



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2019-4708

1/28/2020

**File Status:** Preliminary Item

**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.**

## **RECOMMENDED CONDITIONS**

**CZ-20-1243605**

### **Rezoning from C-1 (Local Commercial) District and R-100 (Residential Medium Lot-100) District to MR-1 (Medium Density Residential-1)**

1. The property shall be developed for senior housing with a maximum of 180 units, in substantial conformity with the site plan titled, “Rezoning Application Plan Sheet for Harmony at Stone Mountain Senior Apartment Center”, prepared by Bullard Land Planning, dated 10-10-19 and stamped as received by the Department of Planning & Sustainability on December 18, 2019.
2. The proposed building shall have a maximum of four stories and a maximum height of 60 feet.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)**

**Planning Commission Hearing Date: January 7, 2020, 6:30 P.M.**

**Board of Commissioners Hearing Date: January 28, 2020, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** Z-10-1243605 **Agenda #:** N. 2

**Location/Address:** 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. **Commission District:** 4 **Super District:** 7

**Parcel ID(s):** 18-036-01-007, -008, -009, 010, & -022

**Request:** Rezone property from C-1 (Local Commercial) and R-100 (Residential Medium Lot - 100) to MR-1 for development of a four-story, 120-unit senior-only multifamily apartment building.

**Property Owner(s):** Douglas N. McCurdy, Signor-Suntrust (Thomas Pinkham)

**Applicant/Agent:** CRN Development, LLC

**Acreage:** 12.52

**Existing Land Use:** Vacant, wooded

**Surrounding Properties:** To the north: the Carriage Walk single-family residential neighborhood (R-100), to the east: the Pennybrook single-family residential neighborhood (RSM), to the southeast: the Emmanuel African Methodist Church (R-100), to the south, Gecko Auto Care and wooded property (C-1), to the southeast, wooded property, a Citgo station, and a Family Dollar store (C-1), to the west, an Auto Zone store (C-1), an AT&T utility station (C-1) and a Bell South telecommunications tower (C-1).

**Comprehensive Plan:** NC (Neighborhood Commercial) ☒ **Consistent** ☐ **Inconsistent**

<b>Proposed Density:</b> 10.9 units/acre	<b>Existing Density:</b> N.A. (vacant, wooded property)
<b>Proposed Units:</b> 120	<b>Existing Units:</b> N.A. (vacant, wooded property)
<b>Proposed Lot Coverage:</b> 49.5%	<b>Existing Lot Coverage:</b> N.A. (vacant, wooded property)

**Zoning History:** Based on DeKalb County records, it appears that the C-1 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

## **SITE AND PROJECT ANALYSIS**

The subject property is a 12.52-acre parcel located at the northeast intersection of North Stone Mountain Lithonia Road, a four-lane major arterial, and Rockbridge Road, a four-lane minor arterial. The parcel is an irregular shape and has partial frontage on a private drive that circles behind the non-residential uses that line the two arterial streets. The property has three “legs” that connect with North Stone Mountain Lithonia Road at one location and Rockbridge Road at two locations, thereby providing street frontage for the property. Single-family residential neighborhoods are located to the north, northeast, and east. The sides and rear of the subject property abut the rear yards of properties that surround the ends of several residential cul-de-sac bulbs. The entire property is densely wooded.

The northeast and southeast corners of the intersection of North Stone Mountain Lithonia Road and Rockbridge Road are designated as a Neighborhood Commercial character area and are developed with a mixture of non-residential uses, medium-density multifamily residences, and medium density townhomes. The Rockbridge Place shopping center, which contains a grocery store, is located within the NC character area approximately 1,350 feet walking distance from the westernmost connection of the property with Rockbridge Road. A Family Dollar store is located on South Stone Mountain Lithonia Road and is also walking distance from the subject property. Wade Walker Park is located at the southwest corner of the North Stone Mountain Lithonia Road - Rockbridge Road intersection and could be reached by residents of the proposed development by walking across the intersection.

The proposal under consideration is for a four-story, 120-unit, senior-only multifamily apartment building with a 177-space surface parking lot. The site plan shows a recreational pavilion with grills and a community garden in the open space behind the building. The building would have a community room, a community kitchen, and a gymnasium. Elevations indicate that the building would be finished with Hardi-Board lap siding and brick at the base of the building. The applicant has worked with staff to provide satisfactory streetscaping along the property frontage and pedestrian access routes along North Stone Mountain Lithonia Road and Rockbridge Road. The street trees along North Stone Mountain Lithonia Road are shown on the inside of the sidewalk because there is not a planting strip between the curb and the sidewalk. The streetscaping on the private drive is provided on one side because the property on the other side is not developed and is not owned/under the control of the applicant.

