CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, August 22, 2022 at 7:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 ***Council Member Rob Turner - District 2***

District 3 - Vacant ***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

V. APPROVAL OF THE AGENDA

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval - of the July 25, 2022 Meeting Minutes

VII. PUBLIC COMMENTS

The meeting will be conducted 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.

There is a two (2) minute time limit for each speaker submitting or reading a public comment.

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 Hearing. 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.

As an alternative, you can submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

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. **For Decision**- IDI Rezoning - *Ray White*

b. **For Decision** - RZ-22-004 592 Lounge, LLC - *Ray White*

c. **For Decision**- RZ-22-005 3266 Hayden Quarry - *Ray White*

d. **For Decision** - RZ-22-006 2975 Evans Mill Rd - *Ray White*

e. **For Decision** - TMOD-22-001 Definitions and Uses - *Ray White*

IX. CONSENT AGENDA

X. APPOINTMENTS

XI. REPORTS & PRESENTATIONS

a. **Presentation** - Mayor's Special Acknowledgements - *Mayor Jazzmin Cobble*

XII. OLD BUSINESS

a. **For Decision** - Decriminalization of Marijuana - 2nd Read - *Mallory Minor*

b. **For Decision** - SPD22-0000010 Preliminary Plat for Crestwind Township - *Ray White*

c. **For Decision** - SPD22-000011 Stonecrest Estates Preliminary Plat - *Ray White*

d. **For Decision** - Carl Vinson Institute of Government Study - *Hari Karikaran*

XIII. NEW BUSINESS

a. **For Decision** - URA Resolution - *Winston Denmark*

b. **For Decision** - ARPA - *Janice A. Jackson*

XIV. CITY MANAGER UPDATE

XV. MAYOR AND COUNCIL COMMENTS

XVI. EXECUTIVE SESSION

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

XVII. 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 MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 25, 2022 at 7:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 ***Council Member Rob Turner - District 2***

District 3 - Vacant ***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 started at 7:04 pm

II. ROLL CALL: Sonya Isom, City Clerk

Mayor Jazzmin Cobble, Councilmembers Tara Graves, Rob Turner, and Tammy Grimes all present with Mayor Pro Tem George Turner attending via Zoom due to illness.

III. INVOCATION

Invocation given by Councilmember Rob Turner.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

Motion - Made by Councilmember Robert Turner to approve the agenda for the City Council Meeting July 25, 2022. Councilmember Tara Graves seconded.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval - of the June 29, 2022 Meeting Minutes

Motion - made by Councilmember Tammy Grimes to approve the June 29, 2022 meeting minutes with mentioned observations. Councilmember Tara Graves seconded.

Motion passed unanimously.

b. Approval - of the July 6, 2022 Special Called Meeting Minutes

Motion- made by Councilmember Tara Graves to approve July 6, 2022 meeting minutes. Councilmember Rob Turner seconded.

Motion passed unanimously.

c. Approval - of the July 11, 2022 Special Called Meeting Minutes

Motion - made by Councilmember Robert Turner to approve July 11, 2022 Special Called meeting minutes. Councilmember Tammy Grimes seconded.

Motion approved unanimously.

VII. PUBLIC COMMENTS

The meeting will be conducted 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.

There is a two (2) minute time limit for each speaker submitting or reading a public comment.

City Clerk Sonya Isom read the one (1) public comment submitted online by Malaika Wells.

In person comments:

Terry Fye: Spoke in support of Decriminalization of Marijuana.

Dave Marcus: Spoke on a lack of transparency in the city with the failure to have the packet posted in a timely manner and lack of documentation included. He also spoke against the city doing a study on Public Works. He stated that the city was not ready to take on Public Works and should focus on other departments/areas where improvements can be made.

Robert McPherson: Stated that he intended to speak on an item on the agenda later in the meeting, Stonecrest Estates.

Faye Coffield: Asked that council approve Wineries and Chicken farms in District 5, asked that Council mandate that all townhomes landscaping look like the landscaping that is seen in the townhomes next door, 2975 Evans Mills and 6378 East Glen are single family homes; there has been an error resubmitted, and this will open doors for commercial properties on Evans Mill. Asked that Council keep an eye out for this. She also suggested that Council take a ride down 124 towards Snellville and they will see why citizens are upset; clear distinction of where Gwinnett County ends and Stonecrest begins. Tractor Trailer concerns.

Justin Parker: Stated that he intended to speak on an item on the agenda later in the meeting, Stonecrest Estates.

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 Hearing. 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.
As an alternative, you can submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

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 - 3935 Cain Mill Drive- Short-term Rental - *Ray White*

Planning and Zoning Director Ray White gave a presentation. Staff recommendation is to approve. The Planning Commission has also approved.

Motion - made by Councilmember Rob Turner to open Public Hearing. Councilmember Tara Graves seconded.

Motion passed unanimously.

Robert Peterson owner of the property spoke in favor of this item.

Faye Coffield spoke in opposition of this item. She expressed that she has concerns about stronger rules in regards to AirB&Bs. She suggests that they are monitored heavily and only a certain number of issues before the permit is revoked. No tolerance policy if allowed.

Angela Russell expressed concern about a lack of information.

Motion - made by Councilmember Rob Turner to close Public Hearing. Councilmember Tara Graves seconded.

Motion passed unanimously.

b. For Decision - 3935 Cain Mill Drive - Short Term Rental - *Ray White*

Ray White, Planning and Zoning Director, stated a new SLUP application is required every year and if there is an issue at this property, this can be revoked and the parking requirement falls on the owner. He clarified that owners should not have long term leases or longer than 30 days. The code does not want a continuation of this practice but no timeline provided. Conditions can be added to the code. This is not considered a home occupation and if there are no violations within the year, the SLUP can continue. If there is a violation, the SLUP is voided at one year and the owner has to come back before Council to reapply.

Motion - made by Councilmember George Turner to approve SLU-22-005. Councilmember Rob Turner seconded.

Motion passed unanimously.

IX. CONSENT AGENDA

X. APPOINTMENTS

a. Swearing In of District 5 Planning Commissioner Lemuel Hawkins - *Mayor Jazzmin Cobble*

XI. REPORTS & PRESENTATIONS

Presentation by Councilmember Tammy Grimes to acknowledge Levi and Joshua Morris.

XII. OLD BUSINESS

a. For Decision - Carl Vinson Institute of Government Study - *Hari Karikaran*

Hari Karikaran gave a brief presentation.

Motion - made by Councilmember Tammy Grimes to defer this item until the next Council Meeting. Councilmember Tara Graves seconded.

Mayor Cobble stated that this would exceed the one hundred and twenty (120) days. Councilmember Rob Turner offered an amendment to the motion that this item could be heard at a special called meeting if possible. Councilmember Tara Graves seconded.

Motion passed unanimously.

b. For Decision- Preliminary Plat for Crestwind Township - *Ray White*

Ray White gave a presentation. He stated that staff recommends approval of this Preliminary Plat as all requirements have been met under the Overlay uses. He stated that there is a conflict underway looking at the Overlay district that would allow for residential development to take place in a C-1 and C-2 zone. He stated that it was up to the Council to revisit it's zoning classifications.

Attorney Michelle Battle, representative for the builder, provided some clarification on why this item was before council for a decision and stated this was a Staff oversight issue that was now being corrected. She stated that she was not there when the oversight took place but was called in after the issue arose. She stated that a decision about this community being a rental community or not has not yet been made and the approval of this plat is simply a technical review. She stated that all requirements have been met and the LDP is ready for issuance.

City Attorney Winston Denmark provided some clarity on what Ray White and staff recommended. He stated based on all satisfied requirements, the staff has recommended that Council approve this Preliminary Plat. He stated he acknowledges some un-readiness from Council about this matter and recommended taking additional time to have their questions answered before moving forward.

Motion - made by Councilmember Tara Graves to defer this item until the next Council Meeting. Councilmember Rob Turner seconded.

Motion passed unanimously.

XIII. NEW BUSINESS

a. **For Decision** - TMOD-22-001 Definitions and Uses - *Ray White*

Ray White gave an introduction and gave a recommendation of approval.

Motion - made by Councilmember Rob Turner to defer until the next Council Meeting. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

b. **For Decision** - Stonecrest Estates Preliminary Plat - *Ray White*

Ray White provided an introduction and stated that Staff would like to take another look at the proposal because of the lot configuration. Staff is recommending that the item be deferred.

Rob McPherson spoke and asked that a conditional approval be given by Council.

Motion - by Councilmember Tara Graves to defer to a special called meeting or the next Council meeting. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

c. **For Decision** - Resolution for Approving the Municipal Court Fee Schedule - *Mallory Minor*

Mallory Minor gave a presentation.

Motion - made by Councilmember Rob Turner to approve the Resolution for the Municipal Court Fee Schedule. Councilmember Tammy grimes seconded.

Motion passed unanimously.

d. **For Decision** - Decriminalization of Marijuana - *Mallory Minor*

Mallory Minor provided a brief presentation. This item is a first read.

e. **For Decision** - Participation in the Community Service Program - *Mallory Minor*

Mallory Minor gave a brief presentation.

Motion - made by Councilmember Tammy Grimes to approve the Participation in the Community Service Program. Councilmember Tara Graves seconded.

Motion passed unanimously.

f. **For Decision** - Resolution for 2022 Resurfacing Contract - *Gia Scruggs*

Gia Scruggs gave a brief introduction.

Motion - to approve Stewart Brothers Inc Contract for 2022 resurfacing by Councilmember Tammy Grimes. Councilmember Tara Graves seconded.

Motion passed unanimously.

Motion - Made by Councilmember Tammy Grimes to approve the ER Snell contract for 2022 resurfacing. Councilmember Tara Graves seconded.

Motion passed unanimously.

g. For Decision - Fiscal Year 2023 Budget Calendar - *Janice Allen Jackson*

Janice Allen Jackson provided a brief introduction.

Motion - made by Councilmember Rob Turner to approve the FY2023 Budget Calendar. Councilmember Tara Graves seconded.

Motion passed unanimously.

h. For Decision - Resolution for Service Delivery Strategy - *Janice Allen Jackson*

Janice Allen Jackson provided an brief introduction.

Motion - made by Councilmember Tara Graves to approve the Resolution of Service Delivery Strategy. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

XIV. CITY MANAGER UPDATE

Janice Jackson gave an update on Covid-19 statistics and also told Council that all Senior Leadership positions have been filled.

XV. EXECUTIVE SESSION

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

Motion - made by Councilmember Rob Turner to go into Executive Session for personnel and legal matters. Councilmember Tara Graves seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to end Executive session. Councilmember Tara Grimes seconded.

Motion passed unanimously.

XVI. MAYOR AND COUNCIL COMMENTS

Councilmember Tara Graves spoke about an community engagement event to be held at Stonecrest Library in August. She stated the event would be a 6-month lookback, community

building, and sharing concerns and ideas. The date is to be determined and the information regarding the evert will be posted on the City's website and to social media. She stated July is Parks and Rec month and acknowledged the Parks and Rec (Leisure Services) staff and the back to school pop up event. She stated they are doing an amazing job and that she met the new Director Benjamin Dillard. She mentioned that back to school would also be taking place August 8th and that traffic would be changing. She mentioned she attended a great event by The First Black Family Magazine presented Mayor Cobble with the Black Family Impact award, a certificate of acknowledgement, on their behalf.

Councilmember Rob Tuner thanked Leisure Services Department for the popup event and Stonecrest citizens and staff.

Tammy Grimes mentioned the pop up event at Salem park happening on Friday and said she looked forward to everyone joining the event. She mentioned she visited Village Park in Henry County and was look forward to some changed in Salem's Park.

George Turner yielded to the Mayor.

Mayor Cobble mentioned the Park pop up event this Friday and that council is excited about all the other upcoming events in the City. Council was excited to join Traditions to celebrate their joint committee accreditation. A Job Well Done on their service to this community. Upcoming Proclamations this week and one last week. Look forward to supporting and encouraging them.

George Turner spoke about Covid - 19 and stated the numbers are going up. Council is gathering numbers about fatalities in the area and looking into a possible state of emergency. Code Enforcement is a major focus right now with the illegal dumping and citizens complaints about the same issue. Our brand and bridgescape designs will be apart of upcoming discussions and meetings.

XVII. ADJOURNMENT

Motion - made by Councilmember Tammy Grimes to adjourn. Councilmember Rob Turner seconded.

Motion passed unanimously.

Meeting ended at 11:37pm

Americans with Disabilities Act

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CITY COUNCIL AGENDA ITEM

SUBJECT: RZ-22-002 IDI Rezoning

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, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner of Planning & Zoning

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: The applicant is requesting to rezone the subject properties from M and M-2 for the development of three warehouse building

FACTS: The applicant is requesting to rezone the 188.140 +/- acres of the subject property from M (Light Industrial) District and M-2 (Heavy Industrial) District to M (Light Industrial) District to allow the development of a three-building warehouse project. Subject Property consisting of three warehouse buildings totaling ±1,932,122 square feet, parking, and associated site improvements. The Applicant intends to rezone all parcels comprising the Subject Property to the M zoning district to create a uniform zoning for the development and allow the consolidation and replatting of the property in the future. In addition, the Applicant seeks to amend the conditions of zoning to better align with current design practices and to allow the Proposed Development.

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

RECOMMENDED ACTION: Approval/Conditions

CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

(1) Attachment 1 - Staff Report
(2) Attachment 2 - IDI Rezoning Ordinance
(3) Attachment 3 - 2022 Sonecrest Logistics Center DRI 3584- Final Report
(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

PLANNING COMMISSION

Planning Commission August 2, 2022 / Mayor and City Council Meeting August 22, 2022

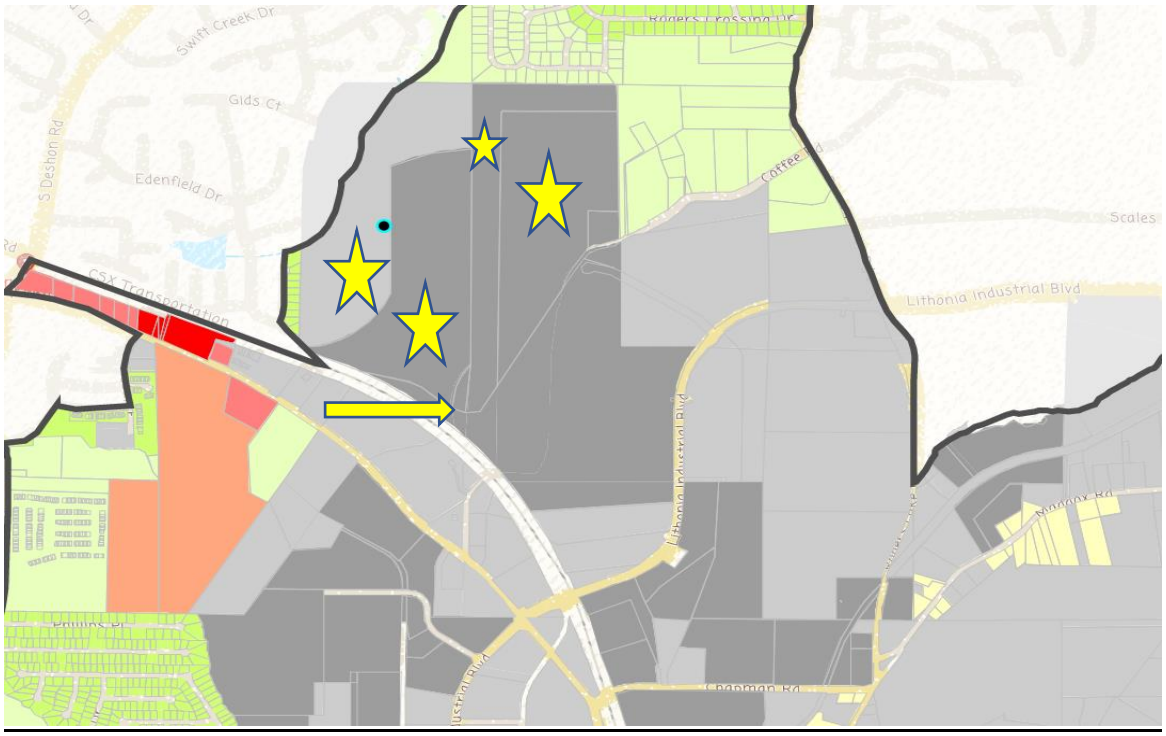
GENERAL INFORMATION

Petition Number:	RZ-22-002
Applicant:	Nick Faber, IDI Logistics
Owner:	James W. Kelly, Jr. and Daniel H. Kelly
Project Location:	2300, 2330, 2368 and 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.
Parcels:	16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001).
District:	District 1
Acreage:	188.140 +/- acres
Existing Zoning:	M (Light Industrial) / M-2 (Heavy Industrial)
Proposed Zoning:	M (Light Industrial)
Comprehensive Plan Community: Area Designation	HIND (Heavy Industrial)
Proposed Development/Request:	The applicant is requesting to rezone the subject properties from M and M-2 for the development of three warehouse building
Staff Recommendations:	***Approval/Conditional***
Planning Commission	Recommended Approval with Conditions
City Council	Deferred back to Planning Commission for due to incorrect legal ad, property deed and survey

THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION

Zoning Map



Zoning Case: RZ-22-002

Address: 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.

Current Zoning: M (Light Industrial) and M-2 (Heavy Industrial)

Proposed Zoning: M (Light Industrial)

Subject Property

PLANNING COMMISSION

Aerial Map

PROJECT OVERVIEW

Location

The subject properties are located at 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Road and 1801 Coffee Road (Parcel IDs: 16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001). The Subject Property consists of a ±188.140-acre assemblage off five parcels located in Land Lots 124, 125 and 132, 16th District, City of Stonecrest, DeKalb County, Georgia ("Subject Property").

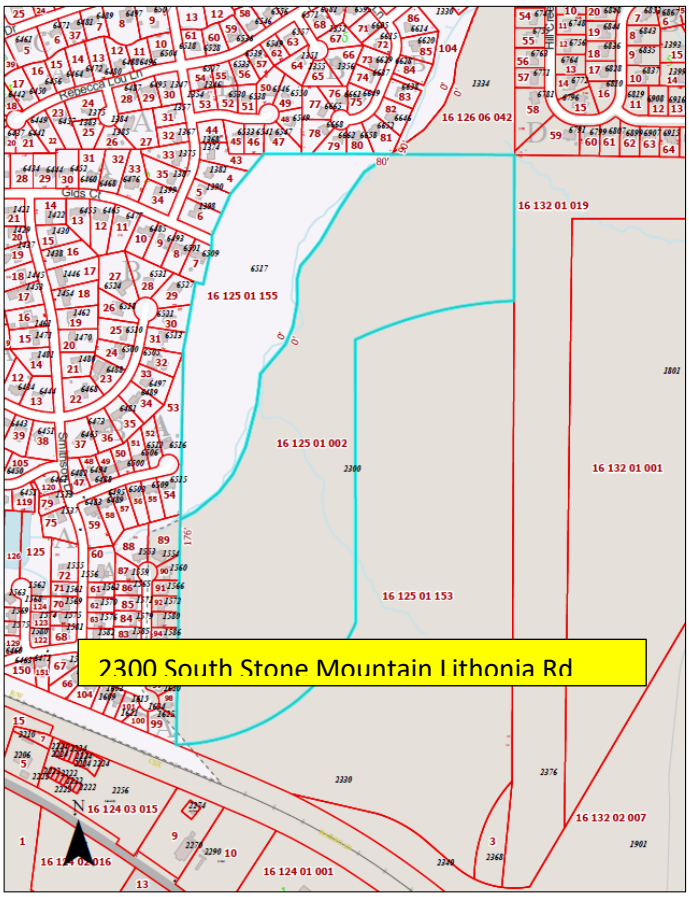
The property is bounded by Deshon Estates to the west, by The Villas at Rogers Crossing to the north and Home Depot to the southeast. Located to the south is CRX Transportation Services.

Subject Property

PLANNING COMMISSION

Background:

The applicant is requesting to rezone the 188.140 +/- acres of the subject property from M (Light Industrial) District and M-2 (Heavy Industrial) District to M (Light Industrial) District to allow the development of a three-building warehouse project. Subject Property consisting of three warehouse buildings totaling ±1,932,122 square feet, parking, and associated site improvements. The Applicant intends to rezone all parcels comprising the Subject Property to the M zoning district to create a uniform zoning for the development and allow the consolidation and replatting of the property in the future. In addition, the Applicant seeks to amend the conditions of zoning to better align with current design practices and to allow the Proposed Development. On May 20, 2022, staff was advised by DeKalb County GIS there was a subdivision of Parcel # 16 125 01 002. Parcel 16 125 01 002 have total of 50.61 AC and newly created parcel 16 125 01 155 total acreage 18.08 AC.



Two of the five total parcels that comprise the Subject Property were rezoned on November 24, 1981, then located in unincorporated DeKalb County, from R-100 (Single Family Residential) to M Light Industrial and M-2 Heavy Industrial zoning district pursuant to zoning ordinance Z-81143. Although the subject property was incorporated under the jurisdiction of the City of Stonecrest when it was incorporated, this did not eradicate the 1981 Rezoning conditions. Zoning conditions stay with the land.

PLANNING COMMISSION

The 1981 Rezoning was subject to seventeen conditions, the following conditions are what the applicant is seeking to amend:

1. The height of any building located on the site shall not exceed 40 feet. (#7)
2. All buildings shall use earth tone colors the same being defined as colors which shall attempt to blend with the landscape and foliage located on property. (#10)
3. The fronts of all buildings constructed on the property shall use some brick veneer, stone, wood, or a mixture of some of the same. (#11)
4. Access to the site shall be limited to the Stone Mountain-Lithonia Road or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road. (#14)
5. A cyclone fence of not less than 6 feet in height shall be placed on the North and West property lines of said property. (#17)

The applicant is proposing modern warehouse facilities that will exceed 40 feet in height (48 feet). In addition, tilt-up panel construction has become an industry standard for modem warehouse design and concrete block has become less widely used, as envisioned in the 1981 Rezoning conditions. Furthermore, the 1981 Rezoning conditions call for a cyclone fence along the property lines. The Applicant's site design will provide additional landscaped buffers in lieu of the cyclone fence. The applicant will be providing a minimum of a 150-feet of vegetated buffer (the 150-foot buffer will be composed of 75-feet undisturbed and 75-feet landscaped buffers) along the north and west property lines. In areas where the proposed grading will encroach into the 150' buffer the Applicant will replant with landscaping. Lastly, the 1981 Rezoning requires access to South Stone Mountain Lithonia Road and Coffee Road. The applicant is proposing to utilize Stonecrest Industrial Way areas. the Applicant now seeks to modify the above conditions to match the following wording:

7. The height of any building located on the site shall not exceed 50 feet.

10. All buildings shall use colors in general accordance with the concept elevations.

11. The fronts of any and all buildings constructed on the property will be of a tilt-up concrete panel construction with a color in accordance with the elevations referenced in condition.

14. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.

7. A 75-foot vegetated landscape strip shall be placed on the North and West property lines as generally depicted on the site plan, dated February 28, 2022.

The applicant is seeking the following Parking requests:

BUILDING 1:	**1,007,900 SF**	
DOCK DOORS	**180**	
AUTO PARKING	**503**	
TRAILER PARKING	**228**	**(FUTURE 120)**
BUILDING 2:	**456,840 SF**	
DOCK DOORS	**107**	
AUTO PARKING	**386**	
TRAILER PARKING	**120**	
BUILDING 3:	**467,382 SF**	
DOCK DOORS	**94**	
AUTO PARKING	**379**	
TRAILER PARKING	**99**	
Total Auto Parking:	**1268**	
Total Trailer Parking:	**447**	**(FUTURE 120)**
Total Loading Docks:	**381**	

Required Parking (Warehouse)
Min. 1 space per 2,500 sf of Floor Area
Max. 1 space per 500 sf of Floor Area

	Floor Area	Min Parking Req.	Max. Parking
BUILDING 1	**1,007,900**	**403.16**	**2015.8**
BUILDING 2	**456,840**	**182.74**	**913.68**
BUILDING 3	**467,382**	**186.95**	**934.76**

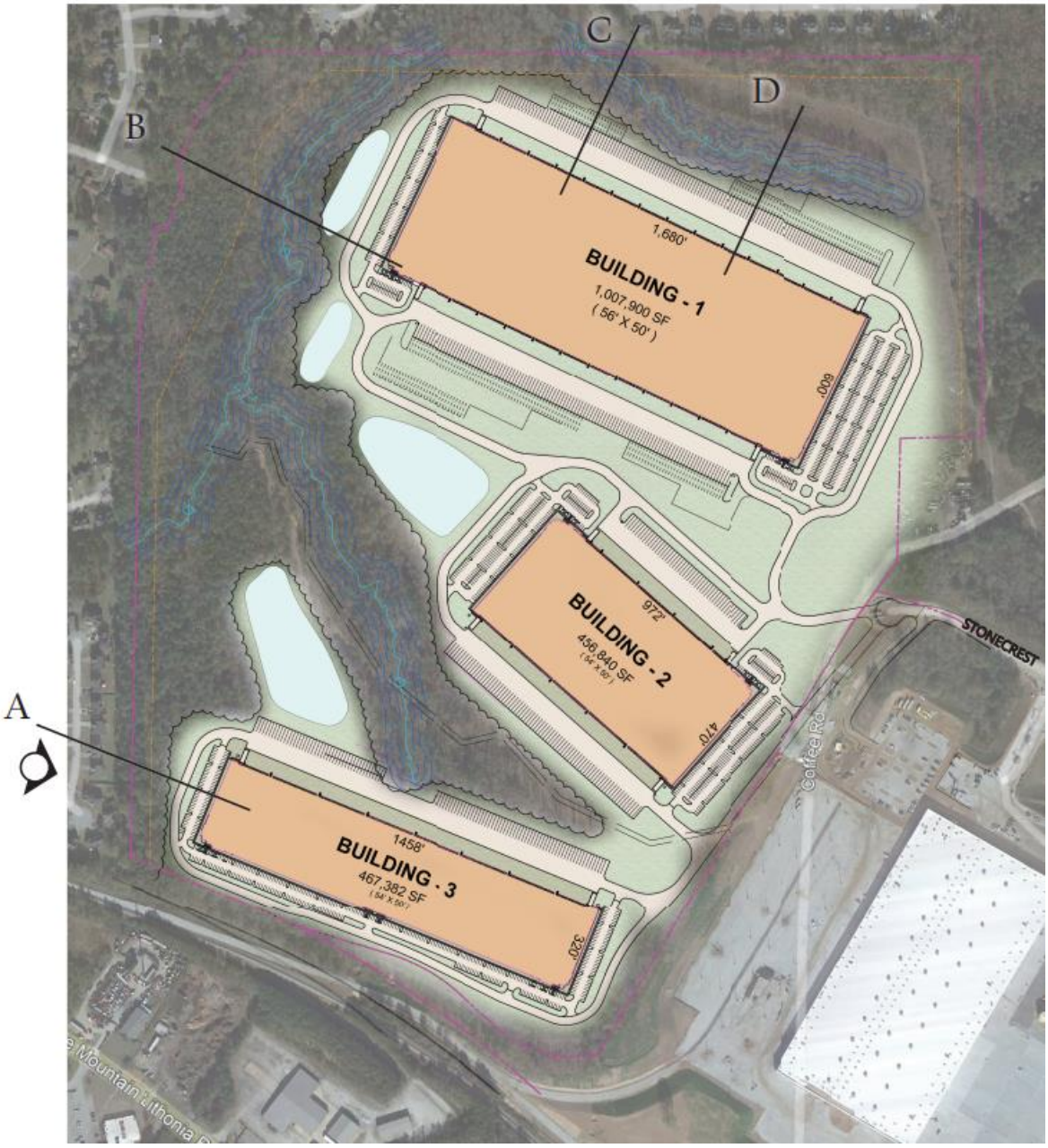
Required Loading (Warehouse)
3 spaces up to 99,000 sf + 1 space per additional 10,000 sf

	Floor Area	Min Loading Spaces
BUILDING 1	**1,007,900**	**93.79**
BUILDING 2	**456,840**	**38.68**
BUILDING 3	**467,382**	**39.74**

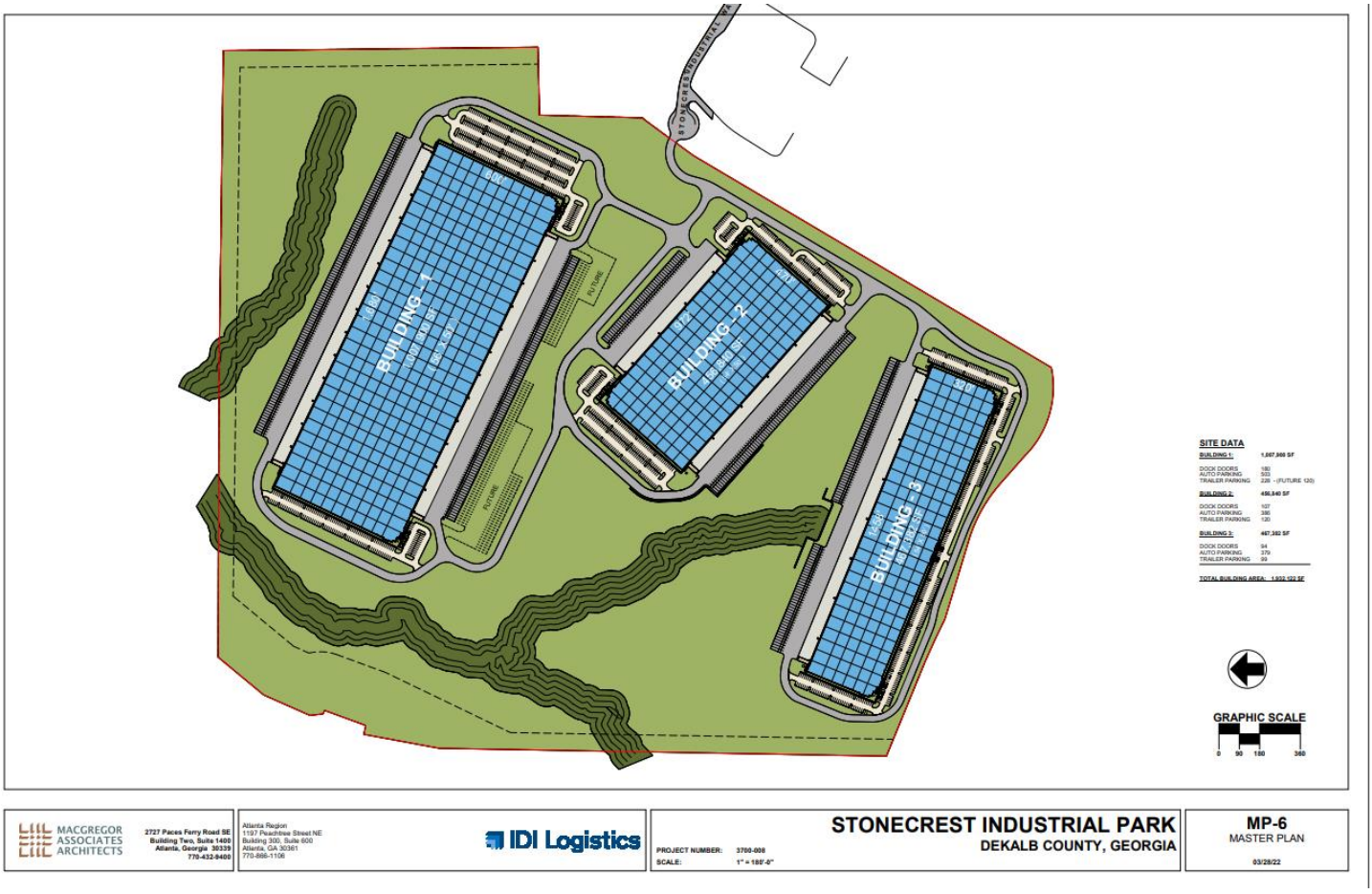
Article 6, Section 6.1.5- "One space for each 500 square feet of floor area"

PLANNING COMMISSION

Conceptual Site Plan



PLANNING COMMISSION



Public Participation

Community Planning Information Meeting was on May 24, 2022. There were no surrounding property owner to speak in opposition of the rezoning petition.

