

COMMUNITY PLANNING INFORMATION MEETING MINUTES SUMMARY  
Stonecrest City Hall- 6:00 PM *\*Spoke-in-Person Meeting*  
**December 14, 2023**

*As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200)*

*Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address [planning-zoning@stonecrestga.gov](mailto:planning-zoning@stonecrestga.gov) by noon the day of the hearing December 14, 2023. The Zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.*

**I. Introductions:** Director Shawanna Qawiy, Senior Planner Tre'Jon Singletary, Planner Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance.

**II. Presentations:** Upcoming Cases Presented by Tre'Jon Singletray, Senior Planner

- **V23-007**
- **V23-008**
- **SLUP23-009**
- **SLUP23-011**
- **SLUP23-012**
- **RZ23-010**
- **TMOD23-007**

**III. Presentations**

Senior Planner Tre'Jon Singletary Presented **V23-007, V23-008, SLUP23-009, SLUP23-011, SLUP23-012, RZ23-010, and TMOD23-007**

**Purpose and Intent**

An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;

Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;

Bridge the relationships between developers, residents, and staff

Occurrence

Every 2nd Thursday of each month

**V23-007**

3654 Salem Drive

Diva Thomas

Petitioner is seeking a variance to encroach into a stream buffer for the construction of an attached garage for an existing home.

**Facts and Background**

- The existing residential structure was built in 1987
- The Applicant desires to remove existing deck, extend existing driveway, and constructed a two-car garage
- The Applicant is requesting one (1) Variance relief

### **Future Land Use/Character Area**

Suburban Neighborhood

### **Zoning Map**

R-100 Residential med Lot

### **Submitted Letter of Intent**

#### **Letter of Intent**

Diva Thomas  
3654 Salem Drive  
Stonecrest, GA 30038  
10/22/2023

City of Stonecrest  
3120 Stonecrest Blvd.  
Stonecrest, Georgia 30038

To whom it may concern,

I am writing to formally request a Stream Buffer Variance as per Chapter 14 of the Stonecrest Zoning Ordinance to construct a proposed attached two-car garage (not exceeding 529 sq ft or 23ft by 23ft) within the farthest buffer zone where multiple neighboring residential buildings are also located, either in this zone or closer to the stream. The garage will replace the existing deck, which currently encroaches approximately 25% into the farthest buffer. The proposed attached garage will occupy no more than 397 sq ft than the current existing deck, originally built with the house. To preserve the integrity of the area, we have ensured that there will be no encroachment closer than 50 feet from the only stream channel on the property.

Since the construction of the residential house in 1988, the year the new house was acquired by the current property owner, over half of the existing attached house decks have always been situated within the 75' buffer (zone 3). Additionally, at least three houses on the same street have structures located within buffer zones 2 and 3 (please refer to the attached photo images for reference). For instance, the house on the left when viewed from the street has structural elements within zone 3 of the buffer (as shown in the attached photo image, "H08"), and the house on the right of the property from the street view also has existing structures within buffer zones 2 and 3 (as seen in the attached photo image, "H06"). Hence, the neighborhood, in existence since the 1970s, with no HOA fees, has historically seen no issues related to building within these buffer zones. Moreover, our property has remained stable for over 35 years, even when the ground becomes saturated after storms. We are only seeking permission to construct within zone 3, the farthest buffer from the stream, to enhance safety by reducing vehicle theft concerns and improving the neighborhood's aesthetic appeal by decreasing the number of vehicles in the driveway. This, in turn, will contribute to minimizing energy consumption and reducing the carbon footprint associated with defrosting and cooling vehicles parked in the driveway, thereby promoting the upkeep of vehicles and safety on the roads.

The proposed construction within the farthest buffer will have minimal impact on water quality. The stream behind the house is relatively small, with shallow depths of between 3-6 inches on average with ~3 feet across, and a natural reservoir (approximately 30 ft across) never fills more than 25% capacity with stream water and runoff. This reservoir also boasts plant growth that aids in water absorption. We plan to enhance this natural water quality measure by adding more

plants to further mitigate water quality issues. Furthermore, there is no historical evidence to suggest that water from the stream has ever impacted or flooded the property.

Should the proposed garage structure not be allowed within the buffer, it would necessitate construction below the high, slanted driveway, increasing the risk of accidents such as vehicles accidentally driving into the new attached garage, especially during hazardous conditions like icy roads, slippery surfaces, intoxicated driving, inexperienced driver accidents, or theft attempts using vehicles. Thus, the alignment of the new structure, directly below the slanted driveway, would lead to safety concerns and poor visual cohesion for visitors, potential buyers, and neighbors, which could have detrimental effects on property values in the neighborhood.

As mentioned earlier, there is an existing reservoir acting as a natural water quality measure on-site, which remains dry for most of the year and has never filled beyond one-fourth of its capacity. If the requested variance is granted, we intend to enhance the site with better landscaping, stormwater management, eco-friendly stream flow improvements, tree planting, and/or growing native plants, etc. These enhancements will not only beautify the area but also contribute to effective water quality control.

The proposed improvements to the site have the potential to substantially enhance the house's character and benefit the surrounding area by allowing for better discharge mitigation, further reducing the likelihood of any negative water impact. The variance, if granted, will not result in excessive use of existing infrastructure, transportation facilities, or schools, nor will it have any adverse effects on the environment or surrounding natural resources.

Additional Site Information:

Nature of Request: Stream Buffer Variance

Property Details:

Name of Project/Subdivision: Residential Attached Two-Car Garage Project / Old Salem Woods Subdivision

Property Address/Location: 3654 Salem Drive, Stonecrest, GA 30038

District: 4

Land Lot: R-100 – Residential Med Lot

Block: E

Property/Parcel ID: 16 052 05 016

Campaign Disclosure: No

Legal description including a narrative of the metes and bounds:

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 16, BLOCK E, OLD SALEM WOODS, SECTION ONE AND TWO, UNIT ONE, AS SHOWN AT PLAT BOOK 63, PAGE 142 [See "H15" for attached map site document], DEKALB COUNTY RECORDS, WHICH PLAT IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY WITH A RESIDENCE LOCATED THEREON KNOWN AS 3654 SALEM DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY PATRICK AND ASSOCIATES, INC., DATED JANUARY 28, 1988.

We request that you consider our application and grant the necessary variance. We are committed to adhering to the requirements and ensuring that the proposed variance is consistent with the embodiment and purpose of Chapter 14 and the City of Stonecrest Comprehensive Plan.

Should you require additional information or have any questions regarding our application, please do not hesitate to contact at [REDACTED] or [REDACTED].

Please feel free to reach out at any time with your questions or thoughts, and we eagerly await your response.

Thank you for your attention to this matter. We sincerely appreciate your consideration of our request.

