

Special Administrative Permit (SAP) Public Hearing

January 16, 2024

Planning and Zoning Department



Purpose and Intent

- Initiated by the State of Georgia as of July 1, 2023;
- Public Hearing is required for all Special Administrative Permits request;
- Occurrence
 - Every 3rd Tuesday of each month.
- Special Outdoor Event
 - Encourage Applicants to start the Pre-Application phase 60-days prior to proposed event date(s).

Meeting Decorum

- Please be respectful to applicants, citizens, and staff.
- Keep questions, comments, and/or concerns relevant to agenda items
 - Staff is available to answer questions for other matters after the Public Hearing has concluded
- There will be 10 minutes for each side (opposition or in favor) to make comments.

SA23-047

3450 Stoneleigh Walk

Omoredede Ekomwenrenren of Eko's
Dynamic Professional Solution, LLC

Applicant is seeking a Special Administrative Permit to use office space in their home to operate their IT Consulting business as a Type I Home Occupation



Future Land Use/Character Area

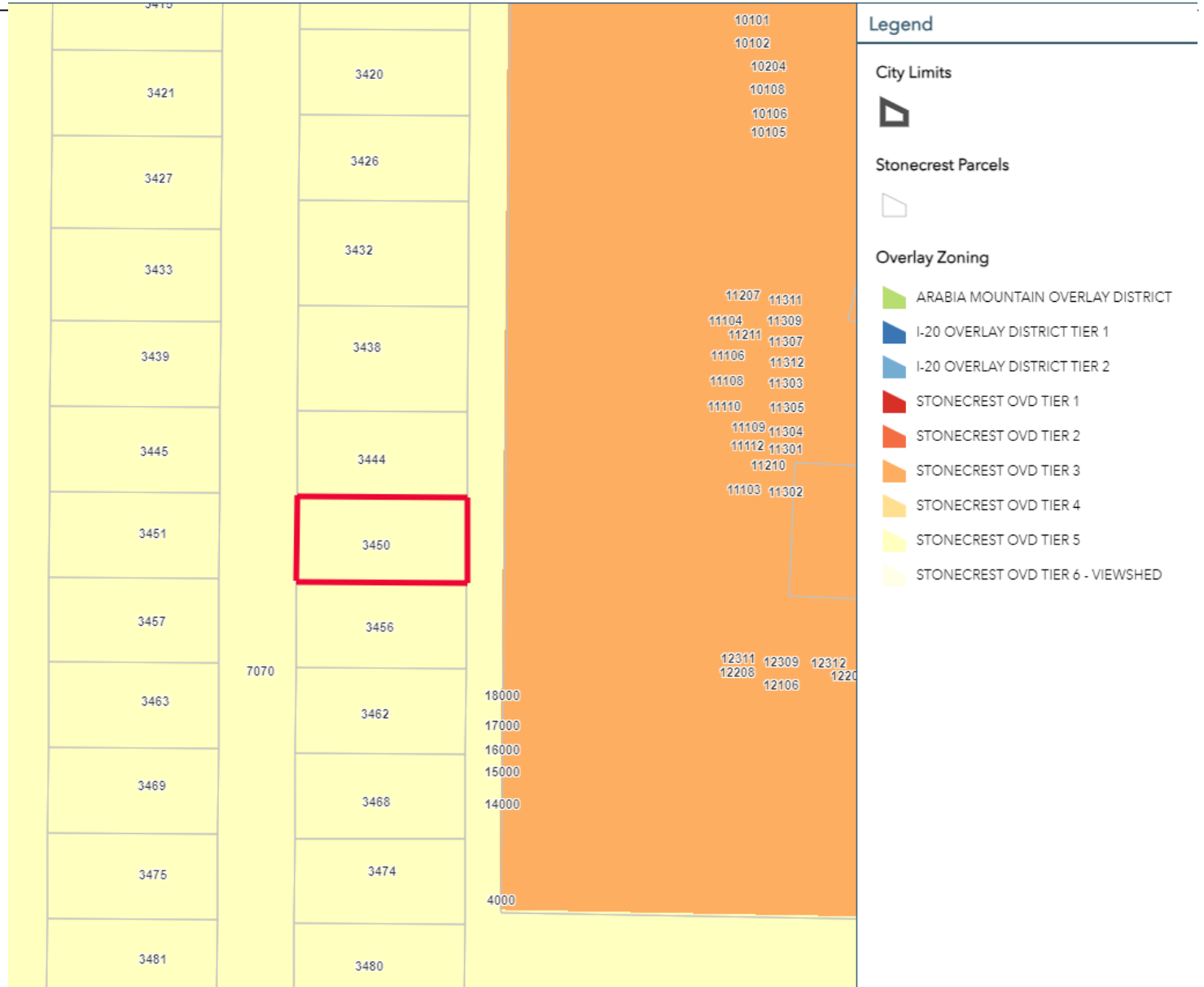
Rural Residential (RR) Character Area

The purpose of the Rural Residential category is to provide for areas that are suitable for low-density housing with densities of up to four (4) dwelling units per acre. Single-family detached housing is the most appropriate type of development for this district. Stable Low-Density Residential Districts should be protected from encroachment of higher density or high intensity uses.



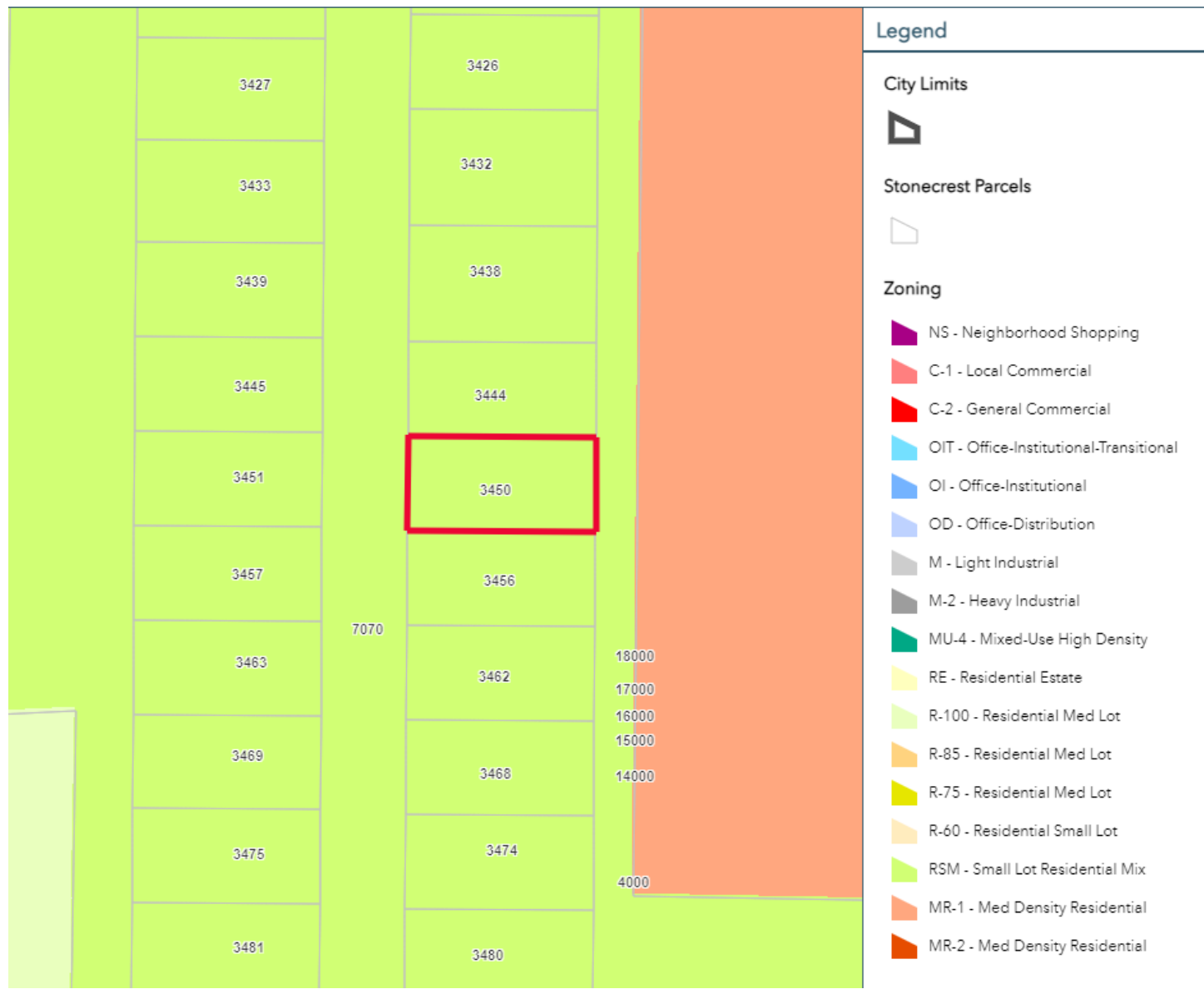
Zoning Overlay Map

STONECREST OVD TIER 5



Zoning Map

RSM - Small Lot Residential Mix



Zoning condition: CZ-02051 cont'd.