PLANNING COMMISSION

STANDARDS OF REZONING REVIEW

Section *7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

  As shown in the table below, the subject property is surrounded by industrial and residential development. * *Please see the map below table*

ADJACENT ZONING AND LAND USE		
	Zoning	**Zoning Land Use**
Adjacent: North	RSM(Residential Small Lot) District	Single-family (The Villas at Rogers Crossing)
Adjacent: East	M (Light Industrial) District	Industrial (Home Depot Flatbed Distribution)
Adjacent: South	M (Light Industrial) District	Industrial (CSX Transportation)
Adjacent: West	R-100 (Med Residential) District and RSM (Residential Small Lot) District	Residential (Deshong Estates Subdivision)

PLANNING COMMISSION

Zoning Criteria, Analysis and Comments

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

  The existing land use is Heavy Industrial and will not adversely affect the existing use or usability of adjacent of nearby property or properties. The current zoning of the property is the recommended zoning classification for the proposed land use and would be similar to adjacent property and properties.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

  There is one full-access point proposed on Stonecrest Industrial Way within the cul-du-sac, which it is planned to connect to Lithonia Industrial Boulevard. Lithonia Industrial Boulevard provides connection to the regional truck route Rock Chapel Road which is a Regional Thoroughfare and Regional Truck Route. The project is expected to generate a total of 2,012 daily new car trips and 1,036 daily new truck trips. The Transportation Impact Study does not recommend any roadway improvement conditions of approval.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

  The proposed use of a warehouse facility is in accordance with the written polices in the Stonecrest comprehensive plan. The land use designation for the subject properties is HIND, Heavy Industrial.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

  On March 17, 2022, A DRI review of a proposal to construct 1,904,300 SF of industrial space on a 138.12 site on Stonecrest Industrial Way in the City of Stonecrest in Dekalb County. Currently the entire site is forested with significant stream and wetland areas. Three one-story industrial space buildings are proposed: Building 1 with 445,500 SF; Building 2 with 456,840 SF; and Building 3 with 1,002,000 SF. A total of 1,286 car parking spaces and 780 truck/trailer spaces are included. The local DRI review trigger is an application for a land disturbance permit. There will be one phase with build-out expected in 2024.

  The site is currently entirely wooded. Additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. Approximately 33

acres of the site are shown as not disturbed on the site plan. This includes site boundary buffer and stream buffer areas. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and productive use.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

  There are existing conditions affecting the use and development of the proposed warehouse facility as to why the applicant is seeking a rezoning to amend conditions Z-81143. The current zoning of the property (M) is a permitted zoning classification of warehouse and truck parking.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.

STANDARDS OF REZONING REVIEW

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

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

  Yes. The Proposed Development will complement the existing industrial development in the area and will fully mitigate its impacts on the adjacent single family residential to the north and west. Additionally, the Applicant's request will not result in a different use than what is allowed under the current zoning, rather to seek a uniform zoning and to make technical changes to the current conditions to allow an updated design. Also, there is no proposed change in intensity beyond what is allowed under the current M-2 and M zoning districts. In addition, the Applicant is proposing enhanced buffers that are a minimum of 150 feet wide along the northern and western property lines to mitigate any impacts on the adjacent property. See attached as Exhibit 3, the concept sight-line sections illustrating the proposed buffers. As a result, the requested modification will have no bearing on the use and development of adjacent properties and will be a positive improvement in design over what the 1981 Rezoning allows.

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

  The subject property is located within the Heavy Industrial character area of the Stonecrest Comprehensive Plan. The character area intends to lend to both industrial and single-family dwellings in unincorporated DeKalb

County. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.

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

  The property is currently zoned M, which permits the development of a light industrial use such as warehousing. The property is also located in residential/industrial area where industrial uses are heavily present. The property does have reasonable economic use as currently zoned.

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

  The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the applicant has shown good faith by reaching out to staff several months in advance to discuss the proposed project and has conducted independent meetings with the surrounding community.

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

  There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification.

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

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

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

  The zoning proposed would not cause excessive burdensome; however limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth. No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

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

  The zoning proposal will not adversely impact the environment or surrounding natural resources.

PLANNING COMMISSION

STAFF RECOMMENDATION

Staff recommends **APPROVAL/CONDITIONS** of RZ-22-002**.** The conditions are the following:

1. The applicant shall provide a minimum of 250 feet buffer of natural vegetation between the adjacent residential dwellings along the western and southern property line and 200 feet with 50 feet disturbed and replanted for the northern side (Rogers Lake Crossing) of the property line.
2. The applicant shall dedicate the conservation areas to the City of Stonecrest
3. The applicant shall supply at least 4 EV parking spaces
4. A 50 foot undisturbed, buffer shall be provided along the Western property line South of Lot 31 Block D of Deshong Estates to the Railroad Right-of-way, as shown on said site plan.
5. The applicant shall provide a landscape plan for the entrance off of Coffey Road or either Stone Mountain-Lithonia Road.
6. Any and all roadways, proposed streets, or industrial boulevards found within the site shall be grassed to the edge of the right-of-way, said right-of-way to be not less than 60 feet.
7. All surface water retention facilities shall be designed to 10% above requirements as set forth in the DeKalb County Code.
8. The height of any building shall not exceed 50 feet in height.
9. Rear yard loading and unloading shall be prohibited on all buildings constructed on property which is adjacent to Deshong Estates.
10. No building locatedon property adjacent to Deshong Estates shall have exposed concrete block.
11. All lighting on buildings located on property adjacent to any existing R-100 zoned property shall be focused and directed toward the building and away from said existing R-100 property.
12. Internal lit signs are prohibited on the property
13. No lights shall be located above the roofline of any building
14. All lights shall be of concealed source type so that the illumination therefrom shall be controlled in a particular direction away from Deshong Estates and Rogers Lake Crossing
15. Signs above the roofline are prohibited
16. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.
17. There shall be no discharge of any sewage or waste water into Swift Creek.
18. All truck access shall be through Stonecrest Industrial Way and not through Coffee Road or Rogers Lake Road.
19. All Truck traffic shall be limited to Lithonia Industrial Blvd, through Stonecrest Industrial Way.
20. A plat showing the connection of Stonecrest Industrial Way rights-of-way to the property line for the proposed road shall be provided.
21. Complete any missing sidewalks on Stonecrest Industrial Way to provide pedestrian access to sidewalk on Lithonia Industrial Blvd.
22. Applicant shall produce a Performance Bond compliant to the Stonecrest regulations. Amount will be set once the sidewalk calculations have been received.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST

ORDINANCE NO. ____-_____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECRET TO AMEND THE OFFICIAL ZONING MAP OF CITY OF STONECREST, GEORGIA BY REZONING CERTAIN PARCELS LOCATED AT 2300, 2330, 2368 AND 2376 SOUTH STONE MOUNTAIN LITHONIA ROAD AND 1801 COFFEE ROAD IN DISTRICT 1 FROM M(LIGHT INDUSTRIAL/M-2(HEAVY INDUSTRIAL) TO M(LIGHT INDUSTRIAL); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.

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 governing authority of the City has considered one or more of the criteria of a rezoning request, provided in Section Sec. 7.3.1. Division 3. - Zoning And Comprehensive Plan Amendments and Procedures of Article VII ("Administration") in Chapter 27 ("Zoning") of the Code of Ordinances, City of Stonecrest, Georgia; and

WHEREAS, the Mayor and City Council desire to amend Official Zoning Map, City of Stonecrest, Georgia, by rezoning certain properties located at 2300, 2330, 2368 And 2376 South Stone Mountain Lithonia Road And 1801 Coffee Road In District 1; and

WHEREAS, the governing authority of the City desires to rezone the following parcels of real property 1Parcels 16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001 in District 1; and

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

WHEREAS, the City at its incorporation adopted the DeKalb County zoning map which rezoned the two of the five total parcels that comprise the subject property from M(Light Industrial/M-2(Heavy Industrial) To M(Light Industrial) zoning district pursuant to zoning ordinance Z-81143 in November 24, 1981 when the subject parcels were then located in unincorporated DeKalb County, Georgia; and

WHEREAS, the November 24, 1981 zoning ordinance Z-81143 had seventeen conditions (17) which prevents owner of subject property to develop a three-building warehouse therein that would create a uniform zoning for the development in the area, to allow the consolidation and replating of the subject property in the future, and amend the conditions of zoning to better align with current design practices for the proposed development; and

WHEREAS, the City desires the owner of subject property to update the legal description of the subject property and have it properly recorded with the DeKalb Superior Court to comply with the zoning requirements for a three-building warehouse on the subject property; and

WHEREAS, the City desires to change the subject properties from M (Light Industrial)

District and M-2 (Heavy Industrial) District to M (Light Industrial) District to allow the development of a three-building warehouse that will complement the existing industrial development in the area and will fully mitigate its impacts on the adjacent single family residentials to the north and west of the subject properties after the owner of the subject properties meets its obligations to update the legal description of its subject properties; and

WHEREAS, the City's Planning Commission recommends approved based on the City Staff Report and said report is hereby incorporated by reference herein; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Act has been properly held 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. The parcels of real property found in Exhibit "A" are hereby rezoned to the zoning designation M(Light Industrial) from M(Light Industrial/M-2(Heavy Industrial) as said designation is described in Chapter 27 ("Zoning") of the Code of Ordinances, City of Stonecrest, Georgia.

Section 2. The rezoning of said parcels is indicated on the map which is attached hereto as Exhibit "B" and is incorporated herein by reference. The rezoning indicated in Section 1 herein and in Exhibit A attached hereto is to be noted on the official City of Stonecrest Zoning Map approved by the City's Mayor and Council as soon as reasonably possible following adoption of

this Ordinance, along with an editorial note on the official City of Stonecrest Zoning Map specifying the parcels affected by this Ordinance and the date of adoption of this Ordinance.

Section 3. The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended by replacing the portion of the Official Zoning Map, City of Stonecrest, Georgia, Parcels 16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001 in District 1 as depicted in Exhibit A attached hereto and made part by reference, and adopting the provisions set forth in Exhibit A attached hereto and made a part by reference. That the rezoned properties are located at 2300, 2330, 2368 And 2376 South Stone Mountain Lithonia Road And 1801 Coffee Road In District 1.

Section 4. That the rezoning of the subject properties is in alignment with the comprehensive plan and it does not require an amendment.

Section 5. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 6. (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 7. 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 8. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 9. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 10. 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 _____, 2022.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

_____

George Turner, Mayor Pro Tem

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

EXHIBIT A
(SEE ATTACHED)

PLANNING COMMISSION

Planning Commission August 2, 2022 / Mayor and City Council Meeting August 22, 2022

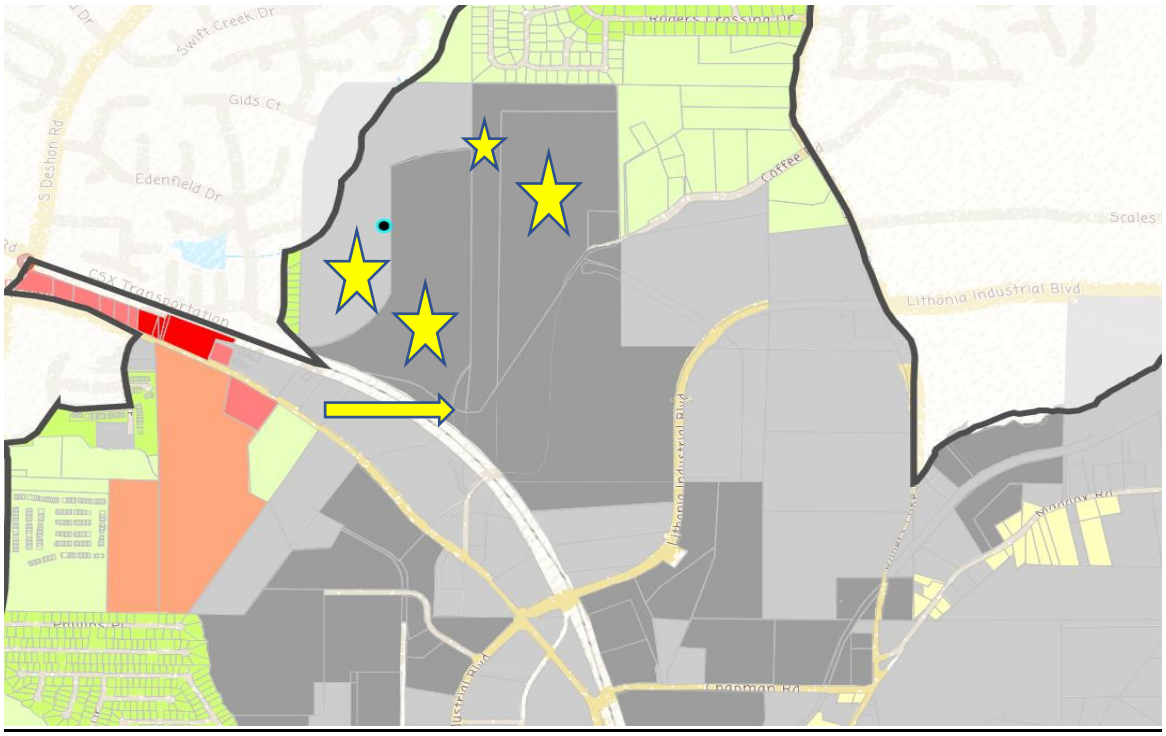
GENERAL INFORMATION

Petition Number:	RZ-22-002
Applicant:	Nick Faber, IDI Logistics
Owner:	James W. Kelly, Jr. and Daniel H. Kelly
Project Location:	2300, 2330, 2368 and 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.
Parcels:	16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001).
District:	District 1
Acreage:	188.140 +/- acres
Existing Zoning:	M (Light Industrial) / M-2 (Heavy Industrial)
Proposed Zoning:	M (Light Industrial)
Comprehensive Plan Community: Area Designation	HIND (Heavy Industrial)
Proposed Development/Request:	The applicant is requesting to rezone the subject properties from M and M-2 for the development of three warehouse building
Staff Recommendations:	***Approval/Conditional***
Planning Commission	Recommended Approval with Conditions
City Council	Deferred back to Planning Commission for due to incorrect legal ad, property deed and survey

THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION

Zoning Map



Zoning Case: RZ-22-002

Address: 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.

Current Zoning: M (Light Industrial) and M-2 (Heavy Industrial)

Proposed Zoning: M (Light Industrial)

Subject Property

PLANNING COMMISSION

Aerial Map

PROJECT OVERVIEW

Location

The subject properties are located at 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Road and 1801 Coffee Road (Parcel IDs: 16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001). The Subject Property consists of a ±188.140-acre assemblage off five parcels located in Land Lots 124, 125 and 132, 16th District, City of Stonecrest, DeKalb County, Georgia ("Subject Property").

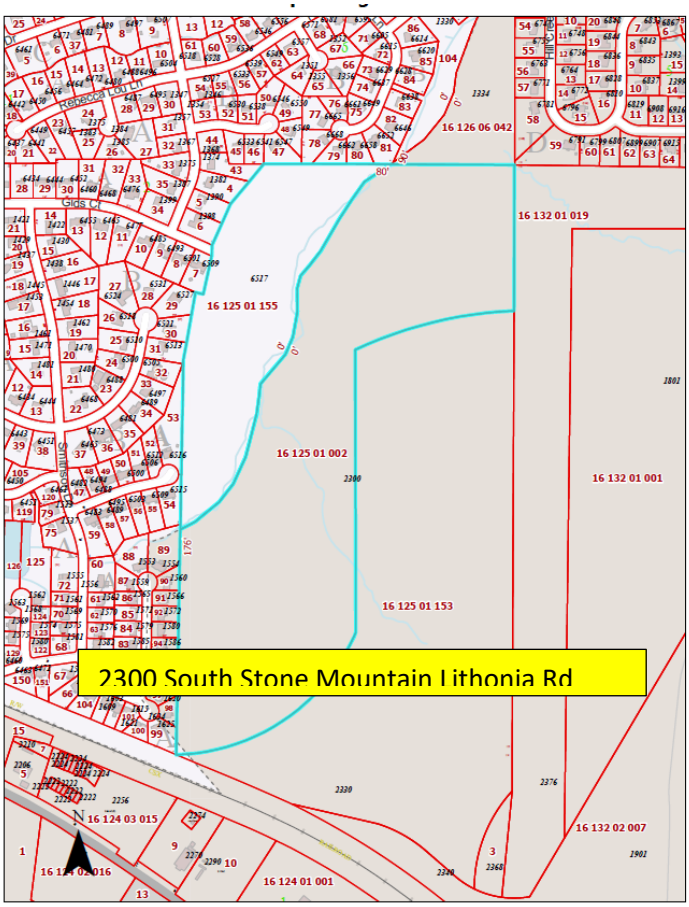
The property is bounded by Deshon Estates to the west, by The Villas at Rogers Crossing to the north and Home Depot to the southeast. Located to the south is CRX Transportation Services.

Subject Property

PLANNING COMMISSION

Background:

The applicant is requesting to rezone the 188.140 +/- acres of the subject property from M (Light Industrial) District and M-2 (Heavy Industrial) District to M (Light Industrial) District to allow the development of a three-building warehouse project. Subject Property consisting of three warehouse buildings totaling ±1,932,122 square feet, parking, and associated site improvements. The Applicant intends to rezone all parcels comprising the Subject Property to the M zoning district to create a uniform zoning for the development and allow the consolidation and replatting of the property in the future. In addition, the Applicant seeks to amend the conditions of zoning to better align with current design practices and to allow the Proposed Development. On May 20, 2022, staff was advised by DeKalb County GIS there was a subdivision of Parcel # 16 125 01 002. Parcel 16 125 01 002 have total of 50.61 AC and newly created parcel 16 125 01 155 total acreage 18.08 AC.



Two of the five total parcels that comprise the Subject Property were rezoned on November 24, 1981, then located in unincorporated DeKalb County, from R-100 (Single Family Residential) to M Light Industrial and M-2 Heavy Industrial zoning district pursuant to zoning ordinance Z-81143. Although the subject property was incorporated under the jurisdiction of the City of Stonecrest when it was incorporated, this did not eradicate the 1981 Rezoning conditions. Zoning conditions stay with the land.

PLANNING COMMISSION

The 1981 Rezoning was subject to seventeen conditions, the following conditions are what the applicant is seeking to amend:

1. The height of any building located on the site shall not exceed 40 feet. (#7)
2. All buildings shall use earth tone colors the same being defined as colors which shall attempt to blend with the landscape and foliage located on property. (#10)
3. The fronts of all buildings constructed on the property shall use some brick veneer, stone, wood, or a mixture of some of the same. (#11)
4. Access to the site shall be limited to the Stone Mountain-Lithonia Road or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road. (#14)
5. A cyclone fence of not less than 6 feet in height shall be placed on the North and West property lines of said property. (#17)

The applicant is proposing modern warehouse facilities that will exceed 40 feet in height (48 feet). In addition, tilt-up panel construction has become an industry standard for modem warehouse design and concrete block has become less widely used, as envisioned in the 1981 Rezoning conditions. Furthermore, the 1981 Rezoning conditions call for a cyclone fence along the property lines. The Applicant's site design will provide additional landscaped buffers in lieu of the cyclone fence. The applicant will be providing a minimum of a 150-feet of vegetated buffer (the 150-foot buffer will be composed of 75-feet undisturbed and 75-feet landscaped buffers) along the north and west property lines. In areas where the proposed grading will encroach into the 150' buffer the Applicant will replant with landscaping. Lastly, the 1981 Rezoning requires access to South Stone Mountain Lithonia Road and Coffee Road. The applicant is proposing to utilize Stonecrest Industrial Way areas. the Applicant now seeks to modify the above conditions to match the following wording:

7. The height of any building located on the site shall not exceed 50 feet.

10. All buildings shall use colors in general accordance with the concept elevations.

11. The fronts of any and all buildings constructed on the property will be of a tilt-up concrete panel construction with a color in accordance with the elevations referenced in condition.

14. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.

7. A 75-foot vegetated landscape strip shall be placed on the North and West property lines as generally depicted on the site plan, dated February 28, 2022.

The applicant is seeking the following Parking requests:

BUILDING 1:	**1,007,900 SF**	
DOCK DOORS	**180**	
AUTO PARKING	**503**	
TRAILER PARKING	**228**	**(FUTURE 120)**
BUILDING 2:	**456,840 SF**	
DOCK DOORS	**107**	
AUTO PARKING	**386**	
TRAILER PARKING	**120**	
BUILDING 3:	**467,382 SF**	
DOCK DOORS	**94**	
AUTO PARKING	**379**	
TRAILER PARKING	**99**	
Total Auto Parking:	**1268**	
Total Trailer Parking:	**447**	**(FUTURE 120)**
Total Loading Docks:	**381**	

Required Parking (Warehouse)
Min. 1 space per 2,500 sf of Floor Area
Max. 1 space per 500 sf of Floor Area

	Floor Area	Min Parking Req.	Max. Parking
BUILDING 1	**1,007,900**	**403.16**	**2015.8**
BUILDING 2	**456,840**	**182.74**	**913.68**
BUILDING 3	**467,382**	**186.95**	**934.76**

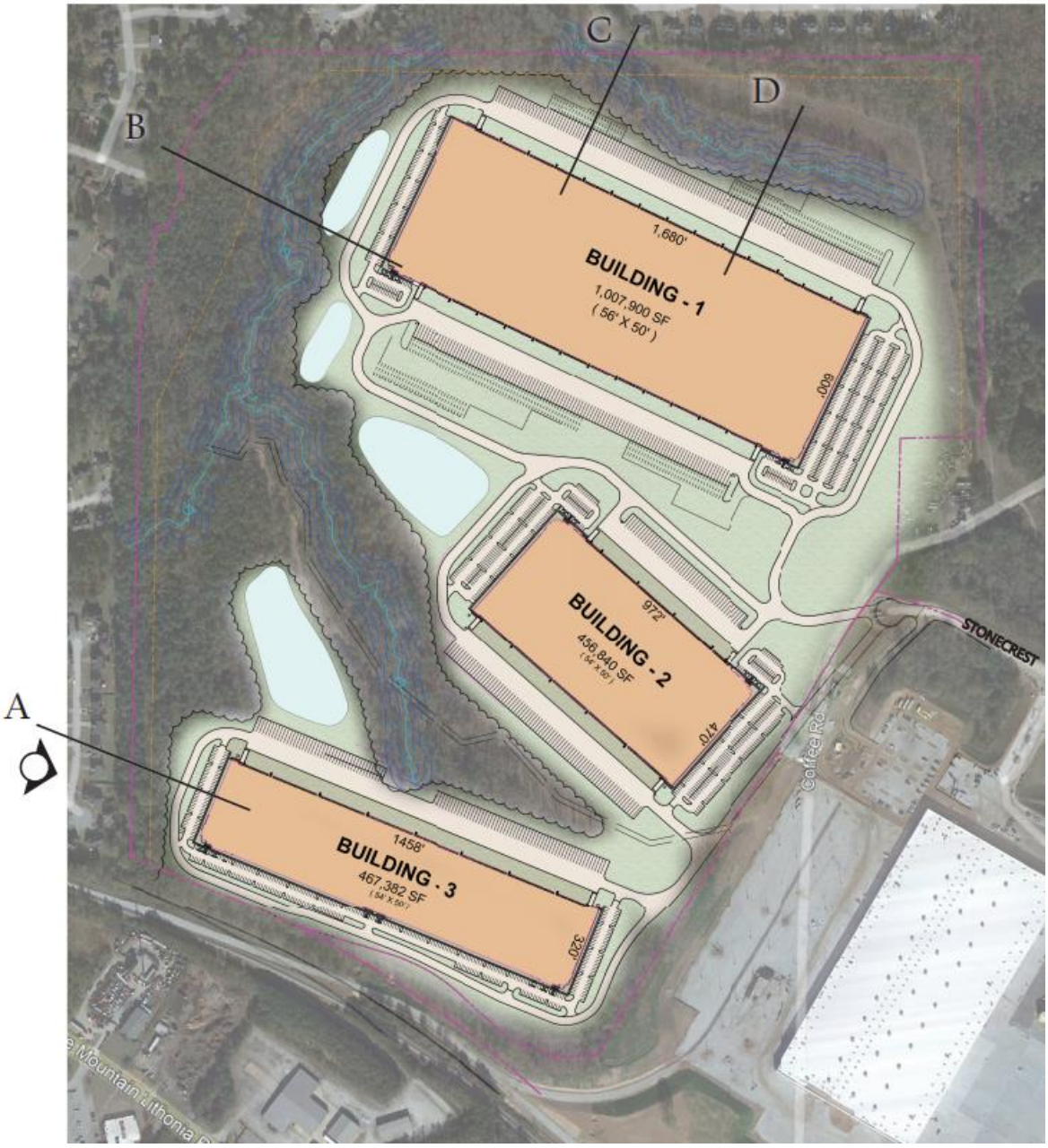
Required Loading (Warehouse)
3 spaces up to 99,000 sf + 1 space per additional 10,000 sf

	Floor Area	Min Loading Spaces
BUILDING 1	**1,007,900**	**93.79**
BUILDING 2	**456,840**	**38.68**
BUILDING 3	**467,382**	**39.74**

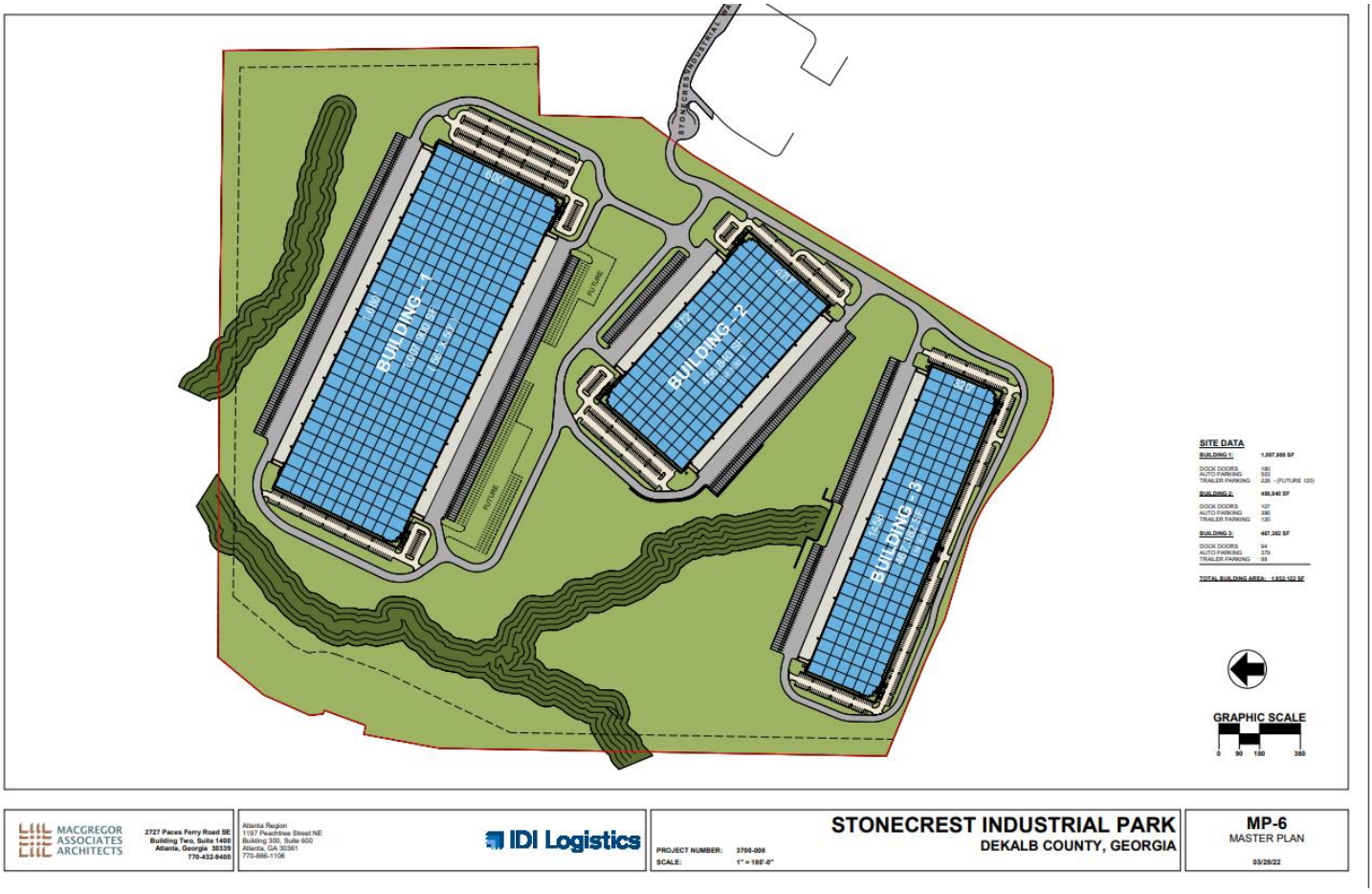
Article 6, Section 6.1.5- "One space for each 500 square feet of floor area"

PLANNING COMMISSION

Conceptual Site Plan



PLANNING COMMISSION



Public Participation

Community Planning Information Meeting was on May 24, 2022. There were no surrounding property owner to speak in opposition of the rezoning petition.

