



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

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.18

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

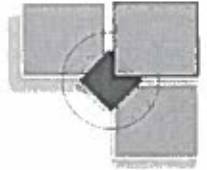
Proposed Units: 339 Single-Family Residences	Existing: Scattered Single-Family Detached Residences
Proposed Lot Coverage: < 35% Per Lot	Existing Lot Coverage: N/A



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



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

Date Received: _____ Application No.: _____

By _____
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

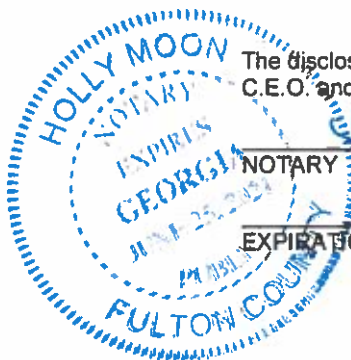
In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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.

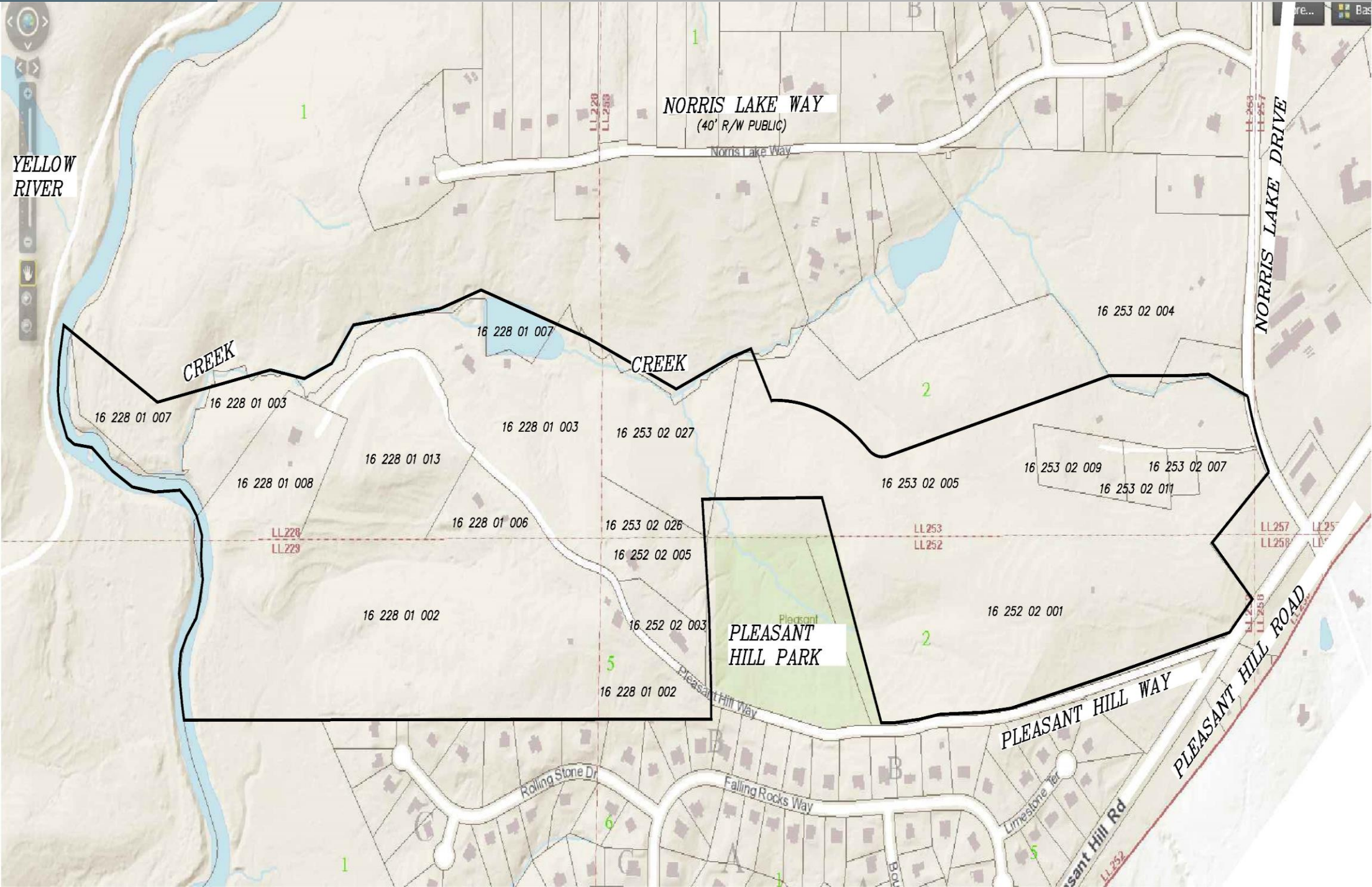


NOTARY [Signature]