The intersection of North Stone Mountain Lithonia Road and Rockbridge Road has pedestrian crossing signals and crosswalk markings, but crossing times are long and dedicated right-turn lanes pose hazards for pedestrians, especially for persons such as senior citizens who tend to walk more slowly than younger adults. Five- to six-foot sidewalks are located along both North Stone Mountain Lithonia Road and Rockbridge Road, and provide access between the subject property, the intersection, Rockbridge Place, and Wade Walker Park. However, there is no landscape strip between the sidewalk and curb that would buffer pedestrians from traffic along these busy streets, and the sidewalk is interrupted in numerous locations by the wide curb cuts that allow vehicular access to non-residential uses. The curb cuts do not have pedestrian crossings. The sidewalks and intersection allow but do not encourage walking from the subject property to surrounding amenities and services.

## **LAND USE AND ZONING ANALYSIS**

**Section 27-832 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.**

### **A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:**

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 not located within the “pedestrian friendly, residential community” contemplated by this policy, but it is much closer to the amenities and services that might be used by the residents 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 may 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.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:**

The proposed development would be compatible with the land uses on adjacent and nearby properties.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:**

It appears that the property has reasonable economic use for commercial and office land uses allowed by the current C-1 zoning classification. However, this conclusion does not contradict the desirability of rezoning the property to allow for development of senior housing.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:**

The proposed development is not expected to have adverse effects on adjacent properties. The building would be higher than the homes on adjoining residential properties to the north, northeast, and east, but it would be 87 feet from the rear property line of the closest single-family lot and would be screened by dense trees that would remain in the 30-60 feet undisturbed transitional buffer located along the north property line of the subject property. In addition, the building would be 220 to 410 feet from rear property lines of residential properties to the northeast and east. Thus, it is expected to be only partially visible or not visible at all from adjoining residential properties. The building is not expected to have any adverse effects on adjoining commercial properties to the west, southwest, south, and southeast.

**E. Whether 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:**

According to the US Census American Fact Finder service, senior citizens over 55 years old comprised 22% of the DeKalb County population in 2017, or approximately 161,934 persons. The senior population increased by approximately 5,000 persons per year in the time period between 2010 and 2017. The steady growth in the senior population indicates a continuing need for new senior housing and supports approval of the application under consideration.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:**

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

**G. Whether 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:**

There has been no indication from reviewing departments and agencies that the proposed development would result in a use that would cause an excessive or burdensome use of surrounding streets, utilities, or schools.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources:**

The proposed development would not impact the environment to a greater degree than what is expected for development of a wooded property.

**Compliance with District Standards:**

MR – 1 STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE (BASE, W/BONUSES)		Base: 8 d.u.s/acre W/Bonuses: 12 d.u.s/ac.	10.9	Yes, with density bonuses
DENSITY BONUSES		Site is w/in ¼ mile to school, library, recreational facility, etc. = 2x 20% bonus = 1.6 add'l. units/acre  Homes constructed to Earth Craft stds. = 50% bonus = 4 add'l. units/acre	Site is w/in ¼ mile to grocery store in Rockbridge Place shpng. ctr. & recreation in Wade Walker Park  Homes will be constructed to Earth Craft standards	Yes  Yes
MIN. OPEN SPACE		20%	25.8%	Yes
ENHANCED OPEN SPACE		Not required for m-f res'd'l.	Not required.	N.A.
MIN. TRANSITIONAL BUFFER		30 ft. next to existing R-100 & RSM districts	30-50 ft.	Yes
MIN. LOT AREA		Not applicable.	10.94 acres	N.A.
MIN. LOT WIDTH		100 feet	105 feet on N. Stone Mt. Lithonia Rd.	Yes
MAX. LOT COVERAGE		65%	45.9%	Yes
BUILDING SETBACKS	FRONT	0 – determined by utility placement, streetscape	Bldg. is approx. 380 feet from Rockbridge Road frontage	Yes
	INTERIOR SIDE	See table, p. 2-22	Minimum distance from other property lines is 90 ft.	Yes
	SIDE – CORNER LOT	Not applicable.	Not applicable.	N.A.
	REAR W/O ALLEY	20 feet	Minimum distance from other property lines is 90 ft.	Yes
	REAR W/ALLEY	10 feet	Minimum distance from other property lines is 90 ft.	Yes
MINIMUM UNIT SIZE		650 square feet	812 square feet	Yes

MR – 1 STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. BLDG. HEIGHT	4 stories or 60 feet	4 stories, 57.63 feet	Yes
MIN. STREETSCAPE DIMENSIONS - PROPERTY FRONTAGE	10-ft. landscape strip, 6-ft. sidewalk, street trees at least every 50 ft. on Rockbridge Road frontage	6 ft. sidewalk, street trees planted less than 50 feet apart	Admin. variance will be required to allow trees on interior side of sidewalk.
MIN. STREETSCAPE DIMENSIONS - PRIVATE DRIVES	5-ft. landscape strip and 5-ft. sidewalk on each side; street trees every 50 ft., or separation of peds & autos	Some required streetscaping is provided.	An administrative variance will be required.
PARKING	Senior housing: min. .75 spaces/unit = 88.5 spaces  max. 2.25 spaces/unit = 265.5 spaces	177 spaces	Yes

**SUPPLEMENTAL REGULATIONS: Sec. 4.2.46. - Senior housing: independent and assisted living, nursing, and continuing care.**

- A. Primary uses: Senior housing facilities shall include either independent living units or assisted living units, or both. The independent living units may be either single-family (detached) residences or multi-family (attached) residences.

