



REZONING APPLICATION ANALYSIS

Prepared By: Ellis Still, Deputy Director

Petition Number: RZ25-001

Applicant: Robert F. Bullard
1235 Prospect Road
Lawrenceville, GA 30043
blpbobby@bellsouth.net

Owner: Boris Besay
Allison Besay
Michele Besay
2474 Kings Arms Dr., Atlanta, GA 30345
besayb2@yahoo.com

Project Location: 1455 Rogers Lake Road, Stonecrest, GA 30058 (Parcel ID # 16 131 03 012)

District: 1- Councilman Tara Graves

Acreage: +/-14.79 acres

Existing Zoning: R-100 District (Residential Med Lot)

Future Land Use: Suburban (SUB)

Overlay District: N/A

Proposed Development/Request: The applicant is seeking a rezoning and map amendment of +/-14.79 acres from R-100 (Residential Med Lot) district to RSM (Small Lot Residential Mix) district to construct 75 townhomes.

CPIM: June 12, 2025

Planning Commission (PC): July 1, 2025

Mayor & City Council: July 28, 2025

Sign Posted/ Legal Ad(s) submitted: May 23, 2025

Staff Recommendations: DENIAL

PC Recommendation: TBD

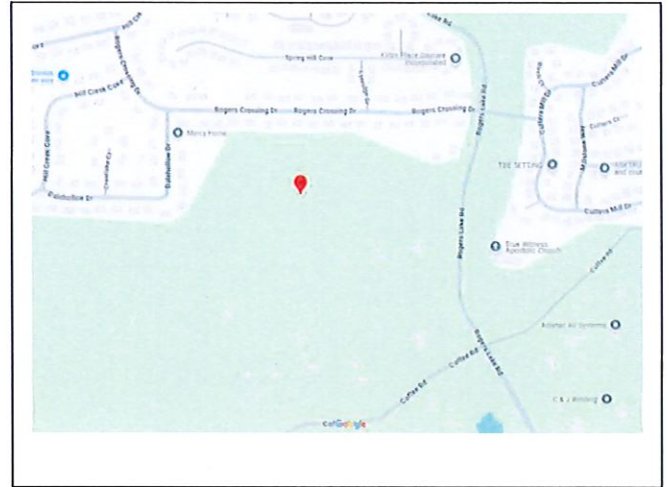


PROJECT OVERVIEW

Location

The subject properties are located at 1455 Rogers Lake Road with a parcel identification of 16 131 03 012. The subject property is currently vacant and was partially cleared in 2021 in accordance with permit number LD21-004.

The property abuts R-100 (Residential Med Lot) District to the west, south and east. The abutting property to the north is R-100 (Residential Med Lot) and RSM (Small Lot Residential) districts.



Background

The City of Stonecrest Zoning Map has the property zoned R-100 (Residential Med Lot) District. The property is partially wooded and vacant. There are no wetlands or floodplain areas on the property. The applicant is requesting to rezone tax parcel 16 131 03 012 (1455 Rogers Lake Road) from R-100 (Residential Med Lot) to RSM (Small Lot Residential).

Aerial Map



Site Photo





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-100 (Residential Med Lot) District	Vacant Land
Adjacent: North	R-100 (Residential Med Lot) District & RSM (Small Lot Residential)	Single-Family Homes
Adjacent: West	R-100 (Residential Med Lot) & RSM (Small Lot Residential)	Single-Family Homes
Adjacent: East	R-100 (DeKalb County)	Single-Family Homes (DeKalb County)
Adjacent: South	R-100 (Residential Med Lot) District	Single-Family Homes on Large Lots

DIVISION 12. - RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT

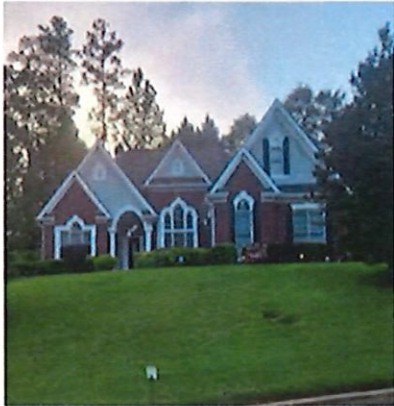
Sec. 2.12.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the RSM (Small Lot Residential Mix) District is as follows:

- A. To provide for the creation of For Sale residential neighborhoods that allow a mix of single-family attached and detached housing options;
- B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods;
- C. To implement the future development map of the city's comprehensive plan.



City of Stonecrest 2038 Comprehensive Plan 5- Year Update



Caption: An example Suburban Neighborhood Land Use in Stonecrest, GA

Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

Use Descriptions: SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

Maximum Density, Units/Acre: 4 to 8 du/ac

Permitted Districts: OI, OIT, NS, RSM, R100, R85, R75, R60, RNC

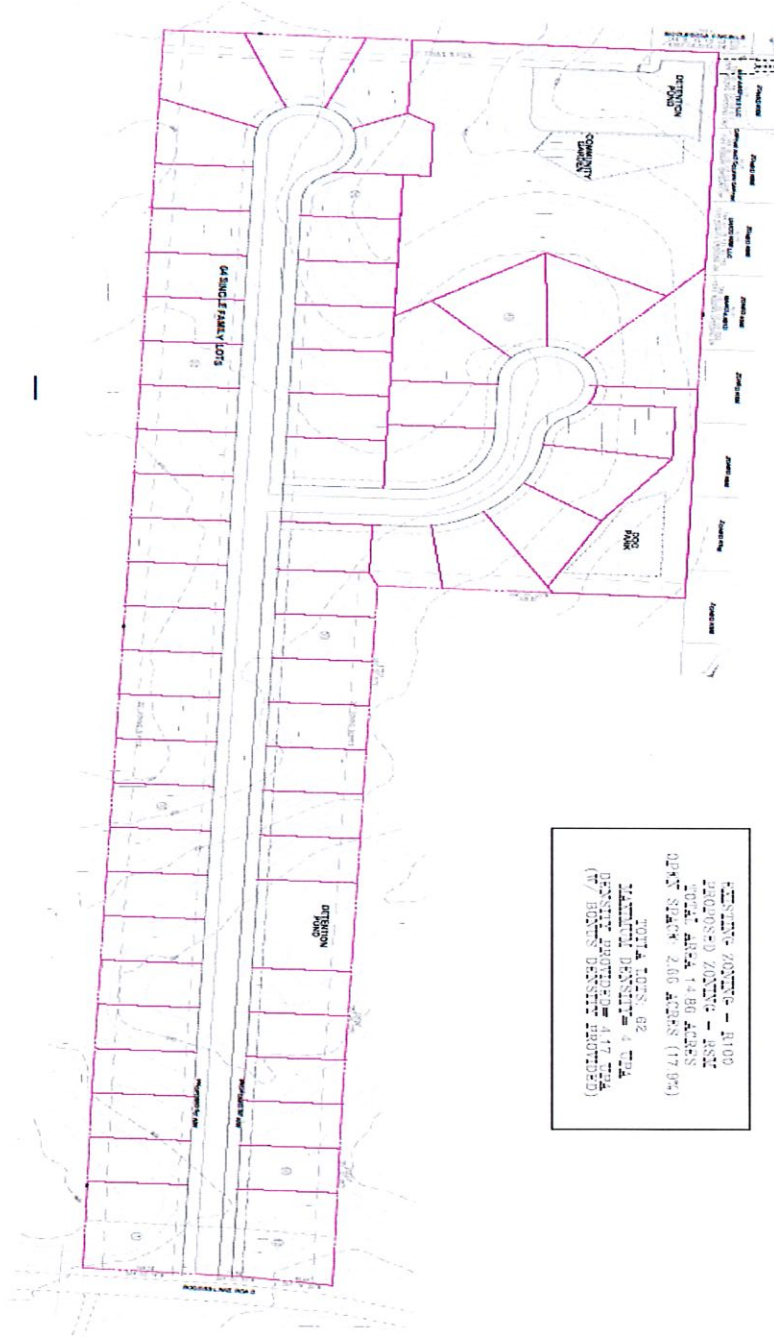
Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in January 2025. A Community Planning Information Meeting (CPIM) was held on February 13, at 6:00 p.m. at city hall. There was 1 attendee that spoke on the request in January. There were no attendees that spoke at the June 12th meeting.



Proposed Site Plan
Single-Family Community

REZONE EXHIBIT/CONCEPT PLAN FOR:
1455 ROGERS LAKE RD
DISTRICT 16 (31 03 012)
OWNER: BOBBI A. JENNISON & INTERSTATE BANK



EXISTING LOTLINE - 2100
PROPOSED LOTLINE - 2100
TOTAL AREA 14.80 ACRES
DEVELOPABLE 2.06 ACRES (17.0%)
TOTAL LOTS: 62
LARGE LOTS: 4 TOTAL
DEVELOPABLE 4.17 ACRES
(11/ BLOCK DEVELOPABLE 19.00%)



PROJECT NAME & ADDRESS		DATE		REVISION	
1455 ROGERS LAKE RD		11/15/2018			
STONECREST, GA 30086					

BULLARD
LAND PLANNING
11111 DUNSTON RD
TAYLORVILLE, GA 30086
(770) 412-1700 (770) 412-1701 FAX
www.bullardlandplanning.com



RZ25-00001

ADDRESS: 1455 Rogers Lake Road

CURRENT ZONING: R-100 (Residential Med Lot) District

OVERLAY DISTRICT: N/A

FUTURE LAND USE: Suburban

SUBJECT PROPERTY: 

Aerial Map





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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.

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

The Stonecrest Future Land Use Map within the 2038 Comprehensive Plan shows the subject property with a land use designation of Suburban. The *Use Descriptions* has townhomes as an allowable use and *Permitted Districts* allows the proposed zoning district of RSM. The proposed townhome development is within the allowable density range set forth by the comprehensive plan.

B. 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 zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The rezoning of the subject property is consistent with zoning of the property to the northwest that is developed as single-family homes. The current single family homes are constructed on lots that are larger than the proposed rezoning request permits. Although the subject property is nearly surrounded by property zoned R-100, mostly 5-acre parcels, there is a townhome development to the north with the same zoning classification as being requested.

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

The subject property is currently zoned R-100 (Residential Med Lot). This zoning classification permits single-family homes with a 15,000 square foot minimum lot size. The property does have reasonable economic use under its current zoning designation and could yield +/- 40 lots. An individual lot, single-family development would be more in character with the surrounding developments.

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

The zoning proposal could adversely affect the existing use or usability of adjacent or nearby property. The proposed rezoning is requesting to allow a townhome development that would add 75 townhomes that will access Rogers Lake Road. This could add approximately 185 more cars to a very narrow roadway. The pavement width is approximately 20 feet along the frontage of the subject property. This could adversely affect the livability of the current residents quality of life as the development could increase accessibility issues to and from Rogers Lake Road.



Additionally, the applicant has provided three (3) options of what would be a suitable proposed developments on the property. The options include townhomes, duplexes and single-family homes. It is staffs opinion that townhomes and the duplexes could have a proposed negative effect due to the number of additional cars added to Rogers Lake Road.

E. 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 proposed use of smaller lot single family homes, townhomes, and duplexes would be inconsistent with the uses that are adjacent to the parcel on all sides. The proposed townhome and/or duplex development would be surrounded by large-lot residential homes to the south and east. It would be bordered by single-family medium lot homes to the north and west. The proposed use would be inconsistent with the adjacent uses and would be a more intense use than the surrounding uses. It would be out of character with the surrounding properties. These factors provide supporting grounds to disapprove the proposed rezoning request for townhomes and duplexes.

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

Based on available information, there is no direct indication at this time that the proposed zoning changes for 1455 Rogers Lake Road would adversely affect any historic buildings, sites, districts, or archaeological resources.

G. 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 zoning proposal requests a change that would generate approximately 185 additional vehicles on a road that is very narrow and, in some areas, has no shoulders or guard rails. This will cause burdensome use on the streets in the area as they is currently narrow and, in some areas, need repairs. The proposed development may impact the local school by increasing the number of students attending the area schools. It will also increase the need for utilities such as water and sewer and services including sanitation refuge.

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

The subject property was partially cleared approximately four (4) years ago. Based on the three (3) options of the site plans submitted, it appears that there is an attempt to save most of the existing mature trees depending on the site plan. The proposed development will be required to adherence to all development regulations including evaluation of storm-water requirements, erosion control plan, landscaping plan and open space/tree save areas.



STAFF RECOMMENDATION

The rezoning requested lists three (3) options of a proposed community development on the property. The surrounding area is currently developed as single-family detached homes. The homes to the south and immediate north of the subject property are on lots that are 5 acres or more. Staff recommends that the proposed development fit with the surrounding development. Because there is no one (1) definite specific use that is being requested and because staff does not know what the true intent is, staff cannot support rezoning the property without fully evaluating a single/definite requested use.

Staff recommends **DENIAL** of rezoning and map amendment requests.



Attachment(s): SLUP 24-006 Application Materials

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Amendment Application

PROPERTY			
Site Address(es): 1455 Rogers Lake Rd/Lithonia, Ga. 30058		Parcel #: 16 131 03 012	Zip: 30058
Project Name (if applicable):			
Current Zoning	R-100	Proposed Zoning	RSM
Current Use	Undeveloped	Proposed Use	Townhome subdivision

OWNER INFORMATION

Name:	Boris, Allison, and Michelle Besay		
Address:	2474 Kings Arms Dr/Atlanta, Ga. 30345		
Email:	besayb2@yahoo.com	Phone:	678-772-0707

APPLICANT

Name:	Robert F. Bullard		
Address:	1235 Prospect Rd/Lawrenceville, Ga. 30043		
Email:	blpbobby@bellsouth.net	Phone:	678-344-1293

AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Robert F. Bullard	
Applicant's Signature:		Date: 1/30/25

NOTARY

Sworn to and subscribed before me this 30 th day of Apr.	
Notary Public:	
Signature:	
Date:	1/30/25





Amendment Application

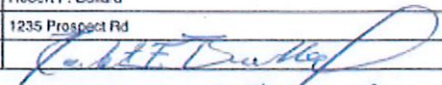
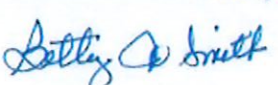
All applications and plans must be submitted through the [Citizenserve Online Portal](#)




Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant

Name:	Robert F. Bullard		
Address:	1235 Prospect Rd	City, State: Lawrenceville, Ga	Zip: 30043
Signature:		Date:	11/30/29
Sworn to and subscribed before me this <u>30th</u> day of <u>Jan.</u> , 20 <u>25</u>			
Notary Public:			



Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)




Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

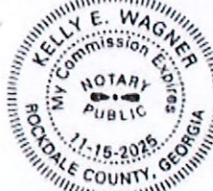
Property Owner

Name:	Boris Besay		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:		Date:	1/30/2025
Sworn to and subscribed before me this <u>30</u> day of <u>January</u> , 20 <u>25</u>			
Notary Public:			



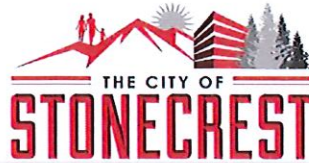
Additional Property Owner (if applicable)

Name:	Allison Besay		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:		Date:	1/30/25
Sworn to and subscribed before me this <u>30</u> day of <u>January</u> , 20 <u>25</u>			
Notary Public:			



Additional Property Owner (if applicable)

Name:	Michelle Besay		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:		Date:	1/30/25



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Sworn to and subscribed before me this 30 day of January, 2025

Notary Public:

Kelly E. Wagner



Additional Property Owner (if applicable)

Name:	Aeric Bailey		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:	<i>Aeric Bailey</i>	Date:	<u>1-30-25</u>
Sworn to and subscribed before me this <u>30</u> day of <u>January</u> , 20 <u>25</u>			
Notary Public:	<i>Kelly E. Wagner</i>		





**1455 Rogers Lake Rd
Lithonia, Ga. 30044**

City of Stonecrest Planning and Zoning Department
3120 Stonecrest Blvd. Ste 190
Stonecrest, Georgia 30038
770-224-0200

RE: Letter of Intent
Subject Parcel **16 131 03 012**
January 25th, 2025

To Whom It May Concern,

We would like to request a rezoning of the 14.86 acre property located at 1455 Rogers Lake Rd. The existing zoning is R100 and we have included a Concept Plan that represents a request in rezoning to RSM. The plan features 75 single family attached (SFA) townhome lots. This represents a proposed density of 5.0 units/acre which includes a bonus density of 25% which is achieved through additional enhanced open space.

