THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 3rd, 2019

GENERAL INFORMATION

Petition Number:	RZ-19-001
Applicant:	Blue River Development c/o Battle Law
Owner:	Wagner Robert Dane
Project Location:	4001-3989 Panola Rd.
District:	District 4
Acreage:	53.16 acres
Existing Zoning:	R-100 (Residential Med Lot)
Proposed Zoning:	R-75 (Residential Med Lot)
Proposed Development/Request:	The applicant is requesting to rezone the subject property from R-100 to R-75 for the development of 15 single-family subdivision.
Staff Recommendations:	**See staff analysis**

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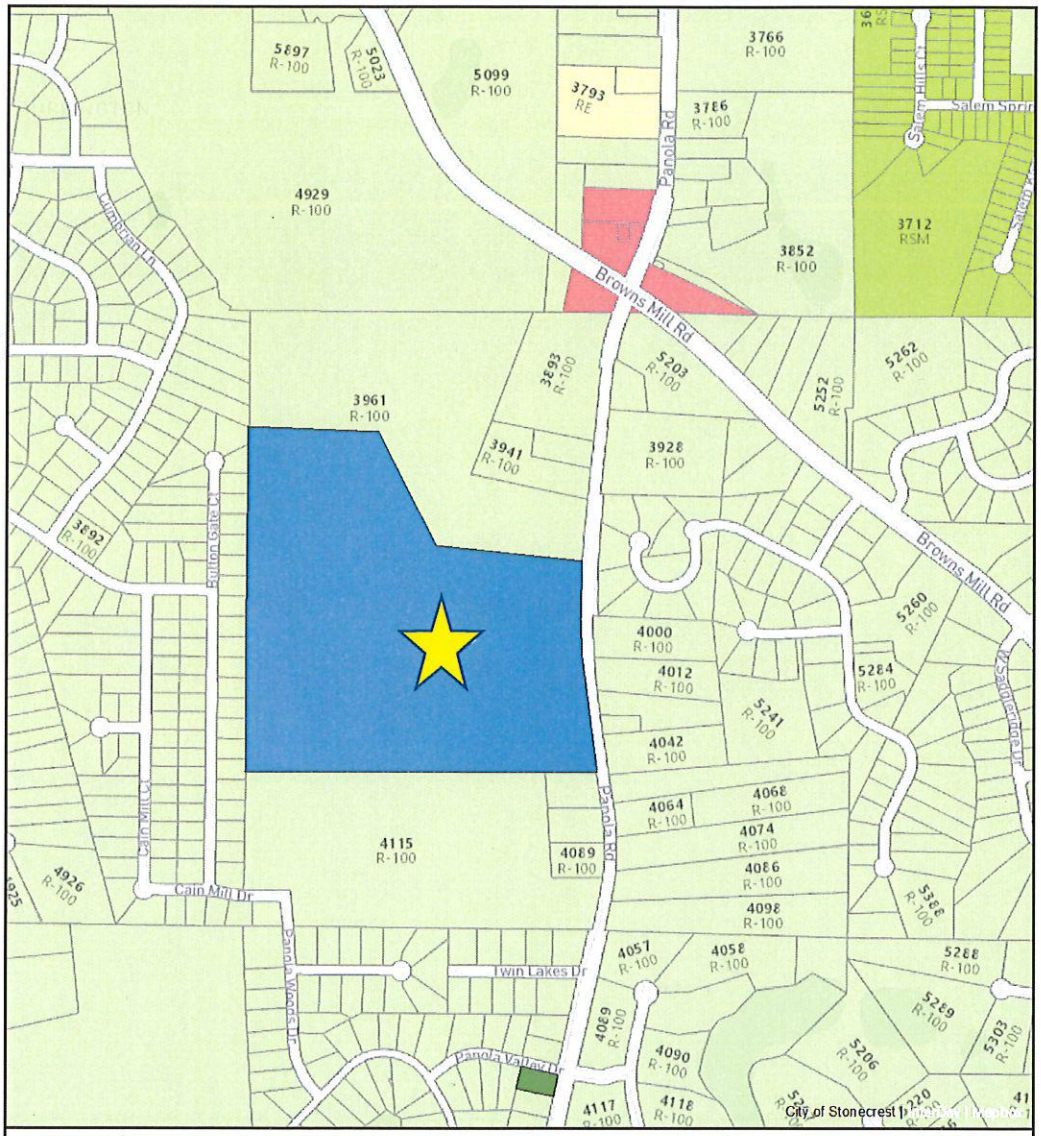
Zoning Map



