



Community Planning Information Meeting (CPIM)

JULY 13, 2023

PLANNING & ZONING DEPARTMENT

Purpose and Intent

- ▶ Purpose/Intent
 - ▶ An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;
 - ▶ Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;
 - ▶ Bridge the relationships between developers, residents, and staff
- ▶ Occurrence
 - ▶ Every second Thursday of each month

Please Keep In Mind

- ▶ 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 CPIM has concluded
- ▶ Please wait to ask questions after staff has concluded presenting each petition
- ▶ Each citizen/residents will have a maximum of two (2) minutes to ask his/her questions or make statement



RZ23-003 – 4700 BROWNS MILL ROAD

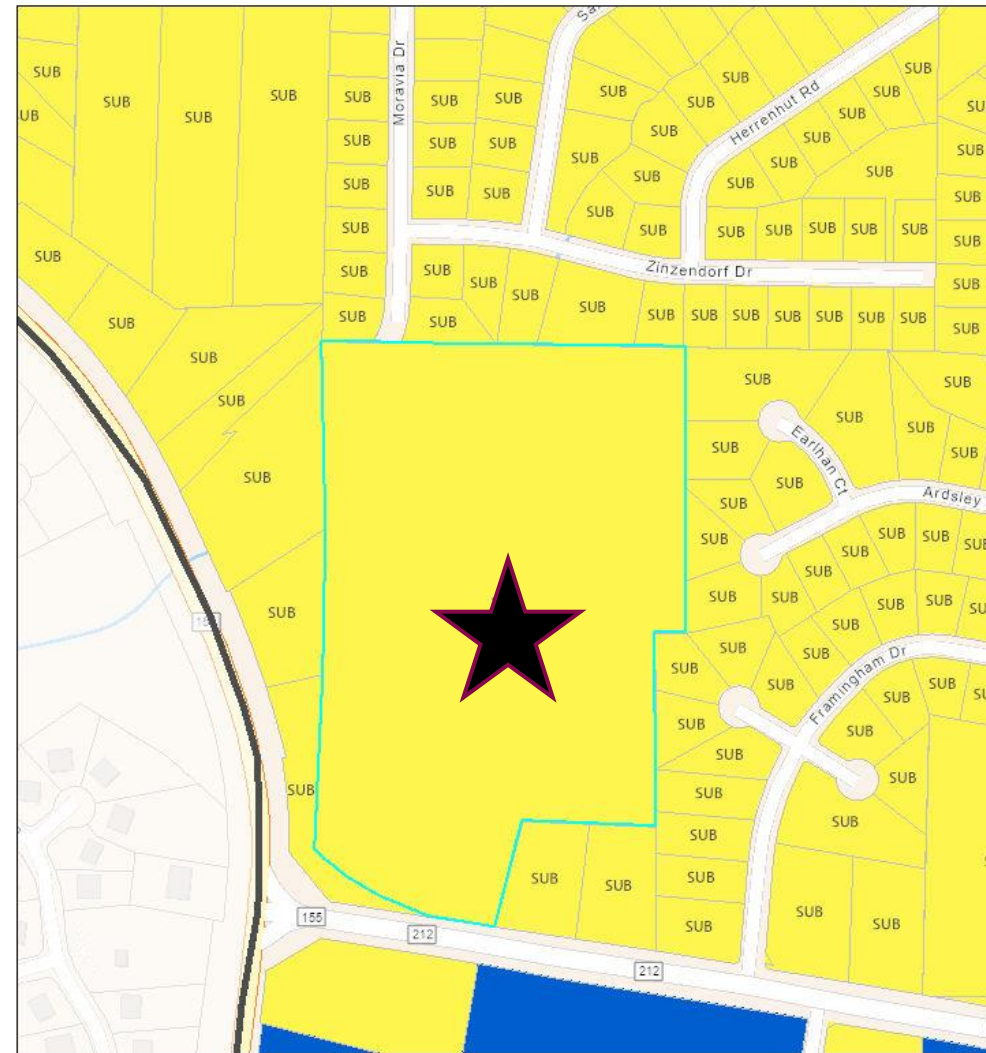
Background Information

- ▶ Petitioner
 - ▶ Battle Law PC on behalf of applicant, Ray of Hope Christian Church Disciples of Christ, Inc.
- ▶ Site Location
 - ▶ 4700 Browns Mill Road
- ▶ Petitioner's Request
 - ▶ Applicant is seeking a major modification of conditions of the subject property to change the conditions from zoning case number CZ-05-32, to allow for 46 Single-Family Detached Dwellings.
- ▶ District 4
 - ▶ Councilman George Turner, Jr.
- ▶ Previous Zoning Case
 - ▶ CZ – 05 – 32

Suburban Neighborhood (SN)

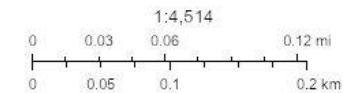
The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under 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.

