THE CITY OF STONECREST GEORGIA

PLANNING COMMISION STAFF REPORT

MEETING DATE: January 3rd, 2019

GENERAL INFORMATION

Petition Number:	SLUP-18-007
Applicant:	Beverly J Searles Foundation
Owner:	Gwinnett Community Bank
Project Location:	6807 Covington Hwy
District:	District 2
Acreage:	2.0 acreage
Existing Zoning:	MR-2 (Medium Residential Density) District
Proposed Development/Request:	Applicant is requesting Special Land Use Permit to construct Senior Housing.
Staff Recommendations:	**Approved**

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Zoning Map

ZONING CASE: **SLUP-18-007**

ADDRESS: **6807 Covington Hwy**

CURRENT ZONING: **C-1 (Local Commercial)**

FUTURE LAND USE: **Neighborhood Center**

0 0.025 0.05 mi

Subject Site

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Aerial Map

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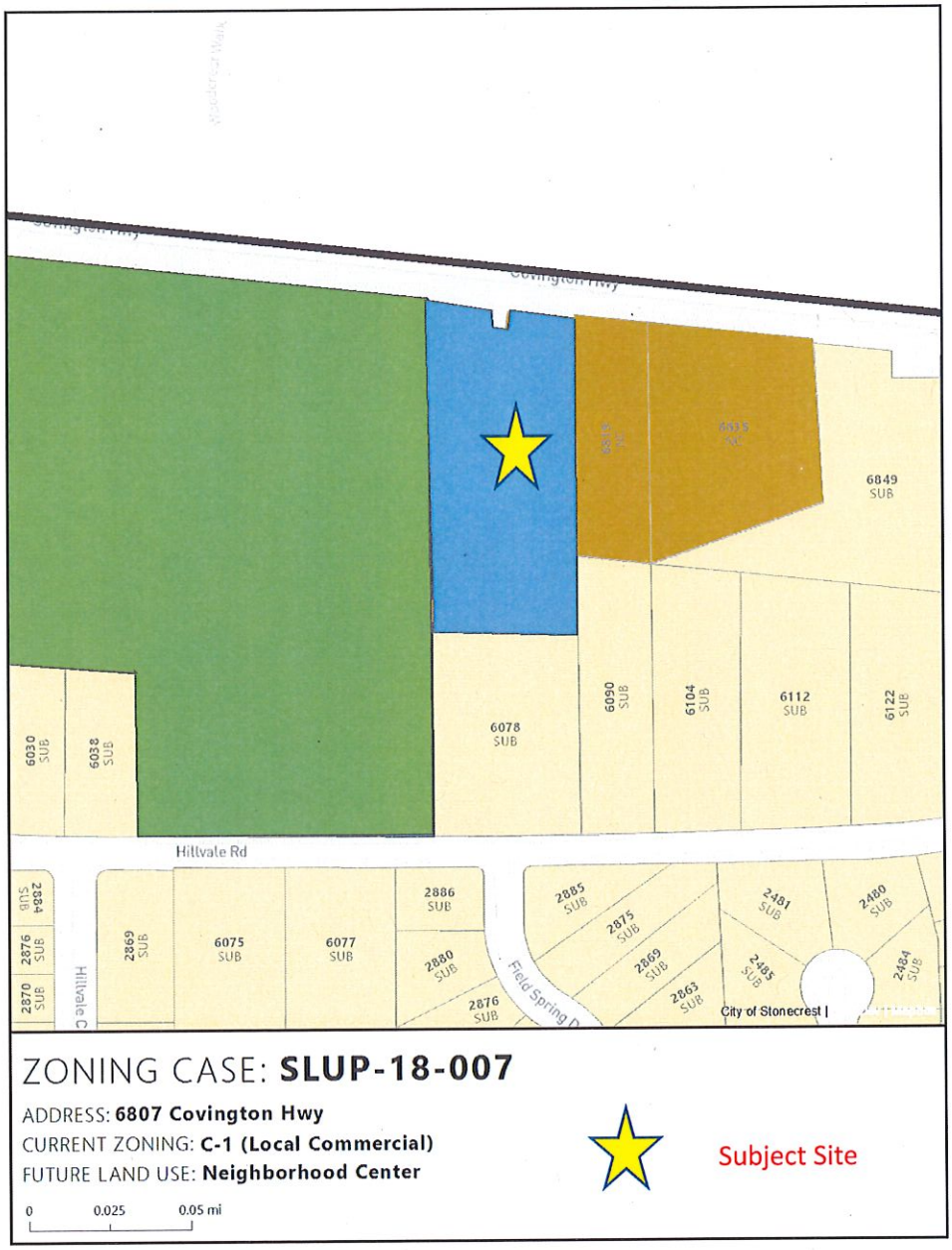
Future Land Use Map



