

DeKalb County Government

Manuel J. Maloof Center 1300 Commerce Drive Decatur, Georgia 30030

Agenda Item

File #: 2020-0838 9/24/2020

File Status: Preliminary Item

Public Hearing: YES ⊠ **NO** □ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RNC (Residential Neighborhood Conservation) District to develop thirty-six single-family detached residences, at 8400 Pleasant Hill Way.

PETITION NO: N6. Z-20-1244113 2020-0838

PROPOSED USE: Single-Family Detached Residences

LOCATION: 8400 Pleasant Hill Way

PARCEL NO.: 16-252-02-002

INFO. CONTACT: Karen Hill, Sr. Planner

PHONE NUMBER: 404-371-2155 X 4

PURPOSE:

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RNC (Residential Neighborhood Conservation) District to develop thirty-six single-family detached residences. The property is located on the north side of Pleasant Hill Way, approximately 1,00 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.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Conditions.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed rezoning request from R-85 (Medium Lot Residential) District to the RNC (Residential Neighborhood Conservation) District is compatible with adjacent RNC residential zoned properties. 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

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existing residential areas. The Department of Planning and Sustainability recommends "<u>Approval, subject to Staff's recommended conditions</u>".

PLANNING COMMISSION VOTE: Approval with Conditions 7-0-0. G. McCoy moved, E. Patton seconded for "Approval, with Staff's conditions". V. Moore was no longer present.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with conditions 10-0-0. Applicant shall continue dialogue with the community and the County Transportation Division to address traffic concerns for development in the area.

Z-20-1244113 RECOMMENDED CONDITIONS

- 1. Limit the use to no more than 36 single-family detached residences pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision and subject to review and approval by the Planning and Sustainability Department.
- 2. Access is subject to approval by the Transportation Division within the Department of Public Works.
- 3. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way or such that all public infrastructure is within the right-of-way, whichever greater; 12-foot travel lanes on the development side from centerline; five-foot wide sidewalks; six-foot wide landscaped area, and street lights are required; and improvements required on the development side of the road, but the road must be at least 20-foot wide.
- 4. Intersection analysis required at Pleasant Hill Way and Pleasant Hill Road to include future level of service and intersection/left turn sight distance to verify that the intersection is capable of safely handling the additional traffic.
- 5. Sidewalks along property frontage must connect with adjacent parcels.
- 6. The heated floor area shall be no less than 1,200 square feet.
- 7. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
- 8. Provide underground utilities.
- 9. Front and side yards shall be sodded prior to the issuance of a Certificate of Occupancy.
- 10. 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.
- 11. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

DeKalb County

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond Chief Executive Officer Planning Commission Hearing Date: September 01, 2020 Board of Commissioners Hearing Date: September 24, 2020

STAFF ANALYSIS

Case No.:	Z-20-1244113		Agenda #: N.6	
Location/Address:	The property is located al north side of Pleasant Hil 8400 Pleasant Hill Way, L GA.	l Way at	Commission District: 5	Super District: 7
Parcel ID:	16-252-02-002			
Request:	To rezone properties from (Neighborhood Conserva residences at a density of	tion) Distri	ct to develop 36 single-fa	
Property Owner:	D.R. Horton-Crown, LLC			
Applicant/Agent:	D.R. Horton-Crown, LLC –	-c/o Battle	Law P.C.	
Acreage:	8.548 Acres			
Existing Land Use:	Pleasant Hill Park			
Surrounding Properties Adjacent Zoning:	South and West: Single-F North and East: Undevelo	•	ched Residences	
Comprehensive Plan:	Conservation Open Spac	e (COS)	Consistent	X Inconsistent
Proposed Building Sq. Ft.: 1	N/A	Existin	g Building Sq. Footage:	None. Pleasant Hill Park
Proposed Lot Coverage: 35	% Per Lot	Existin	g Lot Coverage: N/A	

SUBJECT PROPERTY:

The 8.548-acre site is an undeveloped tract along the north side of Pleasant Hill Way. The site is heavily wooded with dense mature trees and shrubbery. The subject property had been designated as Pleasant Hill Park, but it was never developed. A creek exists along the northeast portion of the site. Existing and surrounding land uses include single-family residences south of Pleasant Hill Way and north of Pleasant Hill Road within the Sierra Highlands subdivision. A few scattered single-family residences are west of the subject site along Pleasant Hill Way. The site is zoned R-85 (Residential Medium Lot) District. Adjacent properties are zoned RNC (Residential Neighborhood Conservation) District.

ZONING ANALYSIS

The applicant is requesting an amendment to the Official Zoning Map pursuant to Chapter 27, Article 7.3 of the DeKalb Code of Ordinances to rezone the 8.548 acre site from R-85 (Residential Medium Lot) District to the RNC (Residential Neighborhood Conservation) District to allow for the development of 36 detached single-family residences. The proposed residences will become part of the 321-unit Champion's Run Subdivision adjacent to the site along the east and west property lines that was rezoned from R-85 to RNC on September 25, 2018 by the DeKalb County Board of Commissioners pursuant to CZ-18-1235046. The proposed request is also consistent with approval for the RNC (Residential Neighborhood Conservation) District on Pleasant Hill Road southwest of the site pursuant to Z-18-22130.