11. CZ-02051

Commission Districts: 5 & 7

Parcel-ID: 16-149-1-pt. 3

Application of Rasso Properties to rezone property located approximately 740 feet north of Rockland Road from R-CH to RM-100 (conditional). The property has no road frontage and contains 9.2 acres. The application is conditioned on development of the property for apartments.

Community Council Recommendation: Approval.

Planning Department Recommendation: Approval with conditions. The land use plan recommendation on this property is MDR (medium density residential), which is in accord with the applicant's request. Although the increase from three (3) units per acre to a category which allows up to 12 per acres is a major change, it is warranted in an area which is undergoing rapid change. The RM-100 category should be considered for expansion for this site. This tract is near the new Stonecrest Mall and will be included in an overall site plan for an apartment development, which will provide large areas of open space. The site plan as submitted is not adequate to address a recent code change. Staff recommendation is for approval based on the following conditions:

1. Access to be approved by Public Works, Planning, and Development to comply with Code Section 14-200.
2. Approval based on list of 19 conditions with the notation that conditions four(4), 19, and 13 can not be enforced.

Planning Commission Decision: Deferral Full Cycle.

Board of Commission's Decision: Approved with conditions.

Zoning condition: Z 74041

RZ-74041

CASE NO. 12: Three previous applications have been filed on parcels included in the current application. On December 8, 1970, the Planning Commission heard Rezoning Application No. Z-70249, requesting change from R-100 and M to R-85, R-75, RM-85, and MHP. The parcels affected were:

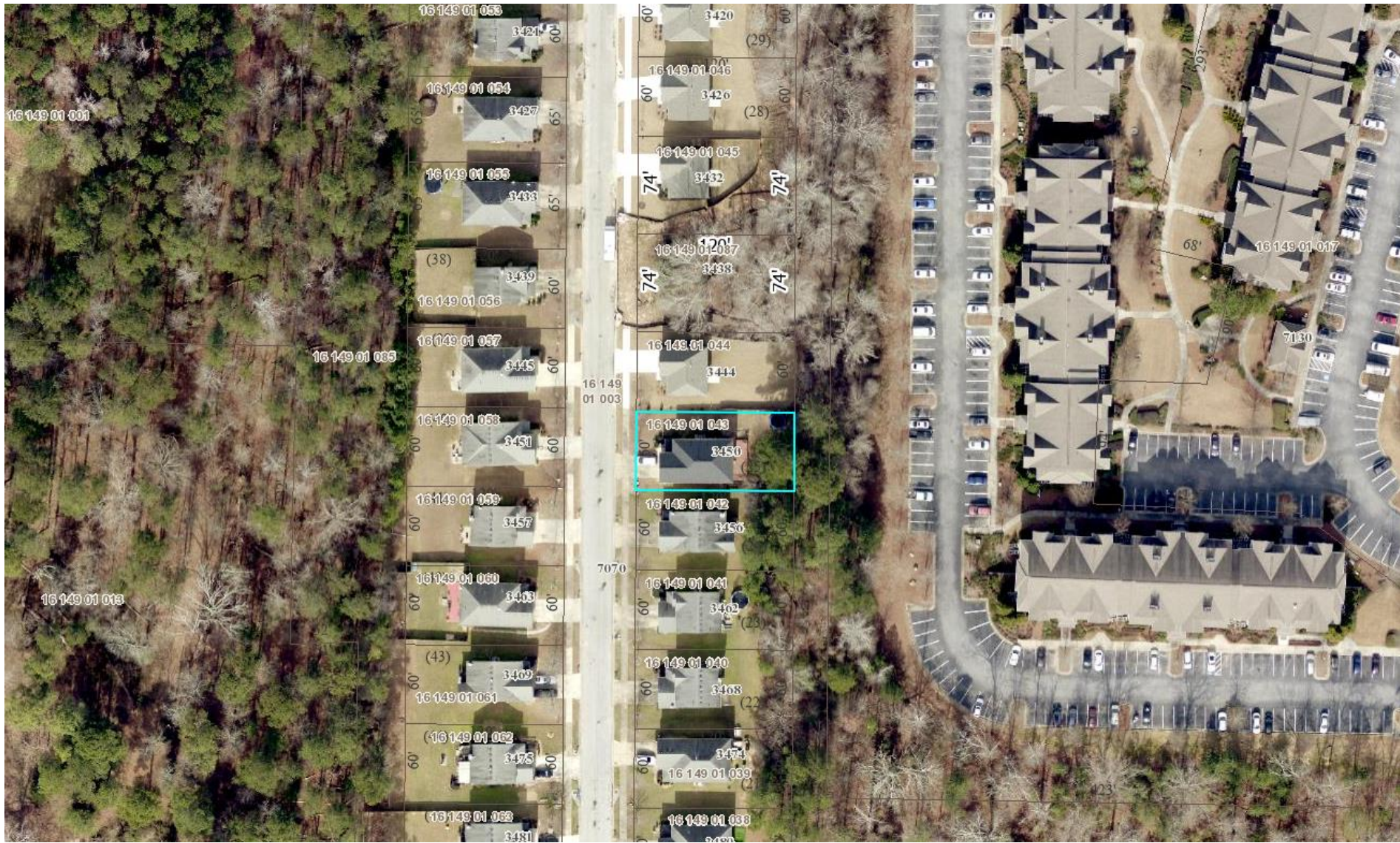
| | |
|---------|---------|
| 149-1-3 | 180-1-1 |
| 171-1-9 | 181-1-9 |
| 172-1-1 | 182-1-6 |

