



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 along the north side of Pleasant Hill Way at 8400 Pleasant Hill Way, Lithonia, GA. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-252-02-002

Request: To rezone properties from R-85 (Residential Medium Lot) District to RNC (Neighborhood Conservation) District to develop 36 single-family detached residences at a density of 4.21 units per acre.

Property Owner/Agent: Mountainprize, Inc. & RaceTrac Petroleum, Inc.

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-Family Detached Residences
North and East: Undeveloped

Comprehensive Plan: **Conservation Open Space (COS)** **Consistent** **Inconsistent**

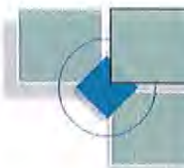
Proposed Building Sq. Ft.: N/A	Existing Building Sq. Footage: None. Pleasant Hill Park
Proposed Lot Coverage: 35% Per Lot	Existing Lot Coverage: N/A



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: D.R. Horton - Crown, LLC E-Mail: mlb@battlelawpc.com

Applicant Mailing Address:
c/o Battle Law P.C., One West Court Square., Suite 750, Decatur, GA 30030

Applicant Phone: 404.601.7616 Fax: 404.745.0045

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: 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): 16-252-02-002

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 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 XX 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

EXPIRATION DATE / SEAL

03/01/2022



SIGNATURE OF APPLICANT / DATE

Check One: Owner XX Agent _____

330 West Peachtree Street, Suite 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



