Legislation Details (With Text)

File #:	2019-4708	**Version:**	1	**Name:**	
Type:	Ordinance			**Status:**	Preliminary Item
File created:	11/25/2019			**In control:**	Board of Commissioners - Zoning Meeting
On agenda:	1/28/2020			**Final action:**	
Title:	COMMISSION DISTRICT(S): 4 & 7 Application of CRN Development, LLC to rezone property from C-1 (Local Commercial) and R-100 (Residential Medium Lot - 100) to MR-1 (Medium Density Residential - 1) for development of a four-story, 120-unit senior-only multifamily apartment building, on multiple parcels at N. Stone Mtn Lithonia Rd & Rockbridge Rd.				
Indexes:					
Attachments:	1. Recommended Conditions, 2. Z 20 1243605 Staff Report, 3. 2019-4708 Zoning Conditions				

Date	Ver.	Action By	Action	Result
1/28/2020	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/7/2020	1	Planning Commission	deferred for a full cycle	Pass

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:
COMMISSION DISTRICT(S): 4 & 7
Application of CRN Development, LLC to rezone property from C-1 (Local Commercial) and R-100 (Residential Medium Lot - 100) to MR-1 (Medium Density Residential - 1) for development of a four-story, 120-unit senior-only multifamily apartment building, on multiple parcels at N. Stone Mtn Lithonia Rd & Rockbridge Rd.

PETITION NO: N2. Z-20-1243605 (2019-4708)

PROPOSED USE: Senior Housing

LOCATION: 345 N. Stone Mountain Lithonia Road; 5700 Rockbridge Road; 5734 Rockbridge Road; 5724 Rockbridge Road; 5766 Rockbridge Road, Stone Mountain, GA.

PARCEL NO. : 18-036-01-007, -018, -009, -010, & -022

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:
Application of CRN Development, LLC to rezone property from C-1 (Local Commercial) District and R-100 (Residential Medium Lot - 100) District to MR-1 (Medium Density Residential - 1) District for development of a four-story, 120-unit senior-only multi-family apartment building. The property is located on the east side of North Stone Mountain Lithonia Road, approximately 342 feet north of the corner of North Stone Mountain Lithonia Road and Rockbridge Road, and on the north side of Rockbridge Road at two locations, approximately

292 feet and 675 feet east of the corner of North Stone Mountain Lithonia Road and Rockbridge Road. The property consists of 345 North Stone Mountain Lithonia Road, 5766 Rockbridge Road, and portions of 335 North Stone Mountain Lithonia Road (a.k.a. 5700 Rockbridge Road); and 5734 and 5724 Rockbridge Rd, Stone Mountain, GA. The property has approximately 150 feet of frontage on North Stone Mountain Lithonia Road and approximately 85 feet and 50 feet of frontage on Rockbridge Road and contains 12.52 acres.

RECOMMENDATIONS:
COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: FULL CYCLE DEFERRAL.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: The proposal is generally consistent with the intent of the 2035 Comprehensive Plan with regard to provision of senior housing. The Comprehensive Plan 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 much closer to amenities and services located to the south 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. The steady growth in the senior population indicates a continuing need for new senior housing and supports approval of the application under consideration. Senior housing at the proposed density would be compatible with the land uses on adjacent and nearby properties, and the proposed building is expected to be only partially visible or not visible at all from adjoining residential properties. Therefore, the Department of Planning and Sustainability recommends " Approval with conditions".

PLANNING COMMISSION VOTE: Full Cycle Deferral, 6-2-1. L. Osler moved and J. West seconded for a Full Cycle Deferral due to issues with building appearance and lack of features such as balconies. P. Womack, Jr. and E. Patton opposed; G. McCoy abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 11-0-0.