Future Land Use/Character Area



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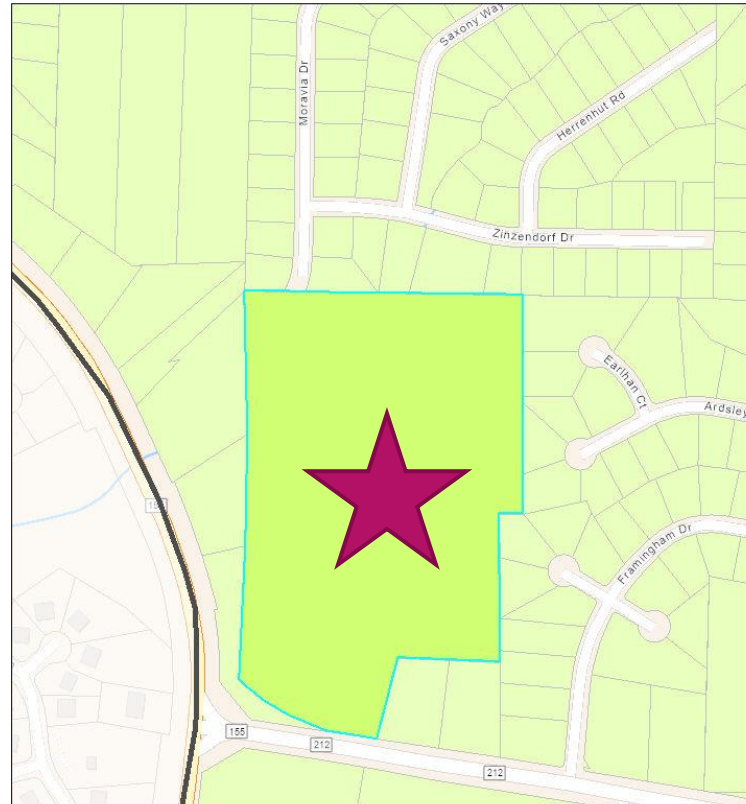
- | | |
|--------------------|-----------------|
| City Limits | Future Land Use |
| Stonecrest Parcels | Institutional |
| DeKalb Parcels | Suburban |



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RSM - Small Lot Residential Mix

