

DeKalb County De-Annexation Report Land Use Analysis

Staff Annexation Analysis for Land Use

Stone Mountain De-Annexation
Date prepared: May 22, 2020
Staff: Jaesan Bell

Address for proposed de-annexation properties: 5287 Mtn Village Ct and 694 Ridge Ave in Stone Mountain, GA

Stone Mountain Land Use: Single Family Residential

Compatible DeKalb Land Use if De-Annexed: Suburban Character Area, as shown in the Future Land Use Map of the 2035 DeKalb County Comprehensive Plan.

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.

Land Use change consistent with DeKalb County 2035 Comprehensive Plan:

- YES
- NO

Located in a Study Area?

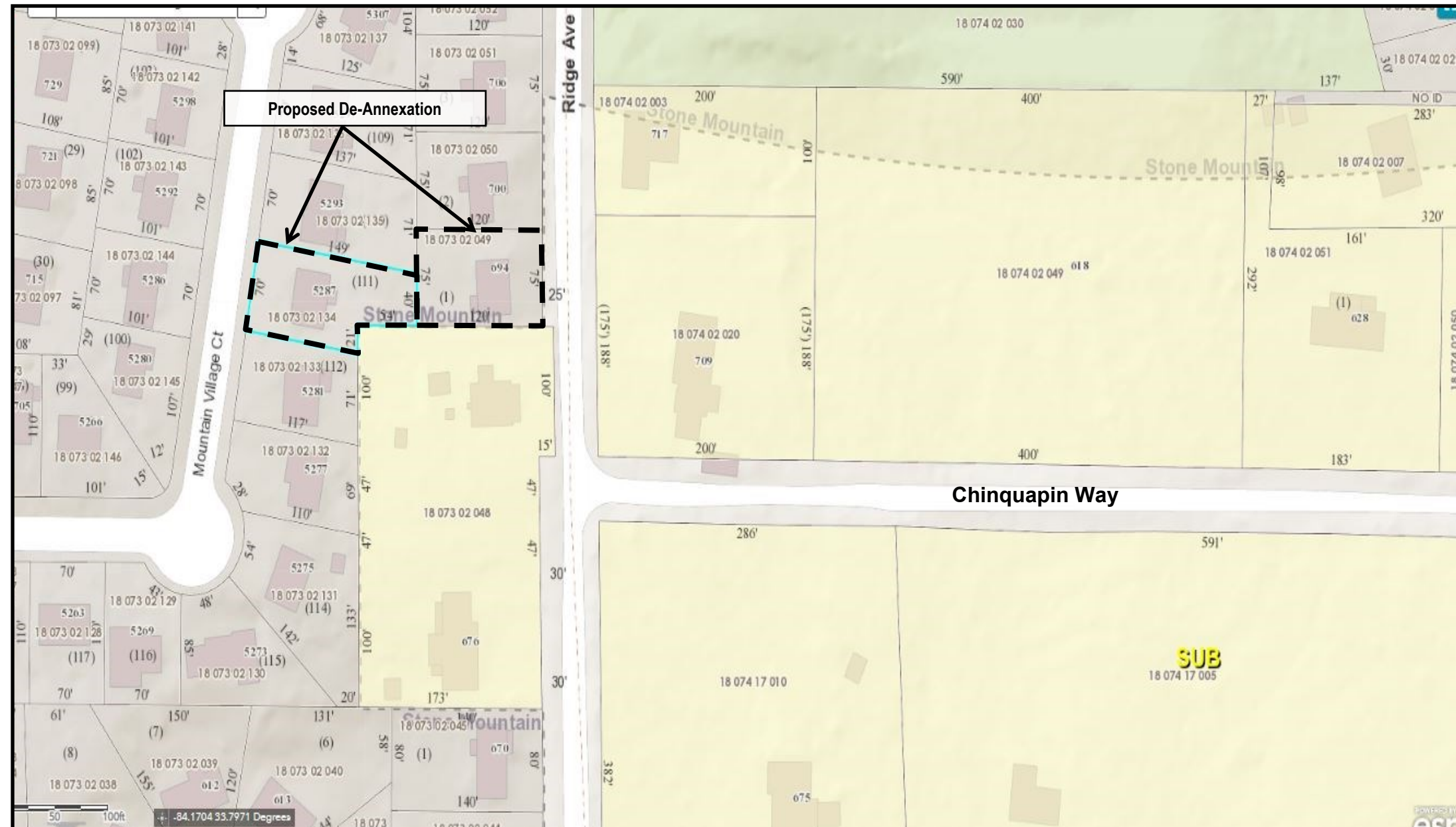
- YES:
- NO

Staff Recommendation if De-Annexed

- Approve
- Approve with recommendations
- Denied

Additional supporting comments:

Means of egress for DeKalb County emergency vehicles to provide service for 5287 Mountain Village Court may need some form of mutual agreement with the City of Stone Mountain.



DeKalb County 2035 Comprehensive Plan Future Land Use Map (As Adopted February 14, 2017)

Character Areas

- Conservation/Greenspace
- Rural Residential
- Suburban
- Traditional Neighborhood
- Neighborhood Center
- Town Center
- Regional Center
- Institutional
- Office Park
- Light Industrial
- Industrial

Linear/Corridor Character Areas

- Commercial Redevelopment Corridor
- Scenic Corridor
- Highway Corridor

- Parks
- + Railroads
- MARTA Rail
- MARTA Stations

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

Suburban Character Area Policies

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.