The following variance is requested:

1) Allow variance from code section 2.11.2. related to required setbacks to allow a 10 foot front setback instead of the required 20' front setback.

Sincerely,

Robert Ballard
Applicant



Environmental Site Analysis
1455 Rogers Lake Rd
Lithonia, Ga. 30044

1. Conformance to the Comprehensive Plan:

- a. This project proposes a 75 lot single family attached (SFA) townhome development. The property is at 1455 Rogers Lake Rd and is 14.86 acres.

WOODED AREA CONSISTING OF PINES &
HARDWOODS (4" TO 20" CALIPER) ALONG
PROPERTY LINE, STEEP SLOPES IN THIS AREA

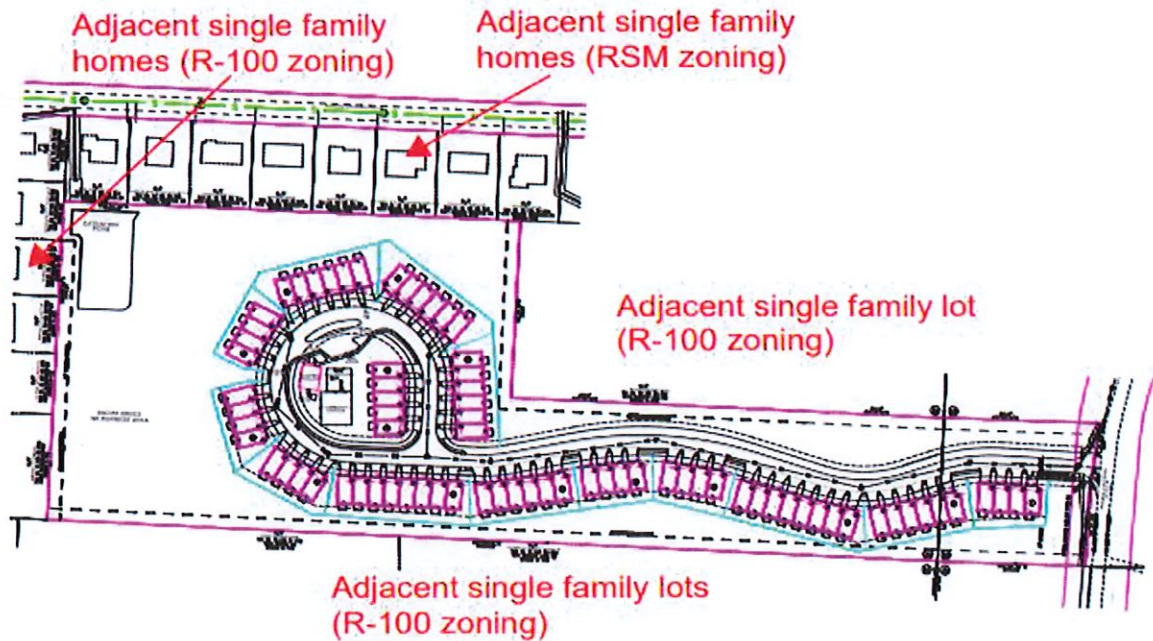
AREA RECENTLY TIMBER HARVESTED



WOODED AREA CONSISTING OF MAINLY
HARDWOODS (4" TO 12" CALIPER)

36" White Oak
(Poor condition)

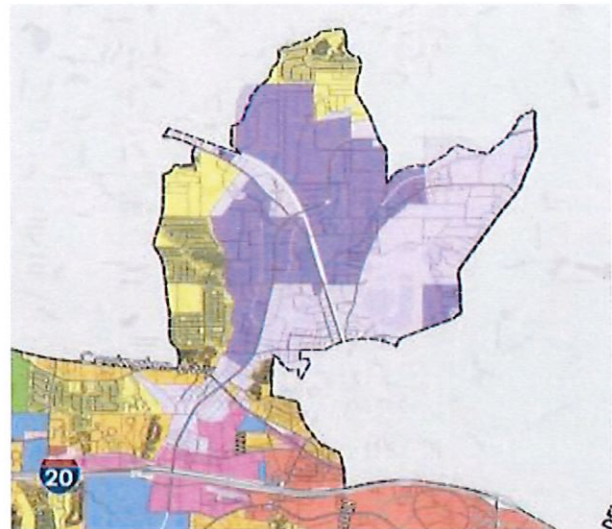
b. Adjacent Property Description and Proposed Site Plan



c. This proposed project conforms to the Comprehensive Land Use Plan as it proposes single family attached (SFA) townhomes which is an allowed use under RSM zoning

d. Under the Comprehensive Land Use Map, the proposed project and property is located in the "Suburban Neighborhood" classification.

e. The proposed townhome development would be an acceptable "Suburban Neighborhood" Land Use.





2. Environmental Impacts of the Proposed Project:

a. The U.S. Fish and Wildlife Service, National Wetlands Inventory Map has been consulted and site visits have been done to this property and no wetlands areas exist on this site.

b. The Federal Emergency Agency (FEMA) flood maps have been consulted and there is no floodplain on this property from a water course with a drainage area exceeding 100 acres or floodplain per FIRM Panel 13089C0113K dated 12/8/2016.

c. A site visit has been done at this site and no streams or related stream buffers exist on the site or within 200 feet of the site.

d. There is one small area just north of the northern property line of the site where there are existing slopes that exceed 25% over a 10 foot rise in elevation. There are no slopes like this actually on the site.

e. Through field observations, a good portion of the site was cleared in the past 2-3 years, and almost all of the new development area is in the recently cleared area. The cleared area has begun to be re-vegetated with Black Berry and other early succession shrub, pine, and ground cover growth. The perimeter areas of the site have some Loblolly Pine but is a majority mix of hardwoods. The largest hardwoods are around 20" DBH but the majority are under 10" dbh.

f. After an onsite review of the property, and reviewing the United States Fish and Wildlife Service inventory maps, the Georgia Department of Natural Resources, and the Wildlife Resources Division and Natural Heritage online records, we have determined that there are no endangered species, protected natural resources or natural heritage registered sites on or adjacent to this property.

g. According to the National Register of Historic Places and our onsite site review, there are no historic or archaeological sites on, or adjacent to this site.



3. Project Implementation Measures:

a. There are no streams or floodplains that exist on the site or within 200 feet of the site. On areas that exist with significant slopes to the north of the property, the addition of a stormwater detention pond will decrease the flow rates from the site to the neighboring properties.

b. The protection of water quality will be achieved through the addition of a stormwater detention pond and water quality measures.

c. There is no existing infrastructure on the site.

d. There are no historical or archaeologically significant areas on the site.

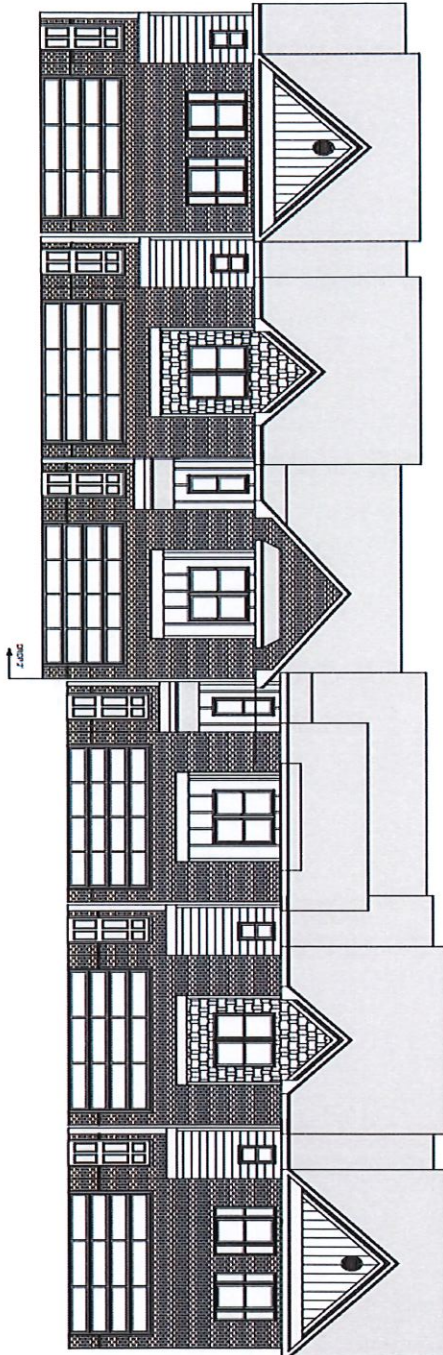
e. The site will not produce any negative impacts on environmentally stressed communities by exposure to any of the following factors such as public or municipal (e.g., solid waste or waste water treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries, and manufacturing facilities) uses.

f. This site proposes to save over 50% of its total area in green/open space.

g. The site will have buffer and green space areas around its perimeter to help protect surrounding citizens from any negative impacts of any proposed lighting and noise.

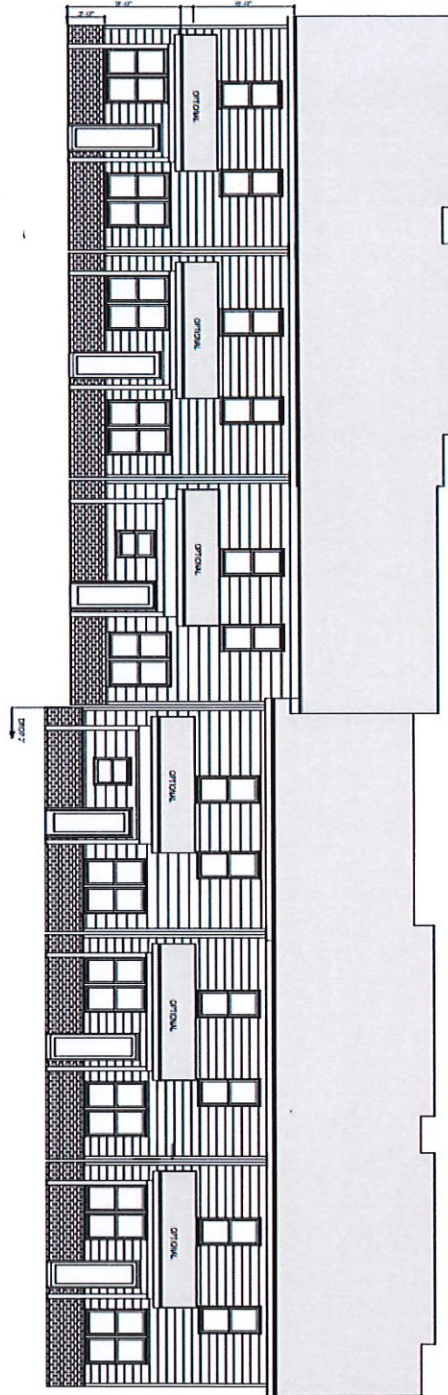
h. This site will propose and preserve recreational green space and parks.

i. This site will have minimal negative impacts to the existing wildlife in the area as it will set aside over 50% of its total area as open/green space.



1455 ROGERS LAKE RD
PROPOSED TOWNHOMES-FRONT ELEVATIONS

1455 ROGERS LAKE RD
PROPOSED TOWNHOMES-REAR ELEVATIONS





CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

June 12, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Planning and Zoning Staff – Felleshia Blair

Community Development Director Shawanna Qawiy, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT – Felleshia Blair

III. Item(s) of Discussion:

PETITION: RZ25-001
PETITIONER: Bobby Bullard of Bullard Land Planning
LOCATION: 1455 Rogers Lake Rd
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Bobby Bullard, the applicant, came up to speak. He stated that this application was sent through a full-cycle deferment at the April 28, 2025, Mayor and City Council Meeting, and also mentioned that the planning/zoning department recommended denial of the application in their staff report. He has met with two of the council members to see what product would be beneficial for the owner of the property as well as the city. The project was originally proposed to be solely a townhome development, but instead, they are proposing duplexes. The development will also feature amenities such as a playground and a community garden.

The public was given time to ask questions. There was no one to make a comment.

PETITION: RZ25-003
PETITIONER: Hugh Delaney of D2 Construction Services
LOCATION: 2979 Klondike Road
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Hugh Delaney, the applicant, came up to speak. He stated that rezoning the property would provide a more economical use for the property and would contribute to increasing the tax base in the area. The owner of the property would like to develop eight townhomes on the property. The development would provide a good residential mix in the area.



CITY OF STONECREST, GEORGIA

The public was given time to ask questions.

Ms. Vetra, a resident who lives near the site of the proposed development, asked where the access point of the development will be located

Antionette Rivers, a resident, stated that the proposed development will lead to congestion in the area. She also commented on the smaller size of the proposed townhomes and asked about the price point. She mentioned that she has lived in the area for a while, and with the expansion of her neighborhood and the surrounding developments, the area now has less of a country feel. Lastly, she asked if the development will be on sewer or septic.

Hugh Delaney informed that there isn't a definitive price point determined for the homes yet, and that they will be on sewer.

Anna Randolph, a resident, stated that she is concerned about traffic coming into her neighborhood, the garbage dumpster on the property drawing in animals, if there will be a buffer between the existing developments, another planned development in the area, traffic, and the access points to the development.

Tameika Jared, a resident, stated that she is also concerned about the traffic the development will produce. She also asked about the completion of the neighboring development, sidewalks, trees, and an additional access point.

Fellisha Blair, planner, stated that there are standards that applicants who are seeking to develop must abide by, including adding sidewalks and landscaping.

PETITION:	ZM25-002
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site for a proposed townhome development.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. They would like to remove all of the conditions to move forward with their proposed development.

The public was given time to ask questions.

Anna Randolph, a resident, asked if the conditions could stay in place, more specifically, the condition that addresses traffic.

Antionette Rivers, a resident, mentioned her concern about the property's size and the number of townhomes proposed to be on the lot.

Hugh Delaney, the applicant, stated that he will try to have the developer for the townhomes at the next meeting to provide information about them specifically.

PETITION:	SLUP25-002
PETITIONER:	Lydia Nicholas of Oasis Personal Care Home
LOCATION:	5284 Salem Springs Place
PETITIONER'S REQUEST:	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Lydia Nicholas, the applicant, stated that she currently works in the ICU department, and her experiences with her patients at her facility illustrate why her proposed use is needed for the elderly population. She stated that it will not be a nursery home, but is more of a matter of companionship. It was also stated that six residents can live in the home and that they will be assisted with their nutrition, socializing, and will participate in activities.

Ramona Eversley, Senior Planner, asked the applicant about the number of restrooms in the home, the number of floors the home has, additional staff, and if the HOA allows this use.

Lydia Nicholas, the applicant, replied that there are three restrooms, a stair lift will be installed for the residents to access the



CITY OF STONECREST, GEORGIA

second floor, there will be one additional staff member, and that there is no HOA.

The public was given time to ask questions.

Desiree Ambrose, a resident, stated she has lived in the subdivision for 27 years and is not happy about the proposal. She stated that this business should be in a commercial area. Ms. Ambrose also asked the applicant how frequently she would be on the property.

Lydia Nicholas, the applicant, stated that her business will not change the "outlook" of the community and that the building will remain residential. She also stated that she recently bought the property to live in. It was also stated that there will be no signs or traffic.

Wanda Cox, a resident, stated that she lives two minutes away from the proposed personal care home and that she opposes the application. There has been a steady decline in the upkeep of the neighborhood due to investors buying properties and squatters. This business will open the door to more businesses operating in the area.

Brenda Whitehead, a resident, stated that she opposes the business. This location is not a fit for this type of business. She also questioned if it would be safe for the elderly residents to participate in activities such as walking on the road.

Maurice McFarland, a resident, stated that this business will affect the community's property values and those who currently reside in the area. He stated that he assisted with repairing the home and is fully aware of its makeup. It was also expressed that this is all done solely to make money.

Lydia Nicholas, the applicant, clarified that the business will not change the outlook of the neighborhood and that she would like to make an impact on the community. She also stated that the home has more than enough space for the residents.

PETITION:	TMOD25-003
PETITIONER:	The City of Stonecrest
LOCATION:	City-Wide
PETITIONER'S REQUEST:	The City of Stonecrest is seeking approval to modify Chapter 27 ZONING ORDINANCE.

Ellis Still, Deputy Director of Planning & Zoning, stated that the city is petitioning to update terms in Chapter 27 Zoning Ordinance to align with the department structure of the city. All decisions for the planning and zoning division will be made by the Community Development Director.

The public was given time to ask questions. There was no one to make a comment.

