

MEMORANDUM

TO: Stacey Grear
FROM: Andrew Baker
CC: Cedric Hudson
RE: Land Use and Zoning Analysis for the de-annexation request of 546 Carillon Lane

This document is to serve as the DeKalb County Planning & Sustainability Department's review of the subject parcel.

General Information

Subject Property Address: 546 Carillon Lane, Stone Mountain, Georgia 30083
Parcel ID#: 18 037 01 045)
Acres: 0.1
Owner: Rana, Shawntae

The subject parcel fronts on Carillon Lane and is bisected between unincorporated DeKalb County and the city limits of Stone Mountain. The subject parcel is surrounded by single-family residential on the remaining sides. The closest major thoroughfare is Rockbridge Road SW.

City of Stone Mountain Land Use and Zoning Summary Analysis

Existing Land Use (City of Stone Mountain Comprehensive Plan (2005 - 2025))

Designation: Suburban Residential Character Area.

Suburban Residential Definition: The suburban residential character area encompasses much of the southern portion of the City of Stone Mountain. This area is currently and will continue to be characterized by larger lot (1/3 – 1/2 acre) residential development. The predominant land use in this character area is detached single-family residences. There are currently some limited areas of multi-family housing (apartments) that may be rehabilitated but should not be expanded in the future. However, some single-family attached housing stock such as town houses would be appropriate. Overall density should stay within a 2 to 4 unit per acre range.

Existing Zoning (Stone Mountain Code of Ordinances, Chapter 5)

Designation: R-1 (residential)

Intent and where permitted. This district (hereafter referred to as R-1) is created to establish a plan implementation zone that:

- Recognizes the existence of previously established low density residential districts in communities;
- Encourages clustering of development and provision of location, environmental and development amenities;
- Provides for low density residential development in cul-de-sac neighborhoods, community areas and the urban area; and
- Enhances the community's character through the promotion of high-quality design.

More detail for R-1 is listed in Attachment A of this memo. It includes permitted uses, prohibited uses, development regulations, etc.

DeKalb County Land Use and Zoning Summary Analysis

Proposed Land Use (DeKalb County 2035 Comprehensive Plan)

Designation: Suburban Character Area.

Suburban Definition: 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. The proposed density for areas of this type is up to 8 dwelling units per acre.

Primary Uses for Suburban:

Primary Land Uses	Permitted Zoning
<ul style="list-style-type: none"> • Single Family Detached Residential • Townhomes • Assisted Living Facilities • Neighborhood Retail • Schools • Libraries • Health Care Facilities • Parks and Recreational Facilities • Public and Civic Facilities • Institutional Uses 	<ul style="list-style-type: none"> • RE • RLG • R-100 • R-85 • R-75 • R-60 • RNC • MHP • RSM • MU-1 • NS • C-1 • OIT • OI

Policies for Suburban: See Attachment B.

Proposed Zoning (DeKalb County Code of Ordinances, Chapter 27)

Designation: R-100

Recommendation

Based on the above land use and zoning analysis, the Planning & Sustainability Department recommendation for 546 Carillon Lane is to remain residential and to be classified as Suburban land use, and R-100 residential zoning. We

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

support this request for a de-annexation with the aforementioned planning and zoning classifications.

ATTACHMENT A

City of Stone Mountain Zoning Code of Ordinances:

Section 5-1. - Single-family residential (R-1) district.

5-1.1 Intent and where permitted. This district (hereafter referred to as R-1) is created to establish a plan implementation zone that:

- Recognizes the existence of previously established low density residential districts in communities;
- Encourages clustering of development and provision of location, environmental and development amenities;
- Provides for low density residential development in cul-de-sac neighborhoods, community areas and the urban area; and
- Enhances the community's character through the promotion of high-quality design.
- Uses are limited to single-family dwellings served by public sewers, some residentially related institutions, to certain incidental uses intended primarily to provide service to a dwelling or a residential neighborhood.

5-1.2. Permitted uses by right.

A.

The following uses shall be permitted subject to requirements and limitations of this ordinance:

1. Detached single-family dwellings, excluding manufactured homes.
2. Community parks and recreation (publicly owned).
3. Conservation and passive recreation areas.
4. Conservation/open space development of permitted residential uses, provided that conditions outlined in Article VII (Conservation/open space development) are met.
5. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
- 6.

