THE CITY OF
STONECREST
GEORGIA

PLANNING COMMISSION STAFF REPORT(S)

THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Planning Commission March 10th, 2020 / Mayor and City Council Meeting March 23rd, 2020

GENERAL INFORMATION

Petition Number:	RZ-20-001
Applicant:	Blue Ridge Atlantic Development
Owner:	James Mac Sams & Joslin Sams
Project Location:	6086 & 6100 Hillandale Drive
District:	District 2
Acreage:	5.63
Existing Zoning:	MR-1 (Med Density Residential)
Proposed Zoning:	MR-2 (Med Density Residential)
Comprehensive Plan Community: Area Designation	Office Professional
Proposed Development/Request:	The applicant is requesting to rezone the subject properties from MR-1 (Medium Residential Density) District to MR-2 (Medium Residential Density) District and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.
Staff Recommendations:	Approval with conditions

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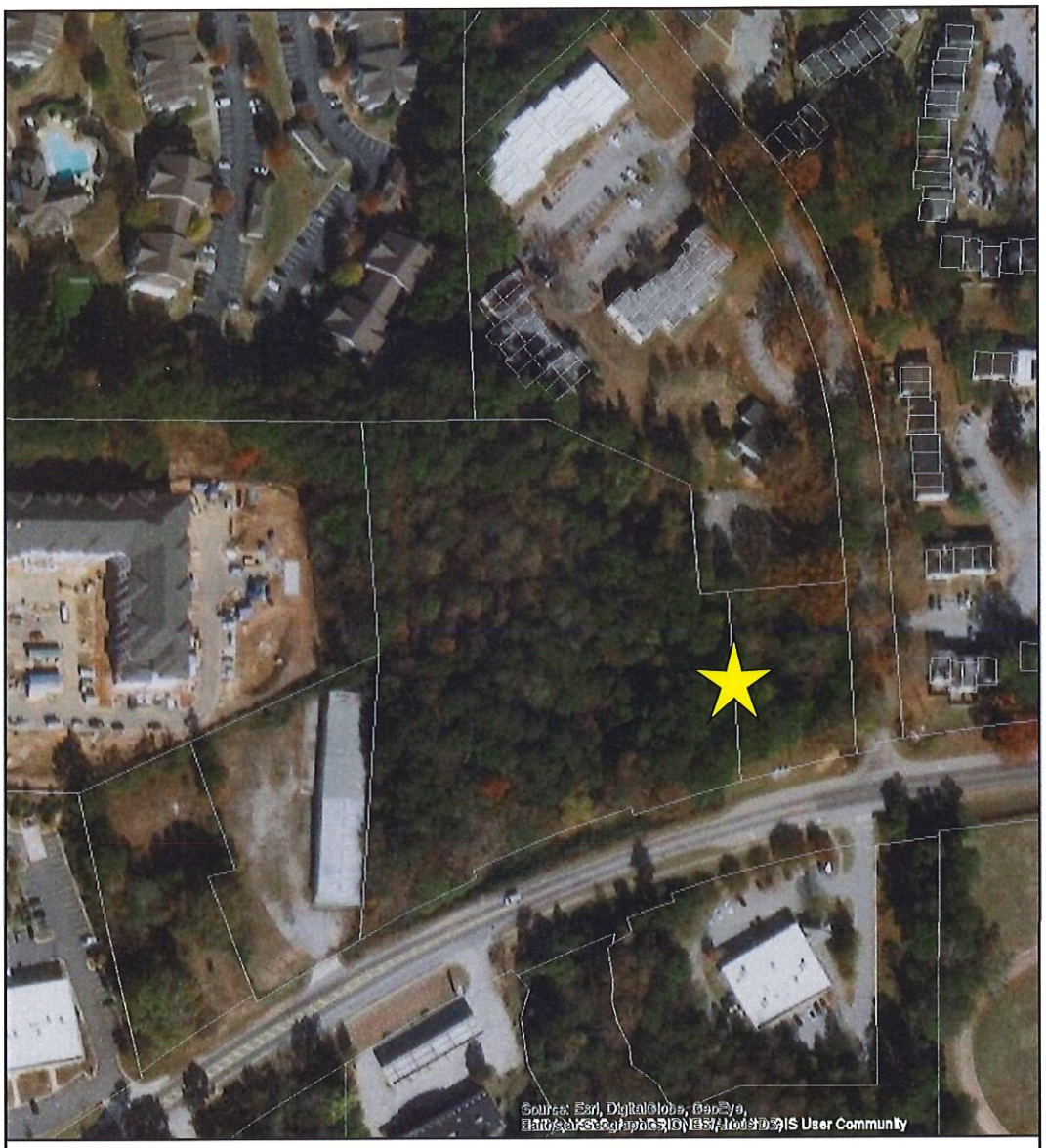
Aerial Map



