



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, December 16, 2024 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** George Turner, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**
 - a.** Approval of Meeting Minutes - Special Called Meeting, November 7, 2024
 - b.** Approval of Meeting Minutes - Work Session, November 12, 2024
 - c.** Approval of Meeting Minutes - City Council Meeting, November 25, 2024

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

VIII. PUBLIC HEARINGS

Citizens wishing to 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, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. Public Hearing** - RZ 24-004 2680 Panola Road - *Shawanna Qawiy, Planning & Zoning Director*
- b. For Decision** - Ordinance for RZ 24-004 2680 Panola Road - *Shawanna Qawiy, Planning & Zoning Director*

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

- a.** Appointment of Committee Chairs for TIPS and Finance - *George Turner, Mayor Pro Tem*
- b.** Appointment of Certificate Review Hearing Officer - *George Turner, Mayor Pro Tem*

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

- a. For Decision** - Resolution for the Adoption of the FY 2025 Budget - *Gia Scruggs, City Manager*
- b. For Decision** - Resolution for the Adoption of Boards and Commissions Appointments - *George Turner, Mayor Pro Tem*
- c. For Decision** - Ordinance for City Manager's Signing Authority - *George Turner, Mayor Pro Tem*

XIII. NEW BUSINESS

- a. For Decision** - Extension to the Charter Commission Completion Date - *George Turner, Mayor Pro Tem*
- b. For Decision** - Official Letter to the General Assembly Delegation of Stonecrest - *George Turner, Mayor Pro Tem*
- c. For Decision** - Browns Mill Park and Fairington Park - Parking Lots Resurfacing - *Hari Karikaran, City Engineer*

- d. For Decision** - Fairington Park - Installation of Perimeter Fencing - *Hari Karikaran, City Engineer*

XIV. CITY ATTORNEY COMMENTS

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

XVIII. ADJOURNMENT

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

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Thursday, November 07, 2024 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 6:08pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Mayor Cobble arriving after roll call.

III. AGENDA ITEMS

a. For Decision - Overlay Modifications - George Turner, Mayor Pro Tem

This item is for discussion only and will be addressed in Executive Session.

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Terry Fye to enter Executive Session for overlay modifications, personnel and legal matters. Second by Councilmember Tara Graves. Motion passed unanimously.

a. Personnel and Legal Matters

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the scheduled meeting. Second by Councilmember Tanny Grimes. Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to approve the minutes from Executive Session. Second by Mayor Pro Tem George Turner.

Motion failed 3-2 with Councilmembers Tara Graves, Terry Fye and Alecia Washington voting nay.

V. ADJOURNMENT

Meeting adjourned at 8:13pm.

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CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Tuesday, November 12, 2024 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 6:08pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Mayor Jazzmin Cobble present via zoom.

III. AGENDA DISCUSSION ITEMS

a. Public Hearing - Proposed FY 2025 Budget - *Gia Scruggs, City Manager*

Citizens wishing to 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, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you. When it is your turn to speak, please state your name, address and relationship to the case. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

Motion – made by Councilmember Terry Fye to open public hearing for the Proposed FY 2025 Budget. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

In Favor

None

In Opposition

None

Motion – made by Councilmember Terry Fye to close the public hearing for the Proposed FY 2025 Budget. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- b. **For Discussion** - Bi-Annual Municipal Court Update - *Chief Judge Curtis W. Miller and Court Administrator Mallory Minor*

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the scheduled meeting. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the minutes from the November 7, 2024, Special Called Meeting Executive Session. Seconded by Councilmember Tammy Grimes.

Motion passed 4-1 with Councilmember Tara Graves voting nay.

Motion – made by Councilmember Terry Fye to approve the minutes from the November 12, 2024, Executive Session. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

V. ADJOURNMENT

The meeting was adjourned at 8:28pm.

Americans with Disabilities Act

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CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, November 25, 2024 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting was called to order at 6:07pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. INVOCATION

Pastor Roddrick Perrimond, New Love Tabernacle Christian Church

IV. PLEDGE OF ALLEGIANCE: Alecia Washington, District 3 Councilmember

V. APPROVAL OF THE AGENDA

Request to defer the approval of the budget agenda item to the next City Council meeting, scheduled for December 16, 2024.

Request to add URA appointments under Appointments of Boards and Commission Members.

Mayor Pro Tem George Turner explained that the December Work Session and Council meeting will both be held on December 16th due to the holidays.

Motion – made by Councilmember Terry Fye to approve the meeting agenda with the stated adjustments. Second by Councilmember Tara Graves.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

- a. Approval of Meeting Minutes - Council Retreat, June 20, 2024

Motion – made by Councilmember Terry Fye to approve the meeting minutes from the June 20, 2024, City Council Retreat. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

- b. Approval of Meeting Minutes - Special Called Meeting, October 2, 2024

Motion – made by Councilmember Tara Graves to approve the meeting minutes from the October 2, 2024, Special Called Meeting. Second by Councilmember Terry Fye.

Motion passed unanimously.

- c. Approval of Meeting Minutes - City Council Meeting, October 30, 2024

Motion – made by Councilmember Tammy Grimes to approve the meeting minutes from the October 30, 2024, City Council Meeting. Second by Councilmember Terry Fye.

Motion passed unanimously.

VII. PUBLIC COMMENTS

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In Person

Faye Coffield – Asks council to deny Metro Green permit, has concerns about spending \$250,000 on accounting when the city has a Finance department.

Pyper Bunch – Speaking against Metro Green; would like business license to be denied.

Jennifer Bryant – Stop Metro Green.

Brenda Whitaker – Speaking against Metro Green.

Comments sent via email and read by the City Clerk

Jennifer Wilson – Speaking against Metro Green and asking city to deny business license.

Ed Williams – Speaking against Metro Green and asking city to deny business license.

Renee Cail – Asking city to deny Metro Green a business license.

Vivian Hudson - Would like the lighting at the Stonecrest Library and City Hall parking lots to be fixed. Concerned that there are currently no ordinances regarding pad splitting. Opposing Ordinance-TMOD 24-001-Truck Parking- does not want box trucks or 18-wheelers to be allowed to park in residential areas.

The following additional names were received and read by Councilmember Tammy Grimes of citizens that emailed their comment and did not copy the City Clerk:

Yolanda Whyte
 Lucinda Jackson
 Yomi Naibi
 FreAsia Young
 Shanda Brown
 Simone Johnson
 Erica Wagner
 Erika Guy

VIII. PUBLIC HEARINGS

Citizens wishing to 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, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

Mayor Pro Tem George Turner introduced this item and mentioned that the City of Stonecrest is looking to make an appointment to the Zoning Board of Appeals but is not ready tonight.

Councilmember Tammy Grimes stated as a result of a former member resigning, her recommendation for the district 5 appointment to the Development Authority is Mr. Al Ringer and he has accepted.

Motion – made by Councilmember Tammy Grimes to except Al Ringer as a member of the Stonecrest Development Authority. Second by Councilmember Terry Fye.

Motion passed unanimously.

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

- a. For Decision** - Resolution for 2024 GMA Health Wellness Grant - *Leona Durden, Human Resources Director*

Presentation by Director Durden asking council to accept the GMA Health and Wellness Grant in the amount of \$5,000 to help the City of Stonecrest support well-being initiatives for 2024-2025. This same grant was granted in 2023-2024, helping fund several lunch and learns along with a wellness week for staff. The grant was also used to outfit the city's Health and Wellness Center. The hope is to have a ribbon cutting during the first week of

January 2025. The Wellness Room will support the staff's mental health and well-being and the Fitness Room will support the staff's engagement in physical activity. The Wellness equipment does not belong to the Mayor or City Manager but it is available for all employees.

Motion – made by Councilmember Tammy Grimes to approve the Resolution for 2024 GMA Health Wellness Grant. Second by Councilmember Tara Graves.

Motion passed unanimously.

b. For Decision - Ordinance for TMOD 24-001 Truck Parking - *Shawanna Qawiy, Planning & Zoning Director*

Presentation by Director Qawiy stating that the City of Stonecrest is seeking approval to modify article 6 section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers. There was a review of facts & issues, parking regulations, off-street parking spaces and defined terms. Staff sent between 850-900 emails to business owners and received less than 100 responses in return. Councilmember Terry Fye suggested amending part D to go under section 6.1.3 as a new #7 or #8.

The preamble was read by the City Clerk.

Motion – made by Councilmember Terry Fye to approve the Ordinance for TMOD 24-001 Truck Parking with the stated amendments. Second by Councilmember Tara Graves.

Motion passed unanimously.

c. For Decision - Ordinance for TMOD 24-002 Hours of Operation Based in Uses, 2nd Read - *Shawanna Qawiy, Planning & Zoning Director*

Presentation by Director Qawiy stating that the City of Stonecrest is seeking approval to modify Chapter 4 Alcoholic Beverages, Chapter 15 Licenses, Permits and Miscellaneous Business Regulations, Hours of Operation Based on Uses for alcohol sales to specify hours of operation for businesses operating in the city, to update definitions and uses and hours of operation for bars, lounges, clubs, restaurants (A), restaurants (B) and other uses in the city. There was a review of facts & issues, definitions, licensing, fees, and location restrictions. Mayor Cobble recommended that the late-night establishment process goes through a Special Administrative Permit (SAP) instead of a Special Land Use Permit (SLUP). Attorney Denmark recommended the same or offering clarity for businesses and taking a cautious approach. City Manager Scruggs confirmed the city does not want to cause a hardship on businesses. Councilmember Terry Fye suggested amending Section 15.7.6 back to 9am – 6pm and Section 15.7.7 not to exceed 10 people and amending D instead of C for hours to remain 10am - 5pm for Streets and Parks.

The preamble was read by the City Clerk.

Motion – made by Councilmember Terry Fye to approve the Ordinance for TMOD 24-002 Hours of Operation Based in Uses, 2nd Read with stated conditions, amending SLUP to SAP and providing an effective date of June 30, 2025. Second by Councilmember Tara Graves.

Motion passed unanimously.

Motion – amended motion made by Councilmember Terry Fye to approve the Ordinance for TMOD 24-002 Hours of Operation Based in Uses, 2nd Read, effective immediately. Second

by Councilmember Tara Graves.

Motion passed unanimously.

- d. **For Decision** - Ordinance for TMOD 24-003 Alcohol Hours, 2nd Read - *Shawanna Qawiy, Planning & Zoning Director*

The preamble was read by the City Clerk.

Motion – made by Councilmember Tammy Grimes to approve the Ordinance for TMOD 24-003 Alcohol Hours, 2nd Read. Second by Councilmember Alecia Washington.

Motion passed unanimously.

- e. **For Decision** - Recommendation for the Adoption of the FY 2025 Budget - *Gia Scruggs, City Manager*

This item was deferred to the next City Council meeting.

- f. **For Decision** - Appointment of Board & Commission Members - *George Turner, Mayor Pro Tem*

Presentation by Mayor Pro Tem George Turner stating the appointments for Construction Board of Appeals members Mr. Kerry Williams, Clara Black Delay and Michael Burdette will expire 12/31/2024, The recommendation is to allow each member to succeed themselves.

Motion – made by Councilmember Tammy Grimes to accept the recommendation to allow Kerry Williams, Clara Black Delay and Michael Burdette to succeed themselves as members of the Construction Board of Appeals, with terms beginning January 1, 2025, and expiring December 31, 2028. Second by Councilmember Alecia Washington.

Motion passed unanimously.

Mayor Pro Tem George Turner stated the recommendations for appointment to the Planning Commission are, Erica Williams - District 1, Joyce Walker - District 2, Eric Hubbard - District 3, Pearl Hollis - District 4 and Lemuel Hawkins - District 5. The terms will begin January 1, 2025 and expire December 31, 2026.

Motion – made by Councilmember Terry Fye to accept the recommendation to allow Erica Williams, Joyce Walker, Eric Hubbard, Pearl Hollis and Lemuel Hawkins to succeed themselves as members of the Planning Commission with terms beginning January 1, 2025, and expiring December 31, 2026. Second by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Pro Tem George Turner stated the recommendations for appointment to the Zoning Board of Appeals are Kelly Ross - District 1, Sonja Hicks - District 3, Michael Armstrong - District 4 and Shedrick Harris - District 5. The terms will begin January 1, 2025 and expire December 31, 2026.

Motion – made by Councilmember Tammy Grimes to accept the recommendation to allow Kelly Ross, Sonja Hicks, Michael Armstrong and Shedrick Harris to succeed themselves as members of the Zoning Board of Appeals, with terms beginning January 1, 2025 and expiring December 31, 2026. Second by Councilmember Tara Graves.

Motion passed unanimously.

Mayor Pro Tem George Turner stated the recommendations for appointments to the Urban Redevelopment Agency are Councilmember Alecia Washington and Councilmember George Turner. The terms will begin January 1, 2025 and expire December 31, 2027.

Motion – made by Councilmember Tammy Grimes accept the reappointment of Alecia Washington and George Turner as members of the Urban Redevelopment Agency with terms beginning January 1, 2025, and expiring December 31, 2027. Second by Councilmember Tara Graves.

Motion passed unanimously.

There was a recommendation by Mayor Cobble to reappoint the current Chair, Jazzmin Cobble. This will be voted on by the URA.

XIII. NEW BUSINESS

- a. **For Decision** - 2024 Street Resurfacing Contract Amendment #2 - *Hari Karikaran, City Engineer*

Presentation by City Engineer Karikaran stating that the council approved the street resurfacing contract in July 2024. The contractor is currently working on the last portion of the project. Staff recommend including a portion of Hayden Quarry, which is in bad shape. Staff is also asking council to approve contract #2 in the amount of \$111,781.69.

Motion – made by Councilmember Tara Graves to approve the 2024 Street Resurfacing Contract Amendment #2. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

XIV. CITY ATTORNEY COMMENTS

Attorney Denmark gave comments on Metro Green, stating the city denied the business license and certificate occupancy. Metro Green has the option to appeal, which would go through the Construction Board of Appeals, It is important for the public to know these go through the administrative level and not city council.

XV. CITY MANAGER UPDATE

The Parks Department has put together a celebration in recognition of 7 years of existence for the City of Stonecrest. On behalf of staff, thanks to the council for entrusting us. December 7th is: Light Up Stonecrest. Please come out between 5pm – 8pm at Browns Mill Rec Center.

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Cobble – No Comments

District 1 – Tara Graves – Inviting everyone out to the last district townhall meeting on December 7th from 1:30- 3:00. Save the date of December 21st at 1pm, for the Toy Giveaway, which will take place at Privi. Wishing everyone a happy and safe Thanksgiving.

District 2 – Terry Fye – Would like to thank Mayor Cobble, Councilmember Grimes and Councilmember Washington for stopping by the District 2 townhall. Sending heartfelt condolences to the family of the late Bruce Thompson.

District 3 – Alecia Washington – Wishing everyone a happy and safe Thanksgiving. Please watch out for children who are out of school this week.

District 4 – Mayor Pro Tem George Turner – This election is very important. Please get out and vote.

District 5 – Tammy Grimes – There is a run-off in DeKalb County, please go and vote as it is your right and privilege. Be on the lookout for kids in need, She will be partnering with an organization and doing toy drives.

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

XVIII. ADJOURNMENT

Motion – made by Councilmember Terry Fye to adjourn the city council meeting. Second by Councilmember Tammy Grimes.
Motion passed unanimously.

The meeting adjourned at 8:35pm.

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CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for RZ 24-004 2680 Panola Road

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap to enter a date.](#) & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: Shawanna Qawiy, Planning & Zoning Director

PRESENTER: Shawanna Qawiy, Planning & Zoning Director

PURPOSE: A rezoning request from C-1 Local Commercial to MR-2 Medium Density Residential

FACTS: The applicant is seeking to rezone +/- 57.49-acres of the +/- 67.94 known as 2680 Panola Road, (the “Subject Property,”) from C-1 to MR-2. The subject property is within the I-20 Overlay (Tier 1) and is located at the intersection of Snapfinger Woods Drive at Panola Road. The change would allow for the development of a new, mixed residential community that includes single-family detached and attached homes.

OPTIONS: Approve, Deny, Defer Approve

RECOMMENDED ACTION: Approve with conditions

ATTACHMENTS:

- (1) Attachment 1 - Staff Analysis/Application
- (2) Attachment 2 - CPIM Meeting Minutes
- (3) Attachment 3 - Applicant Presentation Slides
- (4) Attachment 4 - [Click or tap here to enter text.](#)



CITY COUNCIL AGENDA ITEM

(5) Attachment 5 - Click or tap here to enter text.

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO REZONE PROPERTY LOCATED AT 2680 PANOLA ROAD (PARCEL ID 15 056 01 004) FROM C-1 LOCAL COMMERCIAL DISTRICT TO MR-2 MEDIUM DENSITY; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to rezone 2680 PANOLA ROAD (PARCEL ID 15 056 01 004) FROM C-1 LOCAL COMMERCIAL DISTRICT TO MR-2 MEDIUM DENSITY; and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Planning and Zoning Department recommends approval of a rezoning for property located at 2680 Panola Road; and

WHEREAS, the matter was heard in the City’s Community Planning Information Meeting pursuant to the provisions of the City’s Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City’s Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia’s Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That the Zoning Ordinance of the City of Stonecrest be amended, and the official zoning map established in connection therewith be changed so that the following property located at 2680 Panola Road (Parcel ID 15 056 01 004) or as described on the zoning maps and associated site plan attached as Exhibit A from C-1 Local Commercial District to Mr-2 Medium Density and for other purposes.

Section 2. That the rezoning will be approved with the following conditions.

1. Approval of the rezoning request and to amend the official zoning map.
2. Approval of the rezoning request from C-1 to MR-2 with the final report of conditions from the Development of Regional Impact (DRI) review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA).

3. Coordinate with Georgia Department of Transportation (GDOT) for traffic improvement projects and traffic calming measures.
4. Add connectivity options with additional amenities that will equitably serve the number of residents in the community (*all-inclusive*) with additional open space options.
5. The installation of an 8' privacy fence to be installed along the property lines between subject project and the neighboring subdivisions.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any

of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2024.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING APPLICATION ANALYSIS

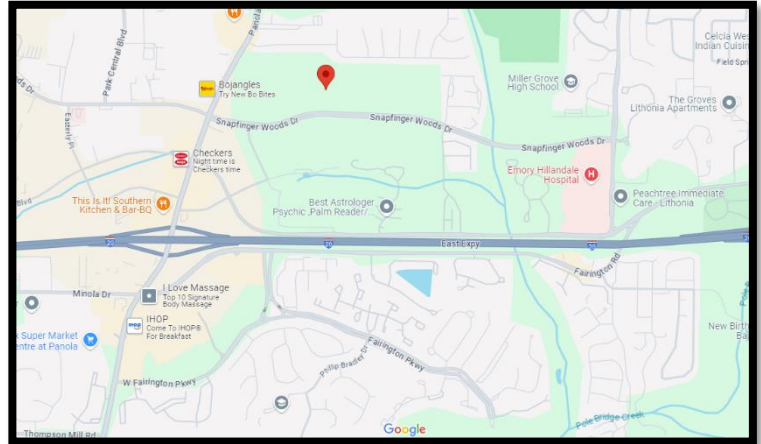
Prepared By:	Ramona Eversley, Senior Planner
Petition Number:	RZ24-004
Applicant:	Hayley Todd / Jesse Clark 350 Research Court Norcross, GA30092 HTODD@PEC.PLUS FOR Pastor Jasper Williams, Jr. Salem Bible Church Inc. 2283 Baker Rd NW Atlanta, GA 30318
Owner:	Salem Bible Church Inc. 2283 Baker RD NW Atlanta, GA 30318 joseph.williams@salembiblechurch.org
Project Location:	2680 Panola Road, Stonecrest, GA
District:	2 – Councilman Terry Fye
Acreage:	+/- 57.49 acres
Existing Zoning:	C-1 Local Commercial
Proposed Zoning:	MR-2 Medium Density
Future Land Use:	Urban Neighborhood
Overlay District:	I-20 Overlay District (Tier1)
Proposed Development/Request:	The applicant is seeking to rezone approximately +/-57.49-acres of the 67.94 known as Snapfinger Woods Drive at Panola Road (the “Subject Property,” 2680 Panola Road, PID 16 056 01 004) from C-1 to MR-2 within the I-20 Overlay (Tier 1). The rezoning would allow for the development of a new, mixed residential community that includes single-family detached and attached homes.
CPIM:	November 14, 2024
Planning Commission (PC):	December 3, 2024 <i>Approved with Conditions</i>
Mayor & City Council:	December 16, 2024
Sign Posted/ Legal Ad(s) submitted:	October 28, 2024

PROJECT OVERVIEW

Location

The subject property is located at 2680 Panola Road Lithonia, GA with a parcel identification of 15 056 01 004. The subject property is a currently existing vacant lot, based on the submitted site plan dated October 1, 2024, entitled Rezoning Site Plan. The Subject Site is part of a larger tract of land on the north side of Snapfinger Woods Drive, at the eastern intersection of Panola Road. The proposal would subdivide and rezone 57.49 acres from the eastern portion of the larger, 67.94-acre tract (the “North Tract”) to create a new, residentially zoned tract (the “Subject Site”).

The property abuts M (Light Industrial), C-1 (Local Commercial), and OI (Office- Institutional) District to the west, MR-2 (Medium Density Residential-2) and MR-1 (Medium Density Residential 1) to the north, C-1 (Local Commercial District) to the south and MR-1 (Medium Density Residential) to the east.



RZ24-004

Background

The City of Stonecrest Zoning has the property zoned C-1 in the I-20 Tier 1 Overlay District. Both the 67-acre tract that contains the subject property and the 77-acre tract immediately south (the “South Tract”—5526 Hillandale Drive) are owned by Salem Bible Church, 0.3 miles south of the subject site. These tracts have been owned by the Church under commercial zoning for more than a decade without being developed. The property is currently vacant. The applicant is requesting to rezone approximately 57.49-acres of the 67.94 known as Snapfinger Woods Drive at Panola Road.



Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	C-1 (Local Commercial) District	Vacant Land
Adjacent: North	MR-2 & MR-1 (Medium Density Residential-2 & 1) District	Single Family Homes (Shirewick)
Adjacent: West	M & C-1 & OI (Light Industrial & Local Commercial & Office-Institutional)	Bojangles, Cartopia Car Wash and Oil Lube & Children for Christ Academy
Adjacent: East	MR-1 (Medium Density Residential) to the east	Panola Gardens
Adjacent: South	C-1 (Local Commercial District)	Salem Bible Church Inc./Vacant

Public Participation

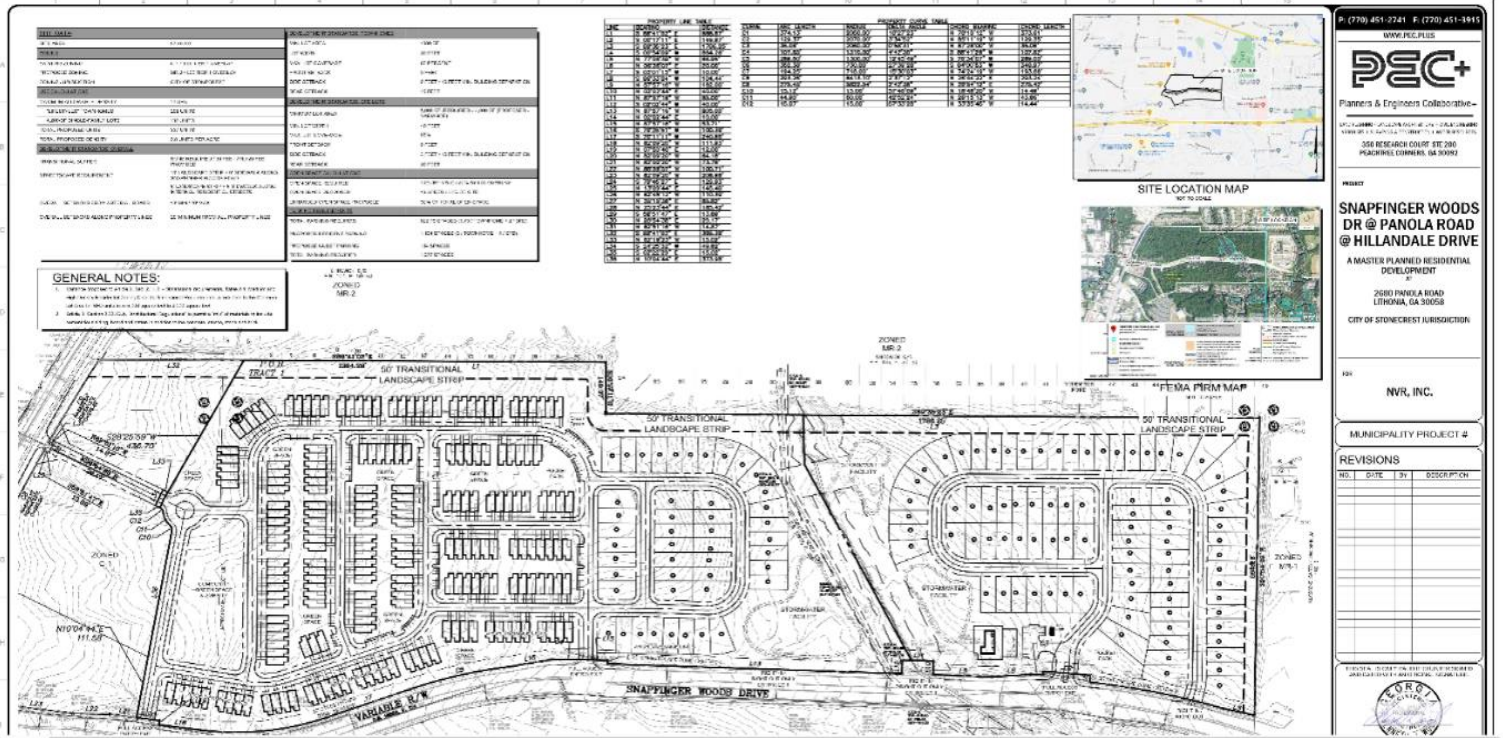
Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in October 2024. There was a Community Planning Information Meeting (CPIM) held on November 14, 2024, at 6:00 p.m. at city hall. There were 25 attendees in attendance. There were five (5) attendees that spoke on the request. Inquires related to this project included property taxes/values, the time the development will begin, price range, continued community participation, buffer zones and landscaping along with environmental impacts.

Proposed Site Plans

Rezoned Parcel: 2680 Panola Road "North Tract" Parcel Identification: 15 056 01 004.

0B-REZONING SITE PLAN.PDF

Zoom: Page width(22%) 1 of 1



According to the applicant, The development will include;

- 132** Single Family Homes
- 230** Front Loaded Townhomes
- 105** Read Loaded Townhomes
- 205** Front loaded Senior Townhomes

+/-16.82 acres of retail space within the price range of \$300k **±**. With that according to the threshold for Development of Regional Impact, any development in the area of Suburban that encompasses over 500 new units, must be reviewed by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) to determine regional impact.

RZ 24-004

ADDRESS: **2680 Panola Road, Stonecrest, GA**

CURRENT ZONING: **C-1 (Local Commercial) District**

OVERLAY: **I-20 OVERLAY DISTRICT TIER 1**

FUTURE LAND USE: **Urban Neighborhood (UN)**

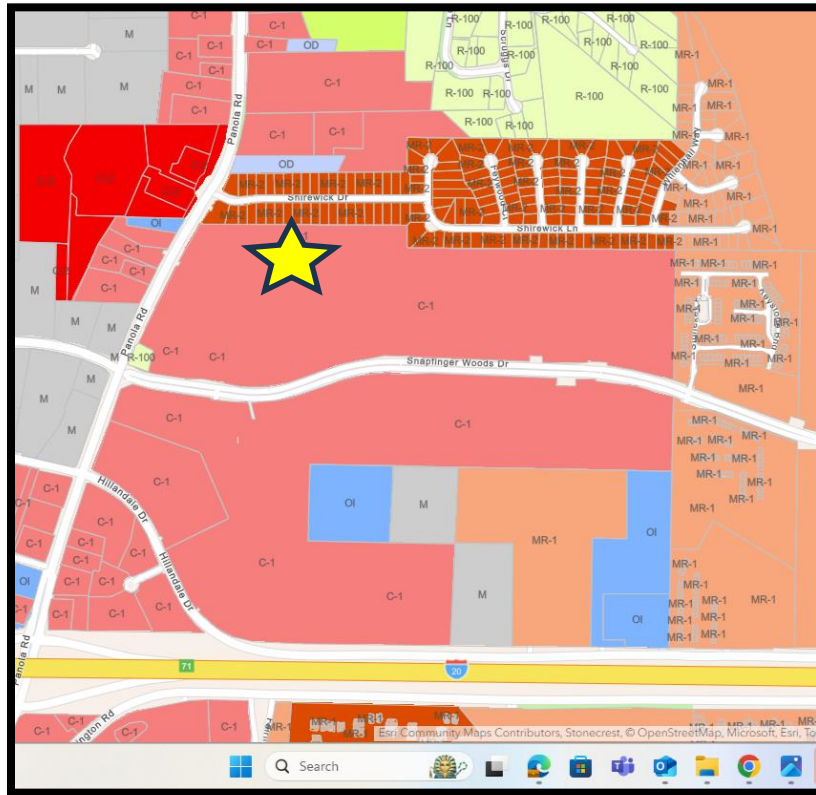


Subject Property






Ariel Map



Zoning Map



Legend

-  **C-1 Local Commercial**
-  **MR-2 Medium Density Residential- 2**
-  **Office Institutional**
-  **M- Light Industrial**
-  **MR-1 Medium Density Residential- 1**



Item VIII. b.

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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 rezoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed rezoning is in conformity with the policy and intent of the Stonecrest 2038 Comprehensive Plan 5-Year update. This subject property has a future land use designation of Urban Neighborhood. The Urban Neighborhood designation allows for a spectrum of residential zoning districts, ranging from the low-intensity R-75 district to the highest-intensity mixed use and high-rise districts. The proposal for the subject property is a rezoning to MR-2 medium density, which is in the middle of the spectrum of intensities permitted.

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed rezoning from C-1(local commercial) to MR-2 (medium density) is a downzone in terms of intensity. The I-20 Overlay district of which the site is part permits relatively intense uses including moderate commercial, office, multi-family and townhome units. The rezoning to MR-2 would allow for single-family detached residential uses alongside the more intense uses that is currently permitted by right. Surrounding uses include housing at a range of densities, including apartments, townhomes, and single-family lots. The proposed residential uses, including 132 single-family detached lots and 205 “lifestyle” townhomes are compatible with immediately surrounding uses, including the Shirewick neighborhood, the Alice Williams Towers, and the Panola Gardens apartments. The proposed development would also leave approximately 30% of the site area for open space—both recreational, natural, and landscaped. Therefore, the proposed change would allow for a use that is suitable in view of the use and development of adjacent and nearby properties.

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

The proposed site does have a reasonable use as zoned. The entire 67-acre tract is zoned C-1 and has remained that way, available for commercial and residential, as long as Salem Bible Church has owned the property. The site is proposed to be constructed as a mixed use development with retail uses. Residential rooftops are necessary to support commercial development at this site. The rezoning and the ensuing range of residential types will achieve the blend of incomes and lifestyles necessary to support high-quality, long-lasting commercial and retail.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Nearly all of the immediately adjacent properties are developed with uses that are similar in density and intensity. The large parcel on the south side of Snapfinger Woods Drive is slated for residential development as part of the masterplan for this area, which will strengthen the residential context in this location. The proposed new use would be in harmony with the use and usability of existing 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 rezoning proposal.

The entire +/-67-acre tract is zoned C-1 and has remained that way, undeveloped, as long as Salem Bible Church has owned the property. The +/- 77-acre site directly to the south across Snapfinger Woods Road is similarly zoned and has also never been developed with commercial uses. The scale of the site required thoughtful subdivision and phased development to best comply with the Stonecrest 2038 Comprehensive Plan 5-Year update. The rezoning proposal from C-1 to MR-2 will provide for a spectrum of residential intensities, allowing for a variety of lifestyles, incomes, and ages to live and work in the area. This is particularly relevant at this moment where the entire metro area faces tremendous pressures for growth, and this development steers that growth toward quality with an emphasis on good design. Additionally, this project is part of a larger partnership between NVR/Ryan Homes and Salem Bible Church. The applicants have emphasized that they will continue to be diligent in putting forth best efforts for design, communication, stakeholder input and community outreach, which is supporting grounds for approval of the rezoning proposal.

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

The proposal would not permit a use that can be considered environmentally adverse to historic buildings, sites, districts, or archaeological resources. The proposed MR-2 rezoning is less intense than the development that could be constructed exclusively of townhomes by-right within the I-20 Overlay. At the time of application there are no historic buildings or archaeological sites within the site. According to the applicants the development team will continue to provide the resources necessary to protect environmentally sensitive areas such as stream buffers, wetlands, floodplains, and area adaptive wildlife by leaving as much of these areas open.

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

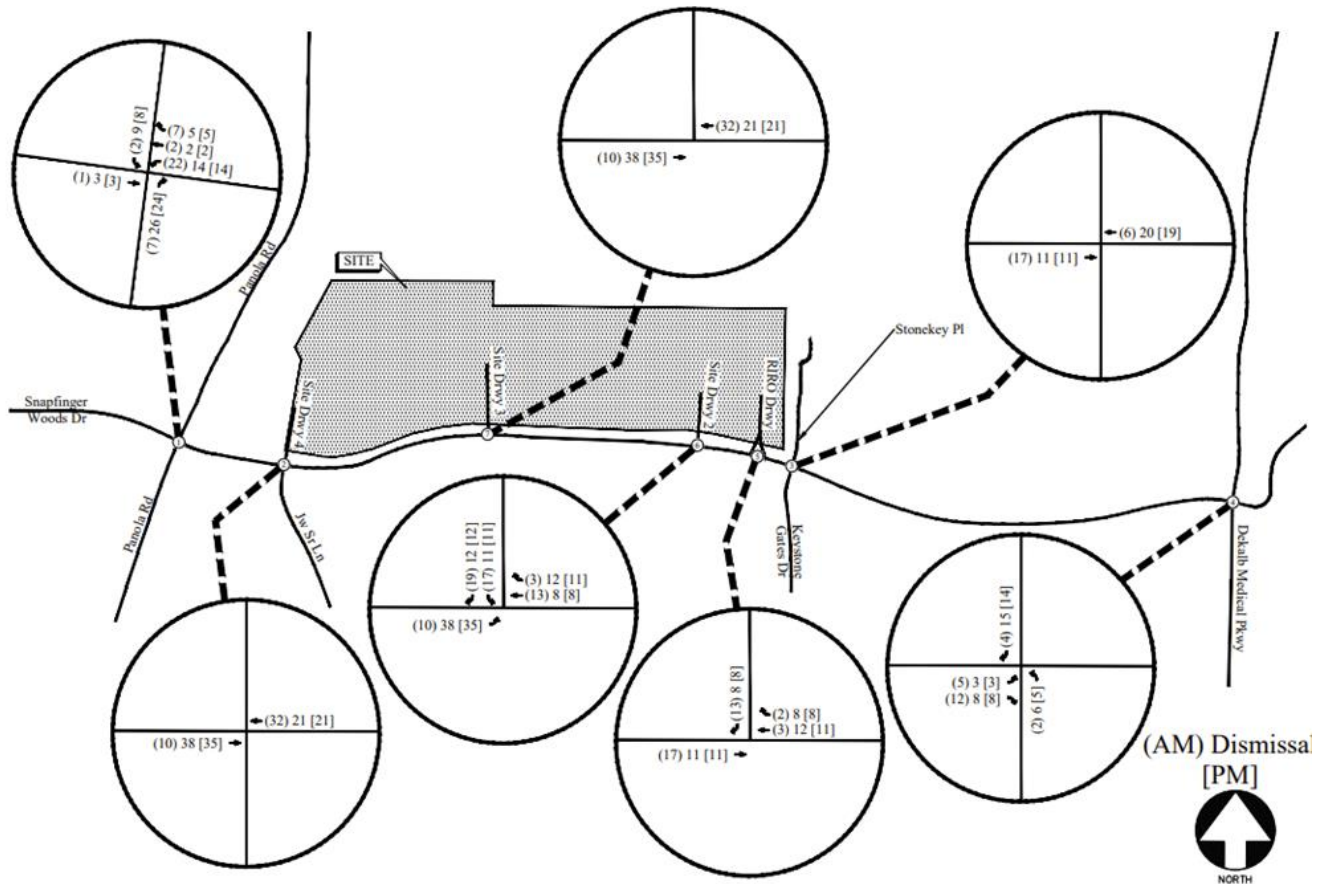
The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers and will not overwhelm existing utilities or facilities in any way. Panola Road is a north-south, four-lane roadway with a two-way left turn lane and a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID – 089-0551) indicate that the daily traffic volume on Panola Road in 2023 was 27,600 vehicles per day northeast of Shirewick Drive. GDOT classifies Panola Road as a minor arterial urban roadway. Snapfinger Woods Drive is an east-west, four-lane, median-divided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID’s – 089-4067 & 089-4059) indicate that the daily traffic volume on Snapfinger Woods Drive in 2023 was 18,200 vehicles per day northeast of Rayburn Road and 9,740 vehicles per day west of Park Central Boulevard. GDOT classifies Snapfinger Woods Drive as a major collector urban roadway. The results of existing traffic operations analysis indicate that the signalized study intersections are operating at an overall level-of-service “C” or better in all the AM, school dismissal and PM peak hours. The stop-controlled approaches of the unsignalized study intersections are operating at a level-of service “C” or better in all the AM, school dismissal and PM peak hours.

The trip generation was based on the following ITE Land Use Categories: 210–Single-Family Detached Housing and 251 – Senior Adult Housing - Single family. The calculated total trip generation for the proposed development is shown in Table 4.



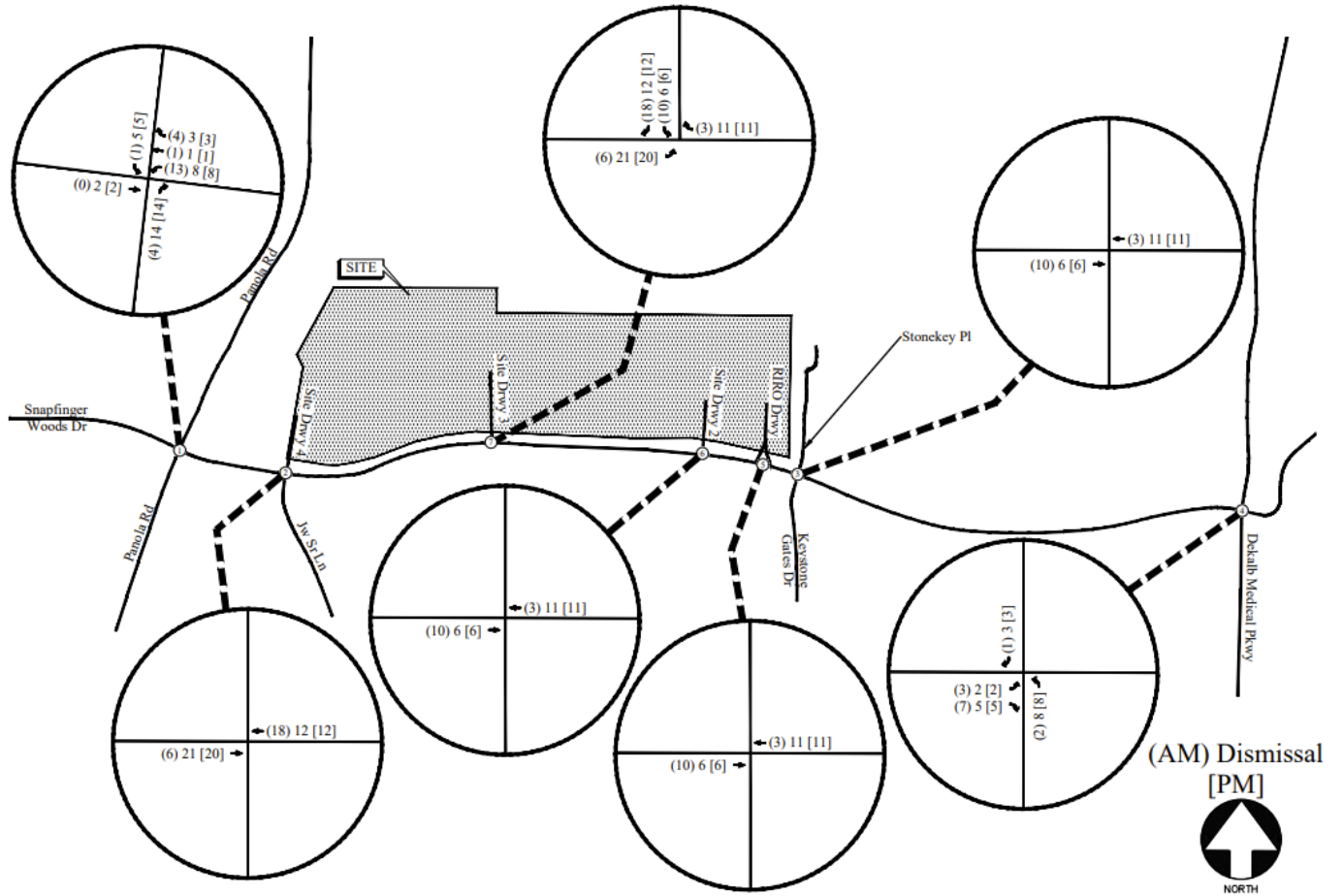
TABLE 4 – TRIP GENERATION											
Land Use	Size	AM Peak Hour			School Dismissal Peak Hour			PM Peak Hour			24-Hr
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	2-Way
ITE 210–Single-Family Detached Housing (East Section)	86 units	16	49	65	58	32	90	54	32	86	878
ITE 210–Single-Family Detached Housing (West Section)	46 units	9	28	37	32	18	50	30	18	48	494
ITE 251 – Senior Adult Housing – Single family	205 units	22	45	67	61	48	109	47	31	78	1,091
TOTAL TRIPS		47	122	169	151	98	249	131	81	212	2,463

Trip Distribution The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the detached homes (eastern section), detached homes (western section) and senior adult housing (single family) site are shown in Figures 5A, 5B and 5C, respectively.



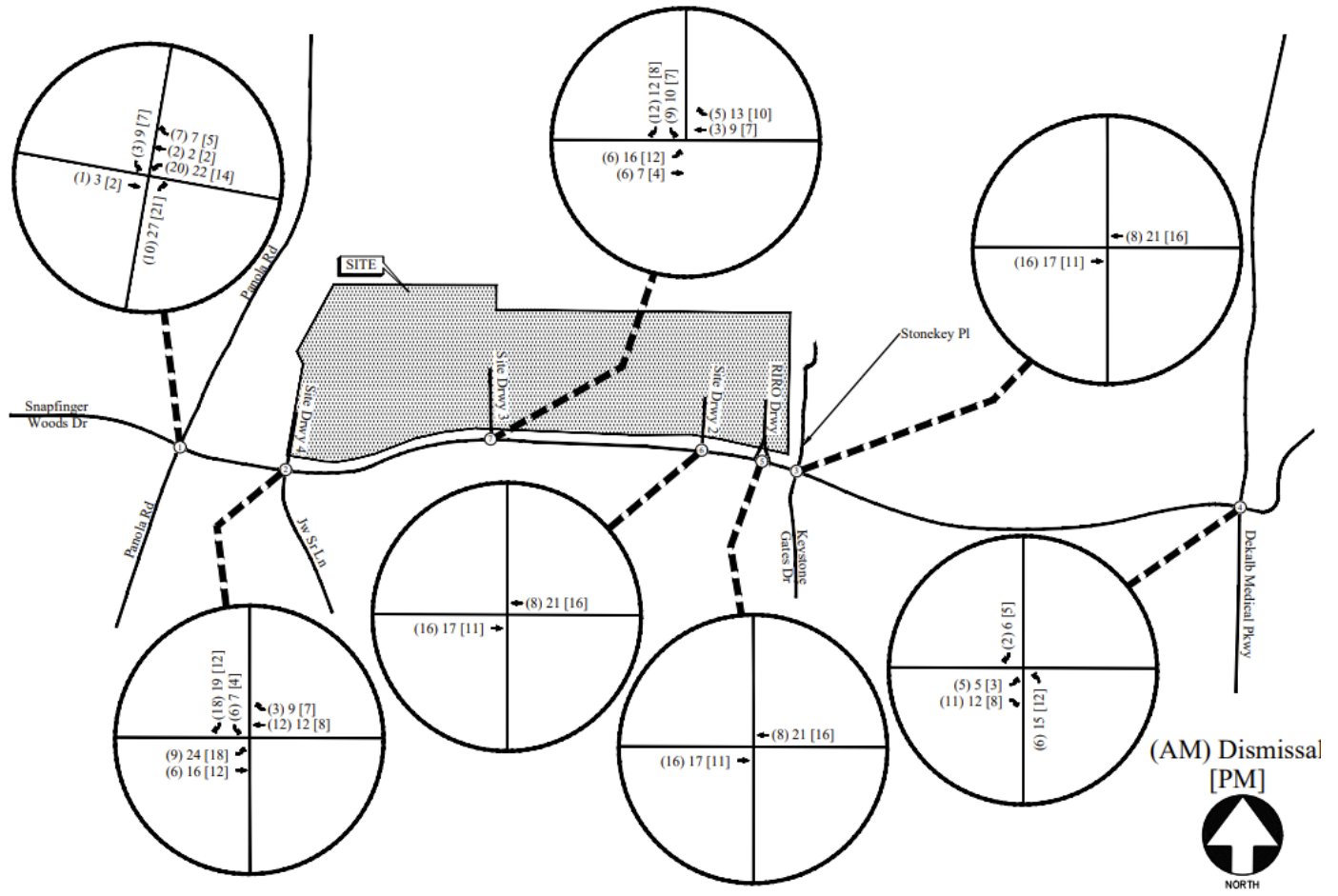
5A. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (DETACHED HOMES EAST SECTION TRIPS)

FIGURE 5A
 A&R Engineering Inc.