Zoning Map



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City Limits

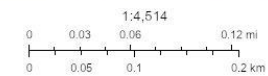
Stonecrest Parcels

DeKalb Parcels

Zoning

R-100 - Residential Med Lot

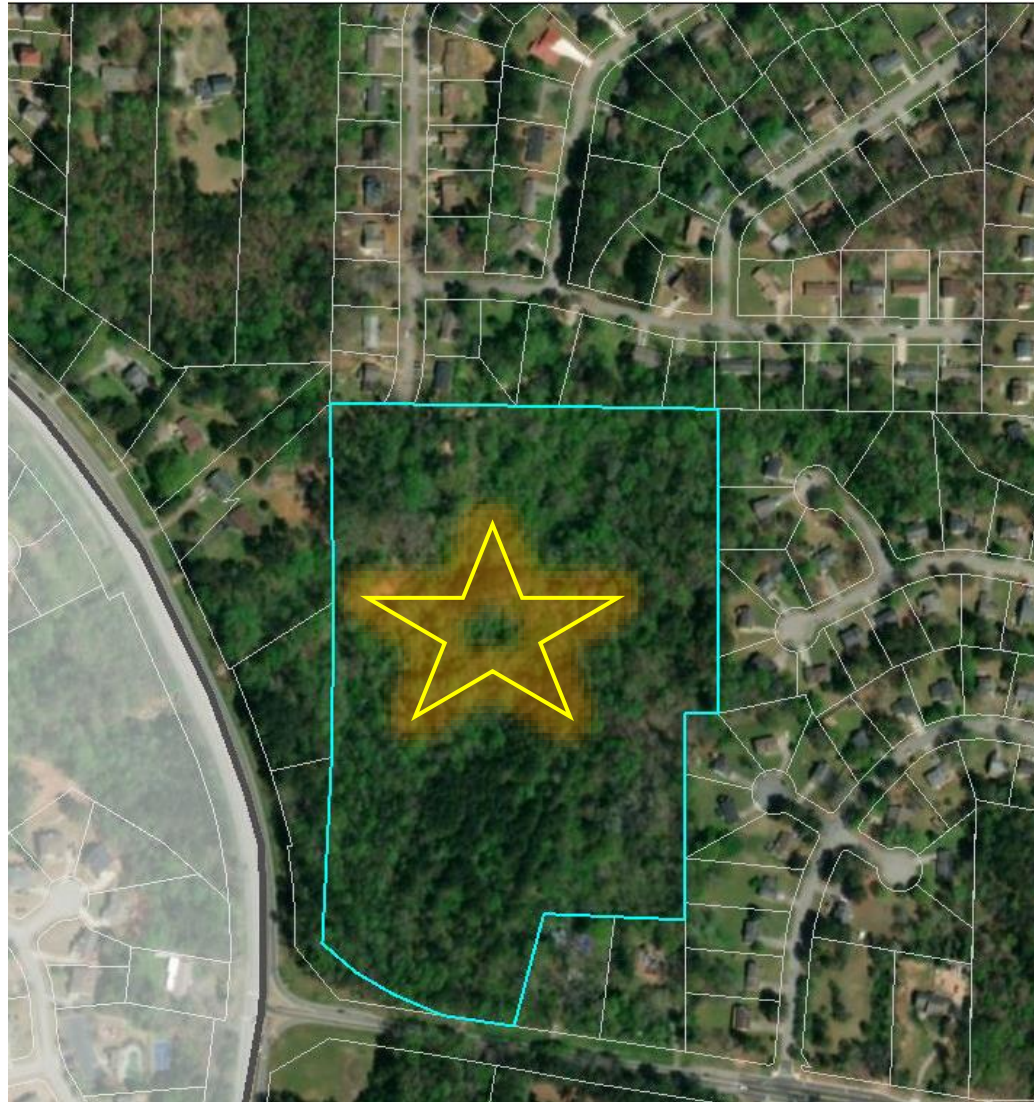
RSM - Small Lot Residential Mix



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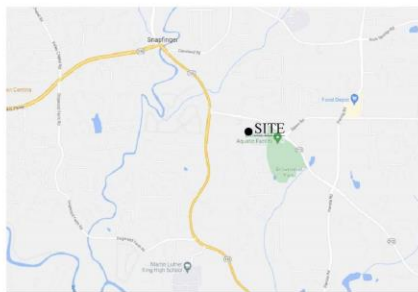
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Aerial Map



Site Plan

SUMMARY	
CURRENT ZONING:	RSM
GROSS ACREAGE:	24.9 AC
USEABLE AREA*:	9.7 AC
TOTAL OPEN SPACE REQUIRED (20% OF GROSS ACREAGE):	5.0 AC
DEVELOPED AREA (LOTS 5.27 AC + ROADS 1.65 AC):	6.92 AC
TOTAL OPEN SPACE PROVIDED (GROSS ACREAGE 24.9 AC - DEVELOPED AREA 6.92 AC):	17.98 AC
ENHANCED OPEN SPACE REQUIRED:	2.5 AC
ENHANCED OPEN SPACE PROVIDED:	2.5 AC
GREEN SPACE:	2.08 AC
NEIGHBORHOOD PARK:	0.42 AC
TOTAL STORMWATER MANAGEMENT AREA:	1.45 AC
TOTAL UNITS (20' X 46' FOOTPRINT):	46 UNITS
GROSS DENSITY:	1.8 U/AC
NET DENSITY:	4.7 U/AC
FOR SITE ACCESS.	

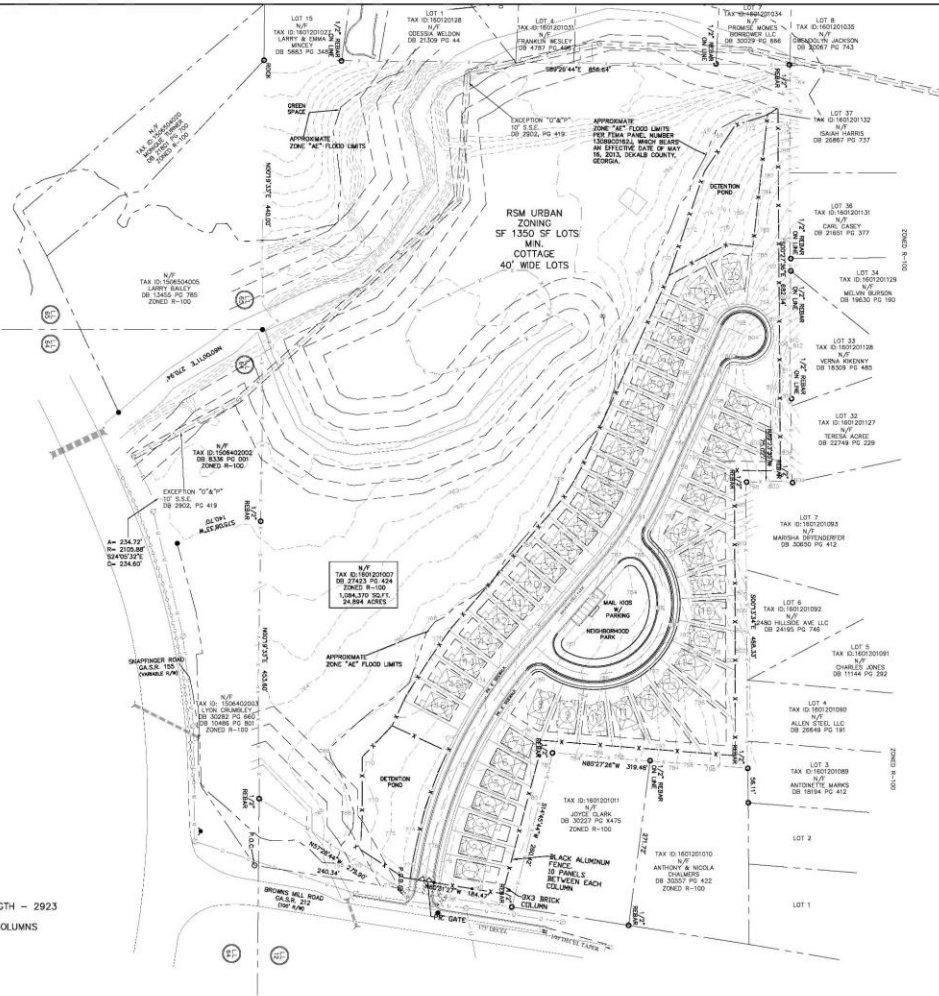


VICINITY MAP - NOT TO SCALE

NOTES:

1. SETBACKS ARE 20' FRONT, 15' REAR, WITH 10' MINIMUM BUILDING SEPARATION.
2. WATER AND SEWER TO BE PROVIDED BY DEKALB COUNTY.
3. SITE PLAN MAY REQUIRE ADJUSTMENT UPON FINAL WETLANDS VEGETATION AND TREE SURVEY BEING PERFORMED.
4. MAXIMUM BUILDING HEIGHTS TO BE 45' OR 3 STORIES.
5. ALL ADJACENT PARCELS ARE ZONED R-100.
6. NO KNOWN UNDERGROUND ELECTRICAL LINES OR UTILITIES ON SITE.
7. CONTOURS DERIVED FROM THE 2010 DEKALB COUNTY LIDAR.

PR. FENCE LENGTH - 2923 SF
54 BRICK COLUMNS



CONCEPT PLAN 2
BROWN HILLS, S.W. HUNTERTON,
BROWNSMILL ROAD, SUBDIVISION
DATE: 9/16/2022

THIS PLAN WAS MADE SUBJECT TO THE BEST OF A CERTAIN TITLE SEARCH AND SURVEY. THE PLANNING AND DESIGNER HAS NOT CONDUCTED A TITLE SEARCH AND SURVEY OF THE PROPERTY. THE PLANNING AND DESIGNER HAS NOT CONDUCTED A TITLE SEARCH AND SURVEY OF THE PROPERTY. THE PLANNING AND DESIGNER HAS NOT CONDUCTED A TITLE SEARCH AND SURVEY OF THE PROPERTY.

LEGEND	
1. PROPERTY CORNER	1. SANITARY SEWER
2. EASEMENT	2. DOUBLE WING
3. WATER MAIN	3. GAS MAIN
4. POWER POLE	4. TELEPHONE LINE
5. LIGHT POLE	5. FENCE LINE
6. ROAD	6. FENCE LINE
7. POWER POLE	7. FENCE LINE
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PROJECT 25069.02
SHEET 1 OF 1

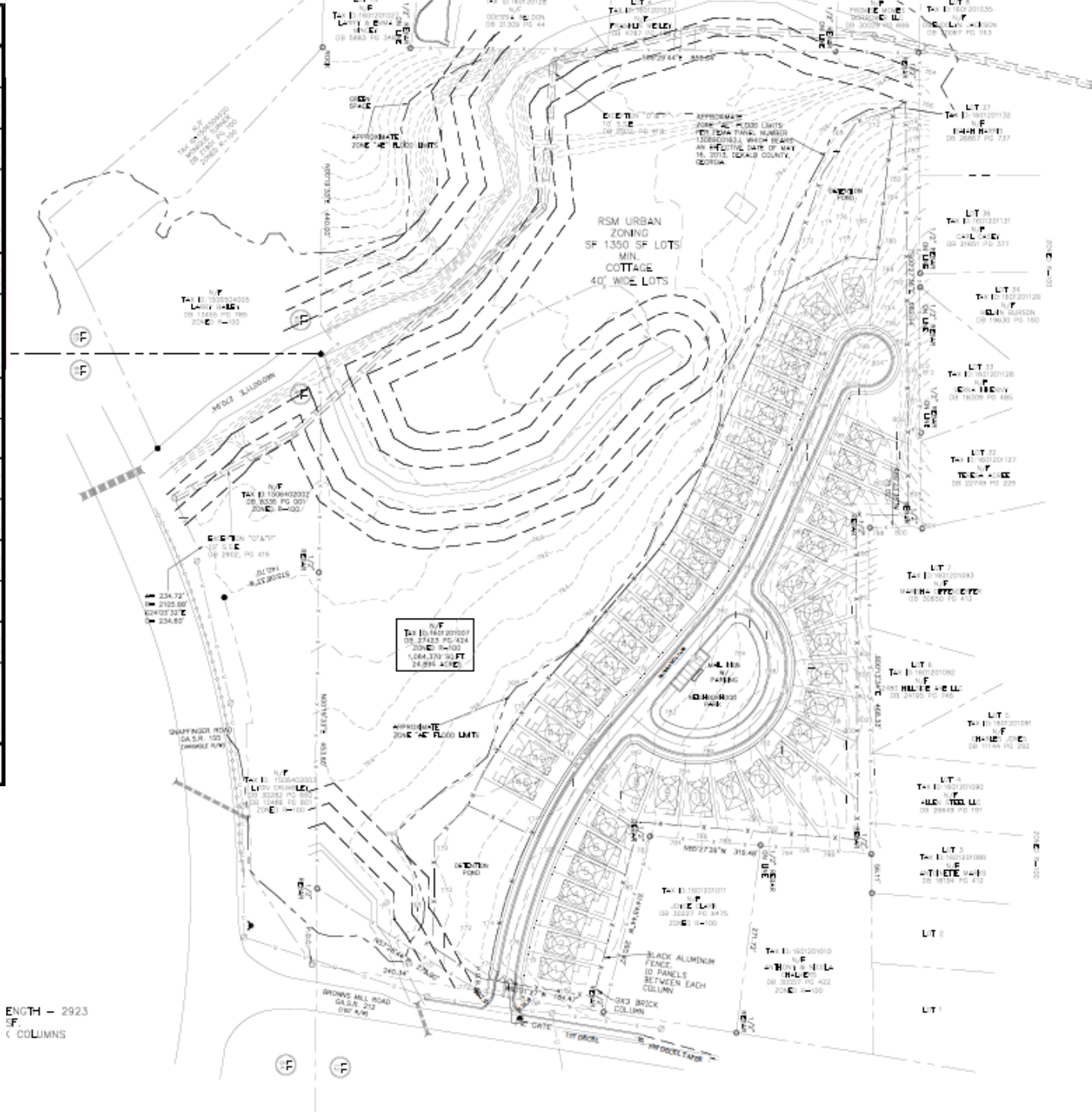
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ENGL - 2923
SF
C COLUMNS