The proposed senior housing facility will be an independent living multifamily residence.

- B. Accessory uses: Senior housing facilities shall include one (1) or more of the following accessory uses:
1. Ancillary clinics, personal service, retail (e.g., pharmacy, hair salon, medical offices).
  2. Central kitchen and dining facility.
  3. Recreation and amenities.
  4. Building/clubhouse for classes, meetings, concerts, storytelling, etc.
  5. Adult day care.

The facility is proposed to have a central kitchen and dining facility, recreation amenities, and a community room for classes, meetings, concerts, etc.

- C. The maximum number of unrelated residents living independently (not requiring personal care) and at age fifty-five (55) or older allowed in an independent living unit is one (1) per bedroom.

The applicant has stated that the management of the facility will comply with this regulation.

- D. Height standards: A senior living facility in which all of the occupied units are occupied by at least one senior aged fifty-five (55) or older is authorized up to ten (10) stories without a height SLUP in HR, MU-3, MU-4, and MU-5 zoning districts, subject to transitional height plane regulations in Article 5.



The proposed building is four stories.

E. Accessibility standards: All senior housing shall incorporate accessibility standards that meet certification requirements for easy living or universal design and/or include all of the following minimum features:

1. At least one (1) step free entrance to the main floor at either the front or side of the structure; if only one (1) is provided, it shall not be from a patio or raised deck.
2. Main floor of each unit shall include a kitchen, entertaining area, and master bedroom with full bathroom.
3. Every door on the main floor shall provide a minimum width of thirty-four (34) inches of clear passage.
4. Blocking shall be installed in the master bath around toilet, tub, and shower for placement or future placement of grab bars.

The applicant has stated that the building will comply with these regulations. Compliance will be checked during review of the site plan and floor plans that are required for the land disturbance permit and the building permits.

F. Assisted living, nursing and continuing care facilities shall provide the following:

1. Primary and secondary support services: Approval for assisted living, nursing or continuing care facilities shall not be granted without documentation of provisions for the following primary and secondary services:
  - a. Primary services: on-site dining facility, twenty-four-hour on-call medical services, on-site licensed practical nurse, on-call registered nurse, linen and housekeeping services, and transportation services.
  - b. Secondary services: physical therapy, medication administration program, care technician services (clothes changing, bathing, etc.), on-site personal care (barber, beauty salon), fitness center, library.
  - c. Access to outdoor seating and walking areas shall be provided as part of every assisted living, nursing or continuing care facility.

As the proposed facility is not an assisted living, nursing, or a continuing care facility, these requirements are not applicable.

G. A senior housing facility shall only be approved after consideration of the use permit criteria, found in Article 7 and after consideration of the following:

1. Proximity and pedestrian access to retail services and public amenities.
2. Transportation alternatives.
3. Integration into existing neighborhoods through connectivity and site design.
4. Diverse housing types.
5. Site and building design that encourages social interaction.
6. Building design that meets easy living standards.

For items 1-4, please refer to standards and factors A-C. One building is proposed; therefore, diverse housing types cannot be provided. The proposal includes an indoor central dining room and a community room, and an outdoor pavilion with grills and a community garden. The applicant has stated that the building will be constructed to Easy Living standards.

H. In addition, in consideration of the special land use permit or special administrative permit for a senior housing facility, the following criteria shall be evaluated based on the degree to which these elements provide transition from the proposed project to adjacent existing development:

1. Building height.
2. Landscaping.
3. Maximum lot coverage.
4. Setbacks from exterior property lines.
5. Site size.
6. Access to thoroughfare.

See OCGA standard D and the Compliance With District Standards chart, above. The property has access to North Stone Mountain Lithonia Road, a four-lane major arterial, and Rockbridge Road, a four-lane minor arterial.

#### **QUALITY OF LIFE METRICS**

Open Space: 122,949 square feet (25.8%)

Linear Feet of New Sidewalk or Trails: 2,050 linear feet

#### **STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

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 the following conditions:

1. The property shall be developed for senior housing with a maximum of 180 units, in substantial conformity with the site plan titled, "Rezoning Application Plan Sheet for: Harmony at Stone Mountain Senior Apartment Center", prepared by Bullard Land Planning, dated 10-10-19 and stamped as received by the Department of Planning & Sustainability on December 18, 2019.
2. The proposed building shall be a maximum of four stories and 60 feet.