EXPIRATION DATE / SEAL 6/23/19

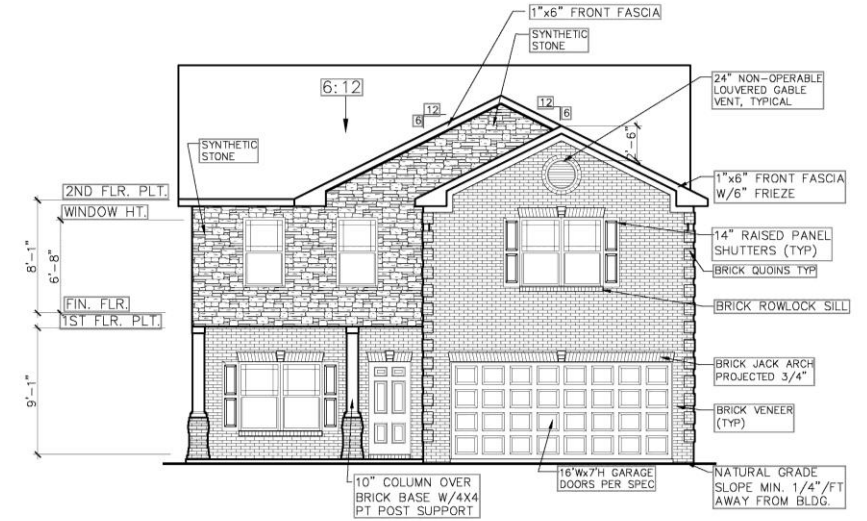
[Signature] 6/18/18
SIGNATURE OF APPLICANT / DATE
Jay Robert Coombe, Jr., on behalf of D.R. Horton - Crown, LLC
Check One: Owner X Agent _____