Sincerely,

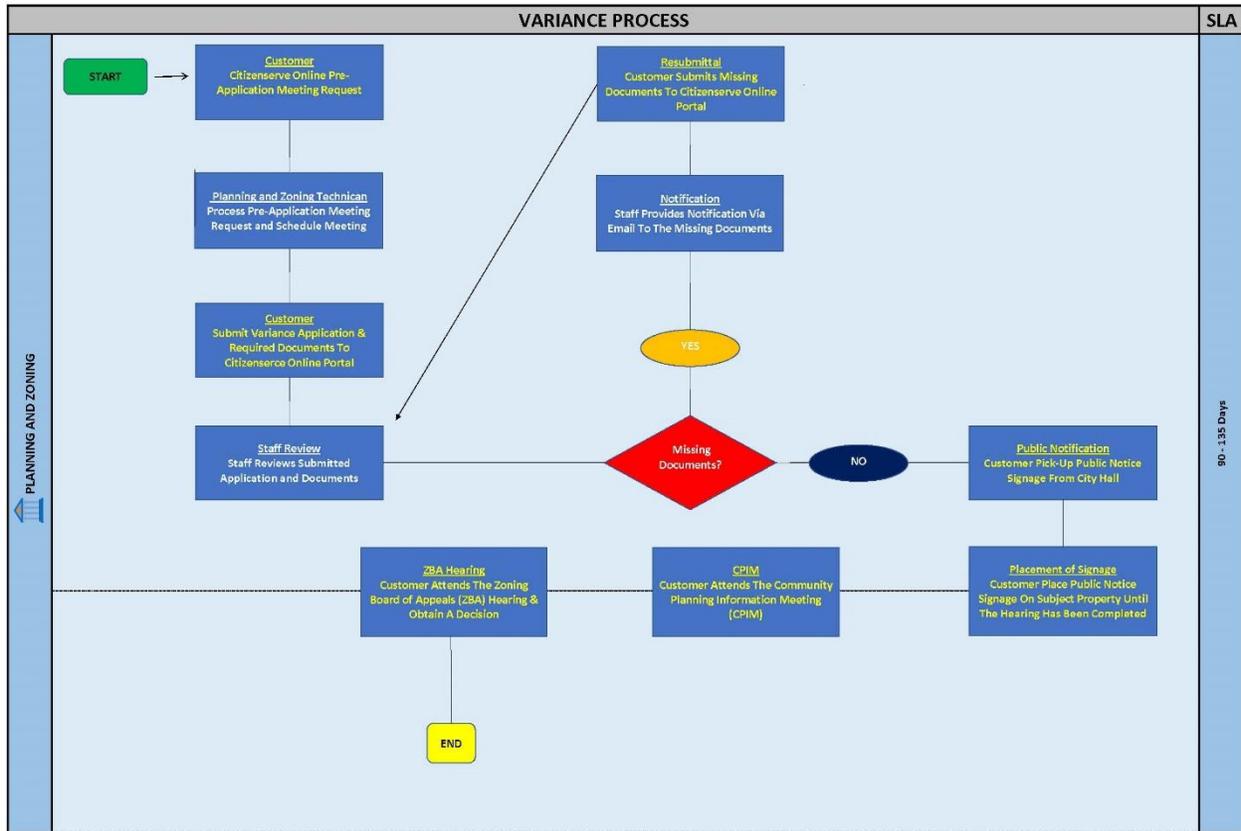
Diva Thomas  
3654 Salem Drive  
Stonecrest, GA 30038

[REDACTED]  
[REDACTED]









**Diva Thomas** the applicant came to the stand. She stated that three other neighbors have encroached into the stream. She also mentioned that the stream is about 6 inches.

*There were no attendees to speak for or against the petition.*

*The next meeting for this applicant's petition will be the Zoning Board of Appeals which will be held on January 16, 2024*

## V23-008

2985 Turner Hill Road

Danielle Sheridan of Interplan, LLC

Petitioner is seeking a variance for the drive-thru of the proposed reconstruction of the Chick-Fil-A.

### Facts and Background

- The existing Chick-Fil-A (CFA) has been in operating since 2018.
- The CFA has frontage on Turner Hill Road
- The Applicant is requesting four (4) Variances relief

### Future Land Use/Character Area

Regional Center

**Zoning Map - C-1 Local Commercial**

**Overlay District Map- Stonecrest Overlay - Tier 1**

## Submitted Letter of Intent

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220 E. Central Pkwy, Ste 4000  
Altamonte Springs, FL 32701

407-645-5008  
interplanllc.com

November 6, 2023

**City of Stonecrest**  
Planning and Zoning Department  
3120 Stonecrest Boulevard, Suite 190  
Stonecrest, GA 30038

**Reference: Chick-fil-A #1217, Turner Hill**  
**Interplan Number: 2022.0675**  
**2985 Turner Hill Road, Stonecrest, GA 30038**

To Whom It May Concern,

Chick-fil-A is proposing the demolition of an existing ±3,873sf Chick-fil-A drive-thru restaurant for the construction of a new 4,864sf Chick-fil-A drive-thru restaurant with associated site work for a completely new parking and drive-thru orientation specifically designed to increase on-site stacking and the overall efficiency of the site. In addition, the installation of a new freestanding Face to Face (F2F) canopy with two (2) menu boards is proposed for ordering and a larger Order Meal Delivery (OMD) canopy attached to the building over the pick-up window is proposed which will provide team members protection from the elements while onsite taking and fulfilling multiple orders at a time. These modifications, in combination with a brand-new, state of the art kitchen, designed to get food out to the drive-thru faster will all work together to increase the efficiency of the drive-thru, thus reducing traffic congestion and off-site stacking.

As part of the redevelopment, the following variance requests to the City of Stonecrest's Zoning Ordinance regulations will be required:

- Requesting relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility C, due to the drive-thru lanes located on the front of the building.
- Requesting relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility I.C, due to the lack of a by-pass lane.
- Requesting relief from Article 4. Use Regulations, Sec.4.2.2. C Yard and setbacks 1., due to the accessory structures (canopies) located in the side yards.
- Requesting relief from the Stonecrest Overlay Design Guidelines dated May 2008 requiring a minimum of fifty percent (50%) fenestration for the length of the building frontage.

Further justification for the variances and responses to specific conditions as per Sec. 14-444 of the City's code has been provided on the following pages as per specific criteria set forth by the City of Stonebridge.

## Aerial Map and Site Photos





## Chapter 27 | Article 4 | Division 2 | Sec. 4.2.23

### Sec. 4.2.23. - Drive-through facility, restaurant.



All drive-through facilities must comply with the following:

- A. Drive-through facilities shall not be located within 60 feet of a residentially zoned property, as measured from any menu or speaker box to the property line of adjacent residential property, unless part of a mixed use development.
- B. No drive-through facility shall be located on a property less than 10,000 square feet in area, unless part of a mixed use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in [article 6](#) of this chapter.
- C. Drive-through lanes and service window serving drive-through lanes shall only be located to the side or rear of buildings.
- D. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
- E. Speaker boxes shall be directed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.
- F. All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential properties.
- G. Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten feet wide and 25 feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the pick-up window).
- H. All drive-through facilities with the exception of drive-through restaurants shall provide at least three stacking spaces for each window or drive-through service facility.
- I. The following general standards shall apply to all stacking spaces and drive-through facilities:
  - a. Drive-through lanes shall not impede on- and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
  - b. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked or otherwise distinctly delineated.
  - c. All drive-through facilities shall include a bypass lane with a minimum width of ten feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.
  - d. Drive-through lanes must be set back five feet from all lot lines and roadway right-of-way lines.
  - e. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.
  - f. Drive-through restaurants shall not be located within 500 feet of an elementary, middle, or high school.
  - g. Drive-through restaurants located in activity centers require a special land use permit. In all other character areas a special land use permit is required unless the facility can meet at least two of the following criteria:
    - i. Facility is located within 400 feet of an intersection of a major arterial street and a major or minor arterial street, or within 1,000 feet of an interstate highway interchange do not require a special land use permit.
    - ii. Facility is accessible only through interparcel access or through a shared driveway.
    - iii. Facility is part of a major redevelopment, as defined in section 27-8.1.1.6.
  - h. Distance shall be measured from the right-of-way of the exit or entrance ramp, or street corner (middle of the radius), along the intersecting street right-of-way, to the nearest property line.

## Chapter 27 | Article 4 | Division 2 | Sec. 4.2.2

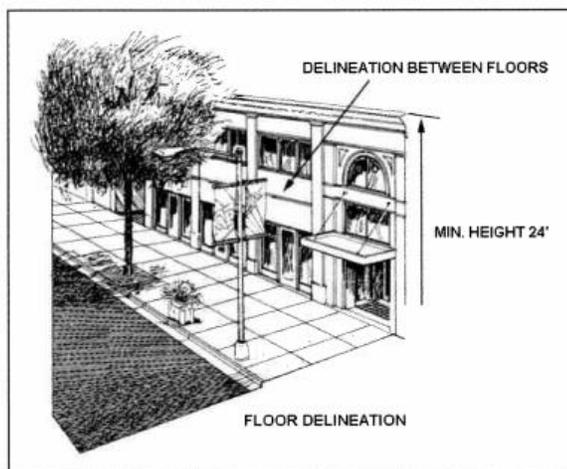
### Sec. 4.2.2. - Accessory buildings, structures and uses; location, yard and building restrictions.