3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

**Attachments:**

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Land Use Plan Map
8. Aerial Photograph
9. Site Photographs

## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

- ✓ • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**

## **Transportation Division Comments**

N2. Provide pedestrian connections from the apartments to the sidewalks on public right of way for each access point. Ensure that all access points have the required AASHTO sight distance. Landscaping may need to be modified to obtain. If middle driveway on Rockbridge does not have existing sight distance, eliminate access point. Submit sight distance calculation by a professional engineer at time of permitting. Add streetlighting at access points. Make sure driveway aprons meet current ADA requirements. See GDOT driveway detail.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [MMALEXANDER@DEKALBCOUNTYGA.GOV](mailto:MMALEXANDER@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-10-1243605 Parcel I.D. #: 18-036-01-007

Address: 345 N. STAN MINK RD  
5766 Duckbridge Rd

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans reviewed. Found nothing that would disrupt traffic flow.

Signature: [Signature]



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [jreid@DEKALBCOUNTYGA.GOV](mailto:jreid@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: Z-10-1243605

Parcel I.D. #: 18-036-01-007, 18-036-01-008, 18-036-01-009, 18-036-01-010, 18-036-01-022

Address: 335 & 345 North Stone Mountain Lithonia Road and 5700, 5724, 5734, & 5766 Rockbridge Road  
Stone Mountain, Georgia

**WATER:**

Size of existing water main: 8" DI, 12" CI, & 16" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: Lower Stone Mountain Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Pole Bridge Creek WTF ( ) adequate ( ) inadequate

Sewage Capacity: \* (MGPD)

Current Flow: 6.48 (MGPD)

**COMMENTS:**

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

Signature: 



# DeKalb County Department of Planning & Sustainability

Michael L. Thurmond  
Chief Executive Officer

Andrew A. Baker, AICP  
Director



## APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/CZ No. 1243605  
Filing Fee: \_\_\_\_\_

Date Received: By \_\_\_\_\_ Application No.: \_\_\_\_\_  
Applicant: CRN Development LLC E-Mail: ccornelison@crndevelopment.com

Applicant Mailing Address:  
704 Saddlebrook Dr/Killen, AL 35645

Applicant Phone: 256-627-3633 Fax: \_\_\_\_\_

Parcels 1803601022  
Owner(s): Douglas N. McCurdy, Signor-Suntrust (Thomas Pinkham) E-Mail: thomas.pinkham@suntrust.com

(If more than one owner, attach as Exhibit "A")  
See attachment A and 2nd application form for additional owner information for other parcels

Owner's Mailing Address:  
4777 Sharon Rd-2nd Floor/Charlotte, NC 29210

Owner(s) Phone: 704-526-4339 Fax: \_\_\_\_\_

Address/Location of Subject Property: 345 N. Stone Mountain Rd

District(s): 9th Land Lot(s): 232 Block: \_\_\_\_\_ Parcel(s) 1803601022

Acreage: 0.55 Commission District(s): 4

Present Zoning Category: C-1 Proposed Zoning Category: HR-2 MR-1

Present Land Use Category: Neighborhood Center

### PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

### Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? \_\_\_\_\_ Yes ☒ No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY DENISE K MCNINCH  
Notary Public - North Carolina

My Commission Expires Aug 30, 2021

Thomas Pinkham SunTrust Bank Executor of the  
SIGNATURE OF APPLICANT / Douglas McCurdy Estate

Check One: Owner ☒ Agent \_\_\_\_\_

330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030  
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007

Web Address <http://www.dekalbcountyga.gov/planning>  
Email Address: [planninganddevelopment@dekalbcountyga.gov](mailto:planninganddevelopment@dekalbcountyga.gov)



Dekalb County  
Dept. of Planning and Sustainability  
330 W. Ponce De Leon Ave  
Decatur, Georgia 30030

**Attachment A**

Additional Owners;

Parcel 1803601010 – Record Owner: Raymond L. Viers Trust, Michael T. Smith  
Trustee/Authorized signor: Michael T. Smith/7 Lumpkin St./Lawrenceville, Ga.  
30046/phone(770-513-1200)/email: msmith@amrslaw.com

Parcel 1803601022 – Record Owner: Douglas N. McCurdy/Authorized Signor SunTrust/Attn  
Thomas Pinkham/4777 Sharon Rd.,2nd Floor/Charlotte, NC 29210/phone(704-526-4339)/email:  
Thomas.pinkham@suntrust.com

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Notice Date: October 3rd, 2019

PUBLIC NOTICE

To

Request of Re-Zoning

Filed by: CRN Development, LLC

Requested Re-Zoning Located at:

