

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**Planning Commission Meeting Date - Tuesday, September 1, 2020 5:30 P.M.**  
**Board of Commissioners Meeting Date – Thursday, September 24, 2020 5:30 P.M.**

**Community Council Meeting Date –Monday, August 10, 2020 5:30 P.M.**

Join from PC, Mac, Linux, iOS or Android:

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### AGENDA

#### DEFERRED CASES:

**D2      Z-20-1243841                      2020-0601                                      Commission District 05 Super District 07**  
**16-159-01-003,16-162-05-002,16-162-05-003**  
**1503 STEPHENSON RD, LITHONIA, GA 30058**

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 164-lot single family detached subdivision at a density of 3.59 units per acre. The property is located on the south side of Stephenson Road, approximately 1,067 feet east of the intersection of Stephenson Road and South Deshon Road, at 1467, 1503 and 1513 Stephenson Road, Lithonia, GA. The property has approximately 762 feet of frontage along the south side of Stephenson Road and contains 45.66 acres.

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#### NEW CASES:

**N5      LP-20-1244114                      2020-0837                                      Commission District 05 Super District 07**  
**16-252-02-002**  
**8400 PLEASANT HILL WAY, LITHONIA, GA 30058**

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to amend the Future Land Use Plan from Conservation Open Space (COS) to Suburban (SUB) to develop 36 single-family detached residences. The property is located on the north side of Pleasant Hill Way, approximately 1,700 feet west of Pleasant Hill Road, at 8400 Pleasant Hill Way in Lithonia, Georgia. The property has approximately 740 feet of frontage along Pleasant Hill Way and contains 8.5 acres.

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**N6      Z-20-1244113                      2020-0838**  
**16-252-02-002**  
**8400 PLEASANT HILL WAY, LITHONIA, GA 30058**

**Commission District 05 Super District 07**

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Single-Family Residential) District to RNC (Residential Neighborhood Conservation) District to develop 36 single-family detached residences. The property is located on the north side of Pleasant Hill Way, approximately 1,700 feet west of Pleasant Hill Road, at 8400 Pleasant Hill Way in Lithonia, Georgia. The property has approximately 740 feet of frontage along Pleasant Hill Way and contains 8.5 acres.