THE CITY OF STONECREST GEORGIA

PLANNING COMMISION STAFF REPORT

MEETING DATE: January 3rd, 2019

GENERAL INFORMATION

Petition Number:	RZ-18-007
Applicant:	Beverly J Searles Foundation
Owner:	Gwinnett Community Bank
Project Location:	6807 Covington Hwy
District:	District 2
Acreage:	2.0 acreage
Existing Zoning:	MR-2 (Medium Residential Density) District
Proposed Development/Request:	Applicant is requesting to change zoning from C-1 to MR-2 zoning to construct Senior Housing.
Staff Recommendations:	**Approved**

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Zoning Map

ZONING CASE: **RZ-18-007**

ADDRESS: **6807 Covington Hwy**

CURRENT ZONING: **C-1 (Local Commercial)**

FUTURE LAND USE: **Neighborhood Center**

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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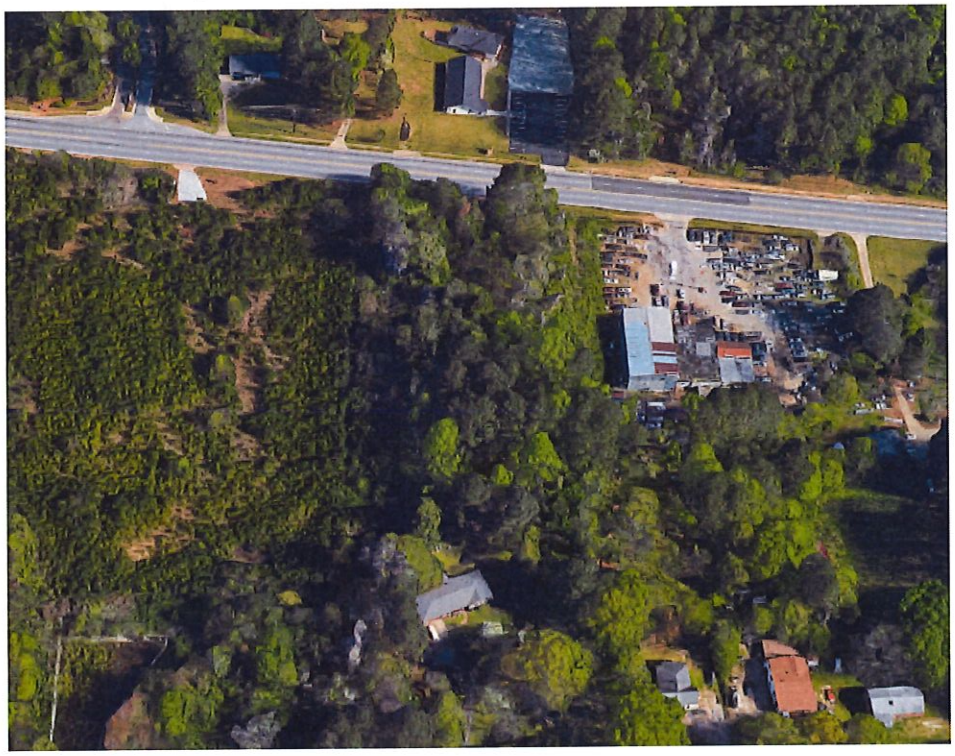
PROJECT OVERVIEW

The subject property is 2.0 -acre parcel with street frontage off Covington Hwy, a four-lane arterial street. The subject property is approximately 1,500' East from the intersection of Covington Highway and DeKalb Medical Parkway, The site currently zoned MR-2 (Medium Residential Density) District and it is the Neighborhood Center Character area identified in the 2035 Comprehensive Plan.



The applicant is seeking to develop the project within two or three phases. The first phase will be 128 units. The conceptual drawings submitted by the applicant show the proposed building will comprise of brick veneer, fiber cement siding, and fiber cement panels. The property has approximately 200' of frontage on Covington Hwy.

The site has extensive pine trees and undergrowth vegetation located on the property. The topography is characterized as being mainly flat, moving north and south of the subject property. The surrounding area is characterized as a mixture of commercial and residential. North of the subject property across Covington Hwy in unincorporated DeKalb County is Woodcrest Village apartment complex. Abutting the property to the East is a commercial zoning property. Located to the West of the subject property is main site for the senior housing development that was approved earlier in 2018. Located to the South of the subject property is a residential zoned property with a single-family residence on it.

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View of subject property from Covington Hwy

Concept Drawing of the Senior Housing

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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 character area of the subject property is Neighborhood Center. The policies of the character area emphasize the use of transit, promote walkability and high-density housing.

- **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 zoning proposal would permit a use that suitable for use and development of surrounding properties. The proposed senior housing would be suitable, as surrounding area is residential homes and apartment development located to the north to the subject property and nearby to the west of the subject property. The Woodcrest Village apartments are located to the North and located to the East approximately 1,300 ft is Arbor Crossing apartments.

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

  The subject property has a reasonable economic use as currently zoned.

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

  The proposed use will not adversely affect the existing use or usability of adjacent property. Staff notes the residential properties located to the southwest and southeast of the subject property are single-family homes would not be adversely affected due to the zoning change since the current zoning is commercial, the proposed change would be more in line with 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 not 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.**

  This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

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

The proposed change in use would not cause an excessive or burdensome use of existing streets and not transportation facilities, utilities, or schools.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

This use will not adversely impact the environment or surrounding natural resources in the city of Stonecrest.

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ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Nearby: North	MR-1 (Medium Residential Density) Apartments	Residential	n/a
Adjacent: South	R-100 (Residential Med lot) Single-Family Home	Residential	n/a
Adjacent: East	C-2(General Commercial) Vacant Property	Commercial	n/a
Nearby: West	MR-2 (Medium Reidential Density) (Vacant)	Residential	n/a

The surrounding area is characterized as a mixture of commercial and residential zoning tracts with a small portion of residential homes and residential subdivisions located to the South, Southwest, and Southeast. Located to the Southwest are two residential parcels, with one parcel being vacant. Located to the Southeast is one residential home and across Hillvale Road is the Meadow Springs Subdivision. Across Covington Hwy to the North of the property are residential apartments in unincorporated DeKalb County. The adjacent properties located to the West and East are zoned C-1 and OI.

MR-2 (Medium Residential Density) zoning intends to encourage primary residential, planned developments that allow accessory retail, office, institutional and civic uses, as well provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain the harmony of scale, intensity, and design with surrounding development. Additionally, provide districts that allow appropriate development transition within the edges and transitional area of the Town Center and Regional Center character areas.

The City Stonecrest Future Development Map as shown on page 67 of DeKalb County Comprehensive Plan identifies the subject property as being within Character Area Neighborhood Center. The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas shall complement the character of neighborhoods and the location of the commercial areas shall reduce automobile travel, promote walkability and increased transit usage Policies for this character area preserves and enhance the integrity and quality of existing residential neighborhoods, while promoting healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking, and connectivity. The intent of the character area is to consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians.

The proposed Special Land Use Permit is consistent in use and scale with the surrounding uses. Staff believes SLUP is suitable in view of the use and development of adjacent and nearby properties. Therefore, the proposed SLUP would be in keeping with the policies and intent of the Comprehensive Plan and would be suitable in view of its impacts on the adjacent and nearby property, therefore, the Department of Community Development recommends **APPROVAL of RZ-18-007**