The following provisions apply to accessory buildings, structures, and uses of land that are incidental to authorized and permitted uses:

- A. All accessory buildings, accessory structures, and accessory uses of land, including off-street parking, shall be located on the same lot as the principal buildings to which they are accessory.
- B. All accessory structures in which effluent is produced shall be connected to water and sewer if the primary structure is connected to water and sewer.
- C. Yard and setbacks.
  1. All accessory buildings or structures shall be located in the rear yard of the lot, with the exception of ATM bank machines which are also allowed in the front or side yard.
  2. Accessory structures must not encroach in the minimum yard setbacks for the district in which they are located.
  3. Accessory buildings or structures shall meet the minimum side yard setback for the district or ten feet, whichever is less, and shall not be located closer than ten feet to a rear lot line in any district.
  4. Basketball goals attached to the principal residential structure or erected adjacent to and abutting the driveway of the principal residential structure shall be allowed in the front yard but not within the right-of-way of a public street. No basketball goal shall be erected in such a manner that the play area for the basketball goal is located within any portion of a public right-of-way.
  5. Additional supplemental regulations in this article regarding minimum yards and setbacks for specific accessory buildings, structures, or uses of land may also apply.
- D. Corner lot, rear yards. Where the rear yard of a corner lot adjoins the side yard of a lot in a residential district, no accessory building or structure shall be located closer than 15 feet to the rear property line and no closer to the side street right-of-way line than the principal building.
- E. Materials. Accessory structures that are buildings or sheds shall be constructed out of a material similar to the principal structure.
- F. No accessory building or structure in a nonresidential district shall be used by anyone other than employees of the owner, lessee or tenant of the premises, unless otherwise allowed by provisions of this chapter.
- G. Where an accessory building or structure is attached to the principal building by a breezeway, passageway or similar means, the accessory building or structure shall comply with the yard setback requirements of the principal building to which it is accessory.
- H. Setbacks for swimming pools, as accessory structures in a residential district, shall be measured from the edge of the decking to the applicable property line. No part of the decking for an accessory swimming pool shall be within five feet of a side or rear property line.
- I. Except as expressly provided elsewhere in this chapter, an accessory structure shall be limited to the lesser of 24 feet in height or the height of the principal structure, whichever is less.
- J. The floor area of an accessory buildings that is accessory to a single-family, two-family, or three-family residential structure shall not exceed the maximum floor areas set forth in Table 4.2, below.

## Stonecrest Overlay District Design Guidelines Exhibit 16: Architectural Delineation



3. Building facades and fenestration
  - a. For the purposes of this document, fenestration includes all glazed areas including, but not limited to storefront windows, display windows and doors containing glazed panels at least four feet in height.
  - b. Street-fronting non-residential building facades shall meet the following sidewalk level requirements:
    - i. The length of façade without intervening fenestration or entryway shall not exceed 30 feet. See Exhibit 17.
    - ii. A minimum percentage of fenestration of 50% shall be provided for the length of the building frontage. For buildings that front two or more streets, said minimum percentage is only required along one such street frontage. See Exhibit 17.
    - iii. All fenestration shall:
      - a.) Begin at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk, or
      - b.) Begin at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
      - c.) Begin at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk. See Exhibit 17.

*Philippe Reyes* a project manager of this petition came to the stand.

There were no attendees to speak for or against this petition. The next meeting for this applicant is Zoning Board of Appeals to be hosted on January 16, 2024

## **SLUP23-009**

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

### **Facts and Background**

Applicant is proposing to operate a Place of Worship (POW) at subject property

The POW will be approximately 10,500 sq ft

The POW will have approximately 300 seats

Total acres is 3.7 +/-

Vacant/undeveloped land

Council requested petition to go through full cycle during the November's Council Meeting

### **Future Land Use/Character Area**

Suburban Neighborhood

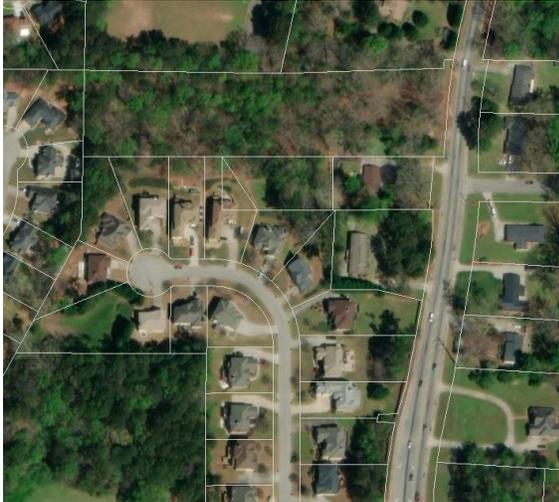
### **Zoning Map**

R-100 -Residential Medium Lot

# POW Permitted Zoning Districts

Use	KEY: P - Permitted use Pa - Permitted as an accessory use													SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP)										See Section 4.2	
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3		MU-4,5
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	P	P	✓

# Aerial Map



**SITE AREA CALCULATIONS**

LOT SIZE = 0.710 AC

**BUILDING AREA CALCULATIONS**

PROP. BUILDING AREA = 14,500 SQ. FT. (330 SEATS)

**ZONING**

ZONING DISTRICT = CITY OF STOCKBRIDGE (RESIDENTIAL)

NOTE: SPECIAL USE PERMIT REQUIRED FOR CHURCH

**PARKING**

MIN. CAR PARKING REQ'D. = 75 SPACES (1 SPACE/1.33 SEAT)

MIN. CAR PARKING ALLOWED = 100 SPACES (1 SPACE/2 SEAT)

MAX. PARKING PROVIDED = 130 SPACES (1 SPACE/1.625 SEAT)

MIN. PARKING PROVIDED = 8 SPACES (1 SPACE/25 SEAT)

**SETBACKS**

FRONT YARD SETBACK = 10'

REAR YARD SETBACK = 10'

SIDE YARD SETBACK = 5' (MINIMUM RESIDENTIAL ZONING)

MINIMUM LOT SETBACK = 5'

**STREETSCAPE REQUIREMENTS**

LANDSCAPE STRIP REQ'D. = 12' CONC. SIDEWALK

PROP. LANDSCAPE STRIP = 12' CONC. SIDEWALK

MINIMUM SETBACKS REQUIRED DUE TO TRANSMISSION POLE = 10'

PROP. CONC. SIDEWALK

**JDME**  
CONSULTANTS

JAMES D. MURPHY  
REGISTERED PROFESSIONAL ENGINEER  
NO. 100,000  
jdm@jdmec.com  
www.jdmec.com

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**CELESTIAL CHURCH OF CHRIST**  
1000 S. W. 10TH AVENUE  
DEKALB COUNTY, GEORGIA 30032  
(770) 433-1111

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**CONCEPT PLAN**

PROJECT NO.: CSP3

DESIGNED BY: JDME

DRAWN BY: DJ

CHECKED BY: DJ

DATE: 07-16-2023

**CSP3**

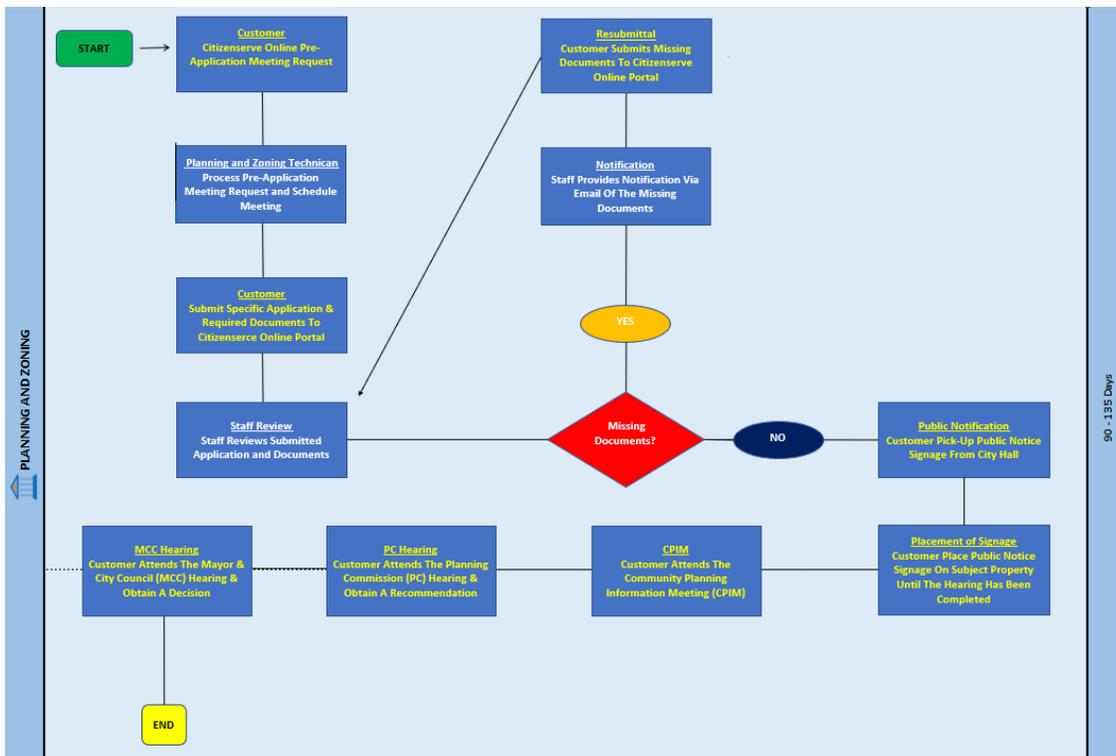


### Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

The following subsections shall apply to places of worship, convents and monasteries and their related uses, buildings and structures located in a residential district:

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side-yard and no less than 30 feet for a rear-yard.
- B. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
- C. The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
- D. Places of worship, convents and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.
- E. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
- F. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

### Special Land Use Permit



**Micheal Ajebodi** a member of the church came to the stand. He stated that instead of the proposed church having enough space to fill 300 seats they would accommodate up to 150. The church currently has around sixty members including children. They want to build this church because the current space where they hold worship is too small and too close to the road. They are very concerned about the children who may run into the road and also want them to have their own space in the current facility.

