



Mayor and City Council

Mayor and City Council Meeting July 25, 2022

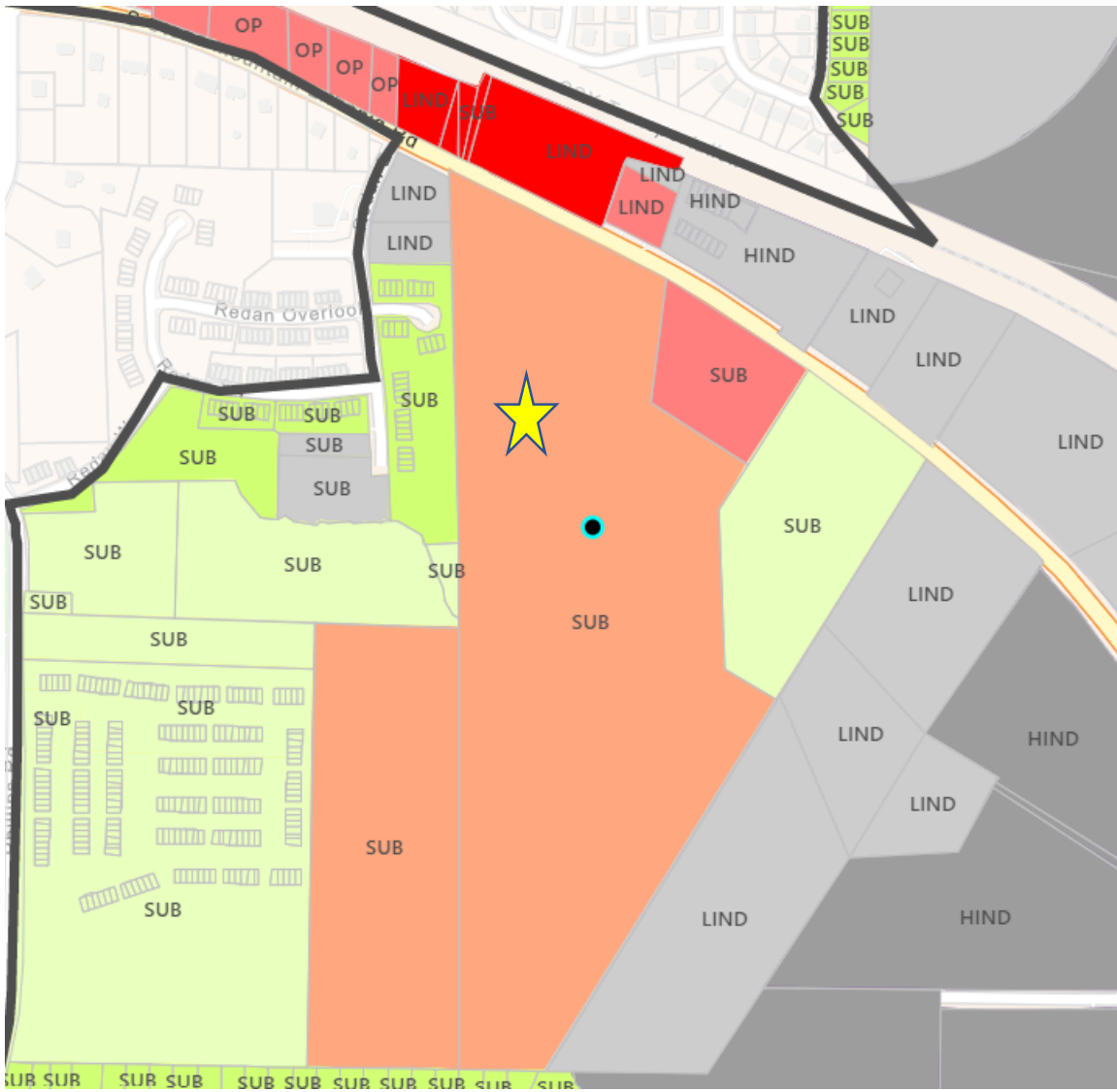
Staff Analysis of Preliminary Plat

Petition Number:	SPD22-000011
Applicant:	Justin Purucker
Owner:	Craft Homes, LLC.
Project Location:	2261 South Stone Mountain Lithonia Road
Parcels:	16-124-02-001
Council District:	Council District 1
Acreage:	70.3 +/- acres
Existing Zoning:	MR-1 (Medium Density Residential)
Proposed Zoning:	MR-1
Comprehensive Plan Community: Area Designation	Suburban
Proposed Development/Request:	The applicant is seeking a 158 Single-family development that will consist 108 single-family attached homes; and 50 single-family detached homes
Staff Recommendations:	<i>Approval</i>
Planning Commission	<i>N/A</i>
City Council:	<i>Deferred on July 25, 2022</i>



