PLANNING COMMISSION

TMOD 19-003

THE CITY OF
STONECREST
GEORGIA

PLANNING COMMISION STAFF REPORT

MEETING DATE: Ocotber 1st, 2019

GENERAL INFORMATION

Petition Number:	TMOD 19-0003 Stonecrest Overlay District Revision
Applicant:	Community Development Department
Project Location:	Stonecrest Overlay District
Discussion:	Staff is recommending modification to the Overlay to amend the prohibited and permitted uses and a map amendment to change the boundaries of the Overlay as a whole and the boundaries of Tiers 1-5

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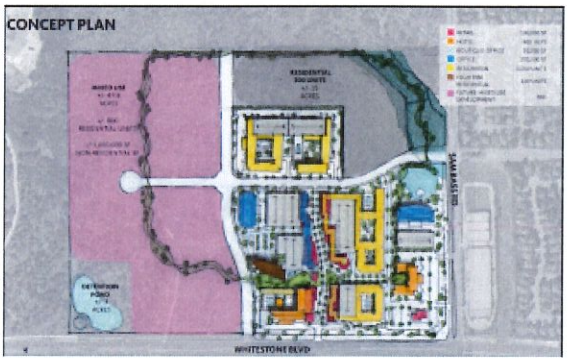
BACKGROUND

Originally the recommend text amendment to the Stonecrest Overlay District was presented at the May 7TH Planning Commission hearing. During the May 7th public hearing the planning commission recommended the text amendment to be deferred so staff could address some of the public concerns. Further, the commission recommended the Stonecrest Overlay Steering Committee to review the revision and give additional feedback to staff.

This is a recommended text amendment by the Stonecrest Overlay District Steering Committee and planning staff. In amendments to the Stonecrest Overlay and the staff will draft language that will be based on the recommendations of the Stonecrest Overlay Committee. The Committee recommended permitted/prohibited uses and revisions to the Overlay boundary map, as well as any additional recommendations that will be beneficial to the purpose and intent of the Overlay.



AMENDMENT/ANALYSIS OVERVIEW

Mixed use development is defined as *"... a type of urban* development that blends residential, commercial, cultural, *institutional, or entertainment uses, where those functions are physically and functionally integrated, and that provides pedestrian connections*".

Staff believes the zoning district provisions represents zoning classifications that permit, rather than mandates, vertical and horizontal mix of commercial and residential uses. The district is intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities.

Currently, the Stonecrest Overlay does not "*physically and functionally integrate"* uses. Staff recommends the following modification in Tier I -High-Rise Mixed-Use Zone and in Tier II -Mid- Rise Mixed-Use Zone:

> *Principal uses and structures.* A combination of the following principal uses of land and shall be authorized within…:

Staff seeks to encourage a mixture of uses in the district instead of requiring it. As the district gradually reduce the density moving further way from the core of development. Tier IV and Tier V will remain as is

currently, as Tier IV requires mix use development as a transitional district and Tier V does not require mixed use development. Tier V district is mainly single-family developments.

Staff has cleaned up the zoning classification, the classification was the old zoning designation and updated it to the new designation which is High Density Residential.

- All uses authorized in the HR-3 (High Density Residential District. For Tier 1
- All uses authorized in the HR-2 (High Density Residential District. For Tier 2
- All uses authorized in the MR-2 (Medium Density Residential District. For Tier 3

Understanding that there have been requests from the development community regarding certain uses Staff recommends the following:

Sec. 3.5.12.1 Mixed Use Building Package Store and Self- Storage (multi-story climate control self-story facility) / Building Setbacks

A. Mixed Use Building Package Store may be permitted in Tier (s) I, II, in accordance with the overlay standards and the following:

    1. Package store may only be located on the first floor of a minimum three-story mixed-use building with an anon-retail component.

    2. The package store can be no more than 25% of the total heated floor area of the building

B. Multi-Story Climate Controlled Self-Storage Facility may be permitted in Tier (s) I and II in accordance with the overlay standards and the following:

    1. No outside storage shall be allowed, including vehicle leasing
    2. All buildings shall have a window or architectural treatments that appear as windows
    3. Multi-story warehouses shall be climate controlled.
    4. A new or expanded self-storage facility shall be located a minimum of 1,500 feet from the boundary of any other self-storage facility.
    5. Storage units may not be used for the following uses: the operating of a business or services enterprise, personal activities such as hobbies, arts, and crafts, woodworking, repair, restoration or maintenance of machinery or equipment, hazardous or toxic material storage, and/or living or sleeping quarters.
    6. Multi-warehouse shall be a minimum of three stories.
    7. All storage units shall only be accessible through interior corridors