PLANNING COMMISSION

STANDARDS OF REZONING REVIEW

Section *7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

  As shown in the table below, the subject property is surrounded by industrial and residential development. * *Please see the map below table*

ADJACENT ZONING AND LAND USE		
	Zoning	**Zoning Land Use**
Adjacent: North	RSM(Residential Small Lot) District	Single-family (The Villas at Rogers Crossing)
Adjacent: East	M (Light Industrial) District	Industrial (Home Depot Flatbed Distribution)
Adjacent: South	M (Light Industrial) District	Industrial (CSX Transportation)
Adjacent: West	R-100 (Med Residential) District and RSM (Residential Small Lot) District	Residential (Deshong Estates Subdivision)

PLANNING COMMISSION

Zoning Criteria, Analysis and Comments

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

  The existing land use is Heavy Industrial and will not adversely affect the existing use or usability of adjacent of nearby property or properties. The current zoning of the property is the recommended zoning classification for the proposed land use and would be similar to adjacent property and properties.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

  There is one full-access point proposed on Stonecrest Industrial Way within the cul-du-sac, which it is planned to connect to Lithonia Industrial Boulevard. Lithonia Industrial Boulevard provides connection to the regional truck route Rock Chapel Road which is a Regional Thoroughfare and Regional Truck Route. The project is expected to generate a total of 2,012 daily new car trips and 1,036 daily new truck trips. The Transportation Impact Study does not recommend any roadway improvement conditions of approval.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

  The proposed use of a warehouse facility is in accordance with the written polices in the Stonecrest comprehensive plan. The land use designation for the subject properties is HIND, Heavy Industrial.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

  On March 17, 2022, A DRI review of a proposal to construct 1,904,300 SF of industrial space on a 138.12 site on Stonecrest Industrial Way in the City of Stonecrest in Dekalb County. Currently the entire site is forested with significant stream and wetland areas. Three one-story industrial space buildings are proposed: Building 1 with 445,500 SF; Building 2 with 456,840 SF; and Building 3 with 1,002,000 SF. A total of 1,286 car parking spaces and 780 truck/trailer spaces are included. The local DRI review trigger is an application for a land disturbance permit. There will be one phase with build-out expected in 2024.

  The site is currently entirely wooded. Additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. Approximately 33

acres of the site are shown as not disturbed on the site plan. This includes site boundary buffer and stream buffer areas. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and productive use.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

  There are existing conditions affecting the use and development of the proposed warehouse facility as to why the applicant is seeking a rezoning to amend conditions Z-81143. The current zoning of the property (M) is a permitted zoning classification of warehouse and truck parking.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.

STANDARDS OF REZONING REVIEW

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

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

  Yes. The Proposed Development will complement the existing industrial development in the area and will fully mitigate its impacts on the adjacent single family residential to the north and west. Additionally, the Applicant's request will not result in a different use than what is allowed under the current zoning, rather to seek a uniform zoning and to make technical changes to the current conditions to allow an updated design. Also, there is no proposed change in intensity beyond what is allowed under the current M-2 and M zoning districts. In addition, the Applicant is proposing enhanced buffers that are a minimum of 150 feet wide along the northern and western property lines to mitigate any impacts on the adjacent property. See attached as Exhibit 3, the concept sight-line sections illustrating the proposed buffers. As a result, the requested modification will have no bearing on the use and development of adjacent properties and will be a positive improvement in design over what the 1981 Rezoning allows.

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

  The subject property is located within the Heavy Industrial character area of the Stonecrest Comprehensive Plan. The character area intends to lend to both industrial and single-family dwellings in unincorporated DeKalb

County. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.

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

  The property is currently zoned M, which permits the development of a light industrial use such as warehousing. The property is also located in residential/industrial area where industrial uses are heavily present. The property does have reasonable economic use as currently zoned.

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

  The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the applicant has shown good faith by reaching out to staff several months in advance to discuss the proposed project and has conducted independent meetings with the surrounding community.

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

  There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification.

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

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

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

  The zoning proposed would not cause excessive burdensome; however limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth. No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

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

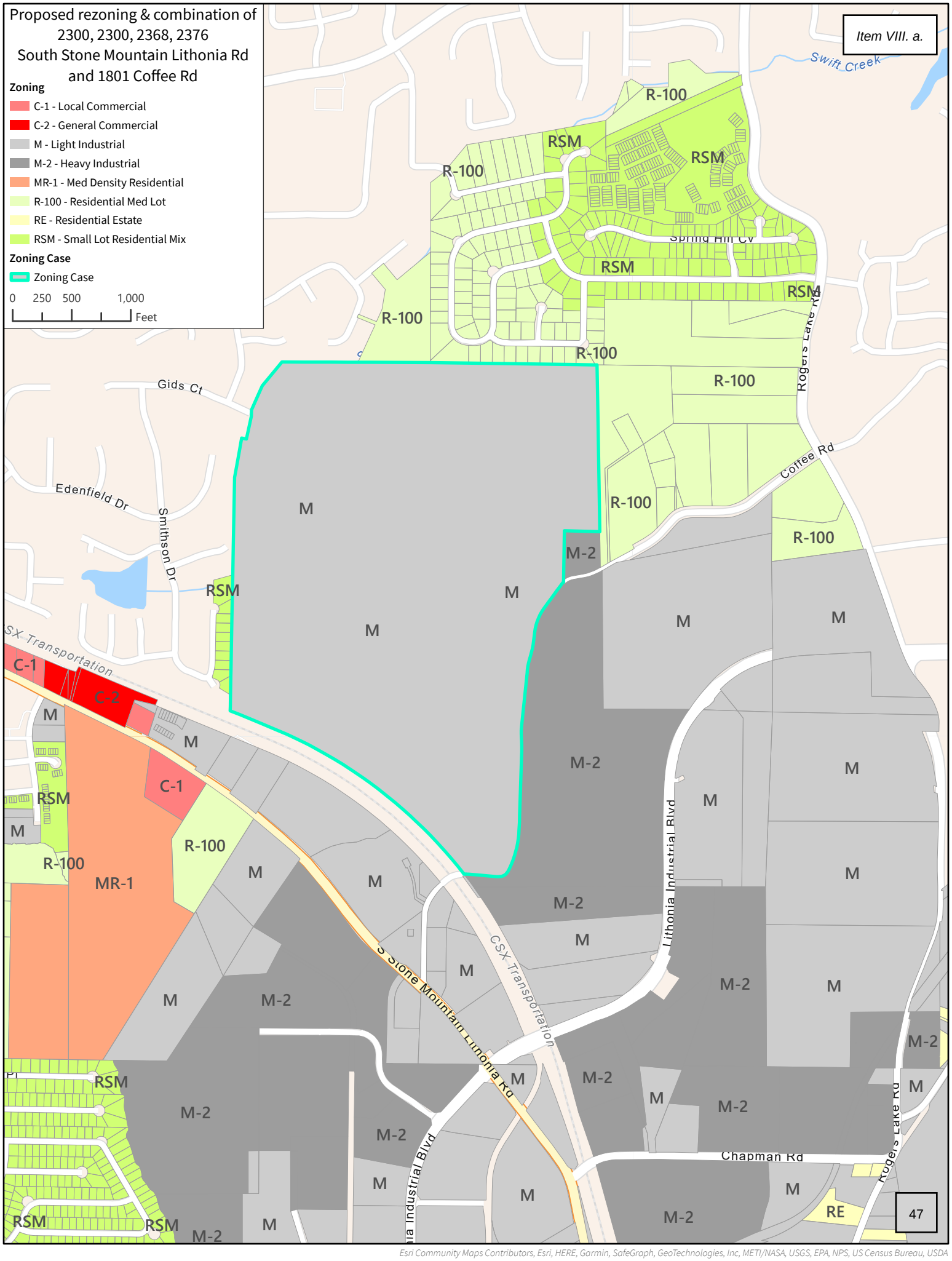
  The zoning proposal will not adversely impact the environment or surrounding natural resources.

STAFF RECOMMENDATION

Staff recommends **APPROVAL/CONDITIONS** of RZ-22-002**.** The conditions are the following:

1. The applicant shall provide a minimum of 250 feet buffer of natural vegetation between the adjacent residential dwellings along the western and southern property line and 200 feet with 50 feet disturbed and replanted for the northern side (Rogers Lake Crossing) of the property line.
2. The applicant shall dedicate the conservation areas to the City of Stonecrest
3. The applicant shall supply at least 4 EV parking spaces
4. A 50 foot undisturbed, buffer shall be provided along the Western property line South of Lot 31 Block D of Deshong Estates to the Railroad Right-of-way, as shown on said site plan.
5. The applicant shall provide a landscape plan for the entrance off of Coffey Road or either Stone Mountain-Lithonia Road.
6. Any and all roadways, proposed streets, or industrial boulevards found within the site shall be grassed to the edge of the right-of-way, said right-of-way to be not less than 60 feet.
7. All surface water retention facilities shall be designed to 10% above requirements as set forth in the DeKalb County Code.
8. The height of any building shall not exceed 50 feet in height.
9. Rear yard loading and unloading shall be prohibited on all buildings constructed on property which is adjacent to Deshong Estates.
10. No building locatedon property adjacent to Deshong Estates shall have exposed concrete block.
11. All lighting on buildings located on property adjacent to any existing R-100 zoned property shall be focused and directed toward the building and away from said existing R-100 property.
12. Internal lit signs are prohibited on the property
13. No lights shall be located above the roofline of any building
14. All lights shall be of concealed source type so that the illumination therefrom shall be controlled in a particular direction away from Deshong Estates and Rogers Lake Crossing
15. Signs above the roofline are prohibited
16. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.
17. There shall be no discharge of any sewage or waste water into Swift Creek.
18. All truck access shall be through Stonecrest Industrial Way and not through Coffee Road or Rogers Lake Road.
19. All Truck traffic shall be limited to Lithonia Industrial Blvd, through Stonecrest Industrial Way.
20. A plat showing the connection of Stonecrest Industrial Way rights-of-way to the property line for the proposed road shall be provided.
21. Complete any missing sidewalks on Stonecrest Industrial Way to provide pedestrian access to sidewalk on Lithonia Industrial Blvd.
22. Applicant shall produce a Performance Bond compliant to the Stonecrest regulations. Amount will be set once the sidewalk calculations have been received.

EXHIBIT B
(SEE ATTACHED)



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ATLANTA REGIONAL COMMISSION

REGIONAL REVIEW FINDING

Atlanta Regional Commission ● 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 ● ph: 404.463.3100 fax: 404.463.3205 ● atlantaregional.org

DATE: April 13, 2022

TO: Mayor Pro Tem George Turner, City of Stonecrest
ATTN TO: Keedra Jackson, Senior Planner, City of Stonecrest
FROM: Mike Alexander, Director, ARC Center for Livable Communities
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies, and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Stonecrest Logistics Center DRI 3584
Submitting Local Government: City of Stonecrest
Date Opened: March 17, 2022 **Date Closed:** April 13, 2022

Description: A DRI Review of a proposal to construct 1,904,300 SF of industrial space on a 138.12 site on Stonecrest Industrial Way in the City of Stonecrest in Dekalb County. Currently the entire site is forested with significant stream and wetland areas. Three one-story industrial space buildings are proposed: Building 1 with 445,500 SF; Building 2 with 456,840 SF; and Building 3 with 1,002,000 SF. A total of 1,286 car parking spaces and 780 truck/trailer spaces are included. The local DRI review trigger is an application for a land disturbance permit. There will be one phase with build-out expected in 2024.

Comments:

Key Comments

The project is not aligned with the applicable Developing Suburbs growth policy recommendations which state: "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional wooded area within the site and officially dedicating the proposed undisturbed areas as open space.

The project is expected to generate approximately 2,012 daily new car trips and 1,036 daily new truck trips. Opportunities to utilize multi-modal strategies are limited by the site's warehouse use and location; an internal sidewalk network will connect to the external sidewalk system for general pedestrian access and for connectivity to MARTA bus stops within walking/shuttle distance.

A blue line stream, Swift Creek, and its tributaries run through the property. Plans show a portion of the truck staging area for proposed Building Three intruding over the buffers at the headwaters of the south central unnamed tributary of Swift Creek. The truck staging area, as well as any associated mass grading, that intrudes into buffers may require a variance from the City and the State.

The project will affect regulated wetlands on the site. The applicant has stated that an Army Corp NWP 39 will be obtained and mitigation bank credit will be purchased to offset the impacts.

Incorporation of green stormwater and heat island mitigation approaches for the roughly 1,286 car parking spaces and 1,149 truck loading/trailer drop spaces proposed would be supportive of regional environmental policies.

No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Developing Suburbs. The Plan's Regional Development Guide (RDG) details general information and policy recommendations for Developing Suburbs which are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments are attached.

Comments note that the project will be served by Lithonia Industrial Boulevard which directly connects with Rock Chapel Road/SR 124 which is a Regional Thoroughfare and Regional Truck Route.

The project is expected to generate a total of 2,012 daily new car trips and 1,036 daily new truck trips. The Transportation Impact Study does not recommend any roadway improvement conditions of approval.

Opportunities to utilize multi-modal strategies are limited by the site's warehouse use and location. An internal sidewalk network will connect to the external sidewalk system for general pedestrian access and for connectivity to MARTA bus stops within walking/shuttle distance. MARTA comments noted that the actual walking distance from the building entrances to the closest MARTA bus stops may be a little more than a mile.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments are attached.

Both the site plan and the USGS coverage for the project area show a blue line stream, Swift Creek running in the northwest portion of the project property. The site plan also shows two unnamed tributaries to Swift Creek in the south central and northern portions of the property. The City's 50-foot stream buffer and 75-foot impervious setback, as well as the State 25-foot Sediment and Erosion Control buffer, are shown along all streams on the plans.

The plans show a portion of the truck staging area for the proposed Building Three intruding over the buffers at the headwaters of the south central unnamed tributary. A sewer easement is also shown crossing this tributary but there is no indication as to whether it is existing or proposed. The truck staging area, as well as any associated mass grading, may require a variance from the City and the State. If proposed, the sewer easement shown may also require variances from the City and State. Any unmapped streams on the property may also be subject to the City and State buffers. Any unmapped waters of the state will also be subject to the State 25-foot Sediment and Erosion Control buffer.

Other Environment Comments

The site is currently entirely wooded. Additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Approximately 33 acres of the site are shown as not disturbed on the site plan. This includes site boundary buffer and stream buffer areas. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and productive use.

No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

Unified Growth Policy: Developing Suburbs

Developing Suburbs are areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of

the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

While the intensity and use of the proposed project are in keeping with the City of Stonecrest's industrial land use and zoning designations for the parcel, the project is not aligned with The Atlanta Region's Plan's recommendations for Developing Suburbs. The project could be made more responsive to the regional Developing Suburbs goals and policies by retaining as much existing wooded area as possible, officially dedicating conservation areas, and employing green infrastructure in the large surface parking areas. City of Stonecrest leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural resources.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CITY OF STONECREST
DEKALB COUNTY	MARTA	CITY OF LITHONIA
GWINNETT COUNTY	ROCKDALE COUNTY	CITY OF LITHONIA

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews.

Georgia® Department of Community Affairs

Developments of Regional Impact

DRI #3584

DEVELOPMENT OF REGIONAL IMPACT
Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government: City of Stonecrest
Individual completing form: Keedra T. Jackson
Telephone: 470-542-0057
E-mail: kjackson@stonecrestga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Stonecrest Logistics Center
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Stonecrest Industrial Way
Brief Description of Project: The proposed development will consist of 1,904,300 square feet (sf) of industrial space on a 138.12-acre plot.

Development Type:

○ (not selected)	○ Hotels	○ Wastewater Treatment Facilities
○ Office	○ Mixed Use	○ Petroleum Storage Facilities
○ Commercial	○ Airports	○ Water Supply Intakes/Reservoirs
◉ Wholesale & Distribution	○ Attractions & Recreational Facilities	○ Intermodal Terminals
○ Hospitals and Health Care Facilities	○ Post-Secondary Schools	○ Truck Stops
○ Housing	○ Waste Handling Facilities	○ Any other development types
○ Industrial	○ Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.): 6,016,507.2 SF
Developer: IDI Logistics
Mailing Address: 1197 Peachtree Street, NE
Address 2: Suite 600
City:Atlanta State: GA Zip:30361
Telephone: 77-8411500
Email: gary.minor@idilogistics.com
Is property owner different from developer/applicant? ○ (not selected) ○ Yes ◉ No
If yes, property owner:
Is the proposed project entirely located within your local government's jurisdiction? ○ (not selected) ◉ Yes ○ No

If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	(not selected) Yes No
If yes, provide the following information:	Project Name: Project ID:
The initial action being requested of the local government for this project:	Rezoning Variance Sewer Water Permit Other
Is this project a phase or part of a larger overall project?	(not selected) Yes No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 1/24/2024 Overall project: 12/31/2024

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Georgia® Department of Community Affairs

Developments of Regional Impact

DRI #3584

DEVELOPMENT OF REGIONAL IMPACT
Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.

Local Government Information

Submitting Local Government:	City of Stonecrest
Individual completing form:	Keedra T. Jackson
Telephone:	470-542-0057
Email:	kjackson@stonecrestga.gov

Project Information

Name of Proposed Project:	Stonecrest Logistics Center
DRI ID Number:	3584
Developer/Applicant:	IDI Logistics
Telephone:	77-8411500
Email(s):	gary.minor@idilogistics.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	○ (not selected) ○ Yes ◉ No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	◉ (not selected) ○ Yes ○ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out:	198,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1,800,000
Is the regional work force sufficient to fill the demand created by the proposed project?	○ (not selected) ◉ Yes ○ No
Will this development displace any existing uses?	○ (not selected) ○ Yes ◉ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:	DeKalb County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.042 MGD
Is sufficient water supply capacity available to serve the proposed project?	(not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?	(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:	DeKalb County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.042 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	(not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?	(not selected) Yes No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	Peak hour trips are 255 (in PM) & 252 (in AM). Daily trips are 3, 048.
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	(not selected) Yes No
Are transportation improvements needed to serve this project?	(not selected) Yes No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	1,100 tons
Is sufficient landfill capacity available to serve this proposed project?	(not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	(not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	50%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:The site will utilize a stormwater facility with water quality, channel protection and detention to treat the water.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	(not selected)	Yes	No
2. Significant groundwater recharge areas?	(not selected)	Yes	No
3. Wetlands?	(not selected)	Yes	No
4. Protected mountains?	(not selected)	Yes	No
5. Protected river corridors?	(not selected)	Yes	No
6. Floodplains?	(not selected)	Yes	No
7. Historic resources?	(not selected)	Yes	No
8. Other environmentally sensitive resources?	(not selected)	Yes	No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
An Army Corp NWP 39 will be obtained for the site and mitigation bank credit will be purchased to offset the impacts.

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ATLANTA REGIONAL COMMISSION
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303
atlantaregional.com

Development of Regional Impact

Assessment of Consistency with the Regional Transportation Plan

DRI INFORMATION

DRI Number #3584

DRI Title Stonecrest Logistics Center

County DeKalb County

City (if applicable) Stonecrest

Address / Location Stonecrest Industrial Way northwest of Lithonia Boulevard

Proposed Development Type: It is proposed to develop a 1,904,300-sf industrial development.

Build Out: 2024

Review Process

☐ EXPEDITED

☒ NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division

Staff Lead Aries Little

Copied Marquitrice Mangham

Date March 16, 2022

TRAFFIC STUDY

Prepared by NV5 Engineers and Consultants, Inc.

Date March 2, 2022

REGIONAL TRANSPORTATION PLAN PROJECTS

01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

☐ YES *(provide the regional plan referenced and the page number of the traffic study where relevant projects are identified)*

Click here to provide comments.

☒ NO *(provide comments below)*

There are no projects identified in the fiscally constrained RTP.

REGIONAL NETWORKS

02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☐ YES *(identify the roadways and existing/proposed access points)*

There is one full-access driveway proposed on Stonecrest Industrial Way within the cul-du-sac, which it is planned to connect to Lithonia Industrial Boulevard. Lithonia Industrial Boulevard which provides connection to the regional thoroughfare Rock Chapel Road/SR 124.

03. Will the development site be directly served by any roadways identified as Regional Truck Routes?

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☐ YES *(identify the roadways and existing/proposed access points)*

There is one full-access point proposed on Stonecrest Industrial Way within the cul-du-sac, which it is planned to connect to Lithonia Industrial Boulevard. Lithonia Industrial Boulevard provides connection to the regional truck route Rock Chapel Road.

04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE *(nearest station more than one mile away)*

☐ RAIL SERVICE WITHIN ONE MILE *(provide additional information below)*

Operator / Rail Line

Nearest Station — Click here to enter name of operator and rail line

Distance*
- ☐ Within or adjacent to the development site (0.10 mile or less)
- ☐ 0.10 to 0.50 mile
- ☐ 0.50 to 1.00 mile

Walking Access*
- ☐ Sidewalks and crosswalks provide sufficient connectivity

	☐ Sidewalk and crosswalk network is incomplete
	☐ Not applicable *(accessing the site by walking is not consistent with the type of development proposed)*
	Click here to provide comments.
Bicycling Access*	☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity
	☐ Low volume and/or low speed streets provide connectivity
	☐ Route follows high volume and/or high speed streets
	☐ Not applicable *(accessing the site by bicycling is not consistent with the type of development proposed)*
Transit Connectivity	☐ Fixed route transit agency bus service available to rail station
	☐ Private shuttle or circulator available to rail station
	☐ No services available to rail station
	☐ Not applicable *(accessing the site by transit is not consistent with the type of development proposed)*
	Click here to provide comments.

** Following the most direct feasible walking or bicycling route to the nearest point on the development site*

05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.

- ☐ NOT APPLICABLE *(rail service already exists)*
- ☐ NOT APPLICABLE *(accessing the site by transit is not consistent with the type of development proposed)*
- ☒ NO *(no plans exist to provide rail service in the general vicinity)*
- ☐ YES *(provide additional information on the timeframe of the expansion project below)*
  - ☐ CST planned within TIP period
  - ☐ CST planned within first portion of long range period
  - ☐ CST planned near end of plan horizon

Click here to provide comments.

06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.

☐ NOT APPLICABLE *(nearest bus, shuttle or circulator stop more than one mile away)*

☒ SERVICE WITHIN ONE MILE *(provide additional information below)*

Operator(s) MARTA

Bus Route(s) Route 116

Distance*
- ☐ Within or adjacent to the development site (0.10 mile or less)
- ☐ 0.10 to 0.50 mile
- ☒ 0.50 to 1.00 mile

Walking Access*
- ☒ Sidewalks and crosswalks provide sufficient connectivity
- ☐ Sidewalk and crosswalk network is incomplete
- ☐ Not applicable *(accessing the site by walking is not consistent with the type of development proposed)*

Click here to provide comments.

Bicycling Access*
- ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- ☒ Low volume and/or low speed streets provide sufficient connectivity
- ☐ Route uses high volume and/or high speed streets
- ☐ Not applicable *(accessing the site by bicycling is not consistent with the type of development proposed)*

* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.

☐ NO

☒ YES

MARTA provides fixed route bus service within the jurisdiction.

08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.

Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE *(nearest path or trail more than one mile away)*

☐ YES *(provide additional information below)*

Name of facility: Click here to provide name of facility.

Distance
- ☐ Within or adjacent to development site (0.10 mile or less)
- ☐ 0.15 to 0.50 mile
- ☐ 0.50 to 1.00 mile

Walking Access*
- ☐ Sidewalks and crosswalks provide connectivity
- ☐ Sidewalk and crosswalk network is incomplete
- ☐ Not applicable *(accessing the site by walking is not consistent with the type of development proposed)*

Bicycling Access*
- ☐ Dedicated lanes or cycle tracks provide connectivity
- ☐ Low volume and/or low speed streets provide connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable *(accessing the site by bicycling is not consistent with the type of development proposed*

* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?

The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

☐ YES *(connections to adjacent parcels are planned as part of the development)*

☐ YES *(stub outs will make future connections possible when adjacent parcels redevelop)*

☒ NO *(the site plan precludes future connections with adjacent parcels when they redevelop)*

☐ OTHER *(Please explain)*

10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.

☒ YES *(sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network)*

☐ PARTIAL *(some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct)*

☐ NO *(walking and bicycling facilities within the site are limited or nonexistent)*

☐ NOT APPLICABLE *(the nature of the development does not lend itself to internal walking and bicycling trips)*

☐ OTHER *(Please explain)*

11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?

The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES *(connections to adjacent parcels are planned as part of the development)*
- ☐ YES *(stub outs will make future connections possible when adjacent parcels redevelop)*
- ☐ NO *(the development site plan does not enable walking or bicycling to/from adjacent parcels)*
- ☐ NO *(the site plan precludes future connections with adjacent parcels when they redevelop)*
- ☐ NOT APPLICABLE *(adjacent parcels are not likely to develop or redevelop in the near future)*
- ☒ NOT APPLICABLE *(the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)*

12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.

- ☐ YES *(truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)*
- ☒ PARTIAL *(while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)*
- ☐ NO *(one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)*
- ☐ NOT APPLICABLE *(the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)*

RECOMMENDATIONS

13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?

- ☐ UNKNOWN *(additional study is necessary)*

☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*

☐ NO *(see comments below)*

Click here to enter text.

14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

☒ NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*

☐ YES *(see comments below)*

Click here to enter text.

15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

STONECREST LOGISTICS CENTER DRI
City of Stonecrest
Natural Resources Group Comments
March 14, 2022

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The proposed project is in the Yellow River watershed which is not a water supply watershed within the Atlanta Region or the Metropolitan North Georgia Water Planning District and is not subject to the Part 5 Water Supply Watershed Criteria of the 1989 Georgia Planning Act.

Stream Buffers

Both the site plan and the USGS coverage for the project area show a blue line stream, Swift Creek running in the northwest portion of the project property. The site plan also shows two unnamed tributaries to Swift Creek in the south central and northern portions of the property. The City's 50-foot stream buffer and 75-foot impervious setback, as well as the State 25-foot Sediment and Erosion Control buffer, are shown along all streams on the plans. The plans show a portion of the truck staging area for the proposed Building Three intruding over the buffers at the headwaters of the south central unnamed tributary. A sewer easement is also shown crossing this tributary but there is no indication as to whether it is existing or proposed. The truck staging area, as well as any associated mass grading, mat require a variance from the City and the State. If proposed, the sewer easement shown may also require variances from the City and State. Any unmapped streams on the property may also be subject to the City and State buffers. Any unmapped waters of the state will also be subject to the State 25-foot Sediment and Erosion Control buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

OWNER / DEVELOPER:	TRAFFIC ENGINEER:	CIVIL ENGINEER:
IDI LOGISTICS 1197 PEACHTREE STREET NE SUITE 600 ATLANTA, GA 30361 PHONE: (770) 866-1117 CONTACT: GARY MINOR	NV5 1255 CANTON STREET SUITE G ROSWELL, GA 30075 PHONE: (678) 795-3649 CONTACT: NAVEED JAFFAR	URBAN ENGINEERS 1904 MONROE DRIVE SUITE 150 ATLANTA, GA 30324 PHONE: (404) 873-5874 CONTACT: DANIEL WINTERMEYER, P.E.

STONECREST LOGISTICS CENTER
PROJECT DATA:

1. DRI NUMBER: 3584
2. SITE AREA = 138.117 ACRES +/-
   DISTURBED AREA = 105 ACRES
3. FLOOR AREA RATIO = .30
4. PARKING:
   REQUIRED PER ZONING: 1,904,300 sf @ 1/1,500 SF = 1,270
   PROPOSED:
   STANDARD: 1,260
   HANDICAPPED: 26
   TOTAL: 1,286
   TRUCK LOADING SPACES: 369
   TOTAL TRAILER DROPS: 780
5. ROADWAY INFO:
   STONECREST INDUSTRIAL WAY (60' R/W) : 2 THROUGH LANES - NO TURN LANES
6. NO DEDICATED OPEN SPACE
7. BIKE PARKING PROPOSED: NONE PROPOSED
8. ALTERNATIVE PARKING PROVIDED:
   ELECTRIC CHARGING STATIONS: NONE PROPOSED
   SHARED PARKING SPACES: NONE PROPOSED
   CAR SHARE / VANPOOL SPACES: NONE PROPOSED
9. BUILDING USAGE BREAKDOWN:
   OFFICE: 57,129 SF
   WAREHOUSE: 1,847,171 SF
   TOTAL: 1,904,300 SF
10. DOMESTIC WATER PROVIDED BY DEKALB COUNTY
11. GRAVITY FEED SANITARY SEWER PROVIDED BY DEKALB COUNTY
12. THE NEAREST TRANSIT STOP IS LOCATED ON LITHONIA INDUSTRIAL PARKWAY APPROX 0.5 MILES FROM THE SITE.

PROPOSED BLDG 1
ONE STORY WAREHOUSE
1,002,000 SF
FFE = 930 +/-

PROPOSED BLDG 2
ONE STORY WAREHOUSE
456,840 SF
FFE = 960.0 +/-

PROPOSED BLDG 3
ONE STORY WAREHOUSE
445,500 SF +/-
FFE = 965 +/-

AREA = 205.12 ACRES

PROPOSED WETLAND IMPACT
16,425 SF

PROPOSED WETLAND IMPACT
1,983 SF

PROPOSED WETLAND IMPACT
107 SF

PROJECT EXTERIOR PROPERTY LINE

EXIST ADJACENT WAREHOUSE DRIVEWAY

EXIST 5' SIDEWALK

PROP 5' SIDEWALK

TRACTOR TRAILER STAGING AREA

STONECREST INDUSTRIAL WAY (60' R/W)

POWERLINE EASEMENT (UNKNOWN PER DB 2119, PG 308)

ACCESS EASEMENT PB 95/5, PG 100

APPROXIMATE LAND LOT LINE

OHP/ NOT ONLY WARRANTY

HAROLD & SHIRLEY WALKER
TAX PARCEL ID: 16-132-1-2
DB 6196 PG 25
ZONED R-100

JENNIFER L. WATSON ETAL
TAX PARCEL ID: 16-132-1-14
DB 24171 PG 100
ZONED M-2

N/F
DECIDE DEKALB DEVELOPMENT AUTHORITY
FORMERLY
DANIEL H. KELLY, ETAL
TAX PARCEL ID: 16-132-2-2
DB 24694 PG 705
ZONED M-1

N/F
DECIDE DEKALB DEVELOPMENT AUTHORITY
FORMERLY
DANIEL H. KELLY, ETAL
TAX PARCEL ID: 16-132-1-1
DB 24694 PG 705
ZONED M-1

ROGERS CROSSING
PB 110, PG 110
ZONED R-100

SWIFT CREEK UNIT IV
PB 104, PG 102
ZONED R-100

DESHONG ESTATES UNIT II
PB 85 PG 2
R-100

CASTLE DOWNS UNIT I PHASE I
PB 95 PG 5
ZONED R-100

CASTLE DOWNS UNIT I PHASE III
PB 96 PG 52
ZONED RSM

CSX RAILROAD
(200' R/W)

P.O.B.