The R-85 (Residential Medium Lot) District allows single-family detached residences on minimum 12,000 square foot lots. The RNC zoning district has a minimum lot size of 6,000 square feet. 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. Given that the site will be incorporated into an existing approved RNC subdivision, the requested rezoning district would be appropriate for the site.

PROJECT ANALYSIS:

The submitted site plan for the 8.548-acre site depicts 36 single-family detached residences at a density of 4.21 units per acre. The development will be combined with the approved 321 residences within the adjacent RNC subdivision pursuant to Z-18-1235046. The total 357 units has an overall density of 2.72 units per acre.

Access to the added lots is via the access points for the approved adjacent RNC subdivision. No additional curb cuts will be added to the overall development on Pleasant Hill Way. The submitted site plan indicates that the remaining portion of Pleasant Hill Way from the subject 8.548-acre site will be abandoned in the future. It appears that required buffers are depicted adjacent to identified streams on the site plan. The proposed single-family detached residences are subject to the following RNC development standards.

Prepared by: KFH BOC: 09-24-20

Development Standards	RNC Per Article 2.10	Proposed	Compliance
Lot Area	6,000 Square Feet	6,000 Square Feet	Yes
Side Yard Setback	7.5 Feet	5 Feet with minimum 10 Feet separation between buildings	No. Revise site plan or apply for variance from the ZBOA (Zoning Board of Appeals)
Lot Width	60 Feet	60 Feet	Yes
Front Yard Setback	20 Feet	20 Feet	Yes
Rear Yard	20 Feet	20 Feet	Yes
Open Space	30%	32.01%	Yes

IMPACT ANALYSIS:

Section 27-7.3.5 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" 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 current character area plan designation for the site is COS (Conservation Open Space) which does not allow for single-family detached residences. The applicant is requesting a companion Land Use Amendment (LP-20-1244114) to change the land use designation to SUB (Suburban). The rezoning proposal to the RNC (Neighborhood Conservation) District would be consistent with a suburban land use designation and consistent with comprehensive plan policy to "Ensure that new development and redevelopment is compatible with existing residential areas".
- **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 RNC zoning district would allow single-family residences with compatible lot sizes in conjunction with approved adjacent RNC zoned properties for single-family detached residential development.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. The site may have a reasonable economic use as currently zoned R-85 (Residential Medium Lot) District, however adjacent and surrounding properties are zoned RNC (Residential Neighborhood Conservation) District.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: The proposed RNC zoning district will not adversely affect the use or usability of adjacent or nearby residential properties.
- 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 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 approval of the RNC zoning district on this site will allow development that is compatible with other approved RNC subdivisions in the area pursuant to CZ-18-22130 and CZ-18-1235046.

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BOC: 09-24-20

- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. It appears there are no historic buildings, sites, districts, or archaeological resources located on the property or in the surrounding area.
- 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. A traffic study conducted by CALYX Engineers & Consultants in 2018 on the adjacent site approved for a 321 detached single-family residential RNC subdivision pursuant to CZ-18-1235046 concluded that all the affected traffic intersections are expected to operate adequately. (see attached traffic study). The additional 36 lots from the proposed development should not affect the results of the traffic study. The subject site on Pleasant Hill Way will be impacted by traffic on Pleasant Hill Road. Given that Pleasant Hill Road is a minor arterial, it should be able to absorb additional traffic resulting from the additional 36 lots proposed by this development.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

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.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

The proposed rezoning request from R-85 (Medium Lot Residential) District to the RNC (Residential Neighborhood Conservation) District is compatible with adjacent RNC residential zoned properties. 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. The Department of Planning and Sustainability recommends **APPROVAL** of an RNC (Residential Neighborhood Conservation) District on the subject site per the following recommended conditions:

- 1. Limit the use to no more than 36 single-family detached residences pursuant to development standards of an RNC (Residential Neighborhood Conservation) District zoned subdivision and subject to review and approval by the Planning and Sustainability Department.
- 2. Access is subject to approval by the Transportation Division within the Department of Public Works.
- 3. Dedicate at no cost to DeKalb County 27.5 feet from centerline of right-of-way on Pleasant Hill Way or such that all public infrastructure is within the right-of-way, whichever greater; 12-foot travel lanes on the development side from centerline; five-foot wide sidewalks; six-foot wide landscaped area, and street lights are required; and improvements required on the development side of the road, but the road must be at least 20-foot wide.
- 4. Intersection analysis required at Pleasant Hill Way and Pleasant Hill Road to include future level of service and intersection/left turn sight distance to verify that the intersection is capable of safely handling the additional traffic.
- 5. Sidewalks along property frontage must connect with adjacent parcels.
- 6. The heated floor area shall be no less than 1,200 square feet.
- 7. Each home shall have a minimum two-car garage (side entry garages where lot area allows).
- 8. Provide underground utilities.