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C. Building setbacks. The following requirements shall apply to all structures in the Tier (s) I and II: High-Rise and Mid-Rise:

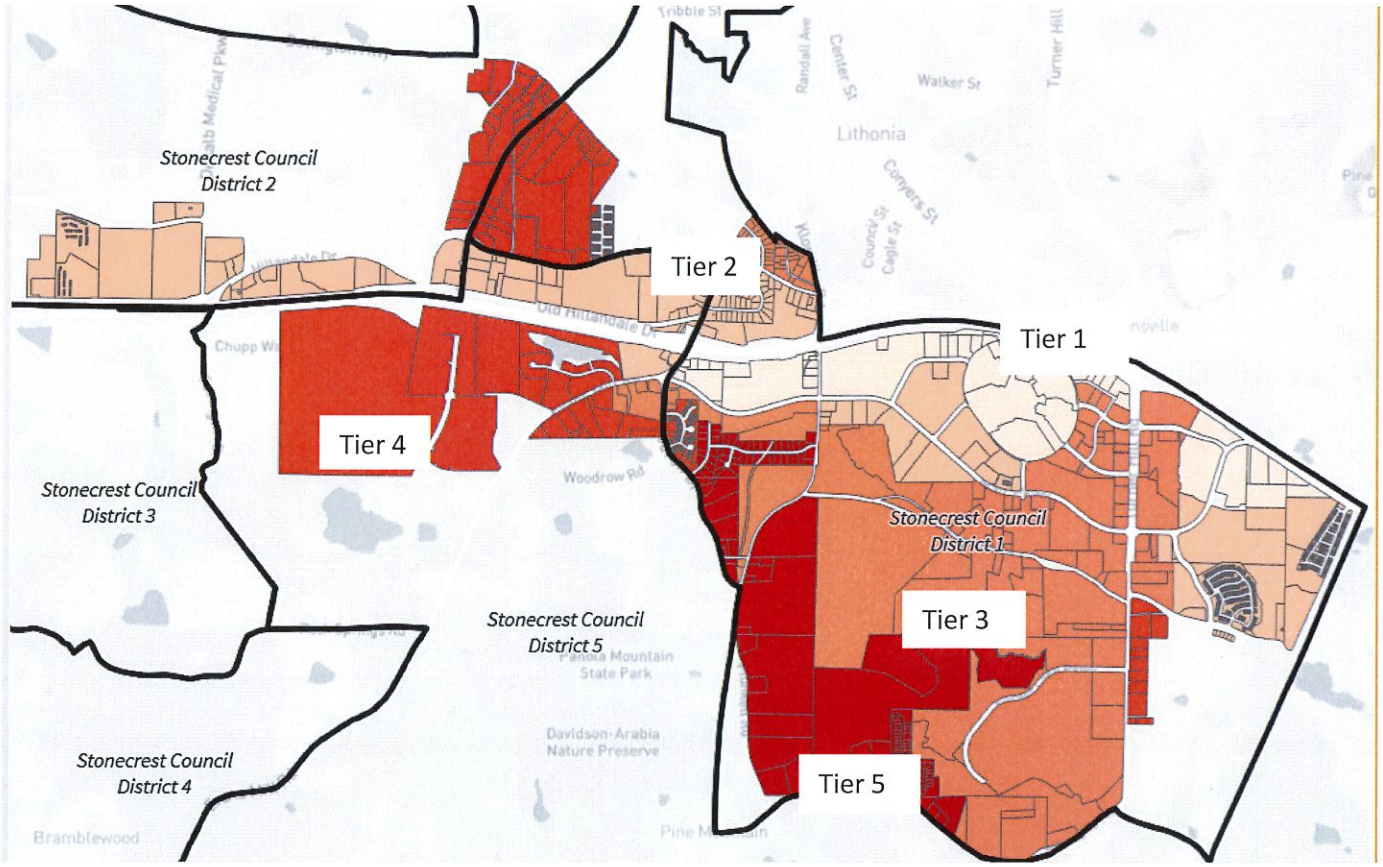
1. Setbacks shall be governed by the MU-3 Regulations

Currently, these uses are prohibited. In order to introduce the use into the tiers without being inundated with these uses staff suggest a minimum distance requirement.