- Guest house, pool house, or servant quarters on a lot containing a single-family residence limited to one on each lot and shall not include cooking facilities and shall not exceed the square footage of the principal structure.
7. Swimming pool for a single-family residential dwelling, that is completely enclosed by an opaque fence or wall at least four (4) feet in height, but not over eight (8) feet in height. Swimming pools shall meet all the requirements of the International Building Code and applicable local health department rules and regulations.
8. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed a total of 400 square feet of gross floor area.
9. Temporary construction uses.
10. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations.
11. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
12. Public utility facilities, if essential to service this zoning district, are permitted provided:
- a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or woven wire fence at least but not greater than eight feet in height.
 - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - d. The lot is suitably landscaped.
 - e. No vehicles or equipment are stored on the premises.
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.
-

14. Schools offering traditional core educational courses similar to the public elementary, middle and high schools, provided:
 - a. Any school be on a lot at least of 400 feet wide and containing six acres of lot area;
 - b. All buildings be at least 60 feet from every property line.
15. Existing cemeteries.
16. Other uses as approved by the city, provided:
 - a. Approval must be given prior to development.

5-1.3 Permitted by condition (special uses).

A.

The following uses may be permitted provided the applicant for such a development is granted a conditional use permit by the mayor and council after receiving recommendations from the planning and zoning committee and after a public hearing:

1. Cultural exhibits and libraries.
2. Churches, provided:
 - a. The lot abuts upon an arterial or collector street or state highway.
 - b. The lot is at least three acres in size.
 - c. All buildings are located at least 50 feet from all property lines.
 - d. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;
 - e. Adequate off-street parking, provided:
 - i. Parking area is located to the side or rear of the principal building.
 - f. A circular drive for off-street loading is provided.

3.
 - Family day care center, provided
 - a.
 - It is an owner-occupied establishment;
 - b.
 - Must obtaining signatures from neighboring lots
 - c.
 - No more than six individuals are kept.
4.
 - Group day care facilities including private kindergartens and playschools, provided:
 - a.
 - The lot abuts upon a major or collector street or a state highway.
 - b.
 - A circular drive for off-street loading and unloading of children is provided.
 - c.
 - At least 35 square feet of indoor play area for each child at maximum enrollment is provided.
 - d.
 - At least 100 square feet of outdoor play area for each child at maximum enrollment is provided.
 - e.
 - The outdoor play area is enclosed by a fence at least four feet in height but not over eight feet in height.
 - f.
 - A circular drive for off-street loading is provided.
 - g.
 - If a special use permit is approved, comply with all state day care requirements and health regulations.
4.
 - Parks, private, provided:
 - a.
 - All buildings are located at least 100 feet from any property line.
5.
 - Neighborhood recreation centers, provided:
 - a.
 - All buildings are located at least 100 feet from any property line.
6.
 - Bed and breakfast.
- 7.

Other uses as approved by the city, provided:

a.

Approval must be given prior to development.

5-1.4 Prohibited uses. All uses not listed in the permitted or conditional use sections are considered prohibited.

5-1.5 District development regulations.

A.

The following contain the development regulations for the R-1 district. Any exceptions to the following must be approved by the planning and zoning committee upon recommendation from staff.

1.

Minimum lot size: 10,000 square feet.

2.

Minimum lot width: 100 feet.

3.

Minimum road frontage (measured at property line): 40 feet.

4.

Minimum setback to a public street: 50 feet (from property line).

5.

Minimum side yard: Ten feet.

6.

Minimum rear yard: 40 feet.

7.

Total maximum height: 30 feet.

8.

Minimum heated floor area: 1,250 square feet.

9.

Minimum buffer area between adjacent, dissimilar districts: none.

10.

Minimum separation between buildings on same lot: Ten feet.

11.

Maximum building height: 30 feet or 2 stories.

12.

Maximum lot coverage: 40 percent.

5-1.6 Additional District Development Regulations.

A.

The following contain the development regulations for the R-1 District. Any variance to the following must be approved by the mayor and council upon recommendation from planning and zoning committee.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

1.
Lighting.
 - a.
Lighting, other than landscape lighting, if provided, shall be dark sky compliant and reflect away from residential areas and public streets.
2.
Trash disposal.
 - a.
Each property shall provide adequate and accessible trash disposal areas. Said disposal area shall be screened from public view.
3.
Connectivity and site design requirements.
 - a.
The R-1 district should incorporate multi-modal transportation (applicable modes consisting of pedestrian, bicycle, and vehicular) elements in the development, depending on the foreseeable needs of future residents and users of the site, and the relationship of the project site to the community at large.
 - b.
A grid system of streets, where feasible given the topography, is preferred over cul-de-sac designs. Block length should be conducive to pedestrian traffic.
 - c.
Traffic calming methods should be incorporated to promote pedestrian accessibility and safety.

