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## REZONING APPLICATION ANALYSIS

**Prepared By:** Ramona Eversley, Senior Planner

**Petition Number:** RZ25-000004

**Applicant:** David M. Miles Construction, Inc.  
C/O Battle Law, P.C.  
Habersham at Northlake, Building J,  
Suite 100 Tucker, Georgia 300384

**Owner:** David Miles Construction, Inc.

**Project Location:** 2374 Cove Lake Road

**District:** 2- Councilman Terry Fye

**Acreage:** +/-6.50 acres

**Existing Zoning:** O.I- Office Institutional District

**Future Land Use:** Urban Neighborhood (UN)

**Overlay District:** N/A

**Proposed Development/Request:** The applicant is seeking a rezoning and map amendment of +/- 6.5 acres from MR-1 (Medium Density Residential- 1) to MR- 2 (Medium Density Residential) for a proposed 63 townhome development.

**CPIM:** 8/14/2025

**Planning Commission (PC):** 10/7/2025

**Mayor & City Council:** 10/27/2025

**Sign Posted/ Legal Ad(s) submitted:** 7/28/2025

**Staff Recommendations:** APPROVAL w/ Conditions

**PC Recommendation:** TBD



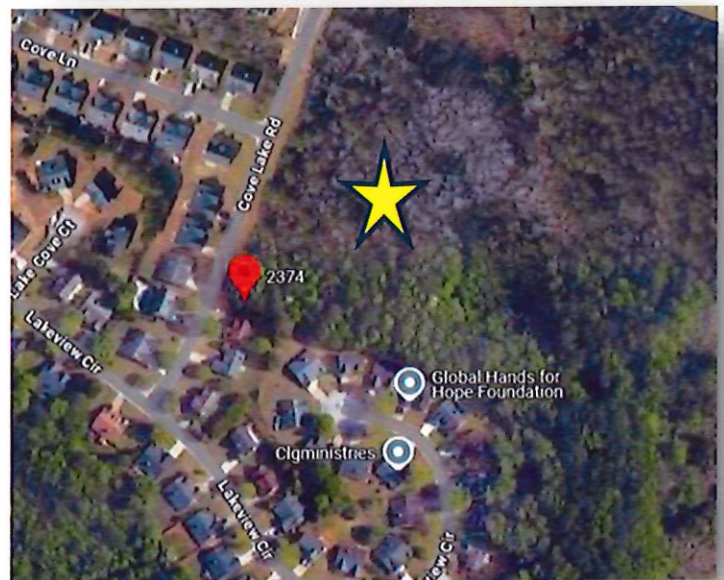
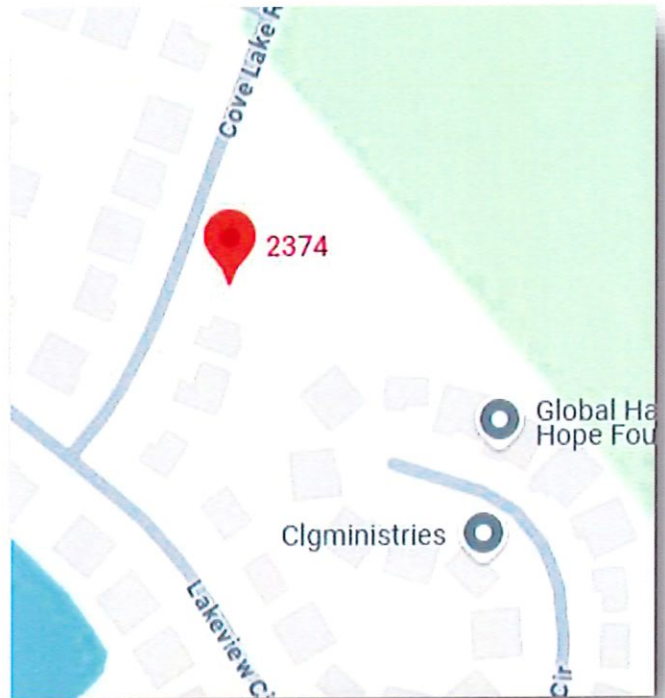
## PROJECT OVERVIEW

### Location

The subject property is situated in Stonecrest's Cove Lake/Belmont suburban neighborhood with a parcel identification of 16 072 03 009. The subject property is currently vacant in a heavily wooded area. The property abuts C-1 Districts to the north, RSM to the south and west, and MR-1 (Med Density Residential – 1) to the East.

### Background

The City of Stonecrest Zoning Map has the property zoned MR-1 (Med Density Residential – 1). The property is heavily wooded and vacant. The applicant's survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcels 16 072 03 009 (2374 Cove Lake Road) from MR-1 (Medium Density Residential – 1) to MR- 2 (Med Density Residential- 2).





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	MR-1 (Med Density Residential)	Vacant Land
Adjacent: North	C-1 (Local Commercial)	Vacant Land
Adjacent: West	RSM (Small Lot Residential Mix)	Single Family Residential
Adjacent: East	MR-1 (Med Density Residential)	Southwest Athletic Complex
Adjacent: South	RSM (Small Lot Residential Mix)	Single Family Residential

#### **DIVISION 14. - MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT**

##### **Sec. 2.14.1. - Statement of purpose and intent.**

**The purpose and intent of the City Council in establishing the MR-2 (Medium Density Residential-2) District is as follows:**

- A. To encourage primarily For Sale or For Rent residential, planned developments that allow accessory retail, office, institutional, and civic uses;
- B. To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development;
- C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of and opportunity for alternative modes of travel;
- D. To implement the future development map of the city's comprehensive plan.
- E. To provide districts that allow appropriate development transitions.