Site Plan Details

- ▶ Total of 24.02 +/- acres of land
- ▶ Proposing 46 Single-Family Detached Dwellings
- ▶ Useable Area is 9.7 acres of land
- ▶ Proposing 2.5 acres of enhanced open space
 - ▶ 2.08 acres of green space
 - ▶ 0.42 acres of the neighborhood park

- ▶ Originally approved zoning conditions from 2005 that still apply today.
- ▶ We are seeking to change these conditions in the following ways:
- ▶ Change condition 1 so that the maximum number of units is 46 instead of 112
- ▶ Change condition 1 so that we can build single-family detached homes rather than townhomes
- ▶ Change condition 6 so that it refers to the new site plan
- ▶ Change condition 7 so that the minimum heated floor area is 1200sqft.
- ▶ Delete condition 10
 - ▶ These conditions were written with 112 rental townhomes in mind. Changing the product to single-family and reducing the number to 46 does not support a gated entry or fence around the entire property.

COMM. _____
 ITEM NO. H-11 6/14/05
 CLERK'S OFFICE Comm H Johnson

City Of Hope Ministries, Inc.
 Z-05-32
 Rezoning Conditions

1. The maximum number of units shall be 112 single family attached townhome units.
2. The development ^{shall} ~~will~~ include sidewalks on both sides of ^{all} ~~internal~~ streets, underground utilities, and streetlights.
3. There shall be no vinyl or aluminum siding used within the development. All buildings shall have exteriors of brick, stucco, stone or other masonry, "Hardi-Plank" clapboards, cedar shake or shingles, or some combination of these materials.
4. The applicant agrees to provide for adequate turn lanes into the development ^{as determined by} ~~subject to approval of~~ DeKalb and Georgia DOT.
5. Each entrance to the development ^{County} ~~will~~ have a decorative landscaped entrance. The design plans shall be submitted with the sketch plat approval application and shall be subject to review ^{shall} ~~and~~ approval by the Planning Commission.
6. ^{the landscaped} The proposed development shall be conditioned upon the concept site plan prepared by James Harwick Partners dated March 3, 2005.
7. Any and all single family attached townhome unit(s) shall have a minimum heated floor area of 700 square feet.
8. There shall be an entrance monument identifying the development, to be constructed out of brick or stacked stone.
9. The roofing materials shall ^{be} ~~include~~ three dimensional, architectural styled shingles.
10. The entrance to the development shall be gated, and fencing around the community shall be black aluminum with columns of either brick or stacked stone.

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6/14/05



Questions? Comments!



