



PLANNING & ZONING STAFF REPORT

MEETING DATE: May 23, 2022

GENERAL INFORMATION

Petition Number: RZ-22-001

Applicant: Stonecrest Planning & Zoning Department

Project Location: 3793, 3801, 3817, 3837, 3859, 3879, 3897, 3917, 3935, 3959, 3079, 3990, 3999, 4029 Evans Mill Road; 5912 Salem Rd, 3848, 3922, 3940, 3960 Evans Mill Rd; 6206, 6190, 6174, 6160, 6144, 6130, 6110, 6090, 6070, 6020, 5989, 6023, 6051, 6067, 6085, 6105, 6125, 6145, 6185, 6205 Rock Springs Rd.

Proposal: Requesting to Requesting to rezone properties from RSM (Small Lot Residential Mix) to R-100 (Residential Medium Lot)

Planning Commission recommended Denial on May 3, 2022

FACTS AND ISSUES

At the time of incorporation, the City adopted the DeKalb County zoning map which showed a number of properties within the Arabia Mountain Conservation Overlay as RSM, Residential Small Lot that were previously developed as R-100 (Residential Medium Lot) or had been zoned to a larger lot residential zoning category. It is believed that this was the result of a 2015 adoption of a new Zoning Map by the County which the City assumed upon incorporation. Many feel that this rezoning to RSM was a mistake and would like to advert the potential for small lot infill development. City initiated rezoning of selected parcels zoned RSM to R-100 in the Arabia Mtn Conservation Overlay covering approximately 837 acres. The subject properties range from a minimum of 3 acres to over 10 acres in area.

Element	R-100	RSM
Lot area (square foot)	15,000 sf.	5,000/2,000 cottage
Lot width	100 ft.	60 ft.
Front setback	20 ft.	20 ft.
Side setback	10 ft.	10 ft for interior
Rear setback	40 ft	20 ft.



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The subject properties are located on along Evans Mill and Rock Springs Rd and one vacant parcel on Salem Rd. The rezoning of the subject properties are in alignment with the comprehensive plan and does not require an amendment.

PROPOSAL

Staff is recommending a rezone from the RSM (Residential Small Lot) to R-100 (Residential Medium Lot).

Evans Mill Road



18 parcels, 105 acres

Ref #	Parcel Address (* denotes where owner address = parcel address)	Parcel ID	Owner Name	Acreage	LU
1	3793 Evans Mill Rd *	16 077 010 040	Gwen A. Mitchell	6.79	SUB
2	3801 Evans Mill Rd *	16 077 010 041	Kenneth N. Cox	12.03	SUB
3	3817 Evans Mill Rd	16 077 010 042	Horizon Global Enterprises	5.59	SUB
4	3837 Evans Mill Rd *	16 077 010 043	Major and Ada Sadler Revocable Trust	5.88	SUB
5	3859 Evans Mill Rd. *	16 077 010 044	Sarah J V Frett	5.18	SUB
6	3879 Evans Mill Rd *	16 077 010 045	Austin Mae Francis Dixon	4.93	SUB
7	3897 Evans Mill Rd *	16 077 010 046	Ravenel L Edward	4.71	SUB
8	3917 Evans Mill Rd *	16 077 010 039	Waterton Godfrey	4.60	SUB
9	3935 Evans Mill Rd *	16 077 010 047	Hinton Willie L	5.08	SUB
10	3959 Evans Mill Rd *	16 077 010 048	Charles T. Carter	4.16	SUB
11	3979 Evans Mill Rd	16 077 010 049	Larry G Hunt	4.25	SUB
12	3990 Evans Mill Rd	16 078 01 003	DeKalb County	8.42	
13	3999 Evans Mill Rd *	16 078 02 003	Joseph A. Vernot	4.18	SUB
13	4029 Evans Mill Rd	16 078 02 002	Charles R. Alexander	6.69	SUB
14	5912 Salem Rd.	16 078 02 001	Sam E Thomas	5.00	SUB
15	3848 Evans Mill Rd *	16 077 02 001	Ware Palmer	4.16	RR
16	3922 Evans Mill Rd *	16 077 03 004	Leslie E. Gadsden	5.36	RR
17	3940 Evans Mill Rd	16 077 03 005	Frederick Jackson	3.66	RR
18	3960 Evans Mill Rd *	16 077 03 006	Charlie J Thompson	4.73	RR ²



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Rock Spring Road



19 parcels, 97acres, all appear to be owner occupied

Ref #	Parcel Address	Parcel ID	Owner Name	Acreage	LU
23	6206 Rock Springs Rd	16 076 01 008	Thelma Crowder	4.1	SUB
24	6190 Rock Springs Rd	16 076 01 007	Willie Mae Johnson	4.2	SUB
25	6174 Rock Springs Rd	16 076 01 006	Ellis Appling	4.0	SUB
26	6160 Rock Springs Rd	16 076 01 005	Patricia Esther Jones	4.0	SUB
27	6144 Rock Springs Rd	16 076 01 004	Edward Bailey Jr.	4.0	SUB
28	6130 Rock Springs Rd	16 076 01 003	Gamaliel W. Hilson	4.0	SUB
29	6110 Rock Springs Rd	16 076 01 011	Christine L. Hilson	3.9	SUB
30	6090 Rock Springs Rd	16 076 01 010	Keri L. Hilson	3.9	SUB
31	6070 Rock Springs Rd	16 076 01 009	Michael Allen Roberts	3.7	SUB
32	6020 Rock Springs Rd	16 076 01 002	Michael A. Roberts	5.1	SUB
33	5989 Rock Springs Rd	16 076 02 003	Raymond Hill	6.7	SUB
34	6023 Rock Springs Rd	16 076 02 004	Cornelius Flowers	8.0	SUB
35	6051 Rock Springs Rd	16 076 02 005	Walter W. Williams	11.3	SUB
36	6067 Rock Springs Rd	16 076 02 006	Perry Iris Buchanan	6.3	SUB
37	6085 Rock Springs Rd	16 076 02 007	Kathy H Register	3.7	SUB
38	6105 Rock Springs Rd	16 076 02 008	George Turner Jr.	3.6	SUB
39	6125 Rock Springs Rd	16 076 02 009	James Rutledge	3.5	SUB
40	6145 Rock Springs Rd	16 076 02 010	Ellis Wilson	5.1	SUB
41	6185 Rock Springs Rd	16 076 02 011	Andrew Daugett	4.8	SUB
42	6205 Rock Springs Rd	16 076 02 012	Larry Parker	3.0	SUB

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The city is recommending to amend the permitted uses from residential districts and keep them in commercial zoned districts. This use is commercial in nature and will be more suitable for a commercial zoning. These updated regulations allow Planning Commission, and City Council more opportunities to review Special Land Use Permits on a case-by-case basis for these uses and allow staff to make the necessary changes to reflect the definitions and regulations as defined by the State of Georgia. The updates also ensure that every part of the Zoning Ordinance referencing these uses is cohesive.

RECOMMENDED ACTION

Staff recommends Approval of the proposed rezoning.