Total acreage was 800. The Planning Department recommended DENIAL on the grounds of inadequate County facilities, and the RM and MHP zoning was described as "neither warranted nor desired." The Planning Commission recommended DENIAL. At the Board of Commissioners February 23, 1971, meeting the application was deferred to May 11th to enable the applicant to submit revised plans and additional public utility data. When this did not come forth, the Board of Commissioners voted for DENIAL.

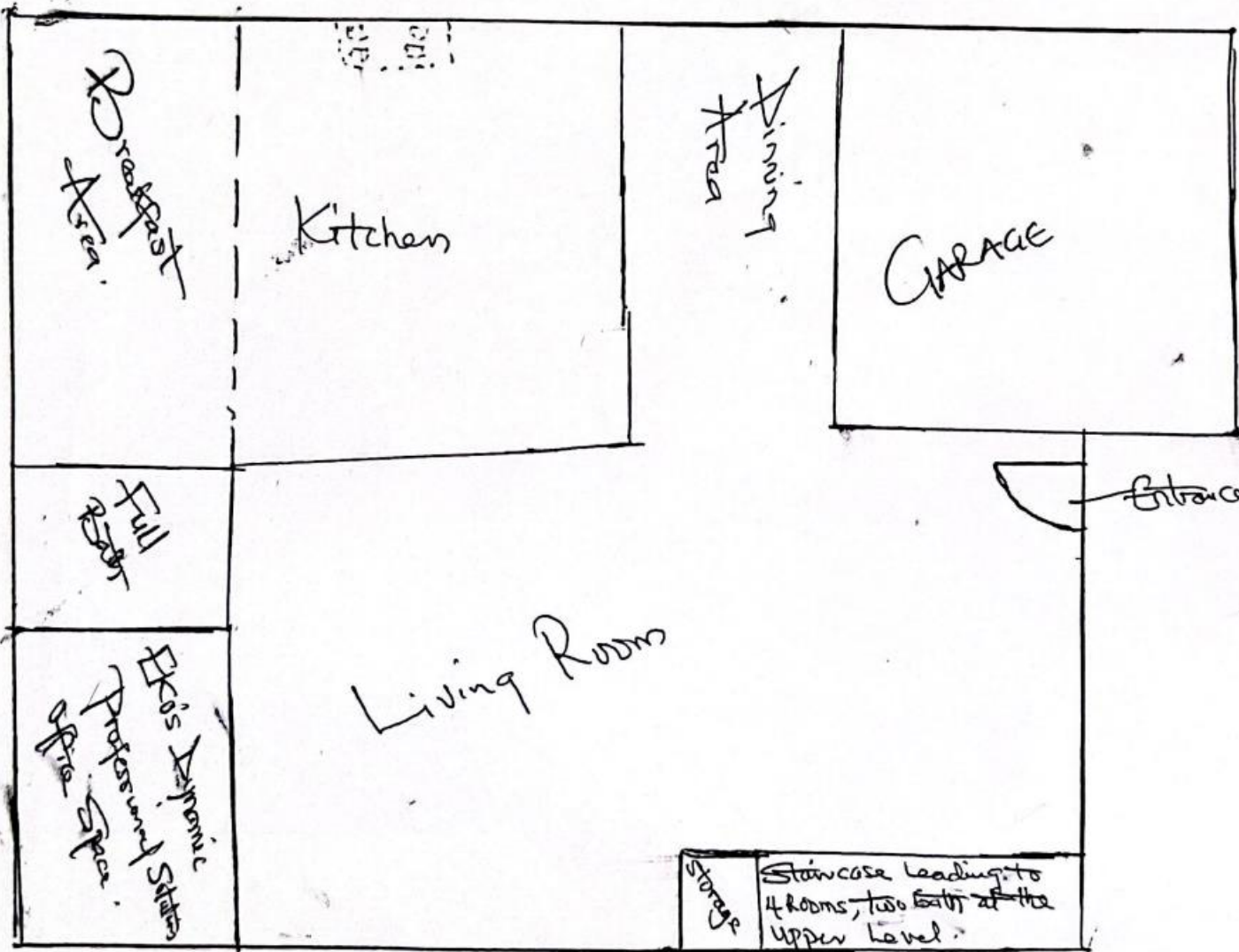
A second application was filed under No. Z-72125, for rezoning from R-100 to R-CD on 492 acres comprising parcels in Land Lots 149, 172, 173, 180, and 181. At the public hearing held September 5, 1972, the Planning Department recommended DENIAL, primarily because of inadequate sewer service, pointing out that the City of Lithonia and property already rezoned would require the full accommodation of the new plant under construction to serve the area. The Planning Commission and the Board of Commissioners voted for DENIAL.