IV. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

APPROVED: *Ellis Still*

6/25/2025

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

SECRETARY

DATE



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: RZ25-003

Applicant: Hugh Delaney of D2 Construction Services
2424 Thronfield Road
Charlotte, North Carolina 38305
hugh@d2constructionservices.com

Owner: Glencor Services INC.
7469 Old Alexandria Ferry RD # B
Clinton, MD

Project Location: 2979 Klondike Road

District: 1- Councilwoman Tara Graves

Acreage: 0.97 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 0.97 acres from OI (Office – Institutional) to MR-1 (Medium Density Residential- 1) for a proposed townhome development.

CPIM: June 12, 2025

Planning Commission (PC): July 1, 2025

Mayor & City Council: July 28, 2025

Sign Posted/ Legal Ad(s) submitted:

Staff Recommendations: APPROVAL w/
Conditions

PC Recommendation:



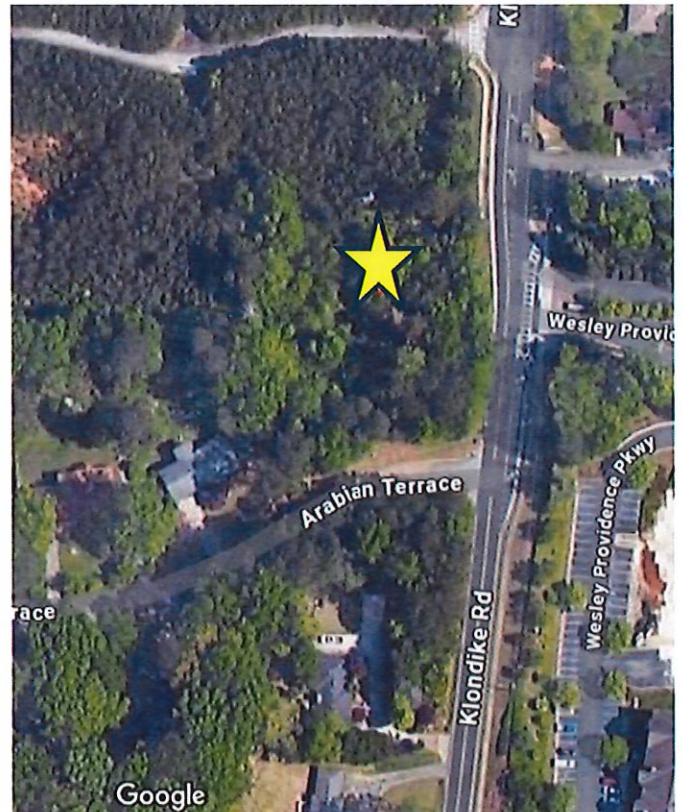
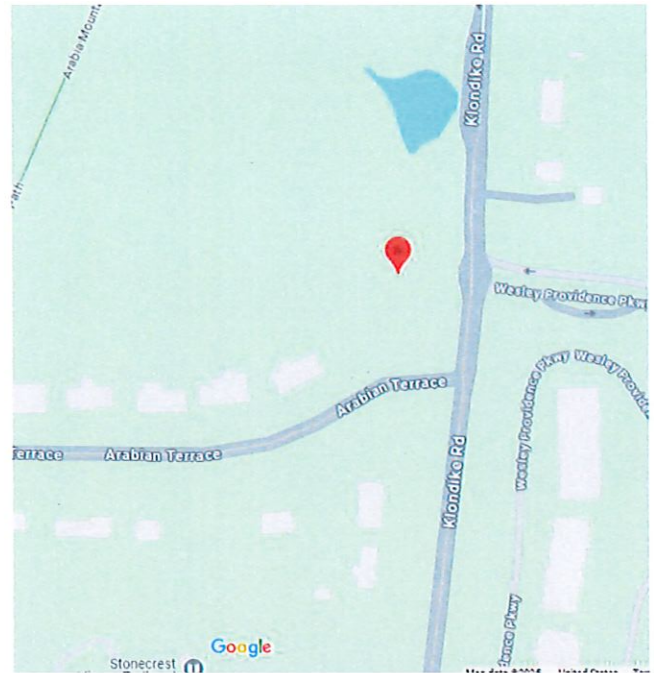
PROJECT OVERVIEW

Location

The subject property is situated along Klondike Road, a major arterial road in Stonecrest, with a parcel identification of 16 138 01 002. The subject properties are currently vacant in a wooded area. The property abuts R-100 Districts to the north, south and west, and MR-1 (Med Residential – 1) to the East.

Background

The City of Stonecrest Zoning Map has the property zoned OI (Office- Institutional) District. The property is 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 16 138 01 002 (2979 Klondike Road) from OI (Office – Institutional) to MR-1 (Medium Density Residential – 1).





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	OI (Office- Institutional)	Vacant Land
Adjacent: North	R-100 (Residential Med Lot)	Vacant Land
Adjacent: West	R-100 (Residential Med Lot)	Single Family Residential
Adjacent: East	MR-1 (Med Density Residential)	Wesley Providence Apartment Homes
Adjacent: South	R-100 (Residential Med Lot)	Single Family Residential

DIVISION 13. - MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT

Sec. 2.13.1. - Statement of purpose and intent.

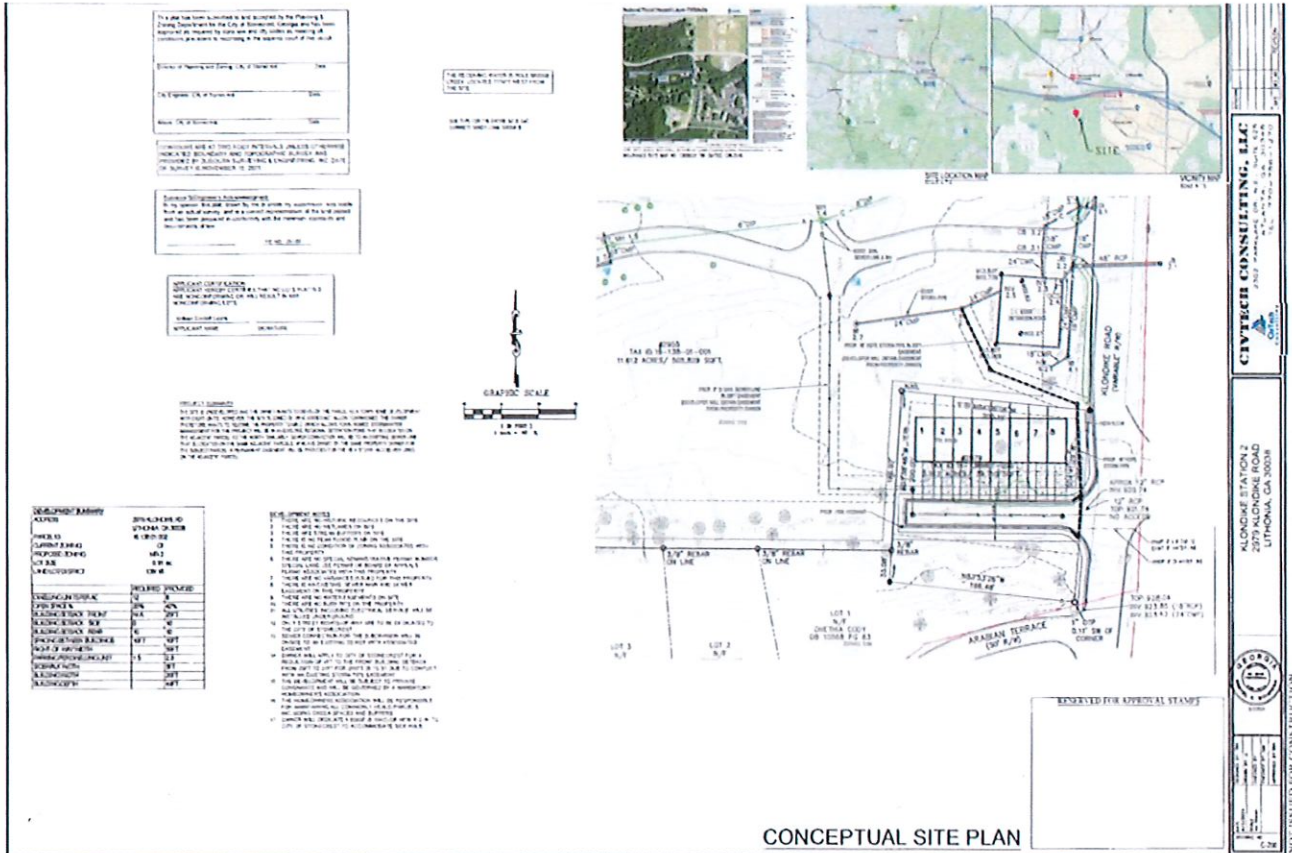
The purpose and intent of the City Council in establishing the MR-1 (Medium Density Residential-1) District is as follows:

- 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.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in May 2025. There was a Community Planning Information Meeting (CPIM) held on June 12, at 6:00 p.m. at city hall. There were six attendees who voiced several concerns regarding the development. Residents expressed apprehension about increased traffic congestion, potential spring water issues underground, and the absence of sidewalks. They also highlighted the need for road widening to accommodate adequate turning space and raised concerns that the townhomes might be rented out rather than owner-occupied. Additionally, there were fears about potential future crime and the belief that the area may be too small to support townhome development.

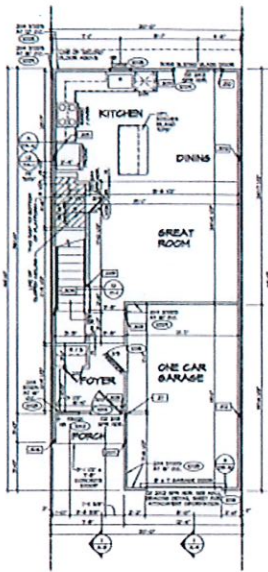
Rezoning Plan



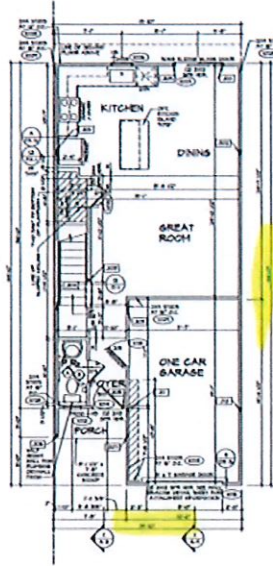
Building Elevations

Repton 20 x 44

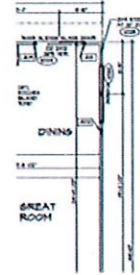
2 story
(Most normal floorplan)



1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1.2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



1.3 PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

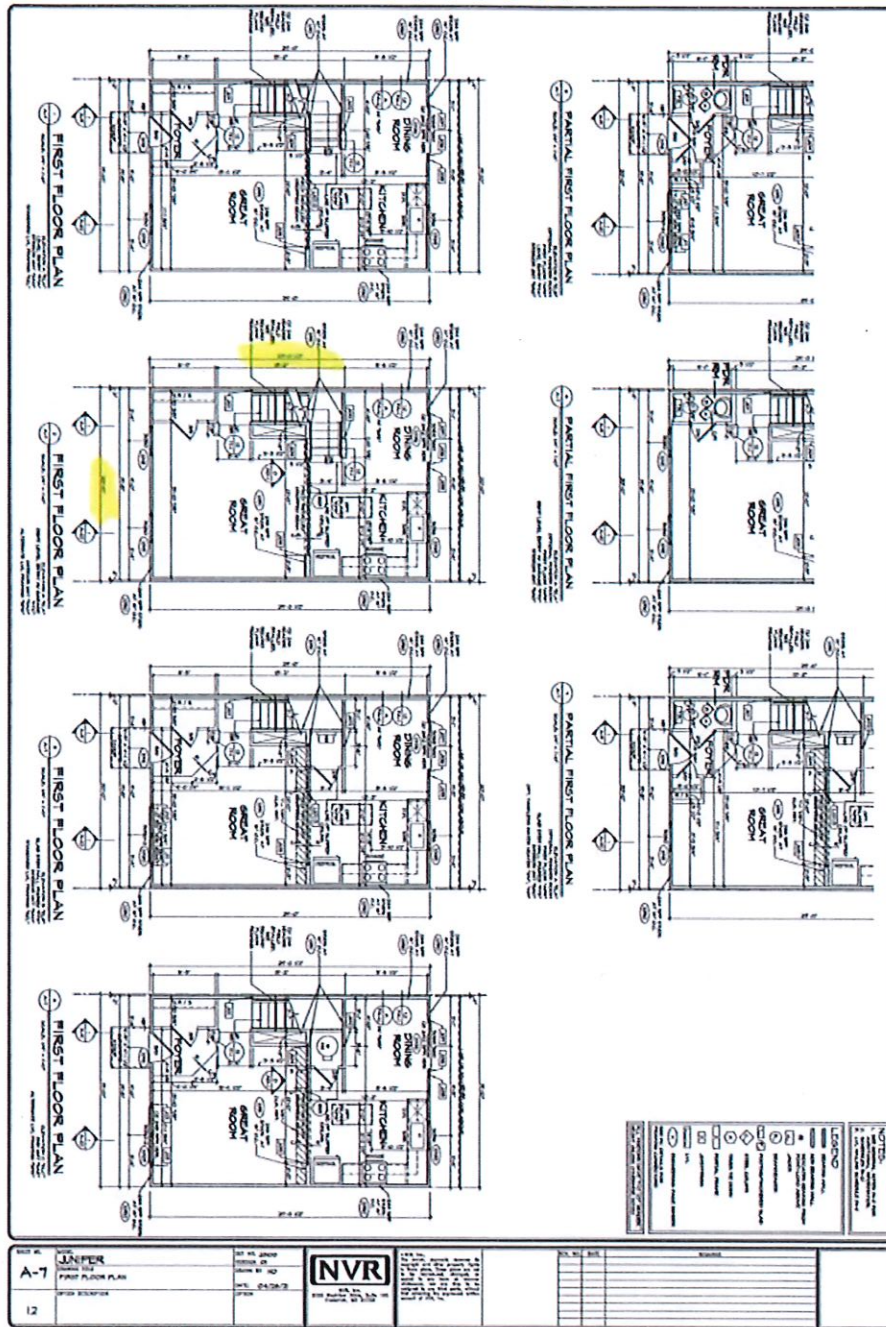
NOTES:

1. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. SEE ARCHITECT'S SPECIFICATIONS FOR LIGHTING FIXTURES.
3. SEE ARCHITECT'S SPECIFICATIONS FOR FLOORING.

