THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 5th, 2019

GENERAL INFORMATION

Petition Number:	RZ-19-003
Applicant:	William Marshall Murphey
Owner:	David Miles
Project Location:	2374 Cove Lake Road
District:	District 2
Acreage:	6.50 acres
Existing Zoning:	MR-1 (Med Density Residential) District
Proposed Zoning:	C-1 (Local Commercial)
Proposed Development/Request:	The applicant is requesting to rezone the subject properties from MR-1 to C-1 for the construction of self-storage (mini-warehouse) facility.
Staff Recommendations:	**DENIED**

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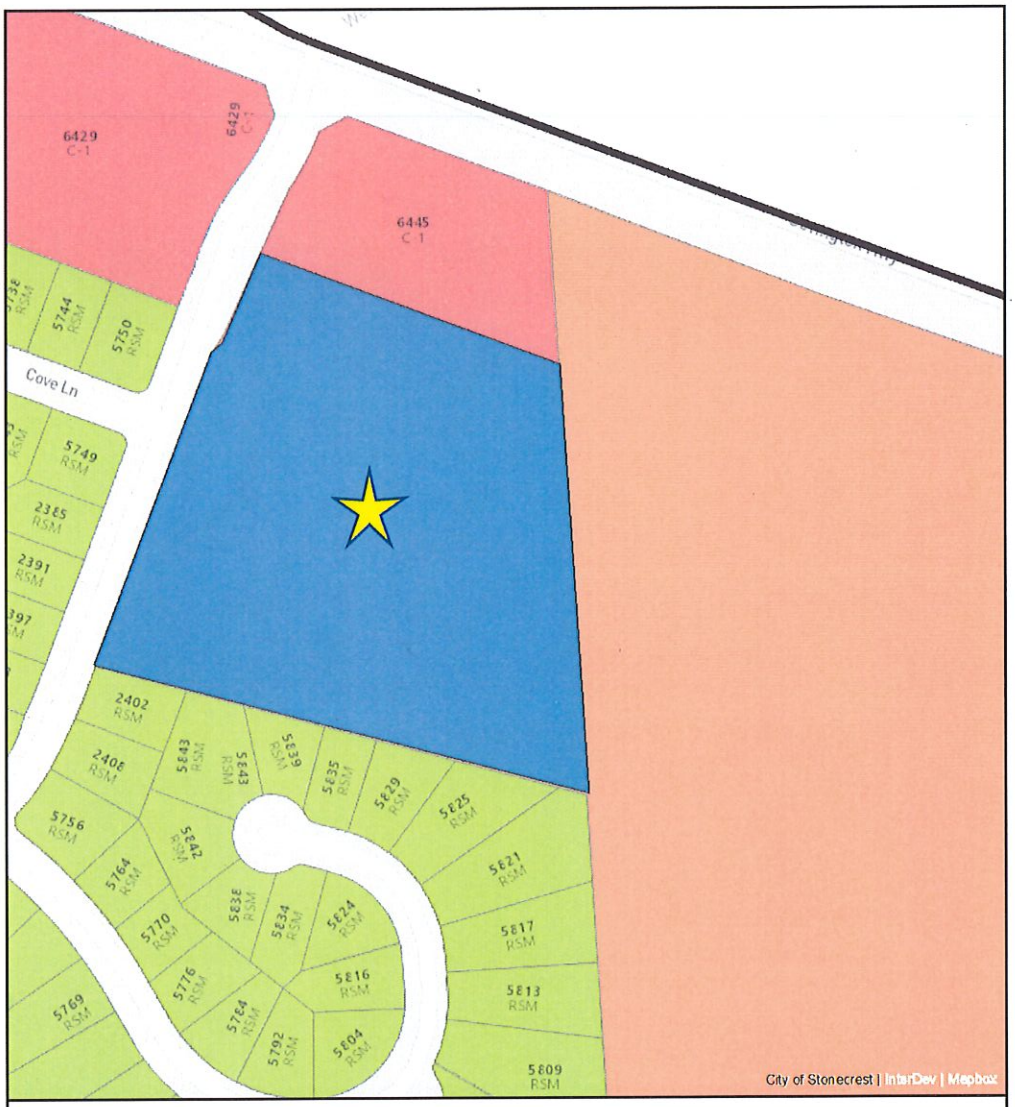
Zoning Map