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BOC: 09-24-20

- 9. Front and side yards shall be sodded prior to the issuance of a Certificate of Occupancy.
- 10. 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.
- 11. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

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

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NEXT STEPS

Following an approval of this zoning action, 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.)
- ✓ **Variance or Special Exception** (Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)

TRANSPORTATION COMMENTS - SEPTEMBER 2020 ZONING CASES

- 1. N.1 North Druid Hills is classified as a major arterial. Right of way dedication of 50 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Six-foot wide sidewalks, bike lanes (or ten-foot wide multiuse path in lieu of bike lanes), streetlights required. Developer needs to combine driveways or request grandfather in the existing driveway locations as part of zoning- as they do not meet current DeKalb County Code spacing. This may become an issue when the Land Development Permit is sought. Maintain inter-parcel access. Verify intersection and turning sight distances meet AASHO requirements at permitting.
- 2. N.2 & N.3 Clairmont Road is SR 155. GDOT review and approval required prior to permitting. Clairmont Road is classified as a major arterial. Right of way dedication of 50 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Six-foot wide sidewalks, bike lanes (or ten-foot wide multiuse path in lieu of bike lanes), 10-foot landscape area, streetlights required. Briarcliff Road is classified as a minor arterial. Right of way dedication of 40 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Six-foot wide sidewalks, bike lanes (or ten-foot wide multiuse path in lieu of bike lanes), 10-foot landscape area, streetlights required. Verify intersection and turning sight distances meet AASHO requirements at permitting. Access points are to remain as far away from the intersection of Clairmont Rd and Briarcliff Rd as possible. Coordinate and donate right of way necessary for GDOT PIs 0015680 and 0015956. Provide pedestrian connections between site destinations and sidewalks on public right of way. Verify intersection and turning sight distances meet AASHO requirements at permitting. One site driveway appears to be off the property, access easement required for permitting.
- 3. N.4 Chamblee Tucker Road is classified as a minor arterial. Right of way dedication of 40 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Six-foot wide sidewalks, bike lanes (or ten-foot wide multiuse path in lieu of bike lanes), 10-foot landscape area, streetlights required. Throat length for driveway must meet minimum County standards. At the existing signal. add pedestrian facilities and signal heads across driveway. Modify U-Turn pavement markings into left turn pavement markings and verify storage length will hold 95 percentile queues.
- 4. N.5 & N.6 Pleasant Hill Way is classified as a local road. Right of way dedication of 27.5 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Twelve-foot travel lanes, five-foot wide sidewalks, six-foot landscape area, streetlights required. Improvements required on the development side of the road, but the road must be at least 20-foot wide. Request intersection analysis at Pleasant Hill Way and Pleasant Hill Road to include future level of service and intersection/left turn sight distance to verify that the intersection is capable of safely handling the additional traffic. Add sidewalks on park frontage leading to the park and connecting the two parcels.
- 5. N.7 Scott Blvd is SR 10. GDOT review and permit required prior to permitting. Pensdale Rd is classified as a local road. Right of way dedication of 27.5 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Twelve-foot travel lanes, five-foot wide sidewalks, six-foot landscape area, streetlights required. Applicant is encouraged to seek requested variances during the zoning process for infrastructure improvements.

6. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. Right of way dedication of 50 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Six-foot wide sidewalks, bike lanes (or ten-foot wide multiuse path in lieu of bike lanes), 10-foot landscape area, streetlights required. Conway Rd, Thomas Road and Julian St are classified as local roads and must be brought up to county standards on the development side with the pavement being at least 20 feet wide. Right of way dedication of 27.5 foot from centerline or such that all public infrastructure is within the right of way, whichever greater, required. Twelve-foot travel lanes, five-foot wide sidewalks, six-foot landscape area, streetlights required. Entrances on Conway and Thomas must meet the GDOT minimum distance for connecting streets related to Memorial Drive. Proposed interior street on Conway is too close to Memorial Drive. One direction streets would work better going in the opposite directions (with less impacts to existing roads). All interior streets must be private. No walls or private structures allowed on right of way. Verify intersection and turning sight distances meet AASHO requirements at permitting.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER <a href="mailto:mm

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: <u>Z-20-1244113</u>
Parcel I.D. #: 16-252-02-002
Address: 8400 Pleasant Hill Way
Lithonia, Georgia
WATER:
Size of existing water main: 8" DI Water Main (adequate inadequate)
Distance from property to nearest main: Approximately 1,686 feet East of property
Size of line required, if inadequate:N/A
SEWER:
Outfall Servicing Project: Yellow River Creek Basin
Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: <u>Approximately 1,811 feet Southwest of property</u>
Water Treatment Facility: Pole Bridge WTF () adequate () inadequate
Sewage Capacity; * (MGPD) Current Flow: 6.48 (MGPD)
COMMENTS:
* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.
EXTENSION OF SS \$0 SITE IS SOLKELY RESPONSIBILITY
EXTRASION OF SS \$0 SITE IS SOLKELY RESPONSIBILITY OF DEVELOPER. MYO
Signature:



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-20 Address: 8400 Lithou	0-12441/3 Parcel I.D. #:	16-250, 02-002	
CALLERY OF THE CALLERY	Adjacent	Roadway (s):	
	(classification)	(classification)	
	Capacity (TPD) Latest Count (TPD) Hourly Capacity (VPH) Peak Hour. Volume (VPII) Existing number of traffic lanes Existing right of way width Proposed number of traffic lanes Proposed right of way width	Latest Count (TPB) Hourly Capacity (VPH) Peak Hour. Volume (VPH) Existing number of traffic lanes Existing right of way width	
According to studie generate an average factor. Based on the with approximately ingle Family residented hour factor. Bamaximum of	e of fifteen (15) vehicle trip end (VTE) per 1, e above formula, the square foot plate peak hour vehicle trip ends. Ince, on the other hand, would generate ten sed on the above referenced formula, the nits per acres, and the given fact that the po	statement. neers (ITE) 6/7 TH Edition (whichever is applical, 000 square feet of floor area, with an eight (8% area of worship building would generate	%) percent peak house vehicle trip ends, en (10%) percent enation which allows area, daily
OMMENTS:	sec any trafic e	mineering concerns o	at at
		A 1/)