S01°29'07"W 1090.50'

S88°41'33"W 300.00'

S01°29'07"W 426.98'

S01°29'07"W 27.53'

N36°11'09"E 108.87'

N36°11'09"E 66.68'

N07°07'07"E 63.51'

N39°39"E 53.45'

N30°35'56"E 1351.55'

N30°35'56"E 453.26'

ARC=75.50
RAD=428.60
N83°25'03"E
CH=75.41

ARC=166.58
RAD=428.60
S50°24'04"E
CH=165.54

ARC=176.73
RAD=428.60
S37°47'26"E
CH=175.48

S48°11'15"E 167.22'

S72°08'23"E 363.57'

ARC=289.21
RAD=674.00
S60°48'49"E
CH=287.00

ARC=221.61
RAD=4064.43
N65°10'16"W
CH=221.58

N67°42'59"W 432.35'

S89°14'42"E 1321.64'

S89°14'42"E 1321.64'

N01°01'27"E 1976.12'

N01°01'27"E 1976.12'

N01°02'40"E 339.40'

GRID NORTH

0 75' 150' 300' 450'

SCALE: 1" = 150'

JURISDICTIONAL MAP NTS

SITE

LOCATION MAP NTS

Asbury Dr
S Deshon Rd
SWIFT CREEK
Holt Rd
Redan
S Stone Mountain Lithonia Rd
Rogers Lake Rd
Maddox Rd
Wellborn Rd
Pilgrim Rd
Marbut Rd
Lithonia Quarry
124

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

3/8/2022

Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 150
ATLANTA, GEORGIA 30324
PHONE:(404) 873-5874
www.urbanengineers.net

REVISIONS

DATE	△	DESCRIPTION
01/05/2022	1	REVISED BLDG 1
02/15/2022	2	ADDED INTERNAL SIDEWALKS TO THE PROJECT
03/08/2022	3	UPDATED PER GRTA COMMENTS

DRI SITE PLAN

IDI
STONECREST INDUSTRIAL WAY
STONECREST, GA

PROJECT No. 22112-7
LAND LOT(S): 124, 125, & 132
DISTRICT: 16TH
COUNTY: DEKALB
SCALE: 1" = 150'
DATE: 12-30-21

DRAWING NO.: C-1.0

U:\IDI\u221127 - Stonecrest\u221127 - Concept Plan.dwg
3/8/2022 1:42 PM

CITY COUNCIL AGENDA ITEM

SUBJECT: RZ-22-004 592 Lounge, LLC

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: Rezoning**

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, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner of Planning & Zoning

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: The applicant is requesting to rezone the subject properties from C-1, Stonecrest Overlay Tier 3 to C-1, Stonecrest Overlay Tier 1.

FACTS: To seek a rezoning from the C-1 (Local Commercial Business) Stonecrest Overlay Tier 3 to the C-1, Stonecrest Overlay Tier 1 to allow for a latenight establishment. Staff is asking to defer this petition back to Planning Commission to be heard on September 6th. The applicant was not in attendance at the Community Planning Information Meeting.

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

RECOMMENDED ACTION: To defer back to Planning Commission

ATTACHMENTS:

(1) Attachment 1 - Cover Letter
(2) Attachment 2 - Staff Report

CITY COUNCIL AGENDA ITEM

(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.

PLANNING COMMISSION

Planning Commission August 2, 2022 / Mayor and City Council Meeting August 22, 2022

GENERAL INFORMATION

Petition Number:	RZ-22-004
Applicant:	Calvin Chan
Project Location:	7301 Stonecrest Concourse Boulevard
Proposal:	To seek a rezoning from the C-1 (Local Commercial Business) Stonecrest Overlay Tier 3 to the C-1, Stonecrest Overlay Tier 1 to allow for a late-night establishment.
Staff's Recommendation:	To defer back to Planning Commission to allow the applicant an additional opportunity to attend the Community Planning Information Meeting.

CITY COUNCIL AGENDA ITEM

SUBJECT: RZ-22-005 3266 Hayden Quarry

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: Rezoning**

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, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner of Planning & Zoning

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: To develop a 55 single-family attached townhomes.

FACTS: Is seeking to rezone the subject properties from R-100 (Residential Medium Lot) to MR-1 (Medium Density Residential) to develop 55 single-family attached townhomes to be owned fee simple on +/- 6.9 acres of land being Tax Parcel Nos. 16 182 03 001 and 16 182 02 003 having frontage on 3266 and 7407 Hayden Quarry Road.

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

RECOMMENDED ACTION: To defer back to Planning Commission

ATTACHMENTS:

(1) Attachment 1 - Staff Report
(2) Attachment 2 - Click or tap here to enter text.
(3) Attachment 3 - Click or tap here to enter text.

CITY COUNCIL AGENDA ITEM

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

PLANNING COMMISSION

Planning Commission August 2, 2022 / Mayor and City Council Meeting August 22, 2022

GENERAL INFORMATION

Petition Number:	RZ-22-005
Applicant:	Dorsey, LLC c/o Battle Law P.C.
Owner:	Thomas W. Poole, Jr., Chad D. Johnson, Patricia C. Johnson
Project Location:	3266 and 7407 Hayden Quarry Road
Parcels:	16-182-03-001 and 16-182-02-003
District:	District 1
Acreage:	Tract 1: 20.98 acres and Tract 2: 10.05 acres
Existing Zoning:	R-100 (Residential Medium Lot)
Proposed Zoning:	MR-1 (Medium Residential Density)
Comprehensive Plan Community: Area Designation	UN (Urban Neighborhood)
Proposed Development/Request:	Seeking to rezone the subject properties from R-100 (Residential Medium Lot) to MR-1 (Medium Density Residential) to develop 55 single-family attached townhomes to be owned fee simple on +/- 6.9 acres of land being Tax Parcel Nos. 16 182 03 001 and 16 182 02 003 having frontage on 3266 and 7407 Hayden Quarry Road.
Staff Recommendations:	Approval
Planning Commission	To defer to September 6, 2022
City Council	N/A

THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION

Zoning Map

Subject Property

PLANNING COMMISSION

Zoning Case: RZ-22-005

Address: 3266 and 7407 Hayden Quarry Road

Current Zoning: R-100 (Residential Medium Lot)

Proposed Zoning: OD (Office Distribution)

Aerial Map

RZ-22-005

Subject Property

PLANNING COMMISSION

PROJECT OVERVIEW

The applicant, Dossey, LLC. is seeking to develop on +/- 6.9 acres of land being Tax Parcel Nos. 16 182 03 001 and 16182 02 003 having frontage on 3266 and 7407 Hayden Quarry Road (the "Subject Property") with fifty-five (55) single-family attached townhomes to be owned fee simple. The Applicant is seeking a rezoning of the Subject Property from R-100 to MR-1.

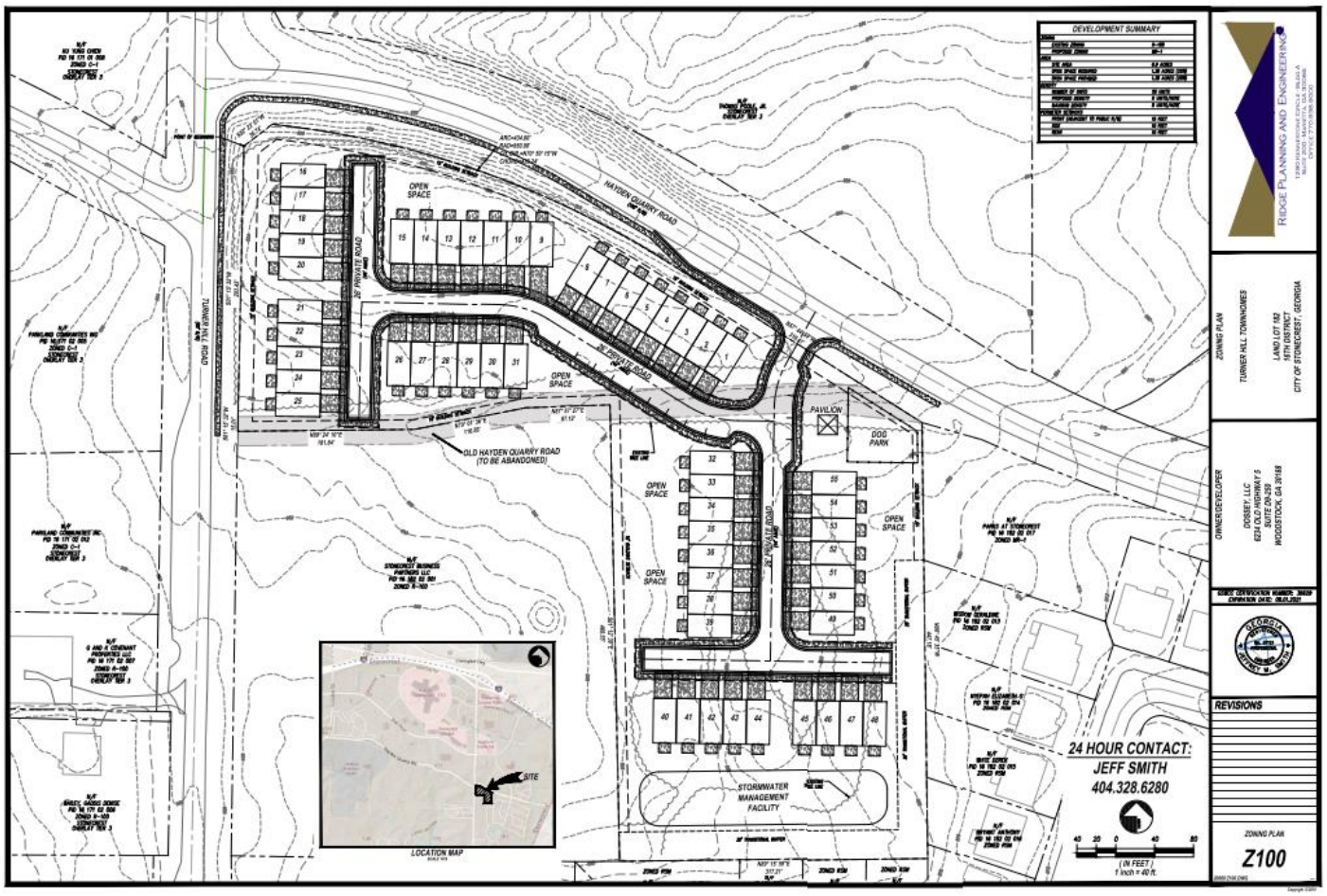
BACKGROUND:

The subject property is a heavily wooded lot and has no past zoning petition attached to the staff.

PLANNING COMMISSION

Public Participation

Community Planning Information Meeting is scheduled on July 26, 2022.



PLANNING COMMISSION

As shown in the table below, the subject property is surrounded by industrial and residential development. * *Please see the map below table*

ADJACENT ZONING AND LAND USE		
	Zoning	**Zoning Land Use**
Adjacent: North	R-100 (Single-Family Medium Density) and C-1 (Local Commercial)	Single-family residential, Chick-fil-A, TGI Fridays and Walmart Supercenter
Adjacent: East	RSM (Residential Small Lot) and MR-1 (Medium Density Residential)	Residential Development
Adjacent: South	R-100 (Residential Medium Lot), C-1 (Local Business) and RSM (Residential Small Lot)	Turner Hill Baptist Church
Adjacent: West	R-100 (Med Residential) District C-1 (Local Commercial) and MR-1 (Medium Density Residential)	Residential and Mall at Stonecrest

PLANNING COMMISSION

Zoning Criteria, Analysis and Comments

STANDARDS OF REZONING REVIEW

Section *7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

  The surrounding properties are developed with apartments, single-family detached homes, and a learning center. Some of the surrounding parcels are vacant.

- **Whether the proposed land use change 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. The only properties that will be affected are those that once used Old Hayden Quarry Road for access. However, Old Hayden Quarry Road has been blocked off from use and kept in a state of disrepair for quite some time. The application will be submitting a right-of-way abandonment application along with this rezoning application to formally close Old Hayden Quarry Road. That properties that once used it are vacant, so no property owner will be affected by this request. The property abutting the Subject Property to the Southwest will also not be adversely affected by this zoning proposal. A substantial, thirty (30) foot buffer will be maintained at the portions of the Subject Property that abut those properties. This buffer will ensure that the new development will not adversely affect the existing single-family detached homes. Therefore, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

  The proposed land use will not cause excessive burdensome to this area. According to the trip generation report prepared for this zoning proposal by Ridge Planning and Engineering, the zoning proposal will add a total of 318 total trips over a twenty-four (24) hour period with twenty-five of those trips taking place during the morning peak travel time and twenty-nine (29) taking place during the evening peak travel time. The rest will take place

outside of the peak travel hours. Therefore, the zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

  The Subject Property has a future land use designation of Urban Neighborhood and is currently zoned R-100. Thus, the current zoning designation does not conform to the future land use. The zoning proposal requests MR-1, which is in line with the future land use designation. Additionally, according to the Comprehensive Land Use Plan, "townhomes" are a specifically permitted use in the Urban Neighborhood land use designation. Thus, the zoning proposal conforms to the Comprehensive Land Use Plan.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

  The subject property is not directly adjacent to an adjoining governmental jurisdiction.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

  There are no existing or changing conditions affecting the use and development of the affected land areas.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed petition**.**

CITY COUNCIL AGENDA ITEM

SUBJECT: RZ-22-006

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: Rezoning**

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, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner of Planning & Zoning

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: To seek a rezoning from R-100 (Residential Medium Lot) Stonecrest Overlay Tier 4 to OD (Office Distribution) and to seek a comprehensive land use change from City Center to Light Industrial for the development of a distribution center.

FACTS: The applicant submitted a letter of withdrawal on July 29th.

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

RECOMMENDED ACTION: To withdraw without prejudice

ATTACHMENTS:

(1) Attachment 1 - Cover Letter
(2) Attachment 2 - Staff Report
(3) Attachment 3 - Withdrawal Request
(4) Attachment 4 - Click or tap here to enter text.
(5) Attachment 5 - Click or tap here to enter text.

PLANNING COMMISSION

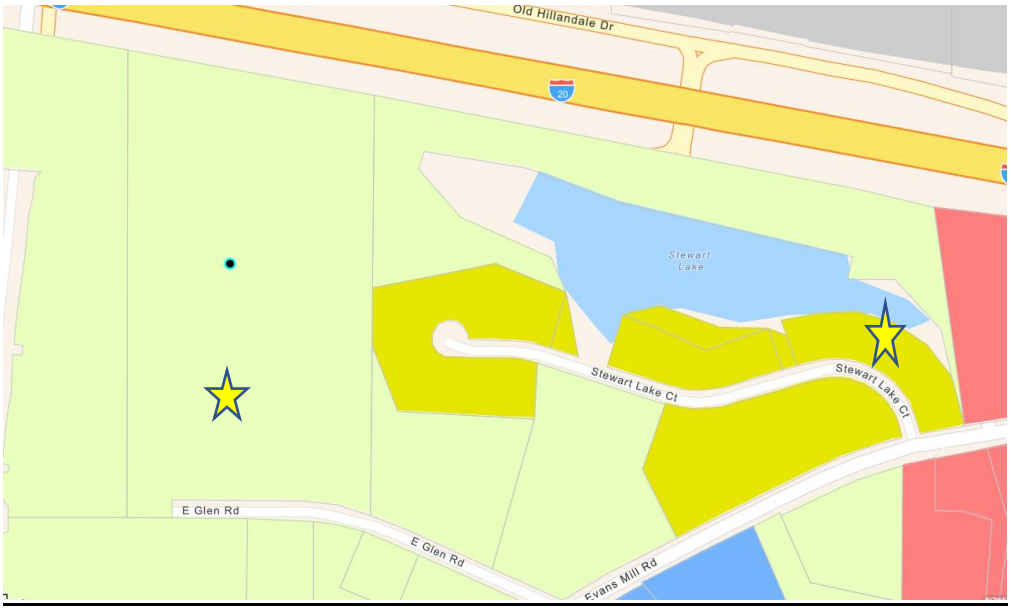
Planning Commission August 2, 2022 / Mayor and City Council Meeting August 22, 2022

GENERAL INFORMATION

Petition Number:	RZ-22-006
Applicant:	Wilson, Brock, Irby, LLC. on behalf of Duke Realty Limited Partnership
Owner:	James W. Kelly, Jr. and Daniel H. Kelly
Project Location:	2975 Evans Mill Road and 6378 East Glen Road
Parcels:	16-106-01-006 and 16-106-01-007
District:	District 5
Acreage:	Tract 1: 20.98 acres and Tract 2: 10.05 acres
Existing Zoning:	R-100 (Residential Medium Lot) and Stonecrest Overlay Tier 4
Proposed Zoning:	OD (Office Distribution)
Comprehensive Plan Community: Area Designation	CC (City Center)
Proposed Development/Request:	To seek a rezoning from R-100 (Residential Medium Lot) Stonecrest Overlay Tier 4 to OD (Office Distribution) and to seek a comprehensive land use change from City Center to Light Industrial for the development of a distribution center.
Staff Recommendations:	***Denial***
Planning Commission	Approved the request for withdrawal
City Council	N/A

PLANNING COMMISSION

Zoning Map



Subject Property

Zoning Case: RZ-22-006

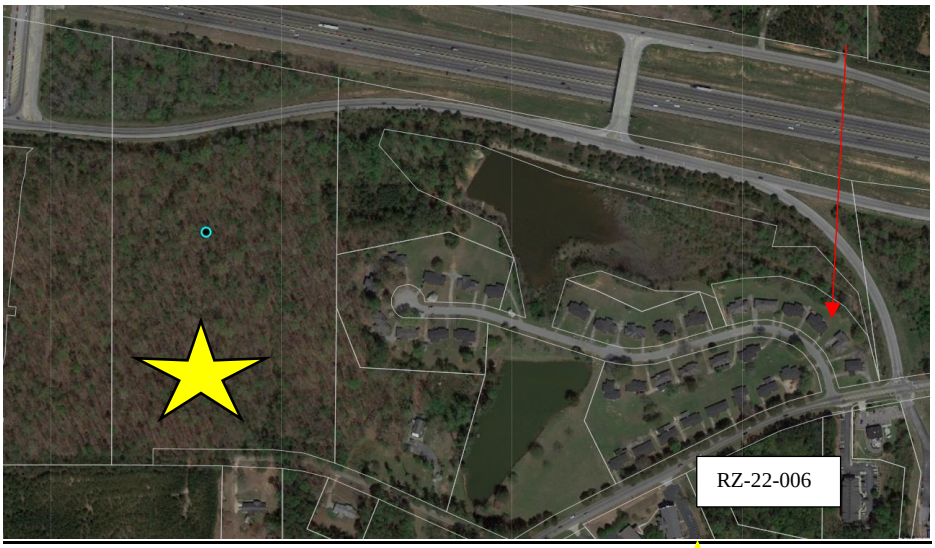
Address: 2975 Evans Mill Road and 6378 East Glen Road

Current Zoning: R-75 and R-100 (Residential Medium Lot)

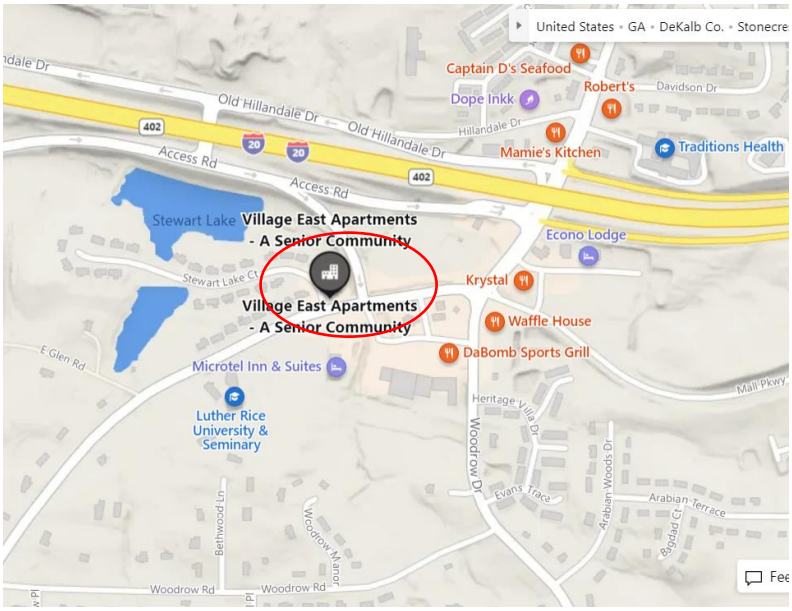
Proposed Zoning: OD (Office Distribution)

PLANNING COMMISSION

Aerial Map



PLANNING COMMISSION



Location

The subject properties are located at 2975 Evans Mill Road and 6378 East Glen Road (Parcel IDs: 16-106-06-006 (Tract 2) and 16-106-01-007). The Subject Property consists of a ±31.03-acre assemblage of two parcels located in Land Lot 106, 16th District, City of Stonecrest, DeKalb County, Georgia ("Subject Property").

The subject property abuts Village East Duplex Retirement Community. The surrounding properties are residential dwellings.

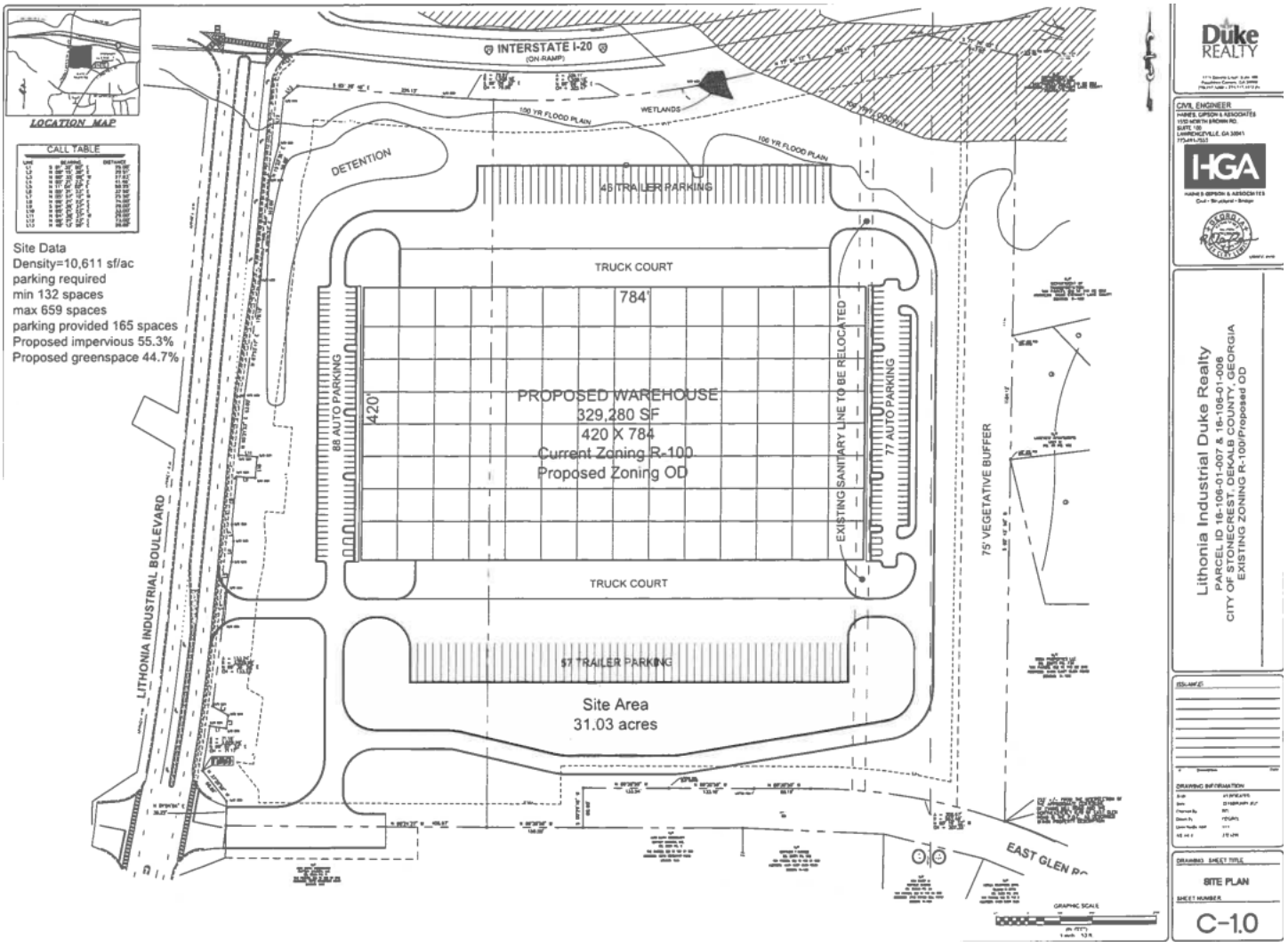
BACKGROUND:

On August 3, 2021, the rezoning and comprehensive plan amendment was deferred by the Planning Commission to allow the applicant more time to meet with the community. On August 18, 2021, the applicant submitted a withdrawal of the petition without prejudice.

The proposed distribution center will consist of an office-distribution building and accessory car and truck parking. Parking is provided in four interconnected parking areas. Truck parking will be provided on the north and south sides of the building, adjacent to the building's loading areas. The two areas for car parking spaces will be provided at the front and rear of the building. Vehicular access to the Site will be provided exclusively from Lithonia Industrial Boulevard.

The site has a total land area of approximately 30 acres. The Aquatic Report identified approximately 0.030 acres (1,306,80 square feet) of wetland area long the site's northern boundary, adjacent to the I-20 right-of-way. This small wetland area, which drains into a concrete culvert underneath I-20, is the only environmentally sensitive area on the site.

PLANNING COMMISSION



Public Participation

Community Planning Information Meeting is scheduled on July 26, 2022.

STANDARDS OF REZONING REVIEW

Section *7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

  As shown in the table below, the subject property is surrounded by industrial and residential development. * *Please see the map below table*

ADJACENT ZONING AND LAND USE		
	Zoning	**Zoning Land Use**
Adjacent: North	I-20 Interstate and M (Light Industrial)	Industrial Development, Marbut Elementary and Lithonia High School
Adjacent: East	C-1 (Local Business) and R-75 (Residential Medium Lot)	Krystals, Waffle House, DaBomb Sports and Grill, Village East Duplex Retirement Community
Adjacent: South	R-100 (Residential Medium Lot), C-1 (Local Business) and O-I (Office Institutional)	Microtel Inn Suites & Hotel, Luther Rice University & Seminary,
Adjacent: West	R-100 (Med Residential) District and R-75 (Residential Medium Lot) District	New Birth Missionary Baptist Church

PLANNING COMMISSION

Zoning Criteria, Analysis and Comments

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

  The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage. The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre. The subject property is located within the City Center future land use characteristic area of the Comprehensive Plan. The proposed rezoning and comprehensive land use change would not be compatible with this policy and intent of the Comprehensive Plan.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

  The subject properties are zoned R-100 and R-75, which prohibits the development of a warehouse/distribution development. Redesignating the site to light industrial will introduce a land use that is more intensive than the existing land use infrastructure.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

  The proposed use of a warehouse facility is not in accordance with the written polices in the Stonecrest comprehensive plan. The land use designation for the subject properties is City Center. The proposed land use will encroach into an established neighborhood development.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

  There are potential impacts on property or properties in an adjoining governmental jurisdiction.
  The site is currently entirely wooded. Additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. The

project can further support the Comprehensive Plan by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

  There are no existing or changing conditions affecting the use and development of the affected land areas.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.

STANDARDS OF REZONING REVIEW

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

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

  The proposed change in zoning would not permit a use that would be suitable in view and development of the nearby properties. The surrounding uses are strictly residential. The Village East Apartments were constructed in 1965 establishing a residential characteristic in this area. The subject properties are not contiguous in which questions the suitability of the proposed development.

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

  The subject property is located within the Heavy Industrial character area of the Stonecrest Comprehensive Plan. The character area intends to lend to both industrial and single-family dwellings in unincorporated DeKalb County. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.

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

  The properties are currently zoned R-100 and R-75 has been zoned residential since the incorporation of the City of Stonecrest, which permits the development of residential development such as single-family residential

dwelling. The property is also located in residential/commercial area where industrial residential uses are heavily present. The property does have reasonable economic use as currently zoned.

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

  The proposed zoning proposal may have a negative impact on the existing use or usability of adjacent or nearby properties. The proposed development is South of I-20 which primarily consists of residential development. This development is suitable for an industrialized area that is located North of I-20.

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

  There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the different from the proposed zoning classification.

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

  There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

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

  The zoning proposed may cause excessive burdensome; however limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth

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

  The site has a total land area of approximately 30 acres. The Aquatic Report identified approximately 0.030 acres (1,306,80 square feet) of wetland area long the site's northern boundary, adjacent to the I-20 right-of-way. This small wetland area, which drains into a concrete culvert underneath I-20, is the only environmentally sensitive area on the site.

STAFF RECOMMENDATION

PLANNING COMMISSION

Staff recommends **DENIAL of the proposed petition.**

CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD-22-001 Definitions and Uses

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): 01/24/22 & 07/25/22

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

Current Council Meeting: Monday, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner of Planning & Zoning

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: Amendment to Stonecrest Zoning Ordinance, Chapter 27, standardizing land use definitions and terms and to clarify and update the uses allowed in each zoning district.

FACTS: Click or tap here to enter text.

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

RECOMMENDED ACTION: Approval

ATTACHMENTS:

(1) Attachment 1 - Staff Report
(2) Attachment 2 - Chapter 27 Zoning Ordinance
(3) Attachment 3 - 2022-04-14 Track Changes Summary
(4) Attachment 4 - 2022-03-02 Chapter 27 Zoning Ordinance Track Changes_Draft
(5) Attachment 5 - Click or tap here to enter text.

