

Planning Commission (PC)

Planning and Zoning Department

February 6, 2024



RZ23-013

3580 Evans Mill Road

Heather Loveless

The petitioner is seeking to rezone the parcel from R-100 to R-60 to develop sixty (60) single-family detached units.



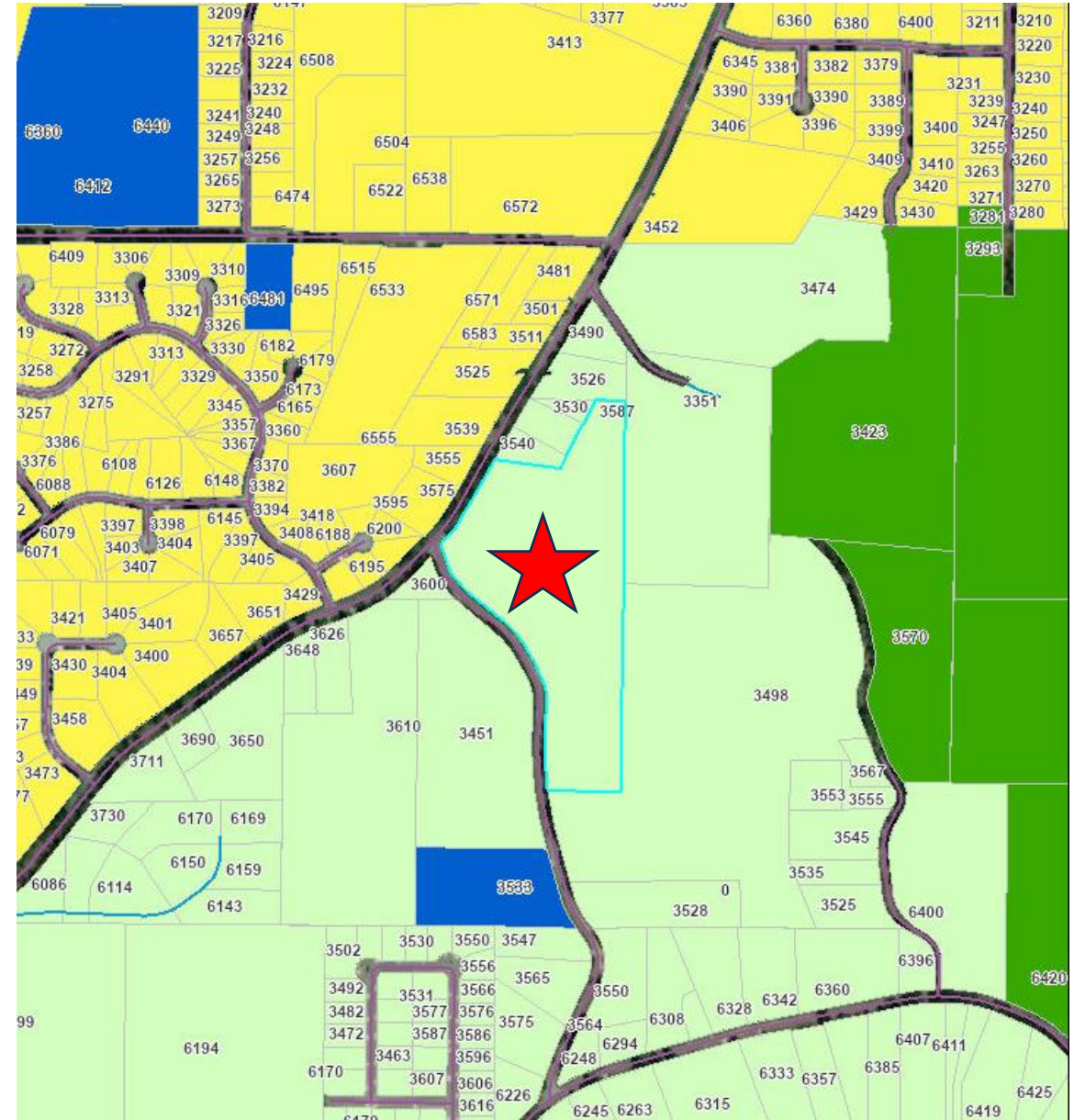
Facts and Background

- The property is vacant.
- Applicant desires to develop sixty (60) single-family detached units.
- +/- 18.99 acres.