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

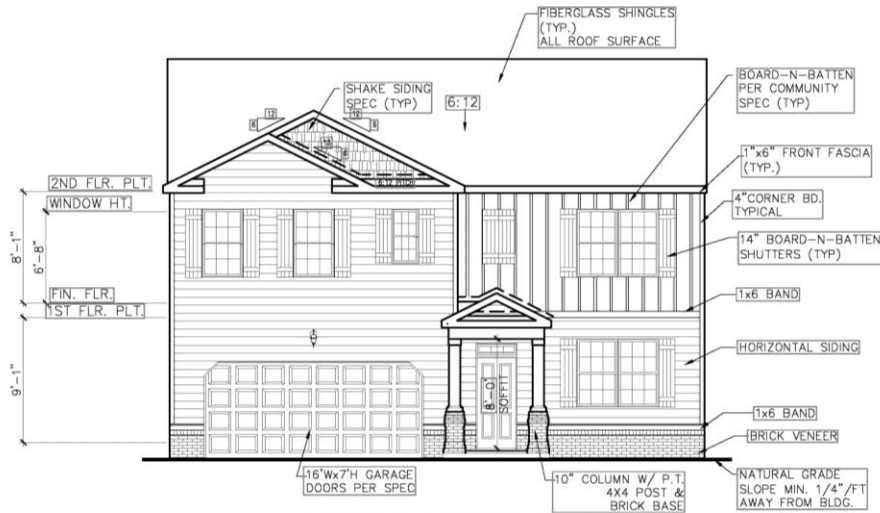




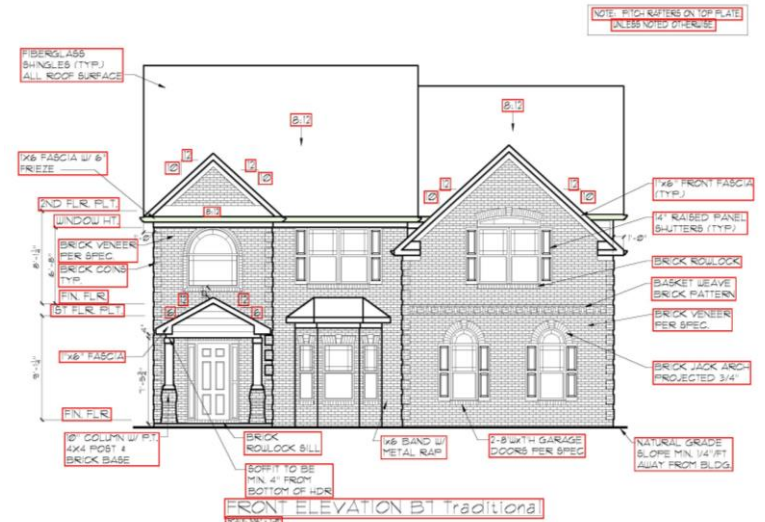
FRONT ELEVATION B2-3
(SCALE: 3/16"=1'-0")



VIVIAN FRONT ELEVATION "B"-F9
(SCALE: 3/16"=1'-0")