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Zoning Map





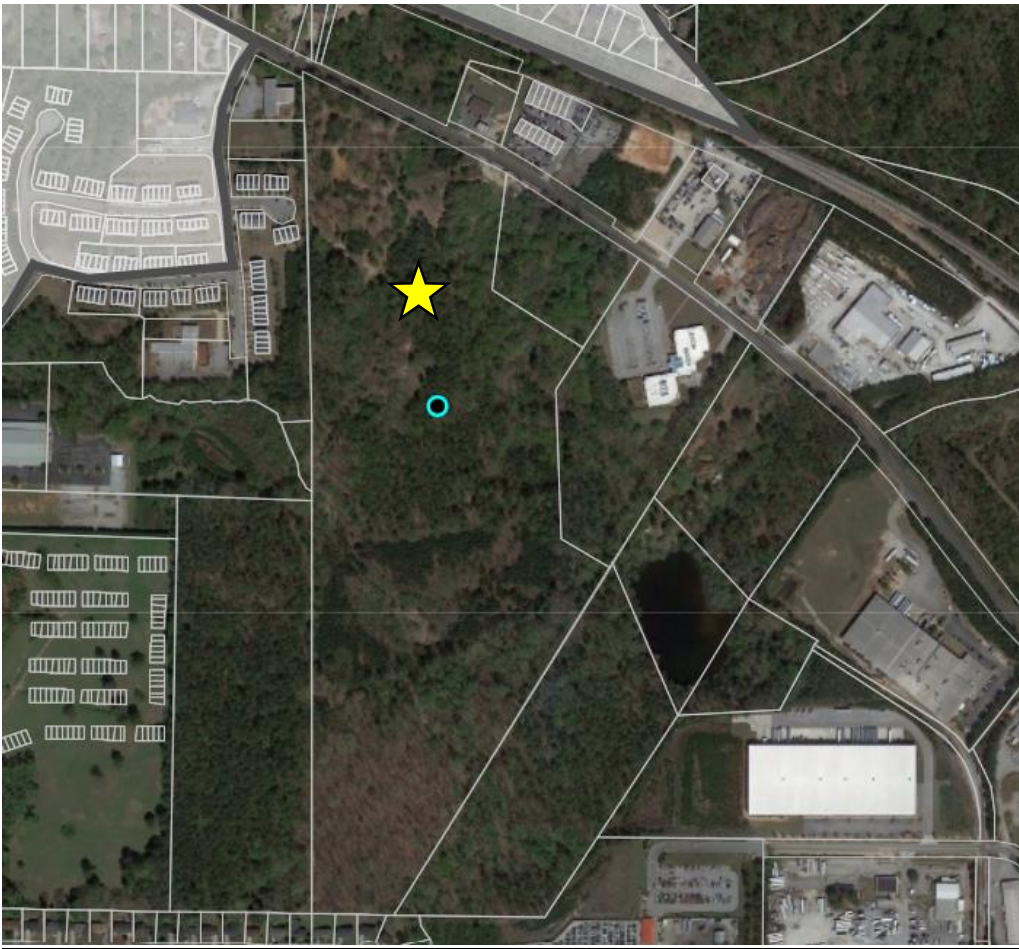
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Subject Property

Proposed Zoning: R-100 (Residential Medium Lot)