5700 Rockbridge Rd SW

(behind Family Dollar, Autozone, and old Kaufman Tire)

Stone Mountain, Ga. 30087

Current Use – C1 Zoning - Undeveloped

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Proposed Use – HR-1 Zoning - Senior Only Apartment Building

Pre-Submittal Community Meeting to take place at: Emmanuel  
AME Zion Church/Family Life Building (behind Sanctuary)

Location: 5746 Rockbridge Rd., Stone Mountain, Ga. 30087

Date & Time: Monday, October 21st, 2019 at 7:00 pm

MEETING SIGN-IN SHEET	
PROJECT: HARMONY AT STONE MTN - REZONING	MEETING DATE: 4/29/2019
FACILITATOR: Carrie Cornelison	LOCATION: Emmanuel AME Zion Church

NAME	ADDRESS	PHONE	EMAIL
Selma Sledge	4352 Timberlake	404-2464663	Selmasledge@comcast.net
Rev. Frederick Williams	626 Glen Crest Way Stn Mtn 32087		
Janice D Williams	2095 W Mangrove Bluff Ct. St. Mtn, GA 30952-1051	678-526-1051	janice-glaser1@yahoo.com
Elaine M. James	666 Pennybrook Lane St. Mtn, GA	678-602-8453	emjames62@yahoo.com
Michael N. James	666 Pennybrook Lane St. Mtn, GA	678-602-8454	mjames2003@yahoo.com
Mahogany James		678-8961107	mijames97@yahoo.com
Michael B. James	1554 Stoneleigh Way	678-602-8456	mbjames90@yahoo.com
Earl de la Mothe	381 PENNYBROOK DR.	678-777-8867	egdelamoth@gmail.com

William Warrick 3904 Durham Pl. Rd. Stone Mtn. Ga 678-430-1101

LEROY CLEVELAND - 490 S. Stn. Mtn. Rd. Stone Mtn. Ga 678-430-1101

Sandra Green - 638 Stonemill Mnr 678-430-3294

Min. Coleman, Michael

Sislyn Brown

Ellen Morgan

Charlotte Williams

## **REVISED APPLICATION 11-22-19**

**Applicant: CRN Development/Thomas Ward  
704 Saddlebrook Dr.  
Killen, Al. 35645  
256-335-3990  
tward@crndevelopment.com**

**DeKalb County  
Dept. of Planning and Sustainability  
330 W. Ponce De Leon Ave  
Decatur, Georgia 30030**

**RE: Letter of Application  
Subject Parcels 1803601009, 1803601022,  
1803601007, 1803601008, & 1803601010  
5734, 5700, 5724, 5766 Rockbridge Rd.  
& 345 N. Stone Mountain Rd  
Stone Mountain, Ga. 30087  
October 14, 2019**

This Application seeks the rezoning of +/- 10.94 acres of land located at the corner of Rockbridge Rd and N. Stone Mountain Rd in Land Lot 36 of the 18<sup>th</sup> District of DeKalb County. The Applicant seeks to rezone portions of the above listed parcels that they are purchasing from C-1 & R-100 to MR-1. The applicant is proposing the development of a 4-story 118 unit senior-only apartment building. MR-1 zoning does have a base unit density maximum of 8 units/acre but this proposed senior apartment building will have a density of 10.8 units/acre so the following bonus density criteria will be used from Table 2.6 of the Zoning Ordinance;

- 1) Existing amenities – There is an existing shopping center with grocery store just across Rockbridge Rd., this will provide an increase of 20% of base or 1.6 units/acre
- 2) Existing amenities – There is an existing park (Wade Walker Park & YMCA) with recreation facilities at the opposite corner of Rockbridge Rd. and Stone Mountain-Lithonia Rd, this will provide an increase of 20% of base or 1.6 units/acre
- 3) Sustainability Elements – The proposed building will be an Earthcraft Green Building, this will provide an increase of 50% of base or 4.0 units/acre

These bonus density features will increase the allowed density of the proposed MR-1 zoning to the maximum base of 12.0 units/acre.

As a proposed senior housing development, under Section 4.2.46 of the Supplemental Use Regulations, the following standards must be adhered to;