TMOD-22-001

PLANNING & ZONING STAFF REPORT

MEETING DATE: July 25, 2022

GENERAL INFORMATION

Petition Number: TMOD 22-001

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

Proposed amendment: Amendment to Stonecrest Zoning Ordinance, Chapter 27, standardizing land use definitions and terms and to clarify and update the uses allowed in each zoning district.

Facts and Issues:

- So many amendments have been made to the Zoning Ordinance since its original adoption in 2017, that questions often arise as to how the ordinance actually reads, let alone how to interpret it. Even Municode, a service that the city uses to codify the code is not up to date as of the writing of this report. Twelve text amendments alone were adopted in 2021 and none are included on the codified version of the Zoning Ordinance found online.
- To address this problem, staff has prepared two versions of the code in Adobe PDF digital format: (1) A version that includes all known adopted text amendments as of January 24, 2022, and (2) a June 14, 2022 draft version of the Zoning Ordinance that includes this text amendment TMOD-22-001 with all changes denoted by strikethrough and underline.
- For the sake of brevity only the June 14, 2022 version the code is included in the Planning Commission packet. The February 28, 2022 version can be found online on the city website.
- Throughout the adopted zoning ordinance numerous terms are used to describe the same land use, this text modification is an attempt to standardize those terms for the sake of consistency and readability.
- Many terms used in the current Zoning Ordinance are not defined, so additional definitions were added to help with document clarity.

- In preparing any updated version of the ordinance, several inconsistency and Scribner's errors were discovered which are corrected in this draft text. In short, this text amendment is primarily a much needed housekeeping exercise that should help citizens, developers and city officials all gain a better understanding of what is included in the City's adopted Zoning Ordinance.

Proposal:

- Staff is recommending that TMOD-22-001 be APPROVED as presented in the track changes version of the entire Zoning Ordinance dated June 14, 2022, and as summarized in Attachment 1, TMOD-22-001 Summary of Changes Table
- All of the proposed changes included in TMOD-22-001 are summarized in a 16-page table included in your packet, Attachment 1.
- Note that the table of contents included in PDF of the zoning ordinance is hyperlinked for ease of navigation.

Staff Recommendation: Approval of TMOD-22-001

Planning Commission Recommendation: Planning Commission heard the case on February 1, 2022, and recommends to City Council **a full cycle Deferal** back to the Planning Commission to allow more time to review the proposal.

Recommended approval on June 6, 2022

City Council recommended deferral at the January 24th, June 29th and July 25th regular council meeting

ATTACHMENTS:

1. TMOD-22-001 Summary of Changes

2. June 14, 2022 Draft Zoning Ordinance – with TMOD-22-001 changes shown in strikethrough and underline.

CITY COUNCIL AGENDA ITEM

SUBJECT: Decriminalization of Marijuana – 2nd Read

AGENDA SECTION: (*check all that apply*)

☐ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☒ **OLD BUSINESS**
☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE: PUBLIC NOTICE**

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): 07/11/22 & 07/25/22

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

Current Council Meeting: Monday, August 22, 2022

SUBMITTED BY: Mallory Minor, Municipal Court Clerk

PRESENTER: Mallory Minor

PURPOSE: Decriminalization of Marijuana – 2nd Read

FACTS: The Municipal Court of Stonecrest support laws that remove criminal sanctions for low-level marijuana use. We are aware that arrests for marijuana possession frequently target persons of color. Decriminalizing marijuana will benefit all residents, reduce the number of individuals in jail, and potentially improve the state's economic prospects, in addition to minimizing racial disparities in the criminal justice system.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approve Adoption

ATTACHMENTS:

(1) Attachment 1 - Decriminalization of Marijuana Ordinance
(2) Attachment 2 - Click or tap here to enter text.

CITY COUNCIL AGENDA ITEM

(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

CITY OF STONECREST

ORDINANCE NO. 2022-_____

AN ORDINANCE TO AMEND CHAPTER 16 (MISCELLANEOUS PROVISIONS AND OFFENSES), ARTICLE 3 (OFFENSES AGAINST PUBLIC PEACE, ORDER AND SAFETY), DIVISIONS 1 (GENERALLY) AND 2 (DRUG AND ALCOHOL-RELATED OFFENSES) OF THE CITY OF STONECREST CODE OF ORDINANCES TO PROVIDE A PENALTY OF POSSESSION OF ONE OUNCE OR LESS OF MARIJUANA; TO ENCOURAGE LAW ENFORCEMENT OFFICERS TO ISSUE CITATIONS FOR SUCH OFFENSE IN LIEU OF EFFECTUATING ARREST; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Stonecrest, Georgia (the "City") is a municipal corporation created under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the Mayor and City Council find that enforcement of the State law offense prohibiting possession of one ounce or less of marijuana has been inequitable and has fallen disproportionately on certain subsets of the population; and

WHEREAS, arrest and/or conviction for the State law offense of possession of one ounce or less of marijuana presents employment obstacles which marginalize portions of the population; and

WHEREAS, O.C.G.A. § 36-32-6 grants municipal courts concurrent jurisdiction to try to dispose of cases wherein a person is charged with possession of one ounce or less of marijuana when such conduct occurs inside a municipality; and

WHEREAS, in 2018 the City adopted a Marijuana Possession Ordinance that was codified under Chapter 16 (Miscellaneous Provisions and Offenses), Article 3 (Offenses Against Public Peace, Order and Safety), Division 2 (Drug and Alcohol-Related Offenses), Section 16.54 of the City of Stonecrest Code of Ordinances (the "Code"); and

WHEREAS, the Marijuana Possession Ordinance does not include specific punishment prescribed for violation of the Code 16.54 which prohibits the possession of one ounce or less of marijuana; and

WHEREAS, after due consideration, the duly elected governing authority desires to amend the Marijuana Possession Ordinance to facilitate equity in the administration of criminal justice; and

WHEREAS, the City Council finds that it is necessary to amend the Marijuana Possession Ordinance for the interest of maintaining the public safety and general welfare of citizens of the City and its visitors.

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

Section 1. The Code of Ordinances, City of Stonecrest, Georgia is hereby amended by revising Chapter 16 (Miscellaneous Provisions and Offenses), Article 3 (Offenses Against Public Peace, Order and Safety), Division 1 (Generally) by revising the following section to be read and codified as follows with added text in **bold** and deleted text in red ~~strikethrough~~ font:

"Sec. 16-29.2. Loitering for the purposes of engaging in drug-related activity.

(d) A police officer may not detain an individual under this Code section unless both of the following elements are satisfied:

(1) The person engages in one or more of the following behaviors:

a. The person passes or receives from a passer-by, bystander or person in a motor vehicle money, objects having characteristics consistent with controlled substances, and/or an envelope, bag or other container that could reasonably contain such objects or money;

b. The person conceals or attempts to conceal an object having characteristics consistent with controlled substances and/or an envelope, bag, clear plastic baggie or other container that could reasonably contain such objects;

c. The person flees or obscures himself upon seeing law enforcement officers;

d. The person communicates the fact that law enforcement officers are in the vicinity to another person in a manner that suggests that the communication is a warning; or

e. The officer observes the person in possession of any instrument or object that is designed or marketed as useful primarily for one or more of the following purposes:

1. To inject, ingest, inhale or otherwise introduce ~~marijuana or~~ a controlled substance into the human body;

2. To enhance the effect of ~~marijuana or~~ a controlled substance on the human body;

3. To test the strength, effectiveness or purity of ~~marijuana or~~ a controlled substance;

4. To process or prepare ~~marijuana or~~ a controlled substance for introduction into the human body;

5. To conceal any quantity of ~~marijuana or~~ a controlled substance; or

6. To contain or hold ~~marijuana or~~ a controlled substance while it is being introduced into the human body.

(2) One of the following factors applies:

a. The officer is aware that, within the preceding three years, the person has been convicted of an offense defined in O.C.G.A. § Tit. 16, Ch. 13, or of complicity to commit such an offense, or of conspiracy to commit such an offense with in the preceding three years;

b. The officer has knowledge of a specific reliable tip concerning unlawful drug-related activity at a specific location, and the person who is found loitering is doing so at a time, in a place or in a manner that is otherwise consistent with the details provided in the tip;

c. The person is loitering in an area that has been designated a notorious drug-related activity area, as defined in subsection (g) of this section;

d. The person is in an area where he is prohibited **from being** by court order ~~from being~~, and the officer is aware of the court order;

e. The officer knows that the person has been previously convicted of loitering with the intention of engaging in unlawful drug-related activity under this section; or

f. Any vehicle the person has approached or communicated through is registered to an individual who has been convicted of an unlawful drug-related activity in the previous three years and the officer is aware of that fact.

(e) No arrest may be made for a violation of this section unless the arresting officer first affords the person an opportunity to explain the person's presence and conduct, unless flight by the person or other circumstances make it impracticable to afford such an opportunity, and no one shall be convicted of violating this section if it appears at trial that the explanation given at the scene was true and disclosed a lawful purpose.

(f) If a police officer who detains a person pursuant to this Code section develops probable cause to believe that the person is in violation of this Code section, the officer may order the person to immediately leave the location and to remain at least 500 feet away from the location for at least five hours. In the event that person refuses to comply with such an order, the police officer may arrest the person and charge him with a violation of this section.

(g) The City may, by written directive, clearly and publicly designate areas of the City that are frequently associated with excessive incidents of drug-related offenses, including offenses involving controlled substances, as defined in O.C.G.A. § Tit. 16, Ch. 13, ~~or marijuana,~~ subject to any requirements of state law. "

Section 2. The Code of Ordinances, City of Stonecrest, Georgia is hereby amended by revising Chapter 16 (Miscellaneous Provisions and Offenses), Article 3 (Offenses Against Public Peace, Order and Safety), Division 2 (Drug and Alcohol-Related Offenses) by revising the following section to be read and codified as follows with added text in **bold** and deleted text in red ~~strikethrough~~ font:

"Sec. 16-54. Marijuana possession.

(a) It shall be unlawful for any person to possess or have under his control within the city one ounce or less of marijuana.

(b) For the purposes of this section, the term "marijuana" means all parts of the plant of the genus cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of such plant, and every compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, or resin, and shall not include the mature stalks of such plant, fiber produced from such stalks, oil, or cake, or the completely sterilized samples of seeds of the plant which are incapable of germination.

(c) Exceptions. The appropriate use of legally prescribed marijuana is not prohibited. The term "legally prescribed" means that the individual has a prescription or other written approval from a physician for the use of a drug in the course of medical treatment. It must include the patient's name, the name of the substance, quantity/amount to be taken, and the period of authorization.

(d) ~~Any person charged with a violation of this section shall be entitled, upon request, to have the case against him transferred to the State Court of DeKalb County, to be prosecuted and tried as a misdemeanor in that court.~~

Any person found guilty of violating this section shall be punished by a fine not exceeding $100.00.

(e) No person convicted of violating this section shall be punished by imprisonment for any period of time.

(f) Any person charged with a violation of this section shall be entitled, upon request, to have the case against him transferred to the State Court of DeKalb County, to be prosecuted and tried as a misdemeanor in that court. "

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 sections of this Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of this 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 to the extent of the conflict only.

Section 7. The effective date of this Ordinance shall be the date of its adoption by the Mayor and Council unless otherwise stated herein.

Section 8. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 9. 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 and the sections of this Ordinance may be renumbered to accomplish such intention.

SO ORDAINED this _____ day of_____, 2022.

CITY OF STONECREST, GEORGIA

_____

Jazzmin Cobble, Mayor

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

CITY COUNCIL AGENDA ITEM

SUBJECT: SPD22-0000010 Preliminary Plat for Crestwind Township

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: Not a public hearing, but a decision is to be rendered**

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

Previously Heard Date(s): 06/29/22 & 07/25/22

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

Current Council Meeting: Monday, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner of Planning & Zoning

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: The applicant proposes to construct a 260-unit townhome development adjacent to a future development of 100 plus single-family homes. The townhomes will be three-story in height with two-car garages and an extra 2 spaces per unit. There will be 67 overflow parking spaces. The public streets will be 55 ft in width boarded by 5 ft sidewalks with 8ft grass strips throughout the development. There will be one ingress/egress to the development off Hayden Quarry Road.

FACTS: The subject property is currently zoned C-1 (Local Commercial District) which does not allow for residential development. The intent of this district is to provide for local shopping and retail. TMOD-22-015 provided the avenue of the Stonecrest Overlay Tier 3 to allow authorize the permitted uses in C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office Distribution) District, M (Light Industrial) District, and MR-2 (Medium Density Residential) District. This text amendment was approved on January 24, 2022. The City of Stonecrest will need to rezone the property to the MR-2 designation.

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

RECOMMENDED ACTION: Approval

CITY COUNCIL AGENDA ITEM

ATTACHMENTS:

(1) Attachment 1 - Staff Report
(2) Attachment 2 - Preliminary Plat
(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.

Mayor and City Council

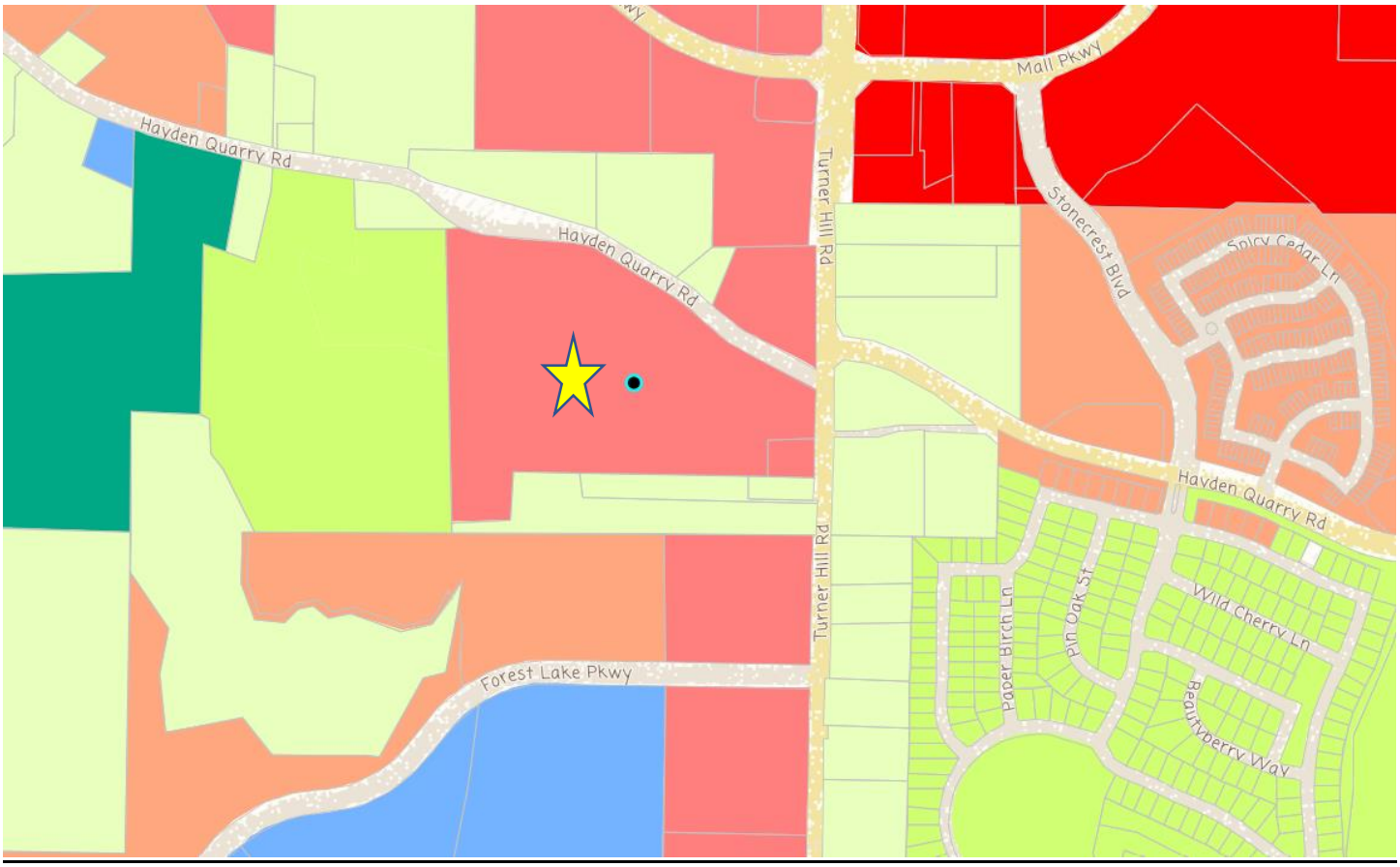
Mayor and City Council Meeting July 25, 2022

Staff Analysis of Preliminary Plat (Section 14-88)

Petition Number:	SPD22-0000010
Applicant:	Jim Jacobi
Owner:	James Jacobi
Project Location:	7259 Hayden Quarry Road
Parcels:	16-171-02-005
Council District:	Council District 1
Acreage:	29.437 +/- acres
Existing Zoning:	C-1 (Local Commercial District) / Stonecrest Tier 3 Overlay
Proposed Zoning:	MR-2 (Medium Density Residential)
Comprehensive Plan Community: Area Designation	Regional Center
Proposed Development/Request:	The applicant is requesting an approval of the Preliminary Plat for a 260-unit Townhome Development
Staff Recommendations:	***Approval***
Planning Commission	***N/A***
City Council:	**Recommended deferral on June 29, 2022**

Mayor and City Council

Zoning Map

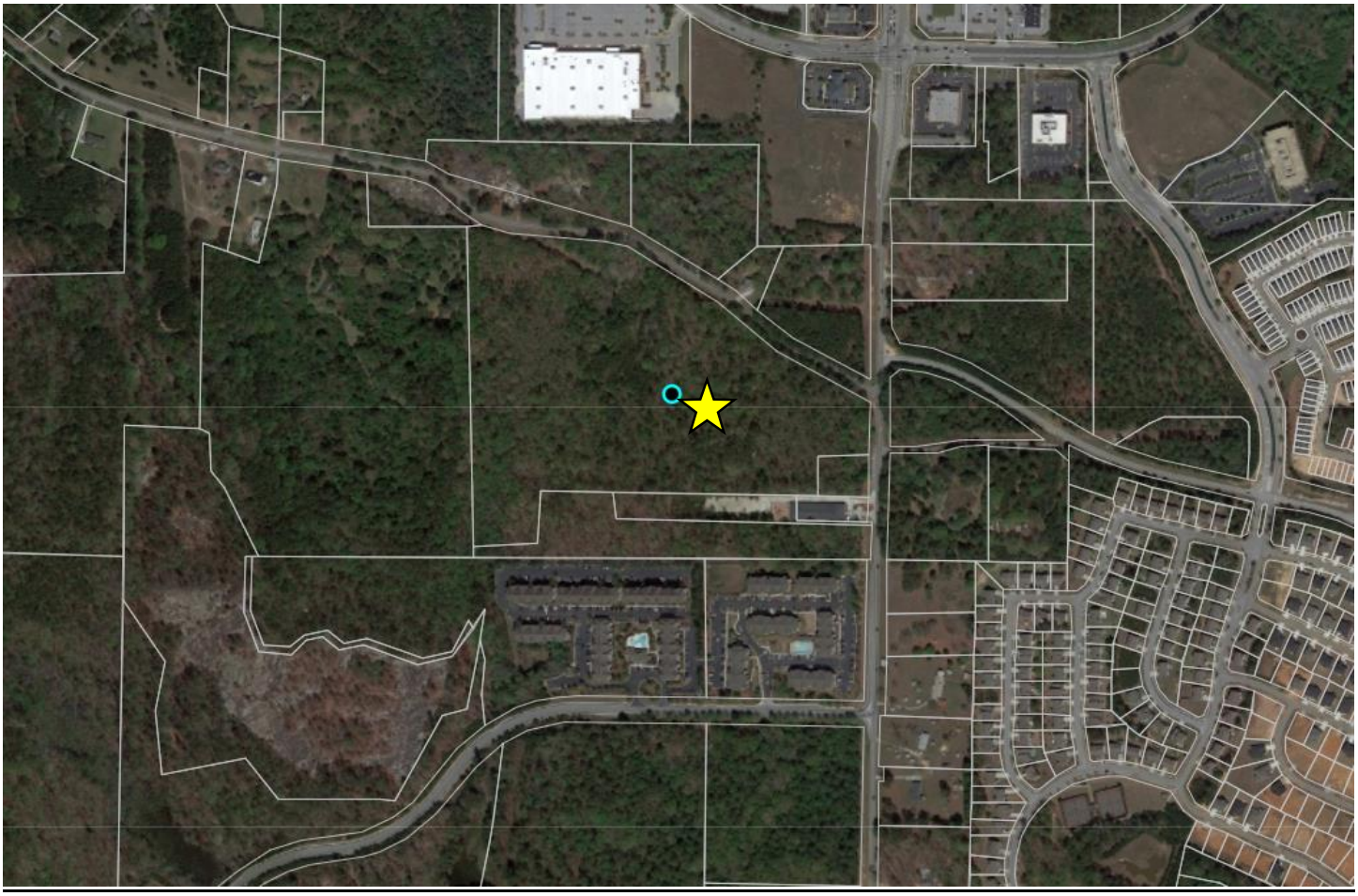


Current Zoning: C-1 (Local Commercial District)

Subject Property

Mayor and City Council

Aerial Map



PROJECT OVERVIEW

Subject Property

SDP22-000010

Location

The subject property is located at 7259 Hayden Quarry Road (Parcel ID: 16-171-02-005). The Subject Property consists of a ±29.437 -acres in Land Lots 171, of the 16th District, of City of Stonecrest, DeKalb County, Georgia ("Subject Property").

The property is bounded by New Black Wall Street to the north, by Wesley Stonecrest Apartments to the south and residential to the east and west.

Background:

The subject property is currently zoned C-1 (Local Commercial District) which does not allow for residential development. The intent of this district is to provide for local shopping and retail. TMOD-22-015 provided the avenue of the Stonecrest Overlay Tier 3 to allow authorize the permitted uses in C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office Distribution) District, M (Light Industrial) District, and MR-2 (Medium Density Residential) District. This text amendment was approved on January 24, 2022. The City of Stonecrest will need to rezone the property to the MR-2 designation.

Details of the Preliminary Plat:

The subject property is an odd, shaped lot and is heavily wooded in nature. The property is located near the corner of Hayden Quarry and Turner Hill Road. The property is in the Stonecrest Tier 3 Overlay District.

The applicant proposes to construct a 260-unit townhome development adjacent to a future development of 100 plus single-family homes. The townhomes will be three-story in height with two-car garages and an extra 2 spaces per unit. There will be 67 overflow parking spaces. The public streets will be 55 ft in width boarded by 5 ft sidewalks with 8ft grass strips throughout the development. There will be one ingress/egress to the development off Hayden Quarry Road.

STANDARDS OF PRELIMINARY PLAT REVIEW:

Section *14-88 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.*

The owner of the land where the proposed development is to occur, or his authorized agent, shall file a preliminary plat with the Director along with an application for approval. The application shall:

(1)

Be submitted with the plan set for a Land Disturbance Permit;

(2)

Be accompanied by minimum of six copies of the plans, which must be prepared by a registered civil engineer, surveyor, or landscape architect, as described in these regulations and complying in all respects with these regulations and conforming with the zoning of the property;

(3)

Be accompanied by an application fee in the amount set by the mayor and city council;

(4)

Be accompanied by a tree survey;

(5)

Include the name, address and telephone number of an agent who is authorized to receive all notices required by these regulations;

(6)

Be signed by the owner of the property, or if the application is not signed by the owner, a completed indemnification agreement signed by the owner of the property;

(7)

Be accompanied with a consent affidavit from the property owner;

(8)

Be accompanied by a small map of the City of Stonecrest depicted the subdivision location within the City;

(9)

Be accompanied by a vicinity map at a scale of 400 feet to one inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within 500 feet of the tract show zoning districts of adjoining property;

(10)

Include the names of adjoining property owners and the zoning classifications of adjacent properties;

(11)

Include the name, address and phone of developer and engineer;

(12)

Be accompanied by a certification by the applicant that no lots platted are nonconforming or will result in any nonconforming lots;

(13)

The applicant shall obtain the approval of the DeKalb County Health Department and the DeKalb County Department for Watershed Management; and

(14)

Payment of the appropriate development review application fee.

(Ord. No. 2018-06-03, § 14-88, 6-3-2018)

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

  As shown in the table below, the subject property is surrounded by industrial and residential development. * *Please see the map below table*

STAFF

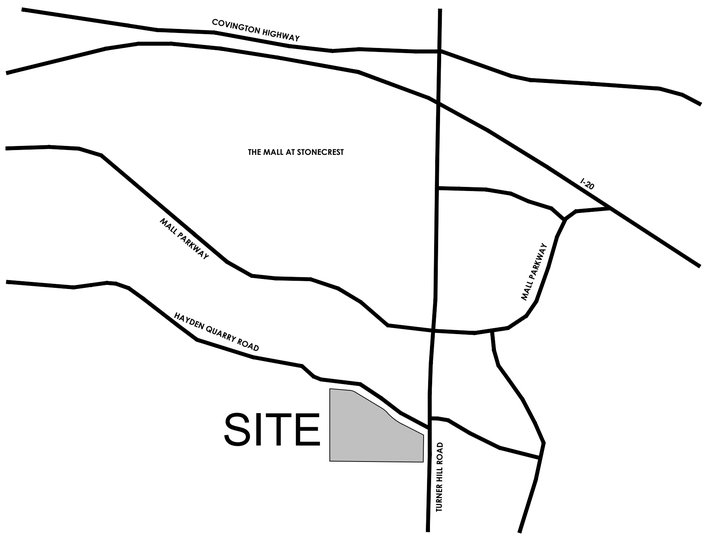
ADJACENT ZONING AND LAND USE		
	Zoning	**Zoning Land Use**
Adjacent: North	C-1(Local Commercial) District	New Black Wall Street
Adjacent: East	R-100 (Residential Medium Lot) District; MU-4 (Mixed-Use High Density) and RSM (Residential Small Lot)	Vacant Lad
Adjacent: South	MR-1 (Medium Residential District	Wesley Stonecrest Apartments
Adjacent: West	R-100 (Med Residential)	Single-family Residential

RECOMMENDATION

The applicant has met all of the Preliminary Plat requirements stated in Section 14-88 of Chapter 14; therefore, staff recommends **APPROVAL of** SDP22-000010**.**

Plot Date: Wednesday, June 15, 2022 8:45:19 AM

LOCATION MAP (N.T.S.)



PRELIMINARY PLAT FOR

CRESTWIND TOWNSHIP

DEKALB LDP AP #3092023

7259 HAYDEN QUARRY ROAD

LITHONIA, GA 30038

PARCEL ID #: 16 171 02 005

REFERENCE:

COMBINATION - AP # 3103007

DEKALB APPROVAL STAMP

DEKALB COUNTY NOTES

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF DEKALB COUNTY, GEORGIA, AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THESE CONSTRUCTION PLANS HAVE BEEN GIVEN APPROVAL BY ALL REVIEWING DEPARTMENTS, WITH FINAL APPROVAL BY THE DIRECTOR, OR A DESIGNEE OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, THE ISSUING AUTHORITY FOR DEKALB COUNTY. CONSTRUCTION PLAN APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT, IF REQUIRED, AND DOES NOT ENTITLE THIS PLAT AND PLANS TO RECORDATION IN THE CLERK'S OFFICE, DEKALB COUNTY SUPERIOR COURT. THE CERTIFICATION OF CONSTRUCTION PLAN APPROVAL SHALL EXPIRE AND BE NULL AND VOID TWENTY FOUR MONTHS FROM THE DATE OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL STAMP AS FOUND ON THE COVER SHEET OF THESE PLANS.

DEKALB COUNTY SANITATION WILL BE UTILIZED TO HANDLE HOUSEHOLD WASTE, YARD DEBRIS AND RECYCLABLE MATERIAL.

MUNICIPAL NOTES

NO COMBUSTIBLE MATERIALS WILL BE ALLOWED ONSITE AND NO BUILDING PERMITS WILL BE ISSUED FOR THIS DEVELOPMENT UNTIL WATER SERVICE IS PROVIDED VIA A WATER MAIN LOCATED ON HAYDEN QUARRY ROAD, WHICH IS THE RESPONSIBILITY OF THE DEVELOPER OF THIS SUBDIVISION. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

NOTIFY DEKALB COUNTY WATER AND SEWER DEPARTMENT 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (404) 371-2000. NOTIFY CITY OF STONECREST INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION. (770) 224-0200.

