



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500
 Decatur, GA 30030
 (404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: September 06, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: LP-18-1235115 **Agenda #:** N.12

Location/Address: 6166 Memorial Dr. Stone Mountain, GA 30083 **Commission District:** 4 **Super District:** 7

Parcel ID(s): 18-091-01-029

Request: To allow a land use amendment from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) to allow major auto repair. The property is located on the northwest side of Memorial Drive, approximately 1,887 feet east of North Hairston Road at 6166 Memorial Drive in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Memorial Drive and contains 1 acres.

Property Owner(s): Aria Todd Properties LLC

Applicant/Agent: Aria Todd Properties LLC

Acreage: 1.0 acres

Existing Land Use: Suburban

Adjacent Land Use: **North:** Suburban & Commercial Redevelopment Corridor **South:** Commercial Redevelopment Corridor **East:** Commercial Redevelopment Corridor Suburban **West:** Commercial Redevelopment Corridor **Northeast:** Commercial Redevelopment Corridor **Northwest:** Commercial Redevelopment Corridor

Comprehensive Plan: **Southeast:** Commercial Redevelopment Corridor & Suburban **Southwest:** Commercial Redevelopment Corridor

SUB (SUBURBAN) : **Consistent** **Inconsistent**

Proposed Density: No units/ 1.0 acre	Existing Density: No units/ 1.0 acre
Proposed Units/Square Footage: units/ s.f. non-residential N/A	Existing Units: 0

Companion Case: Z-18-1235061

Land Use Analysis :

The applicant is requesting a land use amendment from Suburban to Commercial Redevelopment Corridor to allow major auto repair. This land use amendment is consistent with the surrounding land use along corridor. The comprehensive plan promotes parcel interconnectivity to maintain consistency of the surround land use designation. Therefore, it is the recommendation of the Planning and Sustainability Department is "Approval"

DeKalb County Long Range Planning Division
Supplemental Land Use Report (for developments proposed in Activity Centers)

Case No. N.13

Existing FLU: Suburban

Staff Recommendation : Approval

Proposed FLU: Commercial Redevelopment Corridor

Commercial Redevelopment Corridor Intent - The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas shall complement the character of neighborhoods and the location of the commercial areas shall reduce automobile travel, promote walkability and increased transit usage. These areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. The proposed density for areas of this type is up to 24 dwelling units per acre.

