



PLANNING COMMISSION

Planning Commission August 2, 2022 / Mayor and City Council Meeting August 22, 2022

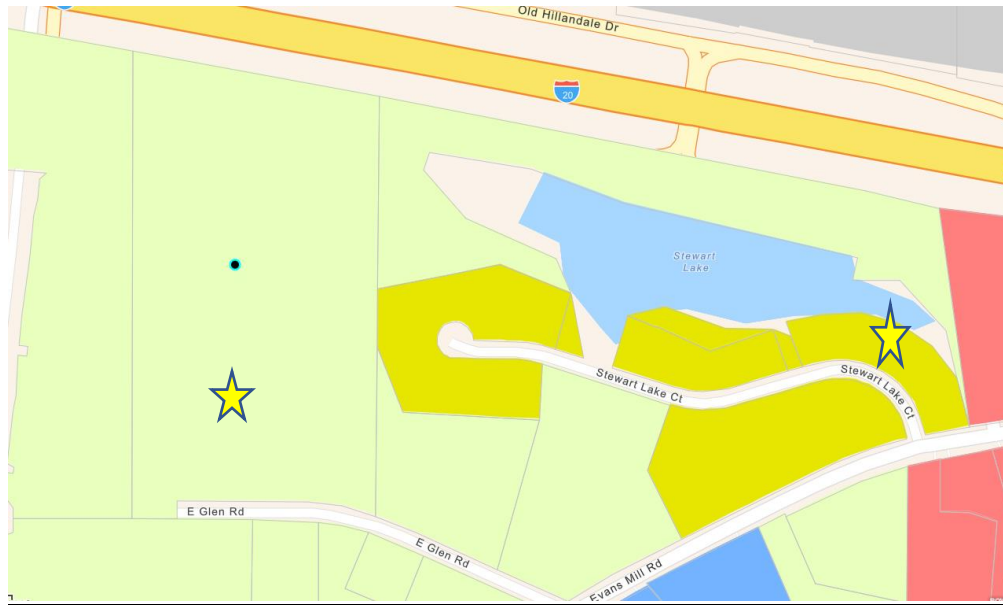
GENERAL INFORMATION

Petition Number:	RZ-22-006
Applicant:	Wilson, Brock, Irby, LLC. on behalf of Duke Realty Limited Partnership
Owner:	James W. Kelly, Jr. and Daniel H. Kelly
Project Location:	2975 Evans Mill Road and 6378 East Glen Road
Parcels:	16-106-01-006 and 16-106-01-007
District:	District 5
Acreage:	Tract 1: 20.98 acres and Tract 2: 10.05 acres
Existing Zoning:	R-100 (Residential Medium Lot) and Stonecrest Overlay Tier 4
Proposed Zoning:	OD (Office Distribution)
Comprehensive Plan Community: Area Designation	CC (City Center)
Proposed Development/Request:	To seek a rezoning from R-100 (Residential Medium Lot) Stonecrest Overlay Tier 4 to OD (Office Distribution) and to seek a comprehensive land use change from City Center to Light Industrial for the development of a distribution center.
Staff Recommendations:	<i>Denial</i>
Planning Commission	Approved the request for withdrawal
City Council	N/A



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Zoning Map



Subject Property

Zoning Case: RZ-22-006

Address: 2975 Evans Mill Road and 6378 East Glen Road

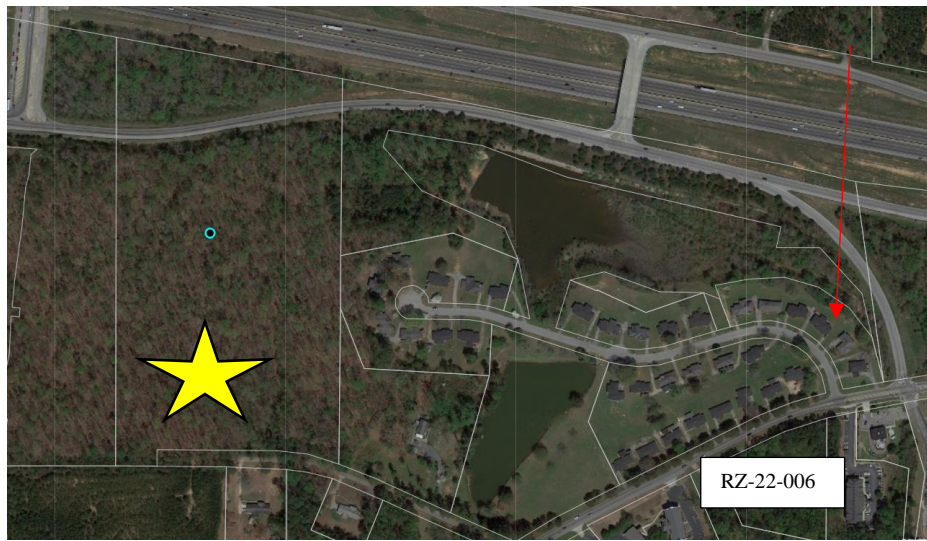
Current Zoning: R-75 and R-100 (Residential Medium Lot)