ZONING CASE: **RZ-19-001**

ADDRESS: **3989 / 4001 Panola Rd**

CURRENT ZONING: **R-100**

FUTURE LAND USE: **Suburban**

0 0.1 0.2 mi

Subject Site

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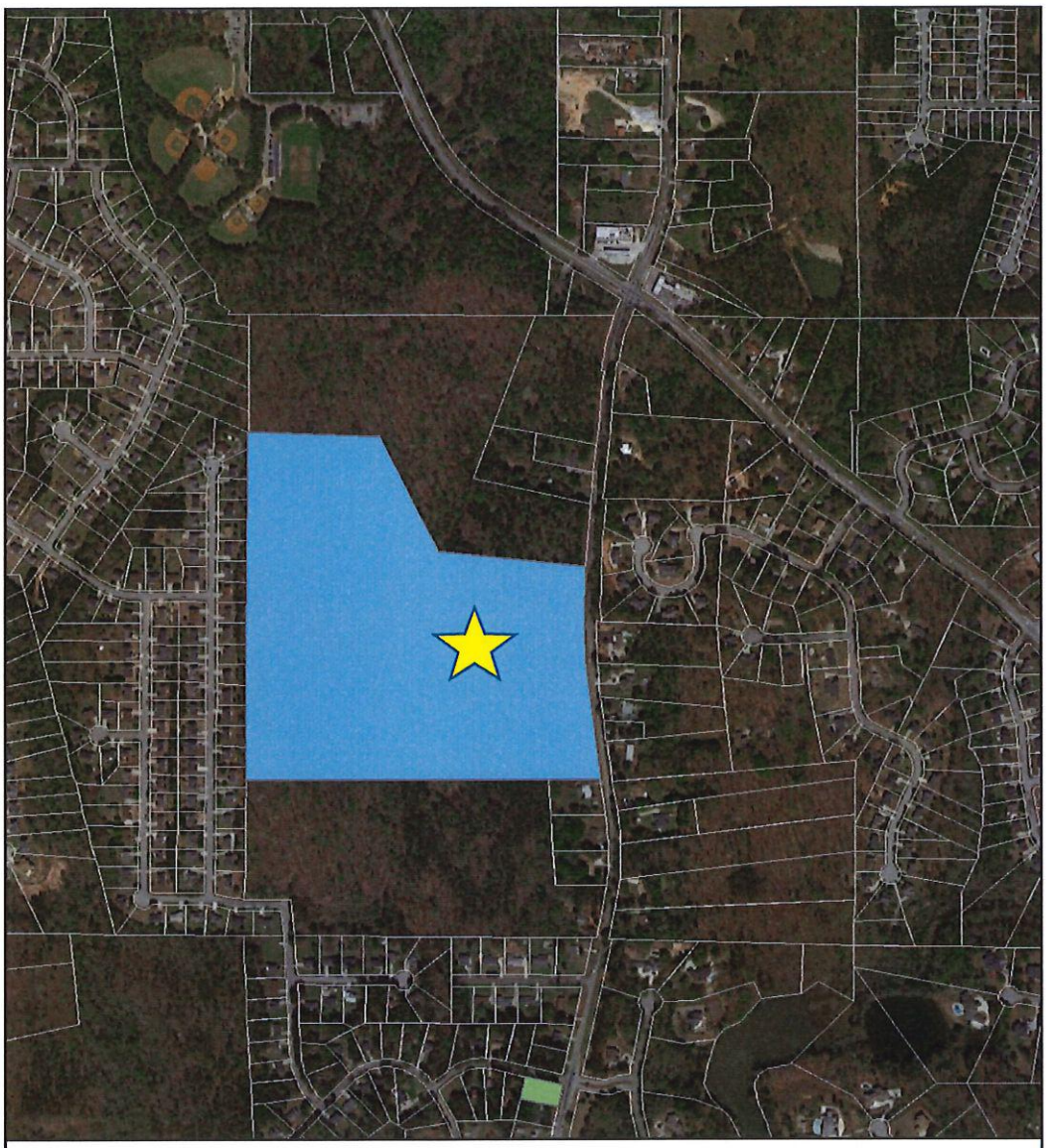
Aerial Map



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Future Land Use Map

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0 0.1 0.2 mi

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PROJECT OVERVIEW

The applicant is requesting a change in zoned 53.16 acres from R-100 (Medium Density Residential) to R-75 (Residential Med Lot) District to allow for the construction of 115 de-attached single-family residential homes. The Future Land Use character for this area is Subdivision identified in the Stonecrest Comprehensive Plan.