MAPS

Land Use

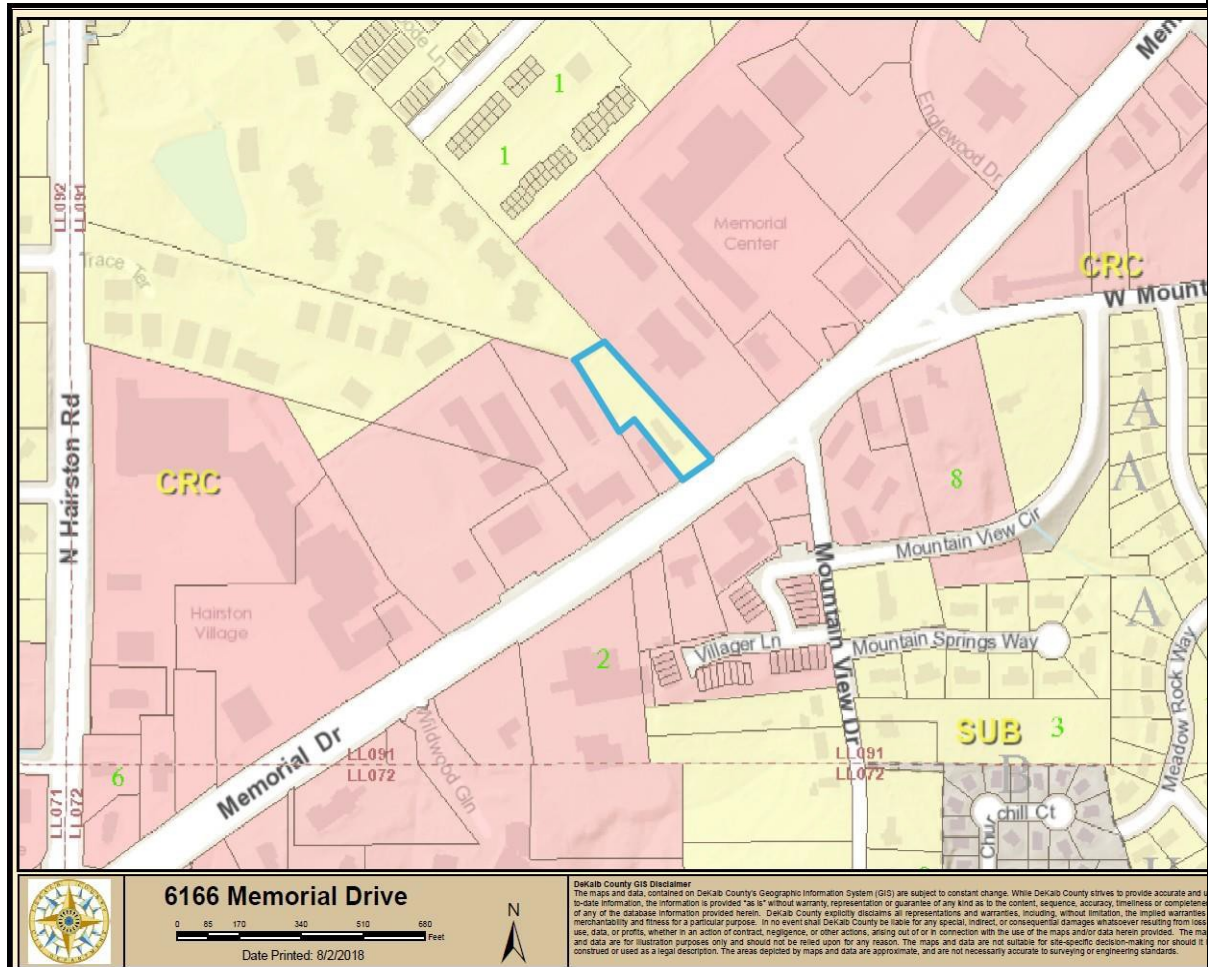
Commercial
 Redevelopment
 Corridor
 18 dwelling units per
 acre

Primary Uses

- Townhomes
- Condominiums
- Apartments
- Health Care Facilities
- Retail and Commercial
- Office
- Institutional
- Entertainment and Cultural Facilities
- Park and Recreational Facilities
- Public and Civic Facilities

N.12

LP-18-1235115



Project Description

Location: The property is located on the northwest side of Memorial Drive, approximately 1,887 feet east of North Hairston Road at 6166 Memorial Drive in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Memorial Drive and contains 1 acres.

Developer/Owner: Aria Todd Properties LLC

Estimated Completion: Existing

Project Size (Acres, Square Footage, etc.)

Acres: 1.0 -acre

- To Allow Major Auto Repair

DeKalb County Long Range Planning Division
Supplemental Land Use Report (for developments proposed in Activity Centers)

Commercial Redevelopment Corridor Character Area Policies	Support to Staff Recommendation			Justification
	YES	NO	N/A	
1. Cyclists and Pedestrians - Provide safe and attractive facilities for bicyclists and pedestrians.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Transportation - Provide transportation alternatives to reduce automobile dependency.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Mixed-Use Redevelopment - Redevelop older strip commercial centers into viable mixed-use developments.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Streetscape - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Mixed Use Districts - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Density - Cluster high density development at nodes & along major corridors outside of established residential areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Landscaping - Use landscaping and other buffers to protect pedestrians from heavy traffic.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Aesthetics - Create and implement performance and aesthetic standards to improve visual appearance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Signage - Implement signage and billboard controls.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Parking - Require parking to the side or rear of buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Connectivity Promote parcel interconnectivity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The land use amendment will promote parcel interconnectivity providing consistency along the corridor
12. TOD - Promote transit oriented development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. Bike Parking - Provide safe and accessible areas for bicycle parking..	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. Transit Incentives - Provide incentives to encourage transit compatible development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
15. Transportation - Accommodate and encourage the development of multi-modal transportation centers, where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Access Management - Create and implement driveway controls and access management standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Tree Preservation - Establish tree preservation and landscaping standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
18. Development - Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
19. Redevelopment Concept - In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
20. Architectural Standards - Upgrade the appearance of existing older commercial buildings with façade improvements.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

Impact Analysis

(In support of Section 27-7.3.4 of the DeKalb County Code states that the following standards and factors shall govern the review of all proposed amendments to the Official Zoning Map.)