Two additional parcels in the current application were considered for rezoning under Application No. Z-72201, heard by the Planning Commission November 13, 1972. The requested change was from M and R-100 to RM-85, and the affected properties were Lot No. 9, Block 1, Land Lot 171, and Lot No. 6, Block 1, Land Lot 182, totaling 198 acres. The Planning Department recommended DENIAL as "inappropriate and not in keeping with the character of the area," also citing depletion of industrial land in the Lithonia area, plus the lack of County services. The Planning Commission and the Board of Commissioners voted for DENIAL.

Aerial Map



Submitted Site Plan



Questions? Comments!



SA23-057

3260 Hilson Head Lane

Robert Childers of Southern
Groove, LLC

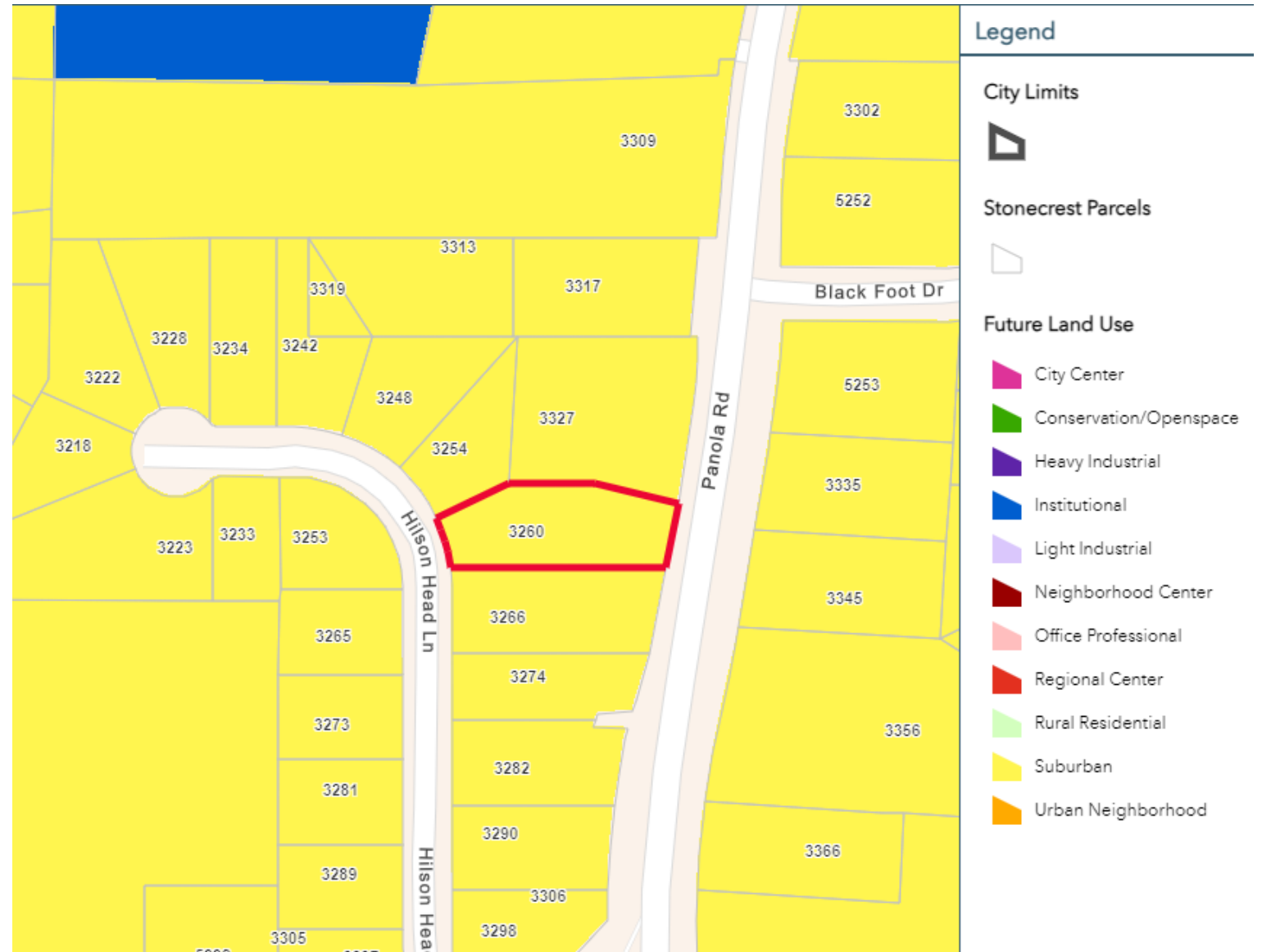
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Future Land Use/Character Area