LEGEND:

- 1. EXTERIOR WALL
- 2. INTERIOR WALL
- 3. DOOR
- 4. WINDOW
- 5. CLOSET
- 6. STAIR
- 7. PORCH
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DATE: 10/1/2019	PROJECT: REPTON 20 X 44
DRAWN BY: J. L. LEE	CHECKED BY: J. L. LEE
SCALE: 1/4" = 1'-0"	SCALE: 1/4" = 1'-0"
1.1 FIRST FLOOR PLAN	1.2 FIRST FLOOR PLAN
1.3 PARTIAL FIRST FLOOR PLAN	
1.4 SECOND FLOOR PLAN	
1.5 THIRD FLOOR PLAN	
1.6 FOURTH FLOOR PLAN	
1.7 FIFTH FLOOR PLAN	
1.8 SIXTH FLOOR PLAN	
1.9 SEVENTH FLOOR PLAN	
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1.11 NINTH FLOOR PLAN	
1.12 TENTH FLOOR PLAN	
1.13 ELEVENTH FLOOR PLAN	
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1.15 THIRTEENTH FLOOR PLAN	
1.16 FOURTEENTH FLOOR PLAN	
1.17 FIFTEENTH FLOOR PLAN	
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1.101 NINETY-NINTH FLOOR PLAN	
1.102 HUNDRETH FLOOR PLAN	











RZ25-00003

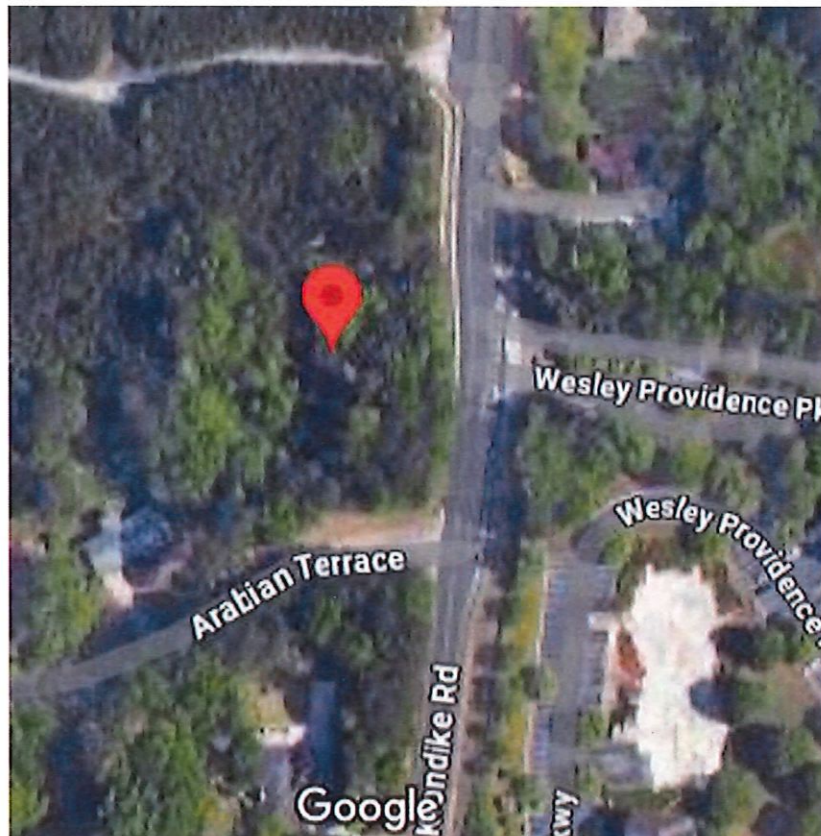
ADDRESS: 2979 Klondike Road

CURRENT ZONING: O-I (Office Institutional) District

OVERLAY DISTRICT: N/A

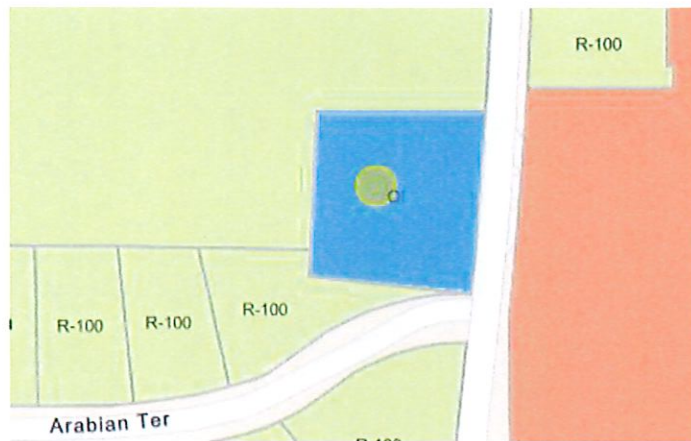
FUTURE LAND USE: Urban Neighborhood

Aerial Map








Zoning Map






Legend

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

Future Land Use Map



Legend

-  Urban Neighborhood
-  Suburban
-  Regional Center



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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.

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

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) in Stonecrest aligns with the City of Stonecrest comprehensive plan and zoning policies.

B. 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.

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) is likely to permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed MR-1 zoning would allow for medium-density residential development, which is consistent with the evolving character of the area. This zoning change would facilitate the development of housing options that are compatible with the existing and planned uses nearby.

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

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) is likely to permit a reasonable economic use of the property, even if it remains zoned as O-I. Both the current O-I zoning and the proposed MR-1 zoning allow for reasonable economic uses of the 0.97-acre property. The choice between maintaining the O-I zoning or transitioning to MR-1 should consider factors such as market demand, development costs, and alignment with the city's long-term planning goals.

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

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) is unlikely to adversely affect the existing use or usability of adjacent or nearby properties.

While the proposed rezoning is compatible with surrounding land uses, considerations should be given to potential impacts on adjacent properties, such as:



- **Traffic and Parking:** Increased residential density may lead to higher traffic volumes and parking demand. Mitigation measures, such as adequate parking provisions and traffic management plans, should be considered.
- **Privacy and Buffering:** Ensuring appropriate setbacks and landscaping can mitigate potential impacts on the privacy and aesthetics of neighboring properties.
- **Infrastructure Capacity:** Assessing the capacity of existing infrastructure, including water, sewer, and roads, is essential to accommodate the proposed development without adversely affecting nearby properties.

E. 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.

Yes, several existing and evolving conditions in The City of Stonecrest support the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1). These conditions align with the City of Stonecrest comprehensive planning objectives and reflect broader trends in land use and development.

- **Alignment with the Comprehensive Plan**

The City of Stonecrest's Comprehensive Plan sets forth a vision for sustainable growth, emphasizing the need for diverse housing options and the revitalization of underutilized properties. Rezoning to MR-1 supports this vision by facilitating the development of medium-density residential units, which are consistent with the city's goals for balanced development.

- **Proximity to Established and Emerging Residential Areas**

The subject property is situated near existing and planned residential developments, such as the Panola Park community. This proximity indicates a trend towards residential growth in the area, suggesting that medium-density housing would be compatible with and beneficial to the surrounding neighborhood.

- **Economic Considerations**

While the property is currently zoned O-I, which permits office and institutional uses, the market demand for such uses may be limited in this location. Rezoning to MR-1 could unlock higher-value residential development opportunities, potentially leading to increased property values and tax revenues, which align with the city's economic development objectives.

- **Infrastructure and Accessibility**

The property benefits from existing infrastructure, including road access and utilities, which can support medium-density residential development. The existing infrastructure



reduces the need for significant additional investment, making the proposed rezoning a practical and efficient use of resources.

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

The proposed rezoning site is not situated within a designated historic district or known archaeological site.

G. 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 rezoning is unlikely to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This assessment is based on the current infrastructure capacity and the scale of the proposed development.

- **Streets and Transportation** - The proposed MR-1 zoning is consistent with the City of Stonecrest efforts to improve transportation facilities and manage increased traffic volumes.
- **Utilities** - Major utility providers, including Georgia Power are upgrading their systems throughout Stonecrest to ensure sufficient capacity for both housing and business developments.
- **Schools** - The proposed development is expected to generate a modest number of school-age children, which is unlikely to significantly impact the capacity of local schools.

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

Given the City of Stonecrest commitment to environmental oversight and the absence of significant environmental constraints on the proposed site, the rezoning is not expected to adversely affect the environment or surrounding natural resources.

STAFF RECOMMENDATION

Staff is recommending APPROVAL with the following conditions:

1. The applicant shall submit a comprehensive traffic study to assess the potential impacts on local traffic patterns and determine the need for any necessary road improvements or traffic mitigation measures.
2. The applicant must provide documentation demonstrating that existing utilities, including water, sewer, and stormwater systems, have adequate capacity to support the proposed development. If deficiencies are identified, the applicant shall propose necessary upgrades.
3. The applicant shall implement measures to protect existing natural resources, including maintaining appropriate buffers and preserving mature trees where feasible.



4. A 50-foot-wide buffer with existing and new trees shall be maintained along the property's boundaries to minimize visual and environmental impacts on adjacent properties.
5. The development shall include provisions for pedestrian connectivity, such as sidewalks or pathways, to enhance accessibility and promote walkability within the community.
6. The applicant shall adhere to the city's architectural design standards to ensure that the development is aesthetically compatible with the surrounding area.
7. The applicant shall include a percentage of affordable housing units within the development to promote socioeconomic diversity and meet community needs.

PLANNING COMMISSION (PC) RECOMMENDATION – July 1, 2025.



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Amendment Application

PROPERTY			
Site Address(es): 2979 Klondike Road Stonecrest, GA		Parcel #: 16 138 01 002	Zip: 30038
Project Name (if applicable): N/A			
Current Zoning	Ol with conditions	Proposed Zoning	MR-1
Current Use	None	Proposed Use	Townhomes
OWNER INFORMATION			
Name:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Suite B, Clinton, MD 20735		
Email:	welyons@glencorservices.com	Phone:	301-704-5586
APPLICANT			
Name:	Hugh B. Delaney		
Address:	2245 Belliston Place, Knightdale, NC 27545		
Email:	hugh@d2constructionservices.com	Phone:	704-340-7623

AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Hugh B. Delaney		
Applicant's Signature:	<i>Hugh B. Delaney</i>	Date:	4-24-25

NOTARY

Sworn to and subscribed before me this 24 th Day of April, 2025			
Notary Public:	TAMIKA D. JOHNSON		
Signature:	<i>Tamika D. Johnson</i>	Date:	4/24/25
My Commission Expires Apr 16, 2028			



Amendment Application

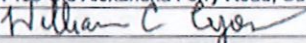
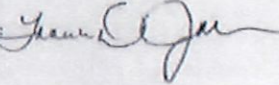
All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner

Name:	Glencor Services, Inc.		
Address:	7460 Old Alexandria Ferry Road, Suite B	City, State:	Clinton, Md
		Zip:	20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public:			
<div style="border: 1px solid black; padding: 5px; text-align: center;">TAMIKA D. JOHNSON Notary Public - State of Maryland Prince George's County My Commission Expires Apr 16, 2028</div>			

Additional Property Owner (if applicable)

Name:			
Address:		City, State:	
		Zip:	
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Additional Property Owner (if applicable)

Name:			
Address:		City, State:	
		Zip:	
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public:



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant			
Name:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State: Knightdale, NC	Zip: 27545
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public			

Applicant (If applicable)			
Name:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public			

Applicant (If applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public:



Campaign Disclosure Ordinance

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions *38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS
(Current through 2000 General Assembly)

36-67 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

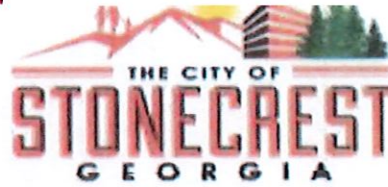
(code 1981, 36-67A-3, enacted by Ga. L. 1985, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes

☒ No

Applicant/Property Owner			
Name:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State:	Clinton, MD Zip: 20735
Signature:	<i>William C. Lyons</i>	Date:	4/25/28

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)




Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes

☒ No

Applicant/Property Owner			
Name:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State: Knightdale, NC	Zip: 27545
Signature:		Date:	4/24/25

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)

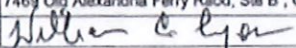


Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes

☒ No

Applicant/Property Owner			
Name:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Ste B, Clinton, Md 20735	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/25/25

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



GLENCOR
SERVICES, INC.

7469 Old Alexandria Ferry Road • Suite B • Clinton, Maryland 20735-1834
Tel.: 301-877-7770 • Fax: 301-877-7775 • www.GlencorServices.com

April 29, 2025

Re: Letter of Intent

Glencor Services, Inc. (GSI) is sending this letter to notify the City of Stonecrest of its intent to rezone the property located at 2979 Klondike Road. GSI seeks to rezone the property from Office-Institutional to MR-1.

The subject property's current zoning as Office/Institutional (**O/I**) is a spot zoning, unlike the surrounding parcels, which are either residential or multifamily. This zoning disparity is causing significant economic hardship, leading to the subject property's devaluation. GSI believes changing the zoning to MR-1 is appropriate since it falls in line with the future land use plan, the RC-Regional Center Future Lane use designation and it add values to the property.

Best Regards,

A handwritten signature in black ink that reads "William Cordell Lyons".

William Cordell Lyons

President, CEO



Legal Description

2979 Klondike Road – Tax ID: 16 138 01 002

Area=39,710 Square Feet or 0.912 Acres

All that tract or parcel of land lying and being in Land Lot 138, 16th District, DeKalb County, City of Stonecrest, Georgia, being particularly described as follows.

To find the Point of Beginning commence at the westerly R/W line of Klondike Road (R/W varies) and the northerly R/W line of Arabian Terrace (50' R/W); THENCE leaving said westerly R/W line of Klondike Road North 83 degrees 53 minutes 26 seconds West a distance of 196.48 feet to a point.

THENCE North 03 degrees 38 minutes 46 seconds East a distance of 33.08 feet to a 3/8" rebar found.

THENCE North 03 degrees 38 minutes 46 seconds East a distance of 166.92 feet to a nail found.

THENCE South 84 degrees 08 minutes 06 seconds East a distance of 200.11 feet to a point on the westerly R/W line of Klondike Road.

THENCE along said westerly R/W line of Klondike Road South 04 degrees 41 minutes 29 seconds West a distance of 200.73 feet to the Point of Beginning.



The rezoning will not adversely affect any historical buildings or archeological resources as the property is not classified as a historical site.

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

Rezoning the property to MR-1 is in line with the RC - Regional Center future land use. By adhering to the future land use plan the property would be within the projected traffic patterns, expected growth, and expected population growth of the area. Therefore, the proposed zoning will not negatively impact existing streets due to the limited amount of townhome density allowed under the MR-1 zoning, the limited number of families occupying these spaces, thus limiting the impact on school enrollment.

The following items may be required:
(Review provided thresholds for applicability)

- Traffic Impact Study: **Project does not meet minimal requirements for traffic study therefore a traffic study is not required.**
 - Development of Regional Impact Review: **NA**
 - Environmental Impact Report: **NA**
 - DeKalb County Department of Watershed Management Capacity Letter **NA**
 - DeKalb County School Capacity Letter (for 10 residential dwellings/units or more) **NA**
1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak			P.M. Peak		
		Total	In	Out	Total	In	Out	Total
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112	135
Townhouse (230)	200 Units	1,157	15	75	90	71	35	106
TOTAL		1,939	110	88	198	94	147	241

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/ Var	Minimum Size for 100 Peak Hour Trips
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Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

June 12, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Planning and Zoning Staff – Felleshia Blair

Community Development Director Shawanna Qawiy, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT– Felleshia Blair

III. Item(s) of Discussion:

PETITION:	RZ25-001
PETITIONER:	Bobby Bullard of Bullard Land Planning
LOCATION:	1455 Rogers Lake Rd
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Bobby Bullard, the applicant, came up to speak. He stated that this application was sent through a full-cycle deferment at the April 28, 2025, Mayor and City Council Meeting, and also mentioned that the planning/zoning department recommended denial of the application in their staff report. He has met with two of the council members to see what product would be beneficial for the owner of the property as well as the city. The project was originally proposed to be solely a townhome development, but instead, they are proposing duplexes. The development will also feature amenities such as a playground and a community garden.

The public was given time to ask questions. There was no one to make a comment.

PETITION:	RZ25-003
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Hugh Delaney, the applicant, came up to speak. He stated that rezoning the property would provide a more economical use for the property and would contribute to increasing the tax base in the area. The owner of the property would like to develop eight townhomes on the property. The development would provide a good residential mix in the area.



CITY OF STONECREST, GEORGIA

The public was given time to ask questions.

Ms. Vetra, a resident who lives near the site of the proposed development, asked where the access point of the development will be located

Antionette Rivers, a resident, stated that the proposed development will lead to congestion in the area. She also commented on the smaller size of the proposed townhomes and asked about the price point. She mentioned that she has lived in the area for a while, and with the expansion of her neighborhood and the surrounding developments, the area now has less of a country feel. Lastly, she asked if the development will be on sewer or septic.

Hugh Delaney informed that there isn't a definitive price point determined for the homes yet, and that they will be on sewer.

Anna Randolph, a resident, stated that she is concerned about traffic coming into her neighborhood, the garbage dumpster on the property drawing in animals, if there will be a buffer between the existing developments, another planned development in the area, traffic, and the access points to the development.

Tameika Jared, a resident, stated that she is also concerned about the traffic the development will produce. She also asked about the completion of the neighboring development, sidewalks, trees, and an additional access point.

Fellisha Blair, planner, stated that there are standards that applicants who are seeking to develop must abide by, including adding sidewalks and landscaping.

PETITION:	ZM25-002
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site for a proposed townhome development.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. They would like to remove all of the conditions to move forward with their proposed development.

The public was given time to ask questions.

Anna Randolph, a resident, asked if the conditions could stay in place, more specifically, the condition that addresses traffic.

Antionette Rivers, a resident, mentioned her concern about the property's size and the number of townhomes proposed to be on the lot.

Hugh Delaney, the applicant, stated that he will try to have the developer for the townhomes at the next meeting to provide information about them specifically.

PETITION:	SLUP25-002
PETITIONER:	Lydia Nicholas of Oasis Personal Care Home
LOCATION:	5284 Salem Springs Place
PETITIONER'S REQUEST:	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Lydia Nicholas, the applicant, stated that she currently works in the ICU department, and her experiences with her patients at her facility illustrate why her proposed use is needed for the elderly population. She stated that it will not be a nursery home, but is more of a matter of companionship. It was also stated that six residents can live in the home and that they will be assisted with their nutrition, socializing, and will participate in activities.