Signature: Januar Kosul



08/13/2020

To: Current Planning

From: Ryan Cira, Environmental Health Manager Cc: Alan Gaines, Technical Services Manager

Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- · food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

New Cases:

- N.1 SLUP-20-12244105 2020-0833 / 18-111-03-018 2933 North Druid Hills Road, Atlanta, GA 30329
 - Please review general comments.
 - Septic system installed on location surrounding 2933 North Druid Hills. The location with septic system installed was 2814 North Druid Hills Road on 08/02/1963.
- N.2 LP-20-1244107 / 2020-0834 /18-196-04,18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037, 18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041 2814 Clairemont Road, Atlanta, GA 30329
 - Please review general comments.
 - Septic installed on property 2920 Clairmont Road on 04/07/1974 within the vicinity of property 2814 Clairemont.
- N.3 Z-20-1244108 / 2020-0835 / 18-196004-029, 18-196-04-033, 18-196-04-034, 18-196-04-04-035, 18-196-04-037, 18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041 2814 Clairmont Road, Atlanta, GA 30329
 - Please review general comments.
- N.4 SLUP-20-1244110 / 2020-0836 / 18-283-02-012, 18-283-02-007, 18-283-02-008 3214 Chamblee-Tucker Road, Chamblee, GA 30341
 - Please review general comments.
 - Septic system installed on property 04/13/1961
- N.5 LP-20-1244114 / 2020-0837 / 16-252-02-002 8400 Pleasant Hill Way, Lithonia, GA 30058
 - Please review general comments.
 - Septic system installed on property near vicinity at 8406 Pleasant Hill Way
- N.6 Z-20-1244113 / 2020-0838 / 16-254-02-002 8400 Pleasant Hill Way, Lithonia, GA 30058
 - Please review general comments.
- N.7 Z-20-1244119 / 2020-0839 / 18-050-12-005 1377 Scott Blvd., Decatur, GA 30030
 - Please review general comments.

DeKalb County Board of Health445 Winn Way – Box 987
Decatur, GA 30031
404.294.3700 • www.dekalbhealth.net

Board of Health

- N.8 Z-20-1244120 / 2020-0840 / 15-201-07-001, 15-201-07-003, 15-201-07-004, 15-201-07-005, 15-201-07-007
 - 3229 Memorial Drive, Decatur, GA 30032
 - Septic system installed on in same vicinity. The location is 3232 Memorial Drive on 04/21/1970.
 - Please review general comments.
- N.9 TA-20-1244141 / 2020-0841 / 18-043-01-004 4900 Memorial Drive, Stone Mountain, GA 30083
 - Please review general comments.
 - Septic System installed on 09/11/1964 at property 4947 Memorial Drive.

DeKalb County School District Development Review Comments

 Submitted to:
 DeKalb County
 Case #:
 Z-20-1244113

 Parcel #:
 16-252-02-002

Name of Development: Red Stag Ext.

Location: 8400 Pleasant Hill Way

Description: 36 additional single family homes as part of a larger planned development.

Impact of Development: When fully constructed, this development would be expected to generate 17 students: 4 at Rock

Chapel ES, 2 at Lithonia MS, 3 at Lithonia HS, 7 at other DCSD schools, and 1 at private schools. All

Analysis Date:

8/13/2020

three neighborhood schools have capacity for additional students.

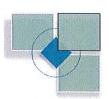
				Other		
	Rock Chapel			DCSD	Private	
Current Condition of Schools	ES	Lithonia MS	Lithonia HS	Schools	Schools	Total
Capacity	675	1,188	1,416			
Portables	0	0	0			
Enrollment (Fcast. Oct. 2020)	522	1,151	1,394			
Seats Available	153	37	22			
Utilization (%)	77.3%	96.9%	98.4%			
New students from development	4	2	3	7	1	17
New Enrollment	526	1,153	1,397			
New Seats Available	149	35	19			
New Utilization	77.9%	97.1%	98.7%			

	Attend Home	Attend other	Private	
Yield Rates	School	DCSD School	School	Total
Elementary	0.116598	0.075366	0.013477	0.205440
Middle	0.058415	0.053346	0.005240	0.117000
High	0.081802	0.062057	0.004762	0.148621
Total	0.2568	0.1908	0.0235	0.4711
Student Calculations				
Proposed Units	36	1		
Unit Type	SF			
Cluster	Lithonia HS			
	Attend Home	Attend other	Private	
Units x Yield	School	DCSD School	School	Total
Elementary	4.20	2.71	0.49	7.40
Middle	2.10	1.92	0.19	4.21
High	2.94	2.23	0.17	5.34
Total	9.24	6.86	0.85	16.95
	Attend Home	Attend other	Private	
Anticipated Students	School	DCSD School	School	Total
Rock Chapel ES	4	3	1	8
Lithonia MS	2	2	0	4
Lithonia HS	3	2	0	5
Total	9	7	1	17