Once a year they have a conference/ festival and invite family and friends. When they set up the tents, they are too close to the road and not safe.

During the mid-week services there are usually only around five people that attend. They took the traffic concerns into consideration.

**Tre'Jon Singletary the senior planner** asked for clarification of the amount of seats the church is proposing to have.

**Micheal Ajebodi** stated that it will be 150 max

**Tre'Jon Singletary** stated that they will need to send an updated letter of intent stating the updated amount seats

*There were some attendees to speak for and against the petition.*

**Marty Adewale** a pastor of the church came to the stand. He stated that they are an African Church and that because of this many may not come running to attend. The attendees also are called spiritually to attend.

**Trejon Singletary** asked if the layout and site plan had changed considering the decrease in the seating.

**Marty Adewale** stated that is has not

**Ronald O'neal Jr** came to the stand to speak against the petition. He stated that he owns the property (a lot) that is behind his house located and by the proposed land for the church, 3319 Panola Rd. His lot is landlocked. He had plans to build on that parcel but if the church is developed, he will not be able to access the property. He wanted to know how they got so far in the process.

**Tre'Jon Singletary the senior planner** stated that they were able to get this far into the process because they turned in their property owner affidavits and if the project were to be approved staff will work internally with the city engineer to discuss how he could get access to the property.

**Lewis Andrson** president of the Hilson head homeowner association came to the stand to speak against the petiton. He stated that 3319 Panola Rd by law is supposed to have a clear path to Panola Rd. He stated that the plats are mislabeled on the site plan.

**Tre'Jon Singletary** reiterated that the church is currently only trying to get approval for the usage of the land

**Wesley Mitchell** a resident of the neighborhood near the subject property stated he was concerned about how close the land runoff and development will be to his land.

**Donna Deaves** who is a resident of Stonecrest stated that the reason why she was late for this meeting is because there was an accident on Panola Rd. There has been many accidents because of the way the road was developed and traffic. They have to "take a chance" when trying to exit their neighborhood if there isn't an officer there. Not opposed to growth, but she wants the community to be safe.

**Rev Dr Deborah Holloway** pastor of the United Methodist Church stated that this proposed church will be 108 total walking steps from her existing church. She asks for the plans to be reviewed and that the livelihood of the people who currently reside in this community will not be changed.

**James Lions** resident of Stonecrest came to the stand and was concerned about safety. He stated that the traffic is very bad and we should look at the projection of growth

**Tre'Jon Singletray** called Micheal Ajobodi back to the stand for a rebuttal and asked if there was a traffic study done on the property.

**Micheal Ajobodi** stated that he did not have the information at the moment and that he would get with his consultant about the study

He also insured James Lions that the church is not trying to disrespect him and that he would like to contact him about the issue.

*The applicant's next meeting is the Planning Commission which will be hosted on January 2 2024*

### **SLUP23-011**

5924 Fairington Farms Lane

Michelle Fennell of Farms Lane

Petitioner is seeking a Special Land Use Permit (SLUP) to operate a home child daycare as a Type II Home Occupation.

#### **Facts and Background**

- The existing dwellings is approximately 3,138 square foot
- Four (4) bedrooms and 2.5 baths
- A maximum of three (3) children per the code

#### **Future Land Use/Character Area**

Suburban Neighborhood

#### **Zoning Map**

MR-1 - Medium Density Residential

#### **Aerial Map and Site Plan**



**Submitted Site Photos**





#### **Sec. 4.2.31. – Home Occupations and Private Educational Uses**

- A. A home occupation where no customer contact occurs shall be considered a Type I home occupation and may be conducted with administrative approval by the director of planning and zoning.
  - 1. The owner/operator of the business must reside on the premise.
  - 2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- B. All home occupations other than Type I home occupations shall be considered a Type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a Type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.
  - 1. Customer contact is allowed for Type II home occupations.
  - 2. Up to two full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- C. All home occupations shall meet the following standards:
  - 1. There shall be no exterior evidence of the home occupation.
  - 2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
  - 3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
  - 4. No more than 25 percent of the dwelling unit and/or 500 square feet, whichever is less, may be used for the operation of the home occupation.
  - 5. No more than one business vehicle per home occupation is allowed.
  - 6. No home occupation shall be operated so as to create or cause a nuisance.
  - 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
  - 8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with [section 6.1.3](#), and is limited to one business vehicle per occupation.
- D. Private educational services shall comply with home occupation standards and no more than three students shall be served at a time. Family members residing in the home are not counted towards the three students allowed.
- E. Child care homes and personal care homes are considered home occupations and must adhere to these provisions in addition to [Section 4.2.41](#).

**Michelle Fennel** the applicant was called to the stand. She stated that she has been operating her daycare for around 17 years. She also mentioned that she is licensed by the state and quality-rated.

*There were no attendees who spoke for or against the petition, but there were several letters that were sent to the department.*

Dear Planning and Zoning Administrators,

I am writing this letter in support of Fennell's Daycare operated by Ms. Michelle Fennell. I am the current homeowner of 5937 Fairington Farms Ln., steps away from her home and facility. Ms. Fennell was the first person that I met when I bought and moved into my home. She has been a wonderful neighbor that raised her children, looked out for other neighbors and has been a staple in this community. It is very evident that Ms. Fennell is a wonderful and caring daycare provider by the number of children that she has cared for over the 17 + years that she has been in operation. Time and time again I have witnessed former children return to say hello to Ms. Fennell. They never miss an opportunity to visit her home, especially for holidays like Halloween. I often watch children leave her home singing and happy in the afternoon. Children are always the first indicators of who a person is and how they are treated. As an educator, it is very important that children feel secure and safe in the care of a responsible adult.

This is very evident that Fennell's Daycare does exactly this, therefore, granting this facility, Michelle Fennell, her Special Land Use Permit will provide the parents of this Fairington Farms community, a safe and secure place to leave their children, as parents go out to provide for their families. In closing, when parents pick up their children in the afternoon, her facility does not intrude or disrupt the flow of traffic in the community.

I implore you to grant Fennell's Home Daycare her permit to continue to provide this community with the professional service she has given for many years.

Respectfully,

Jennifer Francis

5937 Fairington Farms Ln

To Whom It May Concern,

I am writing this email to advocate keeping Michell Fennel's Day care in operation without any interruption. I have been Ms. Fennell's neighbor at Fairington Farms subdivision since 2016. I live right across the street from her. She has never caused any issues of any kind operating her day care. She is the kind of neighbor that you would want next to you. She is heaven sent keeping me informed about your neighborhood and such a blessing to have known through the years. She is very kind and professional. She deserves to have her self-employment to continue without any pause in the service she provides to our community. She has had kept my grandkids in her home in the past. There are parents that depends on her. She was there for me when I needed her, so I know the importance of her staying in business. Please accept my plea to keep her in operation, she deserves this! Thanks for this consideration.

Velda Clark -5925 Fairington Farms Lane

Date: December 5, 2023

To: Stonecrest Planning and Zoning

Re: Fennell Daycare

I have lived in the Farrington Farms Subdivision for 19 years. As far as I can remember, the Fennell Daycare has been in existence. In the morning, as I watch the parents drop their children off, it brings back memories of when I was a young parent.

