

COMMUNITY PLANNING INFORMATION MEETING MINUTES SUMMARY  
Stonecrest City Hall- 6:00 PM *\*Spoke-in-Person Meeting*  
**October 12, 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 October 12, 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:** Senior Planner Tre'Jon Singletary and Planning Administrative Technician Cobi Brown were in attendance.

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

- **RZ23-005**
- **RZ23-006**
- **SLUP23-009**

III. **Presentations**

*Senior Planner Tre'Jon Singletary Presented **RZ23-005, RZ23-006, and SLUP23-009***

**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

**RZ23-005**

1982 Phillips Road

Lucretia Ramsey

Petitioner is seeking to modify zoning condition(s) from CZ-85127 to allow attached dwellings (duplex).

Facts and Background-

- Subject property was rezoned under Dekalb County in 1985.

- Subject property is currently vacant/undeveloped
- Applicant desires to developed a duplex (attached dwelling)
- The current zoning of subject property (RSM), permits attached dwellings.
- Conditions from rezoning case, CZ-85127 prevents applicant from constructing a duplex

Future Land Use- Suburban Neighborhood (SN)

Zoned- RSM- Small Lot Residential Mix

CZ-85127 Conditions

**FILE COPY** 254

REV. 12/84 DEKALB COUNTY ITEM NO. 11

**BOARD OF COMMISSIONERS**

**ZONING AGENDA/MINUTES**

PREL.   
 ACTION   
 PUB. HRG.

**MEETING DATE** September 24, 1985

RESOLUTION   
 ORDINANCE   
 PROCLAMATION

**SUBJECT:** Rezoning Application - Thomas A. Arnold, Jr., and  
Cunningham Properties, Inc.

**DEPARTMENT:** Planning

**PUBLIC HEARING:**  Yes  No

**ATTACHMENT:**  Yes  No 6 pp

**INFORMATION CONTACT:** Mac Baggett / or  
Charles Coleman  
**PHONE NUMBER:** 371-2155

**PURPOSE:** CZ-85127 - To consider the application of Thomas A. Arnold, Jr., and Cunningham Properties, Inc., to rezone property located on the north side of Marbut Road, approximately 450' east of Phillips Road, from R-100 to R-A5 (42 acres) and RM-100 (50 acres) (conditional). The application is conditioned by a site plan.

**DISTRICT:**  1.  2.  3.  4.  5.  N/A

**SUBJECT PROPERTY:** 16-102-2-2, 4 & 5; 16-123-2-5 (6386 Marbut Road). The property has frontage of approximately 2,000' on Marbut Road, 650' on Phillips Road and contains 92 acres, more or less.

**RECOMMENDATION(s):** PLANNING DEPARTMENT: Approval with condition (revised 9/3/85). The application has been amended with the attached plan which identifies the location and land area of the two requested zoning districts. Staff supports the RM request as it will provide an intermediate category between the industrial park and the single family developments on Marbut Road. The request for R-A5 is supported as being consistent with zoning on Marbut and Phillips Roads. The condition applied to the R-A5 recommendation is that one-third of all units having access to Phillips Road be constructed with a 1,300 square-foot minimum floor area. Staff does not support approval of the attached plan because it does not comply with the Subdivision Ordinance relative to lengths of cul-de-sacs. The design will double the route for vehicles which provide county services to the development.