5-1.7 Minimum parking requirements.

A.

The following serves as a minimum requirement, specifically intended for this district. Please refer to article VII off-street parking and loading requirements for additional standards.

1.
Each single-family dwelling shall have two garage or carport parking spaces; such parking spaces shall be prohibited in required front yards or corner lot side yards.
 2.
A minimum driveway length of 20 feet shall be required between said parking and any street right-of-way line.
 3.
Parking shall only be allowed on areas surfaced with all-weather materials such as concrete, asphalt, brick, stone, or decorative gravel.
 4.
Automobiles parked in front yards cannot consume more than 20 percent or 400 square feet, whichever is less.
-

5.
 - Minimum off-street parking spaces required.
 - a.
 - Off-street parking and loading shall be provided as stated in article VII.
6.
 - The parking or storage of any commercial vehicle is prohibited except when any of the following provisions apply:
 - a.
 - A commercial vehicle temporarily parked or standing in a residential zoning district for less than eight hours.
 - b.
 - An automobile, pickup truck, van or sport utility vehicle used to provide daily transportation to and from work.
7.
 - A maximum of one piece of major recreational equipment may be parked or stored on a single family residential lot provided that it is parked in compliance with [section 5-104](#) of the Code of Ordinances. Additional major recreational equipment may only be parked or stored in enclosed buildings or in a carport provided that said recreational equipment fits entirely within the carport. However, such equipment may be parked on residential premises for a period of not more than 24 hours during loading or unloading. No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

5-1.8 Streetscape requirements. Sidewalks shall be built along both sides of all public and private streets in the district, pursuant to [chapter 25](#), streets and sidewalks. The following provisions shall be required in storefront areas, as defined, and may be considered appropriate in other parts of the R-1 district:

A.

Sidewalks and streetscape zone.

1.

All sidewalks shall have a minimum width of five feet with a minimum clear zone of five feet. Alongside the sidewalk and integrated there with shall be a continuous streetscape zone for street trees and street furniture adjacent to the curb which shall not be less than five feet in width.

B.

Pedestrian crossings of driveways and intersections.

1.

The color and composition of sidewalk shall be continued as it crosses vehicular driveways and street intersections. Where the sidewalk color and composition of the sidewalk is not otherwise distinguishable from the driveway or roadway composition and color, the sidewalk shall be composed of material with color and texture that distinguishes the pedestrian

crossing. This provision is required to promote safety of pedestrians, as different textures or colors of pedestrian crossings alert or remind the motorist pedestrians are present.

ATTACHMENT B

DeKalb County Policies for Suburban Character Area

1. **Residential Protection** - Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density.
 2. **Traditional Neighborhood Principles** - In appropriate locations encourage residential development to conform with traditional neighborhood development principles including a higher mix of uses, improved pedestrian vehicular activity and increased pedestrian access to retail and other activities.
 3. **Non-Residential Development** - The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).
 4. **Density Increases** - This shall be evaluated for their impact on county facilities and shall not degrade the overall quality of service delivery and quality of life for the surrounding established neighborhood.
 5. **Walkability** - Locate development and activities within easy walking distance of transportation facilities.
 6. **Infill Development** - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods.
 7. **Infill Development** - Permit accessory housing units, or new well designed, small-scale infill multifamily residences to increase neighborhood density and income diversity.
 8. **Transitional Buffer** - In areas adjacent to Activity Centers, require the transition of higher densities/intensities to occur within Activity Center and abiding by the delineated Activity Center boundary.
 9. **Greenspace** - Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians.
 10. **Connectivity** - Promote strong connectivity and continuity between existing and new developments.
 11. **Street Design** - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities.
 12. **Bicycle and Pedestrian** - Encourage good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.
 13. **Transportation Alternatives** - Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas.
 14. **Sense of Place** - Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm.
 15. **Density** - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access. as well as automobile dependency.
 16. **Nodes** - A) Create neighborhood focal points through the use of existing pockets parks and squares for community activities. B) Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences.
 17. **Street Character** - Improve street character with consistent signage, lighting, landscaping and other design features.
 18. **Architecture** - Encourage compatible architecture styles that maintain regional and neighborhood character.
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DeKalb County Regulations for R-100 Zoning

