yes, the properties that surround the site are C-1 Commercial and R-85 single family detached. There has not been much new development that has occurred through this section of DeKalb. We are suitable in that we are planning a total project of single family detached homes. We are proposing to mix product and lot sizes, which offers a wide arrange of price points and buyers, to this attractive site. We used section 5.2.3 of the DeKalb County Zoning Ordinance compatibility to determine where to place buffers and product sizes against other projects in the area that exist. This residential development will be consistent with the development trends in the larger surrounding area and will preserve the residential character. In addition, the redevelopment will help solve an issue with road alignment and the dangerous intersection at Pleasant Hill Way and Pleasant Hill Road.

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

No, the property fronting along Pleasant Hill Road is characterized by older single family residences on lots of varying width, the majority of which are nonconforming under existing R-100 and R-85 standards. Redevelopment under the existing R-85 Zoning designation is not economically feasible given the varied ownership of the properties, the differing conditions of the properties, and the cost associated with redevelopment. This property needs to be properly planned and productively developed, and that cannot occur unless some reasonable flexibility, expenditure of funds and thoughtful development is achieved.



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

No, the proposed development is consistent with the residential character of the area and the existing development of single family homes in the area. Further, the proposed development includes a buffer adjacent to all external property lines. There are also stream buffers on the north side separating the property from the R-85 homes. The projected prices for the proposed new homes are consistent and in many cases higher than the prices of existing homes in the area.

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

Yes, the development trends are pushing outward in Dekalb County toward this section of the county. This would bring new vibrant and well planned single family detached housing to the area. The proposal supports saving trees, steep slopes, protecting stream buffers, and providing needed housing to the area while offering buffering and a wide variety of home sizes and lot size. This is a large and attractive parcel of land that deserves to be properly planned, designed and developed for the benefit of the uses and improvements of the area.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

No, there are no historic buildings, sites, districts, or archeological resources on the property. There is an adjacent park that is owned by the county. This park is undisturbed and does not seem to have any park features on it. This project would bring attention and notice to a potential park in the future. In addition, the park is located off a public roadway that has a dangerous intersection. This proposal would seek to realign this intersection and make it much safer.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

No. Although the proposed development will result in a moderate increase in traffic and demand for utilities in the vicinity, the development will not overly tax the use of these public facilities. The project is proposing to connect to two different roadway systems and make upgrades to connection locations with turn lanes and decal lanes in order to facilitate the localized traffic. We have analyzed the sanitary capacity and water capacity for the site and determined how to run both to accommodate the development without impacting the environment or surrounding natural resources.

This proposal has been carefully designed and planned to avoid the possible excesses that are pointed out. This area has been overlooked and deserves to be properly developed. This is the proper and correct way to help this entire area to advance and take its rightful place as a key part of DeKalb County.



Should there be any additional questions, please do not hesitate to contact me at 770.451.2741 or at kwood@pecatl.com.

Sincerely,
Planners and Engineers Collaborative, Inc.