Questions	Compliant			Comments to support zoning proposal
	YES	NO	N/A	
A. Zoning proposal is in conformity with the policy and intent of the comprehensive plan:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
C. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. The zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. There are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site was part of the _____ Livable Centers Initiative (LCI) Study which some of the goals were to encourage diversity of mixed income neighborhoods, employment and recreational choices; provide access to a wide range of travel modes, including transit, walking and biking. More information is provided within the Small Area Plan Supplemental Report.
F. The zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
G. The zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
H. The zoning proposal adversely impacts the environment or surrounding natural resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Transportation Planning Analysis

(Based on the DeKalb County 2014 Comprehensive Transportation Plan)

Policies	Compliant with the CTP			Additional comments that justify staff recommendation
	Yes	No	N/A	
Functional Classification for the project site: <input type="checkbox"/> Freeway <input type="checkbox"/> Major Arterial <input type="checkbox"/> Minor Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freight <input type="checkbox"/> Located on a truck or sanitation route <input type="checkbox"/> Proximity of Landfill or Transfer Station <input type="checkbox"/> Located on a state route <input type="checkbox"/> Located in proximity of rail lines and / or crossings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Access Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Complete Streets Policy County / Developer will consider installing bicycle and / or pedestrian facilities, and Transit facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Design: The following street design guidelines and best practices are listed on page 16 in the Appendix document of the CTP.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Application: See page 16 in the Appendix document of the CTP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Exemptions: <input type="checkbox"/> Roadway corridor legally prohibits specific users (e.g. bicyclists and pedestrians on interstate) <input type="checkbox"/> Cost of providing bicycle or pedestrian facilities is excessively	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

DeKalb County Long Range Planning Division
Supplemental Land Use Report *(for developments proposed in Activity Centers)*

disproportionate to the need or probable use <input type="checkbox"/> Absence of current and future need is documented <input type="checkbox"/> Roadways not owned or operated by DeKalb County.				
Performance Measures. Success of complete streets include: <input type="checkbox"/> Miles of new on-street bicycle routes <input type="checkbox"/> Miles of new or reconstructed sidewalks <input type="checkbox"/> Percentage completion of bicycle and pedestrian networks as envisioned by the latest DeKalb County Comprehensive Transportation Plan <input type="checkbox"/> Increase in pedestrian and bicycle volumes along key corridors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Human Services Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bicycle and Pedestrian Level of Service Goals and Connectivity <input type="checkbox"/> LOS B (within an activity center) <input type="checkbox"/> LOS C (not within an activity center) <input type="checkbox"/> Existing PATH Trail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Priority Bicycle Network <input type="checkbox"/> First Tier Priority Network <input type="checkbox"/> Second Tier Priority Network <input type="checkbox"/> Existing PATH <input type="checkbox"/> Future PATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
MARTA and TOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Bus Routes <input type="checkbox"/> Project is on a bus route <input type="checkbox"/> Project is near a bus route <input type="checkbox"/> Project is not close to a bus route	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Transit Stations <input type="checkbox"/> Project is on a transit station site <input type="checkbox"/> Project is near a transit station <input type="checkbox"/> Project is not close to a transit station	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Priority Projects for DeKalb County <input type="checkbox"/> Tier 1 <input type="checkbox"/> Tier 2 <input type="checkbox"/> Tier 3 <input type="checkbox"/> None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If boxes are checked, list the specific projects here:

See Attachment:

- Application
- Land Use Map
- Ariel Map
- Sit Survey Map



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

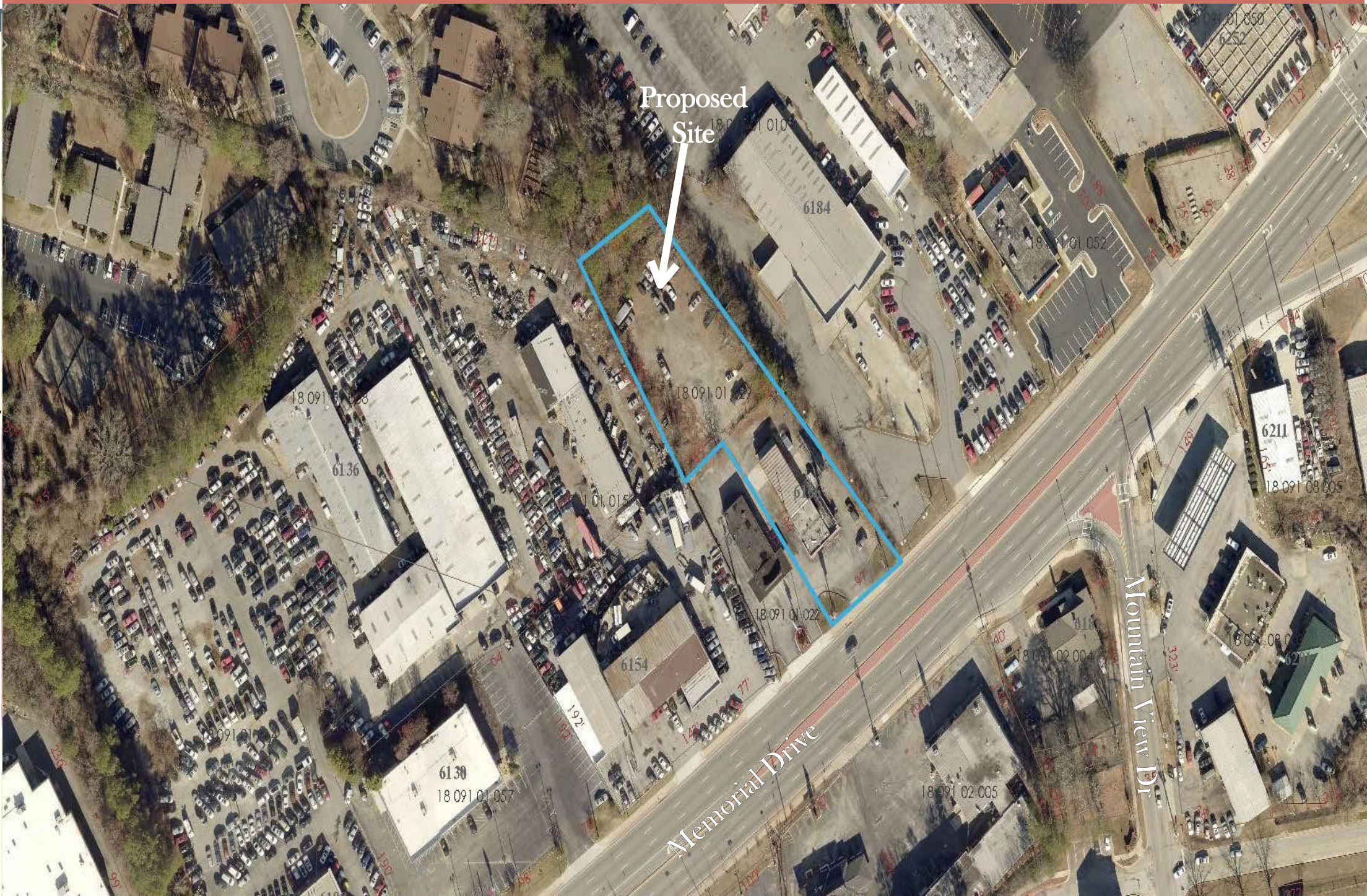
APPLICATION TO AMEND COMPREHENSIVE LAND USE (FUTURE DEVELOPMENT) MAP
PLAN OF DEKALB CNTY, GEORGIA

Application No LP-18-1235115 Date Received: _____
Applicant's Name Aria+Todd Properties llc E-Mail autosport@bellsouth.net
Applicant's Mailing Address 6154 Memorial Dr. Stone Mountain Ga 30083
Applicant's Daytime Phone# (770)498-2300 Fax# (770)498-2304

If more than one owner, attach information for each owner as Exhibit "A"

Owner's Name: _____ E-Mail _____
Owner's Mailing Address NA
Owner's Daytime Phone # _____ Fax # _____

Address/Location of Subject Property 6166 Memorial Dr. Stone Mountain Ga 30083
Parcel ID# 18-0910129 Acreage 1 acre
Commission District 4+7
Present Zoning District C-1 Proposed Zoning District C-2
Present Land Use Designation SUB
Proposed Land Use Designation CR4
Current Zoning Classification(s) C1



Proposed Site

Memorial Drive

Mountain View Dr