Ramona Eversley, Senior Planner, asked the applicant about the number of restrooms in the home, the number of floors the home has, additional staff, and if the HOA allows this use.

Lydia Nicholas, the applicant, replied that there are three restrooms, a stair lift will be installed for the residents to access the



CITY OF STONECREST, GEORGIA

second floor, there will be one additional staff member, and that there is no HOA.

The public was given time to ask questions.

Desiree Ambrose, a resident, stated she has lived in the subdivision for 27 years and is not happy about the proposal. She stated that this business should be in a commercial area. Ms. Ambrose also asked the applicant how frequently she would be on the property.

Lydia Nicholas, the applicant, stated that her business will not change the "outlook" of the community and that the building will remain residential. She also stated that she recently bought the property to live in. It was also stated that there will be no signs or traffic.

Wanda Carr, a resident, stated that she lives two minutes away from the proposed personal care home and that she opposes the application. There has been a steady decline in the upkeep of the neighborhood due to investors buying properties and squatters. This business will open the door to more businesses operating in the area.

Brenda Whitehead, a resident, stated that she opposes the business. This location is not a fit for this type of business. She also questioned if it would be safe for the elderly residents to participate in activities such as walking on the road.

Maurice McFarland, a resident, stated that this business will affect the community's property values and those who currently reside in the area. He stated that he assisted with repairing the home and is fully aware of its makeup. It was also expressed that this is all done solely to make money.

Lydia Nicholas, the applicant, clarified that the business will not change the outlook of the neighborhood and that she would like to make an impact on the community. She also stated that the home has more than enough space for the residents.

PETITION:	TMOD25-003
PETITIONER:	The City of Stonecrest
LOCATION:	City-Wide
PETITIONER'S REQUEST:	The City of Stonecrest is seeking approval to modify Chapter 27 ZONING ORDINANCE.

Ellis Still, Deputy Director of Planning & Zoning, stated that the city is petitioning to update terms in Chapter 27 Zoning Ordinance to align with the department structure of the city. All decisions for the planning and zoning division will be made by the Community Development Director.

The public was given time to ask questions. There was no one to make a comment.

IV. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

APPROVED:	<i>Ellis Still</i>	6/25/2025
DIRECTOR, PLANNING & ZONING		DATE
ATTEST:	<i>Cobi Brown</i>	6/25/2025
SECRETARY		DATE



SPECIAL LAND USE PERMIT ANALYSIS

Prepared By: Ellis Still, Deputy Director

Petition Number: SLUP 25-002

Applicant: Lydia Nicholas
5284 Salem Springs Place
Lithonia, GA 30038
lydiann88@gmail.com

Property Owner: Lydia Nicholas
5284 Salem Springs Place
Lithonia, GA 30038
lydiann88@gmail.com

Project Location: 5284 Salem Springs Plance (Parcel ID 16 045 03 057)

District: 4 – Mayor Pro Tem George Turner

Acreage: +/- 0.24 acres

Existing Zoning: RSM (Small Lot Residential Mix) District

Overlay: None

Future Land Use: Suburban (SUB)

Proposed Development/Request: The applicant is seeking to operate a Type 2 Home Occupation for a Personal Care Home.

CPIM: March 23, 2025

Planning Commission: July 1, 2025

Mayor & City Council: July 28, 2025

Sign Posted/ Legal Ad(s) submitted: March 23, 2025

Staff Recommendations: **DENIAL**

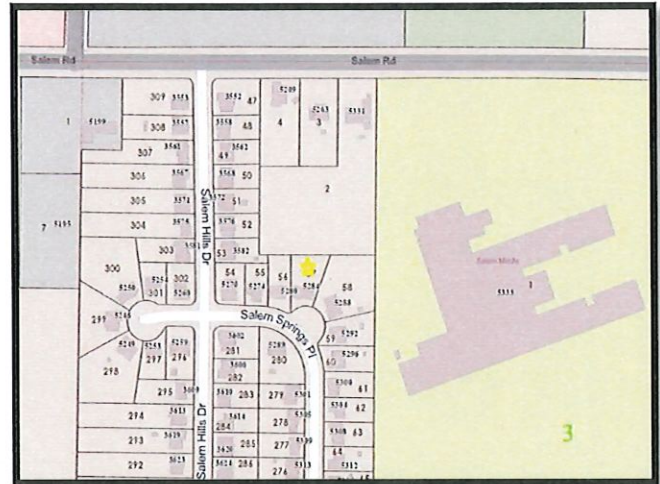
Planning Commission: **TBD**

PROJECT OVERVIEW

Location

The subject property is located at 5284 Salem Springs Place, Stonecrest, GA 30038. The property is near Salem Middle School and close to the intersection of Salem Road and Panola Road. Salem Road is classified as a collector road.

The property zoned RSM (Small Lot Residential Mix) zoning district, and the surrounding properties are zoned RSM (Small Lot Residential Mix) and R-100 (Residential Med. Lot).



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Med Lot) District	Residential (Single Family Home)
Adjacent: West	RSM (Small Lot) Residential District	Residential (Single Family Home)
Adjacent: East	RSM (Small Lot Residential) District	Residential (Single Family Home)
Adjacent: South	R-100 (Residential Med Lot) District	Residential (Single Family Home)



Background

The subject property is located in the Salem Hills Subdivision and was built in 1999.

The property was constructed as a single-family home consisting of 5 bedrooms and 2.5 bathrooms, according to the floor plan submitted by the applicant. The property is currently vacant and was recently purchased by Ms. Lydia Nicholas. The proposed request is to establish a Personal Care Home at this location. If approvals are rendered the applicant will be required to meet the local and state licensing requirements from the State of Georgia as part of the approval process to obtain a business license.

According to the City Council [DIVISION 12. Section 2.12.1](#) the purpose and intent of establishing the RSM (Small Lot Residential Mix) District is as follows: A. To provide for the creation of For Sale residential neighborhoods that allow a mix of single-family attached and detached housing options; B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods; C. To implement the future development map of the city's comprehensive plan.



DIVISION 2. - SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.19. - Child daycare facility (up to six children), or child daycare center (seven or more children).

Sec. 4.2.41. - Personal care homes and child caring institutions.

A. Personal care homes, general requirements.

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.
2. Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia before beginning to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
3. No personal care home may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
4. Personal care homes may apply for an FHA Accommodation Variance as provided for in section 7.5.9 of this chapter.
5. No city permit for the operation of the personal care home shall be transferable.

B. Personal care home, group (up to six persons).

1. Two copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each group personal care home must provide at least four parking spaces within a driveway, garage or carport and must comply with any applicable requirements in article 6.
3. The home must be at least 1,800 sq. ft in size.
4. In order to prevent institutionalizing residential neighborhoods, no group personal care home located in a residential zoning district may be operated within 1,000 feet of any other group personal care home. The 1,000-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

C. Personal care home, (seven or more persons).

1. Two copies of complete architectural plans for the subject community personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each community personal care home must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.



Caption: An example Suburban Neighborhood Land Use in Stonecrest, GA

Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

Use Descriptions: SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

Maximum Density, Units/Acre: 4 to 8 du/ac

Permitted Districts: OI, OIT, NS, RSM, R100, R85, R75, R60, RNC

Zoning Classifications Legend

C-1: Local Commercial

C-2 General Commercial

HR-1: High-density Residential 1

HR-1: High-density Residential 2

HR-1: High-density Residential 3

M: Light Industrial

M-2 Heavy Industrial

MR-1: Medium-density Residential 1

MR-2: Medium-density Residential 2

MU-1: Mixed-use Low Density

MU-2: Mixed-use Low-Medium Density

MU-3: Mixed-use Medium Density

MU-4: Mixed-use High Density

MU-5: Mixed-use Very High Density

NS: Neighborhood Shopping

OD: Office-distribution

OI: Office-Institutional

OIT: Office-Institutional Transitional

R-60: Residential Medium Lot-60

R-75: Residential Medium Lot-85

R-85: Residential Medium Lot-85

R-100: Residential Medium Lot-100

RE: Residential Estate

RLG: Residential Large Lot

RNC: Residential Neighborhood Conservation

RSM: Small Lot Residential Mix

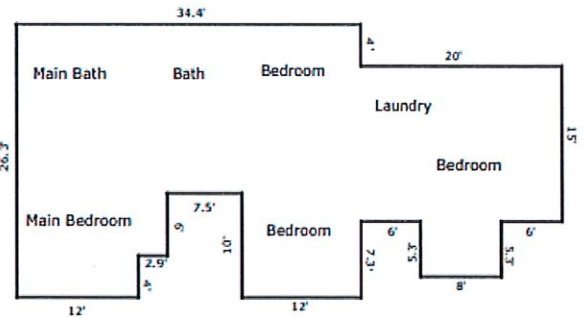
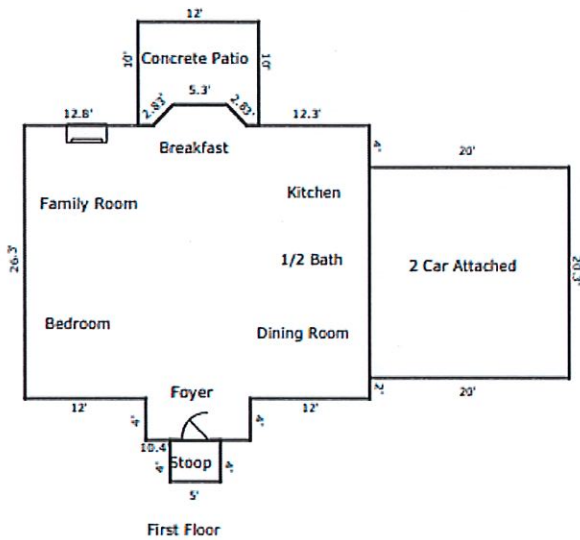


Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in May. The Community Planning Information Meeting (CPIM) was held on June 12, 2025, at 6:00 pm at city hall. There were eight (8) residents in attendance that spoke at the meeting. Their concerns included: neighborhood character, safety, parking, and the property being used as a commercial use.



Floor Plan



Second Floor

TOTAL Sketch by a la mode

Area Calculations Summary



SLUP 25-002

ADDRESS: 5284 Salem Springs Place

CURRENT ZONING: RSM (Small Lot Residential Mix) District

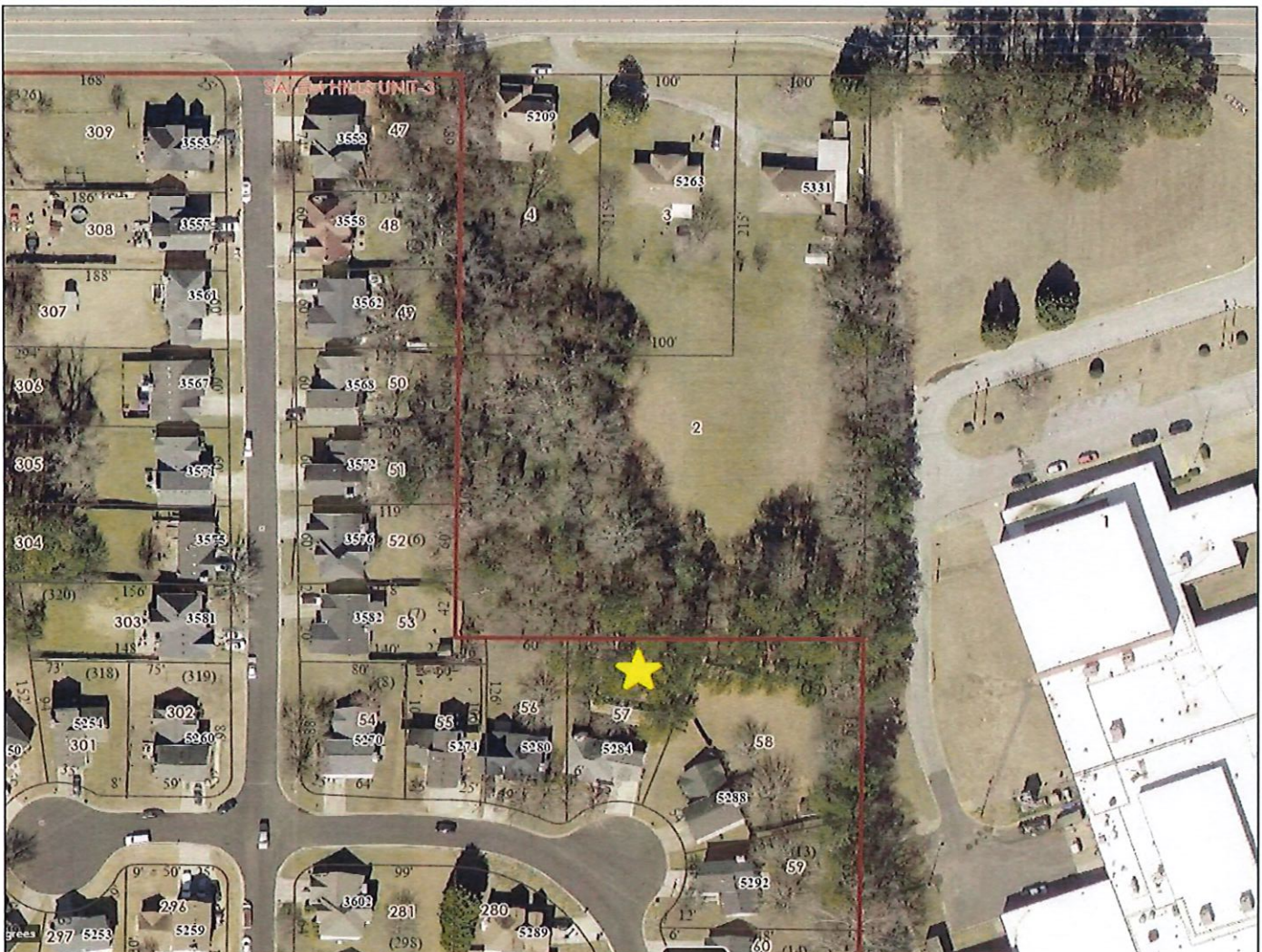
OVERLAY: None

FUTURE LAND USE: Suburban (SUB)



Subject Property

Aerial Map





Zoning Map



Legend



RSM - Small Lot Residential Mix

Future Land Use Map



Legend



Suburban



STANDARDS OF REZONING REVIEW

Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff analysis.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The property was developed in 1999 as a single-family dwelling. The subject property consists of approximately +/- 0.24 acres (10,455 SF) of residentially zoned land. The lot has a sizeable backyard that would be adequate, and the structure meets all setbacks and lot dimensional requirements as per Division 2, Section 2.2.1 – Dimensional Requirements. The lot has adequate parking spaces for four vehicles. The house floor plan indicates that the home has 2,121 square feet of enclosed floor space consisting of 4 bedrooms upstairs and 1 bedroom downstairs. There are 2 full bathrooms upstairs and a 1/2 bath downstairs.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

According to the City of Stonecrest Zoning Ordinance, Section 2.12.2 Permitted and Special Land Uses, the proposed use requires a Special Land Use Permit to be allowed in the RSM (Small Lot Residential Mix) zone district. There is another registered personal care home on Salem Road approximately 3,500 feet away (*as the crow fly*) The zoning ordinance requires the uses to be at least 1,000 feet apart. The applicant's floor plan shows 5 bedrooms with 4 bedrooms potentially being available for rent. The applicant stated that there would be 2 people per room which could have a total of 9 people in the home. This would not be compatible with the land uses of other properties in the area.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The property is located off Salem Road, which is a collector street with access to existing developed public facilities and utilities in place.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

Salem Road is an existing roadway with approximately 75 feet of public right-of-way width. There is adequate traffic-carrying capacity along the roadway.



- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The property has the capacity to have 9 people living in the home which could increase the amount of traffic and the number of vehicles. The increase could potentially come from the residents of the personal care home or the families of the people in the home visiting. There are no sidewalks in the neighborhood which will affect traffic as vehicular traffic will have to share the streets with pedestrian traffic. There is also on-street parking that will affect vehicular traffic as well as there could be residents of the personal care home that have a vehicle which will further increase the amount of on-street parking and volume of traffic. The existing residential land use located in the area could be adversely affected by the character of the vehicles or volume of traffic changes that will occur.

