



**Mayor and City Council**

**Mayor and City Council Meeting June 29, 2022**

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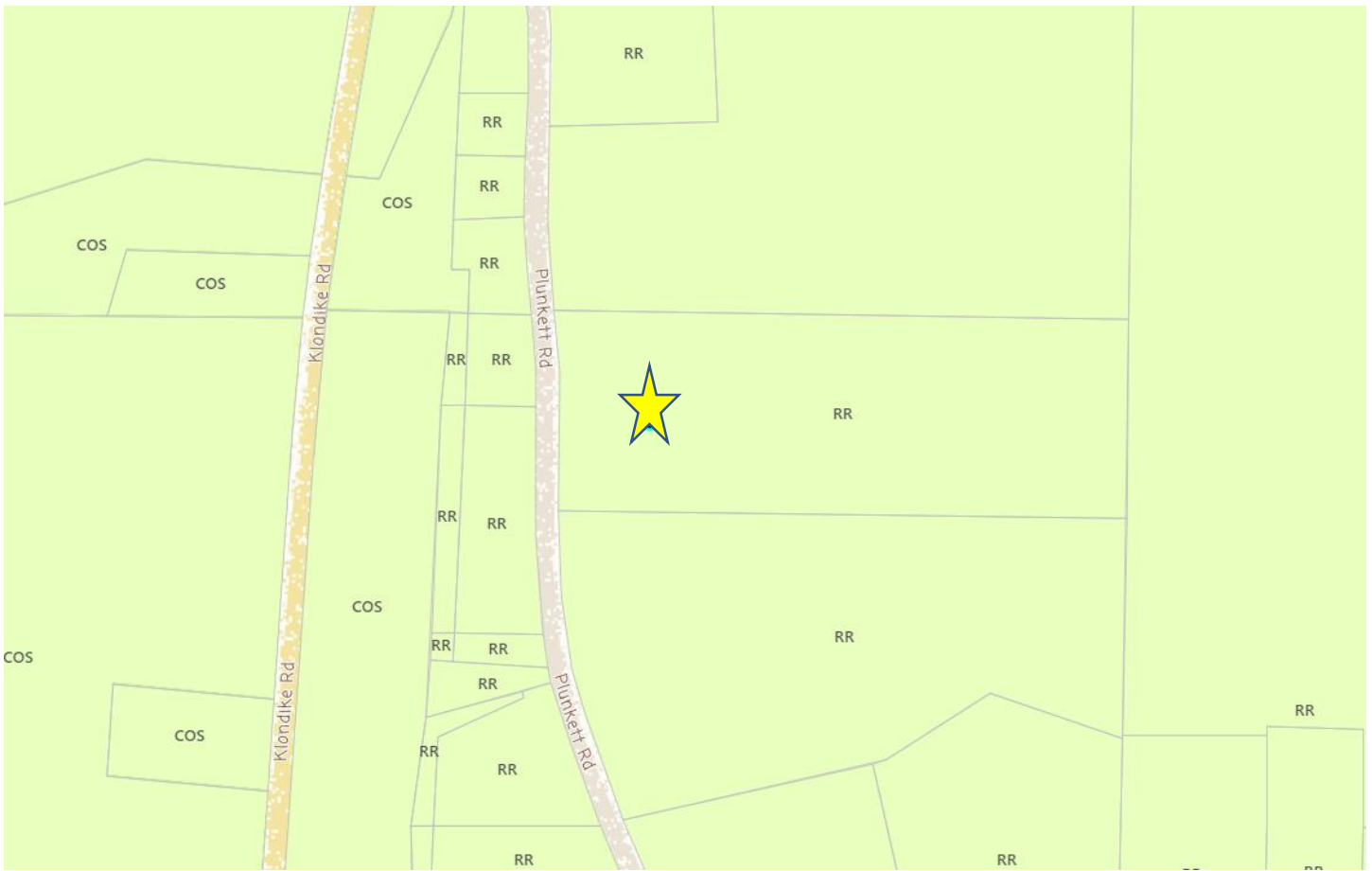
**Staff Analysis of Preliminary Plat (Section 14-88)**

<b>Petition Number:</b>	SPD22-000007
<b>Applicant:</b>	Olu Adegabi
<b>Owner:</b>	Merritt Homes, Inc.
<b>Project Location:</b>	3418 Plunkett Road
<b>Parcels:</b>	16-140-03-020
<b>Council District:</b>	Council District 1
<b>Acreage:</b>	12.187 +/- acres
<b>Existing Zoning:</b>	R-100
<b>Proposed Zoning:</b>	R-100
<b>Comprehensive Plan Community: Area Designation</b>	Rural Residential
<b>Proposed Development/Request:</b>	The applicant is requesting an approval of the Preliminary Plat for a Subdivision of 10 lots.
<b>Staff Recommendations:</b>	<i>Approval</i>
<b>Planning Commission</b>	N/A