DeKalb County Department of Planning & Sustainability

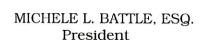
Michael L. Thurmond Chief Executive Officer Andrew A. Baker, AICP Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Applicant: D.R. Horton - Crown, LLC		Z/CZ No
Applicant Mailing Address:	Date Received:	Z/CZ No Filing Fee: Application No.:
Applicant Mailing Address:		
Owner(s):D.R. Horton - Crown, LLC	c/o Battle Law B.C. One Most Court Square	Suito 750 Docatur CA 20020
Owner(s): D.R. Horton - Crown, LLC (If more than one owner, attach as Exhibit "A") Owner's Mailing Address: 1371 Dogwood Drive, SW, Conyers, GA 30012 Owner(s) Phone: 678.509.0555 Fax: 866.658.1753 Address/Location of Subject Property: 8400 Pleasant Hill Way, Lithonia, GA 30058 District(s): 16th Land Lot(s): 252 Block: Parcel(s: 16-252-02-00: Acreage: 8.548 Commission District(s): District 5 Present Zoning Category: R-85 Proposed Zoning Category: RNC 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 attachments and filing fees identified on the attachments. An application, which lacks any of the requattachments, 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 quest must be answered: Have you the applicant made \$250 or more in campaign contributions to a local government official w two years immediately preceding the filling of this application? Yes XX No If the answer is yes, you must file a disclosure report with the governing authority of DeKalb Coshowing; 1. The name and official position of the local government official to whom the campic contribution was made. 2. The dollar amount and description of each campaign contribution made during the two yes.	Applicant Phone:	Fax:404.745.0045
Owner(s) Phone: 678.509.0555 Fax: 866.658.1753 Address/Location of Subject Property: 8400 Pleasant Hill Way, Lithonia, GA 30058 District(s): 16th Land Lot(s): 252 Block: Parcel(s: 16-252-02-00) Acreage: 8.548 Commission District(s): District 5 Present Zoning Category: R-85 Proposed Zoning Category: RNC 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 attachments and filing fees identified on the attachments. An application, which lacks any of the requattachments, 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 quest must be answered: Have you the applicant made \$250 or more in campaign contributions to a local government official w two years immediately preceding the filling of this application? Yes XX No If the answer is yes, you must file a disclosure report with the governing authority of DeKalb Coshowing; 1. The name and official position of the local government official to whom the campacentribution was made. 2. The dollar amount and description of each campaign contribution made during the two yes immediately preceding the filling of this application and the date of each such contribution.	*****************	***************************************
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District(s): 16th Land Lot(s): 252 Block: Parcel(s: 16-252-02-002 Acreage: 8.548 Commission District(s): District 5 Present Zoning Category: R-85 Proposed Zoning Category: RNC 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 attachments and filing fees identified on the attachments. An application, which lacks any of the requattachments, 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 quest must be answered: Have you the applicant made \$250 or more in campaign contributions to a local government official was two years immediately preceding the filling of this application? Yes XX No If the answer is yes, you must file a disclosure report with the governing authority of DeKalb Conshowing; 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 you immediately preceding the filling of this application and the date of each such contribution.	Owner(s) Phone: 678.509.0555	Fax:866.658.1753
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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 attachments and filing fees identified on the attachments. An application, which lacks any of the requattachments, 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 quest must be answered: Have you the applicant made \$250 or more in campaign contributions to a local government official witwo years immediately preceding the filling of this application? Yes XX No If the answer is yes, you must file a disclosure report with the governing authority of DeKalb Conshowing; 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 yes immediately preceding the filling of this application and the date of each such contribution.	Acreage: 8.548 Com	mission District(s): District 5
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The disclosure must be filed within 10 days after the application is first filed and must be submitted to the	 The name and official position of contribution was made. The dollar amount and description of 	of each campaign contribution made during the two years
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Check One: Owner Agent EXPIRATION DATE / SEAL 330 West Fond, de Leon Avenuer Stiffe 100-500 – Decatur, Georgia – 30030 [voice] 404.371.2 55 [Planning Fax: 404) 31-4556 [Development Fax] (404) 371-3007 Web Address Int. // www.dekalbcountyga.gov/planning // Email Address Littlin panchevelopment@dekalbcountyga.gov	330 West Ponce de Leon Avenue [voice] 404.371.2 55 Panning Fals (Web Agrices Intt).//re	Suffect 100-500 – Decatur, Georgia – 30030 21-4556 [Development Fax] (404) 371-3007 2 Chalbcountyga.gov/planning

Page 1 of 3





June 12, 2020

RE: Proposed Rezoning Project at 8400 Pleasant Hill Way, Lithonia, Georgia 30058

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Monday, June 29, 2020 from 6:00 pm - 7:00 pm to discuss the proposed rezoning of the property at 8400 Pleasant Hill Way, Lithonia, Georgia 30058. My client, D. R. Horton, is seeking to rezone the property from R-85 to RNC for the development of a Residential Community with single family homes.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact our office at (404) 601-7616 ext. 2 or email us at bdc@battlelawpc.com and we'll send you a summary of the meeting.