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

Adequate ingress and egress currently exist in the community. There are no sidewalks available for pedestrian mobility which could cause a safety issue. There is on-street parking in the neighborhood which is currently a safety issue for the residents. There are concerns from residents that fire safety vehicles and other emergency vehicles are not able to freely navigate the community. Additional vehicles have the potential to add to an already existing problem.

Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

It cannot be determined at this time whether the proposed use will adversely impact adjoining land uses by reason of noise, smoke, odor, dust, or vibration generated by the proposed personal care home.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

The proposed use hours of operation should not create adverse impacts upon any adjoining land use. The proposed residents will be senior and usually peaceable.

- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The proposed use could adversely impact any adjoining land use by reason of manner of operation. The property is a single-family dwelling proposing to operate a personal care home with the potential to have 9 people living in the home.

- I. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

For the proposed use to be consistent with the requirements outlined in the zoning district, the approval of a Special Land Use Permit (SLUP) is required.



J. Whether the proposed use is consistent with the policies of the comprehensive plan.

The use is consistent with the policies of the comprehensive plan and is permitted by the zoning ordinance with a special land use permit. The comprehensive plan states “*those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility.*” The existing structure was developed as a traditional suburban land use pattern.

K. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The proposed use would be in an existing neighborhood and would not require a buffer because the use is residential.

L. Whether there is adequate provision of refuse and service areas.

There are currently refuse and services provided for the community. The use would not change any of the current services.

M. Whether the length of time for which the special land use permit is granted should be limited in duration.

The Special Land Use Permit will be granted to the applicant for the requested use and is not transferable. If the uses is discontinued or another applicant applies for the same use at this address, the existing permit will expire.

N. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The size, scale and mass of the proposed development are appropriate in relation to the size of the subject property and in relation to the size and scale of the adjacent and nearby lots and homes.

O. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no historical buildings or archeological resources that staff are aware of in the area.

P. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use does or can meet the requirements of the supplemental regulations.

Q. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of building height. The building height is not proposing to change with this request.



-
- R. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use could potentially be a conflict with the community as a whole by the number of people residing at the home and the potential for an increase in on-street parking. The use would not be compatible with the neighborhood and could be in conflict with the overall objective of the comprehensive plan.

STAFF RECOMMENDATION

Staff has concerns about the layout of the home and whether or not the home will be conducive for the activities and living access of seniors. This includes the number of bathrooms available to the residents and the majority of the bedrooms being located on the upstairs level of the house. Staff has concerns about the potential number of people that could be residing in the home, the potential for increased on-street parking and traffic and the use not being a good fit in the neighborhood.

Staff recommend **DENIAL** of the special land use permit.

PLANNING COMMISSION RECOMMENDATION – July 28, 2025

TBD



Attachment(s): SLUP 24-006 Application Materials

Amendment Application

All applications and plans must be submitted through the
[Citizenserve Online Portal](#)



Amendment Application

PROPERTY		
Site Address(es): 5284 Salem Springs Pl, Lithonia, GA 30038	Parcel #: 160450357	Zip: 30038
Project Name (If applicable):		
Current Zoning: RSM	Proposed Zoning:	
Current Use: Residential Home	Proposed Use: Personal Care home	
OWNER INFORMATION		
Name:	Lydia Nicholas	
Address:	5284 Salem Springs Place, Lithonia, GA 30038	
Email:	lydiann58@gmail.com	Phone: 404-740-9816
APPLICANT		
Name:	Lydia Nicholas	
Address:	5284 Salem Springs Place, Lithonia, GA 30038	
Email:	lydiann58@gmail.com	Phone: 404-740-9816

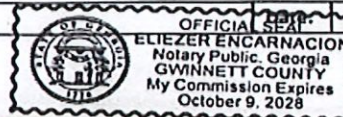
AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name: LYDIA NICHOLAS
Applicant's Signature: Date: 4.18.2025

NOTARY

Sworn to and subscribed before me this 18 Day of April 20 25
Notary Public: Eliezer Encarnacion
Signature:





Amendment Application

All applications and plans must be submitted through the
[Citizenserve Online Portal](#)



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner			
Name:	LYDIA NICHOLAS		
Address:	5284 Salem Springs Place	City, State:	Lithonia, GA Zip: 30038
Signature:		Date:	4.16.2025
Sworn to and subscribed before me this <u>18</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public:			

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner

Name:	OKLA NICHOLAS		
Address:	5284 SALEM SPRING PLACE	City, State:	LITHONZA GA Zip: 30038
Signature:		Date:	4/29/2025
Sworn to and subscribed before me this 29th day of April, 2025			
Notary Public:			

Additional Property Owner (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Additional Property Owner (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Feb 4, 2025

The City of Stonecrest
Lithonia, Dekalb County
Georgia

Dear Sir/Madam,

I hope this letter finds you well. I am writing to formally express my intent to open a personal care home at the address 5284 Salem Springs Place, Lithonia, GA 30038. After thorough consideration and research, I am confident that this location will serve as an ideal site to provide high-quality care and services for senior citizens and individuals in need of assistance with daily living activities.

The personal care home I plan to establish will focus on promoting independence, safety, and overall well-being for our residents, offering a supportive environment that respects the dignity and privacy of each individual. My goal is to create a welcoming and nurturing community where seniors can thrive, engage in meaningful activities, and receive the care they deserve.

Key features of the facility will include:

- Spacious, accessible living quarters tailored to meet the needs of seniors.
- On-site healthcare services, including nursing assistance, medication management, and emergency support.
- Social and recreational activities designed to enhance the physical, mental, and emotional health of residents.
- 24/7 support staff to ensure safety, comfort, and personalized care.

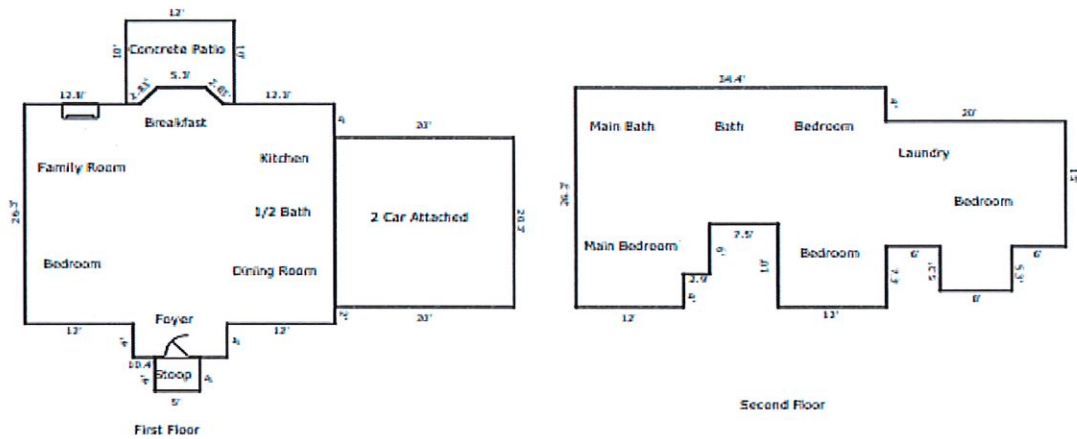
In compliance with all local zoning regulations, licensing requirements, and safety standards, I will ensure that the home meets all necessary codes and guidelines to operate as a personal care facility. I have begun the process of securing all relevant permits and certifications, and I am committed to working closely with local authorities to ensure the smooth establishment and operation of the care home.

I would appreciate the opportunity to meet with you to discuss the specifics of my plan and any additional steps I need to take to proceed with the application and approval process. Please feel free to contact me at 4047409816 or via email at lydiann88@gmail.com to schedule a meeting or provide further information on the requirements.



Thank you for your time and consideration. I look forward to your support and the opportunity to contribute to the well-being of our community through this important endeavor.

Sincerely,
Lydia Nicholas
Owner



TOTAL Sketch by a la made

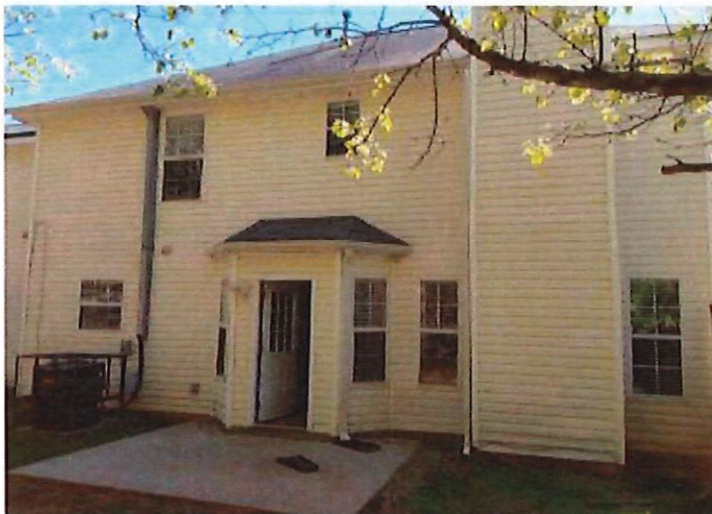
Area Calculations Summary

Living Area		Calculation Details	
First Floor	960.92 Sq ft	$0.5 \times 2 \times 2 = 2$	
		$0.5 \times 2 \times 2 = 2$	
		$5.3 \times 2 = 10.6$	
		$10.4 \times 4 = 41.6$	
		$34.4 \times 26.3 = 904.72$	
Second Floor	1160.52 Sq ft	$8 \times 5.3 = 42.4$	
		$15 \times 20 = 300$	
		$34.4 \times 16.3 = 560.72$	
		$10 \times 12 = 120$	
		$6 \times 2.9 = 17.4$	
		$10 \times 12 = 120$	
Total Living Area (Rounded):	2121 Sq ft		
Non-living Area			
Concrete Patio	105.4 Sq ft	$12 \times 8 = 96$	
		$2 \times 1.5 = 3$	
		$0.5 \times 2 \times 2 = 2$	
		$2 \times 1.2 = 2.4$	
		$0.5 \times 2 \times 2 = 2$	
2 Car Attached	406 Sq ft	$20 \times 20.3 = 406$	
Concrete Patio	20 Sq ft	$5 \times 4 = 20$	



SUBJECT FRONT

5284 Salem Springs Pl
Sales Price 294,900
G.L.A. 2,121
Tot. Rooms 8
Tot. Bedrms. 5
Tot. Bathrms. 2.1
Location N. Salem Hills;
View N. Res;
Site 10367 sf
Quality Q4
Age 26



SUBJECT REAR



SUBJECT STREET

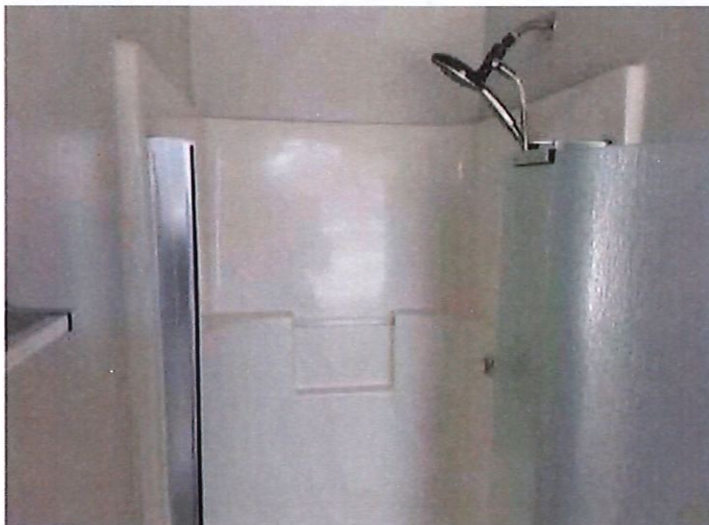


Main Bedroom

5284 Salem Springs Pl
 Sales Price 294,900
 G.L.A. 2,121
 Tot. Rooms 8
 Tot. Bedrms. 5
 Tot. Bathrms. 2.1
 Location N. Salem Hills
 View N. Res.
 Site 10367 sf
 Quality Q4
 Age 26



Main Bath



Main Bath



Bath

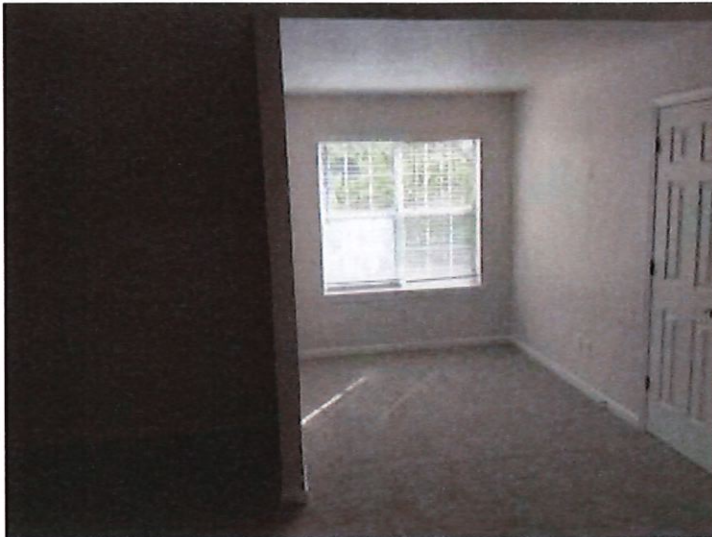
5284 Salem Springs Pl
Sales Price 284,900
G.L.A. 2,121
Tot. Rooms 8
Tot. Bedrms. 5
Tot. Bathrms. 2.1
Location N. Salem Hills;
View N. Res;
Site 10367 sf
Quality Q4
Age 26



Bedroom

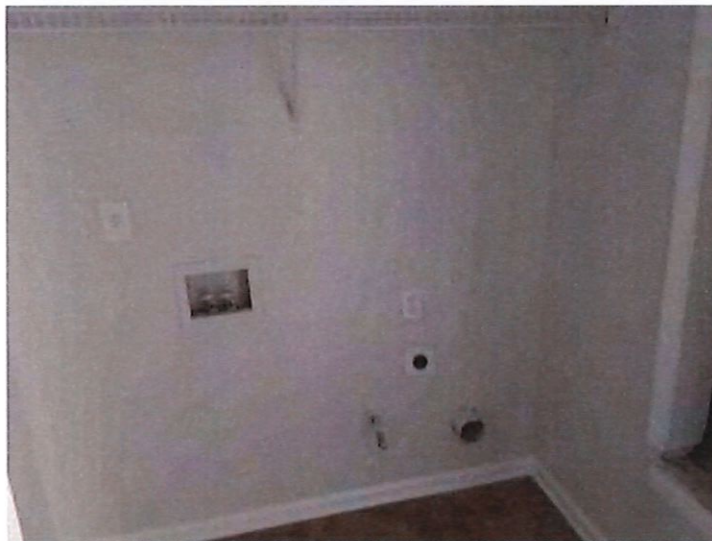


Bedroom



Bedroom

5284 Salem Springs Pl
 Sales Price 294,900
 G.L.A. 2,121
 Tot. Rooms 8
 Tot. Bedrms. 5
 Tot. Bathrms. 2.1
 Location N. Salem Hills;
 View N. Res;
 Site 10367 sf
 Quality Q4
 Age 26



Laundry



Bedroom



Family Room

5284 Salem Springs Pl
 Sales Price 294,900
 G.L.A. 2,121
 Tot. Rooms 8
 Tot. Bedrms. 5
 Tot. Bathrms. 2.1
 Location N. Salem Hills;
 View N. Res;
 Site 10367 sf
 Quality Q4
 Age 26



Breakfast



Kitchen

Form PIC4X6.SI - "TOTAL" appraisal software by s la mode, inc. - 1-800-ALAMODE



1/2 Bath

5284 Salem Springs Pl
 Sales Price 294,900
 G.L.A. 2,121
 Tot. Rooms 8
 Tot. Bedrms. 5
 Tot. Bathrms. 2.1
 Location N. Salem Hills;
 View N. Res;
 Site 10367 sf
 Quality Q4
 Age 26



Dining Room



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

June 12, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Planning and Zoning Staff – Felleshia Blair

Community Development Director Shawanna Qawi, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT: Felleshia Blair

III. Item(s) of Discussion:

PETITION: RZ25-001
PETITIONER: Bobby Bullard of Bullard Land Planning
LOCATION: 1455 Rogers Lake Rd
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Bobby Bullard, the applicant, came up to speak. He stated that this application was sent through a full-cycle deferment at the April 28, 2025, Mayor and City Council Meeting, and also mentioned that the planning/zoning department recommended denial of the application in their staff report. He has met with two of the council members to see what product would be beneficial for the owner of the property as well as the city. The project was originally proposed to be solely a townhome development, but instead, they are proposing duplexes. The development will also feature amenities such as a playground and a community garden.

