



City Council Work Session STAFF REPORT

MEETING DATE: March 14, 2022

GENERAL INFORMATION

Petition Number:	N/A
Applicant:	Stonecrest Planning & Zoning Department
Project Location:	City wide
Proposed Amendment:	Text Amendment to update the Stonecrest Overlay District Design Guidelines

PROJECT OVERVIEW

The Planning Commission directed staff to initiate a review on the Stonecrest Overlay District Design Guidelines that stemmed from the discussion of TMOD-22-002, to remove industrial from Tier 3. Staff has noted several issues in the document that was adopted by DeKalb County in the late 1990s. It appears there has not been any updates made to the document since the adoption.

STAFF ANALYSIS

If there is ever a conflict between the Design Guidelines, City of Stonecrest Zoning Ordinance and other laws, this document shall have precedence. Currently, the Stonecrest Overlay District Design Guidelines does not tailor to the City of Stonecrest ordinance and current development trend. It is staff's desire to amend and create guidelines that promote the identity and integrity of the City of Stonecrest as it relates to the various land uses in the prospective tiers. The document is outdated, it references DeKalb County's Planning & Zoning Department throughout, the images are outdated as well as some of the design standards mentioned in the document. For example, Victor Stanley street furniture, is seen as an image in the document, whereas, there are now modern styles and furniture used today. Staff would like to rewrite the document as it fits with today's development standards, our comprehensive plan and our zoning code. It is noted in the document that the regulations are to augment and enhance Chapter 14 and 27 of the DeKalb County Zoning Ordinance. Due to the recent updates made to Chapter 27, we would like the opportunity to strengthen this document.

STAFF RECOMMENDATION

Staff recommends approval of moving forward with the amendment to this document as drafted by staff.