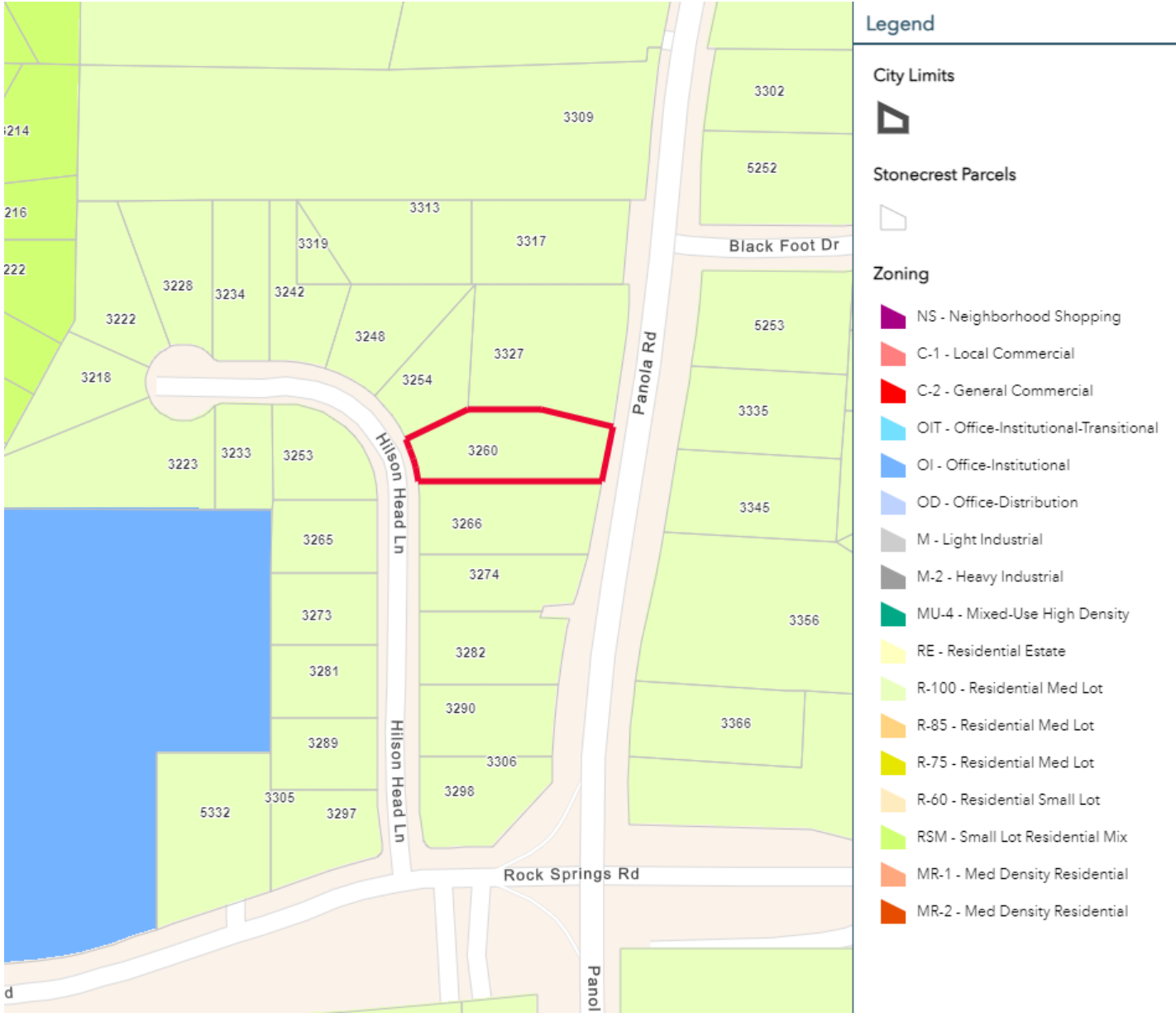
Suburban Neighborhood (SN)

