

**DeKalb County Planning and Sustainability Department
Proposed (De-)Annexation Report**



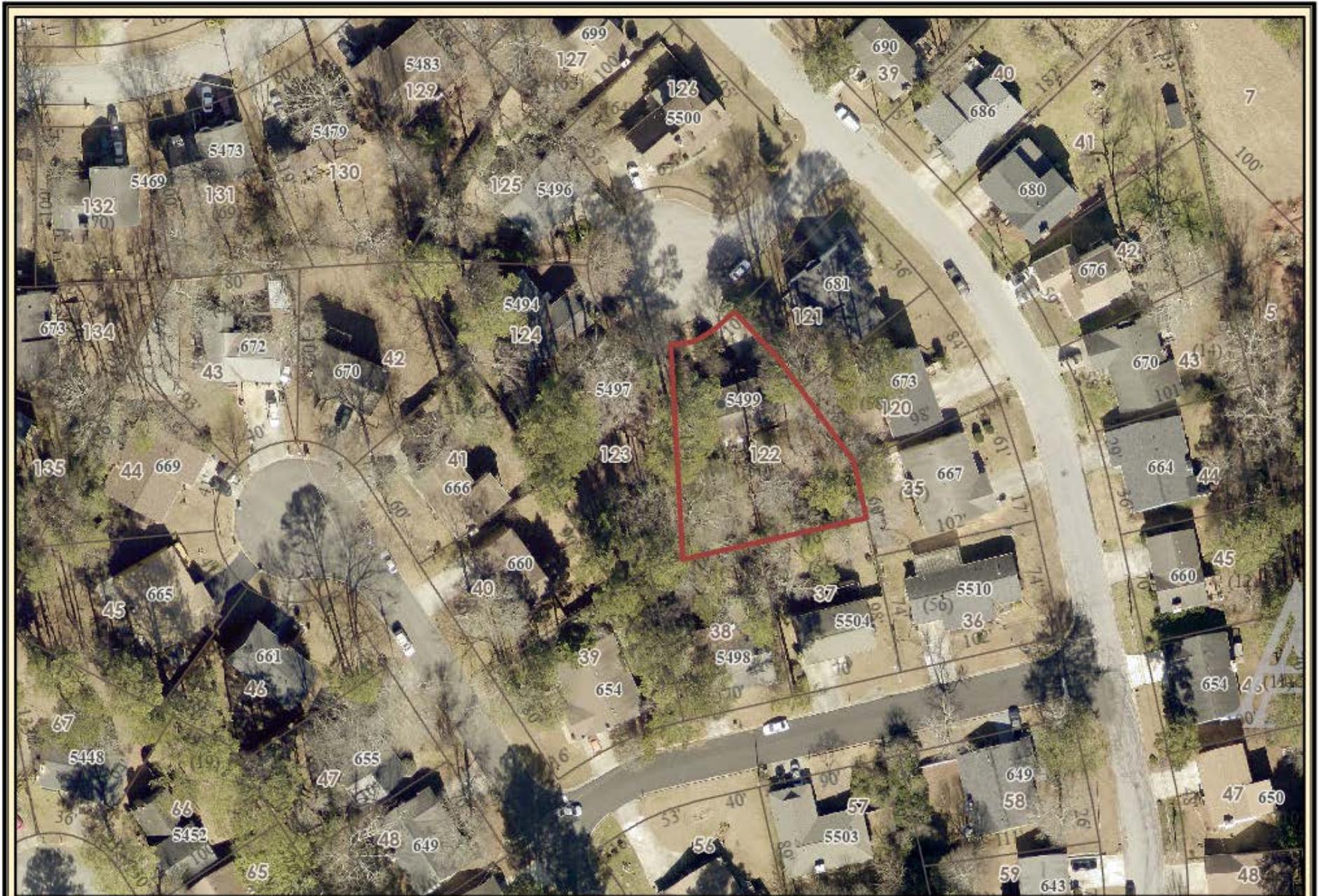
City of Stone Mountain Future Land Use Designation (Annex From)	DeKalb County Land Use Designation (Annex To)	Land Use Impact / Staff Comments (if any)
<p>Property Address(es): 5499 Woodsong Trace, Stone Mountain, GA 30087</p> <p>Parcel ID Number(s): 18 074 03 122</p> <p>Land Use Designation: SINGLE-FAMILY RESIDENTIAL (based on 2021 City of Stone Mountain Comprehensive Plan Draft for Review September 30, 2021):</p> <p>Description of Land Use: Single-family residential is classified as ‘Cul-de-sac’ Residential or Suburban Residential on the City of Stone Mountain’s Future Land Use Map and characterized by larger residential development. The neighborhoods were established between the 1970s through the 1990s and maintain a curvilinear pattern that is defined by cul-de-sacs and large lot sizes. This land use designation does not support pedestrian activity due to large setbacks and future planning supports the integration of more parks and connectivity. Future land use states that overall density should stay within a 2 to 4 unit per acre range.</p> <p>Surrounding Land Use bounding property: North: (City of Stone Mountain) Single-Family Residential South: (DeKalb County) Suburban East: (DeKalb County) Suburban West: (DeKalb County) Suburban</p>	<p>Property Address(es): 5499 Woodsong Trace, Stone Mountain, GA 30087</p> <p>Proposed Land Use Designation: SUBURBAN** (based on the DeKalb County 2050 Comprehensive Plan, Adopted November 17, 2022) **No proposed Land Use category was included in the documents, so we will assume that it will follow the Land Use of the surrounding properties in unincorporated DeKalb.</p> <p>Description of Land Use: The intent of the Suburban Character Area is to recognize those areas of the county 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. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. Future development should provide better pedestrian and community connectivity and be designed in a way that preserves and enhances existing greenspace. The proposed density for areas of this type is up to 8 dwelling units per acre.</p> <p>Surrounding Land Use Bounding Property: North: (City of Stone Mountain) Single-Family Residential South: (DeKalb County) Suburban East: (DeKalb County) Suburban West: (DeKalb County) Suburban</p>	<p>Proposed annexation compatible with DeKalb Future Land Use?</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>The existing city land use is very similar in character to the proposed county land use, with the only major difference being DUA limits. Since the city’s current dwelling unit cap is more restrictive than the county’s, the annexation would not affect the county’s land use policy.</p>

