



Legislation Text

File #: 2021-2117, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Aisha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.

PETITION NO: D5. LP-21-1244541 2021-2117

PROPOSED USE: Three (3) single-family attached townhomes.

LOCATION: 2328 Pine Mountain Street, Lithonia, Ga.

PARCEL NO. : 16-167-08-010

INFO. CONTACT: Brian Brewer, Sr. Planner

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PURPOSE:

Application of Aisha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes. The property is located on the east side of Pine Mountain Street, approximately 224 feet north of Pine Mountain Road, at 2328 Pine Mountain Street, Lithonia. The property has approximately 110 feet of frontage on Pine Mountain Street and contains 0.79 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: April 2021 - No Recommendation; Feb. 2021 - Approval.

PLANNING COMMISSION: May 6, 2021 - Withdrawal without prejudice. March 2, 2021 - No Recommendation.

PLANNING STAFF: Denial.

STAFF ANALYSIS: 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. The Suburban Character Area policies are: (1) Residential Protection - Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. (2) Protect single family stable neighborhoods adjacent (3) Activity Centers from incompatible

development that could alter established residential development patterns and density (4) 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 (5) 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. (6) Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above) (7) 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. (8) Walkability - Locate development and activities within easy walking distance of transportation facilities (9) Infill Development - Enforce residential infill development regulations in efforts to preserve and stabilize existing neighborhoods (10) Infill Development - Permit accessory housing units, or new well-designed, small-scale infill multifamily residences to increase neighborhood density and income diversity (11) 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 (12) Greenspace - Wherever possible, connect to a regional network of greenspace and trails, available to pedestrians (13) Connectivity - Promote strong connectivity and continuity between existing and new developments (14) Street Design - Promote street design that fosters traffic calming including narrower residential streets, on-street parking, and the addition of bicycle and pedestrian facilities (15) 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 (16) Transportation Alternatives - Provide a variety of transportation alternatives such as bicycle and pedestrian paths and greenway areas (17) Sense of Place - Promote sense of place initiatives such as public art, fountains, plazas, signage and other design guidelines to improve the public realm (18) Density - Promote moderate density, traditional neighborhood development style residential subdivisions, which may utilize alley ways and rear vehicular access. as well as automobile dependency (19) 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 (20) Street Character - Improve street character with consistent signage, lighting, landscaping and other design features (21) Architecture - Encourage compatible architecture styles that maintain regional and neighborhood character. Because the current Future Land Use designation of the subject parcel is Light Industrial, staff is including the intent of the Light Industrial designation and corresponding policies. The intent of the Light Industrial Character Area is identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics. The Light Industrial Character Area policies are: (1) Infrastructure - Provide appropriate infrastructure support for industrial development in designated industrial areas (2) Buffer - Protect surrounding areas from the negative impacts of noise and light pollutants (3) Residential Protection - Prohibit the encroachment of industrial uses into established residential areas (4) Environmental Compatibility - Direct development to industrial districts located in areas with compatible soils drainage and other environmental characteristics (5) Zoning Compatibility - Protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses (6) Re-zoning - Minimize the rezoning of light industrial properties to residential uses (7) Future Designations - Designate specific areas through the use of zoning and other land use tools for industrial development (8) Retrofit - Develop or, where possible, retrofit property planned industrial parks with adequate water, sewer, storm water, and transportation infrastructure for all component uses at build-out (9) Location of Centers - Locate industrial centers in areas with good access to highways (10) Landscaping - Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. (11)

Regulations Compatibility - Create and implement zoning and development regulations for industrial uses (12)
Truck Routes - Designate truck routes to reduce noise, pollutants and traffic congestion in residential areas (13)
Access Management - Provide access controls and management standards in compliance with the DeKalb County Transportation Plan Adaptable (14)
Reuse - Convert obsolete and empty industrial buildings into multifamily and/or live-work establishments. The policies of the Suburban Character Area and the Light Industrial Character Area suggest that there is little if any compatibility between them and the primary uses attributed to each. Both Character Area policies speak to minimizing the encroachment of each other by the other. The preponderance of the parcels in this area are designated Light Industrial. One of the few parcels in this area with a Suburban designation, 2346 Pine Mountain St, is also on this current cycle agenda for consideration for amendment to Light Industrial (LP-21-1244580 - Staff's recommendation for this application is "Approval"). For these reasons, Staff's recommendation for this Land Plan Map Amendment application is "Denial".

PLANNING COMMISSION VOTE: May 6, 2021 - Withdrawal without Prejudice 8-0-0. Gwendolyn McCoy moved, April Atkins seconded for Withdrawal without Prejudice, per Staff recommendation and the Applicant's request. **March 2, 2021 - No Recommendation.** G. McCoy moved, E. Patton seconded for Approval; V. Moore and P. Womack, Jr. supported the motion for approval. J. West, A. Atkins and L. Osler opposed; T. Snipes and J. Johnson abstained. The motion failed 4-3-2. After discussion that no Commissioner would change their vote and due to a lack of a 2nd motion, this item moves forward to the Board of Commissioners with no recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: April 2021 - No Recommendation due to the application being withdrawn; **Feb. 2021 - Approval 8-0-0.**