Aerial Map



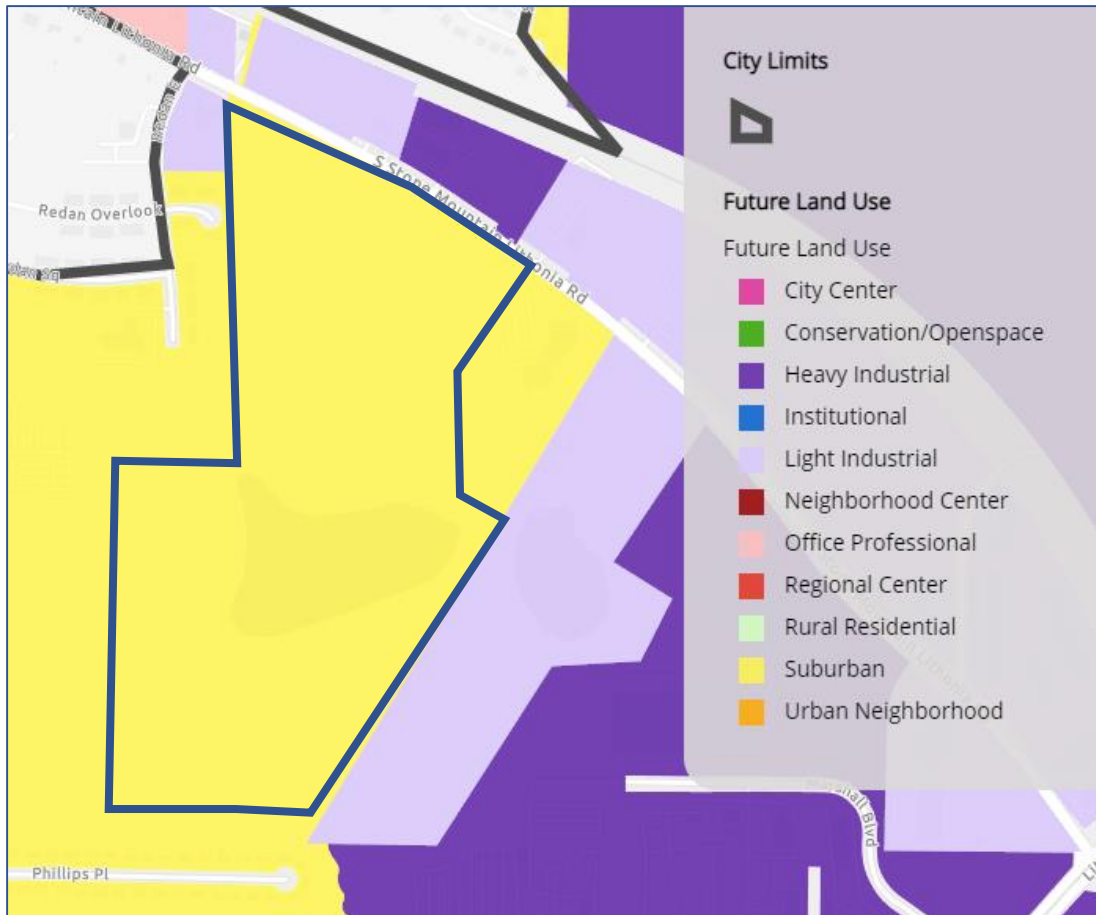
Subject Property



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SDP22-000011

Future Land Use Map





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PROJECT OVERVIEW

Location

The subject property is located on the southwest side of 2261 South Stone Mountain Road (Parcel ID: 16-124-02-001). The Subject Property is 1,556 feet southeast of Lithonia Industrial Boulevard and consists of a ± 70.3 acres in Land Lots 124, of the 16th District, of City of Stonecrest, DeKalb County, Georgia ("Subject Property").

The property is adjacent to the East DeKalb Health Center to the East, Redan Park, Lithonia Highschool south of the subject property and Deshong Estates to the north.



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Background:

The subject property was originally rezoned on November 22, 2004 (CZ-04056) to allow for single-family detached residential units in a condominium product development. The rezoning was approved with 6 conditions:

1. A 55-foot utility easement/common private driveway ("Common Driveway") shall be provided, instead of the customary right of way dedication, for the installation and maintenance of utilities. The Common Driveway shall be constructed in compliance with the county standards for the construction of streets in residential developments
2. Sidewalks shall be constructed in compliance with the requirements of the Code of DeKalb County, Georgia and in compliance with the county standards for the construction of similar sidewalks in residential developments. Sidewalks shall be constructed on both sides of the common private driveway only where dwelling units front the common private driveway.
3. No garage shall be closer than 20 feet to the rear of the sidewalk in front of the dwelling unit.
4. Detached homes shall have a minimum side-to-side separation of 15 feet.
5. Single-family attached buildings shall have a minimum side-to-side separation of 20 feet and a rear-to-rear separation of 40 feet.
6. All zoning conditions imposed in zoning case, CZ- 04056 are attached hereto as Attachment "1" and are incorporated herein by reference. All conditions listed in Attachment "1" shall remain in full force and effect except zoning condition 1, which is hereby deleted and has no force and effect.