Zoom Meeting Details

Meeting ID: 883 9355 6604

Password: 630934

Internet:

https://otago.zoom.us/join

Telephone: (646) 558-8656

Please contact our offices if you have any questions regarding the meeting.

Sincerely,

Michèle Battle

Michèle L. Battle



Zoom Step by Step Instructions

Go to https://otago.zoom.us/join and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before Entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting" then "Leave Meeting."



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PS Form **3877**, January 2017 (*Page 1 of 2*) PSN 7530-02-000-9098

STATEMENT OF INTENT AND IMPACT ANALYSIS

and

Other Material Required by
DeKalb County Zoning Ordinance
for the
Application to Amend Official Zoning Map

of

D.R. HORTON - CROWN, LLC

for

+/-8.548 Acres of Land located in Land Lot 252 of the 16th District, DeKalb County

From R-85 to RNC (Residential Neighborhood Conservation District)

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404)601-7616 Phone
(404)745-0045 Facsimile
mlb@battlelawpc.com

I. LETTER OF INTENT

The Applicant, D. R. Horton – Crown, LLC, is seeking to rezone an 8.548 acre tract of land known as 8400 Pleasant Hill Way, Lithonia, Georgia and being Tax Parcel 16 252 02 002 (the "Subject Property") which they recently acquired from DeKalb County, from R-85 to R-NC. The Subject Property is proposed to be developed for 36 single-family detached units, which will be become a part of the 321 unit Champion's Run Subdivision that was rezoned from R-85 to R-NC on September 25, 2018 by the DeKalb County Board of Commissioner pursuant to Rezoning Case No. CZ 18-1235046. Simultaneously with the submission of this Rezoning Application, the Applicant has applied to amend the land use designation for the Subject Property from COS to Suburban

This document is submitted both as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and the Impact Analysis of this Application as required by the DeKalb County Zoning Ordinance, § 27-7.3.5. A surveyed plat and site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. IMPACT ANALYSIS

A.

THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE COMPREHENSIVE PLAN

The Subject Property is designated Conservation Open Space under the DeKalb Comprehensive Land Use Plan through 2035. DeKalb County acquired the Subject Property

through a tax deed sale in 1979. Since that time the property remained undeveloped, along with the majority of the property surrounding the Subject Property. The Subject Property had been designated as park property, but the Subject Property was never developed as park property over the last 40 years. As the Subject Property has recently been conveyed to the Applicant, the Applicant is seeking to amend the land use for the Subject Property to Suburban which is the predominate land use designation for property in the surrounding area. It is the Applicant's contention that the proposed rezoning is in conformity the following policies under the Suburban land use designation:

- Promote new communities that feature greenspace and neighborhood parks, pedestrian circulation transportation options, and appropriate mix of uses and housing types:
- 2. Protect environmentally-sensitive areas including wetlands, floodplains, water supply watersheds and stream corridors
- 3. Encourage the preservation of open space, farmland, natural and critical environmental areas
- 4. Implement zoning tools that preserve open space, natural resources and the environment
- 5. Preserve trees and other natural resources to protect the environment and aesthetically enhance communities.

THE PROPOSED REZONING PERMITS A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

The proposed rezoning to RNC will permit the continued development of single-family detached housing along the Pleasant Hill Road and Norris Lane Road corridor. The Subject Property is surrounding by parcels that are either developed, or to be developed, for single-family residential use. The Champion's Run Subdivision adjacent to the Subject Property was approved for 321 units at a density of 2.62 units per acre. The proposed 36 units will be incorporated into the larger project, which will result in a total of 357 lots being built at a density of 2.72 units per acre. The lot dimensions will be identical to what was approved under CZ 18-1235046, which will provide consistency with the balance of the subdivision. Additionally, the rezoning to RNC is supported by the stream the crosses the Subject Property along with the significant number of trees on the site, particularly when combined with the environmentally sensitive areas on the surrounding 122.77 acres. It should also be noted that the proposed rezoning will not set a precedent in the community for medium density zoning districts, as the proposed rezoning to R-NC is only allowed for parcels that meet the environmental criteria stated in the R-NC District Regulations.

THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS PRESENTLY ZONED.

The Subject Property as currently zoned has marginal value, due to the costs associated with the development of the Subject Property in its entirety to achieve a marketable lot yield. The Applicant and the owners respectfully submit that the Zoning Ordinance of DeKalb County, Georgia, as amended from time to time and known as the "DeKalb County Zoning Ordinance", to the extent that it classifies the Subject Property in any zoning district which would preclude the development of this project, is unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and an unlawful delegation of authority under the specific constitutional provisions later set forth herein. Any existing inconsistent zoning of the Subject Property pursuant to the DeKalb County Zoning Ordinance deprives the current owner of any alternative reasonable use and development of the Subject Property. Additionally, all other zoning classifications, including ones intervening between the existing classification and the one requested herein, would deprive the current owner of any reasonable use and development of the Subject Property. Further, an attempt by the Board of Commissioners to impose greater restrictions upon the manner in which the Subject Property will be developed than presently exist, such as by way of approving the zoning district requested but limiting development to standards allowed under more stringent zoning classifications, would be equally unlawful.