Proposed Zoning: OD (Office Distribution)



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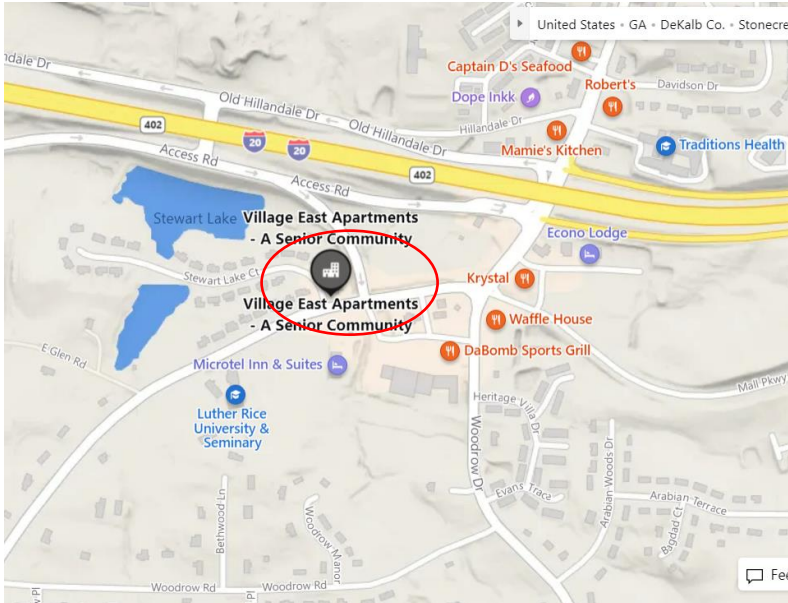
Aerial Map



Subject Property



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Location

The subject properties are located at 2975 Evans Mill Road and 6378 East Glen Road (Parcel IDs: 16-106-06-006 (Tract 2) and 16-106-01-007). The Subject Property consists of a ±31.03-acre assemblage of two parcels located in Land Lot 106, 16th District, City of Stonecrest, DeKalb County, Georgia ("Subject Property").

The subject property abuts Village East Duplex Retirement Community. The surrounding properties are residential dwellings.

BACKGROUND:

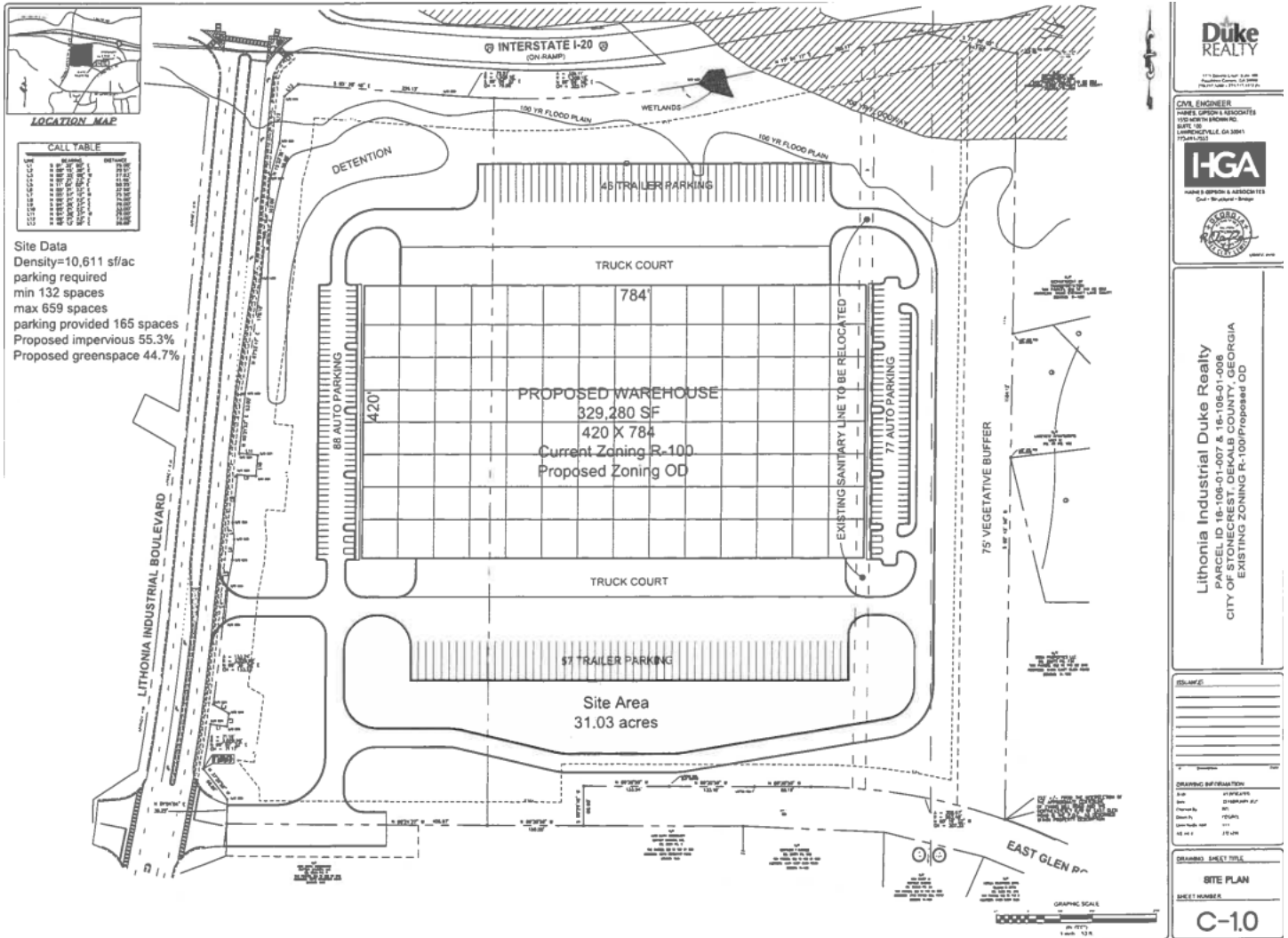
On August 3, 2021, the rezoning and comprehensive plan amendment was deferred by the Planning Commission to allow the applicant more time to meet with the community. On August 18, 2021, the applicant submitted a withdrawal of the petition without prejudice.