SLU23-003 - 6736 JOJANNE LANE

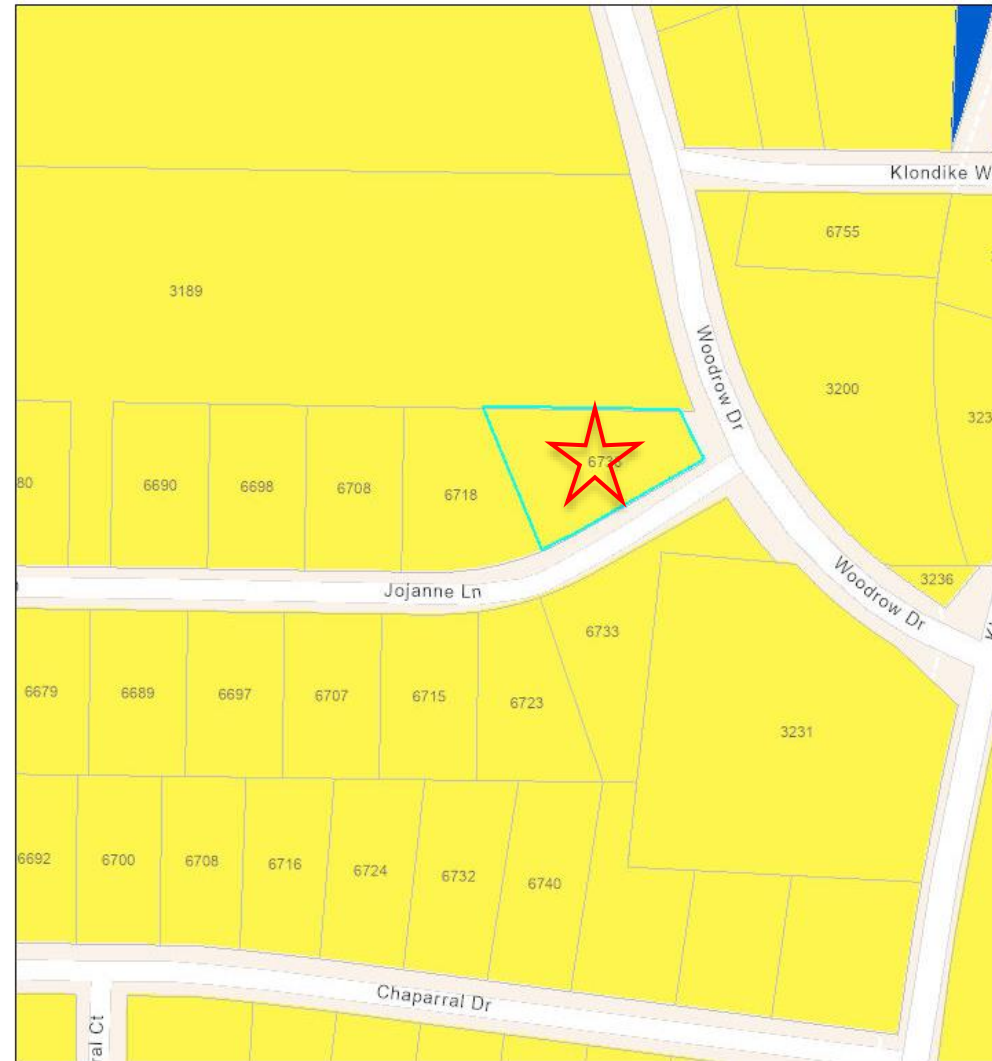
Background Information

- ▶ Petitioner
 - ▶ Tahniqua Williams of Qua-Sell LLC
- ▶ Site Location
 - ▶ 6736 Jojanne Lane
- ▶ Petitioner's Request
 - ▶ Applicant is seeking a Special Land Use Permit to operate a Personal Care Home for 6 or less.
- ▶ District 5
 - ▶ Councilwoman Tammy Grimes

Future Land Use/ Character Area

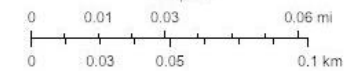
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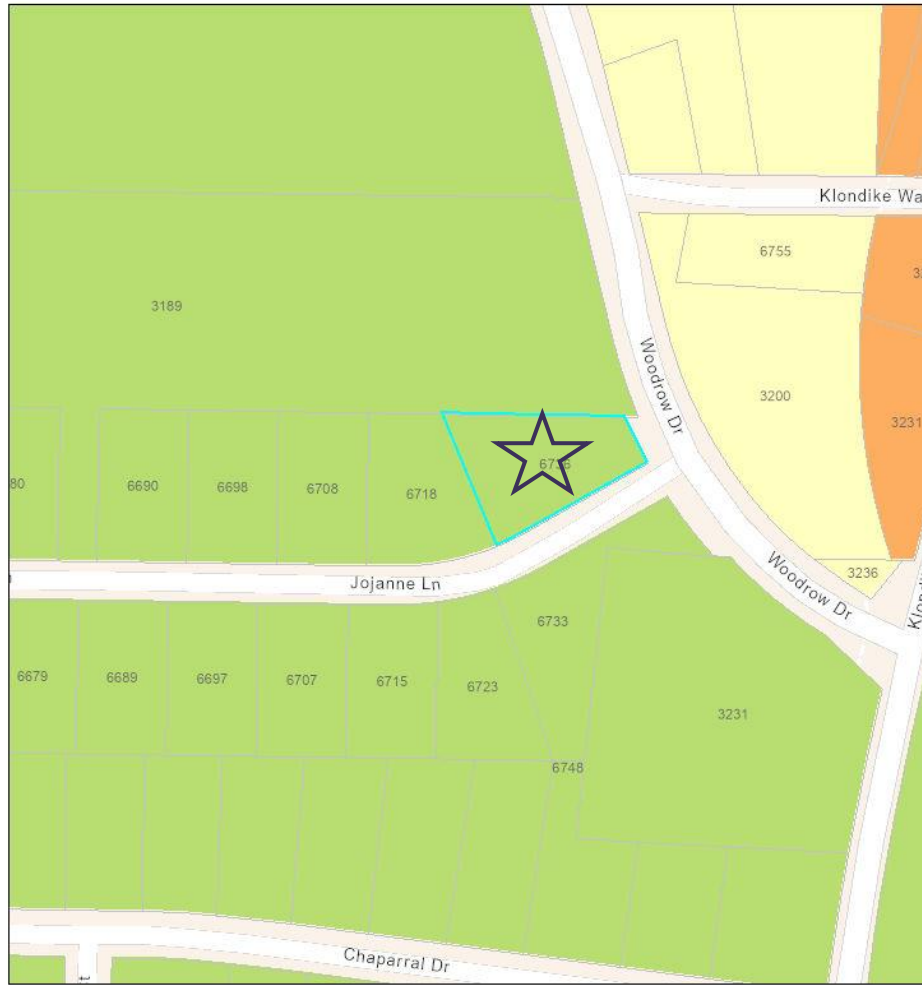
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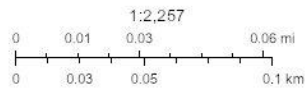
Overlay District