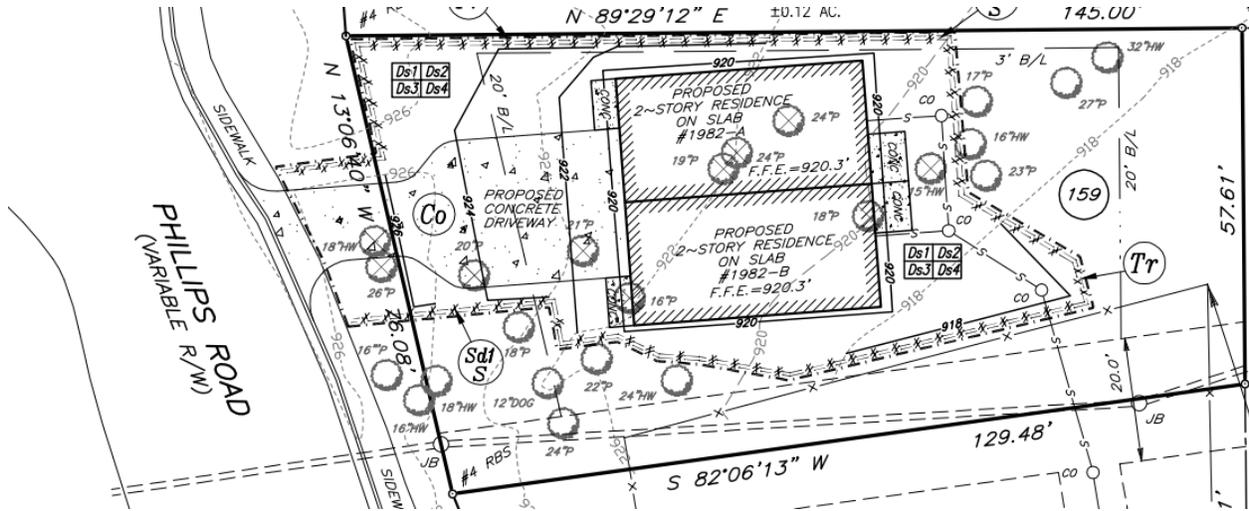
**NOTE:** Conditions applied to the R-A5 zoning at the northwest corner of Marbut and Phillips are as follows:

1. Detached residential at 4.5 units per acre.
2. Houses to face Phillips Road.
3. No vinyl or aluminum siding.

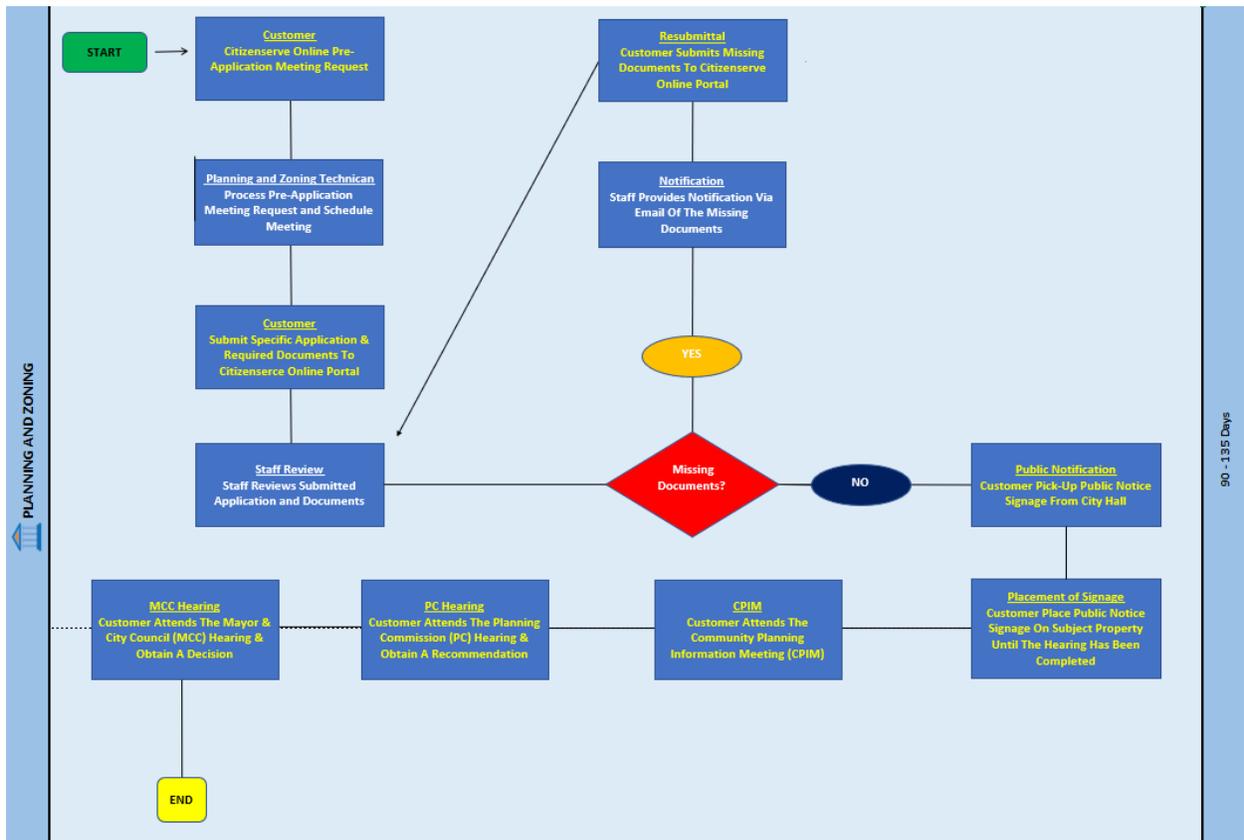
**PLANNING COMMISSION:** Denial.