##### **Public Participation**

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in July 2025. There was a Community Planning Information Meeting (CPIM) held on August 14th, at 6:00 p.m. at city hall. There were six attendees who voiced several concerns regarding the development. Residents expressed concerns about:

**Stormwater & Drainage:** The underground detention pond has created significant issues, including water retention, flooding, and standing water after rain. Previous grading created sloping yards and erosion, leaving





homeowners with long- term drainage problems. Residents were initially told the detention pond was a lake; once drained, it left behind persistent flooding and erosion issues.

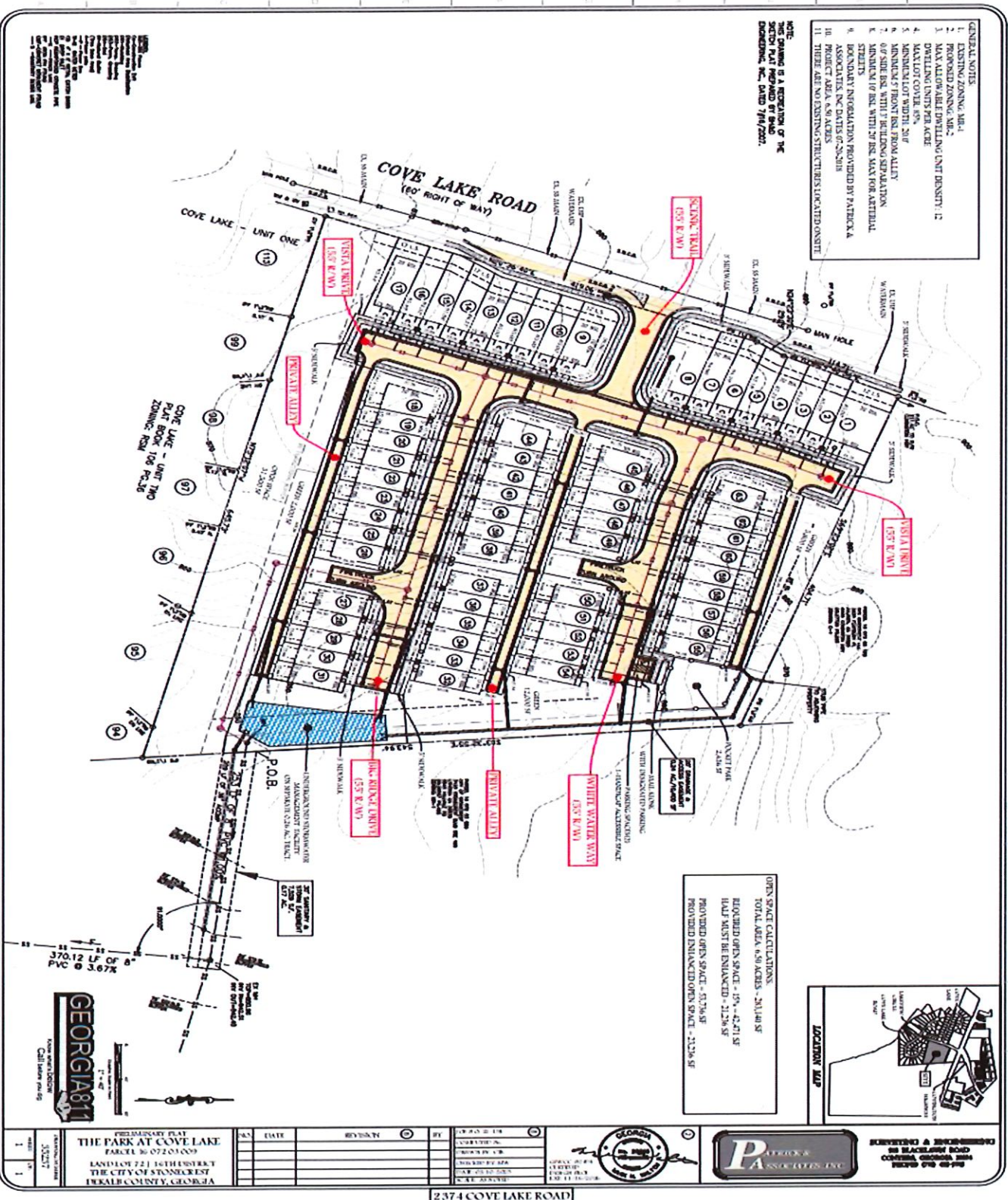
**Development Standards:** In 2007, the previous developer proposed 20-foot-wide townhomes, though MR-1 zoning requires a minimum of 25 feet. The community strongly desires quality townhomes that comply with or exceed zoning requirements.

**Traffic & Safety:** Residents are concerned about dangerous intersections, frequent accidents, and limited access with only one way in and one way out. An additional access point, particularly at Cove Lake Road, is needed for traffic relief and emergency response. Increase police presence on Covington Highway is requested due to safety concerns and recent break-ins.

**Community Amenities:** The community would prefer a playground over a dog park to better serve families. They also request revisiting the previously approved 2007 plan for a storage facility.