The intent of the Suburban Neighborhood 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. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

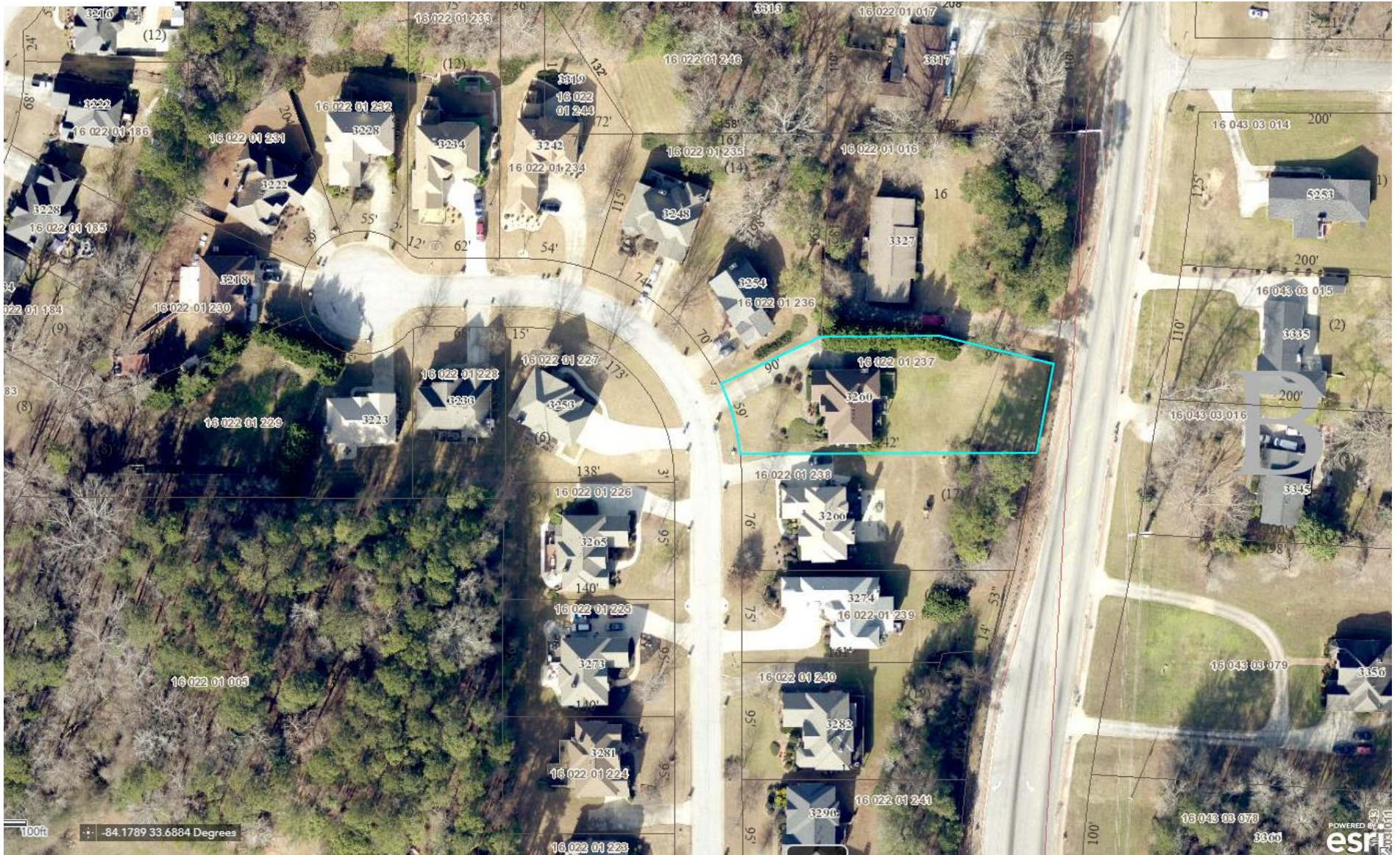