**COMMUNITY COUNCIL:** Denial of RM-100; approval of R-A5 for entire tract subject to a 1,400 square-foot minimum.





### Zoning Modification Process



**Lucretia Ramsey** the applicant was called to the stand. She mentions that she has been a real estate agent for 39 years. The duplex will look similar to the design of a townhouse. She plans to have her daughter in one side of the dwelling. She would like the condition to be removed so she can enhance the Stonecrest community. Both dwellings will have three bedrooms, two and a half bathrooms, and a one-car garage.

**Eric Huff** a resident who lives right across from the location of the proposed development came to the stand. He asked about the number of dwellings proposed to be placed on the land with consideration of the 4.5 acreage

**Lucretia Ramsey** stated that it will be one.

**Rosetta Taylor** a resident of the city came to the stand and asked if the condition that was established by Dekalb County (before the incorporation of the city in 2017) supersedes the City's code.

**Tre'Jon Singletary** Senior Planner answered that it does.

### **RZ23-006**

7467 Covington Highway

Floyd Sullivan

Petitioner is seeking to rezone subject property from R-75 (Residential Medium Lot -75) to C-1 (Local Commercial).

Facts and Background-

- Applicant is proposing to rezone to operate electrical business and use as office space
- Surrounding uses are:
  - Place of Worship
  - Tire Shop
  - Auto Parts Retail Store

Future Land Use- City Center (CC)

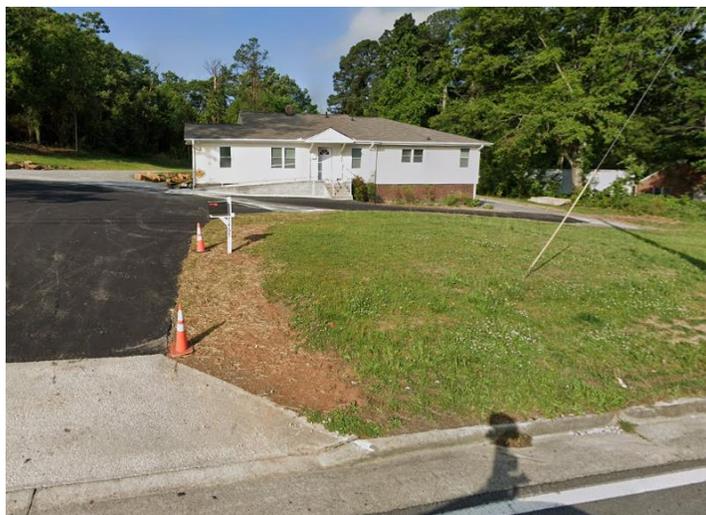
Future Land Use/Character Area Permitted Districts