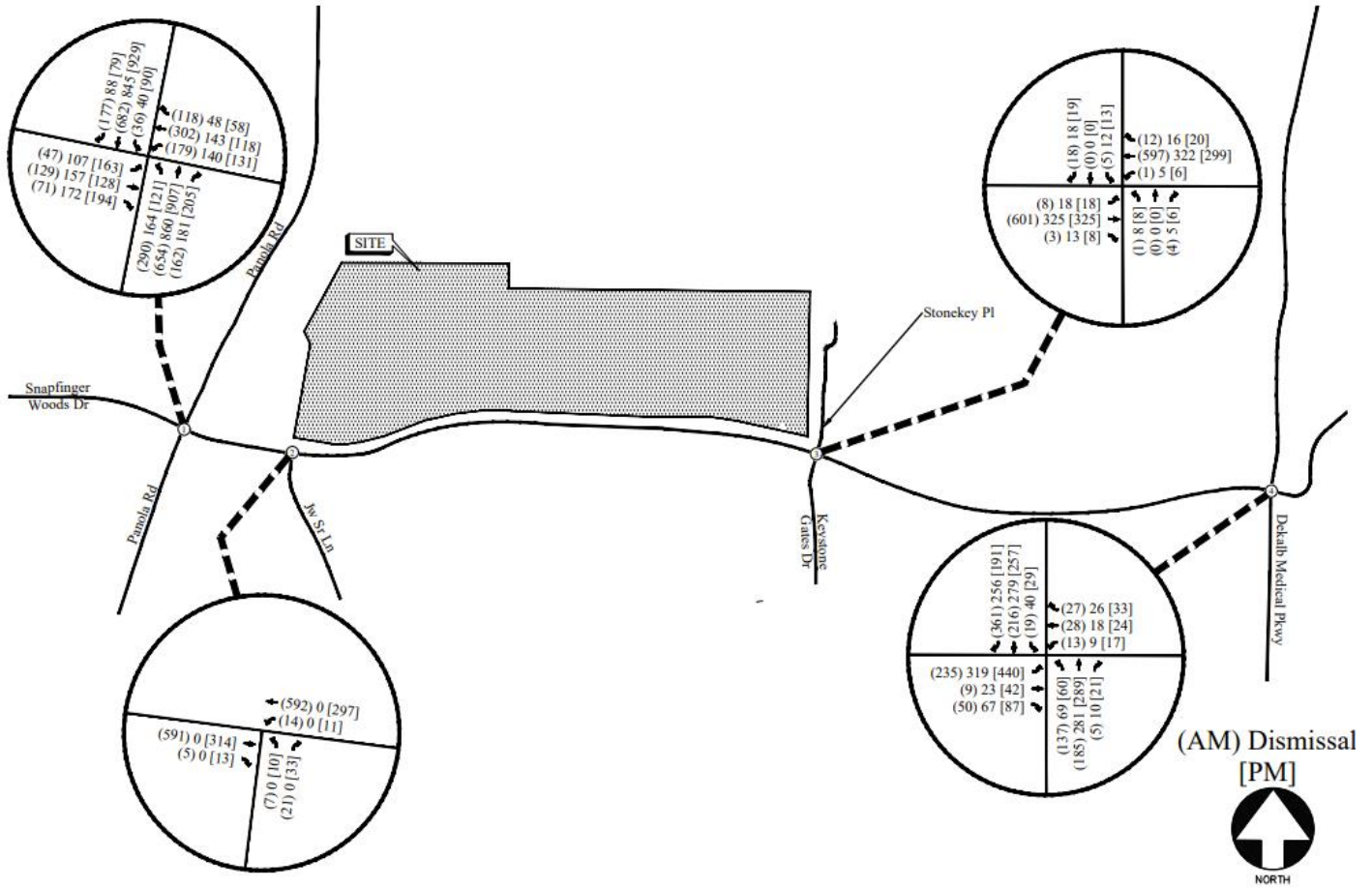
5B. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (DETACHED HOMES WEST SECTION TRIPS)

FIGURE 5B
 A&R Engineering Inc.



5C. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (SENIOR ADULT HOUSING TRIPS)

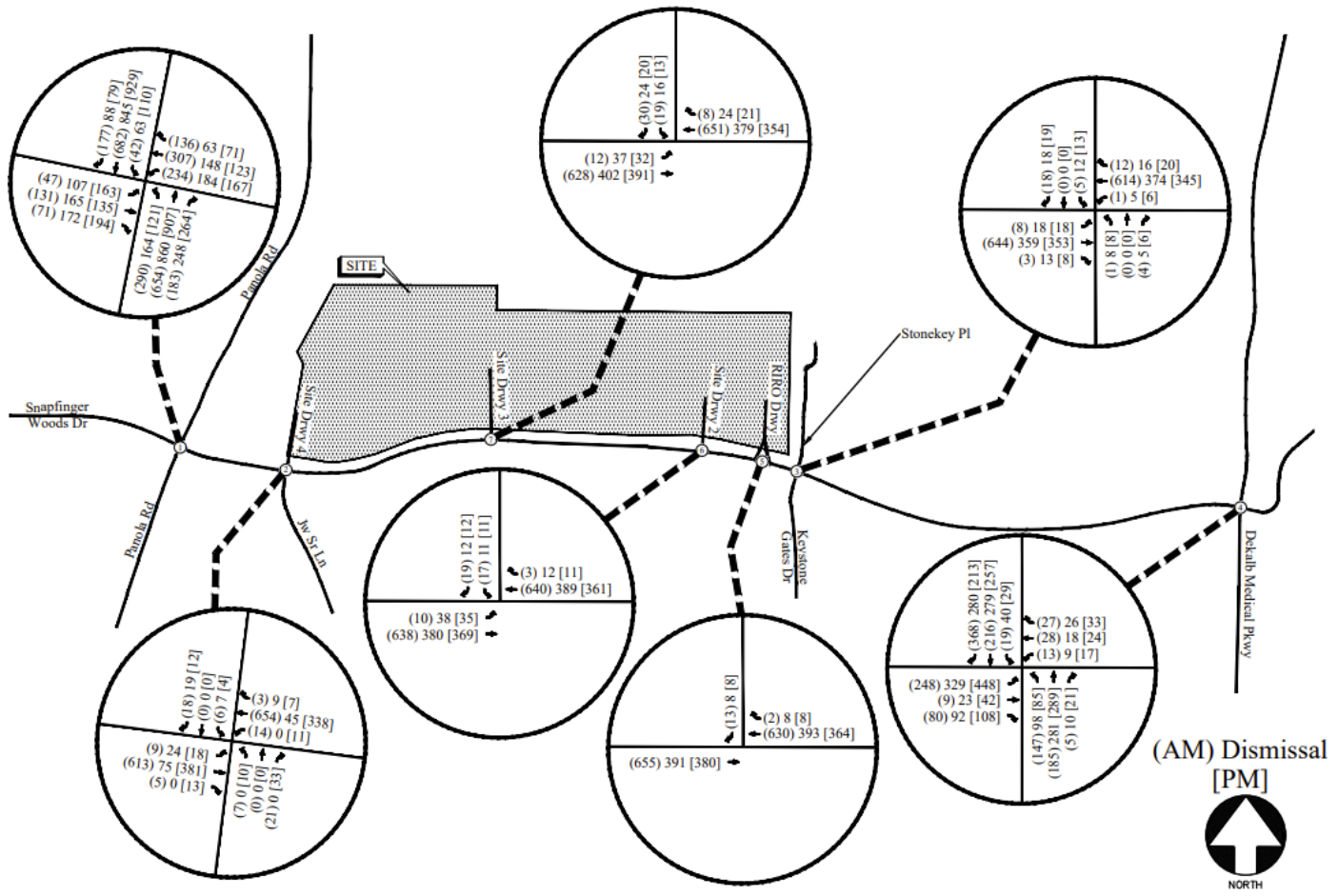
FIGURE 5C
A&R Engineering Inc.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.

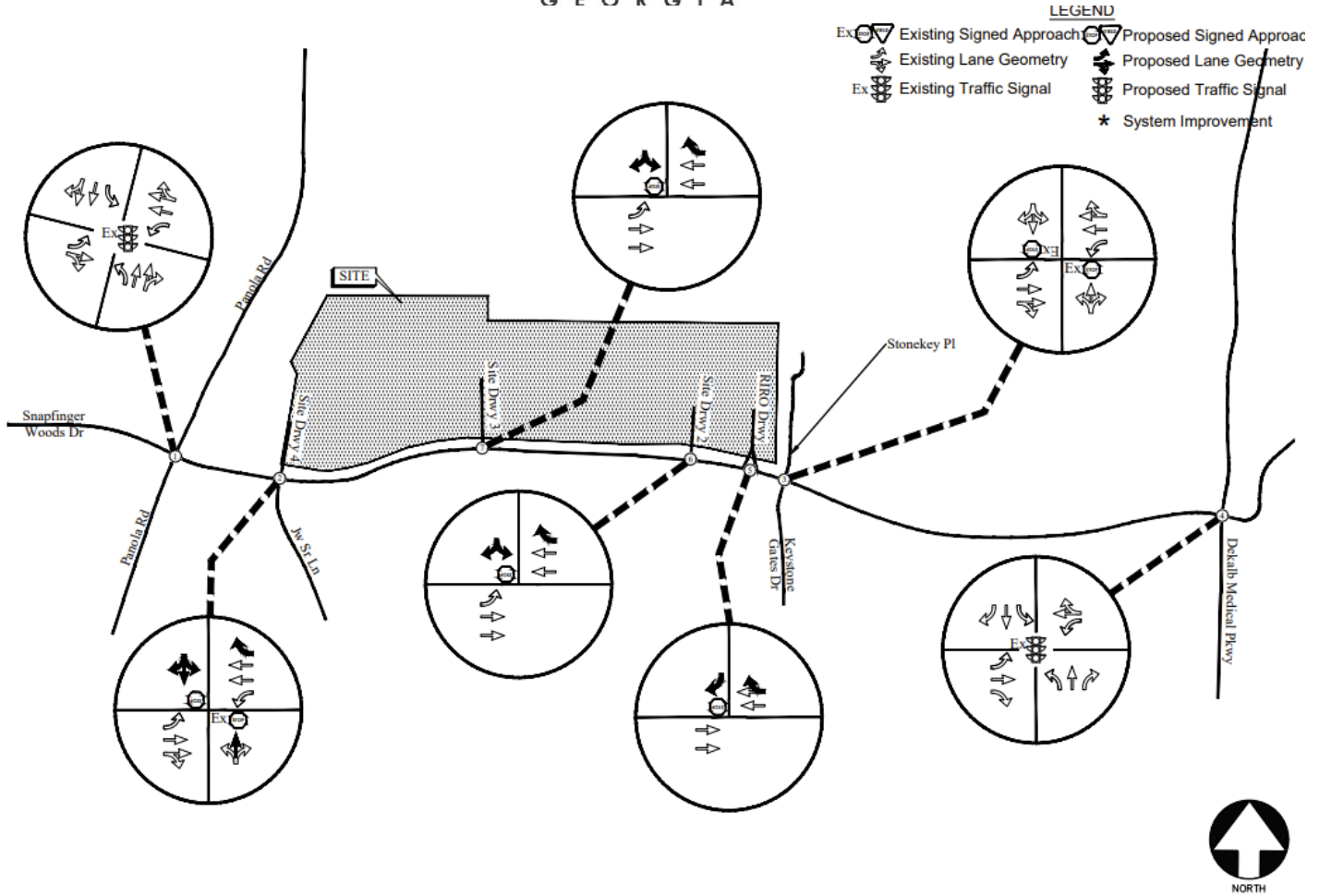


FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figure 8.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8

A&R Engineering Inc.

The results of future “No-Build” and “Build” traffic operations analysis indicate that the signalized study intersections will be operating at an overall satisfactory level-of-service “D” or better in all the AM, school dismissal and PM peak hours. The stop-controlled approaches at all unsignalized intersections will also be operating at satisfactory level-of-service “C” or better in all the AM, school dismissal and PM peak hours.

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

The proposed zoning will change the environment and/or surrounding natural resources. Proper mitigation measures will be incorporated into the development plan and adequate environmental reviews will be conducted by internal and external agencies for compliance.



STAFF RECOMMENDATION; *CONDITIONAL APPROVAL*

1. Approval to amend the City of Stonecrest zoning map to reflect the request to rezone the specific acres from C-1 to MR-2.
2. Conditional approval of the rezoning request from C-1 to MR-2 with the final report of conditions for land use and transportation from the Development of Regional Impact (DRI) review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) *if applicable*.
3. Add sufficient traffic calming measures that will affect the entire (build out) development.
4. Add connectivity options with additional amenities that will service the number of residents in the community on both parcels along with additional open space options.

PLANNING COMMISSION (PC) RECOMMENDATION – December 3rd 2024- *CONDITIONAL APPROVAL*

1. Conditional approval of the rezoning request with the conditions outlined by staff.
2. Construct an eight (8) feet opaque privacy fence along property line.



Attachment(s): RZ 23-012 Application Materials

APPLICATION PACKAGE



Amendment Application

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



Amendment Application

PROPERTY			
Site Address(es): 2680 Panola Road Lithonia, GA 30058		Parcel #: p/o 16 056 01 004	Zip: 30058
Project Name (If applicable): Snapfinger Woods Drive @ Panola Road			
Current Zoning	C-1	Proposed Zoning	MR-2
Current Use	Vacant	Proposed Use	SF attached + detached homes

OWNER INFORMATION			
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW ATLANTA, GA		
Email:	joseph.williams@salemchurch.org	Phone:	404-792-0303

APPLICANT			
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW ATLANTA, GA		
Email:	joseph.williams@salemchurch.org	Phone:	404-792-0303

AFFIDAVIT

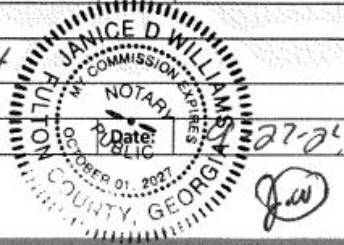
To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required 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:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Applicant's Signature:	<i>Jasper W. Williams</i>	Date:	10/1/24

NOTARY

Sworn to and subscribed before me this 27 Day of September 2024

Notary Public:	<i>Janice D. Williams</i>		
Signature:	<i>Janice D. Williams</i>	Date:	<u>27-24</u>





Amendment Application

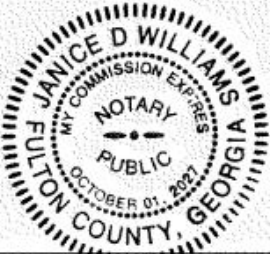
All applications and plans must be submitted through the Citizenserve Online Portal

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:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State:	ATLANTA, GA
Signature:	<i>Jasper W. Williams Jr.</i>	Date:	10/1/2024
Sworn to and subscribed before me this <u>27</u> day of <u>September</u> 20 <u>24</u>			
Notary Public:	<i>Janice D. Williams</i> <i>Janice D. Williams</i>		



Additional Property Owner (if applicable)

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

Additional Property Owner (if applicable)

Name:	N/A		
Address:		City, State:	
Signature:		Date:	

JW



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:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:	<i>Jasper W. Williams Jr.</i>	Date:	10/01/2024
Sworn to and subscribed before me this <u>27</u> day of <u>September</u> , 20 <u>24</u>			
Notary Public:	<i>Janice D. Williams</i> Janice D. Williams		



Applicant (if applicable)

Name:	AUTHORIZED AGENT - NVR/ Ryan Homes (c/o Jesse Clark)		
Address:	11700 Plaza America Drive Suite 500	City, State: Reston, Virginia	Zip: 20190
Signature:		Date:	10/01/24
Sworn to and subscribed before me this _____ day of _____, 20_____			
Notary Public:			

Applicant (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	

J.W.



Item VIII. b.



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

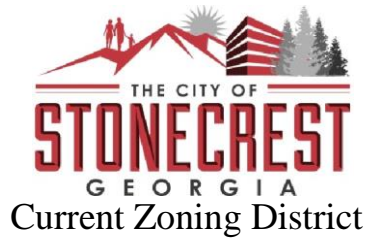
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:		Date:	10/01/2024
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:	AUTHORIZED AGENT - NVR/ Ryan Homes (c/o Jesse Clark)		
Address:	3720 DaVinci Court, Suite 225	City, State: Atlanta, GA	Zip: 30092
Signature:		Date:	9/30/24
Sworn to and subscribed before me this <u>30</u> day of <u>September</u> , 20 <u>24</u>			
Notary Public:	 C. Stanton Notary Public Gwinnett County, Georgia My Commission Expires October 6, 2026		

Applicant (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	



DIVISION 26. C-1- (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

Sec. 2.26.2. - Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

A. Permitted Uses. The following uses are permitted as of right under this Code:

- 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
- 2. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Child care facility, 6 or more.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Child day care center.
 - e. Hotel/motel.
 - f. Live/work unit; see section 4.2.
 - g. Nursing care facility or hospice.
 - h. Personal care home, 6 or less; see section 4.2.



- i. Personal care home, 7 or more; see section 4.2.
- j. Shelter for homeless persons, 7—20; see section 4.2.
- k. Transitional housing facilities, 7—20 persons; see section 4.2.

3. Institutional/Public.

- a. Club, order or lodge, fraternal, non-commercial.
- b. Coliseum or stadium/not associated with church or school; see section 4.2.
- c. Colleges, universities, research and training facilities.
- d. Funeral home, mortuary.
- e. Government facilities.
- f. Library or museum.
- g. Places of worship; see section 4.2.
- h. School, private kindergarten, elementary, middle or high schools; see section 4.2.
- i. School, public kindergarten, elementary, middle or high schools.
- j. School, specialty; see section 4.2.
- k. School, vocational; see section 4.2.
- l. Swimming pools, commercial; see section 4.2.
- m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.

4. Wireless Telecommunications.

- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
- b. New support structure from 50 feet up to 199 feet; see section 4.2.
- c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.

C. Special Land Use Permit. The following uses are permitted only with a special land use permit:

- 1. Residential.
 - a. Hotel/motel, extended stay; see section 4.2.



b. Shelter for homeless persons for no more than 6 persons; see section 4.2.

2. Institutional/Public.

a. Cultural facilities.

3. Commercial.

- a. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
- b. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf; see section 4.2.
- c. Alcohol outlet—package store, primary; see section 4.2.
- d. Automobile service stations; see section 4.2.
- e. Bus or rail stations or terminals for passengers.
- f. Crematoriums; see section 4.2.
- g. Fuel pumps; see section 4.2.
- h. Heliport; see section 4.2.
- i. Liquor store (see alcohol outlet); see section 4.2.
- j. Nightclub or late night establishment; see section 4.2.
- k. Restaurants with a drive-thru configuration; see section 4.2.

D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:

1. Residential.

- a. Accessory uses or structures.
- b. Dormitory.

2. Commercial.

- a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
- b. Kennel, breeding.

3. Industrial.

- a. Recycling collection.



Proposed Zoning District

DIVISION 14. – (MEDIUM DENSITY RESIDENTIAL -2) DISTRICT

Sec 2.14.1. - Statement of purpose and intent.

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

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

Sec. 2.14.2. - Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted but there exist supplemental use regulations for that use specified in [article 4](#) of this chapter, such regulations shall also apply.

A. Permitted Uses. The following uses are permitted as of right under this Code:

- 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
- 2. Residential.
 - a. Boarding/rooming house.
 - b. Dwelling, cottage home; see section 4.2.
 - c. Dwelling, multifamily.
 - d. Dwelling, single-family (attached).
 - e. Dwelling, single-family (detached).
 - f. Dwelling, three-family.
 - g. Dwelling, townhouse; see section 4.2.



- h. Dwelling, two family.
 - i. Dwelling, urban single-family; see section 4.2.
 - j. Fraternity house or sorority house.
 - k. Live/work unit; see section 4.2.
 - l. Nursing care facility or hospice.
3. Institutional/Public.
- a. Government facilities.
 - b. Library or museum.
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2.
 - d. School, public kindergarten, elementary, middle or high schools.
4. Commercial.
- a. Adult daycare center, 7 or more; see section 4.2.
 - b. Child day care center, up to 6; see section 4.2.
 - c. Child day care facility, 7 or more; see section 4.2.
5. Communications—Utility.
- a. Essential services.
 - b. Satellite television antenna; see section 4.2.
6. Wireless Telecommunications.
- a. Attached wireless telecommunication facility; see section 4.2.
 - b. Carrier on Wheels (declared emergency); see section 4.2.
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
- 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Residential.
 - a. Home occupation, no customer contact; see section 4.2.
 - 3. Commercial.



- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. Food Trucks, Mobile Vending/Food Carts; see section 4.2.
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

4. Wireless Telecommunications.

- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
- b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.

C. Special Land Use Permit. The following uses are permitted only with a special land use permit:

1. Residential.

- a. Bed and breakfast establishment; see section 4.2.
- b. Home occupation, with customer contact; see section 4.2.
- c. Convents or monasteries; see section 4.2.
- d. Personal care home, 6 or less; see section 4.2.
- e. Personal care home, 7 or more; see section 4.2.
- f. Senior housing; see section 4.2.
- g. Shelter for homeless persons for no more than 6 persons; see section 4.2.
- h. Shelter for homeless persons 7—20; see section 4.2.
- i. Traditional housing facilities, 7—20; see section 4.2.

2. Institutional/Public.

- a. Cemetery, columbarium, mausoleum; see section 4.2.
- b. Cultural facilities.
- c. Places of worship; see section 4.2.
- d. Recreation club; see section 4.2.
- e. School, private kindergarten, elementary, middle or high schools; see section 4.2.



f. School, vocational; see section 4.2.

g. Swimming pools, commercial; see section 4.2.

3. Commercial.

a. Adult daycare facility, up to 6; see section 4.2.

b. Dog day care; see section 4.2.

D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:

1. Residential.

a. Accessory uses or structures.

b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2.

2. Institutional/Public.

a. Educational use, private; see section 4.2.

b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.

3. Commercial.

a. Art gallery.

b. Banks, credit unions or other similar financial institutions.

c. Barber shop/beauty salon or similar establishments.

d. Building or construction office.

e. Coin laundry.

f. Dog grooming; see section 4.2.

g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations.

h. Fitness center.

i. Office, medical.

j. Office, professional.

k. Personal services establishment.

l. Restaurants (non-drive-thru).

m. Retail, 5,000 sf or less (with the exception of small box discount stores)

Stonecrest 2038 Comprehensive Plan 5 Year Update Urban Neighborhood Land Use Designation



Caption: An example of Urban Neighborhood Land Use in Stonecrest, GA

Urban Neighborhood (UN): The Urban Neighborhood land use districts establish and preserve compact pedestrian-friendly neighborhoods and communities. The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. This district may have on-street parking, small lots, and buildings closer to the front property line. These areas may have alleys and neighborhood-scale commercial scattered throughout. Microhousing units are permitted in this land use. The proposed density for areas of this type is from 6 to 12 dwelling units per acre.

Use Descriptions: Townhomes; Multi-family; Neighborhood Rentals; Small Scale Retail/Commercial

Maximum Density, Units/Acre: 6 to 12; up to 30 dwelling units per acre w/ density bonuses

Permitted Districts: MU1-3, C1, C2, RSM, R100-85, R75-60, MR1-2, HR-1-2-3



(Attached) Community Planning Information (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Meeting Minutes

November 14, 2024, 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, November 13, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Felleshia Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician were in attendance.

The meeting was called to order at 6:03 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT – Cobi Brown**

III. Item(s) of Discussion:

PETITION: *RZ24-004*
PETITIONER: Jesse Clark of NVR/Ryan Homes
LOCATION: 2680 Panola Rd
PETITIONER’S REQUEST: The request is to rezone the parcel from C-1 (Local Commercial) to MR-2 (Medium Density Residential -2) for the development of a mixed residential community.

PETITION: *V24-006*
PETITIONER: Jesse Clark of NVR/Ryan Homes
LOCATION: 5526 Hillandale Drive
PETITIONER’S REQUEST: The request is for a variance to *Section 3.33.12. - Architectural Regulations* for the development of townhomes in a proposed mixed residential community.

PETITION: *V24-008*
PETITIONER: Jesse Clark of NVR/Ryan Homes
LOCATION: 2680 Panola Road
PETITIONER’S REQUEST: The request is for a variance to *Section 2.11.2. - Dimensional Requirements* for the development of townhomes in a proposed mixed residential community.



CITY OF STONECREST, GEORGIA

Joseph Williams senior pastor of Salem Bible Church of Atlanta and the Stonecrest location spoke. He stated that the development is needed and wanted by the community. Pastor Williams stated that the development would be an intergenerational housing development that will allow ownership. The development will also address the concerns for more dining as well as entertainment in the area. He stated that many people live in the City of Stonecrest but travel to surrounding areas to work, eat, amusement and etc. He also stated that the project aligns with the comprehensive plan for the city and that the community deserves a first-class development.

Joe Ross a representative for NVR/Ryan Homes spoke. He stated that the company is in 16 states nationally and was established in 1948. Mr. Ross stated that NVR/Ryan Homes have all the resources needed to bring the project to reality. They have many developments within the Atlanta area including Stonecrest. Two (2) of their projects are currently in the the construction stage, with one (1) to be completed in the year 2025.

Jessie Clark a representative of Ryan Homes spoke. The site plan in the presentation was explained which includes the types of homes, the designs, and the commercial component of the proposed development. The reason for the rezoning is to allow the proposed single-family homes. Due to the concerns stated by stakeholders such as walkability, safety, and traffic, the development will feature improved sidewalks, crosswalks, lighting, and a proposed transportation improvement of a stoplight and/or roundabout.

The applicants explained the variance requests. One variance request is for architectural regulations that will allow more affordable high-quality materials to be used for a portion of units. The second variance request is related to dimensional regulations to allow for smaller lots for the proposed detached homes.