Rezoning Plan





Building Elevations







Site Photos







**RZ25-00004**

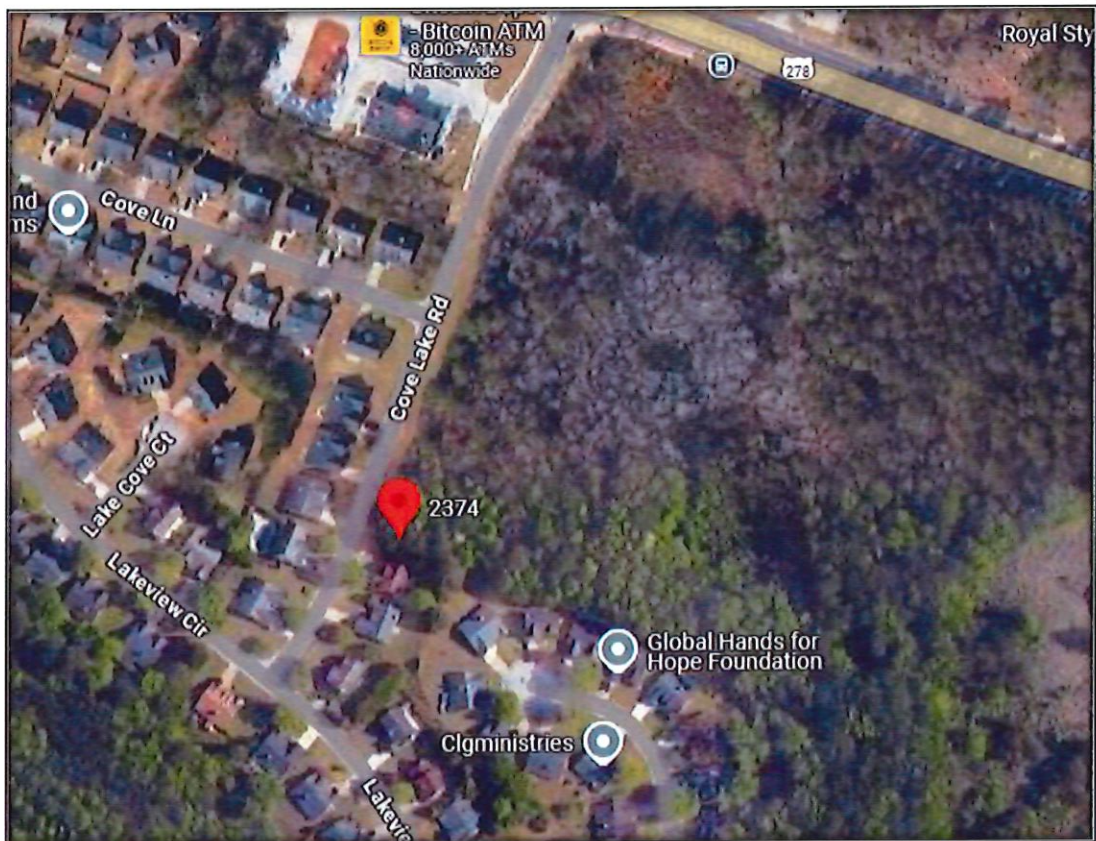
**ADDRESS: 2374 COVE LAKE ROAD**

**CURRENT ZONING: MR—1 (Med Density Residential) District**

**OVERLAY DISTRICT: N/A**

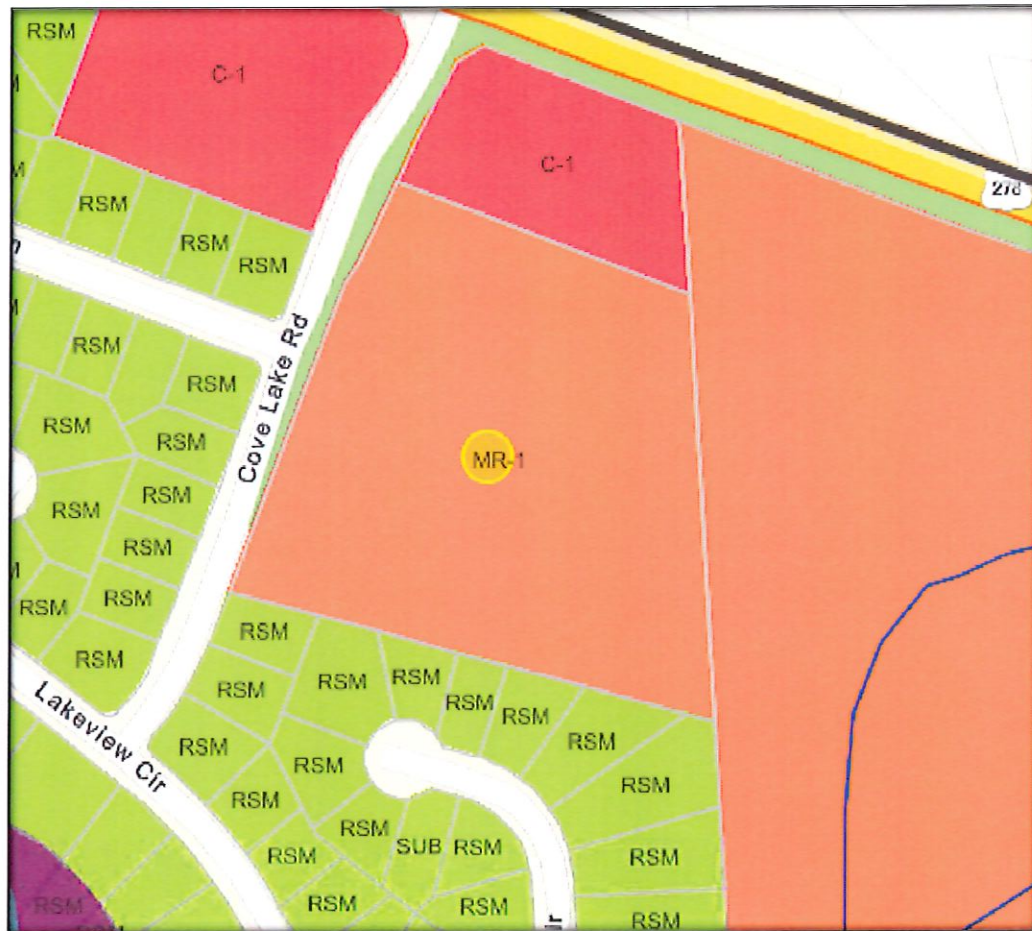
**FUTURE LAND USE: Urban Neighborhood**

**Aerial Map**






## Zoning Map



## Legend

 MR-1 - Med Density Residential

 RSM - Small Lot Residential Mix

 C-1 - Local Commercial








### Future Land Use Map



## Legend

-  Urban Neighborhood
-  Suburban
-  Conservation/OpenSpace





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## **STANDARDS OF ZONING MODIFICATION REVIEW**

*Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

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

Yes, the Subject Property has a future land use designation of “Urban Neighborhood”. The MR-2 designation for this property is fully consistent with the City’s vision for Urban Neighborhoods, offering medium-density, mixed-residential development that supports walkability and a range of housing choices. Urban Neighborhood allows for up to twelve (12) dwelling units per acre without density bonuses. The zoning proposal calls for sixty-three (63) dwelling units on six and a half (6.5) acres which results in a density of 9.69 dwelling units per acre. It reflects the policy intent and land-use framework established in the 2038 Comprehensive Plan.

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

The proposed rezoning from MR-1 to MR-2 is suitable and compatible with the existing and surrounding property uses. MR-2 serves as a transitional buffer from existing single-family RSM areas, helping to integrate land-use changes smoothly across the neighborhood. On July 10, 2007, the DeKalb County Board of Commissioners approved CZ-07-13309 regarding the subject property for the development of up to 63 fee simple townhomes.

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

The property already has an approved townhome development under the current MR-1 zoning, indicating it has a reasonable economic use as it stands. However, the applicant is seeking rezoning to MR-2 primarily to reduce building size requirements, rather than to establish economic viability. While MR-2 would allow a higher unit yield (~63 units versus 40 units), the requested change is more about increasing design flexibility and optimizing site layout, rather than addressing a lack of economic use. This request remains consistent with the property’s Urban Neighborhood future land use designation.

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

While the proposed MR-2 zoning is generally compatible with adjacent and nearby residential uses, increased density may contribute to traffic impacts in the area particularly given existing challenges accessing Covington Highway, as reported by residents. To minimize potential adverse effects on the use and usability of surrounding properties, it is critical that the site design incorporates appropriate buffers, traffic mitigation measures, safety of pedestrian and vehicular



connections that respect the character and capacity of the existing neighborhood.

**5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

Current and evolving conditions in The City of Stonecrest favor approval of the MR-2 rezoning:

- Infrastructure improvements create readiness for increased residential density.
- Transit planning supports more compact, pedestrian-oriented development.
- Demographic and development trends confirm housing demand consistent with MR-2.
- Community opposition to industrial rezoning underscores a preference for residential alignment.
- The DeKalb County Board of Commissioners approved CZ-07-13309 regarding the Subject Property for the development of up to 63 fee simple townhomes.

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

There is no evidence of historic properties, districts, or archaeological resources in or adjacent to the 2374 Cove Lake Rd site. As such, the proposed rezoning to MR-2 would not adversely affect historic or archaeological resources. No preservation mitigation measures are required based on available information.

**7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Although the rezoning to MR-2 will result in increased demand across transportation, utilities, and schools, there is **no indication of an excessive or burdensome impact**:

- **Transportation:** Local roads are being improved, and the scale of additional traffic is moderate.
- **Utilities:** Providers are upgrading service capacity proactively.
- **Schools:** Incremental enrollment is small in scale and within existing public school capacity ranges.

A **traffic impact study** and coordination with DeKalb County Schools would provide a more definitive assessment but are not triggering concerns based on current city and district planning.

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

There is **no evidence** that the rezoning proposal would negatively impact environmental or natural resources.





### **STAFF RECOMMENDATION**

Staff is recommending APPROVAL with the following conditions:

#### **A. Stormwater & Drainage Mitigation**

1. Developer must submit a detailed **stormwater management plan** reviewed and approved by the City Engineer prior to site development permit approval.
2. Plan must include remediation for existing drainage issues and ensure **no increase in post-development runoff**.
3. Developers must **regrade affected areas** as necessary to eliminate standing water and mitigate erosion on adjacent properties.

#### **B. Development Standards & Townhome Quality**

4. All townhomes must be a **minimum of 25 feet wide**, in compliance with current MR-1 standards.
5. Building elevations, façade materials, and design must be **reviewed and approved by planning staff** to ensure architectural quality and compatibility with surrounding homes.
6. A **Homeowners Association (HOA)** must be established to maintain common areas and enforce architectural standards.

#### **C. Traffic & Emergency Access Improvements**

7. A **traffic impact study** shall be completed and mitigation measures implemented prior to final plat approval.
8. Developer must coordinate with public safety departments to ensure adequate **emergency vehicle access**.

#### **D. Public Safety Enhancements**

9. Developer must contribute to public safety improvements along Covington Highway, such as funding for street lighting, surveillance infrastructure, or traffic calming measures subject to coordination with the City of Stonecrest City Engineer and DeKalb County Police Department.
10. Developer must coordinate with City of Stonecrest to evaluate the feasibility of installing **traffic-calming measures** near the development entrance

#### **E. Community Amenities**

11. Developer must include a **playground** within the common area with a list of amenities instead of a dog park to better serve families.
12. Any proposed amenity area shall include seating, shade, and landscaping.

#### **Construction Management**

13. A **construction mitigation plan** must be submitted, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.



## F. Plat and Permit Requirements

14. No final plat shall be approved until all conditions are satisfied and verified by city staff.
15. All development must comply with applicable MR-2 zoning regulations and building codes in effect at the time of permitting.

**Existing Conditions:** These are the current conditions that are on the subject property. The only change to these conditions is Condition #14. The applicant requested to change this condition from a dog park to a picnic with play area and staff agree with this request. All other conditions do not/will not change due to the rezoning request.

