



Mayor and City Council

Mayor and City Council Meeting June 29, 2022

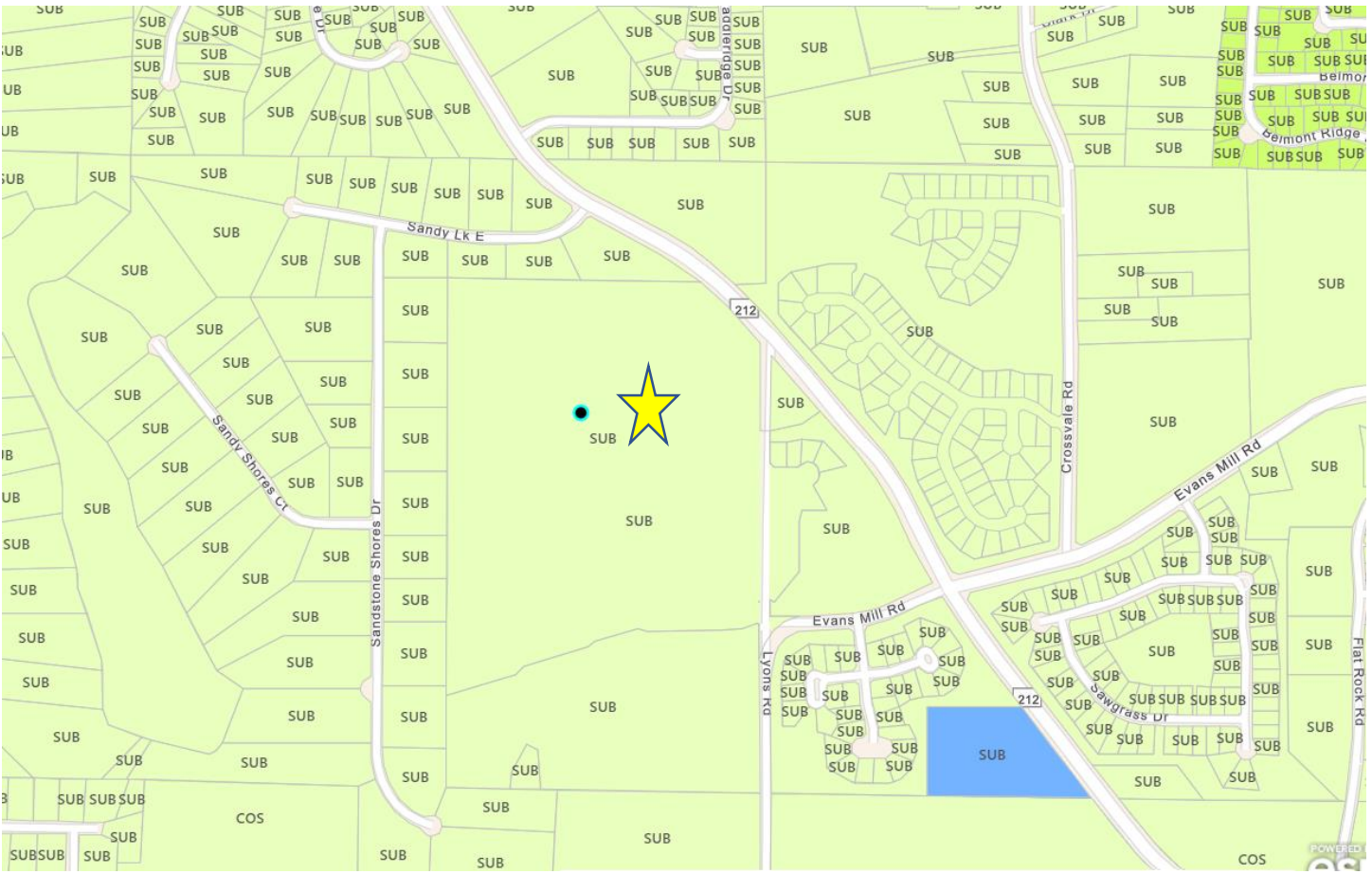
Staff Analysis of Preliminary Plat

Petition Number:	SPD22-000001
Applicant:	Tiffany D. Hogan
Owner:	D. R. Horton
Project Location:	5627 Browns Mill Road
Parcels:	16-047-03-014
Council District:	Council District 4
Acreage:	32.095 +/- 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 Final Plat of the Flat Rock Hills
Staff Recommendations:	<i>Approval</i>
Planning Commission	N/A