27-2.5 DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT–100) DISTRICT

2.5.1 Statement of purpose and intent.

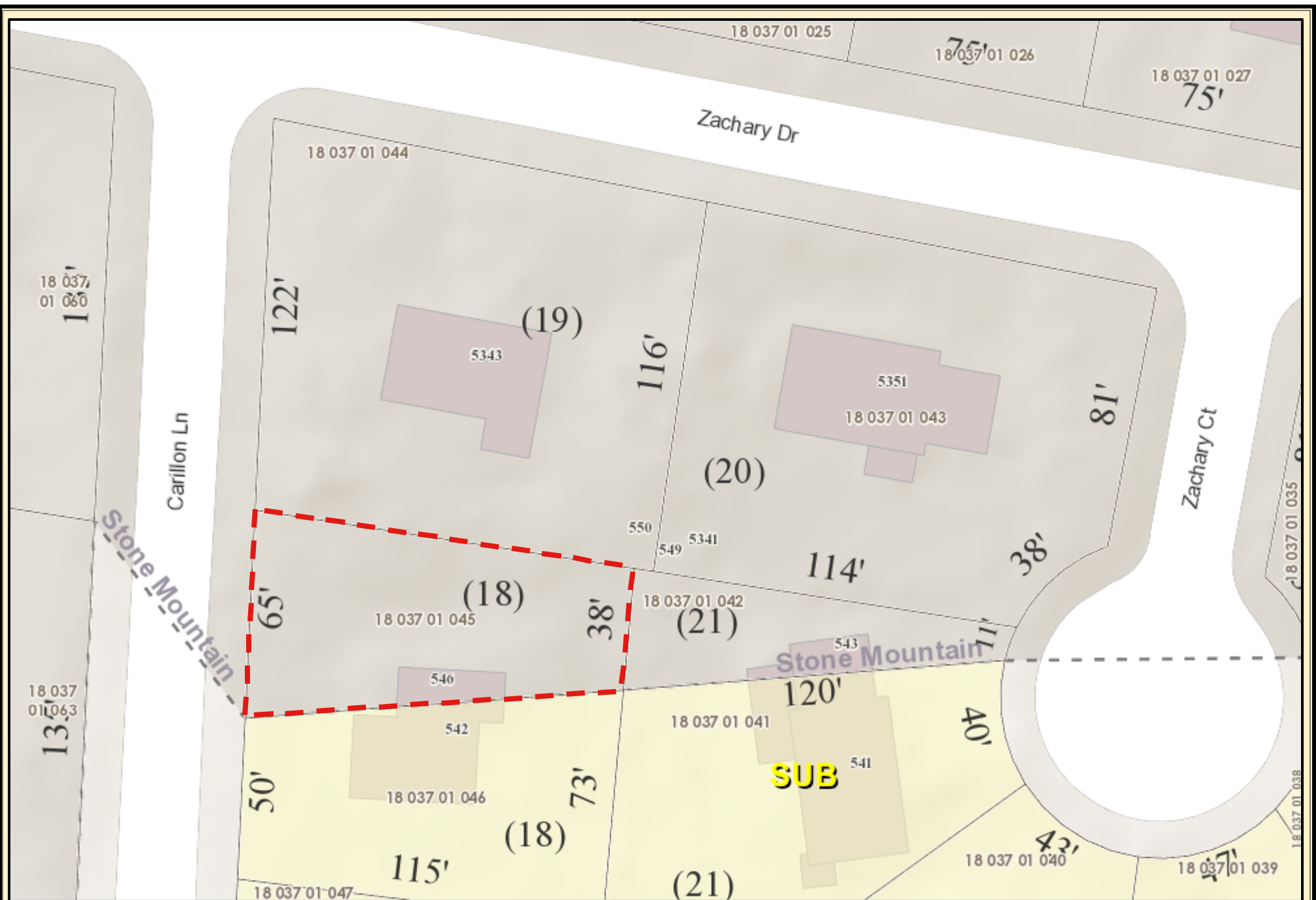
- The purpose and intent of the board of commissioners in establishing the R-100 (Residential Medium Lot–100) District is as follows:
- To provide for the protection of neighborhoods within the county where lots have a minimum area of fifteen thousand (15,000) square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide protections for existing development as new subdivisions are created;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To assure that the uses and structures authorized in the R-100 (Residential Medium Lot–100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents; and
- G. To implement the Future Development Map of the County’s most current Comprehensive Plan.