ZONING CASE: **RZ-20-001**

ADDRESS: **6086 & 6100 Hillandale Road**

CURRENT ZONING: **MR-1 (Med Density Residential)**

FUTURE LAND USE: **Office Professional**

Subject Property

0 0.025 0.05 mi

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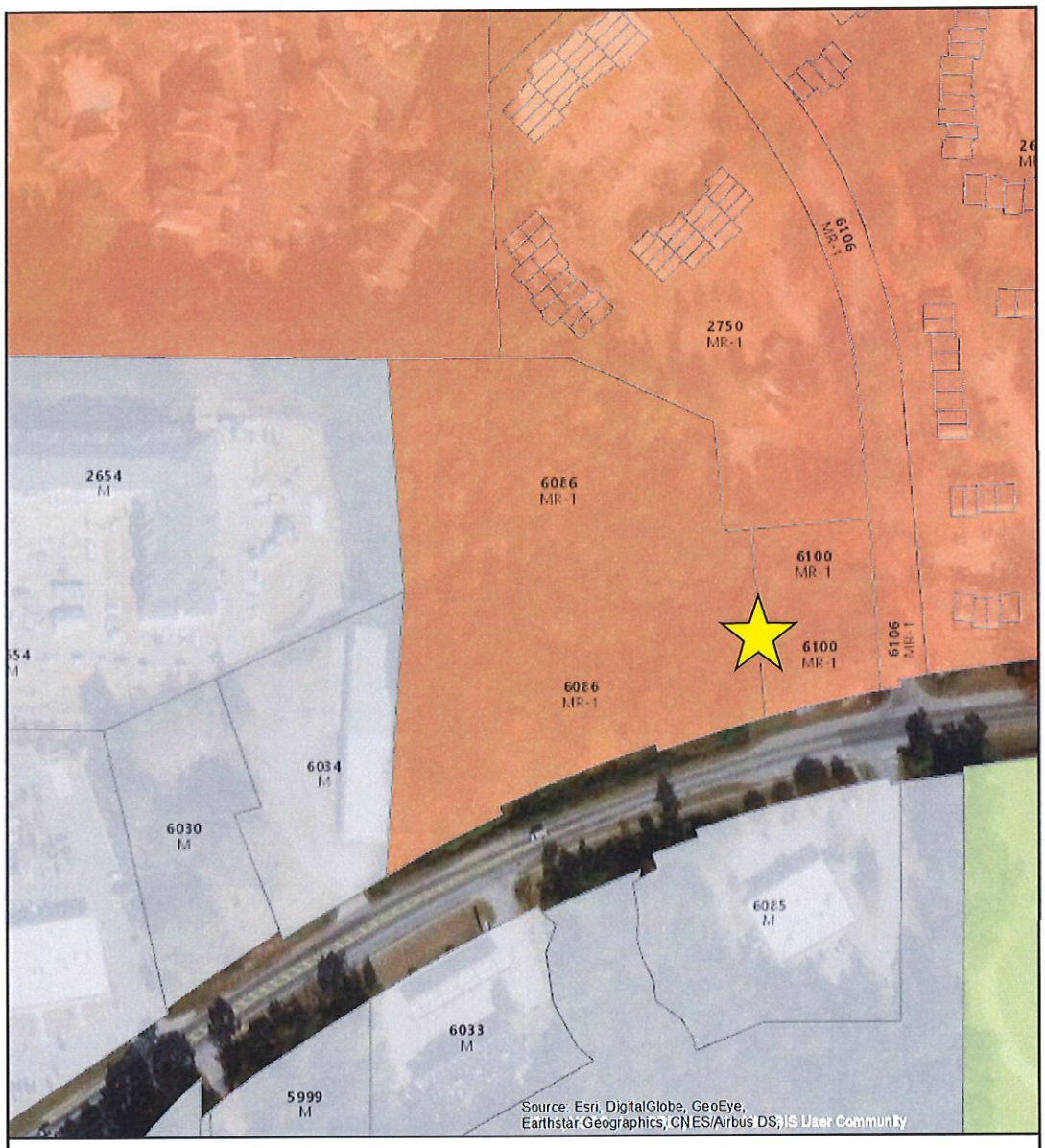
Zoning Map



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PROJECT OVERVIEW

Location

The subject properties are located at 6086 & 6100 Hillandale Drive. The property is approximately 564 feet northwest of Hillandale and Farington intersection.