COMM. \_\_\_\_\_  
ITEM NO. H-13 7.16.17  
CLERK'S OFFICE Comm Mag

### CONDITIONS OF ZONING For Applications LP-07-13310 and Z-07-13309

1. The Property shall be rezoned to RM-100 for a maximum of 63 fee simple townhomes, all of which are to be rear entry via an alley with a paved area to be no more than twelve (12) feet wide and with no curb or gutter.
2. On Cove Lake Road there will be one curb cut for the Subject Property in alignment with Cove Lane, subject to the approval of DeKalb County DOT, and one curb cut for the northern 1.62 acres zoned commercial.
3. The size of the homes shall be a minimum of 1,400 square feet with each home having a single car garage and a driveway in front of the garage being a minimal of 20' foot in length accommodating additional parking.
4. The architectural style of the homes shall be traditional. Materials to be used on exterior facades of all buildings shall include brick, stone, stucco (not EFS type), or fiber-cement siding, or combinations of those materials. No vinyl, aluminum or metallic siding may be used. *All sides of buildings shall include brick or stone.* (LW) 7/10/17
5. Structures which are front face to front face, back face to back face, or front face to back face shall be not more than ~~forty (40)~~ *fifty four (54)* feet apart.
6. *The Townhomes shall be "for sale" only. Only ten (10) percent of the townhomes may be rented at any given time.* (LW) 7/10/17
7. A 50' buffer and building setback shall be provided to the rear property line as shown on the Rezoning Plan. Owner of the Subject Property shall not remove trees from this buffer area unless diseased or necessary to install utility crossings or detention facilities. The utilities shall not cross the buffer area unless another path is not reasonably available. The trees saved in the buffer area shall apply towards the tree preservation requirements under the Tree Protection Ordinance, DeKalb County.
8. Prior to commencing development for the Subject Property, the Owner shall clearly mark all tree save areas as designated on the Rezoning Plan with appropriate temporary fencing and/or other indicators so as to attempt to prevent loss or damage to trees within these areas.
9. Owner shall provide the following planted buffers in accordance with the Rezoning Plan:
  - a. A 10' foot landscape strip between Covington Highway and the brick entry column adjacent to Cove Lake Road.
  - b. Should the right-of-way be altered and/or reduced, all landscape strips shall be moved adjacent to the revised right-of-way.
  - c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development. *to help screen cars from view along Cove Lake Rd.* (LW) 7/10/17



- c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development.
  - d. Within the landscaping strips, the size of the shrubs planted shall be a size that is expected by local landscaping standards to allow for shrubs to reach maturity within three to four years from the date of installation. Trees will be in accordance with a landscaping plan approved by the Dekalb County Arborist.
- 10. The Applicant agrees to rebuild the brick entry column for Cove Lake if it is damaged or currently built on the Subject Property and needs to be relocated.
  - 11. A mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers and shall include architectural control oversights for the development.
  - 12. A Declaration of Covenants shall be recorded and shall contain rules and regulations applicable to the proposed residential community.
  - 13. The development on the Subject Property shall comply with the recommendations from Dekalb County Public Works Department with respect to location, configuration and methodology of on-site detention and water quality ponds.
  - 14. Play area will have gazebo and picnic benches and children's play equipment. (Lm) 7/16/17





**PLANNING COMMISSION (PC) RECOMMENDATION – October 7, 2025.**



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## REZONING APPLICATION ANALYSIS

<b>Prepared By:</b>	Ellis Still, Deputy Director of Planning and Zoning
<b>Petition Number:</b>	RZ25-000009
<b>Applicant:</b>	Adolphus Armstrong for New Birth Missionary Baptist Church 6400 Woodrow Road at Bishop Eddie L. Long Parkway Stonecrest, Georgia 30038
<b>Owner:</b>	New Birth Missionary Baptist Church
<b>Project Location:</b>	6370 Cove Lake Road
<b>District:</b>	5- Councilwoman Tammy Grimes
<b>Acreage:</b>	+/- 33.50 acres
<b>Existing Zoning:</b>	R-100 Residential Med Lot District
<b>Future Land Use:</b>	Institutional/Public (IP)
<b>Overlay District:</b>	Stonecrest Overlay District Tier 4
<b>Proposed Development/Request:</b>	The applicant is seeking a rezoning and map amendment of +/- 33.50 acres from R-100 (Residential Med Lot) to MU- 3 (Mixed Use Medium Density) for a proposed mixed-use residential and commercial development.
<b>CPIM:</b>	9/11/2025
<b>Planning Commission (PC):</b>	10/7/2025
<b>Mayor &amp; City Council:</b>	10/27/2025
<b>Sign Posted/ Legal Ad(s) submitted:</b>	8/25/2025
<b>Staff Recommendations:</b>	APPROVAL w/ CONDITIONS
<b>PC Recommendation:</b>	TBD



## PROJECT OVERVIEW

### Location

The subject property is located at the intersection of Lithonia Industrial Blvd, Woodrow Road and Evans Mill Road. The property is bordered on the North by E. Glen Road. The parcel identification number is 16 106 01 015. The subject property is currently vacant and heavily wooded. The property is surrounded by R-100 zoning districts and just East of the campus of New Birth Missionary Baptist Church.

### Background

The City of Stonecrest Zoning Map shows the property currently zoned R-100 around 2004 – 2006, before the incorporation of the City of Stonecrest. The applicant's survey indicates that there are no wetland areas on the property. The applicant is requesting to rezone Tax Parcels 16 106 01 015 (6370 Woodrow Road) from R-100 (Residential Medium Lot) to MU- 3 (Mixed Use Medium Density) for a residential and commercial development.







Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	MU-3 (Mixed Use Medium Density)	Vacant Land
Adjacent: North	R-100 (Residential Medium Lot)	Vacant Land
Adjacent: West	R-100 (Residential Medium Lot)	New Birth Missionary Baptist Church
Adjacent: East	R-100 (Residential Medium Lot)	Single Family Residential
Adjacent: South	R-100 (Residential Medium Lot)	Allen Entrepreneurial Institute & Conference Center

## **DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT**

### **Sec. 2.5.1. Statement of purpose and intent.**

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.



## **DIVISION 18. - MIXED-USE ZONING DISTRICTS**

### **Sec. 2.18.1. - Statement of purpose and intent.**

A. The purpose and intent of the City Council in establishing all districts designated as Mixed-Use (MU-1, MU-2, MU-3, MU-4 and MU-5) Zoning Districts are as follows:

1. To encourage the development of master or comprehensively planned, mixed-use developments;
2. To permit flexible and compatible arrangements of residential, commercial, office, institutional, and civic uses;
3. To offer a variety of housing options, including multifamily residential and single-family attached housing of various densities, upper-floor residential units over nonresidential space, or active adult and/or senior housing;
4. To implement the future development map of the city's most current comprehensive plan;
5. To maintain harmony of scale, intensity, and design of character areas with varying housing options;
6. To accommodate and promote mixed-use buildings with amenities and services provided by a variety of nonresidential uses, as appropriate in the activity centers established by the comprehensive plan;
7. To promote the health and well-being of residents through the development of living environments that accommodate pedestrians and bicyclists;
8. To encourage a sense of community through design that promotes social interaction; and
9. To reduce automobile traffic and congestion and promote the use of transit by encouraging appropriate development densities.

### **Public Participation**

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning and map amendment in August 2025. There was a Community Planning Information Meeting (CPIM) held on September 11th, at 6:00 p.m. at city hall. There were 14 participants who spoke at the meeting. Comments and questions were in reference to funding of the project, maintenance of the property, safety of residents, ownership, amenities and services that will be provided for the residents.











Building Elevations



THE  
**MONROVIA**

**Phase 1**

**House Model 05**

Model: The Penel  
1-Stories / 690 sf  
1 Bedroom / 1 Ba





THE  
**DAKAR**

**Phase 1**

**House Model 04**

Model: The Dakar

2-Stories / 1,200 sf

3 Bedroom / 2.5 Ba



## THE TIMBUKTU

### Phase 1

### House Model 02

Model: The Zanzibar  
2-Stories / 841 sf  
1 Bedroom / 1.5 Ba





THE  
**ZANZIBAR**

**Phase 1**

**House Model 02**

Model: The Zanzibar  
2-Stories / 1,200 sf  
3 Bedroom / 2 Ba



THE  
**ACCRA**

**Phase 1**

**House Model 01**

Model: The Accra

3-Stories / 1,200 sf

2 Bedroom / 2.5 Ba



Current Site Photos

From Lithonia Industrial Blvd.