The public was given the opportunity to speak.

Veronica Mapp a resident asked questions concerning the projected timeline for the development, its effects on current property value, if an environmental impact assessment has been conducted, traffic infrastructure, noise/construction hours, flood risks, and additional opportunities for feedback from residents, before a final decision is made.

Leonard Kendale a resident spoke. He stated his concerns about the increase in property taxes, security, and a storm drain in the area.

Lenette Ferguson a resident spoke. She stated that she believes that the project will be excellent considering that she takes her money outside of the community. She agreed with the need for sidewalks to be included in the development and asked about the lot sizes.

The applicant returned to answer the questions from the public.

A representative from NVR/ Ryan Homes addressed the concerns about flood risk stating that drainage will be toward the south of the development. The development will have several stormwater ponds that will be screened. Studies will be conducted to make sure that there will not be any flood risk. The development will be completed in phases and all the land will not be cleared at one time. He explained that the site has been walked, but additional investigations will need to be conducted to determine the exact location of wetlands or streams. The large buffers will contribute to protecting the animals. He mentioned that his team is committed to finding traffic-calming solutions such as the design of the roads throughout the neighborhood, sidewalks, islands, and a proposed roundabout. They will follow the allowed operation hours for construction as stated in the code. There will be a main contractor on site to answer any questions citizens may have and to stay aware of what is occurring in the area. They may consider an additional border such as a fence for trespassers. Addressing the size of the lots, (the reduction) will allow them to adjust the size of the home. He stated that the team would like the roads and sidewalks to be connected to allow more options for travel throughout the community.

Joe Ross stated that they would like to break ground a year after the rezoning is approved and it will take around three to five (5) years to complete. The prices of the homes, property values, and taxes are dependent upon the market dur



CITY OF STONECREST, GEORGIA

that time.

Pastor Williams stated that once the project moves forward a town hall meeting will be held with county/city officials to see what can be done to have a successful commercial development.

Dwyane Coley asked if those who live near the proposed development will see the construction and property line locations.

Veronica Mapp mentioned that she had seen the pink ribbons that show the border of the property.

With no further questions from participants or the applicant, the rezoning for 2680 Panola Road and variance discussions for 2680 Panola Road and 5526 Hillandale Drive ended.

PETITION:	V24-007
PETITIONER:	Jason Brown of Georgia Civil, Inc.
LOCATION:	2395 South Stone Mountain
PETITIONER'S REQUEST:	The request is for a variance for the development of a Self-Storage facility.

James Brown president of Georgia Civil, Incorporated presented. He stated that the variance is for a front setback reduction for the detention pond of the proposed self-storage facility, which is a permitted use. The State of Georgia requires developments to have a detention pond to prevent flooding of properties downstream. He also mentioned that they plan to plant evergreens to hide the detention pond considering that it will be in the front of the property.

The public was given the opportunity to speak.

Benard Knight an attorney and a member of the Stonecrest Industrial Council stated that he opposes the request due to there currently being a historical structure on the property and also asked about the amount of trees that will be removed from the property. There was a historic resource survey conducted by the city and Atlanta Regional Commission which featured the residential structure currently on the property. He stated that the structure which may have been built in the 1950s or 1960s is a unique contemporary style and was built with granite. It used to be owned by the Coffee family and may be of good use as a visitor center for the city.

He also stated that the city does not need another Self-Storage facility and also mentioned code section 7.5.3 and the reasons why this development does not meet what is stated in that section of the code. He also stated that in order for the development to be compliance is to reduce the size of the building, which will help with the size of the detention pond.

With no further questions from participants or the applicant, the variance discussion for 2395 South Stone Mountain ended.



CITY OF STONECREST, GEORGIA

IV. ADJOURNMENT The meeting was adjourned at 7:17 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.

**APPROVED:
PLANNING & ZONING**

DATE

Jawanna N. Dawis
DIRECTOR

November 20, 2024

ATTEST:

Cobi Brown

11/20/2024

SECRETARY

DATE

PANOLA PARK

A Master Planned Development
in partnership with



PANOLA PARK: DEVELOPMENT PARTNERS



WORSHIP TIME 11 AM
Atlanta Campus
 2283 Baker Rd. N.W.
 Atlanta, GA 30318
Stonecrest Campus
 5460 Hillandale Dr.
 Stonecrest, GA 30058

STAYCONNECTED
 SALEMBIBLECHURCH.ORG
 @SALEMBIBLECHURCH
 @SALEMBIBLEMINISTRIES
 @SALEMBIBLECHURCHOFFICIALPAGE



For over 40 years, Salem Bible Church has been a cornerstone in Stonecrest through service, fellowship, empowerment and community, and this development is no different.

SBC's 30+ year partnership with the City of Stonecrest has allowed us to see needs of the community.

SBC has turned down developers that want to build cheap, underwhelming products.

SBC has searched for a development partner that will create...:

1. A product people want
2. A product people need
3. A product that is in alignment with the Comprehensive Land Use Plan

PANOLA PARK: OUR VISION

Salem Bible Church has found a great partner in NVR/Ryan Homes, who have diligently worked with the church and City of Stonecreset to bring a world-class development that we can all enjoy and be proud of.

Together, we share the same vision:

- *Complement future commercial development along Panola Road by bringing new residential rooftops to Snapfinger Woods Drive.*
- *Create an intergenerational community across the continuum of housing, including single-family detached, townhomes, and active adult homes.*
- *Foster a diverse community of young professionals, families, and seniors to age in place.*
- *Keep the dream of homeownership alive by building high-quality homes at attainable prices.*
- *Create a sense of security and place along the half-mile long Snapfinger Woods Drive frontage.*
- *Contribute to the advancement of the City’s Comprehensive Plan by creating new residences near job centers in the “Urban Neighborhood” Character Area.*



PANOLA PARK: DEVELOPMENT PARTNERS



NVR, dba Ryan Homes, is a reliable, quality homebuilder with a track record of community building that the City of Stonecrest can trust.

**CREATING A BETTER
LIVING EXPERIENCE
FOR OUR CUSTOMERS**

Quick Facts

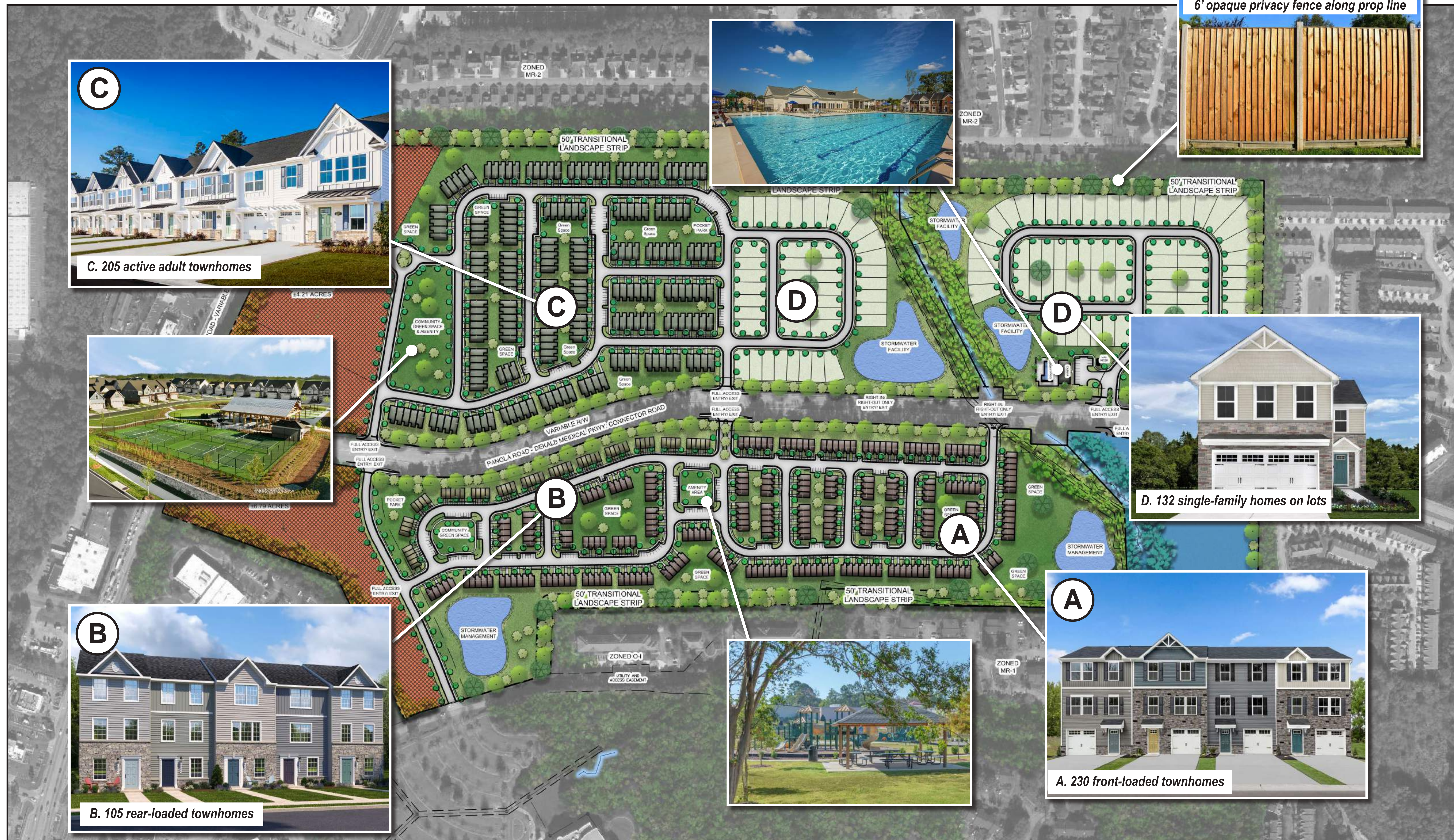
- Established in 1948
- 4th largest homebuilder in the country
- Highest credit rating in the industry
- Over 550,000 homes sold to date



PANOLA PARK: PROJECT IN CONTEXT



PANOLA PARK: PROPOSAL OVERVIEW



PANOLA PARK: INCREASING HOUSING CHOICE

**C-1 + I-20 Tier 1 Overlay
(Current Zoning)**



High-intensity shopping centers permitted by-right in C-1 + I-20

**MR-2 + I-20 Tier 1 Overlay
(Proposed Zoning)**



Single-family homes would be permitted with rezone



Townhomes permitted by-right in C-1 and MR-2 + I-20 overlay



High-intensity apartment buildings permitted by-right in C-1 + I-20



- Downzoning
- Decreased Intensity
+ Increased
Housing Choice



Rezoning to MR-2 would add single-family homes to permitted uses

Improving access and choice: Rezoning the site from C-1 to MR-2 creates the only opportunity for single family detached homes at this site.

PANOLA PARK: COMMUNITY BENEFIT



Location of proposed crosswalks and sidewalks



Sidewalks and Crosswalks along both sides of Snapfinger Woods Drive will calm traffic and promote connectivity



New homes facing Snapfinger Woods Drive will engage the street, improving community feel and creating a sense of place



Rendering of new streetlighting on Snapfinger Woods Drive



New streetlighting will improve safety, visibility, and security



PANOLA PARK - VIEW FROM SNAPPFINGER WOODS DRIVE, EASTBOUND



PANOLA PARK - VIEW FROM SNAPPFINGER WOODS DRIVE, WESTBOUND

PANOLA PARK: ACTIONS OVERVIEW



PANOLA PARK: "North Tract" - 2680 Panola Road

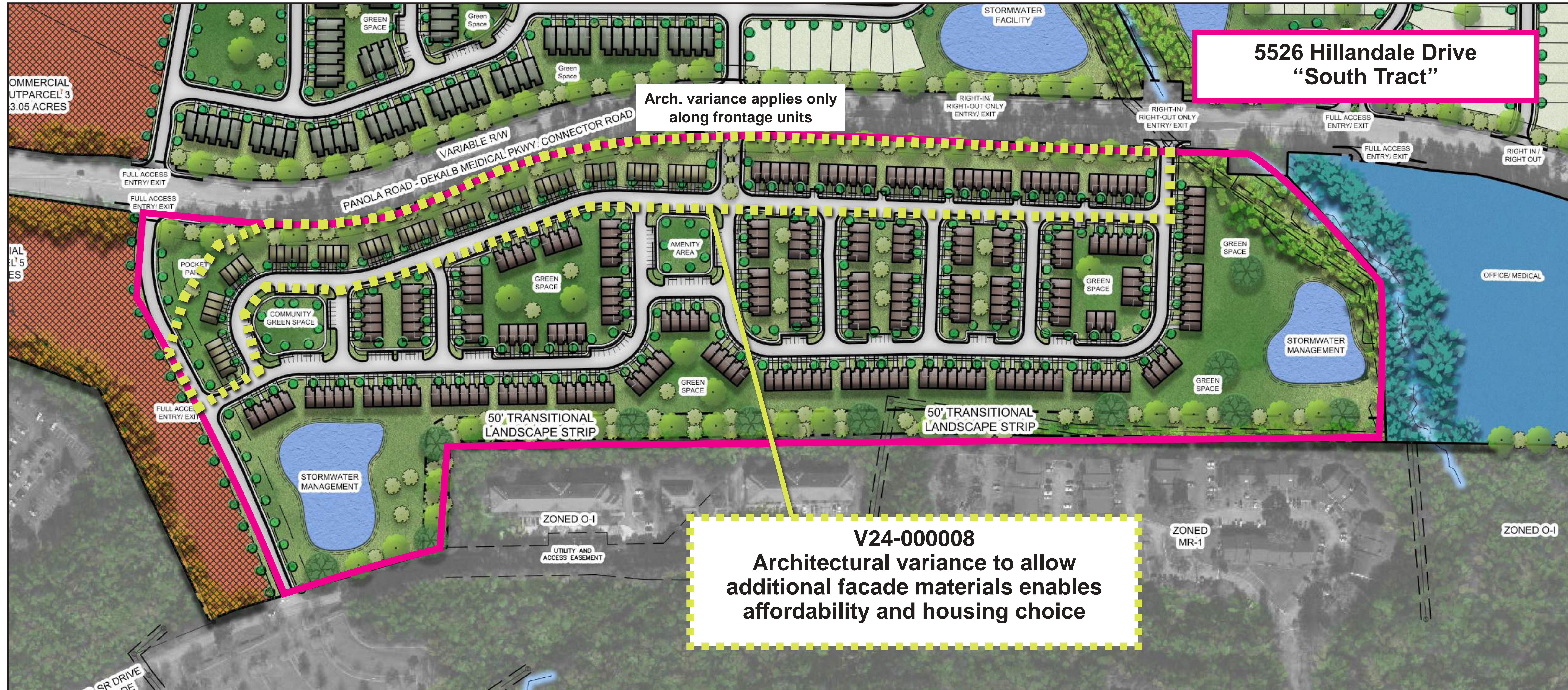


RZ24-000004
Rezone from C-1 to MR-2

V24-000008
Architectural variance to allow additional facade materials enables affordability and housing choice

V24-000008
Variance to allow smaller lots creates better product, improves affordability, and maintains neighborhood context

PANOLA PARK: "South Tract" - 5526 Hillandale Drive



PANOLA PARK: APPENDIX



PANOLA PARK: SUMMARY OF PROPOSAL

SUMMARY OF PROPOSAL:

A master-planned community consisting of townhomes, single-family detached lots, and active adult homes on the approximately 100 acres north and south of Snapfinger Woods Road, and commercial outparcels along Panola Road and Snapfinger Woods Drive that will be set aside for future local retail, office, or community uses.

Actions:

- ***(RZ24-000004): Rezone part of 2680 Panola Road from C-1 to MR-2 to permit single-family detached homes.***
- ***(V24-000008): Variance to Article 2, Section 2.11.2. – “Dimensional requirements, Table 2.4. Medium and High Density Residential Zoning Districts Dimensional Requirements” to reduce lot sizes from 5,000 sqft to 4,000 sqft.***
- ***(V24-000006 & V24-000008): Variance to Article 3, Section 3.33.12.A — “Architectural Regulations” to permit a “mix” of materials to include cementitious siding, board and batten in addition to the required materials along the north and south Snapfinger Woods Drive frontages.***

PANOLA PARK: SITE OVERVIEW





PANOLA PARK - SAMPLE ELEVATIONS
REAR-LOADED TOWNHOMES





PANOLA PARK - SAMPLE ELEVATIONS
20' FRONT-LOADED TOWNHOMES



PANOLA PARK - SAMPLE ELEVATIONS
"LIFESTYLE" TOWNHOMES





PANOLA PARK - SAMPLE ELEVATIONS
DETACHED SINGLE-FAMILY HOME



REZONING APPLICATION ANALYSIS

Prepared By:	Ramona Eversley, Senior Planner
Petition Number:	RZ24-004
Applicant:	Hayley Todd 350 Research Court Norcross, GA30092 HTODD@PEC.PLUS FOR Pastor Jasper Williams, Jr. Salem Bible Church Inc. 2283 Baker Rd NW Atlanta, GA 30318
Owner:	Salem Bible Church Inc. 2283 Baker RD NW Atlanta, GA 30318 joseph.williams@salembiblechurch.org
Project Location:	2680 Panola Road, Stonecrest, GA
District:	2 – Councilman Terry Fye
Acreage:	+/- 57.49 acres
Existing Zoning:	C-1 Local Commercial
Proposed Zoning:	MR-2 Medium Density
Future Land Use:	Urban Neighborhood
Overlay District:	I-20 Overlay District (Tier1)
Proposed Development/Request:	The applicant is seeking to rezone approximately +/-57.49-acres of the 67.94 known as Snapfinger Woods Drive at Panola Road (the “Subject Property,” 2680 Panola Road, PID 16 056 01 004) from C-1 to MR-2 within the I-20 Overlay (Tier 1). The rezoning would allow for the development of a new, mixed residential community that includes single-family detached and attached homes.
CPIM:	November 14, 2024
Planning Commission (PC):	December 3, 2024
Mayor & City Council:	December 16, 2024
Sign Posted/ Legal Ad(s) submitted:	October 28, 2024

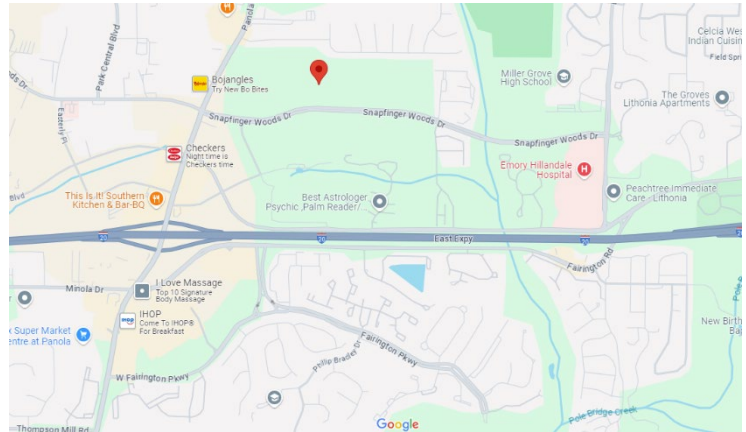
Staff Recommendations: Approval with the conditions based on the Atlanta Regional Commission and the Georgia Regional Transportation Authority for development of Regional Impact.

PC Recommendation:

PROJECT OVERVIEW

Location

The subject property is located at 2680 Panola Road Lithonia, GA with a parcel identification of 15 056 01 004. The subject property is a currently existing vacant lot, based on the submitted site plan dated October 1, 2024, entitled Rezoning Site Plan. The Subject Site is part of a larger tract of land on the north side of Snapfinger Woods Drive, at the eastern intersection of Panola Road. The proposal would subdivide and rezone 57.49 acres from the eastern portion of the larger, 67.94-acre tract (the “North Tract”) to create a new, residentially zoned tract (the “Subject Site”).

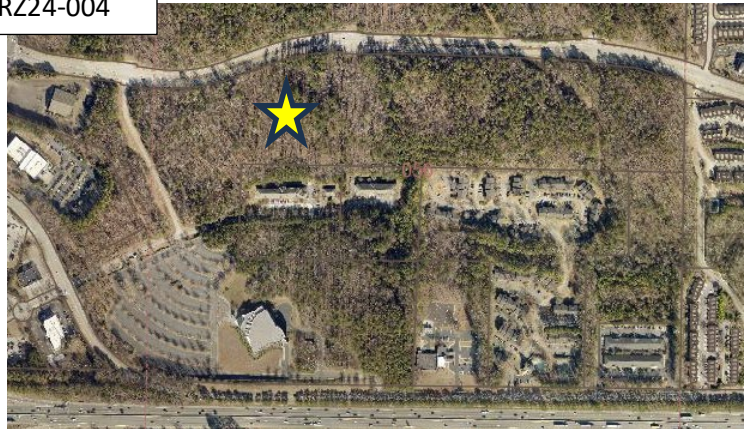


The property abuts M (Light Industrial), C-1 (Local Commercial), and OI (Office- Institutional) District to the west, MR-2 (Medium Density Residential-2) and MR-1 (Medium Density Residential 1) to the north, C-1 (Local Commercial District) to the south and MR-1 (Medium Density Residential) to the east.

Background

The City of Stonecrest Zoning has the property zoned C-1 in the I-20 Tier 1 Overlay District. Both the 67-acre tract that contains the subject property and the 77-acre tract immediately south (the “South Tract”—5526 Hillandale Drive) are owned by Salem Bible Church, 0.3 miles south of the subject site. These tracts have been owned by the Church under commercial zoning for more than a decade without being developed. The property is currently vacant. The applicant is requesting to rezone approximately 57.49-acres of the 67.94 known as Snapfinger Woods Drive at Panola Road.

RZ24-004





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	C-1 (Local Commercial) District	Vacant Land
Adjacent: North	MR-2 & MR-1 (Medium Density Residential-2 & 1) District	Single Family Homes (Shirewick)
Adjacent: West	M & C-1 & OI (Light Industrial & Local Commercial & Office-Institutional)	Bojangles, Cartopia Car Wash and Oil Lube & Children for Christ Academy
Adjacent: East	MR-1 (Medium Density Residential) to the east	Panola Gardens
Adjacent: South	C-1 (Local Commercial District)	Salem Bible Church Inc./Vacant



DIVISION 26. C-1- (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

Sec. 2.26.2. - Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

A. Permitted Uses. The following uses are permitted as of right under this Code:

- 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
- 2. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Child care facility, 6 or more.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Child day care center.
 - e. Hotel/motel.
 - f. Live/work unit; see section 4.2.
 - g. Nursing care facility or hospice.



- h. Personal care home, 6 or less; see section 4.2.
- i. Personal care home, 7 or more; see section 4.2.
- j. Shelter for homeless persons, 7—20; see section 4.2.
- k. Transitional housing facilities, 7—20 persons; see section 4.2.

3. Institutional/Public.

- a. Club, order or lodge, fraternal, non-commercial.
- b. Coliseum or stadium/not associated with church or school; see section 4.2.
- c. Colleges, universities, research and training facilities.
- d. Funeral home, mortuary.
- e. Government facilities.
- f. Library or museum.
- g. Places of worship; see section 4.2.
- h. School, private kindergarten, elementary, middle or high schools; see section 4.2.
- i. School, public kindergarten, elementary, middle or high schools.
- j. School, specialty; see section 4.2.
- k. School, vocational; see section 4.2.
- l. Swimming pools, commercial; see section 4.2.
- m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.

4. Wireless Telecommunications.

- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
- b. New support structure from 50 feet up to 199 feet; see section 4.2.
- c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.

C. Special Land Use Permit. The following uses are permitted only with a special land use permit:



1. Residential.

- a. Hotel/motel, extended stay; see section 4.2.
- b. Shelter for homeless persons for no more than 6 persons; see section 4.2.

2. Institutional/Public.

- a. Cultural facilities.