The property is bounded by Hillandale Drive to south, by Somerset Condominium and Bella Vista Apartment to the north and west and an undeveloped parcel to the east.

Background

Currently, the property has kept its original zoning classification of MR-1 under Stonecrest Zoning Ordinance per Dekalb County Zoning case Z-86017.

The properties are currently undeveloped lots. The topography of the property is characterized as being even throughout. The properties also have a mixture of hardwoods and mature pines as well.

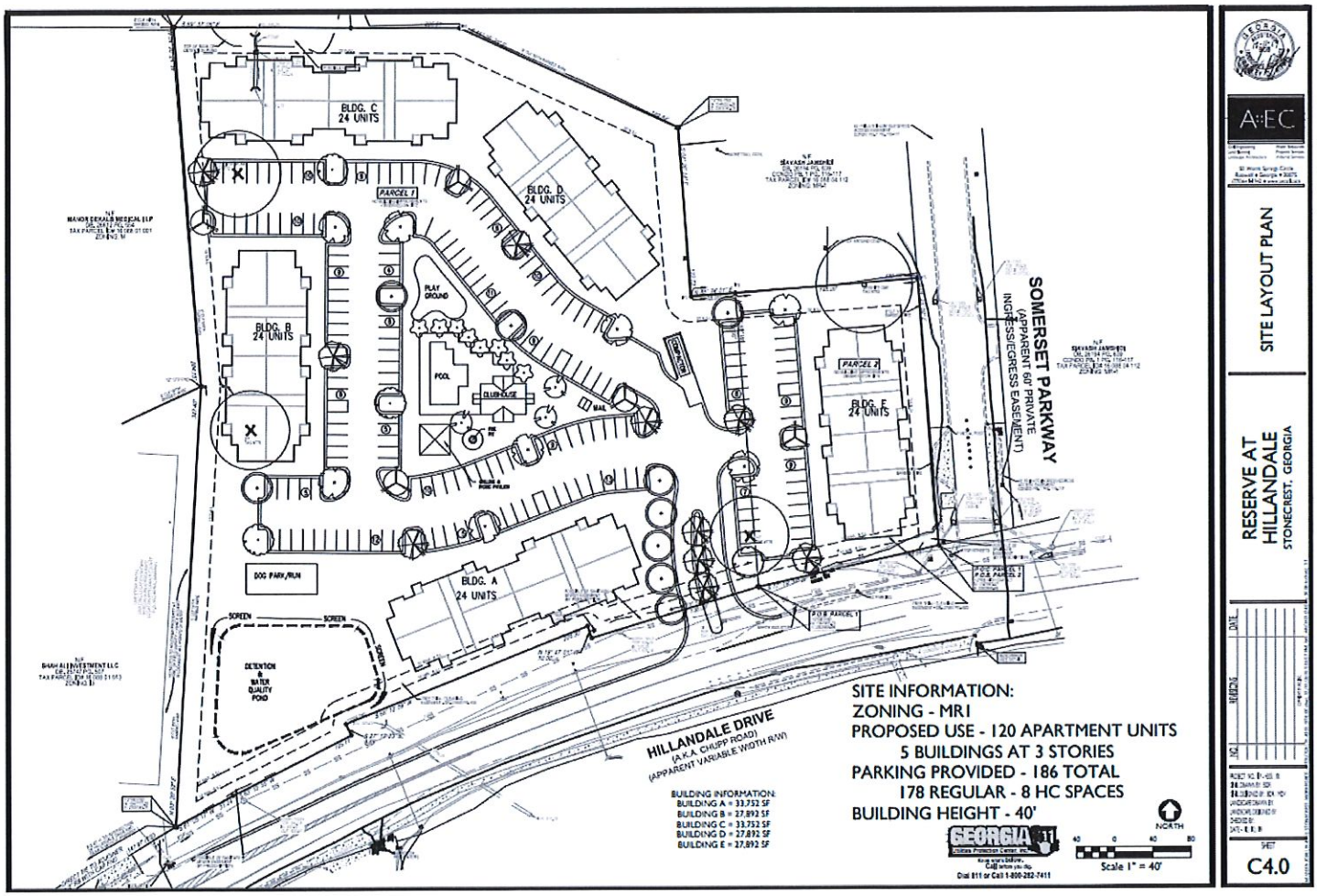
Rezoning Request

The applicant is requesting to rezone the 5.63 acres of the subject properties from MR-1 (Medium Residential Density) District to MR-2 (Medium Residential Density) District and future land use character from Office Professional to Urban Neighborhood for the development of 120 units of workforce housing. The proposed project would have a density of 21 units per acre, and the building will be a maximum of 3 stories.