2.5.2 Permitted and special land uses.

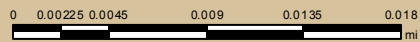
- Permitted uses and uses requiring special land use permits shall be as provided in Table 4.1. In cases where a use is permitted but there are supplemental use regulations for that use specified in Article 4, such regulations shall also apply.

2.5.3 Dimensional requirements.

- Dimensional requirements for the R-100 (Residential Medium Lot–100) District shall be as provided in Table 2.2, “Residential Zoning Districts Dimensional Requirements.”



540 Carillon Lane

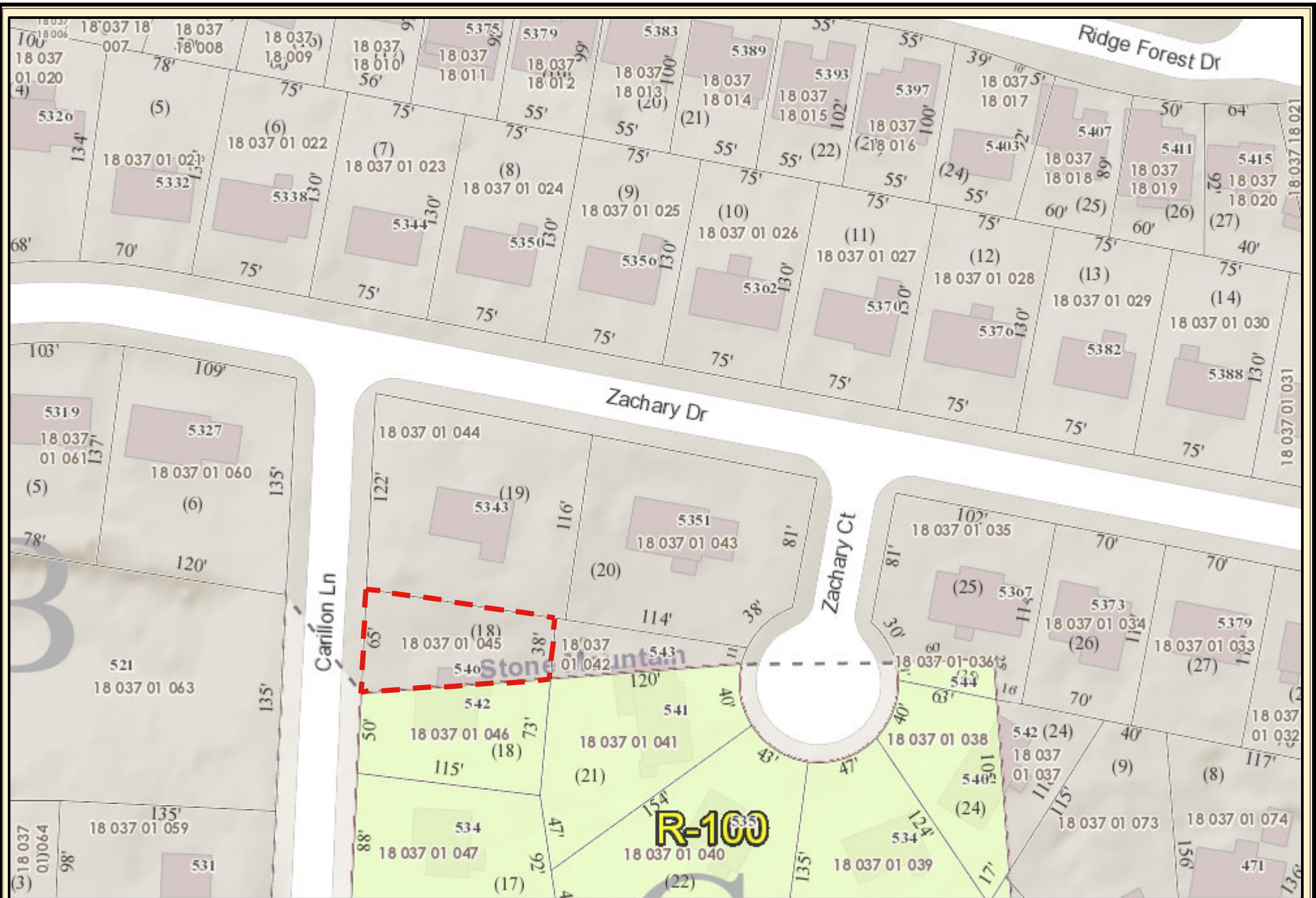


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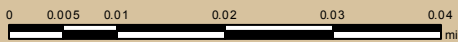