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**Zoning Map**



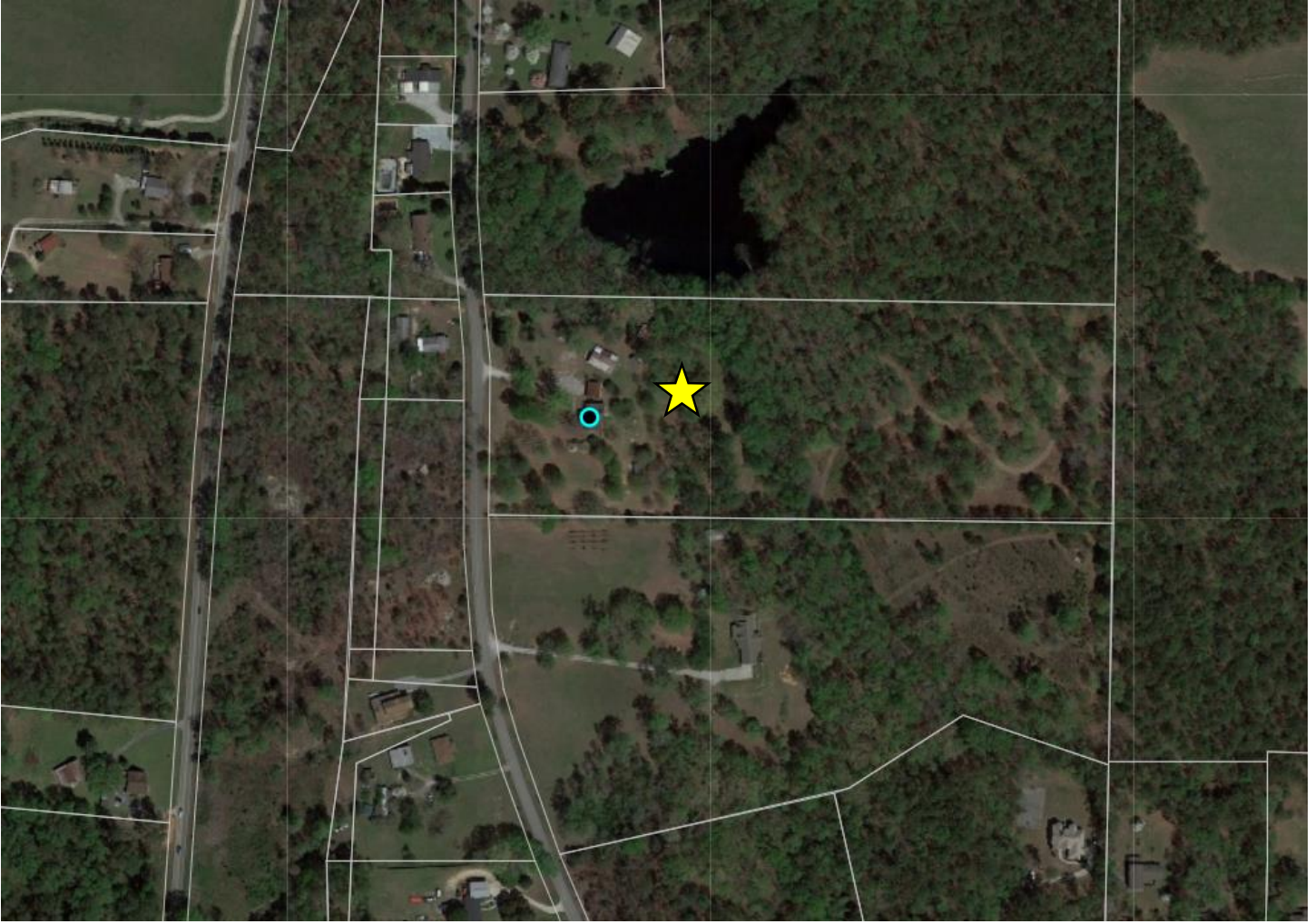
**Current Zoning: R-100 (Residential Medium Lot)**



**Subject Property**



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Aerial Map



PROJECT OVERVIEW



SDP22-000007



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### **Location**

The subject property is located at 3418 Plunkett Road (Parcel ID: 16-140-03-020). The Subject Property consists of a ±12.187 -acres in Land Lots 140, of the 16th District, of City of Stonecrest, DeKalb County, Georgia ("Subject Property").

The property is bounded by Vaughter's Farm to the east, by single-family residential dwellings to the north, west and south.

### **Background:**

The subject property does not have a previous zoning history.

### **Details of the Preliminary Plat:**

The subject property is a rectangular shaped lot and is heavily wooded in nature. The property is located at the northern corner near the intersection of Plunkett Road and Klondike Road. The property is located in the Arabia Mountain Overlay District.

The applicant proposes to subdivide the subject property into ten (10) lots on 12.187 acres of land. The subject property is currently zoned R-100 (Single Family Medium Lot). The minimum lot area for R-100 is 15,000 sf. The applicant is proposing a range of lot area from the smallest lot being 28, 716 sf to 62,015 sf for the largest lot. There is one ingress/egress to the subdivision. The street is 55 feet wide and will have sidewalks throughout the subdivision.





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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;



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(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;*

(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)



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*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*

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 (Vaughter’s Farm)
Adjacent: South	R-100 (Residential Medium Lot District	Single-Family



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Adjacent: West	R-100 (Med Residential)	Single-family Residential
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### **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 SDP22-000007.