- A. Primary Uses – shall include either independent living units or assisted living units, or both. This proposed development will be an independent living multi-family residence.
- B. Accessory uses – shall include one or more of the following. The proposed development shall include the following;
  - 1. Community kitchen
  - 2. Recreation and amenities
  - 3. Community Room
- C. The maximum number of unrelated residents living independently (not requiring personal care) and at age 55 or older allowed is one per bedroom – this requirement will be followed.
- D. Height Standards – is authorized up to 10 stories without a height SLUP. The proposed building is 4 stories.
- E. Accessibility Standards – shall include all of the following minimum features;
  - 1. At least one step free entrance to the main floor at either the front or side of the structure, if only one is provided, it shall not be from a patio or raised deck. This requirement will be met.
  - 2. Main floor of each unit shall include a kitchen, entertaining area, and master bedroom with full bathroom. This requirement will be met.
  - 3. Every door on the main floor shall provide a minimum width of 34 inches of clear passage. This requirement will be met.
  - 4. Blocking shall be installed in the master bath around toilet, tub, and shower for future placement of grab bars. This requirement will be met.
- F. Assisted living, nursing and continuing care facilities – these requirements are N/A
- G. A senior housing facility shall only be approved after consideration of the use permit criteria found in Article 7 and after consideration of the following:
  - 1. Proximity and pedestrian access to retail services and public amenities – Proposed development has shopping center, YMCA, and public park just across the street.

2. Transportation alternatives – both adjacent street are on public bus routes
  3. Integration into existing neighborhoods through connectivity and site design – site will offer connectivity through sidewalks and roadways
  4. Diverse housing types – proposed building will offer both one and two bedroom units
  5. Site and building design that encourages social interaction – proposed building offers a community room, community kitchen, and gym and site will feature outdoor pavilion with grills and a community garden area.
  6. Building design that meets easy living standards – proposed building meets this criteria
- H. In addition, in consideration of the special administrative permit for a senior housing facility, the following criteria shall be evaluated based on the degree to which these elements provide transition from the proposed project to adjacent existing development;
1. Building Height – proposed building will comply with height and site plan requirements
  2. Landscaping - proposed site will comply with all requirements
  3. Maximum Lot Coverage - proposed site will comply will this requirement
  4. Setbacks from exterior property lines - proposed building will comply with setback requirements
  5. Site Size - proposed site will comply with this requirement
  6. Access to thoroughfare - proposed site complies with this requirement
- I. Submittal requirements – The following documents and information are required for submittals for rezoning, special land use permits, land development permirs and building permits associated with proposed senior living facilities;
1. Survey and Site Plan – will include with submittal
  2. Landscape and tree plan – will include with development plans submittal
  3. Number and location of residential units – will include with submittal
  4. Types of units – will include with submittal

5. Amenities – will include with submittal
6. Institutional/non-residential services – will include adjacent services on letter of application
7. Proximity to services such as health care, shopping, recreation and transit – will include on letter of application
8. Other documents addressing the approval criteria in subsections G and H above – will include with submittal

### History of the Property

The Subject Property was originally developed as a retail business park with C-1 zoning but this portion of the subject parcels has never been developed.

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### Proposed use of the Property

The following is a unit detail breakdown of the proposed senior-only apartment that will be 4 stories tall, 118 units, and 58 feet at its highest ridge:

24-One bedroom, one bath

3-One bedroom, one bath, handicapped

2-One bedroom, one bath, sensory

84-Two bedroom, one bath

3-Two bedroom, one bath, handicapped

2-Two bedroom, one bath, sensory



## Impact Analysis

The subject property is classified as a neighborhood center on the 2035 Dekalb County Future Land Use Map. The proposed use of the property as a senior-only apartment building falls within the uses classified under this land use division and will serve well the objectives and policies of the Land Use Plan.

The following are in response to Section 27-832 of the zoning ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" which states that the following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the zoning map;

- A) **The zoning proposal and concept plan is in conformity with the policy and intent of the Comprehensive Plan.** The proposed use of the property as a senior-only apartment building conforms to the Comprehensive Plan.
- B) **The proposed rezoning and concept plan of a senior-only apartment building provides a use that is suitable in view of the use and development of adjacent and nearby properties.**

The subject property forms the corner of North Stone Mountain Rd and Rockbridge Rd. This intersection is all commercial uses and has businesses such as Autozone, Family Dollar, Citgo Gas Station, Chevron Gas Station, McDonalds, Food Depot, and CVS Pharmacy. Adjacent to the subject property along Rockbridge Rd is Emmanuel AME Zion Church, adjacent to the north and northeast are residential properties zoned RSM and R-100.

- C) **The subject property does have a reasonable economic use as presently zoned but not with its current conditions.** With the current conditions that exist with its zoning, it does have economically feasible uses but it has been undeveloped for quite some time and the access roads have fallen into disrepair.
- D) **The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.** The proposed rezoning and land use will not adversely affect the existing use or usability of adjacent or nearby properties as this will help stimulate the nearby commercial establishments.
- E) **Other existing or changing conditions affecting the use and development of the property.** There are no existing or changing conditions that are affecting the use and development of the property.

- F) **The zoning proposal will not adversely affect historic buildings, sites, districts, or archeological resources.** Applicant knows of no historic buildings, sites, districts, or archeological resources either on the subject property or located in the immediate vicinity that would suffer adverse impacts from the rezoning requested.
- G) **The requested rezoning will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.** The proposed use of the site as senior-only apartments should have little or no burdensome effects on streets, transportation facilities, utilities or schools in the area.