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City of Stone Mountain Zoning Designation (Annex From)	DeKalb County Zoning Designation (Annex To)	Zoning Impact / Staff Comments (if any)
<p>Property Address(es): 5499 Woodsong Trace, Stone Mountain, GA 30087</p> <p>Parcel ID Number(s): 18 074 03 122</p> <p>Zoning Designation: Single-Family Residential (R-1) <i>(based on the City of Stone Mountain Code of Ordinances, Appendix A Zoning)</i></p> <p>Description of Zoning: R-1 Residential District is a low-density zoning district intended to implement community plans and preserve established single-family neighborhoods. Permits detached single-family homes on minimum 10,000-square-foot lots, with maximum building height of 30 feet and 40% lot coverage. Limited civic, recreational, and utility uses are allowed. Standards emphasize quality design, public sewer service, two off-street parking spaces per dwelling, pedestrian connectivity, sidewalks, and neighborhood character.</p> <p>Zoning surrounding subject property: North: (City of Stone Mountain) R-1 South: (DeKalb County) Small Lot Residential Mix (RSM) East: (DeKalb County) RSM West: (DeKalb County) RSM</p>	<p>Property Address(es): 5499 Woodsong Trace, Stone Mountain, GA 30087</p> <p>Proposed Zoning Designation: RSM** <i>(based on the DeKalb County Code of Ordinances, Chapter 27)</i></p> <p>** No proposed Zoning type was included in the documents, so we will assume that it will follow the Zoning of the surrounding properties in unincorporated DeKalb.</p> <p>Description of proposed zoning: The purpose and intent of the board of commissioners in establishing the RSM (Small Lot Residential Mix) District is as follows: A. To provide for the creation of residential neighborhoods that allow a mix of single-family attached and detached housing options; B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods; C. To implement the future development map of the county's most current comprehensive plan.</p> <p>Dwelling units per acre: 4-8 Minimum lot size: 1,000 Maximum height (SFD) 35 feet Lot coverage: 50%</p> <p>Zoning surrounding subject property: North: (City of Stone Mountain) R-1 South: (DeKalb County) RSM East: (DeKalb County) RSM West: (DeKalb County) RSM</p>	<p>Proposed annexation compatible with DeKalb Zoning? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>The existing city zoning is more restrictive than the proposed county zoning, so the annexation would not result in any change to county zoning scheme for the area.</p>

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5499 Woodsong Aerial Map

0 0.00475 0.0095 0.019 0.0285 0.038

Date Printed: 12/15/2025



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5499 Woodsong Land Use

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