



Mayor and City Council

Mayor and City Council Meeting February 27, 2023

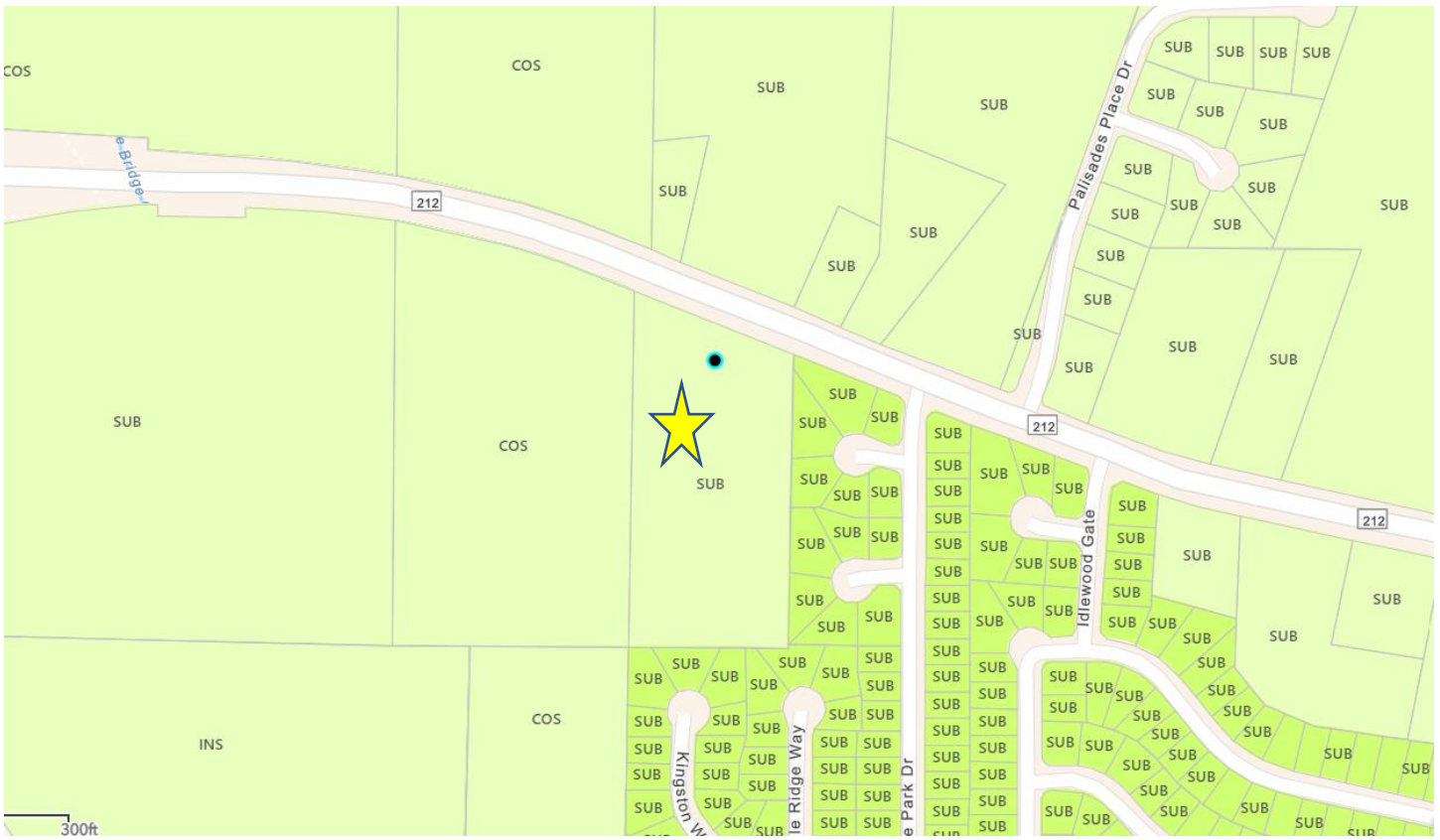
Staff Analysis of Preliminary Plat

Petition Number:	SPD22-000015
Applicant:	Steve McIntosh
Owner:	Wayne Morehead
Project Location:	6301 Browns Mill Road
Parcels:	16-081-02-004
Council District:	Council District 5
Acreage:	6.07 +/- acres
Existing Zoning:	R-100
Proposed Zoning:	R-100
Comprehensive Plan Community: Area Designation	Suburban
Proposed Development/Request:	The applicant is requesting an approval of the Preliminary Plat for The Enclave at Arabia Mountain
Staff Recommendations:	<i>Deferral</i>
Planning Commission	N/A



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Zoning Map



Proposed Zoning: R-100 (Residential Medium Lot)



Subject Property

Aerial Map

SPD22-000015

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Location

The subject property is located at 6301 Browns Mill Road (Parcel ID: 16-081-02-004). The Subject Property consists of a ±6.07 -acres in Land Lots 081, of the 16th District, of City of Stonecrest, DeKalb County, Georgia (“Subject Property”).

The property is surrounded by single family residential development with the R- 100 zoning category on the east and south. To the west is greenfield owned by the City of Stonecrest, and north is Browns Mill Road.



Subject Property

SDP22-000015

Background:

The preliminary plat review started under the previous administration at the City of Stonecrest. The applicant contacted current staff for a plat approval and was then informed by staff that the plat will need to be approved by Mayor & Council before a Land Disturbance Permit can be obtained.