DEVELOPER/PRIMARY PERMITEE

PARKLAND COMMUNITIES, INC.
299 SOUTH MAIN STREET, SUITE A
ALPHARETTA, GA 30009
CONTACT: JIM JACOBI
TEL: (404) 456-5562
EMAIL: JIM@PARKLANDCO.COM

24-HR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
CONTACT: JIM JACOBI
TEL (404) 456-5562
EMAIL:JIM@PARKLANDCO.COM

SITE DATA

EXISTING ZONING:	C-1 (TIER 3 OVERLAY)
SITE AREA:	+/- 30.2 ACRES
TOTAL LOTS:	260 TOWNHOMES
LOT DENSITY:	8.61 HOMES/ACRE
TOWNHOME MIN. LOT WIDTH:	20' MIN.
TOWNHOME MIN. LOT SIZE:	1,000 SF
SFA SETBACKS AND INFO:	
FRONT YARD:	15 FT.
SIDE SETBACK(SF):	0 FT
REAR YARD:	10'
BUILDING HEIGHT:	3 STORY / 45' MAX
MIN. PARKING REQUIRED :	2 SPACES PER UNIT
MIN. PARKING PROVIDED:	2 SPACES PER UNIT (1 GARAGE + 1 DRIVEWAY)
OVERFLOW PARKING PROVIDED:	67 SPACES

NOTE : TOPOGRAPHY IS LIDAR FROM DRONE SURVEY

TYPICAL STREET LAYOUT	
PUBLIC / PRIVATE STREETS :	PUBLIC STREETS
STREET WIDTH :	26' F.C. - F.C.
RIGHT OF WAY WIDTH :	55' TYPICAL
SIDEWALKS / GRASS STRIP:	5' SIDEWALKS, 8' GRASS STRIP

ENGINEER

ALLIANCE ENGINEERING & PLANNING, LLC
299 SOUTH MAIN STREET, SUITE A
ALPHARETTA, GA 30009
CONTACT: TYLER MARCHMAN, PE
TELEPHONE:(770) 225-4730

SURVEYOR

ALLIANCE SURVEYING, LLC.
6095 ATLANTA HIGHWAY, SUITE 100
FLOWERY BRANCH, GA 30542
CONTACT: DAVID ANDERSON, RLS (334)-360-4197

NOTE: VERTICAL ALIGNMENT MEETS AASHTO DESIGN STANDARDS FOR 25MPH DESIGN SPEED

NOTE: HORIZONTAL ALIGNMENT MEETS AASHTO DESIGN STANDARDS FOR 25MPH DESIGN SPEED

I, _____, THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SUNVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS INDICATED AS PUBLIC STREETS AND RIGHTS-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS CITY OF STONECREST FROM ANY/ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON; ON ACCOUNT OF THE ROADS, FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN; AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS. AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT CITY OF STONECREST SHALL NOT BE LIABLE TO HIM/HER, HIS/HER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS, DRIVES, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO

VERIFIED CURRENT OWNERS

Tract 1 = PARKLAND COMMUNITIES INC.
1,282,271 SQUARE FEET
29.437 ACRES
PID# 16 171 02 005

Tract 2 = PARKLAND COMMUNITIES INC.
33,351 SQUARE FEET
0.765 ACRES
PID# 16 171 02 012

I, JIM JACOBI, CERTIFY THAT NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE PLANNING & ZONING DEPARTMENT FOR THE CITY OF STONECREST, GEORGIA AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DIRECTOR, DEPARTMENT OF PLANNING & ZONING

DATE

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY STATE LAW AND CITY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

MAYOR (AS DESIGNEE OF GOVERNING AUTHORITY)

DATE

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CIVIL ENGINEERING • LAND PLANNING • LANDSCAPE ARCHITECTURE • LAND SURVEYING
299 South Main St., Suite A | Alpharetta, GA 30009
770.225.4730 | www.aepatl.com

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Civil Engineering By AEP:
Tyler Marchman, GA PE040989
Cell: 770-855-2430
tylerm@aepatl.com

GEORGIA REGISTERED No. PE040989 PROFESSIONAL ENGINEER TYLER SCOTT MARCHMAN 4-1-22

GASWCC LEVEL II
CERTIFICATION #59016
EXPIRATION DATE: 11/17/2022

SURVEYING BY:
ALLIANCE SURVEYING
PHONE: (334) 360-4197
CONTACT: DAVID ANDERSON

PARKLAND COMMUNITIES
PARKLAND COMMUNITIES, INC.
299 S MAIN STREET, SUITE A
ALPHARETTA, GA 30009
24 HR CONTACT: JIM JACOBI, TEL: (404) 456.5562
EMAIL: JIM@PARKLANDCO.COM

Preliminary Plat for CRESTWIND TOWNSHIP

7259 HAYDEN QUARRY ROAD
LITHONIA, GA 30038
PARCEL ID #: 16 171 02 005
(AP# 3103007 - LOT COMBINATION)

Orig. Issue	8/31/2021
Designed by	JCB
Checked by	TSM
Project #	21004

COVER

File Location: c:\dropbox (aep)\01-civil projects\03-projects\parkland\21004 - hayden quarry\02-design\dwg\02-civil\21004 - crestwind township - sheets prelim plat

Plot Date: Wednesday, June 15, 2022 8:45:50 AM

File Location: c:\dropbox (ael)\01-civil projects\03-projects\parkland\21004 - hayden quarry\00-design\dwg\00-civil\21004 - crestwind township - sheets prelim plat

NOTES
- THIS SITE DOES NOT REQUIRE THE COMPLETION OF A DRI.
- ENTRANCE MONUMENTATION, HAYDEN QUARRY AND TURNER HILL ROAD FRONTAGE, AND AMENITY AREA AREAS WILL BE IRRIGATED.
- LIGHTING PLAN TO BE DONE BY OTHERS.
- CROSSWALKS WILL BE PROVIDED AT EACH ENTRANCE.

SIGNS USED

- R1: STOP — 36"x36" STOP SIGN (R1-1)
- R2: YIELD SIGN (R1-2) 36"
- R3: NO PARKING
- R4: SPEED LIMIT 25 — 25 MPH SIGN (R2-1) 24" x 30"
- R5: MUST TURN RIGHT (R3-7) 24 X 30

SITE SYMBOLS LEGEND

- SW: PROP. 5' WIDE CONCRETE SIDEWALK
- CC: CONCRETE CURB & GUTTER
- HC: PROPOSED HANDICAP RAMP
- MK: PROPOSED MAILBOX KIOSK
- SE: SIGNAGE EASEMENT AREA
- SS: SEWER EASEMENT
- CR: CONNECTION TO EXISTING CURB/ROAD
- DE: DRAINAGE EASEMENT

INTERSECTION LEGEND

- INTX 'A': CRESTWIND PASS STA: 1+71.13; ABEL CREST STA: 0+00.00
- INTX 'B': CRESTWIND PASS STA: 3+13.79; AMENITY PARKING STA: 00+00.00
- INTX 'C': ABEL CREST STA: 4+36.08; BYRDHOUSE MEADOW STA: 0+00.00
- INTX 'D': AMENITY PARKING STA: 2+45.00; BYRDHOUSE MEADOW STA: 4+01.09
- INTX 'E': CRESTWIND PASS STA: 12+62.57; STONEVIEW POINT STA: 4+36.25
- INTX 'F': STONEVIEW POINT STA: 1+90.56; MAX TRAIL STA: 0+00.00

19.11'(R)
19.07'(M)
N 74°44'29" E

#3180 #3181

S 85°14'55" E
359.26'

S 58°53'13" E
437.12'

HAYDEN QUARRY ROAD
(80' RIGHT-OF-WAY) (DB 4636/PG 459)

MATCHLINE

15' SETBACK

MAX TRAIL (55' R/W)

STONEVIEW POINT (55' R/W)

CRESTWIND PASS (55' R/W)

86°

#7046 COMMON AREA TO BE OWNED AND MAINTAINED BY HOA

#7062 COMMON AREA TO BE OWNED AND MAINTAINED BY HOA

#7158 COMMON AREA TO BE OWNED AND MAINTAINED BY HOA

#7153 COMMON AREA TO BE OWNED AND MAINTAINED BY HOA

#7196 COMMON AREA TO BE OWNED AND MAINTAINED BY HOA

156 #3184 | 155 #3186 | 154 #3188 | 153 #3190 | 152 #3192 | 151 #3194 | 150 #3196 | 149 #3198 | 148 #3202 | 147 #3204 | 146 #3206 | 145 #3208 | 144 #3210 | 143 #3212 | 142 #3214 | 141 #3218 | 140 #3220 | 139 #3222 | 138 #3224 | 137 #3226

157 #7035 | 158 #7037 | 159 #7039 | 160 #7041 | 161 #7043 | 162 #7045 | 163 #7047 | 164 #7051 | 165 #7053 | 166 #7055 | 167 #7057 | 168 #7059 | 169 #7061 | 170 #7063 | 171 #7065 | 172 #7069 | 173 #7071 | 174 #7073 | 175 #7075 | 176 #7077 | 177 #7079 | 178 #7081 | 179 #7083 | 180 #7087 | 181 #7089 | 182 #7091 | 183 #7093 | 184 #7095 | 185 #7097 | 186 #7099 | 187 #7101

224 #7034 | 223 #7036 | 222 #7038 | 221 #7040 | 220 #7042 | 219 #7044 | 218 #7048 | 217 #7050 | 216 #7052 | 215 #7054 | 214 #7056 | 213 #7058 | 212 #7060 | 211 #7064 | 210 #7066 | 209 #7068 | 208 #7070 | 207 #7072 | 206 #7074 | 205 #7076 | 204 #7078 | 203 #7082 | 202 #7084 | 201 #7086 | 200 #7088 | 199 #7090 | 198 #7092 | 197 #7094 | 196 #7096 | 195 #7100

225 #7132 | 226 #7134 | 227 #7136 | 228 #7138 | 229 #7140 | 230 #7144 | 231 #7146 | 232 #7148 | 233 #7150 | 234 #7152 | 235 #7154 | 236 #7156 | 237 #7160 | 238 #7162 | 239 #7164 | 240 #7168 | 241 #7170 | 242 #7172 | 243 #7174 | 244 #7178 | 245 #7180 | 246 #7182 | 247 #7184 | 248 #7186 | 249 #7188 | 250 #7190 | 251 #7192 | 252 #7194

136 #7131 | 135 #7133 | 134 #7135 | 133 #7137 | 132 #7141 | 131 #7143 | 130 #7145 | 129 #7147 | 128 #7149 | 127 #7151 | 126 #7155 | 125 #7157 | 124 #7159 | 123 #7161 | 122 #7163 | 121 #7165 | 120 #7167 | 119 #7169

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Cell: 770-855-2430
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GASWCC LEVEL II
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Preliminary Plat for CRESTWIND TOWNSHIP

7259 HAYDEN QUARRY ROAD
LITHONIA, GA 30058
PARCEL ID #: 16 171 02 005
(AP# 3103007 - LOT COMBINATION)

Orig. Issue	8/31/2021
Designed by	JCB
Checked by	TSM
Project #	21004

NORTH

SCALE: 1"= 30'
0 30

PRELIMINARY PLAT

Plot Date: Wednesday, June 15, 2022 8:47:00 AM

MATCHLINE

LINE TABLE		
LINE ID	LENGTH	DIRECTION
L1	118.62'	S08°07'10"W
L2	50.91'	S29°58'25"W
L3	425.00'	S00°54'41"W
L4	424.72'	S89°05'19"E
L5	907.94'	N00°54'41"E
L6	696.35'	N89°05'19"W
L7	513.42'	N89°05'19"W
L8	355.08'	N03°10'05"W
L9	15.88'	S86°49'55"W
L10	1389.48'	N89°24'27"W
L11	105.13'	S57°12'35"W
L12	597.82'	N89°05'19"W
L13	72.98'	S73°42'39"W
L14	6.69'	S16°17'21"E
L15	59.42'	S09°56'31"W
L16	449.07'	S00°28'17"W
L17	379.14'	S85°14'55"E
L18	316.18'	S58°53'13"E
L19	51.73'	N72°34'59"E
L20	303.43'	N85°14'55"W
L21	357.08'	N58°53'13"W
L22	225.13'	N89°24'27"W
L23	146.92'	S28°10'00"W
L24	65.12'	S50°16'24"E
L25	164.18'	S63°00'00"E
L26	194.52'	S00°28'17"W
L27	245.00'	S00°35'33"W

℄ CURVE TABLE						
CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
C1	38.14'	100.00'	S19°02'48"W	37.912'	19.31'	21.85
C2	73.55'	145.00'	S15°26'33"W	72.763'	37.58'	29.06
C3	262.43'	175.00'	N46°07'42"W	238.522'	162.96'	85.92
C4	58.26'	100.00'	S73°54'04"W	57.443'	29.98'	33.38
C5	58.82'	100.00'	S74°03'38"W	57.976'	30.29'	33.70
C6	27.02'	90.00'	S82°18'40"W	26.917'	13.61'	17.20
C7	16.53'	100.00'	S5°12'24"W	16.510'	8.28'	9.47
C8	46.01'	100.00'	S72°04'04"E	45.605'	23.42'	26.36
C9	81.02'	100.00'	S82°05'52"E	78.823'	42.88'	46.42
C10	46.01'	100.00'	N72°04'04"W	45.605'	23.42'	26.36
C11	53.27'	100.00'	N74°08'50"W	52.641'	27.28'	30.52
C12	130.74'	120.00'	S59°22'46"W	124.373'	72.71'	62.43
C13	22.21'	100.00'	S56°38'12"E	22.167'	11.15'	12.73
C14	110.78'	100.00'	S31°15'51"E	105.200'	61.85'	63.47

SITE SYMBOLS LEGEND

- (SW) PROP. 5' WIDE CONCRETE SIDEWALK
- (C.G) CONCRETE CURB & GUTTER
- (HC) PROPOSED HANDICAP RAMP
- (MK) PROPOSED MAILBOX KIOSK
- (SE) SIGNAGE EASEMENT AREA
- (SW) SEWER EASEMENT
- (C.T) CONNECTION TO EXISTING CURB/ROAD
- (DE) DRAINAGE EASEMENT

INTERSECTION LEGEND

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- INTX 'F' — STONEVIEW POINT STA: 1+90.56 MAX TRAIL STA: 0+00.00

SIGNS USED

- (R3) NO PARKING
- (R1) STOP — 36"x36" STOP SIGN (R1-1)
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- (R5) MUST TURN RIGHT (R3-7) 24 X 30

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Civil Engineering By AEP:
Tyler Marchman, GA PE040989
Cell: 770-855-2430
tylerm@aepatl.com

GEORGIA REGISTERED No. PE040989 PROFESSIONAL ENGINEER TYLER SCOTT MARCHMAN 4-1-22

GASWCC LEVEL II
CERTIFICATION #59016
EXPIRATION DATE: 11/17/2022

SURVEYING BY:
ALLIANCE SURVEYING
PHONE: (334) 360-4197
CONTACT: DAVID ANDERSON

PARKLAND COMMUNITIES
PARKLAND COMMUNITIES, INC.
299 S MAIN STREET, SUITE A
ALPHARETTA, GA 30009
24 HR CONTACT: JIM JACOBI,TEL: (404) 456.5562
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Preliminary Plat for CRESTWIND TOWNSHIP

7259 HAYDEN QUARRY ROAD
LITHONIA, GA 30038
PARCEL ID #: 16 171 02 005
(AP# 3103007 - LOT COMBINATION)

Orig, Issue	8/31/2021
Designed by	JCB
Checked by	TSM
Project #	21004

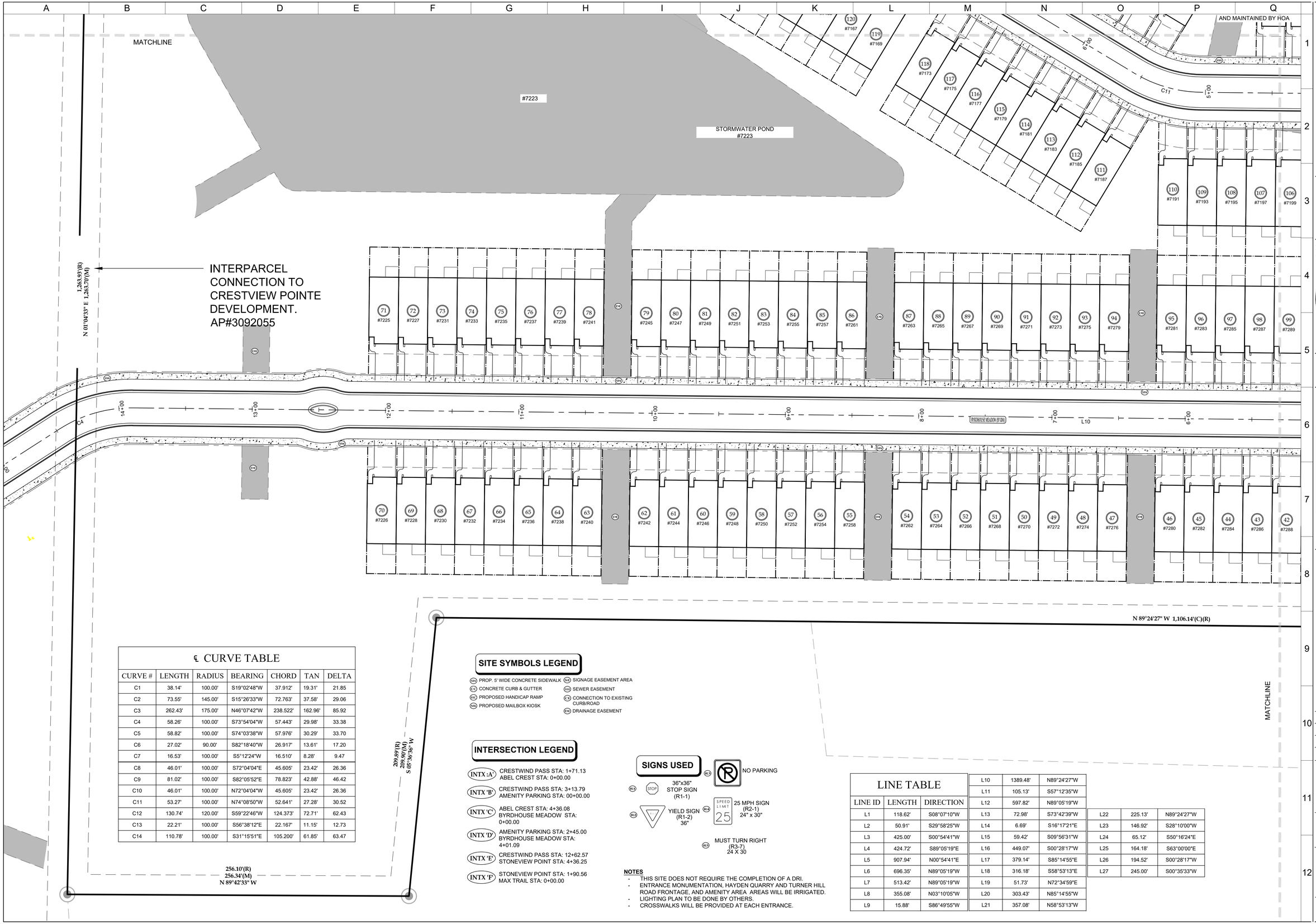
NORTH

SCALE: 1"= 30'
0 30

PRELIMINARY PLAT

File Location: c:\dropbox (aep)\01-civil projects\03-projects\parkland\21004 - hayden quarry\00-design\dwg\00-civil\21004 - crestwind township - sheets prelim plat

Plot Date: Wednesday, June 15, 2022 8:48:14 AM



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CURVE #	LENGTH	RADIUS	BEARING	CHORD	TAN	DELTA
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C4	58.26'	100.00'	S73°54'04"W	57.443'	29.98'	33.38
C5	58.82'	100.00'	S74°03'38"W	57.976'	30.29'	33.70
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C14	110.78'	100.00'	S31°15'51"E	105.200'	61.85'	63.47

SITE SYMBOLS LEGEND

- (VA) PROP. 5' WIDE CONCRETE SIDEWALK
- (CA) CONCRETE CURB & GUTTER
- (HA) PROPOSED HANDICAP RAMP
- (MA) PROPOSED MAILBOX KIOSK
- (SE) SIGNAGE EASEMENT AREA
- (SN) SEWER EASEMENT
- (CR) CONNECTION TO EXISTING CURB/ROAD
- (DE) DRAINAGE EASEMENT

INTERSECTION LEGEND

- INTX :A' CRESTWIND PASS STA: 1+71.13 ABEL CREST STA: 0+00.00
- INTX 'B' CRESTWIND PASS STA: 3+13.79 AMENITY PARKING STA: 00+00.00
- INTX 'C' ABEL CREST STA: 4+36.08 BYRDHOUSE MEADOW STA: 0+00.00
- INTX 'D' AMENITY PARKING STA: 2+45.00 BYRDHOUSE MEADOW STA: 4+01.09
- INTX 'E' CRESTWIND PASS STA: 12+62.57 STONEVIEW POINT STA: 4+36.25
- INTX 'F' STONEVIEW POINT STA: 1+90.56 MAX TRAIL STA: 0+00.00

SIGNS USED

- (R1-1) 36"x36" STOP SIGN
- (R1-2) YIELD SIGN 36"
- (R3-5) NO PARKING
- (R2-1) 25 MPH SIGN 24" x 30"
- (R3-7) MUST TURN RIGHT 24 X 30

NOTES

- THIS SITE DOES NOT REQUIRE THE COMPLETION OF A DRI.
- ENTRANCE MONUMENTATION, HAYDEN QUARRY AND TURNER HILL ROAD FRONTAGE, AND AMENITY AREA AREAS WILL BE IRRIGATED.
- LIGHTING PLAN TO BE DONE BY OTHERS.
- CROSSWALKS WILL BE PROVIDED AT EACH ENTRANCE.

LINE TABLE

LINE ID	LENGTH	DIRECTION
L1	118.62'	S08°07'10"W
L2	50.91'	S29°58'25"W
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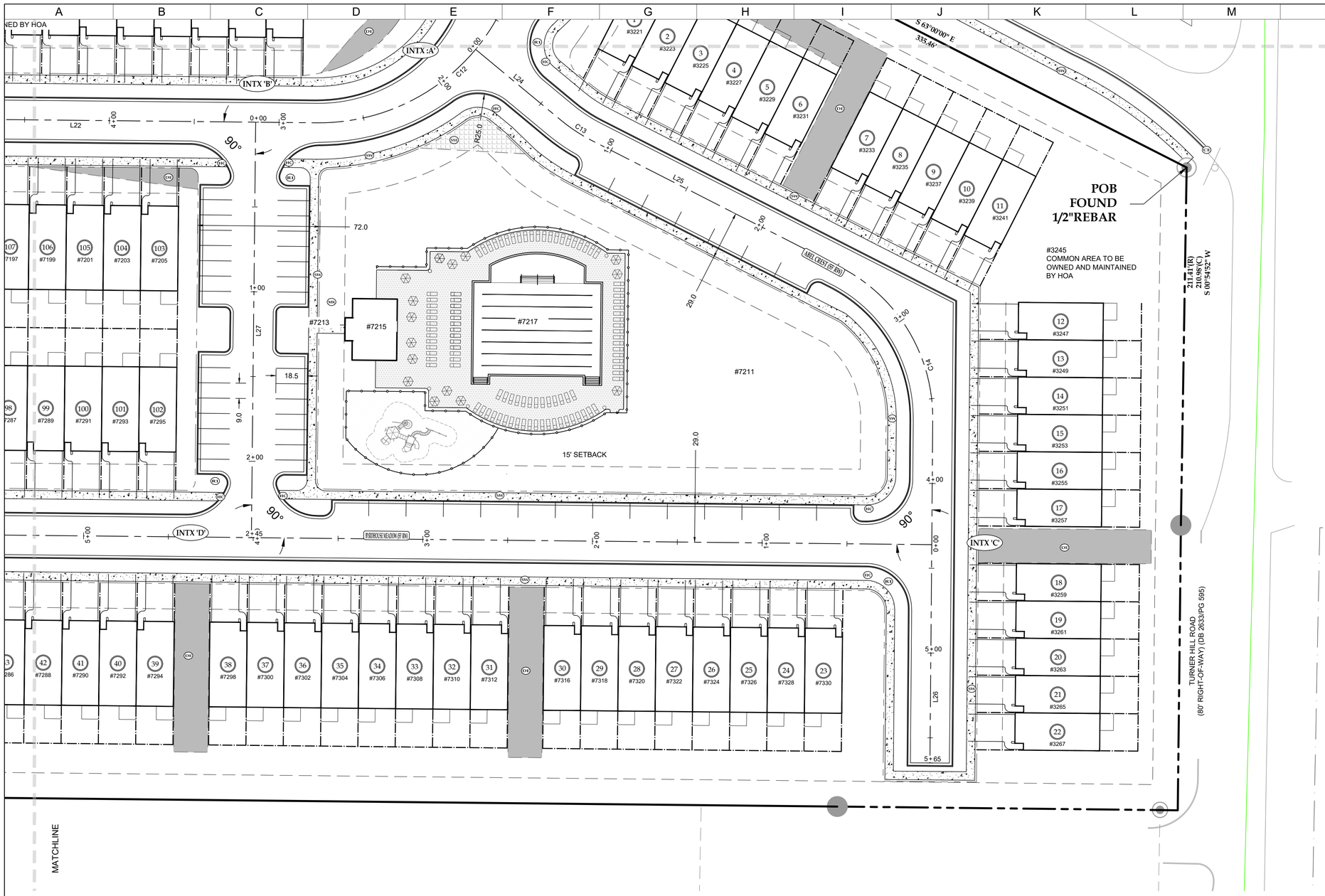

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File Location: c:\dropbox (aep)\01-civil projects\05-projects\parkland\21004 - hayden quarry\02-design\dwg\02-civil\21004 - crestwind township - sheets prelim plat

CITY COUNCIL AGENDA ITEM

SUBJECT: SPD22-000011 Stonecrest Estates Preliminary Plat

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: Not a public hearing, but a decision is to be rendered**

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

Previously Heard Date(s): 07/25/22 & Click or tap to enter a date.

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

Current Council Meeting: Monday, August 22, 2022

SUBMITTED BY: Keedra T. Jackson, Senior Planner

PRESENTER: Ray White, Director of Planning & Zoning

PURPOSE: The applicant proposes a Preliminary Plat for a 330 single-family home development.

FACTS: The applicant is seeking an approval for the Preliminary Plat of a 330 single-family home development.

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

RECOMMENDED ACTION: Approval

ATTACHMENTS:

(1) Attachment 1 - Preliminary Plat
(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.

FOR USE BY CITY OF STONECREST:

MAYOR _____ DATE _____ PLANNING DIRECTOR _____ DATE _____

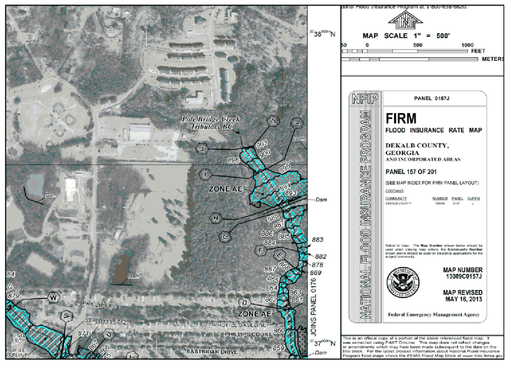
COUNTY NOTES:

1. SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY DEKALB COUNTY
2. A 75' TRIBUTARY BUFFER WILL BE MAINTAINED ON ALL STATE WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT VARIANCE BY DEKALB COUNTY OR GA. E.P.D.
3. SKETCH PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE STORM DRAINAGE AND SANITARY SEWER SYSTEMS. NO CONSTRUCTION SHALL BEGIN BEFORE CONSTRUCTION PLANS ARE APPROVED AND A DEVELOPMENT PERMIT IS OBTAINED.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS.
5. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY B50' R/W (PUBLIC)E NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION OF DEKALB COUNTY ROADS.
6. EXISTING SEPTIC TANK(S) WILL BE REMOVED AS PER DEKALB COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS.
7. TO THE BEST OF OUR KNOWLEDGE, NO INERT WASTE BURY PITS EXIST ON SITE.
8. A HYDROLOGY REPORT WILL BE SUBMITTED WITH THE LAND DISTURBANCE PERMIT PROOVING DETENTION IS NOT REQUIRED AS PER DEKALB COUNTY REQUIREMENTS.
9. WATER QUALITY WILL BE TREATED ON SITE BY SNOUT RETROFITS IN THE STORM DRAINAGE SYSTEM AND INDIVIDUAL WATER QUALITY TRENCHES WILL BE PROVIDED ON A LOT PER LOT BASIS.
10. SITE DISCHARGES TO CLARKS CREEK (±300') AND THEN TO SOUTH RIVER.
11. ALL CUL-DE-SACS REQUIRE A ISLAND WITH MOUNTABLE CURB.
12. ALL INTERSECTIONS REQUIRE ADA HANDICAP WHEELCHAIR RAMPS.
13. ADDRESSES OR NUMBERS MUST BE LOCATED ON STRUCTURE PLAINLY VISIBLE FROM THE STREET OR ROADWAY.
14. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HISTORIC RESOURCES LOCATED ON SITE.
15. TOPOGRAPHIC INFORMATION PROVIDED BY US
16. ELECTRICAL SERVICE WILL BE UNDERGROUND.
17. A FENCE WILL BE REQUIRED IF PROPOSED PONDS ARE IN EQUAL OR GREATER THAN 4' DEEP.
18. BOUNDARY SURVEY PREPARED BY PRIME ENGINEERING, DATED 5-27-03.
19. NATURAL FEATURES INCLUDE THE EXISTING LAKE WITH ASSOCIATED BUFFERS, STATE WATERS WITH ASSOCIATED BUFFERS AND EXISTING STRUCTURES AS SHOWN ON PLAN. TO THE BEST OF OUR KNOWLEDGE; THERE ARE NO CEMETARIES, WETLANDS, ARCHEOLOGICAL RESOURCES OR ROCK OUTCROPPINGS LOCATED ON SITE.
20. ALL WORK SHALL COMPLY WITH APPLICABLE STATE, FEDERAL AND LOCAL CODES.
21. ALL MATERIALS AND CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE DEKALB COUNTY STANDARDS AND THE GEORGIA DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
22. DEVIATION FROM THESE PLANS AND SPECIFICATIONS WITHOUT THE PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
23. THERE MAY BE ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR LOCATIONS SHOWN AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS AND NECESSARY INVERTS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
24. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE DEPARTMENT OF THE UTILITY COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATIONS AND LIAISON WITH UTILITY COMPANIES IN THE PROCESS OF LOCATING, RELOCATING AND TIE-IN TO THE PUBLIC UTILITIES.
25. IF CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE ENGINEER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
26. THE CONTRACTOR SHALL TELEPHONE TOLL FREE 1-800-282-7411 A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY EXCAVATION AS SHOWN AND NOTED ON THE PLANS FOR A UTILITY LOCATION SERVICE. IN THE CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO NOTIFY THE OWNER'S REPRESENTATIVE AND ENGINEER. LAND DISTURBANCE PERMIT TO BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION.
27. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A MARKED-UP SET OF DESIGN DRAWINGS SHOWNG ALL "AS-BUILT" CONDITIONS.
28. THESE "RECORD DRAWINGS" SHALL BE MADE AVAILABLE TO THE DESIGNER AND/OR THE COUNTY INSPECTOR UPON REQUEST.
29. THE MARKUPS SHALL BE AT THE SITE AT ALL TIMES AND SHALL BE UTILIZED BY THE CONTRACTOR TO DEVELOP FINAL RECORD DRAWINGS.
30. STUMPS AND CONSTRUCTION DEBRIS SHALL BE DEPOSITED IN A PROPERLY PERMITTED LANDFILL.
31. NO BURY PITS ALLOWED ON THIS SITE.
32. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL SPOT ELEVATIONS ARE TO THE BOTTOM FACE CURB AND/OR PAVEMENT. A FINAL INSPECTION WILL BE MADE BASED ON THE APPROVED PLANS.
33. ALL CHANGES TO THE APPROVED PLANS MUST BE MADE IN WRITING SO THAT THESE CHANGES MAY BE REVIEWED BEFORE APPROVAL.
34. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR COMPLIANCE WITH THE CORPS OF ENGINEERS REQUIREMENTS REGARDING WETLANDS. EXISTING SEPTIC TANK(S) WILL BE REMOVED AS PER DEKALB COUNTY ENVIRONMENTAL HEALTH DEPARTMENT REQUIREMENTS. TO THE BEST OF OUR KNOWLEDGE,
35. NO INERT WASTE BURY PITS EXIST ON SITE.
36. WATER QUALITY WILL BE TREATED ON SITE BY SNOUT RETROFITS IN THE STORM DRAINAGE SYSTEM AND INDIVIDUAL WATER QUALITY TRENCHES WILL BE PROVIDED ON EACH LOT.
37. ALL STREET INTERSECTIONS REQUIRE ADA HANDICAP WHEELCHAIR RAMPS.
38. SUBDIVISION WILL BE SUBJECT TO PRIVATE COVENANTS AND A MANDATORY HOMEOWNER'S ASSOCIATION.
39. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION OF DEKALB COUNTY ROADS.