	Land Use Designation	Use Description	Maximum Density Units/Acre	Permitted Districts
Commercial	<b>Neighborhood Center (NC)</b>	Townhomes; Condominiums; Apartments; Local Retail and commercial; Office; Park & Rec; Institutional; Civic	Up to 24	MU 1-2-3, MR-1-2, NS, C1, OI, OIT, RSM
	<b>City Center (CC)</b>	Condominiums; Apartments; Retail and Commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care	Up to 40	MU 1-2-3-4-5, MR-1-2, HR 1-2, C1, C2, OI, OIT, RSM
	<b>Regional Center (RC)</b>	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care, Technology Centers	Over 60	MU 1-2-3-4-5, HR 1-2-3, C1, C2, OI, OIT
	<b>Office Professional (OP)</b>	Business Parks; Research and Development; Mixed Use Structure, Self-storage units, Technology Centers and Corporate Headquarters	N/A	MU 1-2-3, NS, C1, OI, OIT
Industrial	<b>Light Industrial (M-LI)</b>	Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment	N/A	OD, C2, MU 4-5, M
	<b>Heavy Industrial (M-HI)</b>	Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive	N/A	OD, C2, M, M2

Figure LU-08 – Character Area/Land Use Summary—Continued

Zoned- R-75 Residential Medium Lot

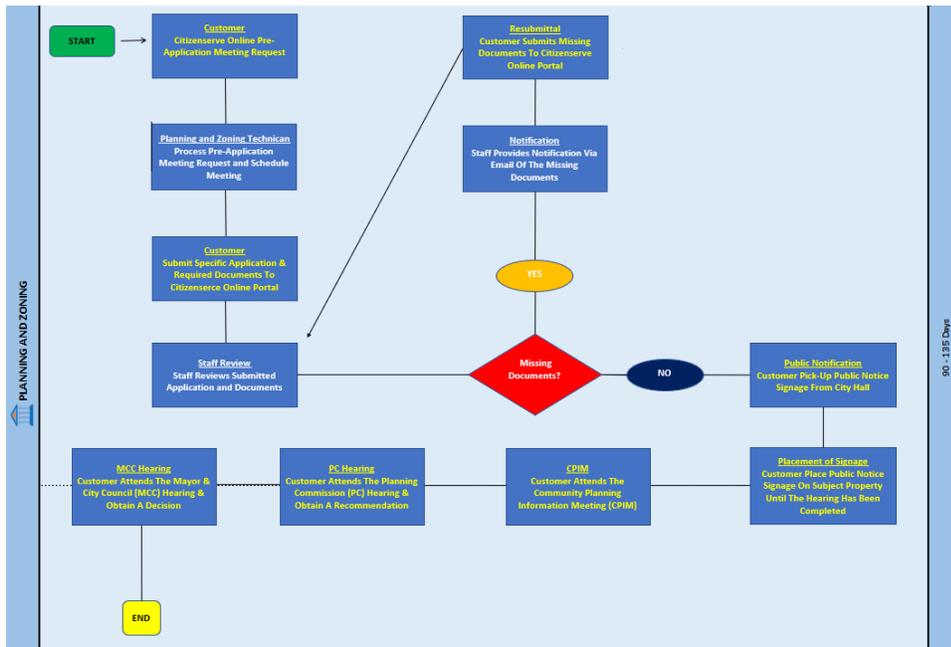
*Aerial Map and Site Photos-*



*Submitted Site Plan-*



## Rezoning Process-



**Floyd Sullivan** owner of the business came the stand. He mentions that he has enhanced the property and modified the building after purchasing so it will no longer be an eyesore in the area. He just needs it to be rezoned so he can operate legally.

