

Agenda Item

File ID: 2025-0626

Substitute 8/26/2026

Public Hearing: YES ☐ NO ☒

Department: Planning and Sustainability

SUBJECT:

Commission District(s): Commission District 05 Super District 07

Application of Haley Todd for a Special Land Use Permit (SLUP) to allow senior residential housing in the R-100 (Residential Medium Lot-100) Zoning District and Tier 5 of the Hidden Hills Overlay District.

Petition No.: 2025-0626 SLUP-25-1247527

Proposed Use: 131 senior housing units

Location: 5083 Biffle Road, Stone Mountain, GA 30088

Parcel No.: 16-028-01-001

Information Contact: Adam Chapell, Sr. Planner

Phone Number: 470-618-2642

PURPOSE:

Application of Haley Todd for a Special Land Use Permit (SLUP) to allow senior residential housing in the R-100 (Residential Medium Lot-100) Zoning District and Tier 5 of the Hidden Hills Overlay District.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2025) Approval.

PLANNING COMMISSION: (July 8, 2025) Full Cycle Deferral.

BOARD OF COMMISSIONERS: (July 24, 2025) Two-Week Deferral to the August 12th BOC am meeting decision only; **(August 26, 2025)** Two-Week Deferral to the August 26th BOC am meeting decision only

STAFF RECOMMENDATION: Approval with Conditions

PLANNING STAFF ANALYSIS: Planning Staff Analysis. The applicant, Haley Todd (PEC+) is proposing to construct a total of 230 dwelling units at a density of approximately 4.23 units per acre, of which 131 are senior housing units. The subject property in its current configuration comprises approximately 77.21 acres of land that was formerly used as part of the now-defunct Hidden Hills Golf Course. The property is located within a Suburban (SUB) Character Area per the *DeKalb County 2050 Unified Plan* and has an underlying zoning designation of R-100 (Residential Medium Lot-100).

In addition, the subject property spans across two tiers of the Greater Hidden Hills Overlay District: The extreme eastern and southern portions of the property are designated as being within Tier 4 of the Overlay. Section 27-3.37.5. of the *Zoning Ordinance* defines Tier 4 as “a conservation open space area comprised of properties which are of such size, configuration and topography which would cause undue impacts on adjoining properties if developed. The properties are to be used for active and passive recreation areas and associated accessory structures.” The remaining 54.355 acres are designated as being within Tier 5 of the Overlay. Section 27-3.37.5. of the *Zoning Ordinance* defines Tier 5 as “a neighborhood mixed-use area which allows for increased density, increased building heights, and additional permitted uses within a mixed-use environment. The purpose of Tier 5 is to allow increased development in an area where it is needed while preserving/conserving property within Tiers 3 and 4.” On September 22, 2021, the DeKalb County Planning Commission approved a Sketch Plat (P-Plat #1244609) authorizing the subdivision of 77.21 acres for the purpose of constructing 228

single-family attached (townhome) dwellings, 240 multifamily dwellings, and approximately 225,000 square feet of non-residential office space. Per Section 14-98 of the *Land Development Code*, P-Plat #1244609 expired on September 22, 2023. On May 22, 2024, the DeKalb County Planning Commission approved a Sketch Plat (P-Plat #1246015) authorizing the subdivision of 77.21 acres into three (3) parcels solely for the purpose of conveying two of the three resultant lots to a new owner for conservation. These lots would align with the current boundaries of Tier 4 on the subject property, as shown in the map titled “Greater Hidden Hills Overlay District” dated October 28, 2011. At the time of this analysis, P-Plat #1246015 has not expired; however, a Final Plat officially creating these three (3) distinct lots has yet to have been recorded by the County. An additional Sketch Plat application is currently under review at the time of this analysis and is associated with the subject Special Land Use Permit (SLUP) request, which focuses on the remaining 54.355 acres that would comprise Tier 5 of the Overlay. This Sketch Plat application (P-Plat #1246985) calls for up to 230 dwellings at a density of approximately 4.23 units per acre- a significant reduction from the original proposal in 2021 (468 units at a density of 8.61 units per acre, if using the 54.355-acre figure). Of the 230 dwellings proposed, 44 units would be conventional single-family detached dwellings and 186 would be single-family attached (townhome) dwellings. Of the 186 attached dwellings, 131 are proposed to be senior units. Tier 5 of the Overlay only authorizes *senior housing* with a SLUP, hence the subject application request (the proposed use also satisfies the mixed-use requirement of Tier 5 of the Overlay). As indicated by a graphic titled “Hidden Hills Master Plan” presented by the applicant at Community Council, the proposed 131 senior housing units would be located in the northwestern section of the development site. The units are proposed to be single-story and ADA accessible, and appear to meet the supplemental requirements for senior housing developments as specified in Section 27-4.2.26. of the *Zoning Ordinance*. The proposed use would be integrated into the larger proposed “Terra Bella” development as envisioned in P-Plat #1246985 and would share amenities, including a proposed clubhouse that would be made available to the Hidden Hills Civic Association; connections would be made to existing trails within the Hidden Hills neighborhood and new connections would be proposed to open space areas along the eastern “lakeside” portion of the development site (see “McKinley Homes Development Agreement with Hidden Hills Civic Association”, attached to this analysis). The proposed senior housing supports the intent of the Suburban (SUB) Character Area per the *DeKalb County 2050 Unified Plan*, as it would “increase housing choice and income diversity without significantly altering established neighborhood development patterns”. The proposed senior housing and additional units that would be associated with P-Plat #1246985 would be developed at a density that is similar to other developments within the Overlay. The overall development promotes connectivity and provides walking trails and ADA-compliant pathways throughout. From a land use perspective, the proposed use of senior housing would not be in conflict with the intent of Tier 5 of the Overlay and appears to meet the supplemental criteria of Section 27-4.2.46. (Senior housing: independent and assisted living, nursing, and continuing care) and the criteria for a SLUP in Section 27-7.4.6. of the *Zoning Ordinance*. Therefore, upon review of Section 27-4.2.46 and 27-7.4.6 of the *Zoning Ordinance*, the Planning and Sustainability Department recommends ***“Approval, with the following conditions”***:

PLANNING COMMISSION VOTE: (July 8, 2025) Full Cycle Deferral 8-0-1. Commissioner West moved, Commissioner Cooper seconded for a Full-Cycle Deferral to the September 2025 zoning agenda to allow the applicant time to work with Staff and the Hidden Hills Neighborhood Association to draft additional conditions. Commissioner Costello abstained due to a conflict of interest.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Approval 5-0-1 Dennis Allen moved, Malia Evans seconded. Leona Perry abstained.

SUBSTITUTE
SLUP-25-1247527 (2025-0626)
Staff Recommended Substitute Conditions
5083 Biffle Road
Stone Mountain, GA 30088
08/22/2025

1. Senior housing units shall be constructed and located in general conformance to the conceptual plans titled “Hidden Hills Master Plan” by Planners and Engineers Collaborative.
2. Facades of senior housing units shall be in general conformance with renderings titled “Product Samples” by Planners and Engineers Collaborative and shall also be in conformance with the Greater Hidden Hills Overlay District Design Guidelines, Section 27-3.37., Section 27-4.2.46. (E), and Section 27-5.7.6. of the Zoning Ordinance.
3. The developer shall construct and maintain a six (6)-foot-wide or greater hardscape (asphalt or cement), ADA-accessible path along the lakeside of the development (roughly 1,570 feet or one-third mile) as depicted on the Sketch Plat. It must be kept in a clean, walkable, and orderly condition and remain open to the public from sunrise to sunset. The path must be clearly shown on all surveys and site plans submitted by the developer. It must be completed by the time 50% of the 130 senior housing units (65 units) are issued a Certificate of Occupancy (CO).
4. Public amenities. Should the developer construct any of the following amenities - dog park, public trail, gazebo, pavilion, pollinator garden, etc., on the lakeside of the development - these amenities shall be available for public use from sunrise to sunset, with the final amenities to be determined during the land disturbance permitting process.
5. McKinley Homes shall provide and install two signs indicating public access to the path at the east and west ends of the golf cart path near Biffle Road. The signs must comply with the Greater Hidden Hills Overlay District Design Guidelines and Section 27-3.41.9 of the Zoning Ordinance.
6. If the senior portion of the development consists of rental units, then they shall be rented under one management company and not individual home leases.
7. The proposed clubhouse amenity shall be completed by the time 50% of the 130 senior housing units (65 units) are issued a Certificate of Occupancy (CO).
8. The clubhouse amenity shall be made available to the Hidden Hills Civic Association for 12 regularly scheduled meetings, as described in the Development Agreement.
9. A traffic impact study shall be completed prior to Zoning approval of a Sketch Plat, as required per Section 27- 5.3.4. of the *Zoning Ordinance*.

10. Approval of this SLUP by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity. Approval of this SLUP shall not be used in lieu of an approved Sketch/Preliminary Plat, Land Development Permit (LDP), building permit, or any other County permit nor shall be considered a guarantee of approval of any permit.

Board of Commissioners Hearing Date: August 26, 2025 (Decision Only)

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247527	File ID #: 2025-0626
Address:	5083 Biffle Road Stone Mountain, GA 30088	Commission District: 5 Super District: 7
Parcel ID(s):	16-028-01-001	
Request:	Special Land Use Permit (SLUP) to allow senior residential housing in the R-100 (Residential Medium Lot-100) Zoning District and Tier 5 of the Hidden Hills Overlay District.	
Property Owner(s):	JLD Hidden Hills LLC	
Applicant/Agent:	Haley Todd (PEC+)	
Acreage:	54.355 acres (SLUP), 77.21 acres overall	
Existing Land Use:	Vacant	
Adjacent Zoning:	North: MR-1 / Hidden Hills Residential Area; East: R-100 / Hidden Hills Residential Area, Hidden Hills Tier 4; South: MR-1, R-100 / Hidden Hills Residential Area, Hidden Hills Tier 4; West: MR-1/ Hidden Hills Residential Area	
Comprehensive Plan:	<u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

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The subject property in its current configuration comprises approximately 77.21 acres of land that was formerly used as part of the now-defunct Hidden Hills Golf Course. The property is located within a Suburban (SUB) Character Area per the *DeKalb County 2050 Unified Plan* and has an underlying zoning designation of R-100 (Residential Medium Lot-100).

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