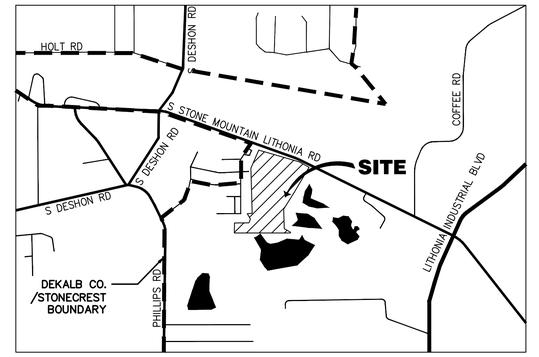
PRELIMINARY PLAT
FOR
STONECREST ESTATES SUBDIVISION
PHASE 1
LAND LOT 101 & 124, 16th DISTRICT
CITY OF STONECREST
TAX PARCEL ID: 16 124 02 001

CITY ZONING: C-1 AND MR-1 (COND.)

(CASE# CZ07-13333; PREVIOUS COUNTY ZONED C-1 AND RM-100 (COND.) CASE# CZ04056)



FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER F.I.R.M. DEKALB COUNTY, GEORGIA (UNICORPORATED AREAS), COMMUNITY PANEL NO'S. 13089C0157J DATED 5-16-2013 AND 13089C0176K DATED 12-8-2016



VICINITY MAP
1" = 400'

KEY SHEET
SHEET 1: COVER
SHEET 2: ZONING CASE
SHEET 3, 4 & 5: PRELIMINARY PLAT
SHEET 6: PARCEL ACREAGE
SHEET 7: TREE SURVEY
SHEET 8: LOT CALLS

MR-1 SETBACKS
SETBACKS REQUIREMENTS BELOW ARE FROM STONECREST ZONING ORDINANCE SECTION 2.11.2 TABLE 2.4.

SINGLE-FAMILY DETACHED/ATTACHED ON INTERNAL LOTS:
FRONT = 15- TO 25-FEET
SIDE = 3-FEET WITH MINIMUM 10-FEET BETWEEN BUILDINGS
REAR = 20-FEET

MR-1 TRANSITIONAL BUFFERS
BUFFER REQUIREMENTS BELOW ARE FROM STONECREST ZONING ORDINANCE SECTION 5.D TABLE 5.2(a) & (B) AND SECTION 2.2.1 TABLE 2.2
TO THOROUGHFARE = 50-FEET
TO MR-1 = 30-FEET (B)
TO R-100(R) = 30-FEET (B)
TO C-1 & M = N/A

THE UNDERSIGNED, UPON OATH, STATES THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT. NO LOTS PLATTED ARE NONCONFORMING OR WILL RESULT IN ANY NONCONFORMING LOTS.

OWNER _____ DATE _____

OWNER/ DEVELOPER:
ACE HOMES, LLC

ADDRESS:
5945 PEACHTREE CORNERS EAST
NORCROSS, GA, 30071
CONTACT:
MEHBS OMAR
678-249-8971

CIVIL ENGINEER & SURVEYOR:

PRIME ENGINEERING, INC.
3715 NORTHSIDE PARKWAY
300 NORTHCREEK, SUITE 200
ATLANTA, GEORGIA 30318
CONTACT: ROBERT R. MACPHERSON
PHONE: (404) 425-7100

SURVEY REFERENCES:
1. DEEDS AND PLATS AS SHOWN HEREON DEKALB COUNTY, GEORGIA TAX RECORDS.
2. PLAT OF SURVEY BY SOUTHEASTERN ENGINEERING, INC. FOR JOSHUA LANDING, LLC
3. DEED BOOK 24732 PAGE 268

DATES OF FIELD WORK:
THE FIELD WORK USED TO RESOLVE AND PRODUCE THIS SURVEY WAS OBTAINED IN THE FIELD BETWEEN THE DATES OF JUNE 8TH. AND JUNE 19TH. 2020

CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,217 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT AND WAS NOT ADJUSTED. A TRIMBLE S-6 WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 124,342 FEET.

DEPARTMENT OF PLANNING

THIS SKETCH PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF DEKALB COUNTY, ON THIS_____DAY OF_____2021

(DIRECTOR) PLANNING COMMISSION CHAIRMAN
DEKALB COUNTY, GEORGIA

AREA SUMMARY
TOTAL AREA PHASE 1= 1,409,995 SQ. FT. OR 32.37 ACRES
TOTAL OPEN SPACES AREA PHASE 1= 14.09 ACRES

SURVEYORS CERTIFICATION

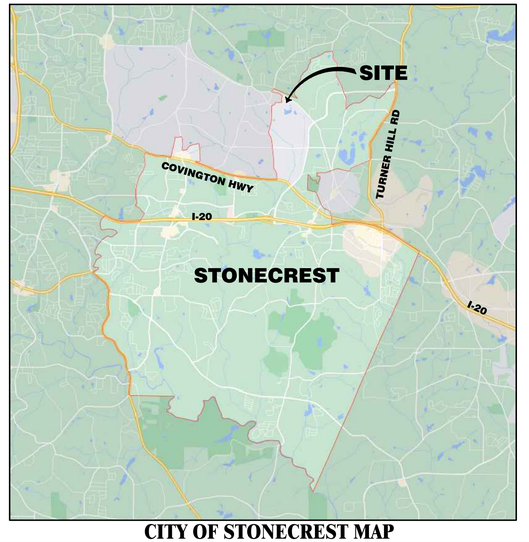
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements heron. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as set forth in O.C.G.A. section 15-6-67.

GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL J. BARGER

07/18/2022
GA. REG. L.S. LIC. NO. 2958 DATED:

SITE NOTES

TOTAL AREA OF PROPERTY	70.03 ACRES
TOTAL AREA OF EXISTING COMMERCIAL	3.73 ACRES
TOTAL AREA OF PROPOSED COMMERCIAL	2.35 ACRES
TOTAL AREA OF EXISTING RESIDENTIAL	66.30 ACRES
TOTAL AREA OF PROPOSED RESIDENTIAL	67.68 ACRES
# OF SINGLE FAMILY - ATTACHED (20'x48')	57
# OF SINGLE FAMILY - ATTACHED (25'x48')	74
# OF SINGLE FAMILY - DETACHED	198
TOTAL # OF UNITS	330
SIZE OF SINGLE FAMILY - DETACHED	30' x 48' - 1440sf
LOT SIZE - SINGLE FAMILY - DETACHED	40' x 88'-100'
FRONT SETBACK	20'
SIDE SETBACK	5'
BACKYARD	20'
DENSITY	4.93 UNITS/ ACRE
OPEN SPACE	20.86 ACRES
OPEN SPACE %	29.8%



CITY OF STONECREST MAP

PRIME ENGINEERING® INCORPORATED
3715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT: STONECREST ESTATES PHASE 1

PREPARED FOR: CRAFT HOMES, LLC

SEAL: GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL J. BARGER

DATE: 9/07/21

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DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN: LAND LOT 101 & 1024, 16TH DISTRICT CITY OF STONECREST DEKALB COUNTY GA.

DRAWING DATE 09/07/2021	DRAWN BY JMK		
DRAWING SCALE 1" = 40'	DESIGNED BY MB	CHECKED BY MB	
PROJECT NUMBER 1445-0002	DRAWING NUMBER SHEET 1 OF 8		

NOT ISSUED FOR CONSTRUCTION

R:\1445-0002 Craft HB-300 Unit Subdivision\2 SURVEY\PRELIM PLAT-30-2 1445-0002.dwg Thu, 07/21/22 11:22 AM

DeKalb County Planning & Development Department
330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404)371-2155 or (404)371-2813 (Fax)

The Honorable Vernon Jones, Chief Executive Officer — Patrick Ejike, Director

ZONING ANALYSIS

Case No: Z-07-13333 — Agenda #: N-27

Location / Address: On the south side of Stone Mountain Lithonia Road east of its intersection with South DeShon Road. — Commission District: 5 Super District: 7

Parcel - ID: 16-124-02-001

Request: To modify conditions of zoning from RM-100 (cond) to RM-100 (cond.) to allow the development of the property with a new site plan.

Property Owner: Benchmark Group C/O The Battle Law Group

Applicant / Agent: Benchmark Group C/O The Battle Law Group

Acreage: 70.71

Existing Land Use: The subject property is undeveloped and supports a stand of hardwood and pine forest.

Surrounding Properties: The subject property is bounded on the north by commercial uses that include a gas station/convenience store; the south and west by single family residential uses;and on the east by industrial and commercial land uses.

Adjacent Zoning: North: C-2 South: R-100 East: M West: R-A8
North-East: M North-West: South-East: South-West: R-100

Comprehensive Plan: LMR [X] Consistent [ ] Inconsistent

Proposed Density / Acre: 5 units /acre	Existing Density / Acre: NA
Proposed Units / Square ft: 335 units	Existing Units / Square ft: NA

Zoning History
The subject parcel was included in zoning application CZ-04056. The applicant applied for a change in the zoning map from R-100 & C-1 (conditional) to RM-100 (conditional) PD-Approval with conditions P.C. Approval with conditions; BOC-Nov 22, 2004- Approval with Conditions

Planning and Development Department Recommendation:
DENIAL: Based on the submitted plan and information, the proposed modification does not meet the requirements of the DeKalb County Zoning. Zoning case #CZ-04056 was presented to the Planning Department, Community Council, Planning Commission and the Board of Commissioners during 2004. After the required public review and input process, the Board of Commissioners, on November 22, 2004, approved the zoning petition with four conditions. The decision to approve the zoning petition was based on the site plan that was presented to during the zoning review cycle. The applicant now seeks to make major revisions to the approved site plan. Additionally, the applicant is introducing a residential building type that is not currently addressed in our Code of Ordinance. The applicant proposes to develop single family detached condominium units. The Zoning Ordinance does not allow for such a residential product type. The Condominium Act states that local government

05/22/2007 Prepared By Page 1 Z-07-13333 / N-27

cannot treat condo's any different from fee simple products. It should be noted that in DeKalb County, single family detached dwelling units are located on an individual lot that meets the minimum lot area and width, with an individual driveways, accessed from a public street.
To allow for single family detached residential units in a condo's, product on the project site access via a privated drive, would contrary to the Condominium Act, the Zoning Ordinance, and would be treating the proposed project (multi-family project containing single family detached condo's) differently than we do single family residential dwelling units located on individual lots accessed via public street, and has to go through the sketch plat process. This type of development would be treated as a multi-family development project on a large tract of land, and would not have to go through the Sketch Plat process. Therefore, it is the recommendation of the Planning and Development Department that the modification be Denied.

SITE ANALYSIS:
The project site is located in an area of unincorporated DeKalb County that has a mix of zoning districts and land uses. The surrounding area has witnessed an increase in housing types. Single family detached and multi-family residential on both large and small lots predominate in this area. The surrounding area appears to be transitioning from commercial and industrial uses to residential uses.

PROJECT ANALYSIS
The project applicant is requesting an Amendment to Official Zoning Map pursuant to Section 27-821 of the DeKalb County Zoning Ordinance, to amend the Official Zoning Map designation from the RM-100 conditional (Multi-Family Residential) District to the RM-100 conditional (Multi-Family Residential) District in order to remove the condition of zoning imposed by the Board of Commissioners on November 22, 2004. Zoning case File CZ-04056 was approved based upon a site plan entitled "Joshua's Landing" prepared by Martin Riley Associates, Architects, PC dated August 27, 2004 and marked received October 5, 2004. The applicant for this petition seeks to have this condition of zoning removed in order to develop the property under a new site plan. The applicant seeks to develop the property for use as a multi-family residential community with a total of 335 residential units at a density of 4.88 units per acre. The approved site plan proposed a total number of 480 units at a density of 7.13 units per acre. The applicant is proposing that the entire development be a condominium community with both detached and attached units. The applicant states that the approved site plan was not drawn to scale and illustrated a configuration that was unachievable based on site conditions. According to the applicant, the new site plan is based on the site conditions and offers a more marketable product type and mix.

CONDITIONS REQUESTED BY APPLICANT
The applicant is seeking the removal of conditions which were imposed in zoning case CZ-04

ZONING ANALYSIS
The project applicant is requesting to modify the existing site plan containing townhomes, single family detached residential dwellings on individual lots, and a senior living facility, to allow for a single family detached condominium form of ownership. The Condominium Act states that local government cannot treat condo's any different than fee simple products. It should be noted that in DeKalb County, single family detached dwelling unit are located on an individual lot that meets the minimum lot area and width, with an individual driveways, accessed from a public street.

To allow for single family detached residential units in a condo's, product on the project site access via a privated drive, would contrary to the Condominium Act, the Zoning Ordinance, and would be treating the proposed multi-family project (single family detached condo's) differently than we do single family residential dwelling units located on the individual lots and located on a public street, and has to go through the sketch plat process.

LAND USE PLAN CONSISTENCY

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DEKALB COUNTY PUBLIC WORKS DEPARTMENT

TRAFFIC:
Category:
Street Name:
Trips Generated: Existing Zoning: TPD Proposed Zoning: TPD

WATER:
Size of main serving property:

SEWER:
Outfall Serving Project:
Is Sewer adjacent to this property
Treatment Plant:

WASTE GENERATION IF RESIDENTIAL:
Capacity: MGPD Current Flow: MGPD

DRAINAGE:

COUNTY DEPARTMENT DIVISION COMMENTS OR RECOMMENDATIONS
DIVISION OF ENVIRONMENTAL HEALTH:
No information was submitted at the writing of the staff analysis.

DEKALB COUNTY BOARD OF EDUCATION
SCHOOL:
High School Middle School Elementary School
Name of School:

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Section 27-832 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to official zoning map" states that the following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the zoning maps:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.
Based on the submitted information, it appears that the zoning proposal would be in conformity with the policy and intent of the comprehensive plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:
Based on the submitted information, it appears that the zoning proposal would permit a use that is suitable in view of the uses and development of adjacent and nearby properties.

C. Whether the property to be affected by zoning proposal has a reasonable economics use as currently zoned:
Based on the submitted information, it does not appear possible for the zoning analysis staff to determine whether the property has a reasonable economics use as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:
Based on the submitted information it does not appear that the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property. The proposed change in the conditions of case CZ-04056 would reduce the number of units and the proposed density than the site plan that was approved in 2004.

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

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal
There does not appear to be other existing or changing conditions affecting the use and development of the property, which give supporting grounds for approval of the zoning proposal.

G. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources
Based on the submitted information it does not appear that the project proposal would adversely affect historic buildings, sites, or archaeological resources.

H. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
Based on the submitted information, it does not appear that the zoning proposal could result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

PLANNING AND DEVELOPMENT DEPARTMENT RECOMMENDATION:
DENIAL: Based on the submitted plan and information, the proposed modification does not meet the requirements of the DeKalb County Zoning. Zoning case #CZ-04056 was presented to the Planning Department, Community Council, Planning Commission and the Board of Commissioners during 2004. After the required public review and input process, the Board of

05/22/2007 Prepared By Page 5 Z-07-13333 / N-27

Commissioners, on November 22, 2004, approved the zoning petition with four conditions. The decision to approve the zoning petition was based on the site plan that was presented to during the zoning review cycle. The applicant now seeks to make major revisions to the approved site plan. Additionally, the applicant is introducing a residential building type that is not currently addressed in our Code of Ordinance. The applicant proposes to develop single family detached condominium units. The Zoning Ordinance does not allow for such a residential product type. The Condominium Act states that local government cannot treat condo's any different than fee simple products. It should be noted that in DeKalb County, single family detached dwelling units are located on an individual lot that meets the minimum lot areas and width, with an individual driveways, accessed from a public street.
To allow for single family detached residential units in a condo's, product on the project site access via a privated drive, would contrary to the Condominium Act, the Zoning Ordinance, and would be treating the proposed project (multi-family project containing single family detached condo's) differently than we do single family residential dwelling units located on individual lots accessed via public street, and has to go through the sketch plat process. This type of development would be treated as a multi-family development project on a large tract of land, and would not have to go through the Sketch Plat process.
Therefore, it is the recommendation of the Planning and Development Department that the modification be Denied.

ATTACHMENTS:
Zoning Analysis
Letter of Intent
Site Plan
Zoning Map
Land Use Map
Plotmetry

05/22/2007 Prepared By Page 6 Z-07-13333 / N-27

DeKalb County Planning & Development Department
Vernon Jones, Chief Executive Officer — Patrick Ejike, Director

Z-07-13333

APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

Z/C2 No. _____ Filing Fee: _____
Date Received: _____ Application No.: _____
Applicant: Benchmark Group E-Mail: _____
(Applicant Name Address)
c/o The Battle Law Group, PC
68 N. Avondale Road, Suite D, Avondale Estates, Ga 30002
Applicant Phone: 404.299.6960 Fax: 404.299.6114
Owner(s): See Exhibit A E-Mail: battlelaw@aol.com
(If more than one owner, attach as Exhibit "A")
Owner's Mailing Address:
Owner(s) Phone: Fax:
Address/Location of Subject Property: 2261 Stone Mountain Lithonia Road & Phillips Road
District(s): 16 Land Lot(s): 124, 101 Block: ~~02,03~~ Parcel(s): 16 124 02 101, ~~16 101 03 011~~
Acreage: ~~70.71~~ Commission District(s): 5,7
Present Zoning Category: RM-100(cond.) Proposed Zoning Category: RM-100(cond.)
Present Land Use Category: MDR

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:
Have you the applicant made $250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? _____ Yes X No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

NOTARY _____ SIGNATURE OF APPLICANT / DATE

EXPIRATION DATE / SEAL _____ Check One: Owner _____ Agent _____

330 West Ponce de Leon Ave., Suite 500, Decatur, GA 30030-3221
Voice (404) 371-2155 Fax (404) 371-2813
www.co.dekalb.ga.us/planning

EXHIBIT A
OWNER INFORMATION

Parcels/ Address: 16 124 02 001
2261 Stone Mountain Lithonia Road, Lithonia 30058
16 101 03 011
0 Phillips Road, Lithonia 30058

Owner: Joshua Landing, LLC
Patrick Frohling
6165 Riverside Dr NW
Atlanta, Georgia 30328-3621
770.231.6141
frohlin@bellsouth.net

Applicant: Benchmark Group
Bucky Davis
6111 Peachtree Dunwoody Road
Building F, Suite 102
Atlanta, Ga 30328
770.393.3984
Buckdavis1@comcast.net

Contact Information:

DeKalb County Planning & Development Department
Vernon Jones, Chief Executive Officer — Patrick Ejike, Director

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is not the owner of the property.

DATE: 3/9/07

CHECK TYPE OF APPLICATION:
( ) LAND USE PLAN
( ) REZONE
( ) MINOR MODIFICATION

TO WHOM IT MAY CONCERN:
(I) / (WE) Joshua Landing, LLC; Patrick Frohling - Mgr
[Name of owner(s)]
being (owner)/(owners) of the property described below or attached hereby delegate authority to
Benchmark
[Name of Applicant or Representative]
to file an application on (my) / (our) behalf.

Notary Public — Owner
Notary Public — Owner
Notary Public — Owner

330 West Ponce de Leon Ave., Suite 500, Decatur, GA 30030-3221
Voice (404) 371-2155 Fax (404) 371-2813
www.co.dekalb.ga.us/planning

PRIME ENGINEERING INCORPORATED
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT:
STONECREST ESTATES PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL

REGISTERED PROFESSIONAL ENGINEER — MICHAEL BARKER — NO. 2958 — STATE OF GEORGIA

DATE: 9/07/21

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DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWN BY: JMK	DRAWING DATE: 09/07/2021
DESIGNED BY: MB	DRAWING SCALE: 1" = 40'
CHECKED BY: MB	PROJECT NUMBER: 1445-0002
DRAWING NUMBER: SHEET 2 OF 8	

NOT ISSUED FOR CONSTRUCTION

R:\1445-0002 Craft HB-300 Unit Subdivision\2 SURVEY\PRELIM PLAT-30-2 1445-0002.dwg Thu, 07/21/22 11:24 AM

STONE MOUNTAIN LITHONIA ROAD SOUTH
VARIABLE RIGHT OF WAY

LEGEND

CMF	CONCRETE MARKER FOUND
BM	BENCH MARK
○	PROPERTY CORNER
	POWER POLE
	YARD LIGHT
	LIGHT POLE
	GUY WIRE
GUY	GUY POLE
EB	EXISTING ELEC BOX/TRANS
CA	CATV PEDESTAL
FO	FIBER OPTIC BOX
ELEM	ELECTRICITY METER
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
OCS	OUTLET CONTROL STRUCTURE
J-BOX	JUNCTION BOX
DI	DROP INLET
YI	YARD INLET
WI	WEIR INLET
INV EL	INVERT ELEVATION
PAD	CONCRETE PAD
C&G	CURB & GUTTER
GAM	GAS METER

LL	LAND LOT LINE
-x-x-	FENCE
T	TELEPHONE LINE
ROW	RIGHT OF WAY
℄	CENTER LINE
P	PROPERTY LINE
CHLF	CHAIN LINK FENCE
CRW	CONCRETE RETAINING WALL
	SIGN
	FIRE HYDRANT
	WATER VALVE
	WATER METER
IRV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
BOL	BOLLARD
Ⓒ	COMMUNICATION MANHOLE
Ⓔ	ELECTRIC MANHOLE
Ⓕ	FUEL MANHOLE
Ⓖ	GAS MANHOLE
Ⓢ	SANITARY MANHOLE
	TELEPHONE MARKER

GRID NORTH

GRAPHIC SCALE
0 20 40 80 120 160

JADE WAY 50' R/W (PUBLIC)
ONYX ROAD 50' R/W (PUBLIC)
GARNET DRIVE 50' R/W (PUBLIC)
OPAL DR 50' R/W (PUBLIC)

RIGHT OF WAY DEDICATION
OLD RIGHT OF WAY
NEW R/W
APPROX. LLL LL 125
LL 124
APPROX. LLL LL 101
APPROX. LLL LL 124

OPEN SPACE AREA "A" 17,202 SQ. FT. 0.39 AC.
OPEN SPACE AREA "B" 5,060 SQ. FT. 0.11 AC.
OPEN SPACE AREA "C" 20,848 SQ. FT. 0.48 AC.

30' UNDISTURBED TREE BUFFER
20' D.E.
20' B.L.
10' D.E.

GRACE COMMUNITY CHURCH D.B. 22079 PG. 56 ZONED: R
N/F DOZIER JOHN MUNITES D.B. 27975 PG. 162 ZONED: R
N. or F. PARKIN BURCHAM ZONED: C-2
N. or F. AL-SABAH CORPORATION ZONED: C-1
N. or F. ALL AROUND BODY SHOP INC ZONED: M
N. or F. DEKALB COUNTY D.B. 7879 PG. 230 ZONED: R100

1218.55'
N1°36'11"W

N64°15'17"W 3.73'
L=21.27' R=13.50' Chd=19.14' CB=N19°06'43"W
S64°14'03"E 75.57'
N64°11'59"W 24.04'
N63°55'03"W 75.02'
N64°06'40"W 64.18'
N63°59'37"W 78.51'
N63°35'23"W 76.23'
N63°11'35"W 83.73'
N63°10'11"W 66.14'
N61°35'33"W 50.13'
N60°51'38"W 66.54'
N59°39'53"W 38.03'
N58°25'31"W 16.09'
L=23.79' R=13.50' Chd=20.83' CB=N7°56'18"W
L=12.28' R=13.50' Chd=11.86' CB=S82°59'22"E
S56°56'17"E 42.69'
S57°05'44"E 76.26'
S56°59'39"E 66.58'
S56°59'39"E 23.47'
S55°57'55"E 78.25'
S55°29'31"E 87.80'
N26°01'50"E 14.63'
N26°01'50"E 29.17'
N88°23'49"E 20.35'
N88°23'49"E 48.00'
N1°36'11"W 175.00'
N59°16'51"W 48.00'
S57°54'40"E 14.41'
N66°57'21"E 18.63'
N66°57'21"E 18.63'
N44°44'14"E 71.79'
S32°05'20"W 43.01'
N32°05'20"E 6.68'
S59°02'19"E 134.01'
S0°43'13"E 40.25'
S0°43'13"E 8.84'
S3°21'53"W 36.01'
S0°43'13"E 40.73'
S0°43'13"E 31.88'
S63°02'54"E 65.50'
S63°02'54"E 55.12'
S32°05'20"W 44.24'
N30°43'09"E 90.60'
N30°43'09"E 54.99'
N30°43'09"E 34.08'
N71°49'10"W 96.61'
N85°47'50"W 104.62'
S89°16'47"W 106.00'
S89°16'47"W 88.00'
N0°43'13"W 24.43'
N0°43'13"W 40.73'
N0°43'13"W 40.73'
N0°43'13"W 40.73'
N63°02'54"W 117.08'
N63°02'54"W 200.00'
N63°02'54"E 200.00'
N63°02'54"E 200.00'
N26°57'06"E 88.00'
N26°57'06"E 88.00'
N26°57'06"E 88.00'
N26°57'06"E 88.00'
N1°36'11"W 1218.55'

L=5.32' R=117.89' Chd=5.32' CB=S30°46'46"W

OUT PARCEL
116,575 SQ FT
2.68 AC.
ZONING: C-1

1 4985 SQ FT 0.11 AC.
2 4369 SQ FT 0.10 AC.
3 5438 SQ FT 0.12 AC.
4 4730 SQ FT 0.11 AC.
5 4267 SQ FT 0.10 AC.
6 4267 SQ FT 0.10 AC.
7 4267 SQ FT 0.10 AC.
46 3584 SQ FT 0.08 AC.
47 3584 SQ FT 0.08 AC.
48 3584 SQ FT 0.08 AC.
49 5372 SQ FT 0.12 AC.