Zoning Map

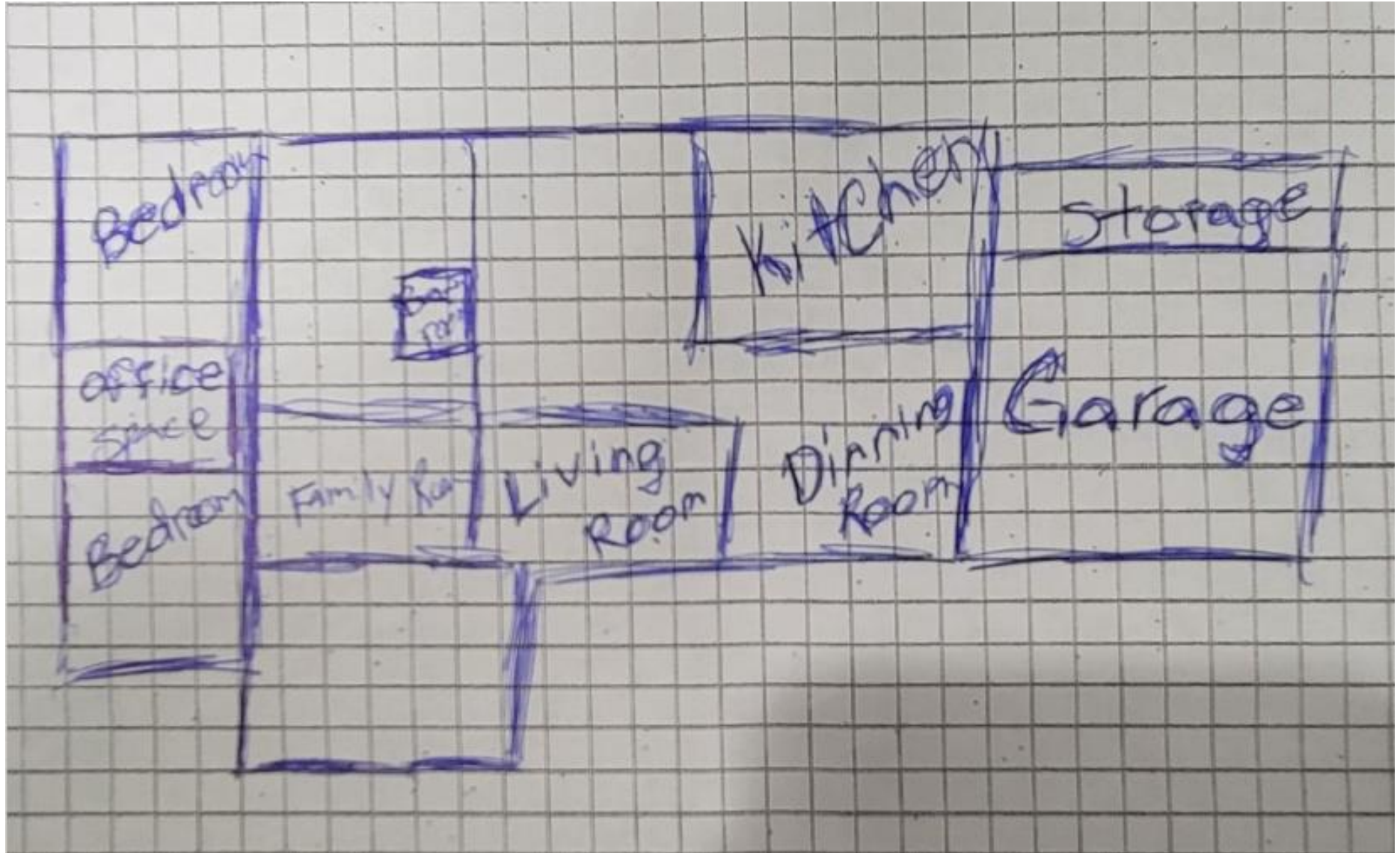
**R-100 -
Residential
Med Lot**



Aerial Map



Submitted Floor Layout



Questions? Comments?





THE CITY OF

STONECREST

GEORGIA