From Woodrow Road







**RZ25-000009**

**ADDRESS: 6370 WOODROW ROAD**

**CURRENT ZONING: R-100 (Residential Med Lot) DISTRICT**

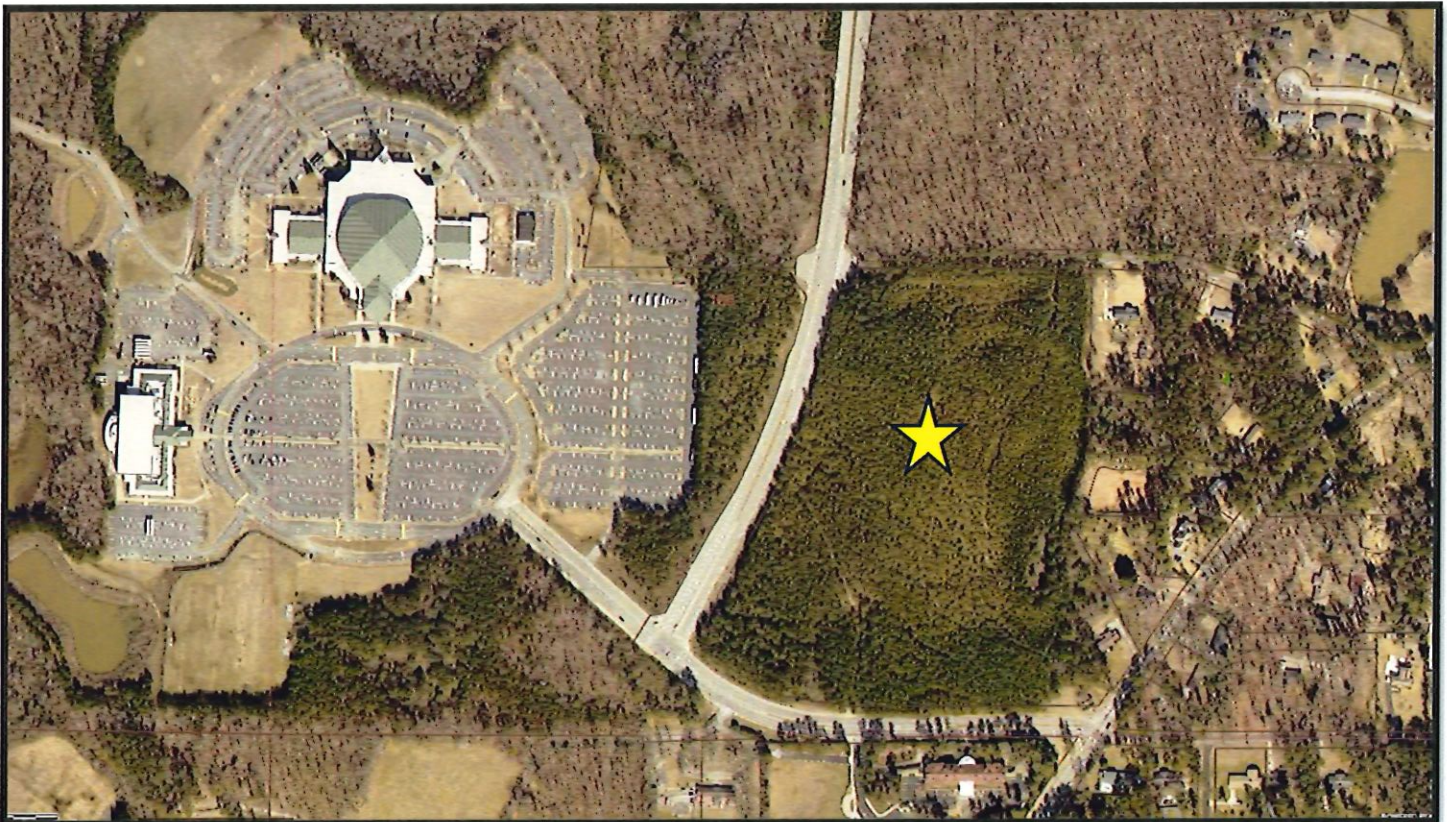
**OVERLAY DISTRICT: STONECREST TIER 4**

**FUTURE LAND USE: INSTITUTIONAL/PUBLIC (IP)**

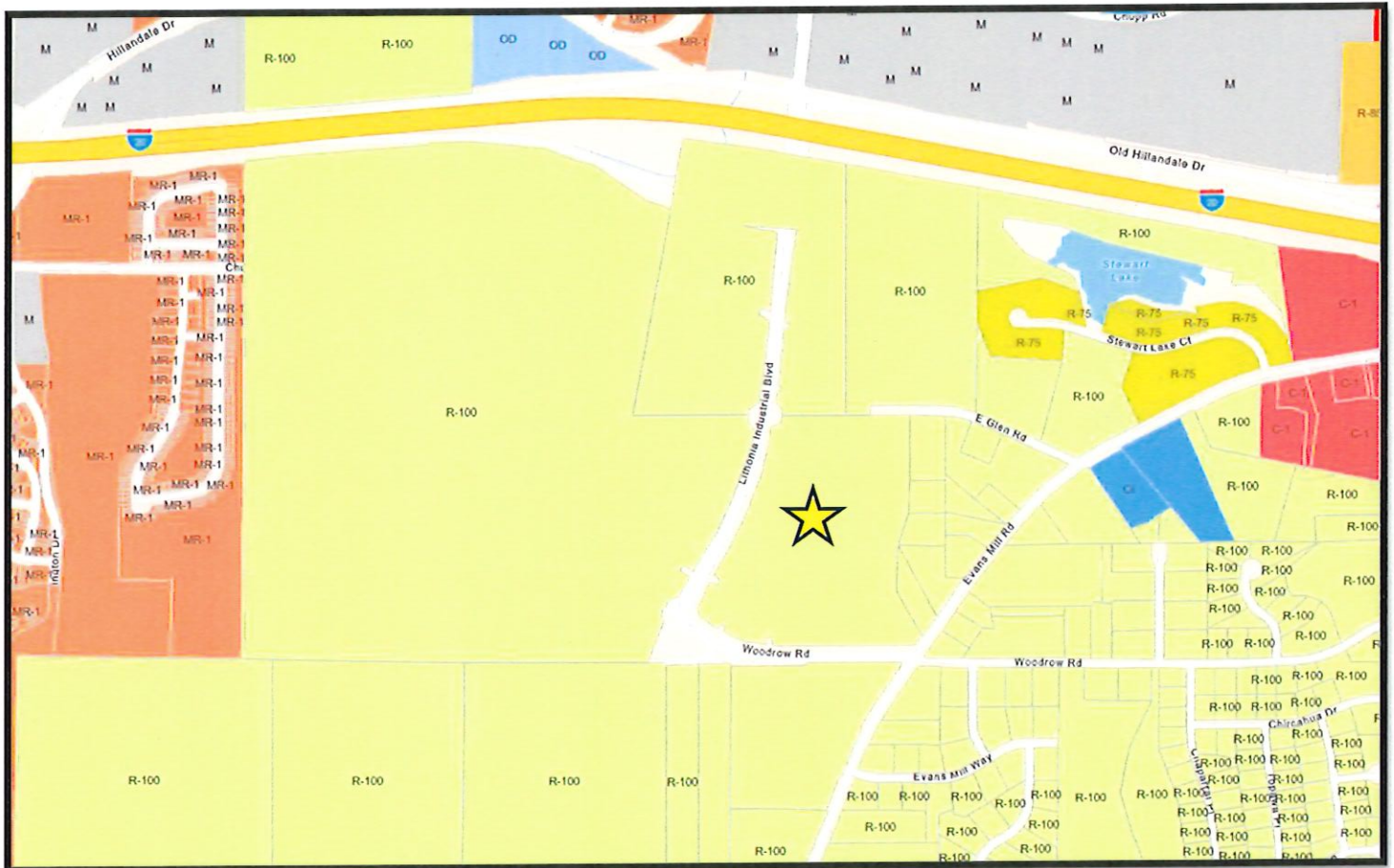


**SITE LOCATION**

**Aerial Map**



## Zoning Map



## Legend

-  MR-1 - Med Density Residential
-  R-100 - Residential Med Lot
-  C-1 - Local Commercial
-  OI - Office-Institutional





## Future Land Use Map



### Legend

- Urban Neighborhood
- Suburban

Institutional

Regional Center



## **STANDARDS OF ZONING MODIFICATION REVIEW**

*Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

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

The Subject Property has a future land use designation of "Institutional/Public". The Institutional/Public Character Area designates specific area that provide institutional and public uses. The MU-3 zoning district is consistent with the City's vision for Institutional designation, encouraging religious and civic uses. It is stated in the 2038 Comprehensive Plan 5-Year Update *"These areas are integrated into the rural, suburban, and traditional neighborhood character areas as secondary uses and are considered residential support uses."* The proposed mixed use development with the rezoning request creates a land use that is permitted in all zoning districts. It will provide both a new community as well as a civic area for gatherings and is owned by a religious institution.