- Currently zoned R-100 (Residential Medium Lot.)
- CPIM- January 11, 2024.
- Surrounding zoning is R-100.
- The proposed rezoning request is not in compliance with the Comprehensive Plan.
- Parcel street frontage is on Evans Mill Road & Ragsdale Road.

Future Land Use/Character Area

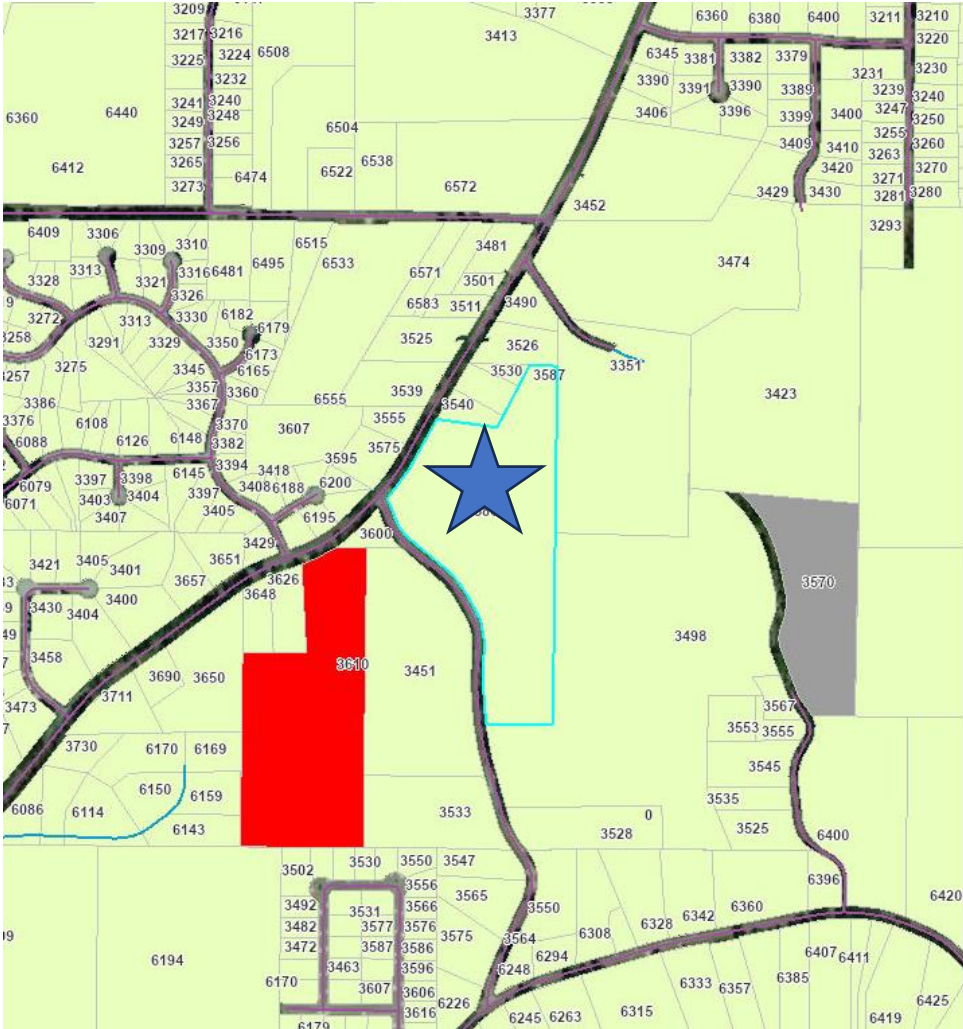
Rural Residential (RR) Character Area

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.