The Applicant submits that the current zoning classification and any other zoning of the Subject Property save for what has been requested by it as established in the DeKalb County Zoning Ordinance constitute an arbitrary and unreasonable use of the zoning and police powers because they bear no substantial relationship to the public health, safety, morality or general

welfare of the public and substantially harm the Applicant. All inconsistent zoning classifications between the existing zoning and the zoning requested hereunder would constitute an arbitrary and unreasonable use of the zoning and police powers because they bear or would bear no substantial relationship to the public health, safety, morality or general welfare of the public and would substantially harm the Applicant. Further, the existing inconsistent zoning classifications constitute, and all zoning and plan classifications intervening between the existing inconsistent zoning classification and that required to develop this project would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Further, the Applicant respectfully submits that the Board of Commissioners' failure to approve the requested zoning change would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

The Applicant respectfully submits that the Board of Commissioners cannot lawfully impose more restrictive standards upon the development of the Subject Property than presently exist as to do so not only would constitute a taking of the Subject Property as set forth above, but also would amount to an unlawful delegation of their authority, in response to neighborhood

opposition, in violation of Article IX, Section IV, Paragraph II of the Georgia Constitution.

Finally, the Applicant protests any action which would prohibit development of the Subject Property as requested inasmuch as the Zoning Ordinance was adopted in violation of or in other respects does not comply with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq. and minimum procedural due process standards guaranteed by the Constitutional provisions set forth above.

D.

THE PROPOSED REZONING WILL NOT ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY

The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property. As noted above, development patterns in the area are entirely consistent with the proposed use for the Subject Property.

E.

OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY

The area in which the Subject Property is a residential community. The Subject Property has been undeveloped for in excess of forty (40) years. The incorporation of the Subject Property into the development of the Champion's Run Subdivision adjacent to the Subject Property is the only logical use for the Subject Property now that it is owned by the Applicant.

THE ZONING PROPOSAL WILL NOT ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS OR ARCHAEOLOGICAL RESOURCES

The Applicant knows of no historic buildings, sites, districts, or archaeological resources either on the Subject Property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.

G.

THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL OR COULD CAUSE EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS

The proposed rezoning, if approved, will not affect existing transportation facilities or utilities, and it will not negatively impact the schools in the area, which are all below capacity, according to the DeKalb County Public School website Enrollment Report. With respect to sanitary sewer capacity, the Applicant has submitted a Sewer Capacity Request Letter for the area. Finally, the previously submitted application for the development of the 321 units addresses the traffic improvements needed in the area, as the additional 36 homes will have a negligible impact on traffic in terms of the overall subdivision.

H.

THE REQUESTED REZONING WILL NOT RESULT IN A USE WHICH WILL

ADVERSELY IMPACT THE ENVIRONMENT OR SURROUNDING NATURAL

RESOURCES

The proposed rezoning, if approved, will not result in a use which will adversely impact

the environment or surrounding natural resources. The Applicant is seeking to rezone the Subject

Property to R-NC as part of the larger Champion's Run Subdivision in order to preserve as much

of the natural sources, and environmentally sensitive areas on the Subject Property and adjacent

property, as possible.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning

Application at issue be approved. The Applicant also invites and welcomes any comments from

Staff or other officials of DeKalb County so that such recommendations or input might be

incorporated as conditions of approval of this Application.

This 1st July, 2020.

Respectfully submitted,

Michèle L. Battle

Attorney For Applicant

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ADDITIONAL CONSTITUTIONAL ALLEGATION

The existing zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Subject Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed by the Applicant in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