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540 Carillon Lane Zoning

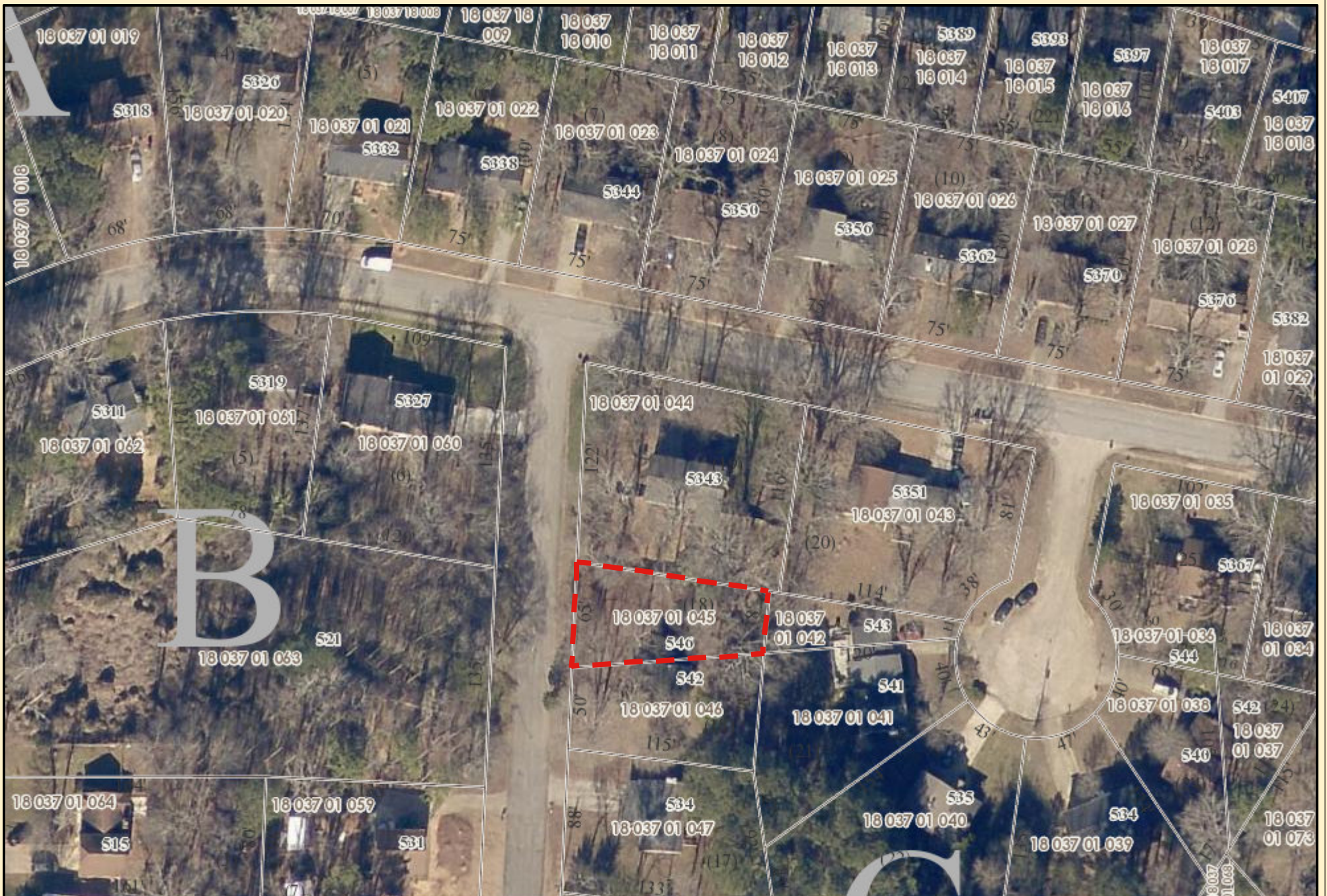


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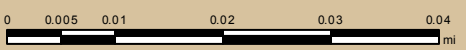


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540 Carillon Lane Aerial



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