ZONING CASE: **RZ 19-003**

ADDRESS: **2374 Cove Lake Road**

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

FUTURE LAND USE: **Commerical Redevelopment Corridor**

0 0.025 0.05 mi

Subject Site

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Aerial Map

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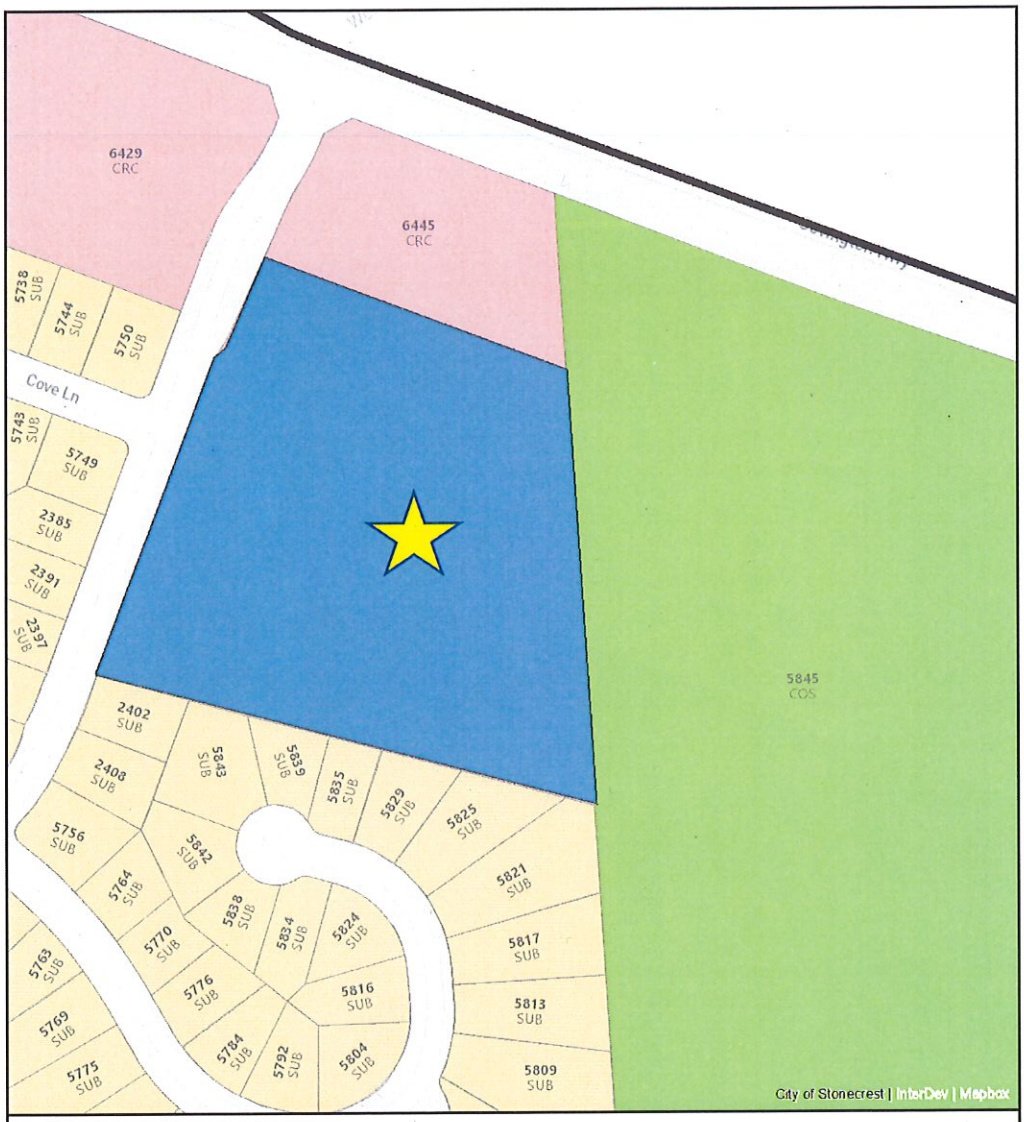
Future Land Use Map



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PROJECT OVERVIEW

The applicant is requesting a change in zoning for 6.50 acres from MR-1 (Medium Density Residential) District to C-1 (Commercial) District to allow for the construction of 131,800 square foot self-storage facility. The current Future Land Use character for this area is identified in the Commercial Redevelopment Corridor. This character area calls for the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. The new Future Land Use map is scheduled to be adopted on February 25th, 2019 shows this parcel to be located in the Urban Neighborhood character area.

The subject property is zoned MR-1 conditional (Med Density Residential) District per the Dekalb County zoning case CZ-07-13309. Staff was unable to locate any specific zoning conditions related to approved zoning case. The subject property was approved for the construction of sixty-four fee simple townhomes on the property, however, the subdivision was never developed.