The public was given time to ask questions. There was no one to make a comment.

PETITION: RZ25-003
PETITIONER: Hugh Delaney of D2 Construction Services
LOCATION: 2979 Klondike Road
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Hugh Delaney, the applicant, came up to speak. He stated that rezoning the property would provide a more economical use for the property and would contribute to increasing the tax base in the area. The owner of the property would like to develop eight townhomes on the property. The development would provide a good residential mix in the area.



CITY OF STONECREST, GEORGIA

The public was given time to ask questions.

Ms. Vetra, a resident who lives near the site of the proposed development, asked where the access point of the development will be located.

Antionette Rivers, a resident, stated that the proposed development will lead to congestion in the area. She also commented on the smaller size of the proposed townhomes and asked about the price point. She mentioned that she has lived in the area for a while, and with the expansion of her neighborhood and the surrounding developments, the area now has less of a country feel. Lastly, she asked if the development will be on sewer or septic.

Hugh Delaney informed that there isn't a definitive price point determined for the homes yet, and that they will be on sewer.

Anna Randolph, a resident, stated that she is concerned about traffic coming into her neighborhood, the garbage dumpster on the property drawing in animals, if there will be a buffer between the existing developments, another planned development in the area, traffic, and the access points to the development.

Tameika Jared, a resident, stated that she is also concerned about the traffic the development will produce. She also asked about the completion of the neighboring development, sidewalks, trees, and an additional access point.

Fellisha Blair, planner, stated that there are standards that applicants who are seeking to develop must abide by, including adding sidewalks and landscaping.

PETITION:	ZM25-002
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site for a proposed townhome development.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. They would like to remove all of the conditions to move forward with their proposed development.

The public was given time to ask questions.

Anna Randolph, a resident, asked if the conditions could stay in place, more specifically, the condition that addresses traffic.

Antionette Rivers, a resident, mentioned her concern about the property's size and the number of townhomes proposed to be on the lot.

Hugh Delaney, the applicant, stated that he will try to have the developer for the townhomes at the next meeting to provide information about them specifically.

PETITION:	SLUP25-002
PETITIONER:	Lydia Nicholas of Oasis Personal Care Home
LOCATION:	5284 Salem Springs Place
PETITIONER'S REQUEST:	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Lydia Nicholas, the applicant, stated that she currently works in the ICU department, and her experiences with her patients at her facility illustrate why her proposed use is needed for the elderly population. She stated that it will not be a nursery home, but is more of a matter of companionship. It was also stated that six residents can live in the home and that they will be assisted with their nutrition, socializing, and will participate in activities.

Ramona Eversley, Senior Planner, asked the applicant about the number of restrooms in the home, the number of floors the home has, additional staff, and if the HOA allows this use.

Lydia Nicholas, the applicant, replied that there are three restrooms, a stair lift will be installed for the residents to access the



CITY OF STONECREST, GEORGIA

second floor, there will be one additional staff member, and that there is no HOA.

The public was given time to ask questions.

Desiree Ambrose, a resident, stated she has lived in the subdivision for 27 years and is not happy about the proposal. She stated that this business should be in a commercial area. Ms. Ambrose also asked the applicant how frequently she would be on the property.

Lydia Nicholas, the applicant, stated that her business will not change the "outlook" of the community and that the building will remain residential. She also stated that she recently bought the property to live in. It was also stated that there will be no signs or traffic.

Wanda Carr, a resident, stated that she lives two minutes away from the proposed personal care home and that she opposes the application. There has been a steady decline in the upkeep of the neighborhood due to investors buying properties and squatters. This business will open the door to more businesses operating in the area.

Brenda Whitehead, a resident, stated that she opposes the business. This location is not a fit for this type of business. She also questioned if it would be safe for the elderly residents to participate in activities such as walking on the road.

Maurice McFarland, a resident, stated that this business will affect the community's property values and those who currently reside in the area. He stated that he assisted with repairing the home and is fully aware of its makeup. It was also expressed that this is all done solely to make money.

Lydia Nicholas, the applicant, clarified that the business will not change the outlook of the neighborhood and that she would like to make an impact on the community. She also stated that the home has more than enough space for the residents.

PETITION:	TMOD25-003
PETITIONER:	The City of Stonecrest
LOCATION:	City-Wide
PETITIONER'S REQUEST:	The City of Stonecrest is seeking approval to modify Chapter 27 ZONING ORDINANCE.

Ellis Still, Deputy Director of Planning & Zoning, stated that the city is petitioning to update terms in Chapter 27 Zoning Ordinance to align with the department structure of the city. All decisions for the planning and zoning division will be made by the Community Development Director.

The public was given time to ask questions. There was no one to make a comment.

IV. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

APPROVED: *Ellis Still*
DIRECTOR, PLANNING & ZONING

6/25/2025
DATE

ATTEST:

SECRETARY

DATE



ZONING MODIFICATION

Prepared By: Ramona Eversley, Senior Planner

Petition Number: ZM25-000002

Applicant: Hugh B. Delaney
hugh@d2constructionservices.com

Property Owner: Glencor Services Inc.
7469 Old Alexandria Ferry Rd. #B
Clinton, MD

Project Location: 2979 Klondike Road, Lithonia, GA 30038
Parcel ID [16 138 01 002](#)

District: 1 – Councilwoman Tara Graves

Acreage: +/- 0.97 acres

Existing Zoning: OI- Office-Institutional

Proposed Zoning: MR-1

Overlay: n/a

Future Land Use: SUB - Suburban

Proposed Development/Request: The applicant is requesting to amend the approved conditions defined in Dekalb County case number CZ-08014586.

1. Approval is based on the submitted site plan.
2. Access is restricted to the internal roadways of the development to the north of the project site.
3. No curb cut access from the site to Klondike Road will be permitted.
4. A 20-foot landscape strip along Klondike Road is required to screen the parking areas from view.

CPIM: June 12, 2025

Planning Commission: July 1, 2025

Mayor & City Council: July 28, 2025

Sign Posted/ Legal Ad(s) submitted:

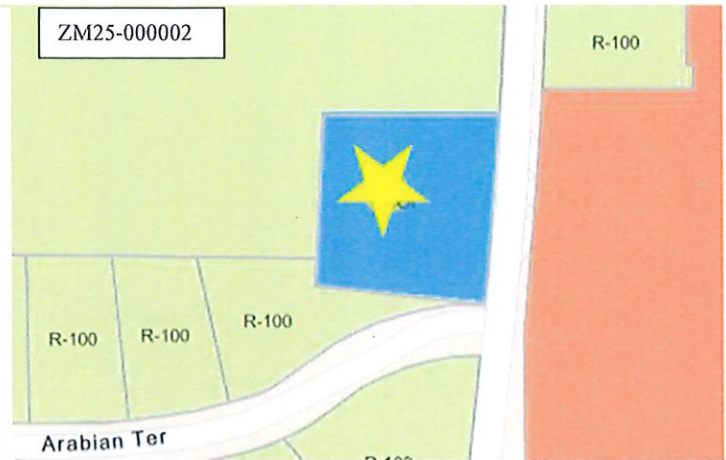
Staff Recommendations: DENIAL

Planning Commission: TBD

PROJECT OVERVIEW

Location

The subject property is situated along Klondike Road, a major arterial road in Stonecrest, with a parcel identification of 16 138 01 002. The subject properties are currently vacant in a wooded area. The property abuts R-100 Districts to the north, south and west, and MR-1 (Med Residential – 1) to the East.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Med Lot) District	Proposed Townhomes
Adjacent: West	R-100 (Residential Med Lot) District	Single Family Residential
Adjacent: East	MR-1 (Med Density Residential)	Wesley Providence
Adjacent: South	R-100 (Residential Med Lot) District	Single Family Residential

Background

The City of Stonecrest Zoning Map has the property zoned OI (Office- Institutional) District. The property is 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 16 138 01 002 (2979 Klondike Road) from OI (Office – Institutional) to MR-1 (Medium Density Residential – 1).





Caption: An example Suburban
Neighborhood Land Use in Stonecrest, GA

Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

Use Descriptions: SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

Maximum Density, Units/Acre: 4 to 8 du/ac

Permitted Districts: OI, OIT, NS, RSM, R100, R85, R75, R60, RNC

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in May 2025. There was a Community Planning Information Meeting (CPIM) held on June 12, at 6:00 p.m. at city hall. There were six attendees who voiced several concerns regarding the development. Residents expressed apprehension about increased traffic congestion, potential spring water issues underground, and the absence of sidewalks. They also highlighted the need for road widening to accommodate adequate turning space and raised concerns that the townhomes might be rented out rather than owner-occupied. Additionally, there were fears about potential future crime and the belief that the area may be too small to support townhome development.



ZM25- 002

ADDRESS: 2979 Klondike Road

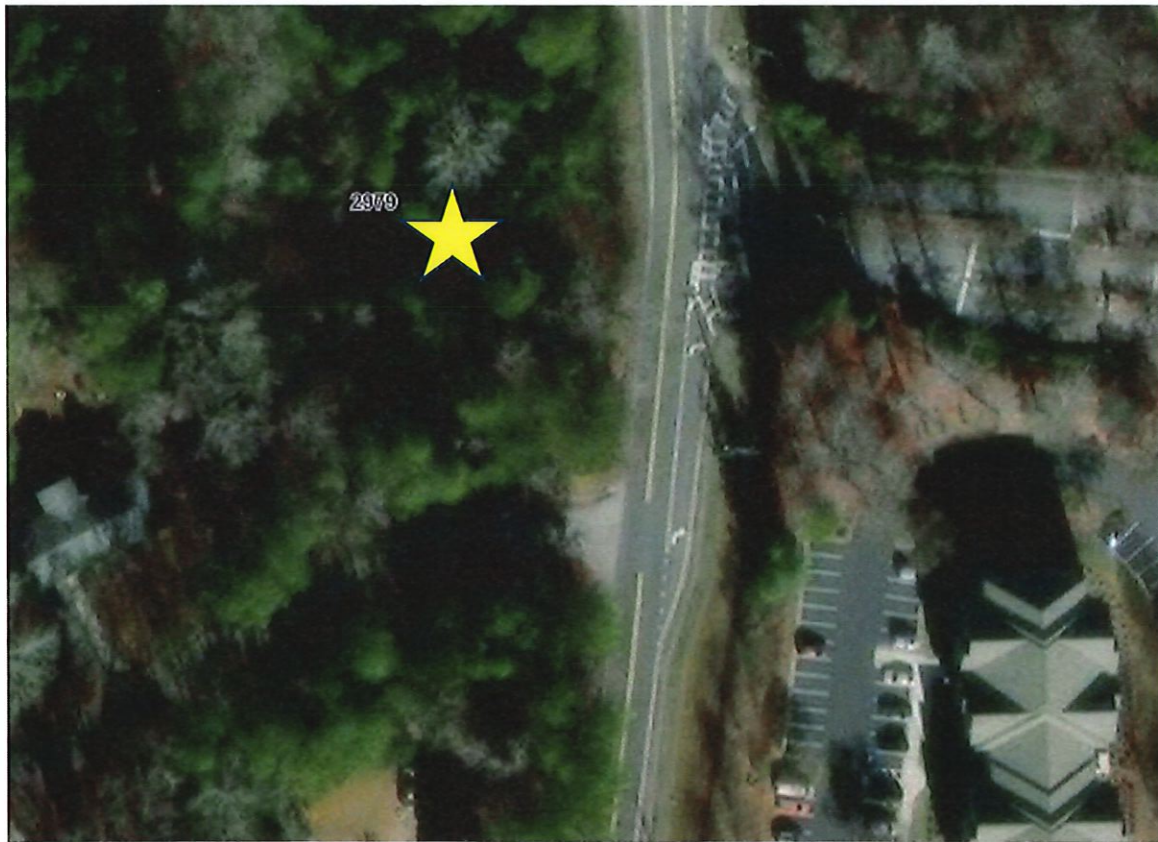
CURRENT ZONING: OI- Office Institutional

FUTURE LAND USE: SUBURBAN (SUB)

Aerial Map

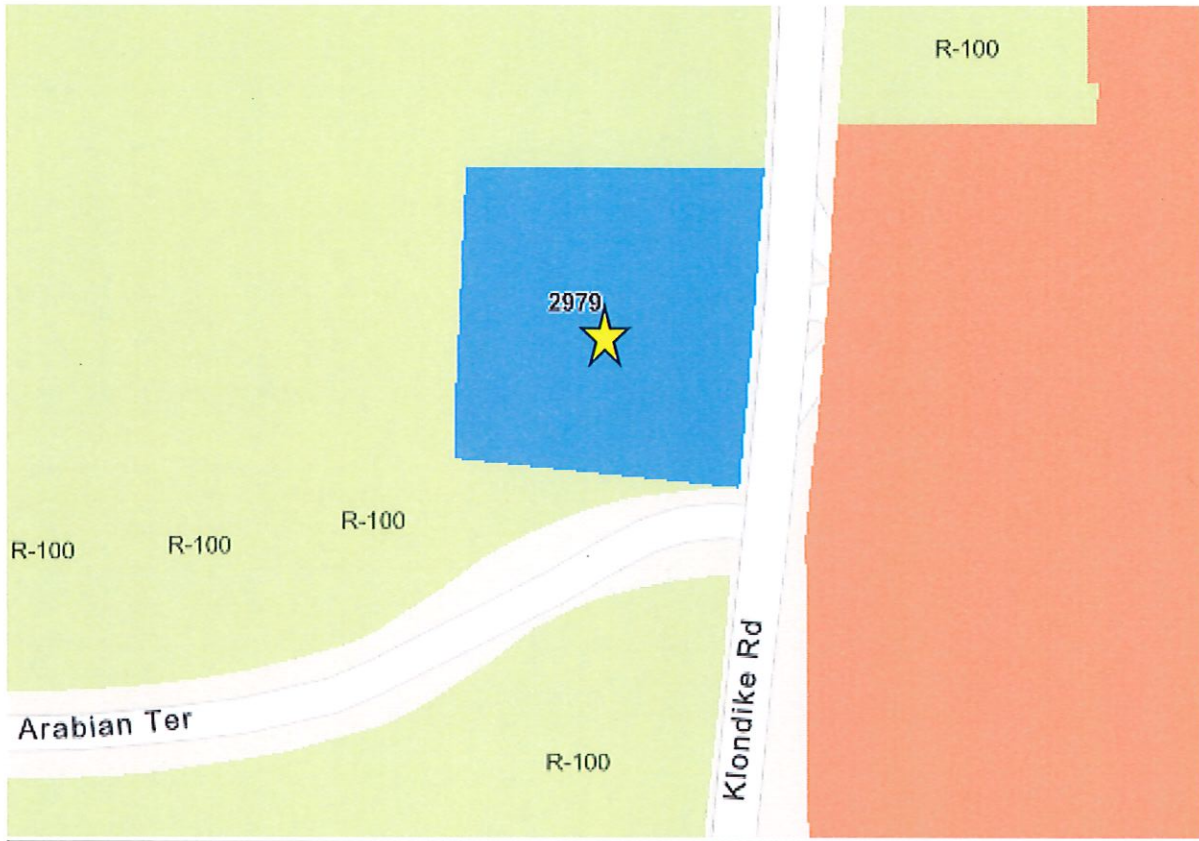


Subject Property





Zoning Map



Legend



R-100 - Residential Med Lot

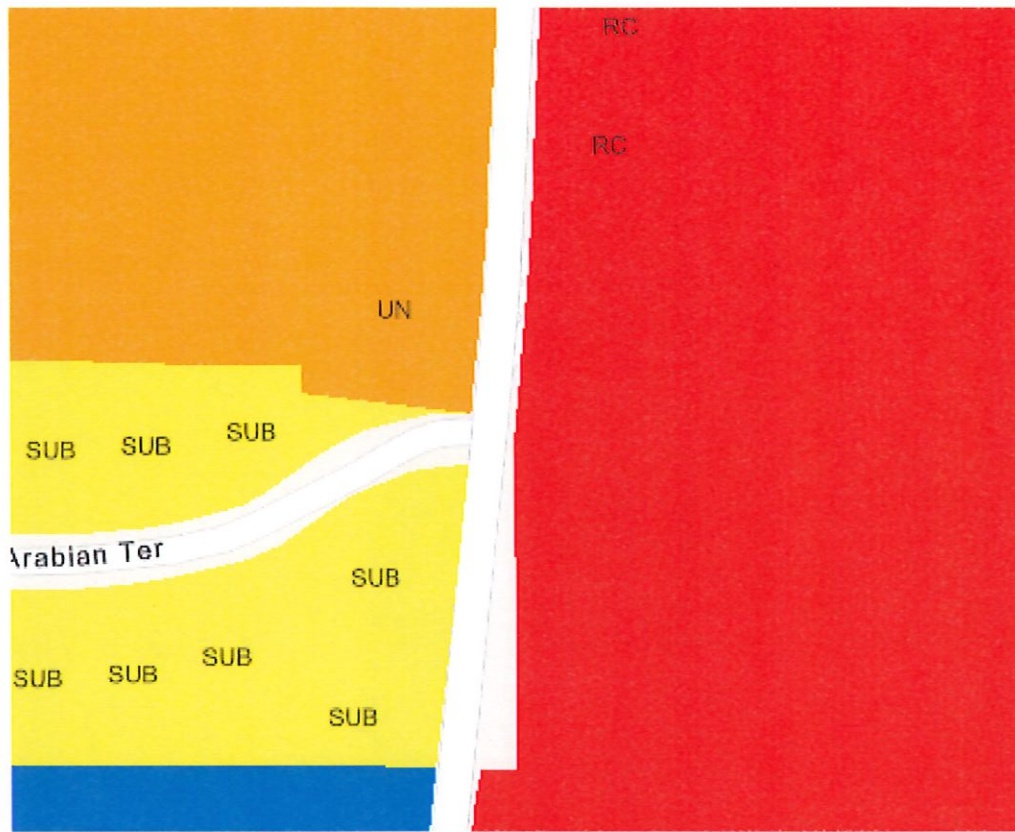


OI - Office Institutional

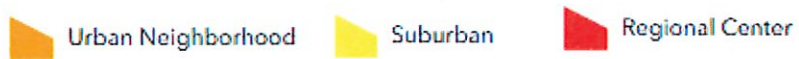


MR-1 - Med Density Residential

Future Land Use Map



Legend





STANDARDS OF REZONING 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.