Staff recommends the following modification to the Stonecrest Overlap Map:

Existing Map:

Stonecrest Overlay



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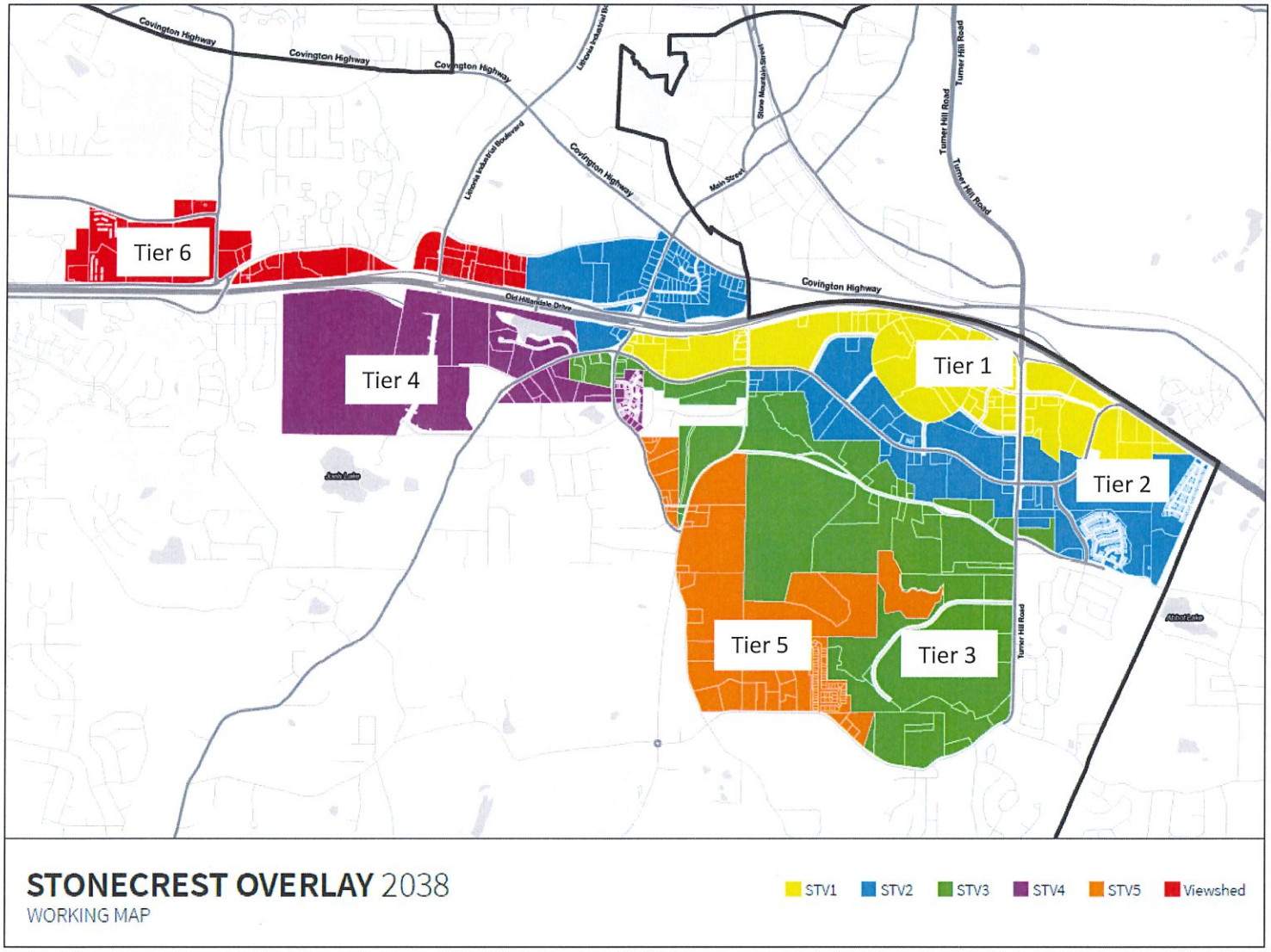
Proposed Stonecrest Overlay 2038



Staff recommends removal of the area to the North above 1-20 along Lithonia Industrial Blvd and placed in a new overlay district "Stonecrest Industrial Overlay District" or "Viewshed". Properties starting at 6543 Chupp Road and move west and south of Hillandale Drive along with Emory Hillandale property will be placed in the Viewshed tier as well.

Tier 2 will extend further East along Mall Parkway crossing over Turner Hill Road and include Stonecrest City Hall, Terrace at Stonecrest, and Haynes Park Townhomes. While Tier 1 will extend along Stonecrest Parkway which will include the old Sam Club store and Turner Hill Market Place.

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A further recommendation of the removal of some residential property along the South on Turner Hill Road as well as property to be included in the Arabia Mountain Overlay to the West. Since there were concerns regarding applicability of the restrictions and design standards for the parcels removed, legal staff recommended a moratorium be placed on the removed parcels (that would be put into the new overlay) for 180 days to allow for the new overlay to be adopted and put in place. Another option would be to remain in the Stonecrest Overlay until the new overlay is adopted and then move the parcels into the new overlay, that way the restrictions and design standards are still applicable.