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

The proposed rezoning request from R-100 to MU-3 is suitable in view of the uses and development of adjacent and nearby properties. The nearby uses include a place of worship, conference center, an entrepreneurial institute and single-family homes. This development is proposing urban single-family homes, town homes, multifamily, live/work units and commercial uses which will add services and additional housing options to an area that has a future land use designation that could develop as a transitional area from single-family to a mixture of commercial, institutional and multi-family.

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

As currently zoned R-100, the property has a reasonable economic use to be developed as a single-family subdivision. The proposed development is requesting to increase the housing options by providing not only single-family, but several housing options as well. According to the 2038 Comprehensive Plan 5-Year Update a majority of Stonecrest housing stock was built from 1980 to 2010. In conjunction with the proposed residential uses, this development is proposing commercial uses, live/work units and an amphitheater which could be a catalyst for additional economic development.





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

The zoning proposal is not expected to unpleasantly affect the existing use or usability of adjacent or nearby properties. The adjacent properties to the East are single-family homes and the proposed urban single-family portion of the development will abut these properties. The proposed more intense uses such as townhomes, live/work and commercial will be closer to the frontage of Lithonia Industrial Blvd. and across from the New Birth Missionary Baptist Church main campus entrance. The multi-family component is proposed to be located at the intersection of Woodrow Road and Lithonia Industrial Blvd and continue along Woodrow Road. Based on the submitted design of the development, the disruption of nearby or adjacent properties should be minimal.

The proposed amphitheater might have to be re-evaluated or very heavily landscaped for sound to ensure that any gatherings with amplification do not disturb the community to the East of the property along Evans Mill Road and E. Glen Road.

**5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

The subject property has a land use designation of Institutional/Public which permits (MU-3 (Mixed Use Medium Density) all zoning districts to include their proposed uses to include uses such as art gallery, bed/breakfast, child daycare, live work, multifamily, single family attached/detached townhomes, urban single family residential and commercial offices, retail, restaurants, trade shops and urban community gardens. Also, the surrounding land use designations would support mixed-use development as it could act as a transitional land use from institutional/public and commercial to urban neighborhood and suburban. The properties to the North of the subject property have a land use designation of Regional Center and could spur addition commercial development in a prime location South of Interstate 20 near an exit ramp.

Lithonia Industrial Blvd. is classified as a minor collector and consists of four lanes which should have the capacity to handle the traffic produced by this development.

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

At the time of this report there was no submitted evidence of historic properties, sites, or



archaeological resources in or adjacent to the 6370 Woodrow Road site. As such, the proposed rezoning to MU-3 would not adversely affect historic or archaeological resources.

**7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed development will increase traffic in the area due to the types and quantity of the uses. However street infrastructure and utilities are available. The DeKalb County Watershed Management Department issued a Water Capacity Approval Letter. The project has two phases with Phase 1 consisting of the urban single-family containing 101 lots and Phase 2 consisting of the townhomes, live/work units and multifamily. Phase 2 housing units are not listed. As such, a true assessment of the impact on schools cannot be conducted until the numbers have been established.

The DeKalb County School District School locator lists the following schools that service this area. Additional assessments will be evaluated by DeKalb County School System.

Schools for Address	
Elementary School	Flat Rock ES
Middle School	Lithonia MS
High School	Lithonia HS

According to the City of Stonecrest Transportation Master Plan the following are planned medium range (2025-2029) transportation projects for the area.

DK-3288	Planned	Lithonia Industrial Boulevard Extension: Phase IV - New Alignment	From Woodrow Road to Evans Mill Road	Roadway/General Purpose Capacity
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NR-2	East Glen Road Upgrade and Extension	Upgrade of existing East Glen Road to a two-lane roadway with curb and gutter from Evans Mill Road extending to Lithonia Industrial Boulevard. (0.4 miles)	New Roadway	\$3,300,000
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**8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The proposed zoning change should not have significant impact on the environment or surrounding natural resources. The property will be reviewed by all of the required entities for development and construction compliance.

An environmental assessment completed on behalf of the applicant by Environmental Data Resources, Inc. (EDR) that concluded “No mapped site was found in EDR’s search of available government records either on the target property or within the search radius around the subject property for several environmental categories such as state and tribal landfills and solid waste disposal facilities, leaking storage tanks, voluntary clean-up sites, brownfield site, hazardous waste disposal or contamination, etc.”

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** with the following conditions:

1. Developers shall conduct a noise decibel or acoustic analysis test to ensure that amplified sounds are mitigated to an acceptable level so as not to cause unreasonable disturbance to the neighboring residential community. Establish maximum decibel levels at property boundaries.
2. Developers shall maintain an undisturbed buffer between the proposed development and the adjacent community along the length of the property to help with mitigating sounds from the development buildout and amphitheater and limit the intensity and scale of uses closest to developed residential communities.
3. Developers shall submit a lighting plan to show there will be no excess outdoor lighting or the creation of light pollution.
4. A construction mitigation plan shall be submitted and approved by the Community Development Divisions Director, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.

**PLANNING COMMISSION (PC) RECOMMENDATION –October 7, 2025.**