3. Commercial.

- a. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
- b. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf; see section 4.2.
- c. Alcohol outlet—package store, primary; see section 4.2.
- d. Automobile service stations; see section 4.2.
- e. Bus or rail stations or terminals for passengers.
- f. Crematoriums; see section 4.2.
- g. Fuel pumps; see section 4.2.
- h. Heliport; see section 4.2.
- i. Liquor store (see alcohol outlet); see section 4.2.
- j. Nightclub or late night establishment; see section 4.2.
- k. Restaurants with a drive-thru configuration; see section 4.2.

D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:

1. Residential.

- a. Accessory uses or structures.
- b. Dormitory.

2. Commercial.

- a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
- b. Kennel, breeding.

3. Industrial.

- a. Recycling collection.



DIVISION 14. – (MEDIUM DENSITY RESIDENTIAL -2) DISTRICT

Sec 2.14.1. - Statement of purpose and intent.

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

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

Sec. 2.14.2. - Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted but there exist supplemental use regulations for that use specified in [article 4](#) of this chapter, such regulations shall also apply.

A. Permitted Uses. The following uses are permitted as of right under this Code:

- 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
- 2. Residential.
 - a. Boarding/rooming house.
 - b. Dwelling, cottage home; see section 4.2.
 - c. Dwelling, multifamily.
 - d. Dwelling, single-family (attached).
 - e. Dwelling, single-family (detached).
 - f. Dwelling, three-family.
 - g. Dwelling, townhouse; see section 4.2.
 - h. Dwelling, two family.
 - i. Dwelling, urban single-family; see section 4.2.



- j. Fraternity house or sorority house.
- k. Live/work unit; see section 4.2.
- l. Nursing care facility or hospice.
- 3. Institutional/Public.
 - a. Government facilities.
 - b. Library or museum.
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2.
 - d. School, public kindergarten, elementary, middle or high schools.
- 4. Commercial.
 - a. Adult daycare center, 7 or more; see section 4.2.
 - b. Child day care center, up to 6; see section 4.2.
 - c. Child day care facility, 7 or more; see section 4.2.
- 5. Communications—Utility.
 - a. Essential services.
 - b. Satellite television antenna; see section 4.2.
- 6. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility; see section 4.2.
 - b. Carrier on Wheels (declared emergency); see section 4.2.
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
 - 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Residential.
 - a. Home occupation, no customer contact; see section 4.2.
 - 3. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Food Trucks, Mobile Vending/Food Carts; see section 4.2.

- c. Temporary outdoor retail sales; see section 4.2.
 - d. Temporary outdoor sales or events, seasonal; see section 4.2.
 - e. Temporary produce stand; see section 4.2.
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2.
4. Wireless Telecommunications.
- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
- C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
- 1. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Home occupation, with customer contact; see section 4.2.
 - c. Convents or monasteries; see section 4.2.
 - d. Personal care home, 6 or less; see section 4.2.
 - e. Personal care home, 7 or more; see section 4.2.
 - f. Senior housing; see section 4.2.
 - g. Shelter for homeless persons for no more than 6 persons; see section 4.2.
 - h. Shelter for homeless persons 7—20; see section 4.2.
 - i. Traditional housing facilities, 7—20; see section 4.2.
 - 2. Institutional/Public.
 - a. Cemetery, columbarium, mausoleum; see section 4.2.
 - b. Cultural facilities.
 - c. Places of worship; see section 4.2.
 - d. Recreation club; see section 4.2.
 - e. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - f. School, vocational; see section 4.2.
 - g. Swimming pools, commercial; see section 4.2.



3. Commercial.

- a. Adult daycare facility, up to 6; see section 4.2.
- b. Dog day care; see section 4.2.

D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:

1. Residential.

- a. Accessory uses or structures.
- b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2.

2. Institutional/Public.

- a. Educational use, private; see section 4.2.
- b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.

3. Commercial.

- a. Art gallery.
- b. Banks, credit unions or other similar financial institutions.
- c. Barber shop/beauty salon or similar establishments.
- d. Building or construction office.
- e. Coin laundry.
- f. Dog grooming; see section 4.2.
- g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations.
- h. Fitness center.
- i. Office, medical.
- j. Office, professional.
- k. Personal services establishment.
- l. Restaurants (non drive-thru).
- m. Retail, 5,000 sf or less (with the exception of small box discount stores)

COMPREHENSIVE PLAN ELEMENTS **LAND USE**

Urban Neighborhood Primary Land Uses

Single-Family Detached Residential
Apartments and Townhomes
Assisted Living Facilities
Neighborhood Retail
Schools
Libraries
Healthcare Facilities
Parks and Recreational Facilities
Public and Civic Facilities
Institutional Uses



Permitted Zoning in UN Areas
R-100, R-85, R-75, R-60, RSM, MR-1, MR-2. MU-1, MU-2, MU-3, NS, C-1, C-2



Public Participation

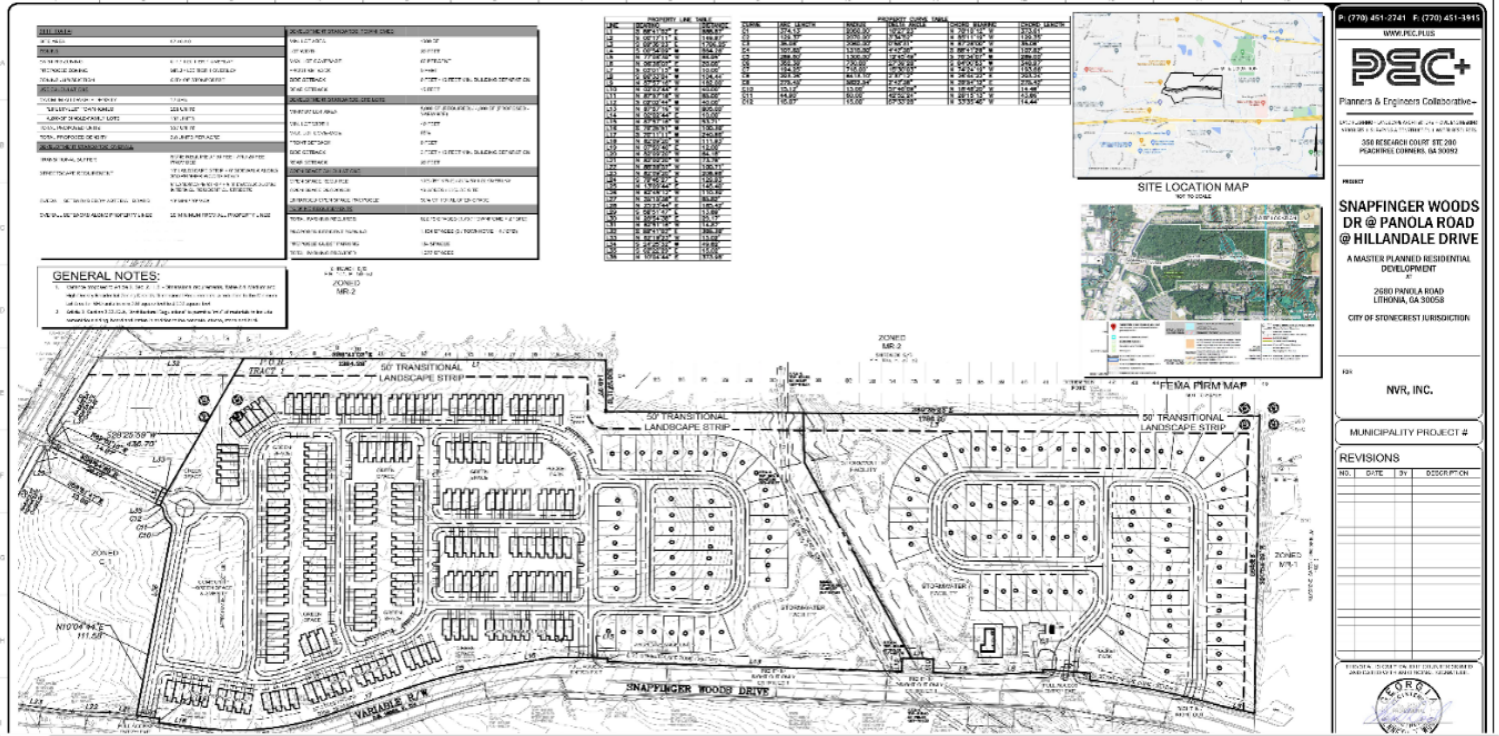
Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in October 2024. There was a Community Planning Information Meeting (CPIM) held on November 14, 2024, at 6:00 p.m. at city hall. There were 25 attendees. There were 5 attendees that spoke on the request. Inquires related to this project included property taxes/values, the time the development will begin, price range, continued community participation.

Proposed Site Plans

Rezoned Parcel: 2680 Panola Road "North Tract" Parcel Identification: 15 056 01 004 zoned MR-2.

0B-REZONING SITE PLAN.PDF

Zoom: Page width(22%) 1 of 1



Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000	10,000
21	10,000	10,000	10,000	10,000	10,000
22	10,000	10,000	10,000	10,000	10,000
23	10,000	10,000	10,000	10,000	10,000
24	10,000	10,000	10,000	10,000	10,000
25	10,000	10,000	10,000	10,000	10,000
26	10,000	10,000	10,000	10,000	10,000
27	10,000	10,000	10,000	10,000	10,000
28	10,000	10,000	10,000	10,000	10,000
29	10,000	10,000	10,000	10,000	10,000
30	10,000	10,000	10,000	10,000	10,000
31	10,000	10,000	10,000	10,000	10,000
32	10,000	10,000	10,000	10,000	10,000
33	10,000	10,000	10,000	10,000	10,000
34	10,000	10,000	10,000	10,000	10,000
35	10,000	10,000	10,000	10,000	10,000
36	10,000	10,000	10,000	10,000	10,000
37	10,000	10,000	10,000	10,000	10,000
38	10,000	10,000	10,000	10,000	10,000
39	10,000	10,000	10,000	10,000	10,000
40	10,000	10,000	10,000	10,000	10,000
41	10,000	10,000	10,000	10,000	10,000
42	10,000	10,000	10,000	10,000	10,000
43	10,000	10,000	10,000	10,000	10,000
44	10,000	10,000	10,000	10,000	10,000
45	10,000	10,000	10,000	10,000	10,000
46	10,000	10,000	10,000	10,000	10,000
47	10,000	10,000	10,000	10,000	10,000
48	10,000	10,000	10,000	10,000	10,000
49	10,000	10,000	10,000	10,000	10,000
50	10,000	10,000	10,000	10,000	10,000
51	10,000	10,000	10,000	10,000	10,000
52	10,000	10,000	10,000	10,000	10,000
53	10,000	10,000	10,000	10,000	10,000
54	10,000	10,000	10,000	10,000	10,000
55	10,000	10,000	10,000	10,000	10,000
56	10,000	10,000	10,000	10,000	10,000
57	10,000	10,000	10,000	10,000	10,000
58	10,000	10,000	10,000	10,000	10,000
59	10,000	10,000	10,000	10,000	10,000
60	10,000	10,000	10,000	10,000	10,000
61	10,000	10,000	10,000	10,000	10,000
62	10,000	10,000	10,000	10,000	10,000
63	10,000	10,000	10,000	10,000	10,000
64	10,000	10,000	10,000	10,000	10,000
65	10,000	10,000	10,000	10,000	10,000
66	10,000	10,000	10,000	10,000	10,000
67	10,000	10,000	10,000	10,000	10,000
68	10,000	10,000	10,000	10,000	10,000
69	10,000	10,000	10,000	10,000	10,000
70	10,000	10,000	10,000	10,000	10,000
71	10,000	10,000	10,000	10,000	10,000
72	10,000	10,000	10,000	10,000	10,000
73	10,000	10,000	10,000	10,000	10,000
74	10,000	10,000	10,000	10,000	10,000
75	10,000	10,000	10,000	10,000	10,000
76	10,000	10,000	10,000	10,000	10,000
77	10,000	10,000	10,000	10,000	10,000
78	10,000	10,000	10,000	10,000	10,000
79	10,000	10,000	10,000	10,000	10,000
80	10,000	10,000	10,000	10,000	10,000
81	10,000	10,000	10,000	10,000	10,000
82	10,000	10,000	10,000	10,000	10,000
83	10,000	10,000	10,000	10,000	10,000
84	10,000	10,000	10,000	10,000	10,000
85	10,000	10,000	10,000	10,000	10,000
86	10,000	10,000	10,000	10,000	10,000
87	10,000	10,000	10,000	10,000	10,000
88	10,000	10,000	10,000	10,000	10,000
89	10,000	10,000	10,000	10,000	10,000
90	10,000	10,000	10,000	10,000	10,000
91	10,000	10,000	10,000	10,000	10,000
92	10,000	10,000	10,000	10,000	10,000
93	10,000	10,000	10,000	10,000	10,000
94	10,000	10,000	10,000	10,000	10,000
95	10,000	10,000	10,000	10,000	10,000
96	10,000	10,000	10,000	10,000	10,000
97	10,000	10,000	10,000	10,000	10,000
98	10,000	10,000	10,000	10,000	10,000
99	10,000	10,000	10,000	10,000	10,000
100	10,000	10,000	10,000	10,000	10,000

According to the applicant, during the Community Planning Information meeting there will be:

- 132** Single Family Homes
- 230** Front Loaded Townhomes
- 105** Read Loaded Townhomes
- 205** Front loaded Senior Townhomes

+/- 16.82 acres of retail space within the price range of \$300k \pm . With that according to the threshold for Development of Regional Impact, any development in the area of Suburban that encompasses over 500 new units, must be reviewed by Atlanta Regional Commission and the Georgia Regional Transportation Authority for regional.

RZ 24-004

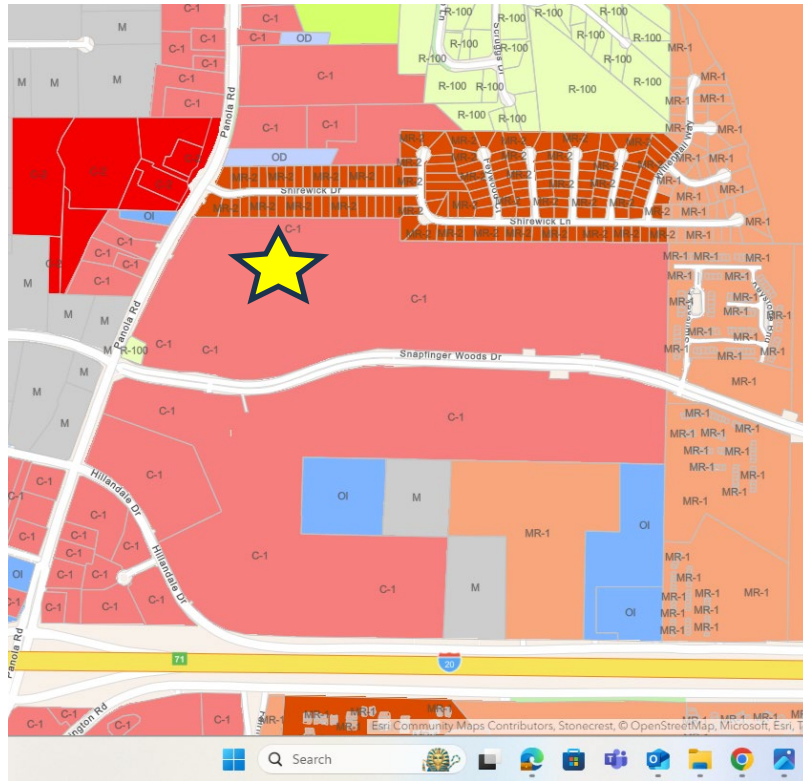
ADDRESS: **2680 Panola Road, Stonecrest, GA**
CURRENT ZONING: **C-1 (Local Commercial) District**
OVERLAY: **I-20 OVERLAY DISTRICT TIER 1**
FUTURE LAND USE: **Urban Neighborhood (UN)**








Ariel Map



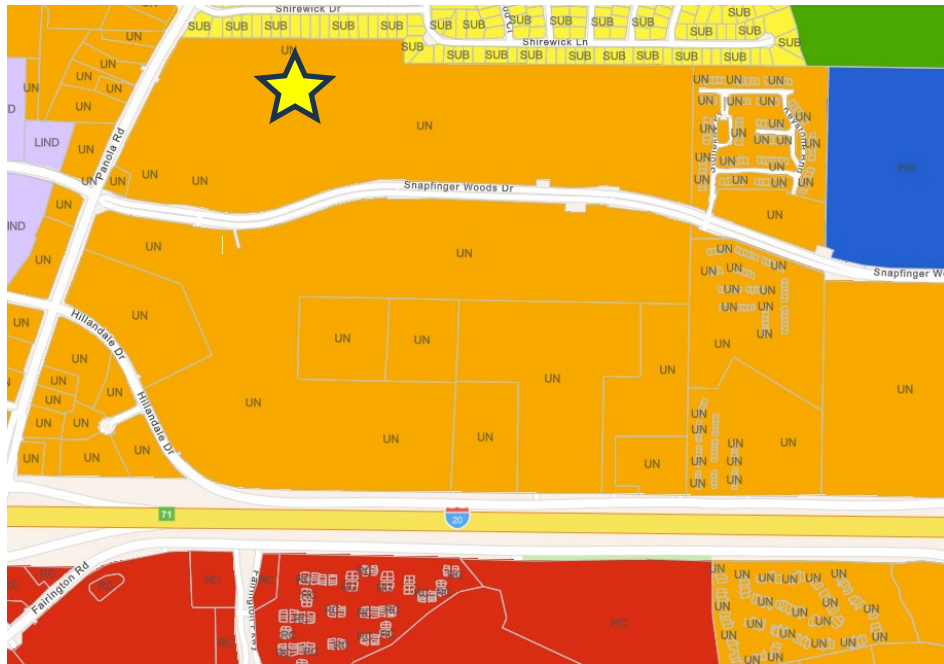
Zoning Map



Legend

-  **C-1 Local Commercial**
-  **MR-2 Medium Density Residential- 2**
-  **Office Institutional**
-  **M- Light Industrial**
-  **MR-1 Medium Density Residential- 1**

Future Land Use Map



Legend

 **Urban Neighborhood**



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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 rezoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed rezoning is in conformity with the policy and intent of the Stonecrest 2038 comprehensive plan 5 year update. This subject property has a future land use designation of Urban Neighborhood. The Urban Neighborhood designation allows for a spectrum of residential zoning districts, ranging from the low-intensity R-75 district to the highest-intensity mixed use and high-rise districts. The proposal for the subject property is a rezoning to MR-2, which is in the middle of the spectrum of intensities permitted.

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed rezoning from C-1(local commercial) to MR-2 (medium density) is a downzone in terms of intensity. The I-20 Overlay district of which the site is part permits relatively intense uses including moderate commercial, office, multi-family and townhome units. The rezoning to MR-2 would allow for single-family detached residential uses alongside the more intense uses that are already permitted by right. Surrounding uses include housing at a range of densities, including apartments, towns, and single-family lots. The proposed residential uses, including 132 single-family detached lots and 205 “lifestyle” townhomes are compatible with immediately surrounding uses, including the Shirewick neighborhood, the Alice Williams towers, and the Panola Gardens apartments. The proposed development would also leave approximately 30% of the site area for open space—both recreational, natural, and landscaped. Therefore, the proposed change would allow for a use that is suitable in view of the use and development of adjacent and nearby properties.

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

The proposal does have a reasonable use as zoned. The entire 67-acre tract is zoned C-1 and has remained that way, available for commercial and residential, as long as Salem Bible Church has owned the property. The site is proposed to be developed with retail development uses. Residential rooftops are necessary to support commercial development at this site. The rezoning and the ensuing range of residential types will achieve the blend of incomes and lifestyles necessary to support high-quality, long-lasting commercial and retail.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Nearly all of the immediately adjacent properties are already developed with uses that are similar in density and intensity. The large parcel on the south side of Snapfinger Woods Drive is slated for residential development as part of the masterplan for this area, which will strengthen the residential context in this location. The proposed new use would be in harmony with the use and usability of existing 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 rezoning proposal.

The entire 67-acre tract is zoned C-1 and has remained that way, undeveloped, as long as Salem Bible Church has owned the property. The 77-acre site directly to the south across Snapfinger Woods Road is similarly zoned and has also never been developed with commercial uses. The scale of the site required thoughtful subdivision and phased development to best comply with the comprehensive plan. The rezoning proposal from C-1 to MR-2 will provide for a spectrum of residential intensities, allowing for a variety of lifestyles, incomes, and ages to live and work in the area. This is particularly relevant at this moment where the entire metro area faces tremendous pressures for growth, and this development steers that growth toward quality with an emphasis on good design. Additionally, this project is part of a larger partnership between NVR/Ryan Homes and Salem Bible Church who are proven stewards of the neighborhood and the City of Stonecrest. We believe that our team has been diligent in putting forth our best efforts for design, communication, stakeholder and community outreach.

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

The proposal would not permit a use that can be considered environmentally adverse historic buildings, sites, districts, or archaeological resources. The proposed MR-2 rezoning is actually less intense than the development that could be constructed by-right within the I-20 Overlay. At the time of application there are no historic buildings or archaeological sites within the site. The site plan takes great lengths to protect environmentally sensitive areas such as stream buffers, wetlands, floodplains, and area adaptive wildlife by leaving these areas open. The proposed use is no more intense than the surrounding neighborhoods and is contextually sensitive to the existing area of Stonecrest.

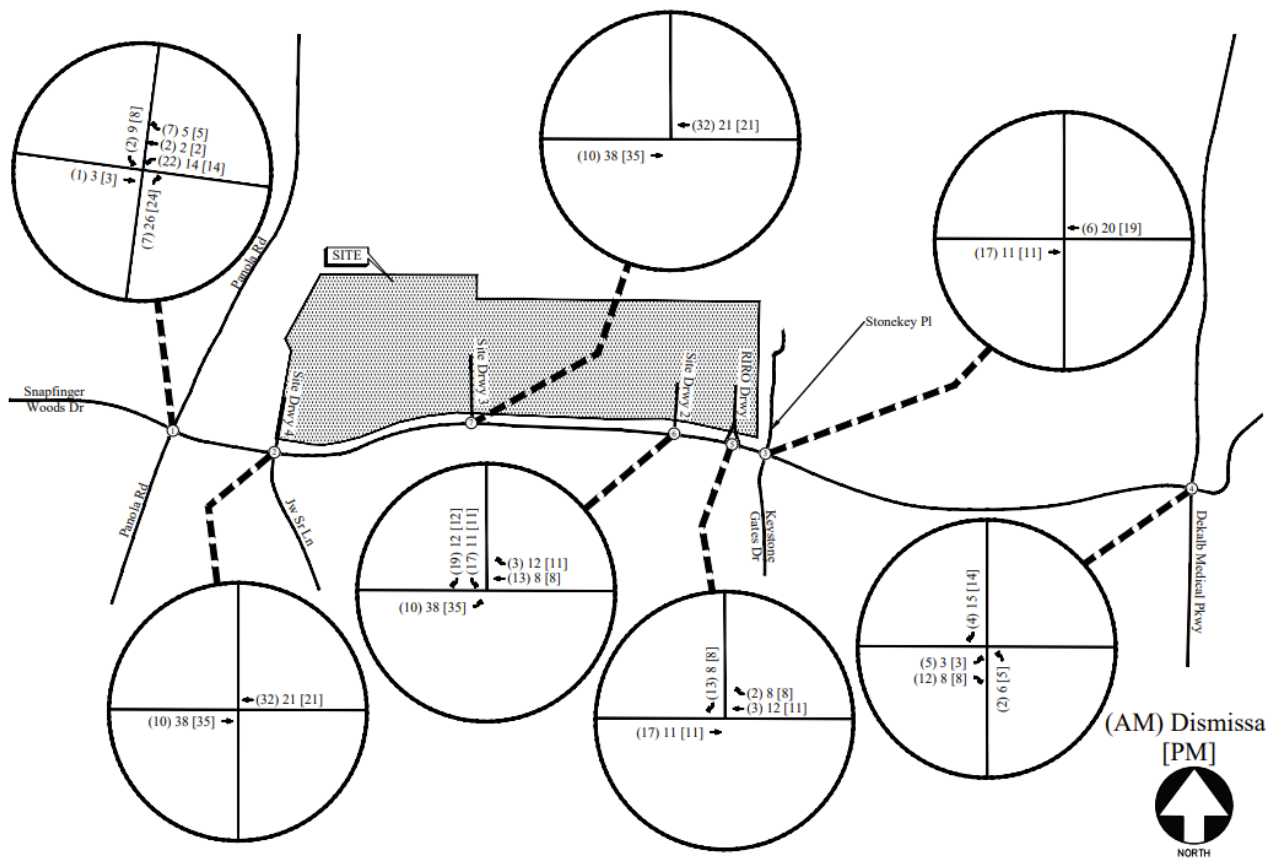
G. Whether the rezoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers and will not overwhelm existing utilities or facilities in any way. Panola Road is a north-south, four-lane roadway with a two-way left turn lane and a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID – 089-0551) indicate that the daily traffic volume on Panola Road in 2023 was 27,600 vehicles per day northeast of Shirewick Drive. GDOT classifies Panola Road as a minor arterial urban roadway. Snapfinger Woods Drive is an east-west, four-lane, median-divided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID's – 089-4067 & 089-4059) indicate that the daily traffic volume on Snapfinger Woods Drive in 2023 was 18,200 vehicles per day northeast of Rayburn Road and 9,740 vehicles per day west of Park Central Boulevard. GDOT classifies Snapfinger Woods Drive as a major collector urban roadway. The results of existing traffic operations analysis indicate that the signalized study intersections are operating at an overall level-of-service "C" or better in all the AM, school dismissal and PM peak hours. The stop-controlled approaches of the unsignalized study intersections are operating at a level-of service "C" or better in all the AM, school dismissal and PM peak hours.