The subject property is located approximately 250 feet to the south of the intersection of Covington Hwy and Wellborn Road. The subject property is currently undeveloped. Located to directly to the south of the property is the Cove Lake subdivision. Adjacent to the east is the Southeast Athletic Sports Complex and is zoned MR-1. Adjacent to the north is an undeveloped property zoned C-1 (Local Commercial). The property has a mixture of small and large growth vegetation. The topography can be characterized as being mainly even with a few elevations changes. Moving toward the eastern property line the topography slopes down approximately twenty (20) feet.

The proposed self-storage facility will have four storage buildings located on the property. Each building will have square footage between 30,800 square feet and 34,800 square feet. The applicant intends to construct a stone wall along the property lines abutting the Cove Lake Subdivision to screen from view. The proposed wall will be eight (8) feet tall and a mixture of concrete and stone The proposed elevations for the self-storage show the façade to be steel and metal. Access to the development will be located off Cove Lake Road.

Originally this application was to be heard at the January 3RD Planning Commission meeting, however, the applicant failed to install the public hearing sign.

A neighborhood meeting was held on October 1, 2018, in the Cove Lake Subdivision. Approximately 40 people attend the meeting. Concerns raised at the meeting was the amount of traffic to be generated by the proposed use. The applicant assures there would only be 10-20 cars entering and exiting the neighborhood.

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View of the subject property entering into Cove Lake Subdivision

View of the subject property leaving the Cove Lake Subdivison

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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 future land use character area for the property is the Commercial Redevelopment Corridor. The local commercial zoning is listed as approved zoning for the character area.

- **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 use would not be suitable in view of adjacent and nearby property or properties. The subject property abuts a single-family residential neighborhood and recreation park. There should be a transition in zoning from commercial to residential. Transitional zoning would be office-institutional.

- **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 zoned MR-1 and the owner could develop single-family homes on the property.

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

  The zoning proposal could adversely affect the existing use or usability of adjacent or nearby property or properties. The proposed zoning is a commercial use which is not compatible with the residential zoning in the immediate area. A professional office zoning would be more suitable for the surrounding 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, utilities, and schools.

- **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.

ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	C-1 (Vacant)	Commercial	n/a
Adjacent: South	RSM (Cove Lake Subdivision)	Single-family Residential	n/a
Adjacent: East	MR-1 (Southeast Athletic Sport Complex)	Recreational	n/a
Nearby: West	RSM (Cove Lake Subdivision)	Single-family Residential	n/a

The surrounding area can be characterized as residential zoning and commercial tracts. Located to the north of the subject property is vacant property zoned C-1 (Local Commercial). The Cove Lake subdivision is located to the west and south of the subject property and is zoned RSM (Small Lot Residential Mix). Adjacent to the east of the subject property is the Southeast Athletic Sports Complex zoned MR-1. The proposed zoning would be consistent with the surrounding however, the staff has some concern with the zoning abutting an establish single-family neighborhood. Staff believes there should be transitional zoning between the commercial property located to the north of the subject property and the residential use o the south.

C-1 zoning is designed to provide convenient local retail shopping and service areas within the city for all residents. The zoning district assures that the uses authorized within the C-1 (Local Commercial) District is those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods. The proposed 131,800 square foot self-storage development would be a compatible use in the proposed zoning district. However, the proposed zoning would not be compatible with transitional zoning in the immediate area.

The City of Stonecrest Future Development Map as shown on page 70 of the City of Stonecrest Comprehensive Plan identifies the subject property as being within the Character Area Commercial Redevelopment Corridor. The intent of the character area to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. Policies for this character area redevelop older strip commercial centers into viable mixed-use developments and cluster high-density development at nodes & along major corridors outside of established residential areas. The proposed change in zoning would meet the comprehensive plan, however, the site has never been developed.

Although the proposed zoning change would be compatible with the intent of the comprehensive plan staff has concerns on the lack of transitional zoning from commercial to residential in the immediate area. Therefore it would appear the applicant proposal does not meet all the standards or review.

RECOMMENDATION

Based on 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. Use of the subject property shall be limited to a building footprint of 131,800 square foot self-storage facility.

2. Screening shall be provided along the western and southern property line, adjacent to the Cove Lake Subdivision. An 8' tall privacy fence with coniferous trees planted to visually screen the commercial property from the south of the adjoining single-family property owners.

3. No resident manager shall live on site.

4. The facility will be accessible to the general public between the hours of 6 a.m. and 10 p.m. The office hours will be Sunday from 11 a.m. to 3 a.m., Monday to Friday from 9:30 a.m. to 6 p.m., and Saturday from 8:30 a.m. to 5 p.m. These hours shall be clearly posted on all doors.

5. Sidewalk connectivity and crosswalks shall be added to the property as approved by the Community Development Director.

6. The exterior design of the structure shall consist of brick, stacked stone, glass, stucco, and Cementous siding with 75% of each façade being faced with either brick or stacked stone; subject to the approval of the Community Development Director.