The applicant plans on partnering with a community service provider that will provide certain education services to residents and their families, such as ready schools, adult homebuyer classes, and financial independence training classes.

The building exteriors will be comprised of brick or stone façades with Hardi-plank siding to enhance the architectural appeal. The applicant will provide several amenities for the residents, including but not limited to a fitness center, business center, pool, dog park area, playground area, resident gathering area, conference room for resident use, and outdoor grilling facility.

Conceptual Site Plan



Proposed Elevations

Public Participation

Property owners within 500 feet of subject property were mailed notices of the proposed rezoning in January. The community meeting was held on February 20th, 2020, at 6:30 pm at Stonecrest City Hall chambers, Stonecrest Georgia 30038. Several residents show up at the community meeting regarding the rezoning application.

STANDARDS OF REZONING REVIEW

Section *7.3.4 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.*

- **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 medium density housing. * *Please see the map below table*

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	**Proposed: MR-2**	**Residential**	**21 units/acre**
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
Adjacent: West	M (Light Industrial) District	Multi-family (Brightstone Senior)	24 units/acre
Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

  The proposed land-use change would permit a use that would be suitable in view and development of the nearby properties as the majority of the property surrounding the property are multi-family developments. The applicant proposed use would be suitable.

- **Whether the proposed land-use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

  The proposed land-use change will not adversely affect the existing use or usability of adjacent nearby property or properties. The current zoning of the property is the recommend zoning classification for the proposed land use and would be similar to the property and properties.

- **Whether the proposed land-use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

  Access to the property is via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant shows the development would be under 100 trips during the peak hours.

  The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

  When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity, and additional portable classrooms may be required to accommodate students from new developments.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

  The amendment is consistent with the written policies in the Stonecrest comprehensive plan. The surrounding properties have the same FLU designation as the proposed change, which allows the property to be more consistent with the Stonecrest Comp Plan.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near a county or municipal boundary lines.**

  There is no potential impact on property or properties in ad adjoining governmental jurisdiction in case of the proposed changes near a county or municipal boundary lines.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land-use change.**

  There are existing conditions affecting the use and development of the affected land area, which supports the approval of the land-use change. The current zoning of the property (MR-1) is not a permitted zoning classification in Office Professional, therefore changing the FLU character would make the property consistent with the Stonecrest Comp Plan.

- **Whether there will be an impact on historic buildings, sites, districts, or archaeological resources resulting from the proposed change.**

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property; therefore, there will be no impact on historic buildings, sites, districts, or archaeological resources.

STANDARDS OF REZONING REVIEW

Section *7.3.5 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.*

- **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.**

  As shown in the table below, the subject property is surrounded by low to medium density housing. * *Please see the map below table.*

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	**Proposed: MR-2**	**Residential**	**21 units/acre**
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
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Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

  The proposed change in zoning would permit a use that would be suitable in view and development of the nearby properties. The medium residential medium density district is intended for development for the Urban Neighborhood Character area. The proposed density would be like other developments in the area.

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

  The subject property is located within the Urban Neighborhood character area of the Stonecrest Comprehensive Plan. The character area intends to limit small scale goods and Townhomes; Multi-family developments. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.

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

  The property is currently zoned MR-1, which permits the development of detached single-family home development with a minimum lot size of 15,000 square feet. The property does not have reasonable economic use as currently zoned. The property sits along Turner Hill Road, which is a minor arterial road in a neighborhood that has evolved from a less traditional community into more medium-density zoning.

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

  The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the suggested zoning for the residential development would not adversely affect the existing use of the property as the applicant is essentially asking for the same zoning classification.

- **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 existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification. The applicant is asking for an increase in density, which would still be consistent with the area.

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

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

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

  Access to the property is via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant shows the development would be under 100 trips during the peak hours.

  The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

  When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity, and additional portable classrooms may be required to accommodate students from new developments.

- **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.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of RZ-20-001**, subject to the following conditions:**

1. The site shall be developed in general conformance with the site plan received by the City on January 7th, 2020.
2. The development shall be limited to the 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the City on January 7th, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirements for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb & gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no cost to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thirty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project entrance per Section 14-200 (9)b of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.