The proposed distribution center will consist of an office-distribution building and accessory car and truck parking. Parking is provided in four interconnected parking areas. Truck parking will be provided on the north and south sides of the building, adjacent to the building's loading areas. The two areas for car parking spaces will be provided at the front and rear of the building. Vehicular access to the Site will be provided exclusively from Lithonia Industrial Boulevard.

The site has a total land area of approximately 30 acres. The Aquatic Report identified approximately 0.030 acres (1,306,80 square feet) of wetland area long the site's northern boundary, adjacent to the I-20 right-of-way. This small wetland area, which drains into a concrete culvert underneath I-20, is the only environmentally sensitive area on the site.



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STANDARDS OF REZONING REVIEW

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by industrial and residential development. *
Please see the map below table

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	I-20 Interstate and M (Light Industrial)	Industrial Development, Marbut Elementary and Lithonia High School
Adjacent: East	C-1 (Local Business) and R-75 (Residential Medium Lot)	Krystals, Waffle House, DaBomb Sports and Grill, Village East Duplex Retirement Community
Adjacent: South	R-100 (Residential Medium Lot), C-1 (Local Business) and O-I (Office Institutional)	Microtel Inn Suites & Hotel, Luther Rice University & Seminary,
Adjacent: West	R-100 (Med Residential) District and R-75 (Residential Medium Lot) District	New Birth Missionary Baptist Church



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Zoning Criteria, Analysis and Comments

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage. The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre. The subject property is located within the City Center future land use characteristic area of the Comprehensive Plan. The proposed rezoning and comprehensive land use change would not be compatible with this policy and intent of the Comprehensive Plan.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The subject properties are zoned R-100 and R-75, which prohibits the development of a warehouse/distribution development. Redesignating the site to light industrial will introduce a land use that is more intensive than the existing land use infrastructure.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The proposed use of a warehouse facility is not in accordance with the written policies in the Stonecrest comprehensive plan. The land use designation for the subject properties is City Center. The proposed land use will encroach into an established neighborhood development.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

There are potential impacts on property or properties in an adjoining governmental jurisdiction. The site is currently entirely wooded. Additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. The



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project can further support the Comprehensive Plan by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

There are no existing or changing conditions affecting the use and development of the affected land areas.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.

STANDARDS OF REZONING REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **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.**

The proposed change in zoning would not permit a use that would be suitable in view and development of the nearby properties. The surrounding uses are strictly residential. The Village East Apartments were constructed in 1965 establishing a residential characteristic in this area. The subject properties are not contiguous in which questions the suitability of the proposed development.

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

The subject property is located within the Heavy Industrial character area of the Stonecrest Comprehensive Plan. The character area intends to lend to both industrial and single-family dwellings in unincorporated DeKalb County. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.

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

The properties are currently zoned R-100 and R-75 has been zoned residential since the incorporation of the City of Stonecrest, which permits the development of residential development such as single-family residential



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dwelling. The property is also located in residential/commercial area where industrial residential uses are heavily present. The property does have reasonable economic use as currently zoned.

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

The proposed zoning proposal may have a negative impact on the existing use or usability of adjacent or nearby properties. The proposed development is South of I-20 which primarily consists of residential development. This development is suitable for an industrialized area that is located North of I-20.

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

There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the different from the proposed zoning classification.

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

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

- **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The zoning proposed may cause excessive burdensome; however limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth

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

The site has a total land area of approximately 30 acres. The Aquatic Report identified approximately 0.030 acres (1,306,80 square feet) of wetland area long the site's northern boundary, adjacent to the I-20 right-of-way. This small wetland area, which drains into a concrete culvert underneath I-20, is the only environmentally sensitive area on the site.

STAFF RECOMMENDATION



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Staff recommends **DENIAL** of the proposed petition.