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- City Limits
- Stonecrest Parcels

- Overlay Zoning
- ARABIA MOUNTAIN OVERLAY DISTRICT
 - STONECREST OVD TIER 3
 - STONECREST OVD TIER 5



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Arabia Mountain

R-100

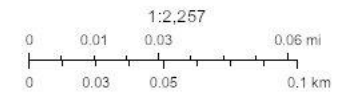
Zoning Map



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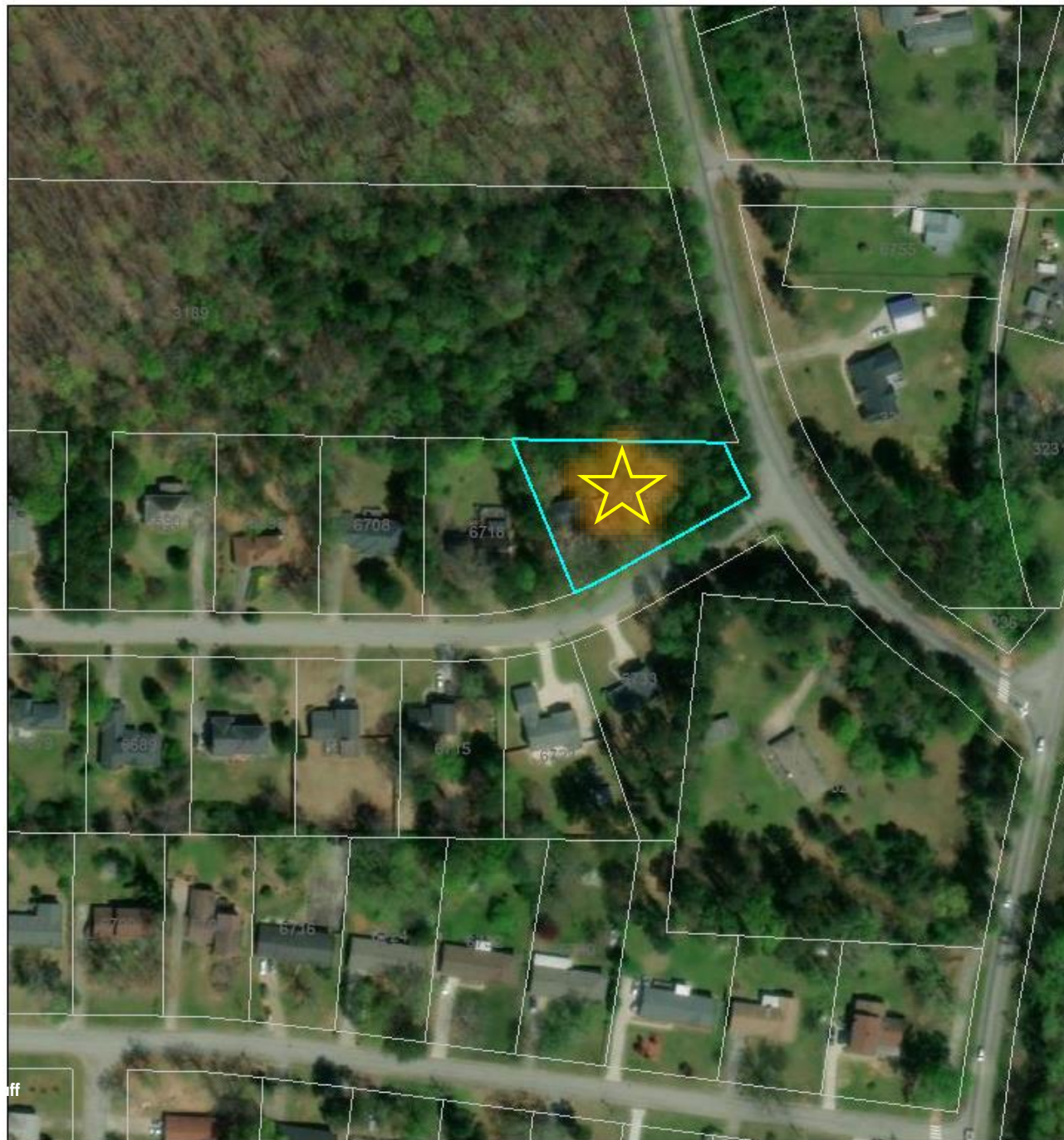
- City Limits
- Stonecrest Parcels