The subject properties are located approximately 1350 feet to the south of the intersection of Browns Mill Road and Panola Road. The properties currently have two single family homes located on it, built between the 1930s or 1940s. The properties have a mixture of pines and hardwoods vegetation. The topography of the property can be characterized as being uneven. Several areas of the subject property (mostly toward the middle of the property) has steep decline droping some ten's of feet.

The applicant is proposing 115 units single-family homes. The proposed density will be 2.18 units per acre. The minimum square footage for the single-family homes will be 1,600 square feet. Submitted elevations for the residential units show the façade to be a mixture of brick or stone with accents of concrete siding. The side and rear elevations will be using the same concrete lap sidings. Site amenities proposed for the development is an active recreation area with a cabana and pool within in the subdivision. There will be 10.9 acres to be left for common open space with a proposed nature trail to develop as well. Access to the development will be located off Panola Road and the internal roads will be public.

A neighborhood meeting is scheduled to be held Monday January 28, 2019, to discuss the proposed rezoning.

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Property located to North of the subject property

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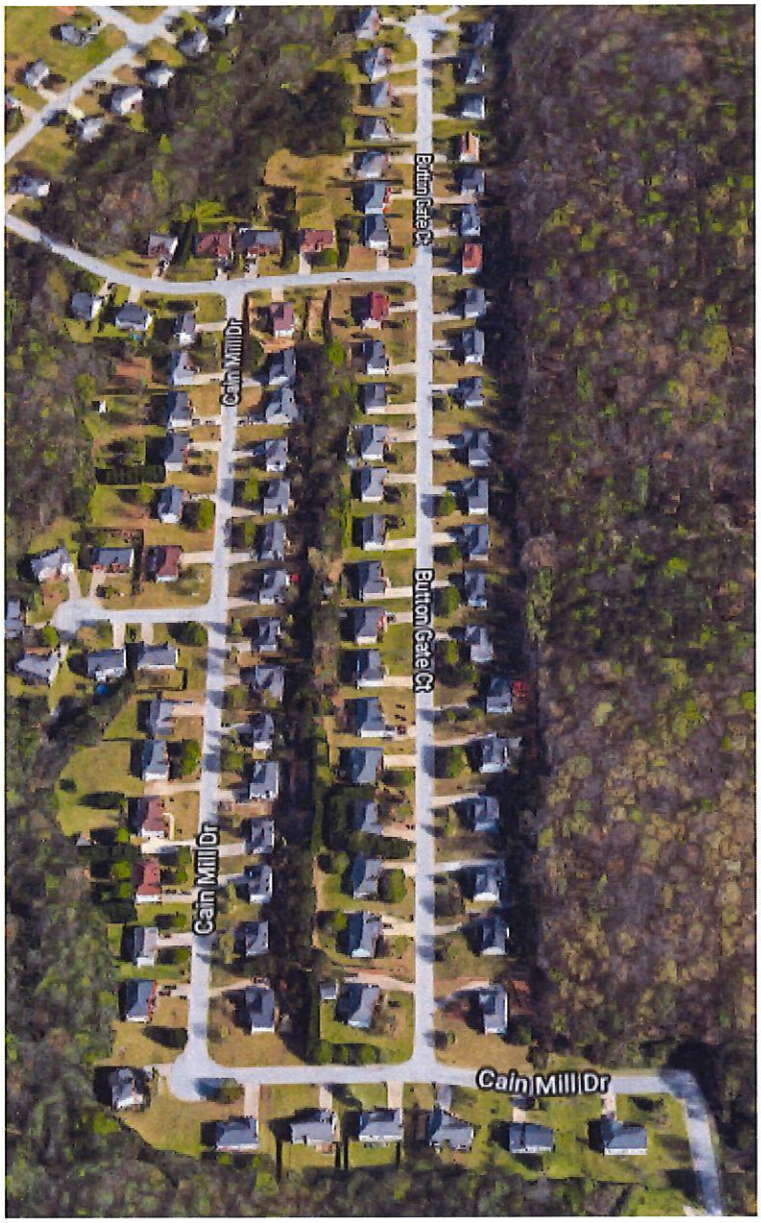
Property located to West of the subject property (Burlington Subdivision)



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Properties located to the East of the subject property

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Properties located to the South of the subject property (Panola Valley Subdivision)

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STANDARDS OF REVIEW

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

  The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The proposed R-75 zoning is in line with the recommended use of the suburban character area. The suburban character area calls for single-family detached residential homes which the applicant is proposing.