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

The removal of conditions may lead to uses or intensities inconsistent with the adopted land use plan or the goals for community development.

- **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 original conditions were imposed to address compatibility with adjacent residential areas. Their removal could result in adverse impacts such as increased traffic, noise, or visual intrusion.

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

The property remains economically viable under the existing zoning and conditions. Based on current land use patterns, market analysis, and development potential, staff finds:

- **Comparable Development:** Nearby properties with similar zoning and conditions have been successfully developed or redeveloped, indicating the existing regulatory framework allows for productive use.
- **Permitted Uses:** The current zoning classification permits a range of uses that offer reasonable economic return. There is no evidence that the property is functionally obsolete or that the existing conditions preclude all viable uses.
- **Lack of Hardship:** The applicant has not demonstrated a unique or site-specific hardship that would justify the removal of conditions. Economic inconvenience or desire for increased profitability does not constitute a lack of reasonable use under applicable standards.
- **Investment-Backed Expectations:** The original zoning approval, including conditions, established clear expectations for use and intensity. Removal of those conditions could disrupt the intent of the initial zoning approval and undermine the balance between development and community interest.

The property retains reasonable economic use under its current zoning and conditions. Therefore, the request to remove conditions is not justified based on economic hardship or infeasibility.

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

Protection of Residential Character: The existing conditions were specifically imposed to buffer or mitigate impacts on nearby residential uses. Their removal would likely increase the intensity of development or introduce uses incompatible with the character of the surrounding area.



Traffic and Access Impacts: Adjacent streets and intersections currently function adequately under existing zoning conditions. Removal of access or use limitations may increase traffic volume, turning movements, or cut-through traffic, which could diminish the usability and safety of neighboring properties.

Noise, Light, and Privacy: Without the existing development limitations, future uses may introduce higher levels of noise, lighting, or building mass, negatively impacting nearby residential and low-intensity commercial properties.

The proposed zoning amendment to remove existing conditions would adversely affect the existing use and usability of adjacent or nearby properties. The conditions in place serve a continuing public interest and protect the integrity and livability of the surrounding area.

- **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.**

Staff has reviewed whether there are any existing or emerging conditions in the area that would justify a change to the current zoning conditions.

Findings:

- **Lack of Significant Change:** There have been no substantial changes in land use, infrastructure, or policy direction in the immediate area since the original conditions were imposed. The surrounding development pattern remains stable, with adjacent properties continuing to operate under similar zoning and land use designations.
- **Area Plan Consistency:** The proposal remains inconsistent with the applicable comprehensive plan or subarea plan, which continues to support lower-intensity or transitional uses and the preservation of conditions to buffer surrounding properties.
- **Community Intent and Precedent:** The original zoning conditions were adopted to address community concerns and ensure compatibility with adjacent uses. There has been no demonstrated change in community position or planning policy that would justify removal of these conditions.
- **Infrastructure Capacity:** There have been no infrastructure upgrades or capacity improvements (e.g., roadway widening, transit enhancements, or utility expansions) that would accommodate more intense use of the site or justify relaxing existing limitations.

There are no existing or changing conditions that support the removal of the current zoning conditions.

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

The proposed rezoning site is not situated within a designated historic district or known archaeological site.



- **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.**

Staff has evaluated whether removal of the existing zoning conditions would result in a use that will, or could, cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Findings:

Traffic and Street Capacity: The current conditions help limit the intensity and traffic generation of the site. Removing these controls may lead to higher trip volumes, peak-hour congestion, and reduced safety or efficiency on nearby local and collector roads not designed to support higher traffic loads.

Transportation Infrastructure: No improvements or capacity expansions have been made to local transportation facilities that would justify increasing the intensity of site use. The potential increase in vehicle trips may exacerbate wear on aging roadways and increase demand for traffic control or signalization.

Utility Services: The existing zoning conditions limit the scale of development, helping to match utility demand with available capacity. Removal of these conditions could strain water, sewer, or stormwater systems if more intensive uses are pursued.

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

Staff has considered whether the proposed removal of zoning conditions would have adverse impacts on the environment or surrounding natural resources.

Findings:

Stormwater and Drainage: The existing conditions may include requirements for site design, impervious surface limits, or stormwater controls. Removal of these could lead to increased runoff, flooding risks, or sedimentation of nearby streams or drainage channels.

Tree Canopy and Vegetation: Existing zoning conditions may protect or limit the removal of mature trees and natural vegetation. Their removal could result in substantial loss of tree canopy and green space, negatively affecting biodiversity, shade cover, and air quality.

The proposed zoning amendment could lead to adverse environmental impacts that are currently mitigated by the existing conditions. Removing these protections may result in harm to natural resources and local ecological balance.



STAFF RECOMMENDATION

Staff recommend **DENIAL** of the request to amend the approved conditions defined in Dekalb County case number CZ-08014586.

1. Approval is based on the submitted site plan.
2. Access is restricted to the internal roadways of the development to the north of the project site.
3. No curb cut access from the site to Klondike Road will be permitted.
4. A 20-foot landscape strip along Klondike Road is required to screen the parking areas from view.

PLANNING COMMISSION RECOMMENDATION – July 1, 2025

TBD



Attachment(s): ZM25-002 Application and Supporting Documents

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Amendment Application

PROPERTY			
Site Address(es): 2979 Klondike Road Stonecrest, GA		Parcel #: 16 138 01 002	Zip: 30038
Project Name (if applicable): N/A			
Current Zoning	OI with conditions	Proposed Zoning	Remove conditions
Current Use	None	Proposed Use	Unknown
OWNER INFORMATION			
Name:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Suite B, Clinton, MD 20735		
Email:	wcl Lyons@glencorservices.com	Phone:	301-704-5586
APPLICANT			
Name:	Hugh B. Delaney		
Address:	2245 Ballston Place, Knightdale, NC 27545		
Email:	hugh@d2constructionservices.com	Phone:	704-340-7623

AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Hugh B. Delaney		
Applicant's Signature:		Date:	4-24-25

NOTARY

Sworn to and subscribed before me this 24 th Day of April, 2025			
Notary Public:	TAMIKA D JOHNSON		
Signature:		Date:	4/24/25
My Commission Expires Apr 16, 2028			



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant

Name:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State: Knightdale, NC	Zip: 27545
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public			

Applicant (if applicable)

Name:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public			

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the
[Citizenserve Online Portal](#)



Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public:



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner			
Name:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Suite B	City, State:	Clinton, Md Zip: 20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public:	 		

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public:



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes

☒ No

Applicant/Property Owner			
Name:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State: Clinton, MD	Zip: 20735
Signature:	<i>William C. Lyons</i>	Date:	4/25/25

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes

☒ No

Applicant/Property Owner			
Name:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State: Knightdale, NC	Zip: 27545
Signature:		Date:	4/24/25

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)

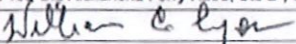


Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes

☒ No

Applicant/Property Owner			
Name:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Ste B, Clinton, Md 20735	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/25/25

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



GLENCOR
SERVICES, INC.

7469 Old Alexandra Ferry Road • Suite B • Clinton, Maryland 20735-1834
Tel.: 301-877-7770 • Fax: 301-877-7775 • www.GlencorServices.com

April 24, 2025

Re: Letter of Intent

The purpose of this letter of intent is to notify the City of Stonecrest that Glencor Services, Inc (GSI) intend to amend the current conditions imposed on property located at 2979 Klondike Road, Stonecrest, GA 30028. We are requesting that current conditions defined in Dekalb County case number CZ-08-14586 on July 8, 2008, be removed. The restrictive conditions limit the land use and future land use options.

The subject property's current zoning is Office/Institutional (O/I) which is a spot zoning, unlike the surrounding parcels, which are residential or multifamily. The zoning disparity, along with the current restrictions, is causing significant economic hardship, leading to the subject property's devaluation. We are requesting the conditions be removed for the following reasons:

1. The zoning conditions are no longer viable. The intent of these conditions was based on develop plans by the previous owner.
2. The zoning conditions are impacting our ability to develop the property.
3. The current zoning conditions limit or eliminate any viable economic use for the property.

GSI is eager to maintain a strong partnership with the Stonecrest community and our neighboring stakeholders. By removing the current zoning conditions, we believe it enhances the property's value, provides GSI with more viable options, and contributes to the overall prosperity of the area.

Best Regards,

A handwritten signature in black ink, appearing to read "William C. Lyons", with a checkmark at the end.

William Cordell Lyons

President, CEO

**Meeting your organization's
needs is our business**



Not Not needed

1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak		P.M. Peak		
		Total	In	Out	Total	In	Out
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112
Townhouse (230)	200 Units	1,157	15	75	90	71	35
TOTAL		1,939	110	88	198	94	147

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/ Var	Minimum Size for 100 Peak Hour Trips
Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

June 12, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Planning and Zoning Staff – Felleshia Blair

Community Development Director Shawanna Qawiy, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT– Felleshia Blair

III. Item(s) of Discussion:

PETITION: RZ25-001
PETITIONER: Bobby Bullard of Bullard Land Planning
LOCATION: 1455 Rogers Lake Rd
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Bobby Bullard, the applicant, came up to speak. He stated that this application was sent through a full-cycle deferment at the April 28, 2025, Mayor and City Council Meeting, and also mentioned that the planning/zoning department recommended denial of the application in their staff report. He has met with two of the council members to see what product would be beneficial for the owner of the property as well as the city. The project was originally proposed to be solely a townhome development, but instead, they are proposing duplexes. The development will also feature amenities such as a playground and a community garden.

The public was given time to ask questions. There was no one to make a comment.

PETITION: RZ25-003
PETITIONER: Hugh Delaney of D2 Construction Services
LOCATION: 2979 Klondike Road
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential - 1) for a proposed townhome development.

Hugh Delaney, the applicant, came up to speak. He stated that rezoning the property would provide a more economical use for the property and would contribute to increasing the tax base in the area. The owner of the property would like to develop eight townhomes on the property. The development would provide a good residential mix in the area.



CITY OF STONECREST, GEORGIA

The public was given time to ask questions.

Ms. Vetra, a resident who lives near the site of the proposed development, asked where the access point of the development will be located

Antionette Rivers, a resident, stated that the proposed development will lead to congestion in the area. She also commented on the smaller size of the proposed townhomes and asked about the price point. She mentioned that she has lived in the area for a while, and with the expansion of her neighborhood and the surrounding developments, the area now has less of a country feel. Lastly, she asked if the development will be on sewer or septic.

Hugh Delaney informed that there isn't a definitive price point determined for the homes yet, and that they will be on sewer.

Anna Randolph, a resident, stated that she is concerned about traffic coming into her neighborhood, the garbage dumpster on the property drawing in animals, if there will be a buffer between the existing developments, another planned development in the area, traffic, and the access points to the development.

Tameika Jared, a resident, stated that she is also concerned about the traffic the development will produce. She also asked about the completion of the neighboring development, sidewalks, trees, and an additional access point.

Fellisha Blair, planner, stated that there are standards that applicants who are seeking to develop must abide by, including adding sidewalks and landscaping.

PETITION:	ZM25-002
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site for a proposed townhome development.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. They would like to remove all of the conditions to move forward with their proposed development.

The public was given time to ask questions.

Anna Randolph, a resident, asked if the conditions could stay in place, more specifically, the condition that addresses traffic.

Antionette Rivers, a resident, mentioned her concern about the property's size and the number of townhomes proposed to be on the lot.

Hugh Delaney, the applicant, stated that he will try to have the developer for the townhomes at the next meeting to provide information about them specifically.

PETITION:	SLUP25-002
PETITIONER:	Lydia Nicholas of Oasis Personal Care Home
LOCATION:	5284 Salem Springs Place
PETITIONER'S REQUEST:	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Lydia Nicholas, the applicant, stated that she currently works in the ICU department, and her experiences with her patients at her facility illustrate why her proposed use is needed for the elderly population. She stated that it will not be a nursery home, but is more of a matter of companionship. It was also stated that six residents can live in the home and that they will be assisted with their nutrition, socializing, and will participate in activities.

Ramona Eversley, Senior Planner, asked the applicant about the number of restrooms in the home, the number of floors the home has, additional staff, and if the HOA allows this use.

Lydia Nicholas, the applicant, replied that there are three restrooms, a stair lift will be installed for the residents to access the



CITY OF STONECREST, GEORGIA

second floor, there will be one additional staff member, and that there is no HOA.

The public was given time to ask questions.

Destree Ambrose, a resident, stated she has lived in the subdivision for 27 years and is not happy about the proposal. She stated that this business should be in a commercial area. Ms. Ambrose also asked the applicant how frequently she would be on the property.

Lydia Nicholas, the applicant, stated that her business will not change the "outlook" of the community and that the building will remain residential. She also stated that she recently bought the property to live in. It was also stated that there will be no signs or traffic.

Wanda Carr, a resident, stated that she lives two minutes away from the proposed personal care home and that she opposes the application. There has been a steady decline in the upkeep of the neighborhood due to investors buying properties and squatters. This business will open the door to more businesses operating in the area.

Brenda Whitehead, a resident, stated that she opposes the business. This location is not a fit for this type of business. She also questioned if it would be safe for the elderly residents to participate in activities such as walking on the road.

Maurice McFarland, a resident, stated that this business will affect the community's property values and those who currently reside in the area. He stated that he assisted with repairing the home and is fully aware of its makeup. It was also expressed that this is all done solely to make money.

Lydia Nicholas, the applicant, clarified that the business will not change the outlook of the neighborhood and that she would like to make an impact on the community. She also stated that the home has more than enough space for the residents.

PETITION:	TMOD25-003
PETITIONER:	The City of Stonecrest
LOCATION:	City-Wide
PETITIONER'S REQUEST:	The City of Stonecrest is seeking approval to modify Chapter 27 ZONING ORDINANCE.

Ellis Still, Deputy Director of Planning & Zoning, stated that the city is petitioning to update terms in Chapter 27 Zoning Ordinance to align with the department structure of the city. All decisions for the planning and zoning division will be made by the Community Development Director.

The public was given time to ask questions. There was no one to make a comment.

IV. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

APPROVED: *Ellis Still*

DIRECTOR, PLANNING & ZONING

6/25/2025

DATE

ATTEST:

Cobi Brown

6/25/2025

SECRETARY

DATE