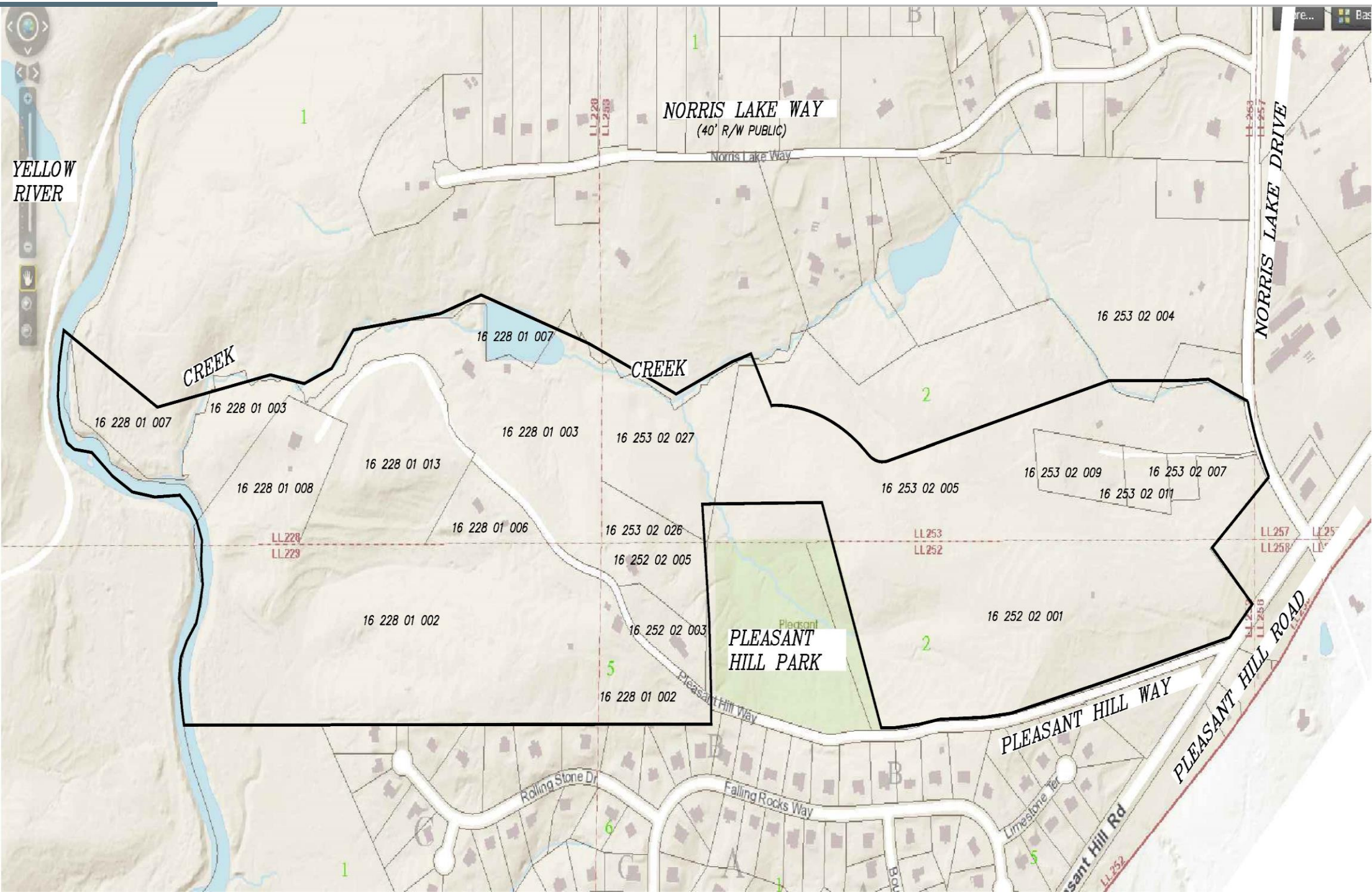
Kenneth J. Wood, P.E., LEED AP
President