- Zoning
- R-100 - Residential Med Lot



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Aerial Map



Aerial/Google Map

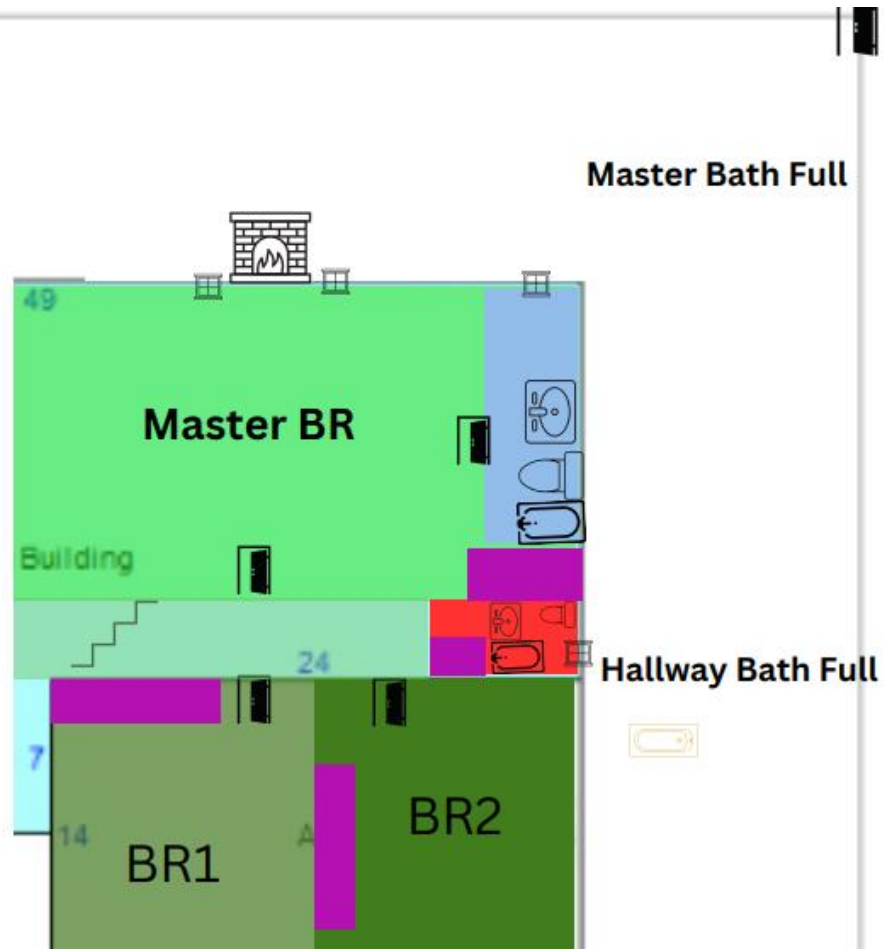


First Floor



Site Plan

Second Floor



Site Plan

Personal Care Home Regulations

- ▶ Sec. 4.2.41. – Personal Care Homes & Child Caring Institutions
 - ▶ If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.
 - ▶ Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia before beginning to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.

Personal Care Home Regulations

- ▶ Sec. 4.2.41. – Personal Care Homes & Child Caring Institutions
 - ▶ No personal care home may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
 - ▶ No city permit for the operation of the personal care home shall be transferable.
 - ▶ Two copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.

Personal Care Home Regulations

- ▶ Sec. 4.2.41. – Personal Care Homes & Child Caring Institutions
 - ▶ Each group personal care home must provide at least four parking spaces within a driveway, garage or carport and must comply with any applicable requirements in article 6.
 - ▶ The home must be at least 1,800 sq. ft in size.
 - ▶ In order to prevent institutionalizing residential neighborhoods, no group personal care home located in a residential zoning district may be operated within 1,000 feet of any other group personal care home. The 1,000-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.



Questions? Comments!

Upcoming Meetings

- ▶ Public Hearing will be held for presented items for:
 - ▶ **Planning Commission**
 - ▶ August 1, 2023
 - ▶ 6 PM
 - ▶ Council Chambers
 - ▶ **Mayor and Council**
 - ▶ August 28, 2023
 - ▶ 6 PM
 - ▶ Council Chambers