Nothing is better than the feeling of security and trust that your child is being properly cared for. Children have gone to this daycare from infancy. Later in life, many return to visit to show appreciation for the positive memories, Michelle, the owner gave them. These memories will last forever. Her daycare gave them a head start in so many ways- early socialization, development of sharing skills, team work, self-expression just to name a few. This was all in a supervised safe environment.

It is proven that the social and emotional benefits of daycare are long lasting. Getting used to routines and schedules, help the children develop good habits. I would have loved to have started my early development in a community daycare. It would have allayed the fear I had when I started Elementary School.

In conclusion, daycare provides development benefits for children. It allows their parents the ability to work and continue their careers knowing that their children are in a safe environment. Fennell's Daycare is an asset to the community and I hope to see it continue to help shape the lives of our youths for many years.

Respectfully,

Anita Merkerson R.N.

Good afternoon,

My name is **Andrea Isaacs Edwards**. I live at 6032 Fairing Drop/in the Fairington Farms subdivision. I am a home owner that lives around the corner from Ms. Michelle Fennell. She is an upstanding citizen in the community. She always takes care of her property and she maintains her lawn and her surrounding area of her house immaculately. You never see kids or others hanging around her house and never see people randomly going in and out of her house. She has offered food that she has grown from her garden and is always there to lend a friendly ear. My daughter has used her service for her children and has been fortunate to have a great relationship with her.

I am writing you today to ask that she keeps her daycare. There are some mothers that could not do it without her. She helps many mothers that are looking for a safe and clean place to leave their kids, while they are working. Please let me know if you have any questions or concerns. My phone number is 678-910-0517.

Respectfully,

**Andrea Isaacs-Edwards**

To Whom it May Concern,

Regarding, Michelle Fennell, owner of Fennell Daycare, I am her neighbor across the street. Since we've been in the neighborhood, Michelle has always been a kind, quiet and considerate neighbor. We are in full support of her operating her business from her home. In fact, we have even inquired about care for our small children at one point in time! It appears she runs a very orderly, professional and safe environment for the children.

We ask that you take this letter into consideration to grant Michelle Fennell her business license.

Thank you for your time,  
Jasmine Eldridge  
(neighbor)

*The applicant's next meeting will be Planning Commission on January 2, 2024*

## **SLUP23-012**

4083 Spencer Lane

Natnael Mammo

Petitioner is seeking a Special Land Use Permit (SLUP) to operate a short-term vacation rental

### ***Facts and Background***

- Property is undeveloped
- The Applicant must submit a residential building permit and obtain a business license prior to operating

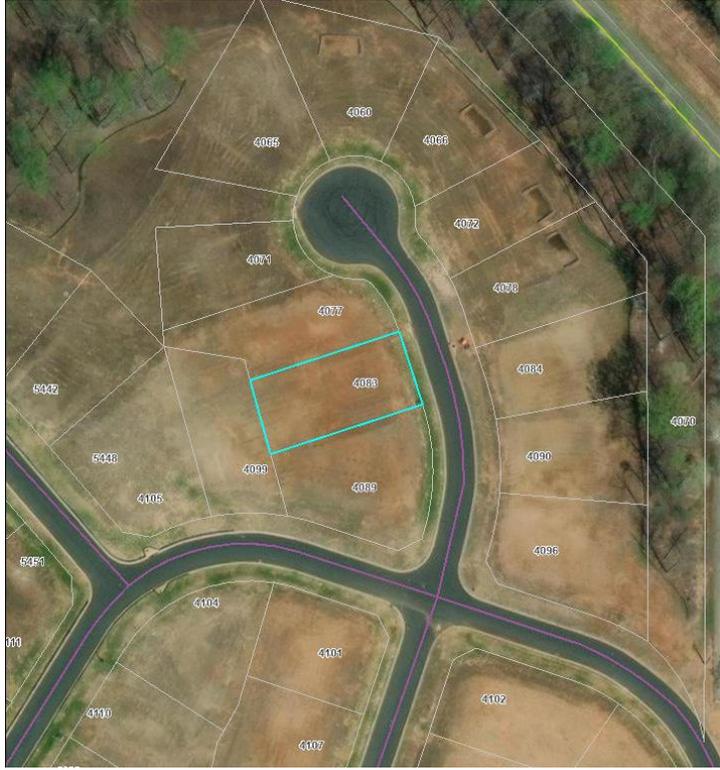
### **Future Land Use/Character Area**

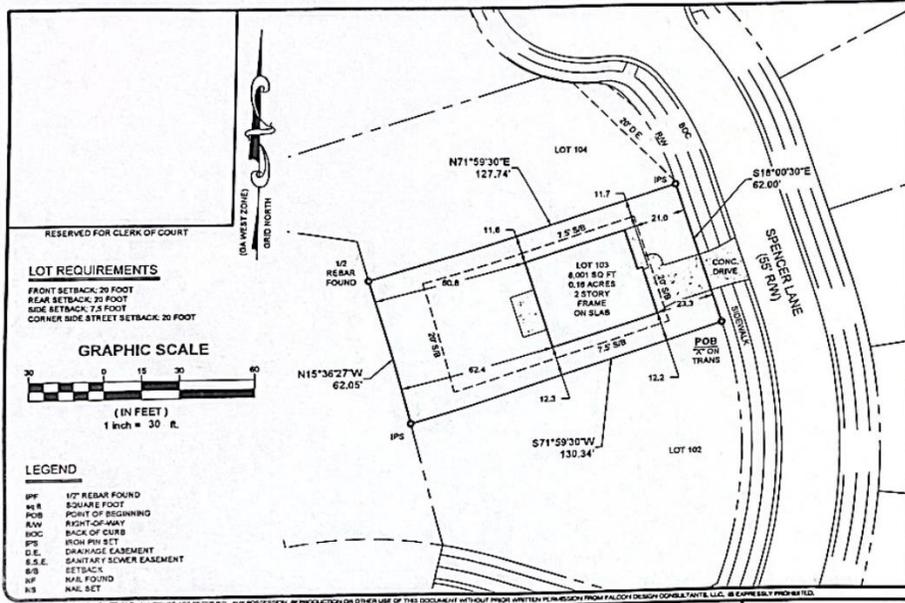
Suburban Neighborhood

### ***Zoning Map***

R-100 - Residential Medium Lot

### **Aerial Map and Submitted Site Plan**





**NOTES:**  
 FINAL PLAT INFORMATION FOR FLAT ROCK HILLS, PHASE 4A, RECORDED IN PLAT BOOK 305 PAGES 87-92.  
 THE FIELDWORK FOR THIS SURVEY WAS COMPLETED FEBRUARY 22, 2023 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA S118T GPS UNIT.  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,888 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.  
 ORIGINAL SUBDIVISION PLAT REFERENCED ABOVE SHOULD BE USED FOR CONVEYANCE. THIS SURVEY IS INTENDED TO SHOW IMPROVEMENTS AS FOUND ON DATE SHOWN RELATIVE TO BOUNDARY AND SETBACK LINES ESTABLISHED FROM THE PLAT OF RECORD.  
 ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

**FLOOD NOTE:**  
 AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA, THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 1309C01000 & 1309C01001, DATED MAY 18, 2013.

**SURVEYOR CERTIFICATION:**  
 THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*KMB*  
 KEVIN M. BROWN, R.L.S., 2960  
 DATE: 2/23/23

RESERVED FOR CLERK OF COURT

**LOT REQUIREMENTS**  
 FRONT SETBACK: 20 FOOT  
 REAR SETBACK: 20 FOOT  
 SIDE SETBACK: 7.5 FOOT  
 CORNER SIDE STREET SETBACK: 20 FOOT

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 30 ft.

**LEGEND**  
 1/2 REBAR FOUND  
 SQUARE FOOT  
 POINT OF BEGINNING  
 RIGHT-OF-WAY  
 BACK OF CURB  
 IRON PIN SET  
 DRAINAGE EASEMENT  
 SANITARY SEWER EASEMENT  
 SETBACK  
 REAR FOUND  
 NAL SET

**REVISIONS**

NO.	DATE	DESCRIPTION
1.	2/23/23	ISSUE
2.		
3.		
4.		
5.		