The trip generation was based on the following ITE Land Use Categories: 210–Single-Family Detached Housing and 251 – Senior Adult Housing - Single family. The calculated total trip generation for the proposed development is shown in Table 4.

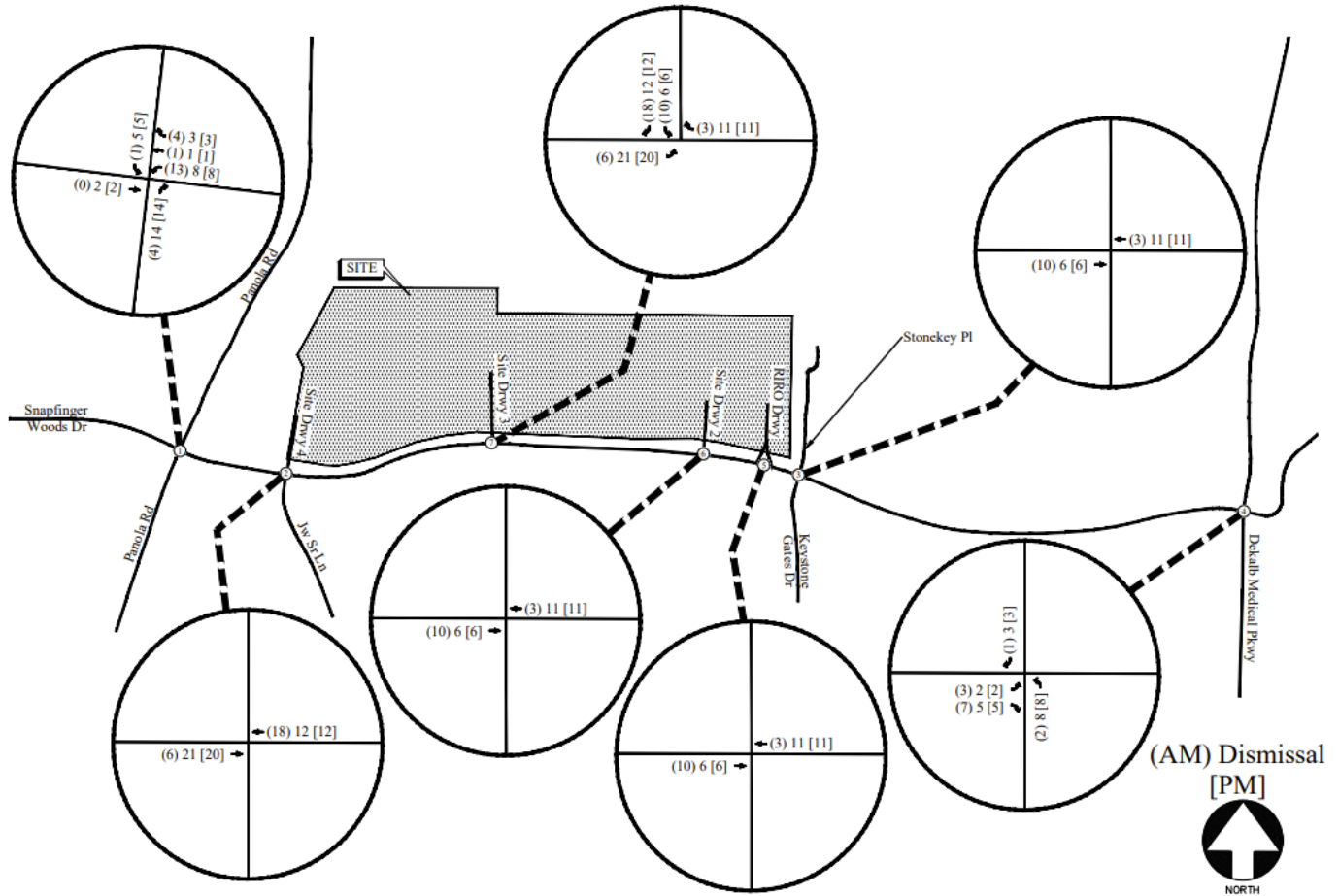
TABLE 4 – TRIP GENERATION											
Land Use	Size	AM Peak Hour			School Dismissal Peak Hour			PM Peak Hour			24-Hr 2-Way
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	
ITE 210–Single-Family Detached Housing (East Section)	86 units	16	49	65	58	32	90	54	32	86	878
ITE 210–Single-Family Detached Housing (West Section)	46 units	9	28	37	32	18	50	30	18	48	494
ITE 251 – Senior Adult Housing – Single family	205 units	22	45	67	61	48	109	47	31	78	1,091
TOTAL TRIPS		47	122	169	151	98	249	131	81	212	2,463

Trip Distribution The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the detached homes (eastern section), detached homes (western section) and senior adult housing (single family) site are shown in Figures 5A, 5B and 5C, respectively.



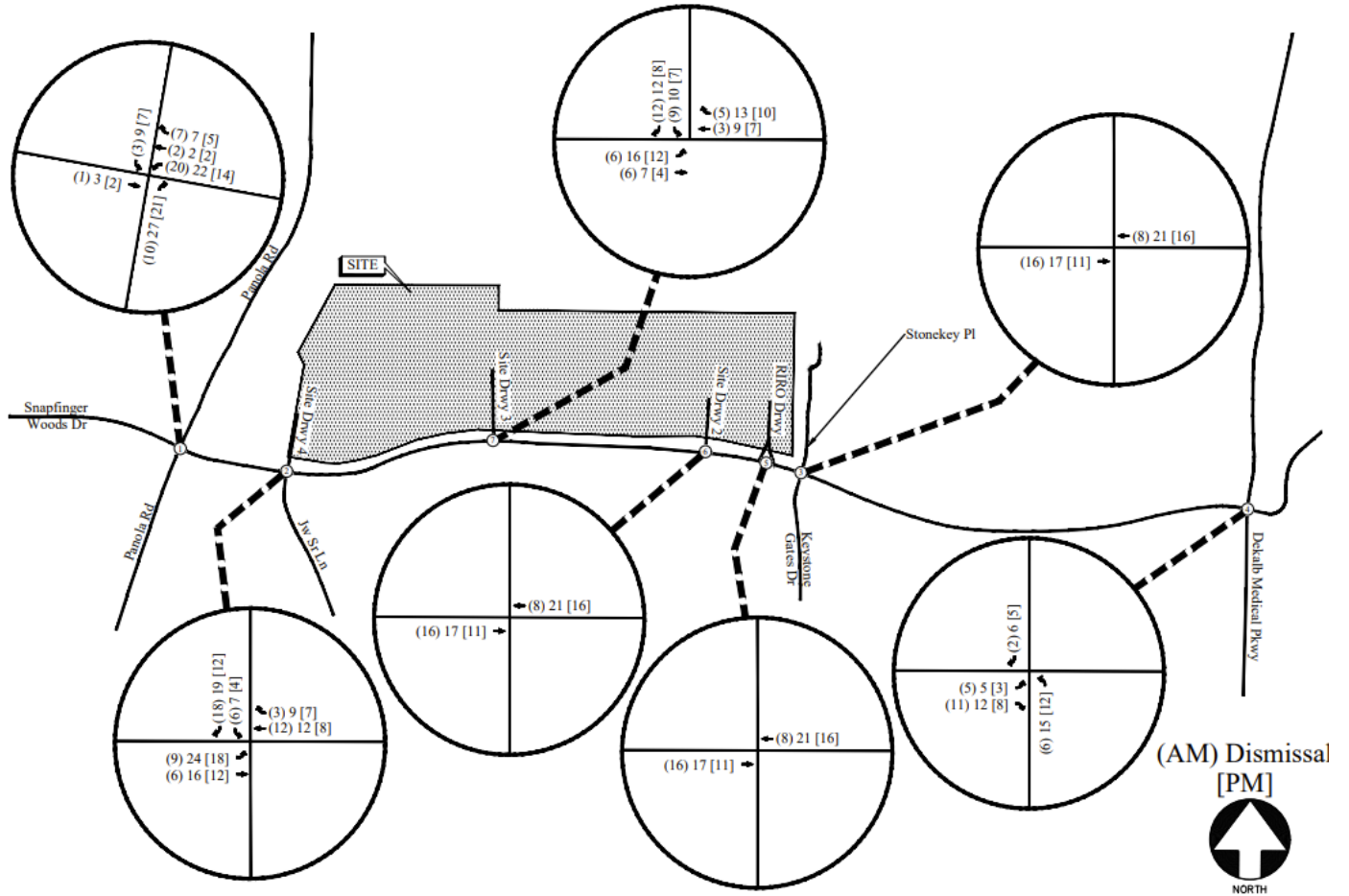
5A. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (DETACHED HOMES EAST SECTION TRIPS)

FIGURE 5A



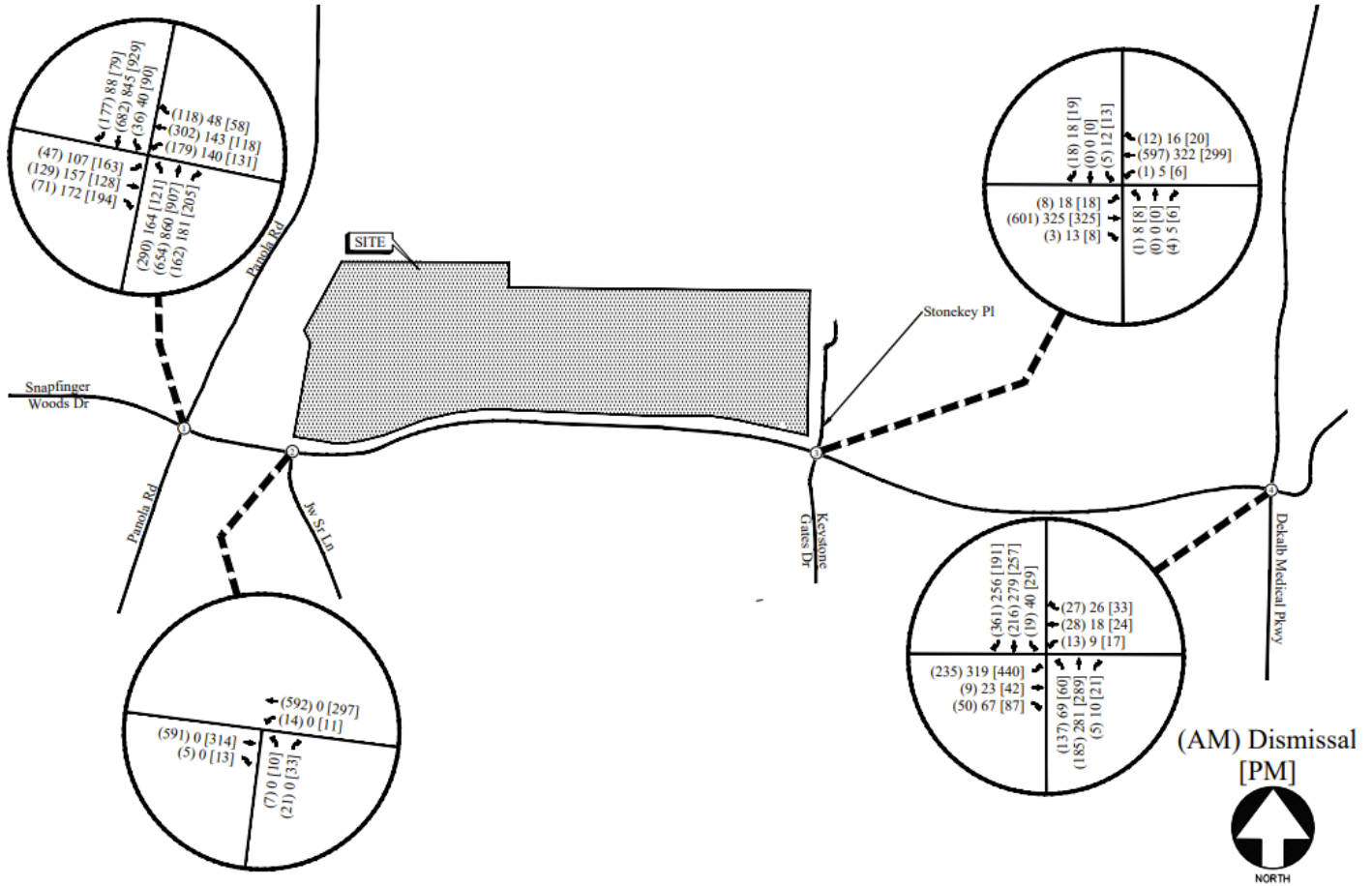
5B. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (DETACHED HOMES WEST SECTION TRIPS)

FIGURE 5B
 A&R Engineering Inc.



5C. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (SENIOR ADULT HOUSING TRIPS)

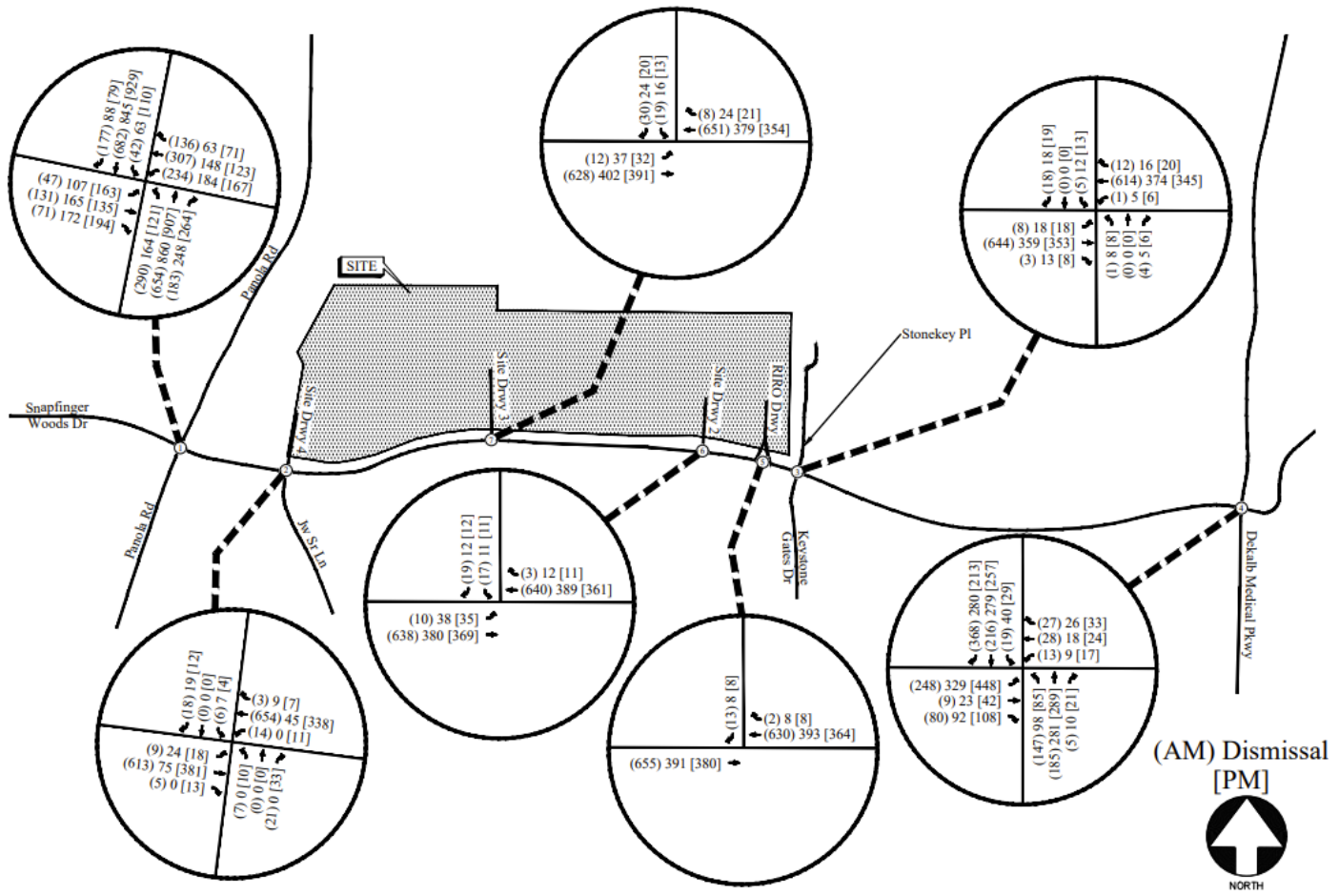
FIGURE 5C
A&R Engineering Inc.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

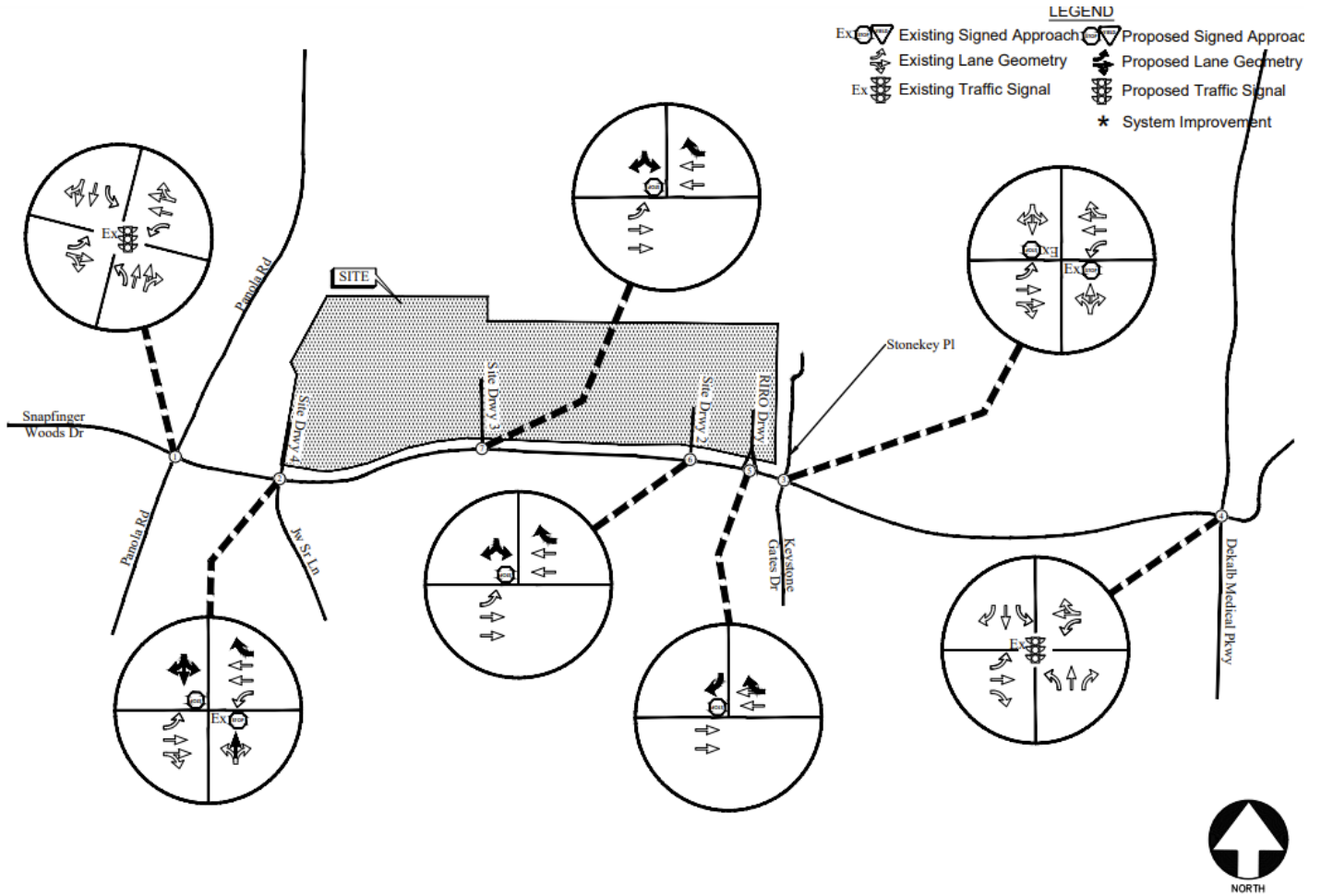
A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

(AM) Dismissal
[PM]
NORTH

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figure 8.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8

A&R Engineering Inc.



The results of future “No-Build” and “Build” traffic operations analysis indicate that the signalized study intersections will be operating at an overall satisfactory level-of-service “D” or better in all the AM, school dismissal and PM peak hours. The stop-controlled approaches at all unsignalized intersections will also be operating at satisfactory level-of-service “C” or better in all the AM, school dismissal and PM peak hours.

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

The proposed zoning will not adversely affect the environment or surrounding natural resources. Proper mitigation measures will be incorporated into the development plan and adequate environmental reviews have been conducted.

STAFF RECOMMENDATION

Staff recommends: Approval with the conditions based on the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) for Development of Regional Impact (DRI).

PLANNING COMMISSION (PC) RECOMMENDATION – December 3rd 2024.

TBD



APPLICATION PACKAGE

Amendment Application

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



Amendment Application

PROPERTY			
Site Address(es): 2680 Panola Road Lithonia, GA 30058		Parcel #: p/o 16 056 01 004	Zip: 30058
Project Name (If applicable): Snapfinger Woods Drive @ Panola Road			
Current Zoning	C-1	Proposed Zoning	MR-2
Current Use	Vacant	Proposed Use	SF attached + detached homes

OWNER INFORMATION			
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW ATLANTA, GA		
Email:	joseph.williams@salemchurch.org	Phone:	404-792-0303

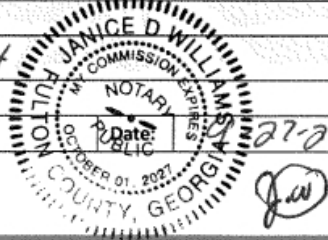
APPLICANT			
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW ATLANTA, GA		
Email:	joseph.williams@salemchurch.org	Phone:	404-792-0303

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:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Applicant's Signature:	<i>Jasper W. Williams</i>	Date:	10/1/24

NOTARY			
Sworn to and subscribed before me this	27	Day of	September 20 24
Notary Public:	<i>Janice D. Williams</i>		
Signature:	<i>Janice D. Williams</i>	Date:	10/1/24





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:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:	<i>Jasper W. Williams Jr.</i>	Date:	10/1/2024
Sworn to and subscribed before me this <u>27</u> day of <u>September</u> 20 <u>24</u>			
Notary Public:	<i>Janice D. Williams</i> <i>Janice D. Williams</i>		



Additional Property Owner (if applicable)

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

Additional Property Owner (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	

JW



Amendment Application

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

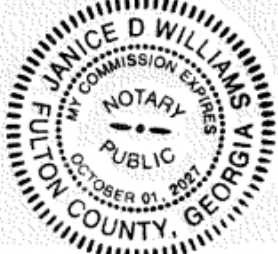


Applicant(s) Notarized Certification

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:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:	<i>Jasper W. Williams Jr.</i>	Date:	10/01/2024
Sworn to and subscribed before me this <u>27</u> day of <u>September</u> , 20 <u>24</u>			
Notary Public:	<i>Janice D. Williams</i> Janice D. Williams		



Applicant (if applicable)

Name:	AUTHORIZED AGENT - NVR/ Ryan Homes (c/o Jesse Clark)		
Address:	11700 Plaza America Drive Suite 500	City, State: Reston, Virginia	Zip: 20190
Signature:		Date:	10/01/24
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	

J.W.