- **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

  The zoning proposal will permit a use that is suitable in view of the use and development of the adjacent and nearby properties. The proposed zoning is similar to the surrounding zoning of other single-family developments. However, the zoning proposal would change the character of the area by developing smaller lots and smaller homes within the area.

- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

  The subject property has reasonable economic use as currently zoned. The subject property current zoning and site conditions allow for a residential subdivision to be developed.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

  The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property or properties. The proposed zoning is a residential use which is similar to the residential zoning in the immediate area.

- **Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal.**

  There are no other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal.

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

  The proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.

- **Whether the zoning proposal will result in use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed zoning will not result in use in which will cause excessive or burdensome use of transportation facilities and utilities. Staff is concern amount of traffic the new development will create. The trip generation which the applicant submitted show PM peak travel to be over 100 trips. Staff has requested a traffic impact study for review (Engineer Comments # 3).

The development would generate 54 additional students according to DeKalb County School development review. Ten students at Flat Rock ES, six at Salem MS, ten at MLK HS and twenty-four at other DCSD schools. The middle school and high school would have the capacity for additional schools, however, Flat Rock ES does not have the capacity for additional students.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**
  The zoning proposal will not adversely impact the environment or surrounding natural resources.

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ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	R-100 (Vacant)	Single-family Residential	n/a
Adjacent: South	R-100 (Panola Valley Subdivision)	Single-family Residential	n/a
Adjacent: East	R-100 (Detached Single Family)	Single-family Residential	n/a
Nearby: West	R-100 (Burlington Subdivision)	Single-family Residential	n/a

The surrounding area can be characterized as residential zoning tracts. Located to the north of the subject property is vacant property zoned R-100. The Burlington subdivision is located to the west of the subject property and is zoned R-100. Panola Valley Subdivision is located to the south of the subject property and is zoned R-100. Adjacent to the east of the subject property is several detached single-family homes zoned R-100. The proposed use of single-family detached homes would be like surrounding area.

R-75 zoning is designed to use and structures authorized in the district are designed to serve the housing, recreational, educational, regions and social needs of the neighborhood. The zoning district should provide compatible developments and provide protection for in the existing neighborhoods as new subdivisions are created. R-75 district zoning requires a minimum lot to be 10,000 square feet and the minimum unit's size is 1,600 square feet for single-family detached. The surrounding properties have zoning of R-100 and minimum lots of 15,000 square feet and minimum units size of 2,000 square feet. The proposed zoning use would be compatible but would have smaller lots and small homes.

The City of Stonecrest Future Development Map as shown on page 77 of the City of Stonecrest Comprehensive Plan identifies the subject property as being within the Character Area Suburban Character Area. The intent of the Suburban Character Area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. Policies for this character area is to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. The proposed zoning is recommended use for the area however staff believes the development of smaller homes would alter established single-family residential patterns in the area. Still the overall development would be in line with the comprehensive plan goals.

Although the proposed residential use would be compatible with smaller lots and smaller homes. It would appear the applicant proposal does not meet all the standards or review. Staff still has concerns regarding elementary school capacity and traffic. Concerns should be address before the application is approved.

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Engineering Zoning Comments

1. There is a project in the Atlanta Regional Commission's Transportation Improvement Plan for improvements on Panola Road (Project #0006880). The scope of the project is one thru lane in each direction, a center left turn lane, and bike lanes on each side. Improvements include curb & gutter, sidewalk, traffic signal enhancements, and geometric improvements. This project is currently scheduled as Long Range with no funding source designated.