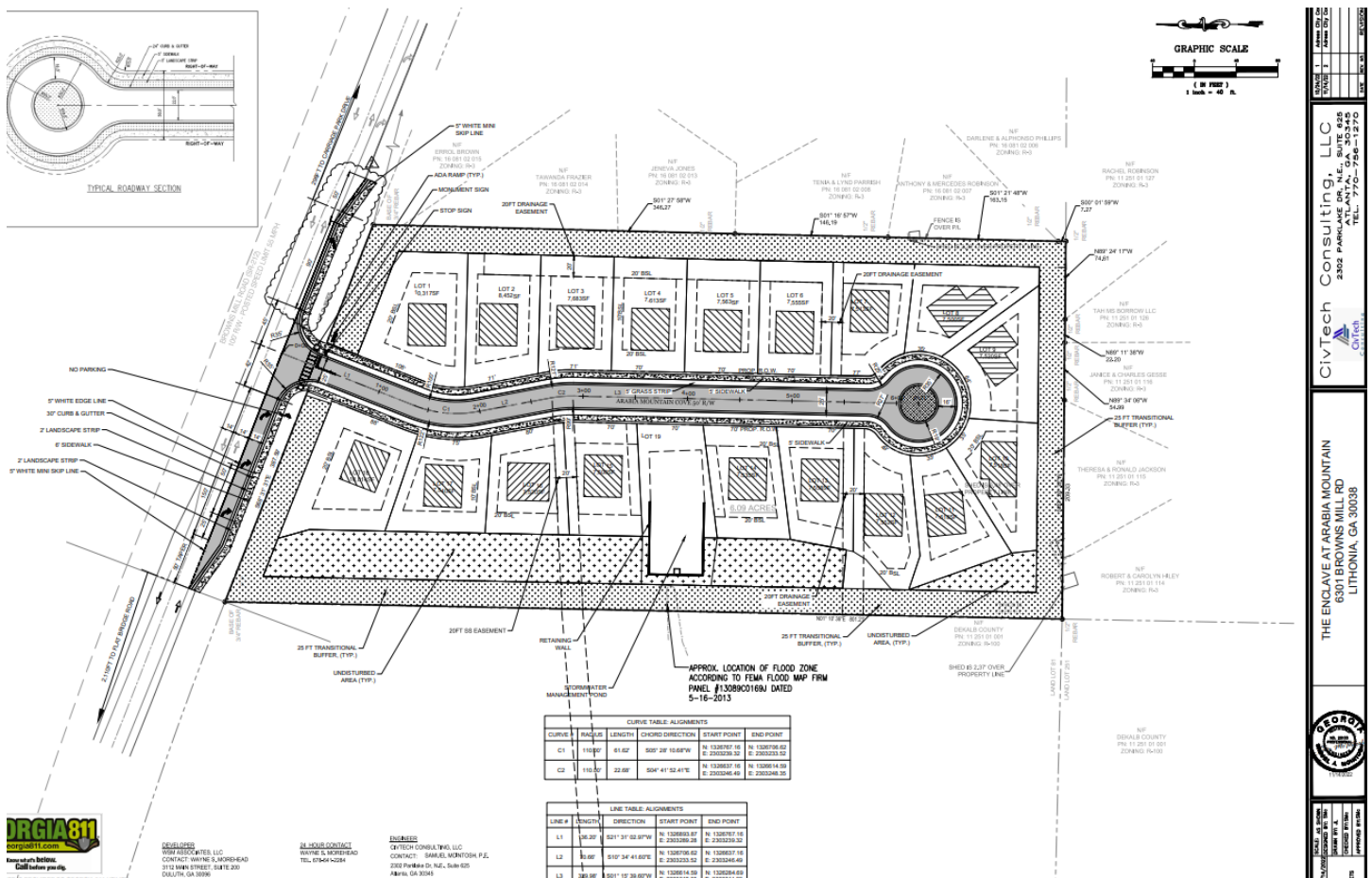


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Details of the Preliminary Plat:

The applicant proposes to construct an 18 lot subdivision in District 5. The subject lots will range from 7,500 sf to 10,317 sf in area. The disturbed acreage will be 3.20, 1.83 acres will be undisturbed greenspace, The applicant will follow the Arabia Mountain development standards.

The subject property is predominantly surrounded by single family residential with the R-100 zoning category. Detail site and architectural plans must be submitted to the Planning & Zoning Department for the Pre-Development Review Team and shall be in substantial conformity with the City of Stonecrest Development Standards.



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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;

(7)

Be accompanied with a consent affidavit from the property owner;



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(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)

- **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



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ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	R-100(Residential Medium Lot) District	Single-family
Adjacent: East	R-100 (Residential Medium Lot) District	Single-family
Adjacent: South	R-100 (Residential Medium Lot District) and RSM (Residential Small Lot)	Single-Family
Adjacent: West	R-100 (Med Residential)	Single-family Residential

STAFF RECOMMENDATION

The applicant has met most of the Preliminary Plat requirements stated in Section 14-88 of Chapter 14; However, after more detailed review of the Arabia Mountain Conservation Overlay District development standards, staff recommends **Deferral** of SDP22-000015 to the next regularly scheduled public hearing for decision.