1 OF 1

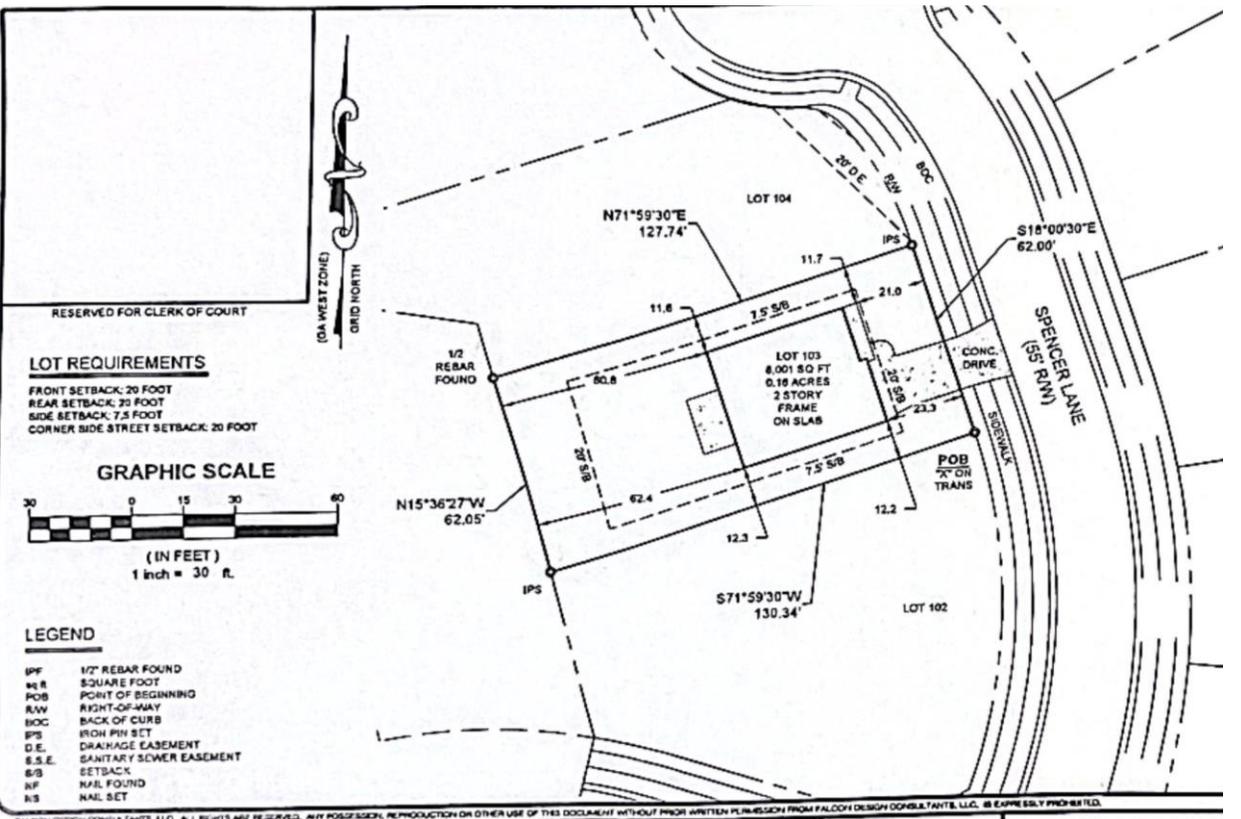
Know what's below.  
 Call before you dig.  
 UTILITIES PROTECTION CENTER  
 1 (800) 283-7411 (T) THROUGHOUT GEORGIA  
 OR DIAL 811

**GEORGIA**  
 REGISTERED  
 LAND SURVEYOR  
 No. 2960  
 KEVIN M. BROWN  
 CO.# LSF 000995

IMPROVEMENT ASBUILT FOR 4083 SPENCER LANE  
**LOT 103**  
**FLAT ROCK HILLS**  
**PHASE 4A**  
 LOCATED IN:  
 DEKALB COUNTY, GEORGIA  
 LAND LOTS 47 & 50 OF THE 16th DISTRICT

CIVIL ENGINEERING  
 LAND PLANNING  
 LAND SURVEYING  
 CONSTRUCTION MANAGEMENT  
 LUMBERCRAFT ARCHITECT

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## Sec. 4.2.58. – Short Term Vacation Rental

- A. No individual renting the property shall stay for longer than 30 consecutive days.
- B. The STVR shall not be operated in such a way as to change the residential character of the neighborhood in which it is located and shall comply with the noise ordinance.
- C. In every dwelling of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain not less than 70 square feet of floor area, and every room occupied for sleeping purposes by two occupants shall contain at least 120 square feet of floor area. Maximum occupancy limits for any overnight guests must not exceed two guests for every bedroom located in the STVR.
- D. Every Bedroom shall have a window facing directly and opening to the outdoors.
- E. Every bedroom shall have access to not less than one water closet and lavatory without passing through another bedroom. Every bedroom in an STVR shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.
- F. There shall also be provided at least one off-street parking space for each bedroom used as a part of the STVR.
- G. No signs or advertising are permitted to identify or advertise the existence of the STVR, beyond those otherwise allowed for the residential property.
- H. All STVR units shall be furnished with a telephone that is connected to a landline or similar type connection, including a voice over internet protocol, in order that 911 dispatch may be able to readily identify the address and/or location from where the call is made when dialed.
- I. A diagram depicting two egress routes shall be posted on or immediately adjacent to every required egress door.
- J. No individual renting a STVR shall use the STVR for a special event, party, or temporary outdoor event. No owner or operator of a STVR shall permit a STVR to be used for a special event, party, or temporary event.
- K. It shall be unlawful to establish, operate, or cause to be operated a STVR in the city within 500 feet of another STVR, bed and breakfast, boarding house, Home stay bed and breakfast residence, hotel/motel, hotel/motel extended stay, personal care home, or child caring institution. Measurements for this subsection shall be made in a straight line without regard to intervening structures or objects, between the closest points on the property lines of the two uses.

**Abel Walker** the applicant's representative came to the stand. He stated that it will be a rental and that they will do anything in their power to ensure that the neighbors are not disturbed.

*There were none to speak for the petition but many to speak against*

**Kathy Turner** a resident of the neighborhood came to the stand asking for denial. She wants the neighborhood to stay within the covenant and mentions that there is a petition going around that will have a majority of the neighborhood's residents' signatures on it. She also exclaimed that there have been several occasions where people have rented out the property and caused a disturbance. The street has been destroyed by the renters who were doing donuts (with their car) and one asking for drugs.

**Cynthia Muscle** president of Flat Rock Hills association came to the stand. She stated that the covenants prohibit anything less than a six-month rental. Police have been called to this home several times. Asked for the HOA's rights to be defended.

**Sandra Owens** a resident of the neighborhood came to the stand. She has seen the donut holes and random people and it makes her uncomfortable. She has lived near an Airbnb before and it was not a good experience. Asks to let the HOA run this situation.

**Gerald Cosley** resident of the community for seven months stated that this is a family-oriented community and asks for it to be kept that way

**Tremaine Biles** a resident of the neighborhood stated that he has small children and that the events make the neighborhood look bad. The agreement stated that there should be no Airbnbs

**Rasheed Ali Maonsour** a resident of the neighborhood came to the stand. He is against the project. He stated that the Airbnb is already operating without a permit.

**JJ Porter** a resident of Stonecrest came to the stand to state his opposition. He witnessed the person doing the donuts in the neighborhood. The neighborhood does not need that and he enjoys peace and happiness.

**Karan Murray**, a resident of Stonecrest came to the stand to state his opposition to the project. There have been many to come to their property and vandalize and destroy it resulting in higher HOA fees.

**Alexis Brown** a resident opposes this project. She stated that you do not really know who is renting out the home and they do not want random people around the children of the neighborhood.

**Jimmy Glover** who lives across the street from the proposed short-term rental stated that he is also opposed. The renters do not have a concern for the people who live there.

**Abel Walker** the applicant came back to the stand to apologize for all of the events that have occurred.

## **RZ23-010**

6039 Hillandale Drive

Helen Simpson of Lowe Engineers

Petitioner is seeking to rezone property for the expansion of an existing cemetery.