**Rosetta Taylor** his representative added that the rezone will bring future employment opportunities to the area and apprenticeships for the youth to learn about electrical services. It will be great for the community.

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

## 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

Future Land Use- Suburban Neighborhood (SN)

Zoned- R-100 – Residential Medium Lot

POW Permitted Zoning Districts

Use	KEY: P - Permitted use Pa - Permitted as an accessory use							
	RE	RLG	R-100	R-85	R-75	R-60	RSM	M
Places of worship	SP	SP	SP	SP	SP	SP	SP	S

Aerial Map and Submitted Site Plans-

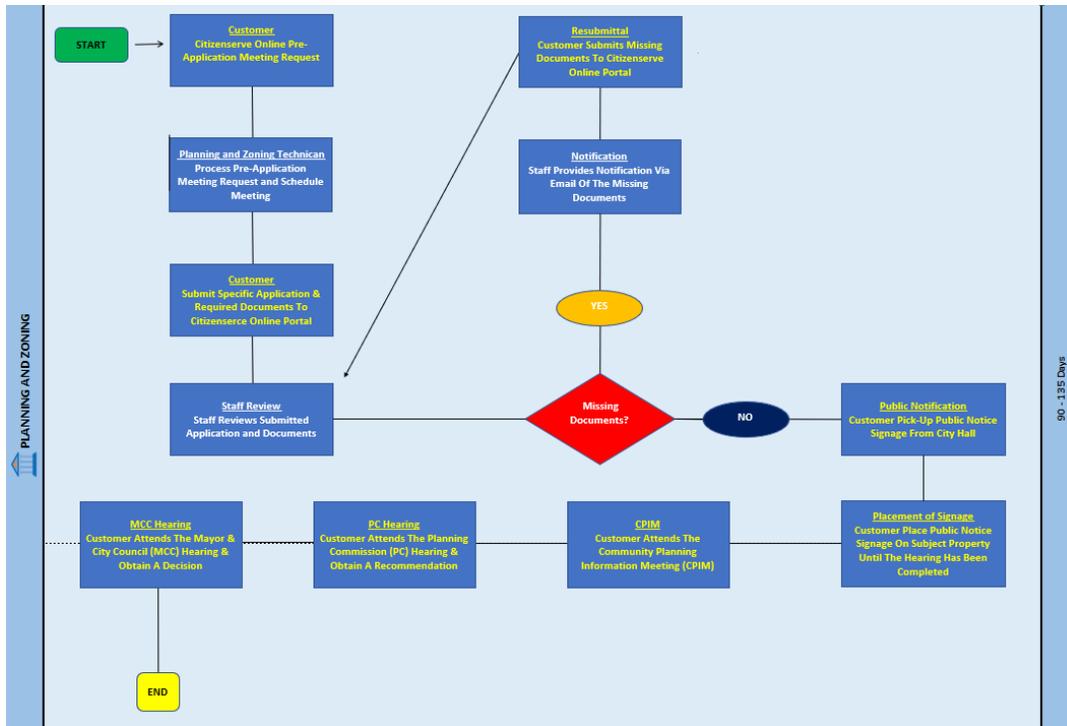


Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

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 (SLUP) Process



**Micheal Ajibade** a representative came to the stand. He stated that the structure will beautify the environment and be a welcome addition to the neighborhood.

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

*Upcoming Meetings*

- Public Hearing will be held for presented items during:
  - **Planning Commission**
    - November 7, 2023 (tentatively change to Nov. 8<sup>th</sup> due to Election Day)
    - 6 PM
    - Council Chamber
  - **Mayor & Council**
    - November 27, 2023
    - 6 PM
    - Council Chamber

**Meeting ended at 6:22 p.m**

APPROVED:

*Tre'Jon Singletary*

01/02/2024

PLANNING AND ZONING DEPARTMENT MANAGER

Date

ATTEST:

*Cabi Brown*

12/5/23

SECRETARY

Date