2. Curb cut locations and alignments are subject to an approved sight distance plan and the approval of the City of Stonecrest.
   a. Ensure that the R/W is cleared of all obstructions that may limit the sight-distance of the driver. This includes at a minimum all trees and/or shrubs and fencing. Coordinate all improvements in the R/W with the City of Stonecrest and DeKalb County.
   b. Line of sight must remain entirely in the right-of-way. Additional right-of-way or a permanent easement may need to be dedicated to meet this requirement.
   c. Curb cut locations shall meet the minimum requirements for spacing and sight distance and are subject to approval by the City of Stonecrest and DeKalb County.

3. Submit a Traffic Impact Study for the development. Existing and projected traffic counts should be shown. Trip generation volumes for daily and peak hours should be calculated using the Institute of Traffic Engineers Trip Generation Manual. These volumes will be used to determine the requirement for a left turn lane and/or deceleration lane into the proposed project. Impacts and recommendations for improvements to impacted roads and intersections should be included.

4. ADA compliant sidewalks are required along Panola Road and along both sides of all proposed streets.

5. Development plans shall meet all the requirements of the City of Stonecrest Development Regulations, Tree Protection, Erosion & Sedimentation Control, Floodplain, and Stream Buffer Ordinances prior to the issuance of a Land Disturbance Permit.

6. A topographic map was not submitted as required by the rezoning application. Topography should extend 200' beyond the site boundaries.

7. Water and sewer approval is required by the DeKalb County Department of Watershed Management.

8. No provision for stormwater detention is shown. Detention facilities should be shown on a separate lot and shall be maintained by the Homeowners Association.

9. The following issues are not in compliance with the City of Stonecrest Land Development Code. Approval of these would require concurrent variances.

   a. The minimum centerline curve radius is ninety feet (Sec. 14-197). This is violated in at least three locations.
   b. Panola Road is classified as a major arterial. Right-of-way dedication is required seventy-five feet (75') from the centerline of Panola Road per Sec. 14-191(b).
   c. A project consisting of greater than 75 lots must have a minimum of two access points per Sec. 14-200(5).

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RECOMMENDATION

Based upon the findings and conclusions, it appears the applicant does not meet all the criteria for approval. However, should the Commission choose to approve the request in whole, Staff recommends that approval be subject to the following conditions:

1. Submit a site plan to the City of Stonecrest Community Development Department that conforms to the requirements of the R-75 zoning district and conditions found herein. The site plan shall be submitted to the Community Development Department for approval prior to application for a Land Disturbance Permit. Said site plan shall contain a maximum of 115 detached single-family units.

2. Dwellings shall have a minimum heated floor area of 1,800 square feet.

3. Building elevations shall be constructed of primarily brick or stone on the front façade. Sides and rear shall contain at least 50 percent brick or stone with the balance being the same, wood shake or fiber-cement siding; final approval will be subject to the review and approval of the Community Development Director.

4. The development shall be limited to a maximum of two (2) entrances on Panola Road. Said entrances shall be have adequate spacing and sight distance and are subject to the approval of the Stonecrest City Engineer.

5. Owner/Developer shall install ADA compliant sidewalks along both sides of all proposed streets.

6. Owner/Developer shall construct a deceleration lane at the proposed entrance to the development on Panola Road (Sec. 14-200(9)a), subject to the approval of the Stonecrest City Engineer.

7. Owner/Developer shall construct a left turn lane on Panola Road at the proposed entrance (Sec. 14-200(9)b), subject to the approval of the Stonecrest City Engineer. Said turn lane shall comply with design guidelines as set forth by AASHTO and in the Manual on Uniform Traffic Control Devices (MUTCD).

8. Owner/Developer shall install curb & gutter and a five foot (5') wide sidewalk along the entire frontage of Panola Road. Said sidewalk shall be located so that it will not conflict with the future Panola Road Operations Improvement Project.

9. Owner/Developer shall dedicate additional right-of-way along the entire frontage of Panola Road to provide a minimum of fifty feet (50') from the road centerline, twelve feet (12') from the future back of curb, or two feet (2') from the future back of sidewalk, whichever is greater.

10. All proposed roads shall be designed and constructed in compliance with the City of Stonecrest Development Regulations, including a minimum centerline radius of ninety feet (90'), subject to the approval of the City Engineer.

11. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition. Detention facilities must be on a separate lot and shall be maintained by the Homeowners Association.

12. Owner/Developer shall comply with the City of Stonecrest Tree Protection Ordinance concerning tree protection and replacement. A minimum on-site tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree recompense units as required in the ordinance.

13. Water and sewer approval is required by the DeKalb County Department of Watershed Management.