Item VIII. b.



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:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:		Date:	10/01/2024
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:	AUTHORIZED AGENT - NVR/ Ryan Homes (c/o Jesse Clark)		
Address:	3720 DaVinci Court, Suite 225	City, State: Atlanta, GA	Zip: 30092
Signature:		Date:	9/30/24
Sworn to and subscribed before me this <u>30</u> day of <u>September</u> , 20 <u>24</u>			
Notary Public:	 C. Stanton Notary Public Gwinnett County, Georgia My Commission Expires October 6, 2026		

Applicant (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	



Attachment(s): RZ 23-012 Application Materials



Attachments(s): Comprehensive Plan and Ordinance(s)



Attachment(s): Community Planning Information (CPIM) Summary Minute



CITY OF STONECREST, GEORGIA



CITY COUNCIL AGENDA ITEM

SUBJECT: Appointment of Committee Chairs for TIPS and Finance

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: **DECISION** **DISCUSSION**, **REVIEW**, or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To have a discussion on the appointment of Committee Chairs for the TIPS and Finance.

FACTS: Click or tap here to enter text.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

SUBJECT: Appointment of Certificate Review Hearing Officer

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: **Appointment**
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: The appointment of a Certificate Review Hearing Officer

FACTS: Click or tap here to enter text.

OPTIONS: Discussion only Click or tap here to enter text.

RECOMMENDED ACTION: Choose an item. Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution for the Adoption of the FY 2025 Budget

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE:
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 10/30/24 & 11/25/24

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: Gia Scruggs, City Manager

PRESENTER: Gia Scruggs, City Manager

PURPOSE: To present the fiscal year 2025 budget for each fund of the City of Stonecrest, appropriating the amounts shown in each budget as expenditures/expenses with the proposed revenue anticipations.

FACTS: Title 36, Chapter 81, Article I of the Official Code of Georgia Annotated requires a balanced budget for the City's fiscal year, which runs from January 1, 2025 to December 31, 2025

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve

ATTACHMENTS:

- (1) Attachment 1 - FY25 Recommended Budget
- (2) Attachment 2 - FY25 Budget Resolution
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

RESOLUTION _____ - _____

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST ADOPTING THE FISCAL YEAR 2025 OPERATING AND CAPITAL BUDGET, TO INCLUDE ALL FUNDS; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS: Sound governmental operations require a budget in order to plan the financing of services for the residents of the City of Stonecrest (“City”); and

WHEREAS: Title 36, Chapter 81, Article 3 of the Official Code of Georgia Annotated requires the City to adopt a balanced budget for the City’s fiscal year, which runs from January 1, 2025 to December 31, 2025; and

WHEREAS: estimates have been established for the Fiscal Year 2025 budget; and

WHEREAS: The Mayor and City Council of the City of Stonecrest have reviewed the proposed budget as presented and each fund is balanced so that anticipated revenues and other financial resources for each fund equal the proposed expenditures or expenses; and

WHEREAS: The Mayor and City Council wish to adopt the proposed budget as the Fiscal Year 2025 Annual Budget, effective from January 1, 2025 to December 31, 2025.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stonecrest, Georgia as follows:

Section 1:

That the proposed City of Stonecrest Fiscal Year 2025 Budget (“FY2025”), attached hereto and incorporated herein as part of this Resolution is hereby adopted as the Budget for the City of Stonecrest, Georgia for the Fiscal Year of 2025 for all operating and capital spending, which begins January 1, 2025 and ends on December 31, 2025.

Section 2:

That the FY2025 anticipations and appropriations for the various funds herein, based on upon the estimates of revenues for the Fiscal Year 2025 to be hereby adopted for each fund of the City listed herein.

Section 3:

That the "legal level of control" as defined in O.C.G.A. § 36-81-2 is set at the department level, meaning that the City Manager in her capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further Budget amendment approved by the Mayor and City Council or otherwise as required by the Charter of the City of Stonecrest.

Section 4:

That all appropriations shall lapse at the end of the fiscal year.

Section 5:

That this Resolution shall be and remain in **full** force and effect after its date of adoption.

Section 6:

That all Ordinances and Resolutions and parts of Ordinances and Resolutions is conflict herewith be and are hereby waived.

SO RESOLVED this ____ day of _____ 2024.

City of Stonecrest, Georgia

Jazzmin Cobble, Mayor

Attest:

City Clerk

Approved As to Form:

City Attorney



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution for the Adoption of Boards and Commissions Appointments

AGENDA SECTION: *(check all that apply)*

PRESENTATION **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

ORDINANCE **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: **DECISION** **DISCUSSION,** **REVIEW,** or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To make a decision on the resolution for the adoption of Boards and Commissions Appointments.

FACTS: Click or tap here to enter text.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Resolution for the Appointments for the Construction Board of Appeals
- (2) Attachment 2 - Resolution for the Appointments for the Planning Commission
- (3) Attachment 3 - Resolution for the Appointments for the Zoning Board of Appeals
- (4) Attachment 4 - Resolution for the Appointments for the Urban Redevelopment Agency
- (5) Attachment 5 - Click or tap here to enter text.

A RESOLUTION TO APPOINT MEMBERS TO THE CONSTRUCTION BOARD OF APPEALS FOR THE CITY OF STONECREST, GEORGIA; TO PROVIDE EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Charter of the City of Stonecrest, Georgia (“City”) was recently amended by the Georgia General Assembly via Senate Bill 21; and

WHEREAS, pursuant to Section 2.14 of the amended City Charter, all members of boards, commissions, and authorities of the City shall be appointed by the City Council by majority vote for such terms of office and such manner of appointment as provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the City Charter or by applicable state law; and

WHEREAS, the members of the Construction Board of Appeals shall serve a term of four years pursuant to Chapter 7, Article III, Division 2 of the Code of Ordinances of the City; and

WHEREAS, the City Council desires to appoint members to the Construction Board of Appeals in accordance with City Charter and the Code of Ordinances of the City.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of Stonecrest that the following individuals are hereby appointed to the City’s Construction Board of Appeals:

District	Name of Appointee	Term of Office
One	Kerry Williams, Chairperson	January 1, 2025 – December 31, 2028
Two	Clara Black, Delay Vice Chair	January 1, 2025 – December 31, 2028
Three	Michael Burdett, Secretary	January 1, 2025 – December 31, 2028

BE IT FURTHER RESOLVED, that if the end of any term of office of any Construction Board of Appeals member, a successor has not been appointed, then the member whose term of office has expired shall continue to hold office until their successor has been appointed.

BE IT FURTHER RESOLVED, that the effective date of this Resolution shall be the date of its adoption by the City Council.

SO RESOLVED AND EFFECTIVE, this _____ day of _____, 2024.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST

RESOLUTION NO. 2024 -

CITY OF STONECREST, GEORGIA,

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

A RESOLUTION TO APPOINT MEMBERS TO THE URBAN DEVELOPMENT AGENCY FOR THE CITY OF STONECREST, GEORGIA; TO PROVIDE EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Charter of the City of Stonecrest, Georgia (“City”) was recently amended by the Georgia General Assembly via Senate Bill 21; and

WHEREAS, pursuant to Section 2.14 of the amended City Charter, all members of boards, commissions, and authorities of the City shall be appointed by the City Council by majority vote for such terms of office and such manner of appointment as provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the City Charter or by applicable state law; and

WHEREAS, the members of the Urban Development Agency serve terms approved by the city council on May 24, 2021 as described below:

<u>Appointees</u>	<u>Term</u>	<u>Date of Expiration</u>
District 1 & 2	One Year Term	December 31, 2020
District 3 & 4	Two Year Term	December 31, 2021
District 5 & Mayor	Three Year Term	December 31, 2022

WHEREAS, the City Council desires to appoint members to the Urban Development Agency in accordance with O.C.G.A. §36-61-18. Urban redevelopment agency; organization; powers; procedure.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of Stonecrest that the following individuals are hereby appointed to the City’s Urban Development Agency:

District	Name of Appointee	Term of Office
Three	Alecia Washington, District 3	Two – Year: 1/1/2025-12/31/2027
Four	George Turner, District 4	Two – Year: 1/1/2025-12/31/2027

STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST

RESOLUTION NO. 2024 -

BE IT FURTHER RESOLVED, that if the end of any term of office of any Urban Development Agency member, a successor has not been appointed, then the member whose term of office has expired shall continue to hold office until their successor has been appointed.

BE IT FURTHER RESOLVED, that the effective date of this Resolution shall be the date of its adoption by the City Council.

SO RESOLVED AND EFFECTIVE, this _____ day of _____, 2024.

CITY OF STONECREST, GEORGIA,

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

A RESOLUTION TO APPOINT MEMBERS TO THE ZONING BOARD OF APPEALS FOR THE CITY OF STONECREST, GEORGIA; TO PROVIDE EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Charter of the City of Stonecrest, Georgia (“City”) was recently amended by the Georgia General Assembly via Senate Bill 21; and

WHEREAS, pursuant to Section 2.14 of the amended City Charter, all members of boards, commissions, and authorities of the City shall be appointed by the City Council by majority vote for such terms of office and such manner of appointment as provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the City Charter or by applicable state law; and

WHEREAS, the members of the Zoning Board of Appeals serve a term of two years pursuant to Chapter 27, Article 7, Division 1 of the Code of Ordinances of the City; and

WHEREAS, the City Council desires to appoint members to the Zoning Board of Appeals in accordance with City Charter and the Code of Ordinances of the City.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of Stonecrest that the following individuals are hereby appointed to the City’s Zoning Board of Appeals:

District	Name of Appointee	Term of Office
One	Kelly Ross, District 1	January 1, 2025 – December 31, 2026
Two	VACANT, District 2	January 1, 2025 – December 31, 2026
Three	Sonja Hicks, District 3	January 1, 2025 – December 31, 2026
Four	Michael Armstrong, District 4	January 1, 2025 – December 31, 2026
Five	Shedrick Harris, District 5	January 1, 2025 – December 31, 2026

BE IT FURTHER RESOLVED, that if the end of any term of office of any Zoning Board of Appeals member, a successor has not been appointed, then the member whose term of office has expired shall continue to hold office until their successor has been appointed.

BE IT FURTHER RESOLVED, that the effective date of this Resolution shall be the date of its adoption by the City Council.

SO RESOLVED AND EFFECTIVE, this _____ day of _____, 2024.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST

RESOLUTION NO. 2024 -

CITY OF STONECREST, GEORGIA,

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

A RESOLUTION TO APPOINT MEMBERS TO THE PLANNING COMMISSION FOR THE CITY OF STONECREST, GEORGIA; TO PROVIDE EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Charter of the City of Stonecrest, Georgia (“City”) was recently amended by the Georgia General Assembly via Senate Bill 21; and

WHEREAS, pursuant to Section 2.14 of the amended City Charter, all members of boards, commissions, and authorities of the City shall be appointed by the City Council by majority vote for such terms of office and such manner of appointment as provided by ordinance, except where other appointing authority, term of office, or manner of appointment is prescribed by the City Charter or by applicable state law; and

WHEREAS, the members of the Planning Commission serve a term of two years pursuant to Chapter 27, Article 7, Division 1 of the Code of Ordinances of the City; and

WHEREAS, the City Council desires to appoint members to the Planning Commission in accordance with the City Charter and the Code of Ordinances of the City.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of Stonecrest that the following individuals are hereby appointed to the City’s Planning Commission:

District	Name of Appointee	Term of Office
One	Erica Williams	January 1, 2025 – December 31, 2026
Two	Joyce Walker	January 1, 2025 – December 31, 2026
Three	Eric Hubbard	January 1, 2025 – December 31, 2026
Four	Pearl Hollis	January 1, 2025 – December 31, 2026
Five	Lemuel Hawkins	January 1, 2025 – December 31, 2026

BE IT FURTHER RESOLVED, that if the end of any term of office of any Planning Commission member, a successor has not been appointed, then the member whose term of office has expired shall continue to hold office until their successor has been appointed.

BE IT FURTHER RESOLVED, that the effective date of this Resolution shall be the date of its adoption by the City Council.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST

RESOLUTION NO. 2024 -

SO RESOLVED AND EFFECTIVE, this _____ day of _____, 2024.

CITY OF STONECREST, GEORGIA,

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for City Manager’s Signing Authority

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: **DECISION** **DISCUSSION,** **REVIEW,** or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To make a decision on the Ordinance for the City Manager’s Signing Authority.

FACTS: Click or tap here to enter text.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Purchasing Policy Ordinance
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

STATE OF GEORGIA

COUNTY OF DEKALB

CITY OF STONECREST

ORDINANCE NO. _____

1 AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF
2 STONECREST, GEORGIA TO AMEND CHAPTER 2(ADMINISTRATION)
3 ARTICLE VI(FINANCE) DIVISION 2(PURCHASING) SECTION 2-
4 260(PURCHASING POLICY) TO INCREASE THE CITY MANAGER
5 LEVEL OF FINANCIAL APPROVAL; TO PROVIDE AN EFFECTIVE
6 DATE; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER LAWFUL
7 PURPOSES.
8

9 **WHEREAS,** the governing authority of the City of Stonecrest (“City”) is the Mayor and Council
10 thereof; and
11

12 **WHEREAS,** pursuant to the City charter the City has the power to define, regulate, and prohibit
13 any act, practice, conduct, or use of property which is detrimental to health,
14 sanitation, cleanliness, welfare, and safety of the inhabitants of the city, and to
15 provide for the enforcement of such standards; and
16

17 **WHEREAS,** the purpose of the Financial Management Policies Purchasing Policy (“Purchasing
18 Policy”) is to state the City’s position regarding the responsibility and authority for
19 the acquisition and contracting for Goods, Services, Professional Services, Real
20 Estate, and Capital Assets; and
21

22 **WHEREAS,** the City desires to amend Chapter 2(Administration) Article VI(Finance) Division
23 2(Purchasing) Section 2-261(Purchasing Card Policy) to INCREASE THE CITY
24 MANAGER LEVEL OF FINANCIAL APPROVAL.
25

26 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE**
27 **CITY OF STONECREST, GEORGIA,** and by the authority thereof:
28

29 **Section 1.** The City of Stonecrest Purchasing Policy is hereby amended by adopting the
30 provisions set forth in Exhibit A attached hereto and made a part by reference.
31

32 **Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated
33 by reference as if fully set out herein.
34

35 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all
36 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,
37 upon their enactment, believed by the Mayor and Council to be fully valid,
38 enforceable and constitutional.
39

40 (b) It is hereby declared to be the intention of the Mayor and Council that, to the
41 greatest extent allowed by law, each and every section, paragraph, sentence, clause
42 or phrase of this Ordinance is severable from every other section, paragraph,
43 sentence, clause or phrase of this Ordinance. It is hereby further declared to be the
44 intention of the Mayor and Council that, to the greatest extent allowed by law, no
45 section, paragraph, sentence, clause or phrase of this Ordinance is mutually

STATE OF GEORGIA

COUNTY OF DEKALB

CITY OF STONECREST

ORDINANCE NO. _____

46 dependent upon any other section, paragraph, sentence, clause or phrase of this
47 Ordinance.

48
49 (c) In the event that any phrase, clause, sentence, paragraph or section of this
50 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional
51 or otherwise unenforceable by the valid judgment or decree of any court of
52 competent jurisdiction, it is the express intent of the Mayor and Council that such
53 invalidity, unconstitutionality or unenforceability shall, to the greatest extent
54 allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
55 of the remaining phrases, clauses, sentences, paragraphs or sections of the
56 Ordinance and that, to the greatest extent allowed by law, all remaining phrases,
57 clauses, sentences, paragraphs and sections of the Ordinance shall remain valid,
58 constitutional, enforceable, and of full force and effect.

59
60 **Section 4.** Penalties as provided in Section 1-11 of the Code of Ordinances, City of Stonecrest,
61 Georgia shall be and are hereby made applicable to this Ordinance and shall remain
62 in full force and effect.

63
64 **Section 5.** All ordinances and parts of ordinances in conflict herewith are, to the extent of such
65 conflict, hereby repealed.

66
67 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless otherwise
68 stated herein.

ORDAINED this _____ day of _____, 2024.

[SIGNATURES ON THE FOLLOWING PAGE]

**STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST**

ORDINANCE NO. _____

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM BY:

City Attorney

**STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST**

Item XII. c.

ORDINANCE NO. _____

EXHIBIT A

SECTION V – PURCHASING THRESHOLDS

The following dollar amounts and approvals apply to all city departments.

(1) PURCHASING THRESHOLDS MATRIX

	Procurement Method*	Required Approvals**	Amendments/Change Orders
≤ \$4,999.99	No Requisition/Purchase Order necessary.	1. Department Director	Increases greater than \$25,000 (excluding any contingency) require additional Requisition and approval from all necessary parties
\$5,000 - \$9,999.99	Three verbal quotes - Requisition, Purchase Order, and/or Contract as appropriate	1. Department Director 2. Finance Department 3. Purchasing Agent 4. City Attorney (contracts)	
\$10,000 - \$24,999.99 \$99,999.99	Competitive Procurement: Informal Solicitation - Requisition, Purchase Order, and/or Contract as appropriate	1. Department Director 2. Finance Department 3. Purchasing Agent 4. City Manager 5. City Attorney (contracts)	
\$25,000 \$100,000 & >	Competitive Procurement: Formal Solicitation - Requisition, Purchase Order, and/or Contract as appropriate	1. Department Director 2. Finance Department 3. Purchasing Agent 4. City Manager 5. City Attorney (contracts) 6. City Council	
<p>* The Procurement Methods listed above are not applicable to Sole Source Procurement, Single Source Procurement, Emergency Procurement, Cooperative Purchasing, and Real Estate Acquisition. See Section VII (Noncompetitive Procurements). Notwithstanding this exclusion, the Required Approvals must still be obtained based on the applicable purchasing threshold unless otherwise provided in Section VII.</p> <p>** City Council approval always required if purchase not within annual budget.</p> <p>*** ALL COMPUTER SOFTWARE/HARDWARE AND MARKETING/MEDIA CONTENT MUST BE APPROVED BY THE COMMUNICATIONS/IT DIRECTOR</p>			

(2) PURCHASING THRESHOLDS EXPLAINED

Though competitive procurement may not be required under the applicable purchasing threshold, the Purchasing Agent may require the purchase to be competitively procured if he or she deems it necessary to best serve the interests of the City.



CITY COUNCIL AGENDA ITEM

SUBJECT: Extension to the Charter Commission Completion Date

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: **DECISION** **DISCUSSION,** **REVIEW,** or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To make a decision on the extension to the Charter Commission completion date.

FACTS: Click or tap here to enter text.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

SUBJECT: Official Letter to the General Assembly Delegation of Stonecrest

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: **DECISION** **DISCUSSION,** **REVIEW,** or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To make a decision on the official letter to the General Assembly Delegation of Stonecrest.

FACTS: Click or tap here to enter text.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

SUBJECT: Browns Mill Park and Fairington Park – Parking Lots Resurfacing

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap here to enter text.](#) & [Click or tap here to enter text.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, December 16, 2024

SUBMITTED BY: Hari Karikaran, PE, City Engineer

PRESENTER: Hari Karikaran

PURPOSE: Seeking Approval of an Amendment of the Contract with Blount Construction Company to resurface the Parking Lots at Browns Mill Park and Fairington Park.

FACTS: The Council awarded the 2024 Street Resurfacing Contact to Blount Construction Company, Inc on July 2, 2024. The Council amended this contract and included additional streets on September 9, 2024. Contractor has completed all streets on the original contract including Panola Road and nearing completion of all streets on the contract amendment list. Once this list is completed, contractor will start paving of parking lot at Wellington Manor. Administration would like to amend this contract to complete resurfacing the upper deck parking lot at Fairington Park and entire Browns Mill Park.

OPTIONS: Table, Deny, Approve, Approve with Modifications [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Recommends approval of Contract Amendment # 3 to the existing Contract with Blount Construction Company, Inc. to resurface the upper deck parking lot and install wheel stops at Fairington Park and Browns Mill Park for the amount of \$580,381.51. Funding for this project will come from ARPA.



CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

- (1) Attachment 1 - Fairington Park Parking Lot Resurfacing Map
- (2) Attachment 2 - Fairington Park - Blount Construction Company Proposal
- (3) Attachment 3 - Browns Mill Park Resurfacing Map
- (4) Attachment 4 - Browns Mill Park – Blount Construction Company Proposal
- (5) Attachment 5 - Blount Contract Amendment # 3

Fairington Park Lot Resurfacing





1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

Proposal and Contract

Date: 10/31/2024
Project Name: REVISED Stonecrest COR #4 Fairington Park
Blount Bid #: 3054
Project Location: Phillip Bradley Dr & Fairington Pkwy Stonecrest, GA 30038

Submitted to: City of Stonecrest
Contact: Hari Karikaran
(770) 316 - 1076
hkarikaran@stonecrestga.gov

We are pleased to submit a proposal for the following work on the referenced project, according to the following unit prices, terms, and conditions.

Sort Code	Description	Quantity	Unit	Price	Extension
1	Mobilization	1.000	L.S.	6,558.40	6,558.40
2	Demo	190.000	S.Y.	41.93	7,966.70
3	1.5" Milling	2,780.000	S.Y.	5.00	13,900.00
4	1.5" 9.5MM Type 2	240.000	TON	168.43	40,423.20
5	Islands (24" C&G)	180.000	L.F.	62.35	11,223.00
6	Backfill & Grassing	190.000	S.Y.	37.45	7,115.50
7	Striping and wheel stops	1.000	L.S.	6,662.50	6,662.50
8	2" 19MM Patching	120.000	TON	175.00	21,000.00
QUOTE TOTAL:					114,849.30

Notes:

EXCLUSIONS:

- All work to be done in 1 mobilization
- Excludes Signs
- Payment will be made based on field measured quantities.

SPECIAL PROVISIONS: Prices do not include the cost of removal or disposal of rock, unsuitable subgrade materials, or hazardous waste materials. Grading will have been completed by others within plus or minus .1 foot, with satisfactory compaction in our work area. We will not be responsible for actual or consequential damage to underground utilities, structures or shallow utilities not specifically located by others. We will not be responsible for drainage design grades or existing conditions provide for a slope of less than 1%.

TERMS OF PAYMENT: Final measurements will be made upon completion and an invoice prepared using the *UNIT PRICES* indicated above. Estimates in the amount of 90% of work completed will be invoiced periodically with payment due in 30 days. Payment in full will be made no later than 30 days after completion of work. Should the amount due under this contract or any part of it be collected by law or through an attorney-at-law, the contractor shall be entitled to collect attorney's fees in the amount equal to 15% of such amount, and all costs of collection, plus interest at the rate of 8% per annum from 30 days after completion of work. If OWNER desires that we do any work not called for in our contract, we will record cost of such work, plus 10% General Overhead and 10% Profit, and prepare "Extra Work" invoices in addition to our contract invoices.

This proposal is subject to acceptance within 30 days, or may be made a contract thereafter if and when accepted by you and approved by Blount



1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

Construction Company, Inc.