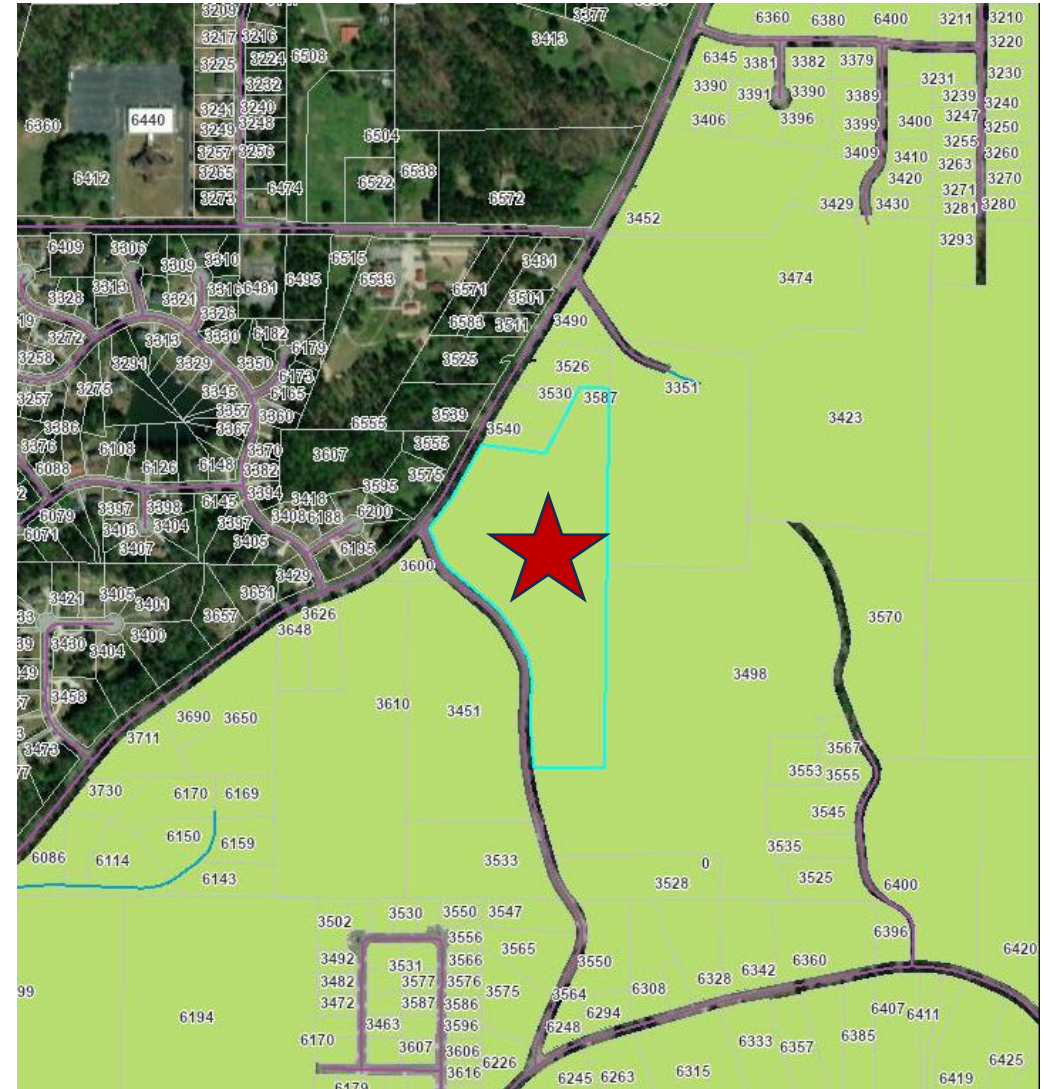
Zoning Map

R-100
Medium Density
Residential

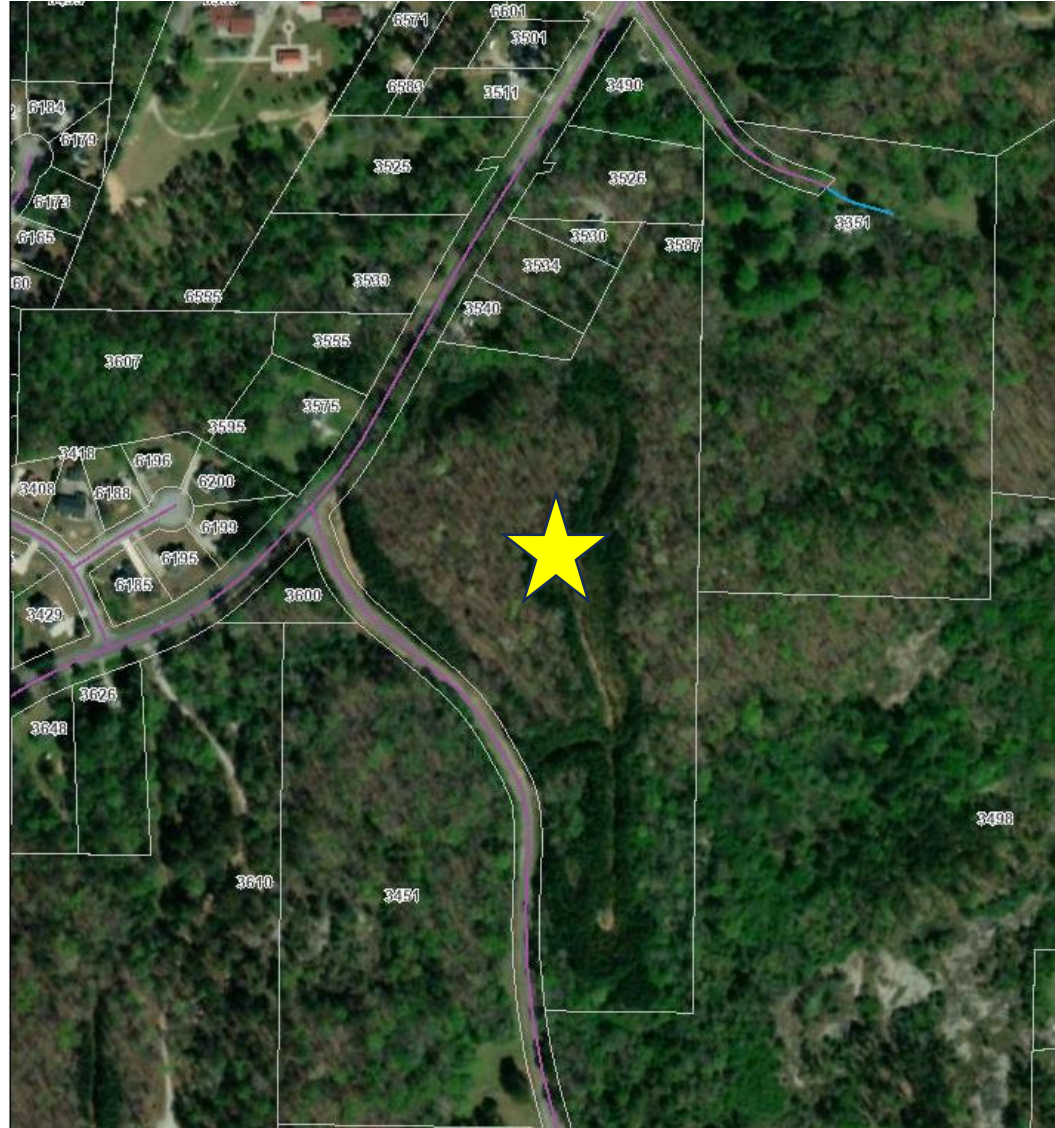


Overlay District Map