### **Facts and Background**

- Property is undeveloped
- The Applicant desires to combine subject property with adjacent property (6201 Hillandale Dr) to continue the operation of a cemetery
- 5.49 +/- acres of land
- Desires to rezone to R-100 to align zoning with adjacent property

### **Future Land Use/Character Area**

City Center

### **Zoning Map**

M - Light Industrial

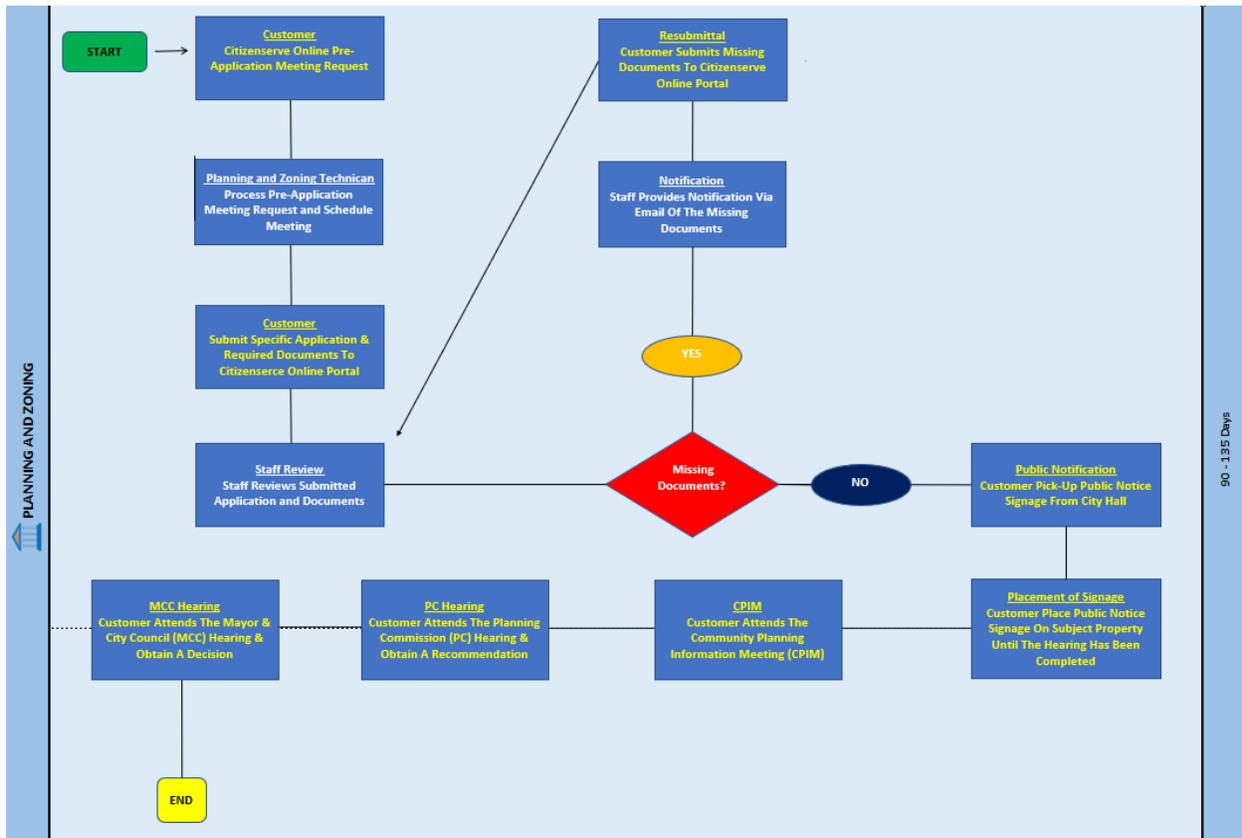
### **Overlay District Map**

Stonecrest Overlay Tier 6

### **Aerial Map and Submitted Survey**



## REZONING PROCESS



**Helen Simpson** the applicant and representative of the owner came to the stand she stated that the current and subject properties will be combined if the subject property is rezoned. Expanding the cemetery to the subject property will be a good use.

**John Kelly Link** the owner stated that the cemetery has grown since the pandemic. The expansion will contribute to extending its life. He also mentioned that it is the most popular cemetery in Dekalb.

**Elsie Ascrew** a resident that lives near the cemetery had some questions about the location.

*The applicant's next meeting will be January 2, 2024 Planning Commission Meeting*

## TMOD23-007 Micro Home Community (MHC)

City-Wide

Stonecrest Planning & Zoning Department

Amendment to Stonecrest's Ordinance Chapter 27 (Zoning Ordinance), Article 2 (District Regulation), Article 3 (Overlay District Regulation), Article 4 (Use Regulations), Article 9 (definitions/Maps) regarding Micro Homes Communities

### Facts and Background

- City's Ordinance currently do not permitted any dwellings less that 800 square feet (cottages);

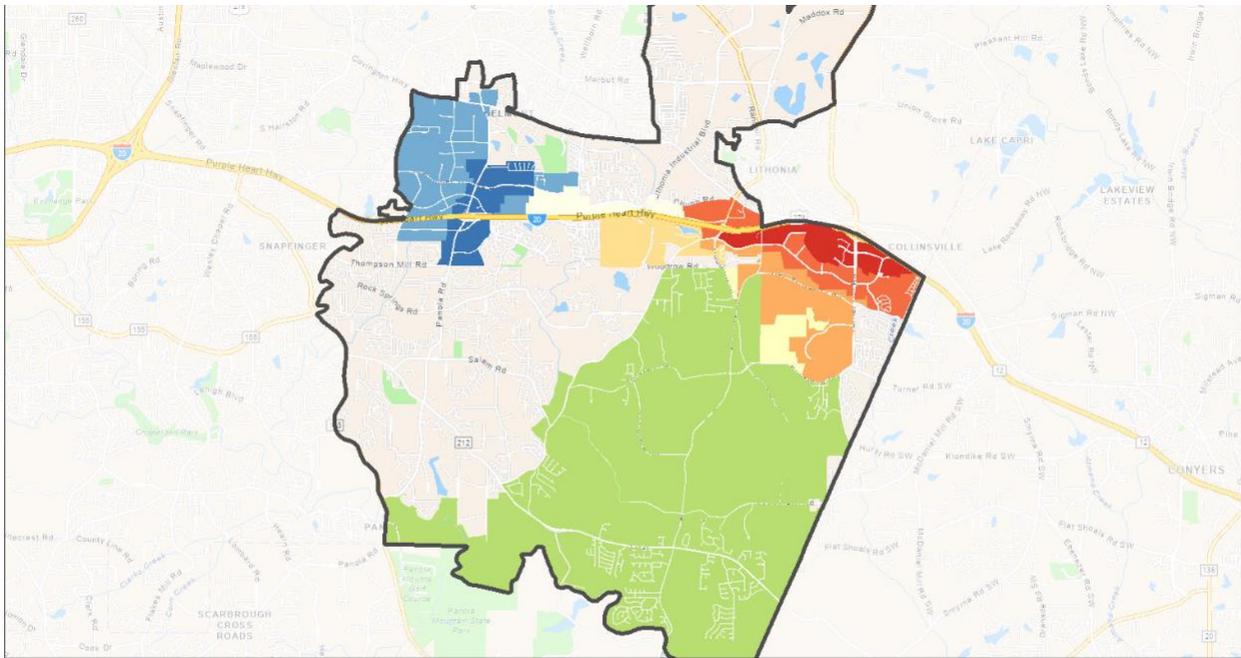
- City’s current Comp Plan envisions on incorporating Tiny/Micro Homes into the city
- Staff is proposing amendment to the Stonecrest’s Zoning Ordinance permit MHC in certain zoning districts

**City’s Comprehensive Plan**

Land Use Designation		Use Description	Maximum Density Units/Acre	Permitted Districts
Conservation/Public	<b>Conservation/Open Space (COS)</b>	Passive Parks, Nature trails; Flood plains, Wetlands, Watersheds; Golf Courses; Athletic Fields; Amphitheaters	N/A	All
	<b>Institutional/Public (IP)</b>	Schools, Colleges, Hospitals, City Community and Recreation Centers, Public Cemeteries, City Hall, and Post Offices, Public & Civic Facilities and Public Parks, Places of Worship	Up to 8	ALL
Residential	<b>Rural Residential (RR)</b>	Low-density single family detached; <b>Tiny Homes</b> , Agricultural related; Cultural and Historic; Institutional	Up to 4	NS, RE, RLG, R100, RNC, MHP
	<b>Suburban Neighborhood (SN)</b>	SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic	Up to 8	OI, OIT, NS, RSM, R100, R85, R75, R60, RNC
	<b>Urban Neighborhood (UN)</b>	Townhomes; Multi-family; Neighborhood Rentals; Small Scale Retail/Commercial	Up to 12	MU1-3, C1, C2, RSM, R100-85, R75-60, MR1-2