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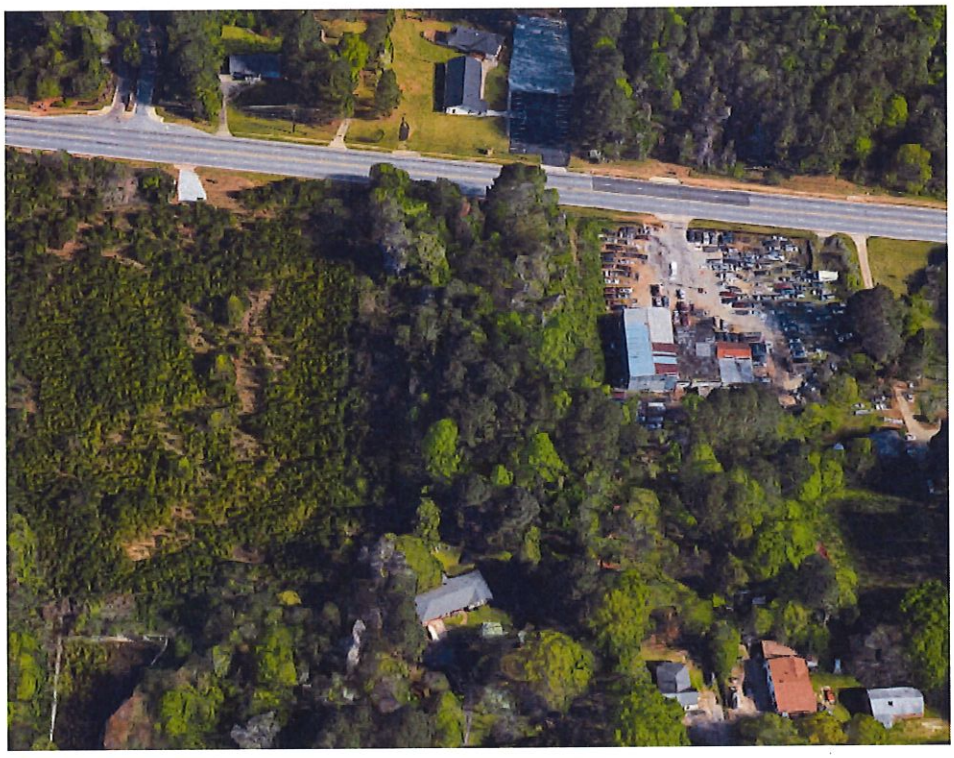
PROJECT OVERVIEW

The subject property is 2.0 -acre parcel with street frontage off Covington Hwy, a four-lane arterial street. The subject property is approximately 1,500' East from the intersection of Covington Highway and DeKalb Medical Parkway, The site currently zoned MR-2 (Medium Residential Density) District and it is the Neighborhood Center Character area identified in the 2035 Comprehensive Plan.



The applicant is requesting a Special Land Use Permit to develop a 250-unit senior housing development. Since the applicant intends to develop the property for senior housing the applicant needed to rezoned the property to a zoning, which would allow the applicant to apply for a Special Land Use Permit.

The applicant is seeking to develop the project within two or three phases. The first phase will be 128 units. The conceptual drawings submitted by the applicant show the proposed building will comprise of brick veneer, fiber cement siding, and fiber cement panels. The property has approximately 200' of frontage on Covington Hwy.

The site has extensive pine trees and undergrowth vegetation located on the property. The topography is characterized as being mainly flat, moving north and south of the subject property. The surrounding area is characterized as a mixture of commercial and residential. North of the subject property across Covington Hwy in unincorporated DeKalb County is

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Woodcrest Village apartment complex. Abutting the property to the East is a commercial zoning property. Located to the West of the subject property is main site for the senior housing development that was approved earlier in 2018. Located to the South of the subject property is a residential zoned property with a single-family residence on it.