The subject property was re-rezoned on July 24, 2007 (Z-07-13333) from the zoning designation of R-100 (conditions) to R-100 (conditions). This petition was approved with no conditions. On November 22, 2008, (RZ-22-008), the subject property was re-rezoned C-1 to Medium Density Residential (MR-1), and change in conditions for a proposed MR-1 development for the rest of the site. The applicant proposed to reduce the acreage of the C-1 zoned parcel from 2.4 acres to 1.24 acres and to increase the MR-1 acreage from 67.6 acres to 68.84 acres (a 1.24 acreage increase). The petition was approved with the following conditions:



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1. The future development of the site shall be in compliance with the general concept plan submitted on October 4, 2021 prepared by Prime Engineering.
2. A Homeowners Association (HOA) will be established prior to the approval of a final plat for the development. HOA membership will be requirement of all property owners within the development.
3. Prior to the issuance of any land disturbance permit, the Applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development shall be protected in perpetuity.
4. The applicant must submit a tree save and landscaping plan to the Director prior to issuance of building or land development permits.
5. The City Engineer shall review and approve driveway location prior to the issuance of building or land development permits.
6. A minimum 5-foot sidewalk shall be installed along the property frontage on S Stone Mountain Lithonia Road.

Details of the Preliminary Plat:

The applicant is seeking a 158 Single-family development that will consist of 108 single-family attached homes and 50 single-family detached homes.







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STANDARDS OF PRELIMINARY PLAT REVIEW:

Section 14-88 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.

The owner of the land where the proposed development is to occur, or his authorized agent, shall file a preliminary plat with the Director along with an application for approval. The application shall:

(1)

Be submitted with the plan set for a Land Disturbance Permit;

(2)

Be accompanied by minimum of six copies of the plans, which must be prepared by a registered civil engineer, surveyor, or landscape architect, as described in these regulations and complying in all respects with these regulations and conforming with the zoning of the property;

(3)

Be accompanied by an application fee in the amount set by the mayor and city council;

(4)

Be accompanied by a tree survey;

(5)

Include the name, address and telephone number of an agent who is authorized to receive all notices required by these regulations;

(6)

Be signed by the owner of the property, or if the application is not signed by the owner, a completed indemnification agreement signed by the owner of the property;



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(7)

Be accompanied with a consent affidavit from the property owner;

(8)

Be accompanied by a small map of the City of Stonecrest depicted the subdivision location within the City;

(9)

Be accompanied by a vicinity map at a scale of 400 feet to one inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within 500 feet of the tract show zoning districts of adjoining property;

(10)

Include the names of adjoining property owners and the zoning classifications of adjacent properties;

(11)

Include the name, address and phone of developer and engineer;

(12)

Be accompanied by a certification by the applicant that no lots platted are nonconforming or will result in any nonconforming lots;

(13)

The applicant shall obtain the approval of the DeKalb County Health Department and the DeKalb County Department for Watershed Management; and

(14)

Payment of the appropriate development review application fee.

(Ord. No. 2018-06-03, § 14-88, 6-3-2018)



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- 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	Unincorporated DeKalb County / C-1, C-2 and M Districts	Single-family (DeShong Estates)
Adjacent: East	R-100 (Residential Medium Lot)	East DeKalb Health Center
Adjacent: South	(Residential)	Lithonia High School
Adjacent: West	R-100 (Med Residential) and Unincorporated DeKalb County	Single-family / Redan Park

STAFF RECOMMENDATION

The applicant has met all of the Preliminary Plat requirements stated in Section 14-88 of Chapter 14; therefore, staff recommends **APPROVAL** of SDP22-000011.