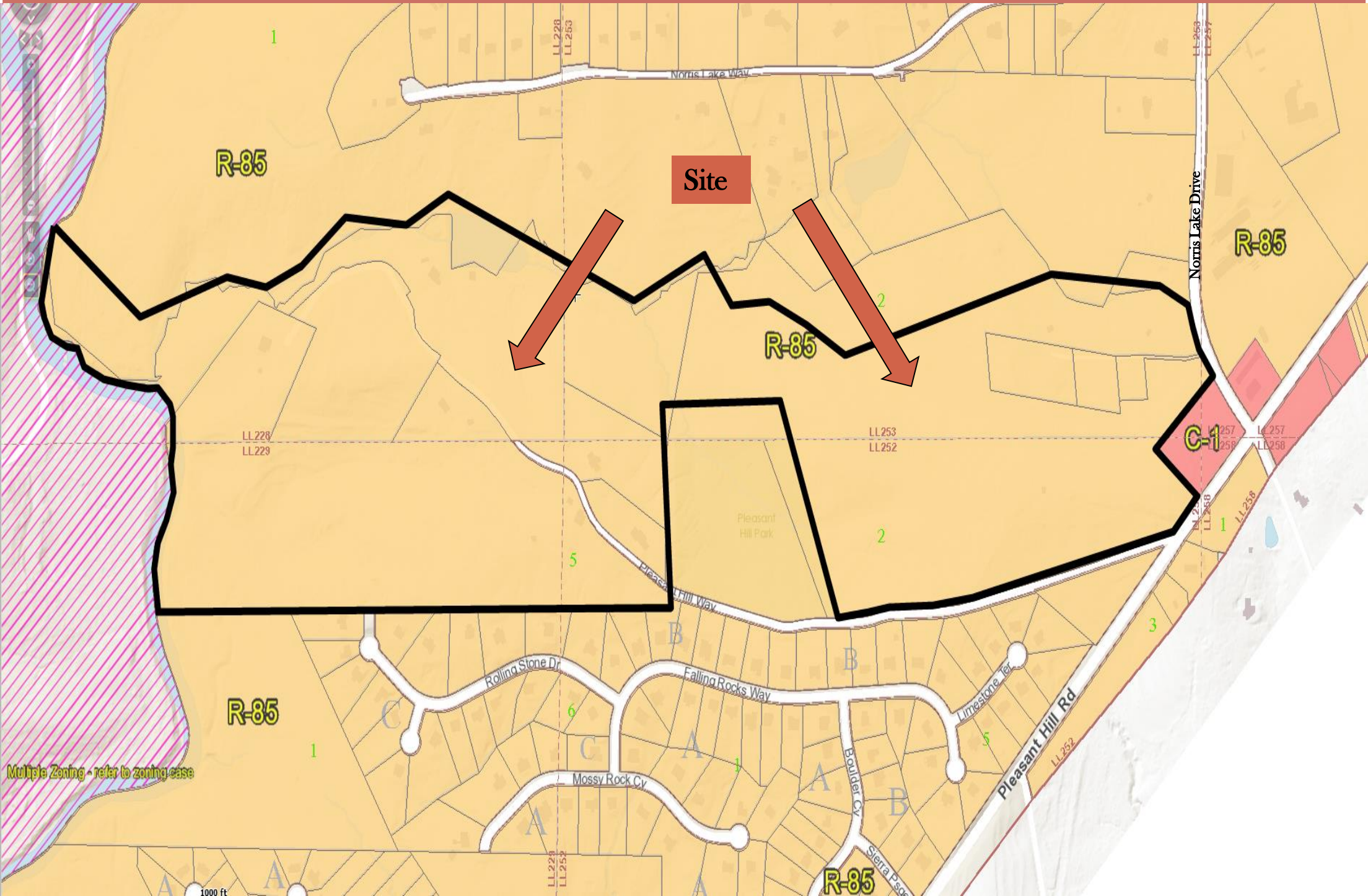


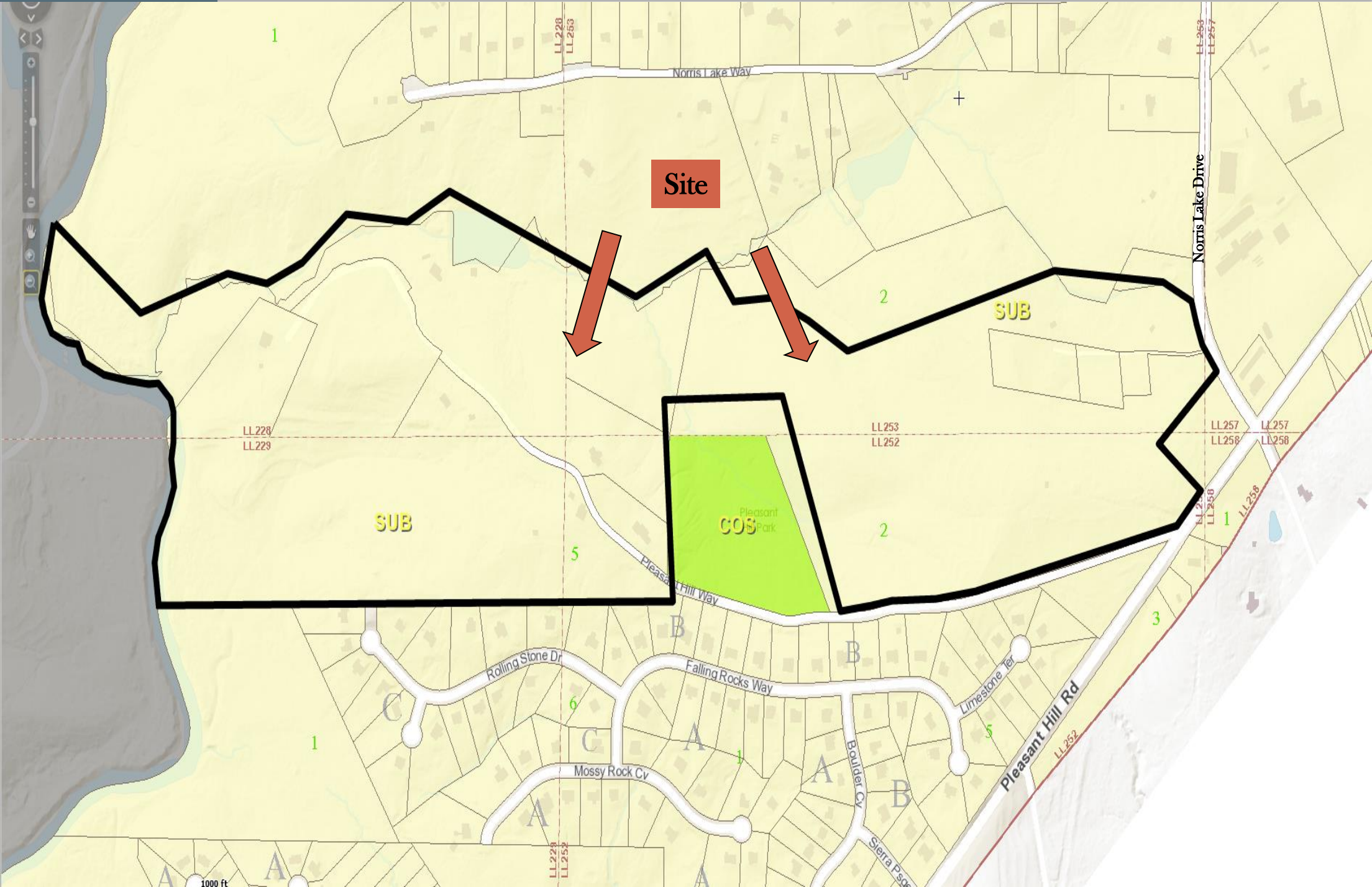
FRONT ELEVATION A-1
(SCALE: 3/16"=1'-0")

