



City Council Work Session STAFF REPORT

MEETING DATE: March 14, 2022

GENERAL INFORMATION

Petition Number:	N/A
Applicant:	Stonecrest Planning & Zoning Department
Project Location:	Hunter's Run II and Hunter's Run III, Rock Springs Road
Proposed Amendment:	Rezoning from RSM to R-100

PROJECT OVERVIEW

The Planning staff is reviewing several properties that are essentially 3 acres or more in area to be rezoned from RSM to R-100 to provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet.

STAFF ANALYSIS

There are a total of twenty (20) properties in the Hunter's Run II Subdivision that are zoned RSM (Small Lot Residential Mix) that have the minimum lot dimensions of the R-100 District. This condition applies to properties in Hunter's Run III and along Rock Springs Road. There are a total of 60 properties that would be included in this rezoning. Two of the properties, 3900 and 4008 Evans Mill Road, are under the ownership of DeKalb County that we have listed in the rezoning. Per Article 7.2.4, the city has the authority to initiate a rezoning as seen feasible, in this case, the land use. This rezoning will provide for appropriately sized lots that are compatible with the surround area, similar characteristics and to ensure proposed uses and structures permitted in the R-100 can now be authorized.

STAFF RECOMMENDATION

Staff recommends direction of the proposed rezoning as drafted by staff.