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Zoning Map



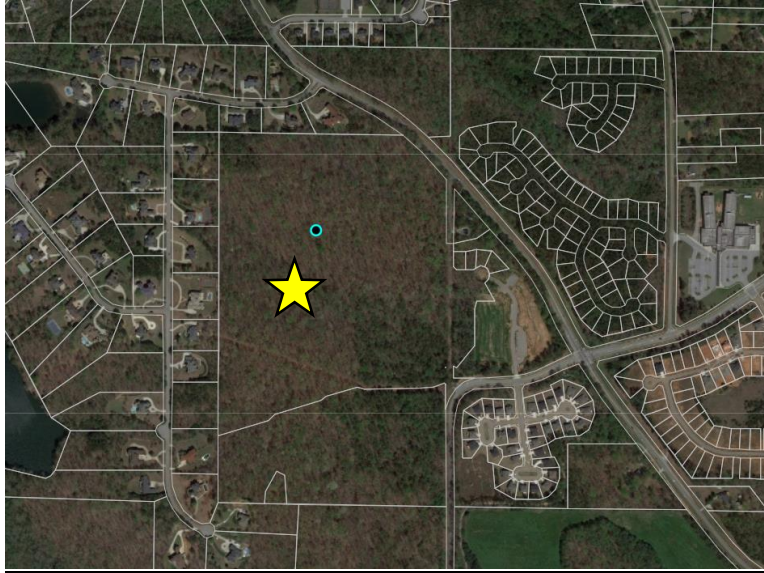
Proposed Zoning: R-100 (Residential Medium Lot)



Subject Property



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Aerial Map



Location

The subject property is located at 5627 Browns Mill Road (Parcel ID: 16-047-03-014). The Subject Property consists of a ±32.095 -acres in Land Lots 047, of the 16th District, of City of Stonecrest, DeKalb County, Georgia (“Subject Property”).

The property is bounded by Flat Rock Elementary to the east, by Sandstone Estates to the north and west and southern portion.



Subject Property

SDP22-000010

Background:

The preliminary plat review started under the administration of DeKalb County in 2005. The City Council at the City of Stonecrest were introduced to this subdivision in 2019 when community discussions regarding the construction of the subdivision began to take place. The current administration were introduced to this subdivision in January of 2022 when the developer inquired about the status of the final plat. In the subsequent month it was discovered that the developer had received approvals from DeKalb County; however, our did not reflect the process in which Preliminary Plats and Final Plats are to be handled according to Section 14-88 of the Chapter 27 City of Stonecrest Zoning Ordinance. The applicant was instructed to submit a Preliminary Plat application where payment was collected. Staff has completed two thorough reviews with the applicant. A Performance Bond and a Maintenance Bond has been applied to the project.



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Details of the Preliminary Plat:

The applicant proposes to Phase 4A of the Flat Rock Hills subdivision. The subdivision will consist of 91 lots: Lots 1-27; lots 43-58; and 102-149. The disturbed acreage will be 28.44. The applicant will follow the R-100 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 (Sandstone Estates)
Adjacent: East	R-100 (Residential Medium Lot) District	Single-family (Sandstone Estates) Flat Rock Hills Elementary
Adjacent: South	R-100 (Residential Medium Lot District	Single-Family (Sandstone Estates)
Adjacent: West	R-100 (Med Residential)	Single-family Residential (Sandstone Estates)

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 SDP22-000010.