### **Statement of Conditions**

The Applicant would like to request the following conditions related to the rezoning and development of the property; 1) Reduce the required 50-foot transitional buffer on the southeast side of property adjacent to Emmanuel AME Zion Church to a 20-foot re-planted buffer, 2) Allow grading in the 50-foot transitional buffer on the north and east sides of property provided the buffer is re-planted to buffer standards, and 3) Allow 29 less parking spaces (156 spaces) than minimum allowed 177 spaces.

### Proposed use of the Property

The following is a unit detail breakdown of the proposed senior-only apartment that will be 4 stories tall and 58 feet at its highest ridge:

APARTMENT DATA — (1 BUILDING) (120 UNITS) (4 STORIES)			
UNIT TYPES	UNIT DESCRIPTION	# OF UNITS	TTL OF EACH
UNIT 1B	ONE BEDROOM — ONE BATH	24	1 BEDROOM
UNIT 1B-HC	ONE BEDROOM—ONE BATH—HANDICAPPED	3	29
UNIT 1B-SS	ONE BEDROOM — ONE BATH — SENSORY	2	
UNIT 2B	TWO BEDROOM — ONE BATH	84	2 BEDROOMS
UNIT 2B-HC	TWO BEDROOM—ONE BATH—HANDICAPPED	3	89
UNIT 2B-SS	TWO BEDROOM — ONE BATH — SENSORY	2	
UNIT 2B-AL	TWO BEDROOM—ONE BATH—ABOVE LOBBY	.	
TOTAL APARTMENT UNITS		.	118





