



Legislation Text

File #: 2022-1483, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of Battle Law, PC to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to develop a 21-unit senior housing community, at 373 Stone Mountain-Lithonia Road.

PETITION NO: Z-22-1245558 (2022-1483)

PROPOSED USE: Senior Housing (Single-family, detached, cottage-style homes.)

LOCATION: 373 & 399 Stone Mountain Lithonia Road, Stone Mountain, Georgia

PARCEL NO. : 18-037-05-003, -004

INFO. CONTACT: Melora Furman, Sr. Planner

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PURPOSE:

Application of Battle Law, PC to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to develop a 21-unit senior housing community, at 373 Stone Mountain Lithonia Road.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

STAFF RECOMMENDATION: Approval with Conditions (REV. 6/24/2022).

PLANNING STAFF ANALYSIS: The Comprehensive Plan Update acknowledges that the senior population of DeKalb County is increasing, and it calls for provision of more housing for seniors. Housing Policy No. 6 states, “Encourage housing for the elderly that is well planned, soundly financed and located within a pedestrian friendly, residential community.” The subject property is not located within the “pedestrian friendly, residential community” contemplated by this policy, but it is located closer to amenities and services than if it were located within the heart of one of the low-density single-family residential neighborhoods that are typical of southeastern DeKalb County. In the future, DeKalb County might remedy the lack of pedestrian infrastructure along the public streets and at the North Stone Mountain Lithonia Road-Rockbridge Road intersection by installing wider sidewalks, pedestrian crossings, refuge medians, bump-outs, or other pedestrian

infrastructure. The steady growth in the senior population indicates a continuing need for new senior housing and supports approval of the application under consideration. The cottage development form was conceptualized with seniors in mind, as they often seek a sense of community provided by the cottage layout to avoid isolation and provide a sense of security and support. At the same time, the proposed development would be compatible with adjoining properties via a thickly planted vegetative buffer along the east side of the site. Comments from reviewing departments, divisions, and agencies indicate that the proposed development is not expected to be excessively burdensome on existing streets, transportation facilities, utilities, or schools.

PLANNING COMMISSION VOTE: Approval with Conditions 5-0-1. LaSonya Osler moved, Jana Johnson seconded for Approval with three (3) conditions, per Staff recommendation. Tess Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.