Suburban curvilinear development pattern.



Suburban planned development with Traditional Neighborhood principles.

DeKalb County De-Annexation Report Zoning Analysis

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Stone Mountain Zoning: R-3 (In-town Neighborhood Residential) - Predominantly a medium density, single-family residential district with occasional two-family structures and appurtenant buildings. Also includes incidental commercial/retail uses.

Compatible DeKalb County Zoning:

Proposed Zoning: R-75

The purpose and intent of the board of commissioners in establishing the R-75 (Residential Medium Lot-75) District is as follows:

A. To provide for the protection of neighborhoods within the county where lots have a minimum area of ten thousand (10,000) square feet;

B. To provide for compatible infill development in neighborhoods;

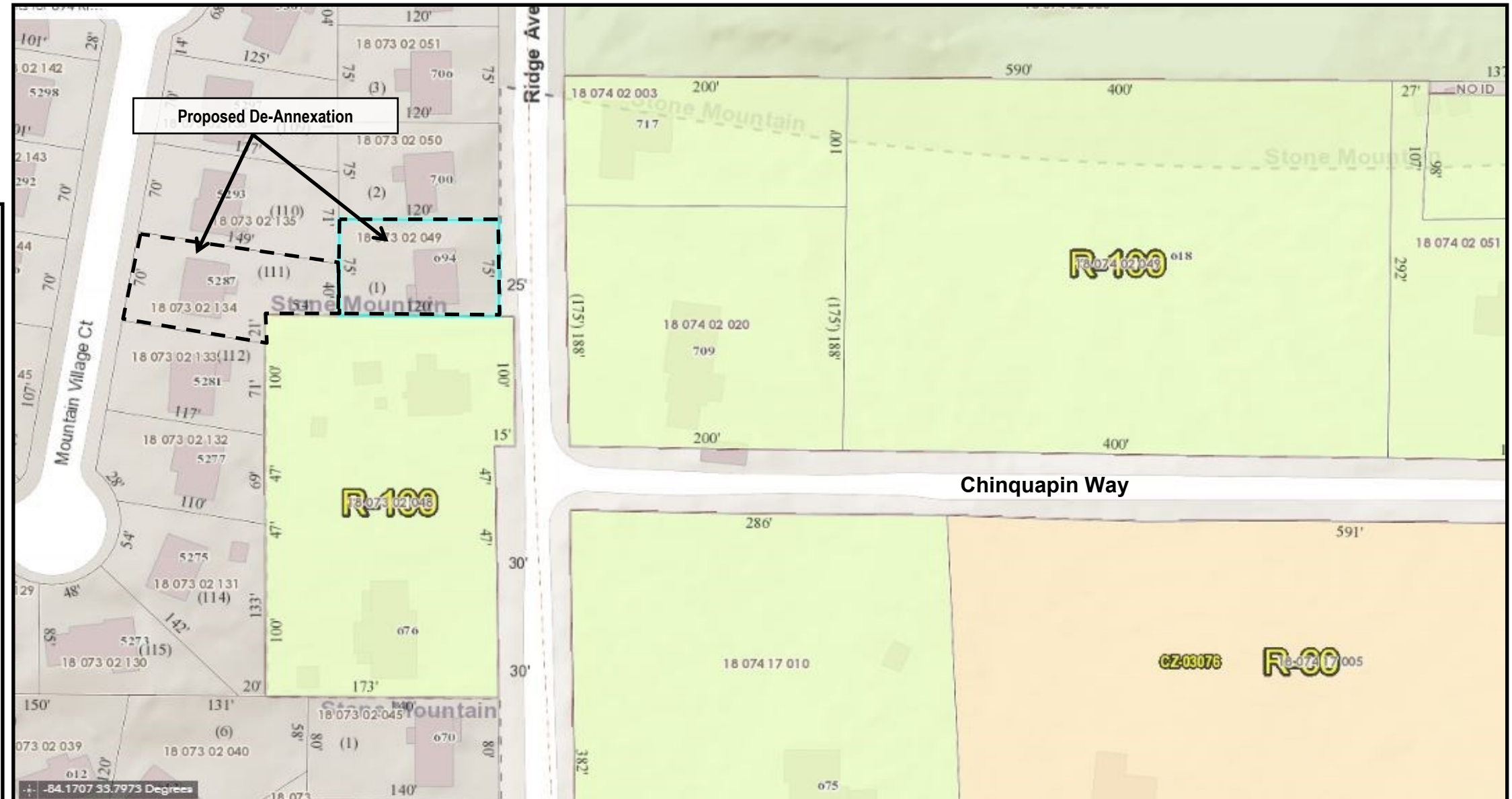
C. To provide protections for existing development as new subdivisions are created;

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-75 (Residential Medium Lot-75) 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;

G. To implement the future development map of the county's most current comprehensive plan.



Zoning Consistency with DeKalb County Code of Ordinances, Chapter 27:

YES

NO

Located in an Overlay?

YES

NO

Staff Recommendation if de-annexed

Approve

Approve with conditions

Denied

Additional supporting comments:

DeKalb County Zoning Map (As Adopted in September 2015)



DeKalb County Zoning Districts

	NS		RE
	C-1		RLG
	C-2		R-100
	OIT		R-85
	OI		R-75
	OD		R-60
	M		MHP
	M-2		RNC
	MultiZone		RA
	MU-1		RDTE
	MU-2		RSM
	MU-3		MR-1
	MU-4		MR-2
	MU-5		HR-1
			HR-2
			HR-3