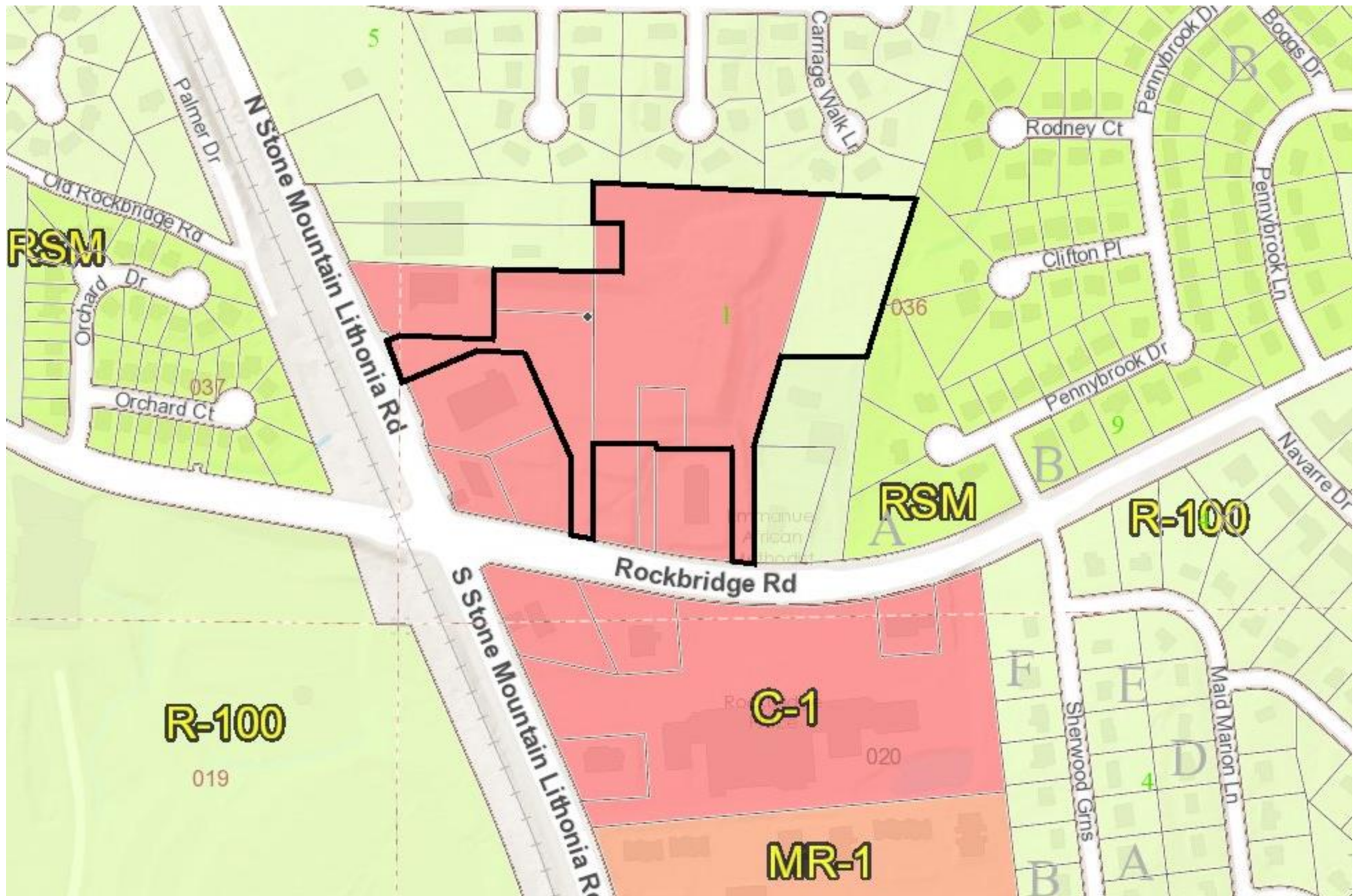




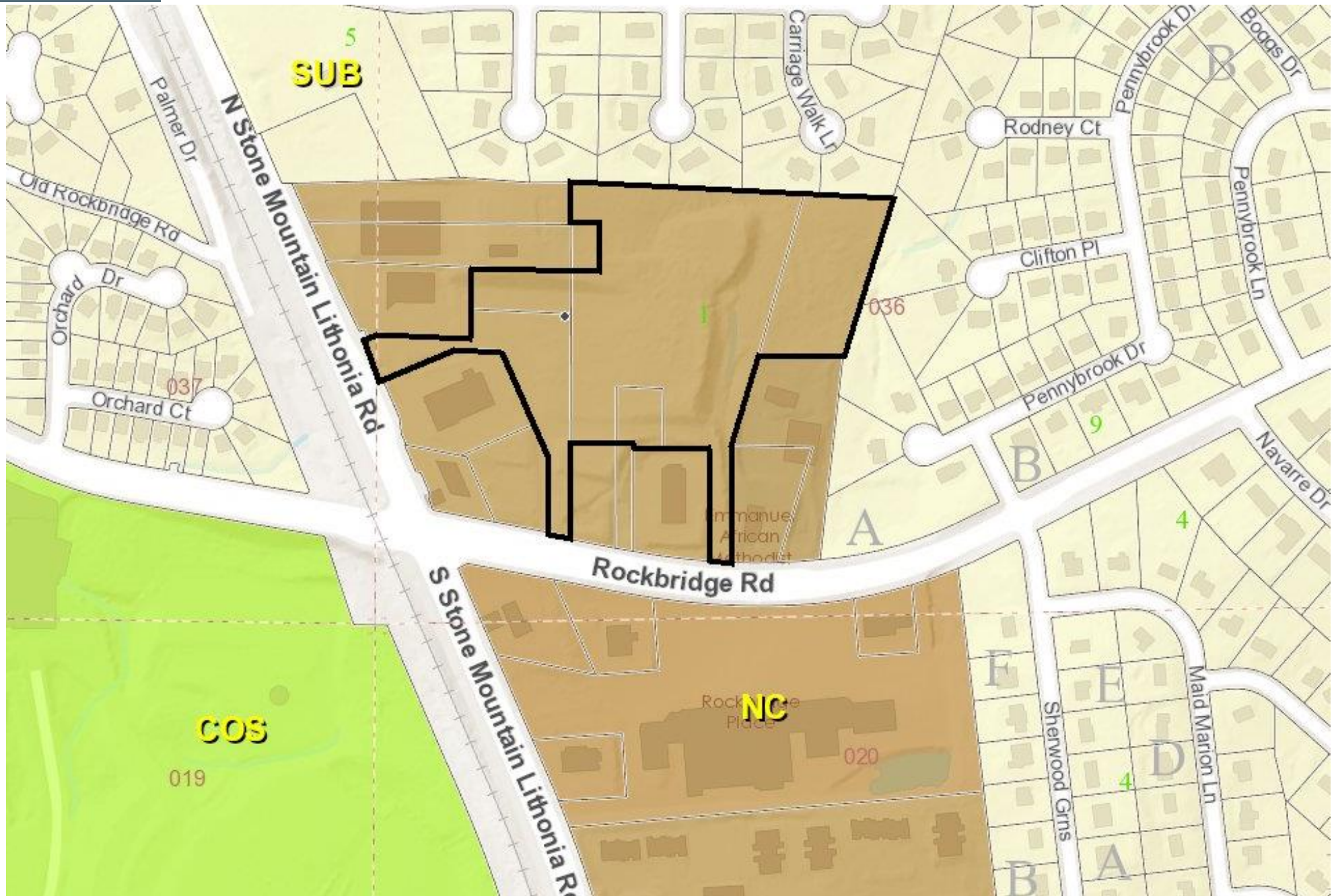
## Harmony at Stone Mountain Senior Apartments

5700 ROCKBRIDGE RD/STONE MOUNTAIN





















**Access from North Stone Mt. Lithonia Road.**



**Access from Rockbridge Road.**