TITLE EXCEPTIONS LEGAL DESCRIPTION Old Republic National Title Insurance Company Commitment no. 2-37520(B) with an effective date of April 9, 2019 at 5:00 p.m. was used in the preparation of this survey and the listed exceptions are as follows: ALL, THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 228, 229, 252, 253, 257 AND 258 OF THE 16TH DISTRICT DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 18th DISTRICT DEALE COUNTY, GEORGA AND BENG WORE PARTICULARLY DESCRIBED AS FOLLOWS. TO FIRD THE THE PONT OF BEDGING, COMMENCE FROM AN BORD THE PRINT THE INTERSECTION OF THE SOUTHWESTERY RIGHT—O"-WAY LINE OF NOWING LAKE DIWLE (80° R/M) WITH THE NORTHWESTERY RIGHT—O"-WAY LINE OF PRINT AND THE PORT OF THE SOUTHWESTERY RIGHT—O"-WAY LINE OF PERSONNEL AS DESCRIBED AND THE PRINT OF THE SOUTHWESTERY RIGHT—O"-WAY LINE OF PERSONNEL AS DESCRIBED AND THE PRINT OF THE SOUTHWEST AS DESCRIBED AND THE PRINT OF THE SOUTHWEST AND THE PRINT OF THE PRINT OF THE SOUTHWEST AND THE PRINT OF THE SOUTHWEST AND THE PRINT OF THE PRINT OF THE SOUTHWEST AND THE PRINT OF THE SOUTHWEST AND THE PRINT OF THE SOUTHWEST AND THE PRINT OF THE PRIN (d) Boundary Line Agreement by and between Nationside Holding Corporation and Jessie H. Nationside Holding Corporation and Jessie H. Nationside Holding Corporation of Mrs. Rome Lost Will and testament of Mrs. Rome Lost Will and Lost Will and Lost Sammer, Packed November 28, 1973, filled for record Journay 7, 1974 at 4: 0.3 p.m., records of Dekalb County, Georgia. 3. THIS SITE IS TIED TO A CRID NORTH RASED ON CRS ORSERVATIONS AND WERE ADJUSTED BY PLANNERS AND ENGINEERS COLLARORATIVE IN MAY 2018. NORTH 393.99 FEET, BEWN SURTUNED BY A CHORD BEARING OF SOUTH 80 DEORETS 27 MINUTES 29 SECONDS WEST, AND A CHORD LENGTH OF JOINT FEETHMAN. CO. AND A CHORD LENGTH OF JOINT OF BEDINNERS. HENCE CONTRIBUTE ALONG SAID NORTHERLY BIGHT-OF-MAY LINE OF PLEASANT HILL MAY THE FOLLOWING. THE COURSES A CURRE TURNING TO THE LEFT WITH A MAC LENGTH OF 375 FEET. SAID CURRE HANNER A RADIUS OF COURSES. A CURRE TURNING TO THE LEFT HANNER AND A CHORD LENGTH OF 375 FEET. SAID CURRE HANNER A RADIUS OF SOUTH A REVERSE CURRE TURNING TO THE RESHIP WITH AN ARC LENGTH OF 100.80 FEET. SAID CURRE HANNER OF A CHORD PARTIES DESTRICTED THE A CHORD PARTIES OF SELECT AND CURRE HANNER A RADIUS OF SELECT AS COURSES. AND CURRE HANNER OF A CHORD PARTIES OF SELECT AS CURRE TURNING TO THE RIGHT WITH AN ARC LENGTH OF RADIUS OF SELECT AS CURRE TURNING TO THE RIGHT WITH AN ARC LENGTH OF NORTH AS DECREES AND CURRE HANNER A RADIUS OF SELECT AS CURRE TURNING TO THE LEFT WITH AN ARC LENGTH OF THE SELECT AS CURRED TO THE SELECT A Affects a portion of the West Property Line as shown on survey. B. THIS SURVEY IS A RETRACEMENT OF EXISTING PROPERTY. SITE MAP (NTS) 9. PLEASANT HILL WAY HAS AN APPARENT 50 FOOT WIDE RIGHT OF WAY. THE RIGHT OF WAY FOR PLEASANT HILL WAY WAS ESTABLISHED BY A BEST FIT, CALCULATED CENTERLINE USING THE EXISTING ROAD LOCATION. PROXIMATE LAND LOT LIN N89" 11" 19"E FROCK 500.16 BOUNDARY LINE AGREEMENT DB 3118 PG 310 TRACT 8.548 ACRES IRON PIN FOUND (#4 Re-Rod unless noted otherwise, IRON PIN SET (#4 Re-Rod unless noted otherwise, IRON PIN MITH CAP FOUND OPEN TOP PIPE FOUND CRIMP TOP PIPE FOUND PLEASANT HILL WAY OF TO NOT DEED THE NOTE OF THE NOTE CHAIRT FOR PRE FLORAD ANGLE REAL PR HALL FOUND PR HALL SET CHACRETTE MONUMENT FOUND RIGHT OF BAY MONUMENT FOUND UTILITY POLE (CARRES MALTRILE UTILITIES) -0-POWER POLE (WOOD) ARC=67.78 RAD=261.53 CHORD=67.59 SERVICE POLE W/ LIGHT POWER POLE W/ GUY WIRE ABBREVIATIONS OVERHEAD POWER / TELEPHONE LINE ELECTRIC METER CHORD=67.59 N72' 43' 29"W ARC=131.45 RAD=675.56 CHORD=131.25 N74' 34' 30"W APPROVING TE BENCH MARK CURB & GUTTER WATER VALVE FIRE HYDRANT WATER METER CORRUGATED METAL PIPE N75" 29" 08"W 66.16 CENTERI NE GAS METER STORM SEWER LINE N77" 26" 34"W_ SINGLE WING CATCH BASIN To D.R. HORTON, INC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY: DOUBLE WING CATCH BASIN This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/MSPS Land Title Surveys, justify setablished and adopted by ALTA and NSPS, and includes Items I-4, 8, 9, 13, and 16 of Table A thereof. The field work was completed on: MAY 18, 2018 POR POINT OF REQUIRING SINGLE MING CATCH BASIN DOUBLE MING CATCH BASIN FOUIPMENT USED PLAT BOOK SANITARY SEWER CLEANOUT NOW OR FORMALLY CANITARY STWER MANHOUS REINFORCED CONCRETE PIPE LIGHT POLE LAMP POST MAILBOX TELEPHONE BOX TELEPHONE MANHOLE **FOR REVIEW 4-16-20** LINEAR: TOPCON TOTAL STATION MONITORING WELL

PLANNERS AND ENGINEERS COLLABORATIVE

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REV	DATE	DESCRIPTION	8
1	08/26/19	REVISE LAND LOT LINE AND ADJOINERS	10
2	04/17/20	REMOVE GAP AREA	40
3			
4			
5			

LAND LOT(S) 252 & 253

ALTA/NSPS LAND TITLE SURVEY

D.R. HORTON, INC. AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CHECKED BY: JHN FILE NO.: 16309.00 DATE: 04/26/2019 SCALE: 1"=100"

DEKALB COUNTY