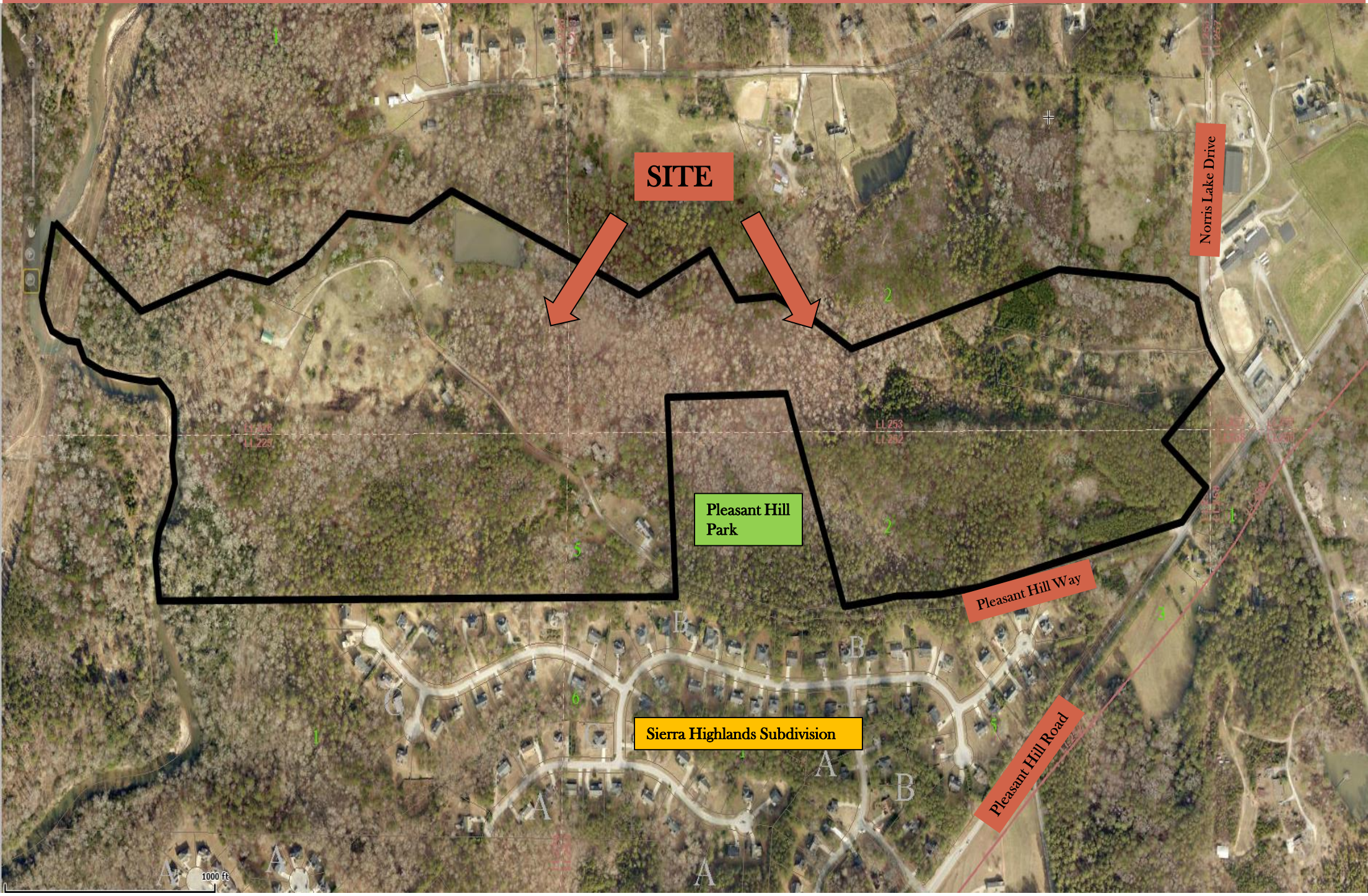


FRONT ELEVATION B1 Traditional
(SCALE: 3/16"=1'-0")

NOTE: HIGH-EXPANSION ON TOP PLATE UNLESS NOTED OTHERWISE







SITE

Norris Lake Drive

Pleasant Hill Park

Pleasant Hill Way

Sierra Highlands Subdivision

Pleasant Hill Road

1000 ft