Respectfully Submitted,

(Signature)

(Signature)

(Printed Name and Title)

Blake Merritt, Estimator/PM
(Printed Name and Title)
blake.merritt@blountconstruction.com

(Company or Firm)

Blount Construction Company, Inc.
(Company or Firm)

(Date)

10/31/2024
(Date)

Browns Mill Park Surface Lots





1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

Proposal and Contract

Date: 10/9/2024
Project Name: Stonecrest COR #3 Browns Mill Park
Blount Bid #: 3054
Project Location: 5099 Browns Mill Rd, Stonecrest, GA 30038

Submitted to: City of Stonecrest
Contact: Hari Karikaran
(770) 316 - 1076
hkarikaran@stonecrestga.gov

We are pleased to submit a proposal for the following work on the referenced project, according to the following unit prices, terms, and conditions.

Sort Code	Description	Quantity	Unit	Price	Extension
1	Mobilization	1.000	L.S.	8,409.40	8,409.40
2	1.5" Milling	22,775.000	S.Y.	4.68	106,587.00
3	1.5" 9.5MM Type 2	1,880.000	TON	166.48	312,982.40
4	Speed Bumps	5.000	EACH	1,524.98	7,624.90
5	Catch Basin Top R&R	1.000	L.S.	6,424.51	6,424.51
6	Striping	1.000	L.S.	23,504.00	23,504.00
				QUOTE TOTAL:	465,532.21

Notes:

EXCLUSIONS:

- All work to be done in 1 mobilization
- Excludes Signs
- Pricing is based on provided quantities by the City of Stonecrest.
- Payment will be made based on field measured quantities.
- Based on the existing condition of the lot, Blount expects patching will be needed in some areas. If desired, Patching may be provided at a rate of \$175.00 per ton at a 2" minimum depth.

SPECIAL PROVISIONS: Prices do not include the cost of removal or disposal of rock, unsuitable subgrade materials, or hazardous waste materials. Grading will have been completed by others within plus or minus .1 foot, with satisfactory compaction in our work area. We will not be responsible for actual or consequential damage to underground utilities, structures or shallow utilities not specifically located by others. We will not be responsible for drainage design grades or existing conditions provide for a slope of less than 1%.

TERMS OF PAYMENT: Final measurements will be made upon completion and an invoice prepared using the *UNIT PRICES* indicated above. Estimates in the amount of 90% of work completed will be invoiced periodically with payment due in 30 days. Payment in full will be made no later than 30 days after completion of work. Should the amount due under this contract or any part of it be collected by law or through an attorney-at-law, the contractor shall be entitled to collect attorney's fees in the amount equal to 15% of such amount, and all costs of collection, plus interest at the rate of 8% per annum from 30 days after completion of work. If OWNER desires that we do any work not called for in our contract, we will record cost of such work, plus 10% General Overhead and 10% Profit, and prepare "Extra Work" invoices in addition to our contract invoices.



1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

This proposal is subject to acceptance within 30 days, or may be made a contract thereafter if and when accepted by you and approved by Blount Construction Company, Inc.

Respectfully Submitted,

(Signature)

(Signature)

(Printed Name and Title)

Blake Merritt, Estimator/PM
(Printed Name and Title)
blake.merritt@blountconstruction.com

(Company or Firm)

Blount Construction Company, Inc.
(Company or Firm)

(Date)

10/9/2024
(Date)



**THIRD AMENDMENT TO
CONTRACT NO. 24-04
2024 STREET RESURFACING FOR
STONECREST, GEORGIA**

This second amendment to Contract No. 24-04 2024 Street Resurfacing for Stonecrest, Georgia ("Amendment") is made this _____ day of November 2024, by and between the **CITY OF STONECREST, GEORGIA** (the "City") and **BLOUNT CONSTRUCTION COMPANY, INC.** ("Contractor").

W I T N E S S E T H

WHEREAS, the City and the Contractor are parties to Contract No. 24-04 2024 Street Resurfacing for Stonecrest, Georgia dated July 8, 2024 (the "Contract").

WHEREAS, the City and the Contractor desire to amend the Contract as set forth below;

NOW, THEREFORE, for and in consideration of the mutual terms, conditions, and covenants, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. EXHIBIT J. The following terms of the existing Contract as follows:

EXHIBIT J is amended as set forth in the provisions attached hereto as Exhibit A and made a part by reference.

Section 2. Modification of Contract. Except as expressly amended herein or as necessary to carry out the terms of this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

Section 3. Entirety. This Amendment and any exhibits attached hereto are hereby incorporated into the Agreement and together herewith they contain the entire Agreement between the parties as to the matters contained therein. Any oral representations or modifications concerning this Agreement shall be of no force and effect.

Section 4. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall constitute the original, but all of which taken together shall constitute one and the same Amendment. PDF signatures shall constitute original signatures.

Section 5. Effective Date. That the Amendment will become effective 15 days after the Execution Date.

IN WITNESS WHEREOF, said parties have hereunto set their seals and caused this Agreement to be executed and delivered by their duly authorized representatives the day and year written below.

Item XIII. c.

Executed on behalf of:

CITY OF STONECREST, GEORGIA,

BY: _____

TITLE: Mayor

ATTEST (sign here): _____

Name (print): _____

DATE: _____

APPROVED AS TO FORM: _____

City Attorney

Executed on behalf of:

BLOUNT CONSTRUCTION COMPANY, INC

BY (sign here): _____

Name (print): _____

Title: _____

[Corporate Seal]

ATTEST (sign here): _____

Name (print): _____

Title: _____

DATE: _____

EXHIBIT J
COST

EXHIBIT J
2024 Street Resurfacing Bid Schedule

Pay Item	Description	QTY	Unit	Unit Price	Total Price
150-100 I	Traffic Control	1	LS	\$221,418.67	\$221,418.67
215-0250	Undercut Excavation and Disposal of Materials (As directed by City Engineer)	50	SY	\$37.82	\$1,891.00
310-1101	Graded Aggregate Base-Including material (As directed by City Engineer)	50	T	\$55.05	\$2,752.50
432-0212	Mill Asphalt Concrete Pavement, 1.5 in depth.	187,316	SY	\$2.55	\$477,655.80
402-1802	Recycled /asphalt Concrete Patching using 19 MM Superpave including Bituminous Material & H Lime	4,121	TN	\$164.21	\$676,709.41
402-3103	Recycled /asphalt Concrete 9.5 MM Superpave Type II, GP 2 Only, including Bituminous Material & H Lime	15,454	T	\$125.02	\$1,932,059.08
413-1000	Bitum Tack Coat	94,000	GL	\$0.25	\$23,500.00
611-8050	Adjust Manhole to Grade	244	EA	\$428.20	\$104,480.80
611-8140	Adjust Utility valves to Grade	5	EA	\$208.74	\$1,043.70
653-0110	Thermoplastic PVMT Marking, Arrow TYPE I	18	EA	\$106.00	\$1,908.00
653-0120	Thermoplastic, Marking Arrow TYPE 2	15	EA	\$106.00	\$1,590.00
653-1501	Thermoplastic, 5 IN Solid Double Yellow	2,960	LF	\$1.27	\$3,759.20
653-1502	Thermoplastic, 5 IN Solid Yellow	368	LF	\$0.64	\$235.52
653-1704	Thermoplastic, 5 IN Skip White	920	GLF	\$0.64	\$588.80
653-1804	Thermoplastic, 5 IN Solid White	6,724	LF	\$0.64	\$4,303.36
653-350 I	Thermoplastic, 12 IN Solid White	228	LF	\$6.36	\$1,450.08
653-3502	Thermoplastic Solid Traffic Stripe, 5 IN Yellow		GLF	\$0.64	
Total, Streets					
Wellington Manor Parking Spaces Paving					
432-0212	Mill Asphalt Concrete Pavement, 1.5 in depth.	3,528	SY	\$8.84	\$31,187.52
402-3103	Recycled /asphalt Concrete 9.5 MM Superpave Type II, GP 2 Only, including Bituminous Material & H Lime	330	T	\$197.11	\$65,046.30
413-1000	Bitum. Tack Coat	2,000	GL	\$0.25	\$500.00
Total, Wellington Manor					
Panola Road Repair					
150-100 I	Traffic Control	1	LS	\$13,809.66	\$13,809.66
432-0212	Mill Asphalt Concrete Pavement, 2.0 in depth.	4,000	SY	\$6.03	\$24,120.00
	Recycled /asphalt Concrete 19 MM Superpave Type II, GP 2 Only, including Bituminous Material & H Lime	440	TN	\$146.13	\$64,297.20
402-1802	Recycled /asphalt Concrete Patching using 19 MM Superpave including Bituminous Material & H Lime	290	TN	\$183.33	\$53,165.70
	Deep Patching and Paving *	1,400	SY	\$79.09	\$110,726.00
413-1000	Bitum. Tack Coat	1250	GL	\$0.25	\$312.50
653-150 I	Thermoplastic, 5 IN Solid Double Yellow	750	LF	\$1.27	\$952.50
653-1804	Thermoplastic, 5 IN Solid White	750	LF	\$0.64	\$480.00
Total, Panola Road Repair					
2024 Street Resurfacing Bid			Total Bid Price		\$3,819,943.30

EXHIBIT J**2024 Street Resurfacing Contract Amendment # 1 Bid Schedule**

Pay Item	Description	QTY	Unit	Unit Price	Total Price
150-1001	Traffic Control	1	LS	\$121,221.50	\$121,221.50
215-0250	Undercut Excavation and Disposal of Materials (As directed by City Engineer)	20	SY	\$37.82	\$756.40
310-1101	Graded Aggregate Base-Including material (As directed by City Engineer)	20	TN	\$55.05	\$1,101.00
432-0212	Mill Asphalt Concrete Pavement, 1.5 in depth.	94,728	SY	\$2.55	\$241,556.40
402-1802	Recycled /asphalt Concrete Patching using 19 MM Superpave including Bituminous Material & H Lime	2,200	TN	\$164.21	\$361,262.00
402-3103	Recycled /asphalt Concrete 9.5 MM Superpave Type II, GP 2 Only, including Bituminous Material & H Lime	8,600	TN	\$125.02	\$1,075,172.00
413-1000	Bitum Tack Coat	50,000	GL	\$0.25	\$12,500.00
611-8050	Adjust Manhole to Grade	5	EA	\$428.20	\$2,141.00
611-8140	Adjust Utility valves to Grade	5	EA	\$208.74	\$1,043.70
653-3501	Thermoplastic, 12 IN Solid White	100	LF	\$6.36	\$636.00
	2024 Street Resurfacing Bid Amendment			Total Bid Price	\$1,817,390.00

Invoices will be approved and paid based on measured actual quantities and performed work. Actual quantity may vary from the bid quantities provided in the Bid Schedule.

All Asphalt Tickets shall be provided to the City Staff at the end of the day and signed off by City staff for payment.

City is not responsible for work performed exceeding the Contract value unless a formal Changer Order request is made by the contractor and approved by the City Council.

EXHIBIT J**2024 Street Resurfacing Contract Amendment # 2 Bid Schedule**

Pay Item	Description	QTY	Unit	Unit Price	Total Price
150-1001	Traffic Control	1	LS	\$19,839.94	\$19,839.94
432-0212	Mill Asphalt Concrete Pavement, 1.5 in depth.	2,570	SY	\$2.55	\$6,553.50
402-1802	Recycled /asphalt Concrete Patching using 19 MM Superpave including Bituminous Material & H Lime	205	TN	\$164.21	\$33,663.05
402-3103	Recycled /asphalt Concrete 9.5 MM Superpave Type II, GP 2 Only, including Bituminous Material & H Lime	385	TN	\$125.02	\$48,132.70
653-1501	Thermoplastic, 5 IN Solid Double Yellow	1,650	LF	\$1.27	\$2,095.50
653-1804	Thermoplastic, 5 IN Solid White	1,650	GLF	\$0.64	\$1,056.00
	Reflective Pavement Markers	84	EA	\$5.25	\$441.00
	2024 Street Resurfacing Bid Amendment	Total Bid Price			\$111,781.69



1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

Proposal and Contract

Date: 10/9/2024
Project Name: Stonecrest COR #3 Browns Mill Park
Blount Bid #: 3054
Project Location: 5099 Browns Mill Rd, Stonecrest, GA 30038

Submitted to: City of Stonecrest
Contact: Hari Karikaran
(770) 316 - 1076
hkarikaran@stonecrestga.gov

We are pleased to submit a proposal for the following work on the referenced project, according to the following unit prices, terms, and conditions.

Sort Code	Description	Quantity	Unit	Price	Extension
1	Mobilization	1.000	L.S.	8,409.40	8,409.40
2	1.5" Milling	22,775.000	S.Y.	4.68	106,587.00
3	1.5" 9.5MM Type 2	1,880.000	TON	166.48	312,982.40
4	Speed Bumps	5.000	EACH	1,524.98	7,624.90
5	Catch Basin Top R&R	1.000	L.S.	6,424.51	6,424.51
6	Striping	1.000	L.S.	23,504.00	23,504.00
				QUOTE TOTAL:	465,532.21

Notes:

EXCLUSIONS:

- All work to be done in 1 mobilization
- Excludes Signs
- Pricing is based on provided quantities by the City of Stonecrest.
- Payment will be made based on field measured quantities.
- Based on the existing condition of the lot, Blount expects patching will be needed in some areas. If desired, Patching may be provided at a rate of \$175.00 per ton at a 2" minimum depth.

SPECIAL PROVISIONS: Prices do not include the cost of removal or disposal of rock, unsuitable subgrade materials, or hazardous waste materials. Grading will have been completed by others within plus or minus .1 foot, with satisfactory compaction in our work area. We will not be responsible for actual or consequential damage to underground utilities, structures or shallow utilities not specifically located by others. We will not be responsible for drainage design grades or existing conditions provide for a slope of less than 1%.

TERMS OF PAYMENT: Final measurements will be made upon completion and an invoice prepared using the *UNIT PRICES* indicated above. Estimates in the amount of 90% of work completed will be invoiced periodically with payment due in 30 days. Payment in full will be made no later than 30 days after completion of work. Should the amount due under this contract or any part of it be collected by law or through an attorney-at-law, the contractor shall be entitled to collect attorney's fees in the amount equal to 15% of such amount, and all costs of collection, plus interest at the rate of 8% per annum from 30 days after completion of work. If OWNER desires that we do any work not called for in our contract, we will record cost of such work, plus 10% General Overhead and 10% Profit, and prepare "Extra Work" invoices in addition to our contract invoices.



1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

Proposal and Contract

Date: 10/31/2024
Project Name: REVISED Stonecrest COR #4 Fairington Park
Blount Bid #: 3054
Project Location: Phillip Bradley Dr & Fairington Pkwy Stonecrest, GA 30038

Submitted to: City of Stonecrest
Contact: Hari Karikaran
(770) 316 - 1076
hkarikaran@stonecrestga.gov

We are pleased to submit a proposal for the following work on the referenced project, according to the following unit prices, terms, and conditions.

Sort Code	Description	Quantity	Unit	Price	Extension
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3	1.5" Milling	2,780.000	S.Y.	5.00	13,900.00
4	1.5" 9.5MM Type 2	240.000	TON	168.43	40,423.20
5	Islands (24" C&G)	180.000	L.F.	62.35	11,223.00
6	Backfill & Grassing	190.000	S.Y.	37.45	7,115.50
7	Striping and wheel stops	1.000	L.S.	6,662.50	6,662.50
8	2" 19MM Patching	120.000	TON	175.00	21,000.00
QUOTE TOTAL:					114,849.30

Notes:

EXCLUSIONS:

- All work to be done in 1 mobilization
- Excludes Signs
- Payment will be made based on field measured quantities.

SPECIAL PROVISIONS: Prices do not include the cost of removal or disposal of rock, unsuitable subgrade materials, or hazardous waste materials. Grading will have been completed by others within plus or minus .1 foot, with satisfactory compaction in our work area. We will not be responsible for actual or consequential damage to underground utilities, structures or shallow utilities not specifically located by others. We will not be responsible for drainage design grades or existing conditions provide for a slope of less than 1%.

TERMS OF PAYMENT: Final measurements will be made upon completion and an invoice prepared using the *UNIT PRICES* indicated above. Estimates in the amount of 90% of work completed will be invoiced periodically with payment due in 30 days. Payment in full will be made no later than 30 days after completion of work. Should the amount due under this contract or any part of it be collected by law or through an attorney-at-law, the contractor shall be entitled to collect attorney's fees in the amount equal to 15% of such amount, and all costs of collection, plus interest at the rate of 8% per annum from 30 days after completion of work. If OWNER desires that we do any work not called for in our contract, we will record cost of such work, plus 10% General Overhead and 10% Profit, and prepare "Extra Work" invoices in addition to our contract invoices.

This proposal is subject to acceptance within 30 days, or may be made a contract thereafter if and when accepted by you and approved by Blount



CITY COUNCIL AGENDA ITEM

SUBJECT: Fairington Park – Installation of Perimeter Fencing

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 - NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 - OTHER, PLEASE STATE: [Click or tap here to enter text.](#)
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap to enter a date.](#) & [Click or tap to enter a date.](#)

Current Work Session: Monday, December 16, 2024

Current Council Meeting: [Click or tap to enter a date.](#)

SUBMITTED BY: Hari Karikaran, PE, City Engineer

PRESENTER: Hari Karikaran, PE, City Engineer

PURPOSE: Seeking Approval to procure the Services of ProFence to install Perimeter Fencing at Fairington Park

FACTS: Perimeter Fence installation at Fairington Park is one of the Capital projects identified in the Master Plan. Currently wire fencing exists along a portion of Fairington Boulevard and along Phillip Bradley Drive. There are several interior wire fencings exist around individual fields. Almost all fences are old, corroded and in a despair condition. Proposed fencing will secure the perimeter of the park, and all interior fencing will be removed. Two remote controlled Gates will be installed at both parking Lots. ProFence has an on-call Contract with Rockdale County and Contract Piggybacking method will be used to procure this service.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve Recommends approval of a Contract with ProFence for the amount of \$133,620.68. Funding for this project will come from ARPA.



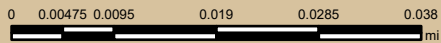
CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

- (1) Attachment 1 - Fencing Proposal from ProFence
- (2) Attachment 2 - Fairington Park Fencing Map
- (3) Attachment 3 - Rockdale County Contract
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



DeKalb County Parcel Map



Date Printed: 11/22/2024



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided, and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

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FEB 14 2024

BY: Purchasing



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Board of Commissioners
Agenda Item Transmittal Form
Procurement/Contract Transmittal Form

Type of contract: 1 year [] Multi-year [] Single Event [] Purchasing Use Only
Contract #: C-2024-30
Submission Information: Andrew Hammer X 7268, General Services, Fencing Unit Pricing for Various Projects, ITB 23-31
Vendor Information: Pro Fence, LLC, 35 Juniper Ct., Covington, Ga 30016, qualityprofenc@gmail.com, 678-712-9046, Joseph Mattison

BOC APPROVED
Date: 3-12-24
Initials: [Signature]

Finance Director Signature: I have reviewed the attached contract, and the amount is approved for processing. Signature: [Signature] Date: 2/28/2024
Procurement Officer Signature: I have reviewed the attached contract, and it is in compliance with Purchasing Policies of Rockdale County. Signature: [Signature] Date: 2/15/24

Summary:
General Services recommends award of the contract for Fencing unit pricing for various projects per the terms and conditions of the Invitation to Bid ITB #23-31, wherein ProFence was one of the lowest, responsible responsive bidders.

Department Head/Elected Official Signature: [Signature] Date: 2/14/24



GEORGIA
CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE
BRAD RAFFENSPERGER

Item XIII. d.

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

Business Name:	Pro Fence LLC	Control Number:	21011612
Business Type:	Domestic Limited Liability Company	Business Status:	Active/Compliance
NAICS Code:	Construction	NAICS Sub Code:	Other Foundation, Structure, and Building Exterior Contractors
Principal Office Address:	35 Juniper Ct, Covington, GA, 30016, USA	Date of Formation / Registration Date:	1/8/2021
State of Formation:	Georgia	Last Annual Registration Year:	2024

REGISTERED AGENT INFORMATION

Registered Agent Name: **Joseph Mattison**
Physical Address: **8660 Jackson Lake Rd, Monticello, GA, 31064, USA**
County: **Jasper**

[Back](#)

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INTERDEPARTMENTAL MEMORANDUM

Department of Finance Purchasing Division

TO: Deputy Director Dominick Villano, Markus Milon, and Brittany Konopka
FROM: Adrienne Brown, Procurement Buyer
DATE: January 24, 2024
SUBJECT: ITB No. 23-31: Fencing On-Call Unit Price Contract

Attached find the copy of the bid.

There are certain rules and regulations which govern the dissemination of bid information. To protect the County and the integrity of our process, it is requested that you do not give out any information concerning these bids. If you have anyone seeking this information, refer them to Purchasing. The bid copies are confidential, and no bidder is permitted to handle them.

If departments have questions or need clarifications regarding bids, such questions must be submitted to Purchasing in writing, and Purchasing will address any questions to the vendor and provide the information back to the department.

Our analysis of the bids indicates that the following is the low bidders meeting specification, and we anticipate recommending award to:

Pro Fence, LLC

If you agree that the above-listed bidders should be awarded the contract, please indicate your agreement. If you think otherwise, please give reasons and your alternative recommendation. Further, it is requested that this form with your recommendation be completed and returned no later than the close of business on Friday, February 2, 2024.

Keep a copy of the abstract for your files and make your comments/recommendation(s) below or on a separate sheet and return them to us.

If you have any questions, please call me as our department is always ready to assist you.

Adrienne Brown
Adrienne Brown
Procurement Buyer, Finance, Procurement Division

TM/AB

Department's Response

Date 1/25/24

This bidder meets / does not meet our approval. (please circle the appropriate response)

Return this memorandum with your comments whether or not your recommendation concurs with that of

Purchasing. General Services recommends ProFence awarded the Fencing Unit Price Contract based on terms and agreements of ITB #23-31

Dominick Villano 1/25/24
Person Completing Form Date Department Director Date

List notes if space permits - if not attach second page

35 Juniper Court
 Covington, Georgia 30016
 6787129046
 qualityprofence@gmail.com | https://www.profencega.com/

Item XIII. d.



RECIPIENT:

Hari Karikaran
 2831 Fairington Parkway
 Stonecrest, Georgia 30038
 Phone: 770-316-1076

Quote #3282	
Sent on	Nov 27, 2024
Total	\$133,620.68

Product/Service	Description
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PRO FENCE	
Salesman	Drew Arrington (470)747-2819
ESTIMATED TIME FRAME	We are currently out 2-3 weeks on all approved jobs. You will be put on our schedule once we receive the deposit amount requested and a signed contract. If your material has to be special ordered that will also set us back 6-8 weeks give or take.
Steel Montage 3-Rail	Installation of 1160' of 6' three rail spear top montage fence panels Installation of 2 4' walk gates Installation of 20' Cantilever drive gate Installation of 24' Cantilever drive gate PER CODE GATES WILL HAVE SELF CLOSING HINGES & MAG LOCK WITH TWO SETS OF KEYS
Horton Gate Automation-Access Control	Installation of access control systems with goose necks and keypads on both cantilever gates
TEAM MEMBERS	Dillon & Zeke
DIG REQUEST	Customer is responsible to call in a dig request for property to locate all utilities. We will not install fence until this is done. This service is completely free. WWW.GEORGIA811.COM 811 or 800-282-7411
PAYMENT OPTIONS	Cash, Check or Card. Please note there is a 4% cc fee to run all cards. (Add card to customer portal and call the office when ready to run card) ALL CHECKS MUST BE MADE PAYABLE TO: PRO FENCE LLC CHECKS CAN BE MAILED OR HAND DELIVERED TO: 35 JUNIPER CT COVINGTON GA 30016

A deposit of \$66,810.34 will be required to begin.

35 Juniper Court
Covington, Georgia 30016
6787129046
qualityprofence@gmail.com | <https://www.profencega.com/>

Item XIII. d.



Total **\$133,620.68**

This quote is valid for the next 5 days, after which values may be subject to change.

Signature: _____ Date: _____