View of subject property from Covington Hwy

Concept Drawing of the Senior Housing

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STANDARDS OF REVIEW

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The approximately 111,652 square feet development on 9.3 acres is adequate enough.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The proposed senior housing development is compatible with other residential development adjacent properties and land uses.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

The subject property is located in an established single-family residential neighborhood, it appears that there are adequate public services, public facilities, and utilities to serve the proposed personal care home.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

Covington Hwy is a major arterial, the Planning Staff believes little or no impact on the public streets or traffic in the area. Staff note only Covington Hwy is the only point of access to the development.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

The proposed development will need to obtain permission from GDOT to construct ingress and egress to the subject property. The applicant intened to construct two points of access off Covington Hwy, with one access to be soley used for fire and emergency.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use may not create adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration,

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The propsed use will not created adverse impact upon any adjoining land use by reason of the hours of operation. The proposed use is age restrived independent living development.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The proposed use will not create adcerse inpacts upon any adjoining land use by reason of the manner of operation. The proposed use is i

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The MR-1 (Medium Density Residential) zoning is consistent with the requirement of the zoning district

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The subject property is in the Neighborhood Center Character area designated by the 2035 Comprehensive Land Use Plan. The proposed use is listed as a primary land use and is consistent with the policies of the character area, The proposed use would not change the character of the area.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The proposed use provides for all the required buffer and transitional buffer zones

M. Whether there is adequate provision of refuse and service areas.

Adequate refuse area will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

Staff believes there are no compelling reason for limiting the duration of the requested Special Land Use Permit.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The proposed building is appropriate in realation to the size of the subject property

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

Proposed use satisfies the requirement contatined within the supplemental regualtions for such special land use permit.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The poposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. The proposed development will have 50' transitional buffer between the residential home located to the southeast.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use would be consistent with the needs of the community as whole, as it appears there are no immediate senior housing within the immediate area. The proposed is not in conflict with the overall objective of the comprehensive plan. Housig policy number six, states the need to increase senior housing options in the city.

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ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Nearby: North	MR-1 (Medium Residential Density) Apartments	Residential	n/a
Adjacent: South	R-100 (Residential Med lot) Single-Family Home	Residential	n/a
Adjacent: East	C-2(General Commercial) Vacant Property	Commercial	n/a
Nearby: West	MR-2 (Medium Reidential Density) (Vacant)	Residential	n/a

The surrounding area is characterized as a mixture of commercial and residential zoning tracts with a small portion of residential homes and residential subdivisions located to the South, Southwest, and Southeast. Located to the Southwest are two residential parcels, with one parcel being vacant. Located to the Southeast is one residential home and across Hillvale Road is the Meadow Springs Subdivision. Across Covington Hwy to the North of the property are residential apartments in unincorporated DeKalb County. The adjacent properties located to the West and East are zoned C-1 and OI.

MR-2 (Medium Residential Density) zoning intends to encourage primary residential, planned developments that allow accessory retail, office, institutional and civic uses, as well provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain the harmony of scale, intensity, and design with surrounding development. Additionally, provide districts that allow appropriate development transition within the edges and transitional area of the Town Center and Regional Center character areas.

The City Stonecrest Future Development Map as shown on page 67 of DeKalb County Comprehensive Plan identifies the subject property as being within Character Area Neighborhood Center. The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas shall complement the character of neighborhoods and the location of the commercial areas shall reduce automobile travel, promote walkability and increased transit usage Policies for this character area preserves and enhance the integrity and quality of existing residential neighborhoods, while promoting healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity. The intent of the character area is to consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians.

The proposed Special Land Use Permit is consistent in use and scale with the surrounding uses. Staff believes SLUP is suitable in view of the use and development of adjacent and nearby properties. Therefore, the proposed SLUP would be in keeping with the policies and intent of the Comprehensive Plan and would be suitable in view of its impacts on the adjacent and nearby property, therefore, the Department of Community Development recommends **APPROVAL of SLUP-18-007**