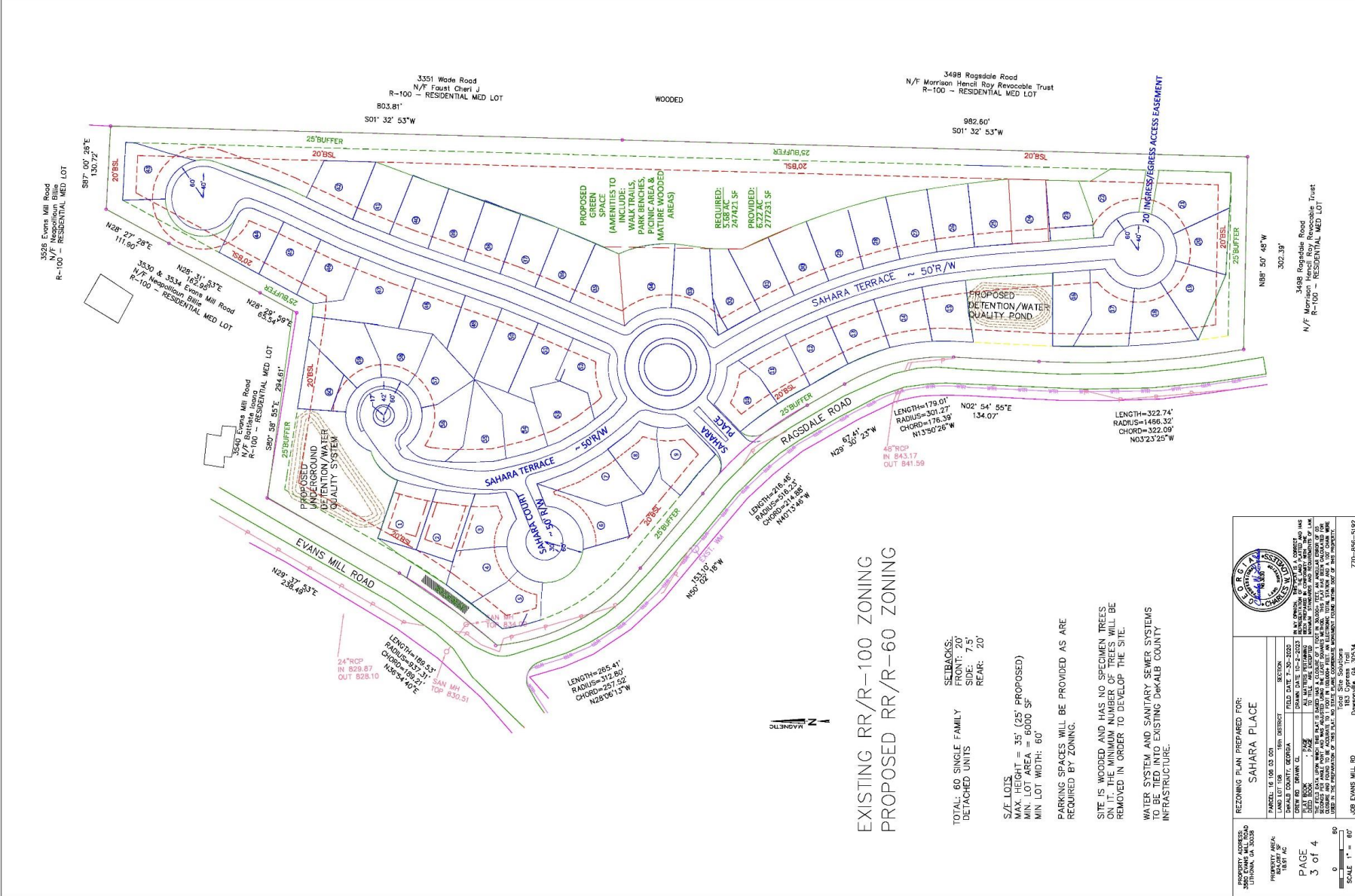
Arabia Mountain Conservation Overlay



Aerial Map



Proposed Site Plan



EXISTING RR/R-100 ZONING
 PROPOSED RR/R-60 ZONING

SEBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 20'

SIZE OF LOTS:
 MIN. LOT AREA = 6000 SF
 MIN. LOT WIDTH: 60'

PARKING SPACES WILL BE PROVIDED AS ARE
 REQUIRED BY ZONING.