For the Firm

N.17

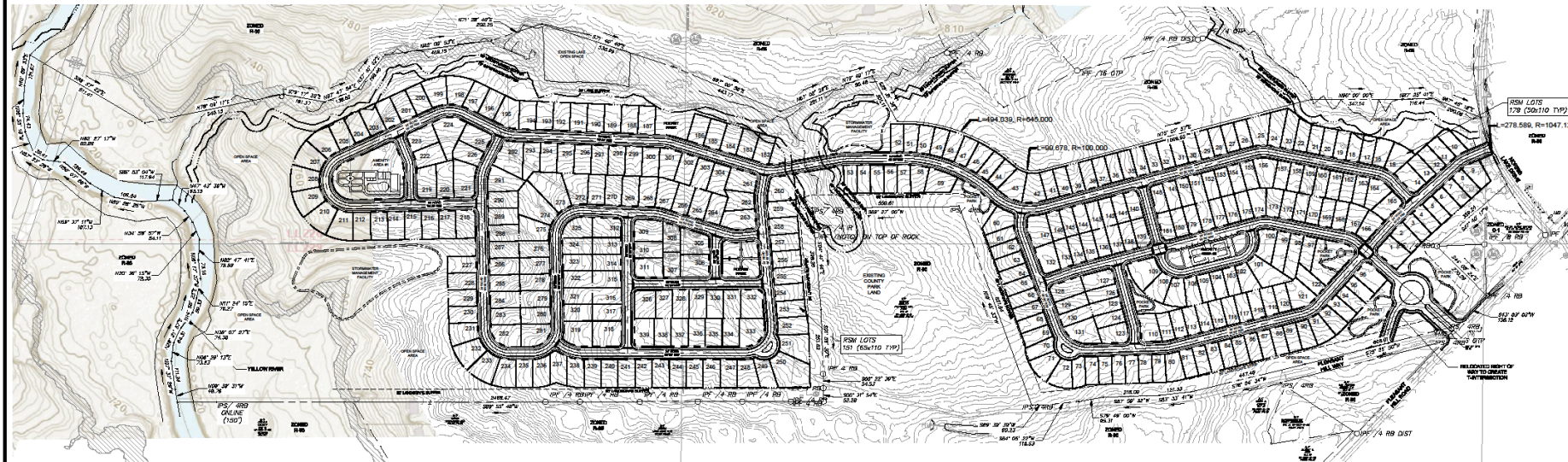
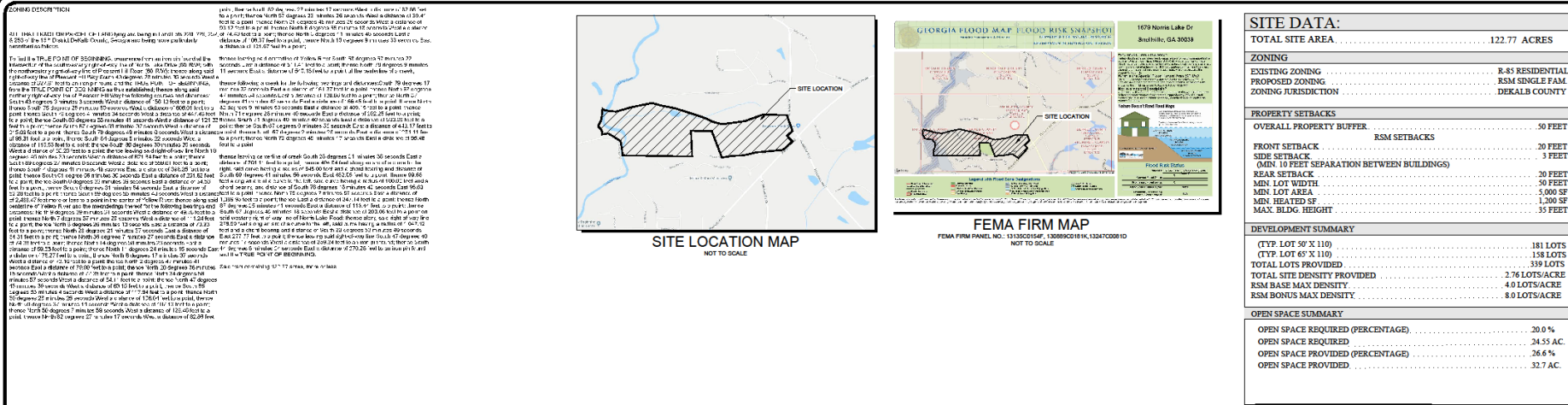
Z-18-1235046

Site Parcel Map



Z-18-1235046

Site Plan



24 HOUR CONTACT:
JAY COOMBE @ 470-774-4884



Z1

REZONING
MASTER PLAN

SCALE: 1" = 200'
DATE: JUNE 11, 2018
PROJECT: 16309.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018

[illegible]

71

! SHEET

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