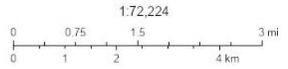
Figure LU-08 – Character Area/Land Use Summary

**Overlay Districts Map**



12/4/2023, 12:46:18 PM

- City Limits
- Overlay Zoning
  - ARABIA MOUNTAIN OVERLAY DISTRICT
  - I-20 OVERLAY DISTRICT TIER 1
  - I-20 OVERLAY DISTRICT TIER 2
  - STONECREST OVD TIER 1
  - STONECREST OVD TIER 2
  - STONECREST OVD TIER 3
  - STONECREST OVD TIER 4
  - STONECREST OVD TIER 5
  - STONECREST OVD TIER 6 - VIEWSHED



Stonecrest, Ga, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METRISIA, USGS, EPA, NPS, USCA

**Staff's Recommendation for Sec. 3.1.6.**

**DIVISION 1. – OVERLAY DISTRICTS**

**Sec. 3.1.6. Overlay use table.**

Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use  *If Blank, check underlying zoning use table (4.1.3) *  *Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		See Section 4.2
<b>RESIDENTIAL</b>											
<b>Dwellings</b>											
<b>Micro Home Community (MHC)</b>	X					X	X	X	X	X	✓

**Proposal**

- Staff is proposing to permit Micro Home Communities by right only in the High Density Residential (HR 1, 2, and 3) Zoning Districts

Zoning District Name	Density (units/acre)
Small Lot Residential Mix	RSM 4—8
Medium Density Residential-1	MR-1 8—12
Medium Density Residential-2	MR-2 12—24
High Density Residential-1	HR-1 24—40
High Density Residential-2	HR-2 40—60
High Density Residential-3	HR-3 60—120

**Staff’s Recommendation for Sec. 4.2.49.**

**DIVISION 2. – SUPPLEMENTAL USE REGULATIONS**

**Sec. 4.2.49. MICRO HOME COMMUNITY (MHC)**

**A. Permitted Districts.**

- a. HR-1, HR-2, and HR-3

**B. Site Requirements. No other code shall prevail over this section.**

- a. MHCs shall be on a minimum of two (2) acres of land.
- b. The minimum building separation is ten (10) feet.
- c. Minimum setback on all sides shall be twenty (20) feet from property line.

**C. Courtyard/ Amenities Area.**

- a. MHCs shall have a minimum of three (3) of the following amenities:
  - 1. Gazebo;
  - 2. Swimming Pool;
  - 3. Tennis Court;
  - 4. Walking Trail;
  - 5. Club House;
  - 6. Pet-Friendly Amenities;
  - 7. Children Playground;
  - 8. Outdoor Recreational Area (basketball court, soccer field, football field, etc.); and/or
  - 9. Any other innovative shared social space.
- b. The courtyard cannot be parked or driven upon, except for emergency access and permitted temporary events.
- c. The courtyard shall be located outside of stormwater/detention ponds, wetlands, streams, and lakes, and cannot be located on slopes greater than ten percent.

**D. Interior Requirements.**

- a. The living space per residential dwelling unit shall be a minimum of four hundred (400) square feet and a maximum of eight hundred (800) square feet, excluding patios, porches, garages, and similar structures.
- b. A split-level micro home shall include a first floor living space of at least one hundred fifty (150) square feet.
- c. A micro home shall have the following:
  - 1. Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.
  - 2. Separate bathroom with a toilet, lavatory, and shower or bathtub.
  - 3. A separate closet.
  - 4. At least one habitable room containing an openable window and a closet.
  - 5. Ceilings at least 6'8" tall
  - 6. Rooms not meant for sleeping are at least 70 square feet.

**E. General Requirements.**

- a. All micro homes shall be designed, erected, and installed following applicable local, State, and Federal codes, regulations, and standards.
- b. Micro homes shall be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service and electrical service.
- c. All units must be within five feet of each common open space/ courtyard. Setbacks cannot be counted toward the open space calculation.
- d. Mandatory HOA (Homeowners Association) is required for maintenance of streets, drainage, and all common areas.

- e. All utilities must be installed underground.
- f. One and half (1.5) parking spaces per dwelling unit shall be provided.
- g. All MHCs shall be governed by the State's Condominium Plat Ordinance.

## Proposal

- Staff is proposing to provide supplemental regulations for all Micro Home Communities (MHCs)

### Staff's Recommendation for Sec. 9.3.1.

#### ARTICLE 9. – DEFINITIONS/MAPS

##### Sec. 9.3.1. – Defined terms.

*Micro House* means a detached dwelling that is at least 400 square feet and no more than 800 square feet, excluding lofts and subject to zoning requirements and building code regulations.

*Micro Home Community (MHC)* means any parcel or tract of land on which a maximum of 15 units per acre of micro houses are located or are intended to be located.

*Site-Built Residential Dwelling (Stick-Built)* means residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC), with Georgia Amendments; International Plumbing Codes (IPC), with Georgia Amendments; International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).

## Proposal

- Staff is proposing to establish definitions for the following:
  1. Micro House
  2. Micro Home Community (MHC)
  3. Site-Built Residential Dwelling (Stick-Built)

*There were none to speak for or against the petition.*

**Philip Jackson**, a Stonecrest resident stated that he believes this type of housing would be cool and affordable.

## **Upcoming Meetings-**

The Planning Commission Meeting is the next meeting for Rezoning and Special Land Use permits to be hosted on January 2, 2024

The Zoning Board of Appeals is the next meeting for Variance Applications to be hosted on January 16, 2024

REZONING, SPECIAL LAND USE PERMIT, AND ZONING CONDITION MODIFICATION APPLICATION CYCLE			
SUBMITTAL DEADLINE	CPIM	PLANNING COMMISSION (PC)	MAYOR & CITY COUNCIL (MCC)
11/07/2023	12/14/2023	01/02/2024	01/22/2023
12/05/2023	01/11/2024	02/06/2024	02/26/2024
01/02/2024	02/08/2024	03/05/2024	03/25/2024
02/06/2024	03/14/2024	04/02/2024	04/22/2024
03/05/2024	04/11/2024	05/07/2024	05/27/2024
04/02/2024	05/09/2024	06/04/2024	06/24/2024
05/07/2024	06/13/2024	07/02/2024	07/22/2024
06/04/2024	07/11/2024	08/06/2024	08/26/2024
07/02/2024	08/08/2024	09/03/2024	09/23/2024
08/06/2024	09/12/2024	10/01/2024	10/28/2024
09/03/2024	10/10/2024	11/05/2024	11/25/2024
10/01/2024	11/14/2024	12/03/2024	TBA
11/05/2024	12/12/2024	01/07/2025	01/27/2025

<p><b>REZONING, SPECIAL LAND USE PERMIT, ZONING CONDITION MODIFICATION APPLICATION CYCLE</b></p>	<p><b>PLANNING COMMISSION MEETS EVERY 1ST TUESDAY OF THE MONTH</b></p> <p>HEARING STARTS AT 6:00 PM IN CITY COUNCIL CHAMBERS</p>
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VARIANCE APPLICATION CYCLE		
SUBMITTAL DEADLINE	CPIM	ZONING BOARD OF APPEALS (ZBA)
11/07/2023	12/14/2023	01/16/2024
12/05/2023	01/11/2024	02/20/2024
01/02/2024	02/08/2024	03/19/2024
02/06/2024	03/14/2024	04/16/2024
03/05/2024	04/11/2024	05/21/2024
04/02/2024	05/09/2024	06/18/2024
05/07/2024	06/13/2024	07/16/2024
06/04/2024	07/11/2024	08/20/2024
07/02/2024	08/08/2024	09/17/2024
08/06/2024	09/12/2024	10/18/2024
09/03/2024	10/10/2024	11/19/2024
10/01/2024	11/14/2024	12/17/2024
11/05/2024	12/12/2024	01/21/2025

<p><b>VARIANCE APPLICATION CYCLE</b></p>	<p><b>ZONING BOARD OF APPEALS MEETS EVERY 3<sup>RD</sup> TUESDAY OF THE MONTH</b></p> <p>HEARING STARTS AT 6:30 PM IN CITY COUNCIL CHAMBERS</p>
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Meeting ended at 7:49 pm

APPROVED: *Shawanna Dawry*

*1/12/24*

PLANNING AND ZONING DEPARTMENT MANAGER

Date

ATTEST: *Cobi Brown*

*1/9/24*

SECRETARY

Date