SITE IS WOODED AND HAS NO SPECIMEN TREES.
 ON IT. THE MINIMUM NUMBER OF TREES WILL BE
 REMOVED IN ORDER TO DEVELOP THE SITE.

WATER SYSTEM AND SANITARY SEWER SYSTEMS
 TO BE TIED INTO EXISTING DEKALB COUNTY
 INFRASTRUCTURE.

PROPERTY ADDRESS: 13301 EVANS MILL RD DEKALB CO, GA 30030	REZONING PLAN PREPARED FOR: SAHARA PLACE	
	PARCELS: 16, 108, 103, 101, 100, 102, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	SECTION
PROPERTY AREA: 64,500 SQ FT	FIELD DATE: 7-30-2025	DATE: 7-30-2025
PAGE: 3 of 4	DRAWN BY: J. WILSON	CHECKED BY: J. WILSON
SCALE: 1" = 80'	THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM AND DOES NOT EXTEND TO ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS OR TO ANY OTHER MATTER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM AND DOES NOT EXTEND TO ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS OR TO ANY OTHER MATTER.	



Staff's Recommendation

Staff recommends DENIAL of the rezoning request.

Questions? Comments!



SLUP23-015

3153 Pequea Drive

Tajma Washington of The
Gardens of Stonecrest, LLC

The petitioner is seeking a Special Land Use Permit (SLUP) to operate a personal care home with a maximum of six (6) individuals.



Facts and Background

- The property has an existing single family residential dwelling.
- +/-2,448 sq. ft. | 4 bedrooms and 3 baths
- 0.54 acres
- CPIM- January 11, 2024
- An assisted living facility for seniors is located at 3169 Pequea Drive.



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 Medium Lot



Aerial Map



Site Photos



Floorplan



Staff's Recommendation

Staff recommends **approval with the following conditions:**

1. Applicant must satisfy all open code cases prior to issuance of a business licenses;
2. Applicant must comply with all International Building Code;
3. Hours of operation shall be 9:00 AM – 5:00 PM, Monday to Friday; and 10:00 AM – 5:00 PM on weekends;
4. Applicant must comply with parking standards,
5. Applicant must comply with Nuisance Ordinance ([Chapter 18 – Nuisances](#)); and
6. The Special Land Use Permit shall not be transferred. Only applicable to the operator/homeowner Tajma Washington.

Questions? Comments!



Additional Meetings

PUBLIC HEARINGS will be held on

FEBRUARY 26TH, 2024 @ 6PM

MAYOR AND CITY COUNCIL REGULAR MEETING- CITY HALL



**STONECREST
COMPREHENSIVE PLAN
5-YEAR UPDATE
Community Meetings**



Comprehensive Plan 5-Year Update Schedule

Date	Event/Meeting	Location	Time
January 2, 2024	Planning Commission Meeting #1	City Hall	6 PM
January 22, 2024	City Council Meeting #1	City Hall	6 PM
January 25, 2024	Community Meeting #1	Browns Mill Recreation Center	6 PM
February 8, 2024	Community Meeting #2	Dope Coffee Roastery & Brewery	6 PM
February 20, 2024	Community Meeting #3	Stonecrest Library	6 PM
February 22, 2024	Community Meeting #4	Farrington Elementary School	6 PM
February 27, 2024	Community Meeting #5	Browns Mill Recreation Center	6 PM
February 29, 2024	Community Meeting #6	New Birth Missionary Baptist Church	6 PM
April 4, 2024	Community Meeting #7	City Hall	6 PM
May 9, 2024	CPIM (Community Planning Information Meeting)	City Hall	6 PM
June 4, 2024	Planning Commission #2	City Hall	6 PM
June 24, 2024	City Council Meeting #2	City Hall	6 PM