PROPOSED SANITARY SEWER EAEMENT
PROPOSED RETAINING WALL
75' CITY STREAM BUFFER
50' CITY STREAM BUFFER
25' STREAM BUFFER
55' TRANSITIONAL EASEMENT
30' SETBACK
50' SETBACK
RIGHT OF WAY DEDICATION

MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 4

R:\1445-0002 Croft HB-300 Unit Subdivision\2 SURVEY\PRELIM PLAT-30-2 1445-0002.dwg Thu, 07/21/22 11:26 AM

PRIME ENGINEERING INCORPORATED
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT:
STONECREST ESTATES
PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL
REGISTERED GEORGIA
NO. 2988
LAND SURVEYOR
MICHAEL J. BROOKS
DATE: 9/07/21

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DRAWING TITLE
PRELIMINARY PLAT
FOR
STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWING DATE	09/07/2021	DRAWN BY	JMK
DRAWING SCALE	1" = 40'	DESIGNED BY	MB
PROJECT NUMBER	1445-0002	CHECKED BY	MB
DRAWING NUMBER	SHEET 3 OF 8		

NOT ISSUED FOR CONSTRUCTION

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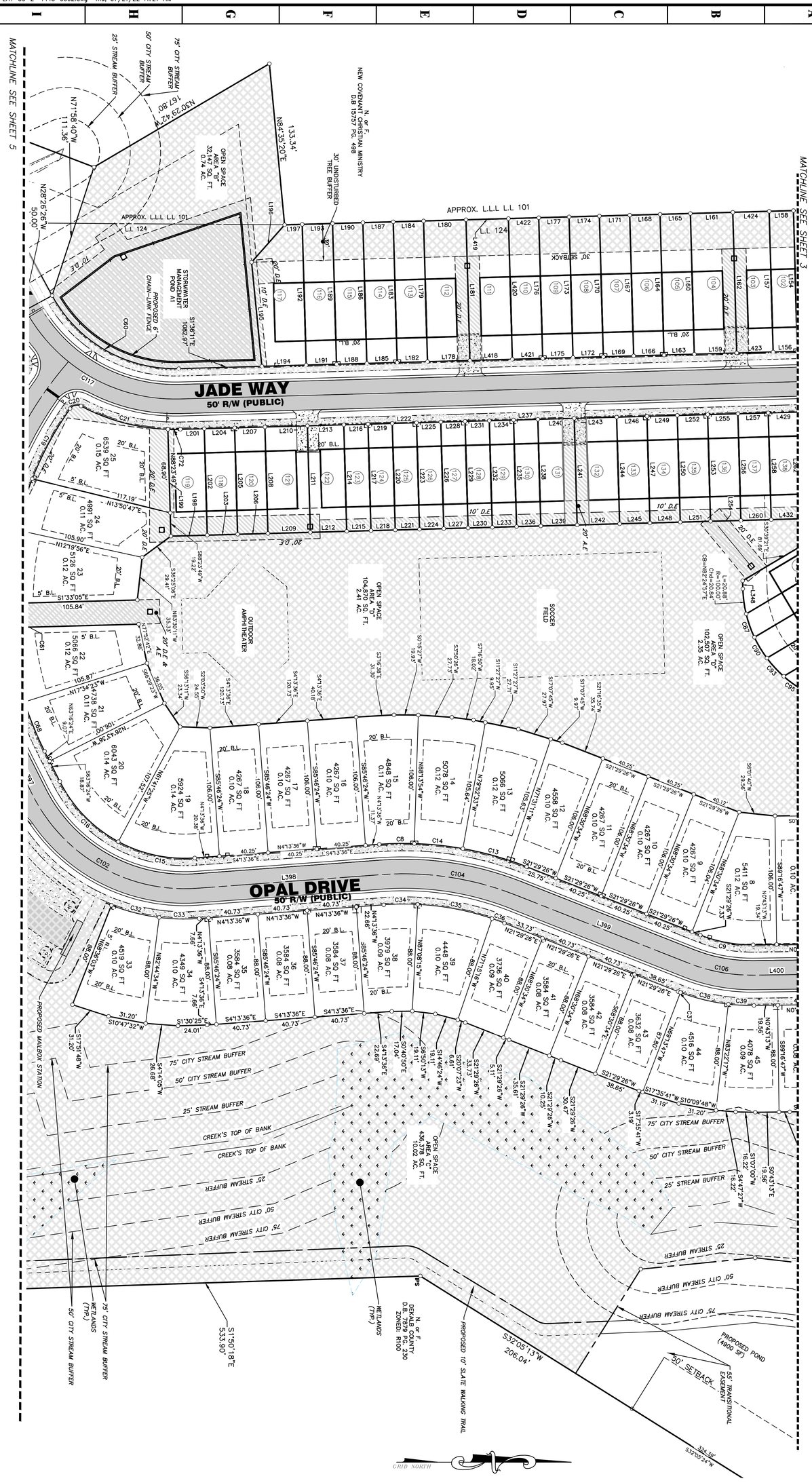

DRAWING DATE	09/07/2021
DRAWN BY	JMK
DRAWING SCALE	1" = 40'
DESIGNED BY	MB
PROJECT NUMBER	1445-0002
CHECKED BY	MB
DRAWING NUMBER	SHEET 4 OF 8
NOT ISSUED FOR CONSTRUCTION	

DRAWING TITLE

PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1

LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

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SEAL

GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL J. BARGERON

DATE: 9/07/21

PROJECT:

STONECREST ESTATES PHASE 1

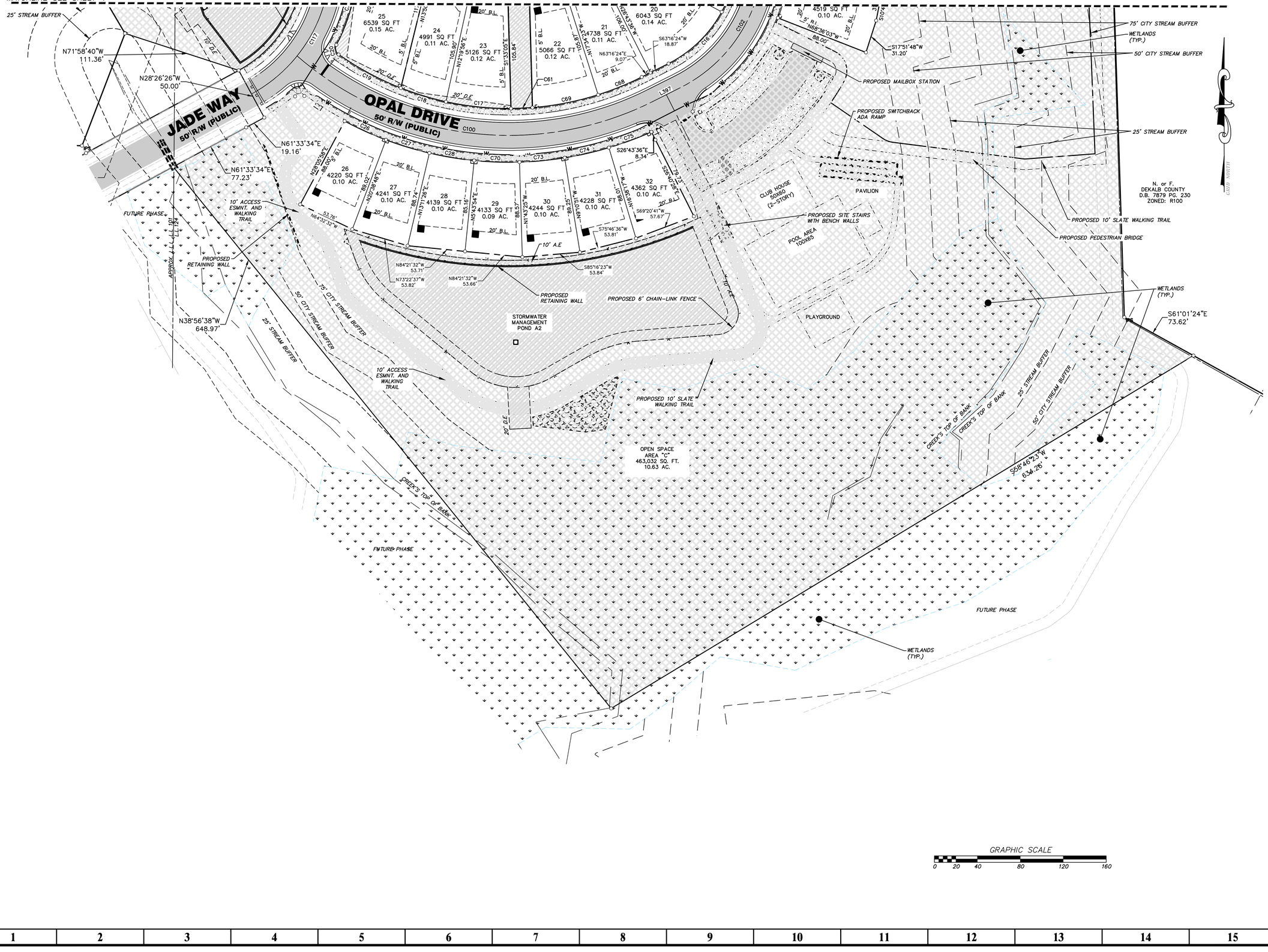
PREPARED FOR:

CRAFT HOMES, LLC

PRIME ENGINEERING INCORPORATED
3715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

Item XII. c.

MATCHLINE SEE SHEET 4



GRAPHIC SCALE
0 20 40 80 120 160

PRIME ENGINEERING
INCORPORATED
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT:
STONECREST ESTATES PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL

GEORGIA REGISTERED NO. 2958 LAND SURVEYOR MICHAEL BARGER

DATE: 9/07/21

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DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWN BY	JMK
DESIGNED BY	MB
CHECKED BY	MB
DRAWING DATE	09/07/2021
DRAWING SCALE	1" = 40'
PROJECT NUMBER	1445-0002
DRAWING NUMBER	SHEET 5 OF 8

NOT ISSUED FOR CONSTRUCTION

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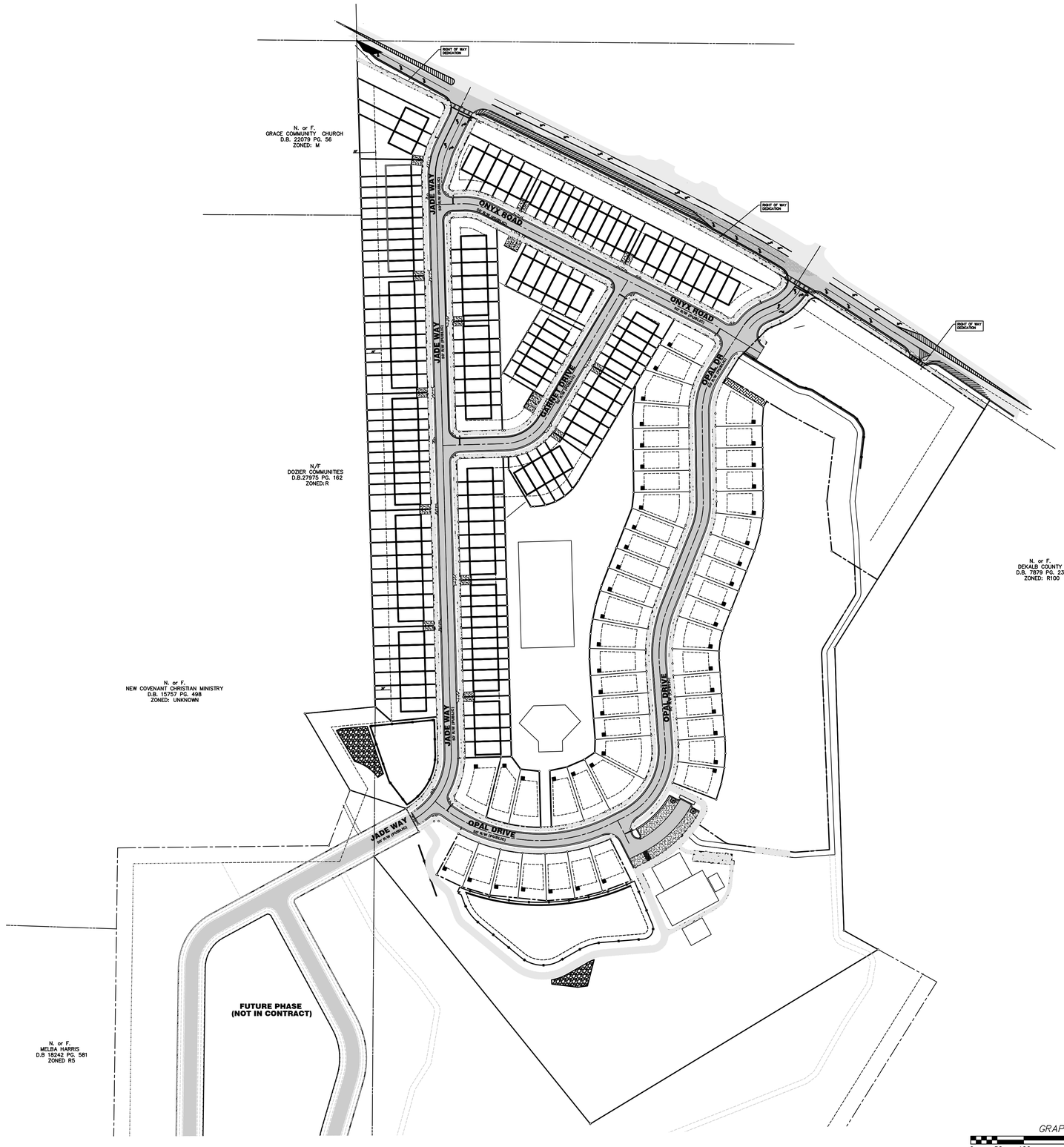

Parcel Area Table		
Parcel #	AREA SQ. FT.	AREA AC.
50	5409 SQ. FT.	0.12 AC.
51	2200 SQ. FT.	0.05 AC.
52	2200 SQ. FT.	0.05 AC.
53	2200 SQ. FT.	0.05 AC.
54	2200 SQ. FT.	0.05 AC.
55	2200 SQ. FT.	0.05 AC.
56	2200 SQ. FT.	0.05 AC.
57	3080 SQ. FT.	0.07 AC.
58	2640 SQ. FT.	0.06 AC.
59	1760 SQ. FT.	0.04 AC.
60	1760 SQ. FT.	0.04 AC.
61	1760 SQ. FT.	0.04 AC.
62	1760 SQ. FT.	0.04 AC.
63	1760 SQ. FT.	0.04 AC.
64	1760 SQ. FT.	0.04 AC.
65	1760 SQ. FT.	0.04 AC.
66	1760 SQ. FT.	0.04 AC.
67	2642 SQ. FT.	0.06 AC.
68	3078 SQ. FT.	0.07 AC.
69	2200 SQ. FT.	0.05 AC.
70	2227 SQ. FT.	0.05 AC.
71	2378 SQ. FT.	0.05 AC.
72	4117 SQ. FT.	0.09 AC.
73	5747 SQ. FT.	0.13 AC.
74	3730 SQ. FT.	0.09 AC.
75	6815 SQ. FT.	0.16 AC.
76	3705 SQ. FT.	0.09 AC.
77	2320 SQ. FT.	0.05 AC.
78	2320 SQ. FT.	0.05 AC.
79	2320 SQ. FT.	0.05 AC.
80	2320 SQ. FT.	0.05 AC.
81	2320 SQ. FT.	0.05 AC.
82	2320 SQ. FT.	0.05 AC.
83	2320 SQ. FT.	0.05 AC.
84	2320 SQ. FT.	0.05 AC.
85	3480 SQ. FT.	0.08 AC.
86	4060 SQ. FT.	0.09 AC.
87	2900 SQ. FT.	0.07 AC.
88	2900 SQ. FT.	0.07 AC.
89	2900 SQ. FT.	0.07 AC.
90	2900 SQ. FT.	0.07 AC.
91	2900 SQ. FT.	0.07 AC.
92	2900 SQ. FT.	0.07 AC.
93	4060 SQ. FT.	0.09 AC.
94	3480 SQ. FT.	0.08 AC.
95	2320 SQ. FT.	0.05 AC.
96	2320 SQ. FT.	0.05 AC.
97	2320 SQ. FT.	0.05 AC.
98	2320 SQ. FT.	0.05 AC.
99	2320 SQ. FT.	0.05 AC.
100	2320 SQ. FT.	0.05 AC.
101	2320 SQ. FT.	0.05 AC.
102	2320 SQ. FT.	0.05 AC.
103	3480 SQ. FT.	0.08 AC.
104	4060 SQ. FT.	0.09 AC.
105	2900 SQ. FT.	0.07 AC.
106	2900 SQ. FT.	0.07 AC.
107	2900 SQ. FT.	0.07 AC.
108	2900 SQ. FT.	0.07 AC.
109	2900 SQ. FT.	0.07 AC.

Parcel Area Table		
Parcel #	AREA SQ. FT.	AREA AC.
110	2900 SQ. FT.	0.07 AC.
111	4060 SQ. FT.	0.09 AC.
112	4060 SQ. FT.	0.09 AC.
113	2900 SQ. FT.	0.07 AC.
114	2900 SQ. FT.	0.07 AC.
115	2900 SQ. FT.	0.07 AC.
116	2900 SQ. FT.	0.07 AC.
117	4263 SQ. FT.	0.10 AC.
118	2195 SQ. FT.	0.05 AC.
119	2635 SQ. FT.	0.06 AC.
120	2195 SQ. FT.	0.05 AC.
121	3074 SQ. FT.	0.07 AC.
122	2635 SQ. FT.	0.06 AC.
123	1757 SQ. FT.	0.04 AC.
124	1757 SQ. FT.	0.04 AC.
125	1758 SQ. FT.	0.04 AC.
126	1758 SQ. FT.	0.04 AC.
127	1758 SQ. FT.	0.04 AC.
128	1758 SQ. FT.	0.04 AC.
129	1758 SQ. FT.	0.04 AC.
130	1758 SQ. FT.	0.04 AC.
131	2638 SQ. FT.	0.06 AC.
132	3076 SQ. FT.	0.07 AC.
133	2199 SQ. FT.	0.05 AC.
134	2199 SQ. FT.	0.05 AC.
135	2200 SQ. FT.	0.05 AC.
136	2200 SQ. FT.	0.05 AC.
137	2200 SQ. FT.	0.05 AC.
138	2200 SQ. FT.	0.05 AC.
139	3953 SQ. FT.	0.09 AC.
140	4235 SQ. FT.	0.10 AC.
141	2200 SQ. FT.	0.05 AC.
142	2200 SQ. FT.	0.05 AC.
143	2200 SQ. FT.	0.05 AC.
144	2200 SQ. FT.	0.05 AC.
145	2200 SQ. FT.	0.05 AC.
146	3080 SQ. FT.	0.07 AC.
147	3080 SQ. FT.	0.07 AC.
148	2200 SQ. FT.	0.05 AC.
149	2200 SQ. FT.	0.05 AC.
150	2200 SQ. FT.	0.05 AC.
151	2200 SQ. FT.	0.05 AC.
152	4796 SQ. FT.	0.11 AC.
153	2200 SQ. FT.	0.05 AC.
154	2200 SQ. FT.	0.05 AC.
155	2200 SQ. FT.	0.05 AC.
156	2200 SQ. FT.	0.05 AC.
157	2200 SQ. FT.	0.05 AC.
158	4091 SQ. FT.	0.09 AC.
159	2773 SQ. FT.	0.06 AC.
160	1760 SQ. FT.	0.04 AC.
161	1760 SQ. FT.	0.04 AC.
162	1760 SQ. FT.	0.04 AC.
163	1760 SQ. FT.	0.04 AC.
164	2640 SQ. FT.	0.06 AC.
165	2157 SQ. FT.	0.05 AC.
166	2558 SQ. FT.	0.06 AC.
167	2135 SQ. FT.	0.05 AC.
168	2102 SQ. FT.	0.05 AC.
169	4160 SQ. FT.	0.10 AC.

Parcel Area Table		
Parcel #	AREA SQ. FT.	AREA AC.
170	3370 SQ. FT.	0.08 AC.
171	2200 SQ. FT.	0.05 AC.
172	2200 SQ. FT.	0.05 AC.
173	2200 SQ. FT.	0.05 AC.
174	3080 SQ. FT.	0.07 AC.
175	2640 SQ. FT.	0.06 AC.
176	1760 SQ. FT.	0.04 AC.
177	1760 SQ. FT.	0.04 AC.
178	1760 SQ. FT.	0.04 AC.
179	1760 SQ. FT.	0.04 AC.
180	3654 SQ. FT.	0.08 AC.

GRID NORTH

PRIME ENGINEERING INCORPORATED
9715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT:
STONECREST ESTATES PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL

REGISTERED GEORGIA LAND SURVEYOR MICHAEL J. BAKER NO. 2858

DATE: 9/07/21

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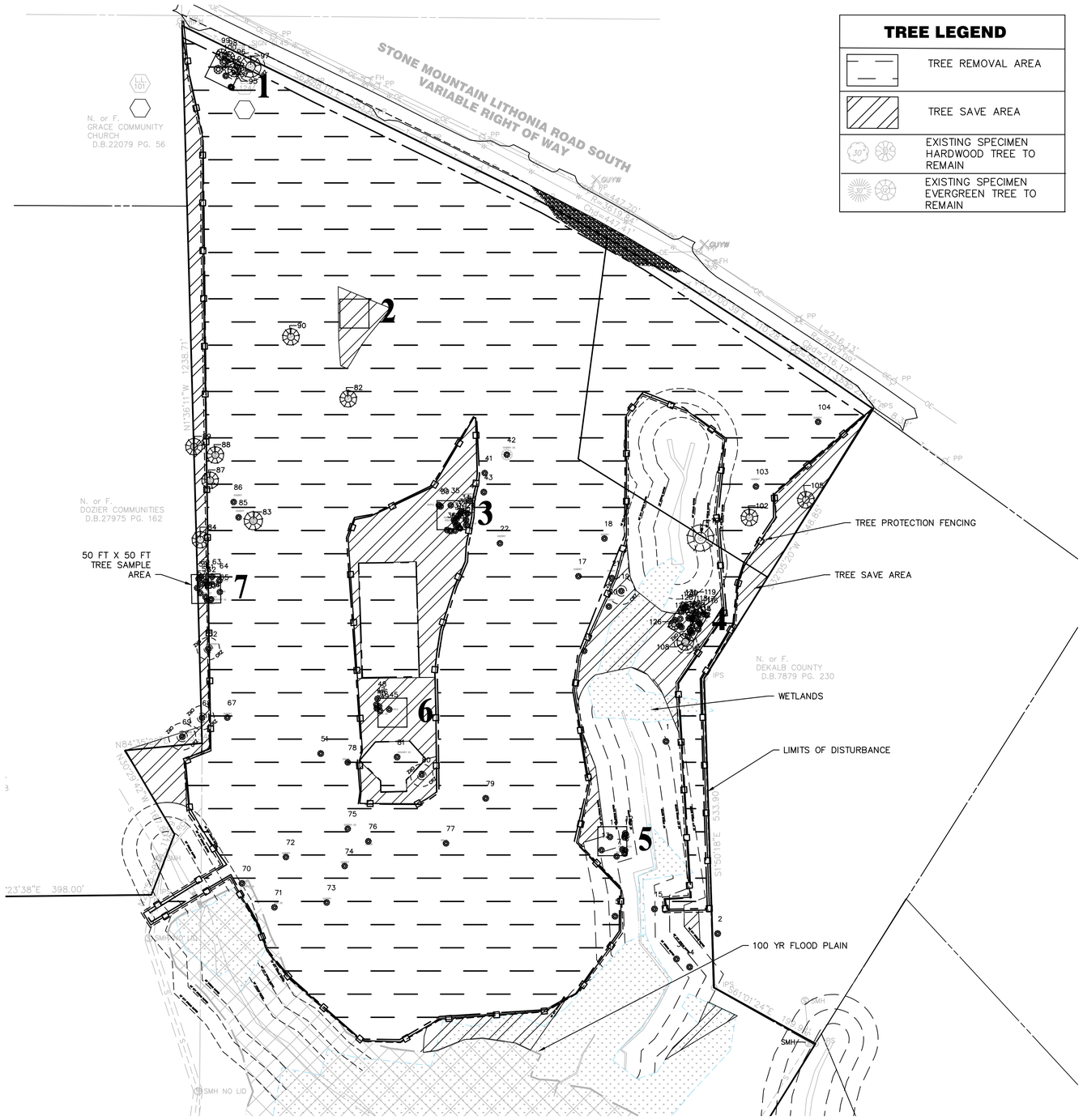
DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWING DATE 09/07/2021	DRAWN BY JMK		
DRAWING SCALE 1" = 100'	DESIGNED BY MB		
PROJECT NUMBER 1445-0002	CHECKED BY MB		
DRAWING NUMBER **SHEET 6 OF 8**			NOT ISSUED FOR CONSTRUCTION

R:\1445-0002 Craft HB-300 Unit Subdivision\2 SURVEY\PRELIM PLAT-30-2 1445-0002.dwg Thu, 07/21/22 11:32 AM



1 **TREE SURVEY**
L-101 **SCALE:1" = 100'**

TREE LEGEND

- TREE REMOVAL AREA
- TREE SAVE AREA
- EXISTING SPECIMEN HARDWOOD TREE TO REMAIN
- EXISTING SPECIMEN EVERGREEN TREE TO REMAIN

TREE DENSITY CALCULATIONS FOR SITE

Site Acreage:	27.4 AC
1 Acre:	43,560 SF
Site SF:	1,193,544 SF

EXISTING SITE DBH CALCULATIONS

Tree Sampling Site (50 FT X 50 FT):	2500 SF
SF PER ACRE	43,560 SF
SAMPLING SITE MULTIPLIER:	17.42
TREE SAMPLING SITE 1:	152 DBH
TREE SAMPLING SITE 2:	0 DBH
TREE SAMPLING SITE 3:	157 DBH
TREE SAMPLING SITE 4:	217 DBH
TREE SAMPLING SITE 5:	NA DBH
TREE SAMPLING SITE 6:	40 DBH
TREE SAMPLING SITE 7:	98 DBH
TOTAL SAMPLE AREA AVERAGE:	110.7 DBH
EXISTING TREE DBH/ ACRE:	1927.8 DBH

SPECIMEN TREE SURVEY

Tree ID Number	LOCATION		GENUS	DBH	STATUS	TREE DENSITY UNITS
	NORTHING	EASTING				
1	1360436.185	2309428.734	PINE	30	SAVE	9.8
2	1360104.419	2309517.878	PINE	30	SAVE	9.8
3	1360060.625	2309446.821	PINE	30	SAVE	9.8
4	1360046.734	2309460.534	PINE	30	SAVE	9.8
5	1360134.374	2309340.708	PINE	32	REMOVE	11.2
15	1360146.853	2309408.943	PINE	30	SAVE	9.8
16	1360192.359	2309287.792	OAK	32	REMOVE	11.2
19	1360695.624	2309351.83	OAK	36	SAVE	14.2
26	1360803.795	2309073.555	DOGWOOD	12	SAVE	3.2
32	1360820.562	2309067.807	PERSIMMON	10	SAVE	3.2
41	1360899.331	2309116.055	OAK	30	REMOVE	9.8
43	1360866.336	2309114.516	PINE	30	REMOVE	9.8
51	1360413.295	2309833.168	PINE	30	REMOVE	9.8
52	1360596.022	2308639.405	HICKORY	30	REMOVE	9.8
68	1360476.834	2308628.565	OAK X 2	48	REMOVE	25.2
69	1360444.347	2308594.395	SYCAMORE X 2	36	SAVE	14.2
70	1360191.209	2308697.311	MAPLE X 3	36	REMOVE	14.2
71	1360149.726	2308753.309	OAK X 2	36	REMOVE	14.2
79	1360337.969	2309117.792	PINE	36	REMOVE	14.2
80	1360378.769	2309007.274	OAK	30	SAVE	9.8
81	1360409.15	2308964.892	HICKORY X 3	30	REMOVE	9.8
82	1361027.44	2308880.764	OAK	30	REMOVE	9.8
83	1360816.968	2308716.57	PINE	33	REMOVE	11.8
84	1360784.157	2308625.682	OAK	30	REMOVE	9.8
87	1360880.808	2308642.377	PINE	30	REMOVE	9.8
88	1360930.41	2308651.442	PINE	30	REMOVE	9.8
89	1360944.79	2308614.605	PINE	30	REMOVE	9.8
90	1361134.398	2308781.873	OAK	30	REMOVE	9.8
97	1361600.226	2308712.124	OAK	38	REMOVE	15.8
102	1360822.464	2309572.841	OAK	30	SAVE	9.8
105	1360853.007	2309670.175	OAK	30	SAVE	9.8
106	1360787.221	2309488.429	OAK	48	SAVE	25.2
108	1360907.657	2309462.295	PINE	30	SAVE	9.8
					TOTAL TDUs REMOVED:	225.6
					TOTAL TDUs SAVED:	148.2

SAMPLE AREA #1

TREE ID	NORTHING	EASTING	GENUS	DBH	TDUs
91	1361565.072	2308678.876	Sweet Gum	2	0.8
92	1361564.866	2308679.35	Sweet Gum	3	0.8
93	1361565.664	2308678.195	Sweet Gum	2	0.8
94	1361584.97	2308669.489	PINE	3	0.8
95	1361594.539	2308684.493	PINE	24	6
96	1361601.193	2308688.224	PINE	11	3.1
97	1361600.226	2308712.124	OAK	38	15.8
98	1361617.057	2308674.846	PINE	19	5.4
99	1361621.586	2308662.313	OAK	22	6
100	1361609.199	2308666.64	OAK	14	4
101	1361595.757	2308656.43	OAK	14	4
				TOTAL TDUs:	47.5

SAMPLE AREA #2

TREE ID	NORTHING	EASTING	GENUS	DBH	TDUs
NA	NA	NA	NA	NA	NA

SAMPLE AREA #3

TREE ID	NORTHING	EASTING	GENUS	DBH	TDUs
23	1360829.627	2309086.079	PINE	10	3.1
24	1360818.483	2309083.83	PINE	15	3.9
26	1360803.795	2309073.555	DOGWOOD	4	1.6
27	1360804.293	2309072.862	PINE	12	3.1
28	1360809.45	2309060.812	PINE	16	4.8
29	1360808.737	2309066.699	PINE	6	1.4
30	1360814.818	2309064.144	PINE	8	2.2
31	1360818.19	2309063.062	CEDAR	2	0.8
32	1360820.562	2309067.807	PERSIMMON	10	3.2
33	1360825.064	2309070.851	MAPLE	4	1.6
34	1360832.19	2309075.459	PINE	15	4.7
35	1360843.623	2309057.453	OAK	14	4
36	1360801.006	2309051.078	PINE	2	0.6
37	1360799.361	2309057.064	MAPLE	4	1.6
38	1360799.798	2309064.894	PINE	12	3.1
39	1360841.933	2309039.751	PINE	12	3.1
40	1360843.932	2309037.155	MAPLE	3	0.8
				TOTAL TDUs:	63.6

SAMPLE AREA #4

TREE ID	NORTHING	EASTING	GENUS	DBH	TDUs
107	1360647.698	2309453.426	CHERRY	12	3.2
108	1360907.657	2309462.295	PINE	30	9.8
109	1360917.209	2309451.589	OAK	4	1.6
110	1360924.033	2309474.013	MAPLE	3	0.8
111	1360926.328	2309470.287	MAPLE	3	0.8
112	1360929.3	2309472.374	OAK	15	4
113	1360934.666	2309474.072	MAPLE	5	1.6
114	1360938.835	2309487.039	OAK	6	1.6
115	1360940.168	2309486.238	OAK	3	0.8
116	1360654.046	2309488.891	MAPLE	2	0.8
117	1360656.576	2309493.962	OAK	6	1.6
118	1360657.885	2309480.596	OAK	12	3.2
119	1360662.699	2309473.585	OAK	24	6
120	1360650.264	2309474.658	MAPLE	6	1.6
121	1360645.957	2309478.678	OAK	15	4
122	1360646.978	2309473.304	OAK	12	3.2
123	1360648.605	2309467.899	MAPLE	2	0.8
124	1360633.231	2309455.51	PINE	12	3.1
125	1360636.445	2309452.444	MAPLE	2	0.8
126	1360637.786	2309442.285	POPULAR	18	4.8
127	1360645.637	2309444.118	MAPLE	12	3.2
128	1360650.593	2309454.033	MAPLE	2	0.8
129	1360664.987	2309458.88	MAPLE	4	1.6
130	1360666.63	2309462.376	MAPLE	3	0.8
131	1360668.447	2309462.077	MAPLE	2	0.8
132	1360629.332	2309448.454	MAPLE	2	0.8
				TOTAL TDUs:	62.1

SAMPLE AREA #5

TREE ID	NORTHING	EASTING	GENUS	DBH	TDUs
6	1360242.517	2309357.397	MAPLE	2	0.8
7	1360237.695	2309343.658	PINE	6	1.4
8	1360248.082	2309358.359	RIVER BIRCH	6	1.6
9	1360249.616	2309353.599	RIVER BIRCH	6	1.6
10	1360270.521	2309357.179	PINE	4	1.4
11	1360273.31	2309357.656	PINE	4	1.4
12	1360277.493	2309358.371	PINE	4	1.4
13	1360248.604	2309317.552	PINE	4	1.4
14	1360271.208	2309332.182	PINE	3	0.6
				TOTAL TDUs:	11.6

SAMPLE AREA #6

TREE ID	NORTHING	EASTING	GENUS	DBH	TDUs
45	1360491.344	2308951.334	MAPLE	6	1.6
46	1360496.608	2308934.035	OAK	4	1.6
47	1360499.554	2308929.08	OAK	4	1.6
48	1360509.658	2308951.203	OAK	6	1.6
49	1360488.504	2308935.563	OAK	8	2.4
50	1360493.164	2308929.945	OAK	12	3.2
				TOTAL TDUs:	12

SAMPLE AREA #7

TREE ID	NORTHING	EASTING	GENUS	DBH	TDUs
53	1360679.28	2308637.269	HICKORY	4	1.6
54	1360681.111	2308643.92	HICKORY	2	0.8
55	1360685.352	2308634.322	HICKORY	3	0.8
56	1360692.123	2308625.23	HICKORY	14	4
57	1360700.98	2308620.585	OAK	2	0.8
58	1360708.367	2308627.347	SWEETGUM	15	4
59	1360716.812	2308622.479	HICKORY	10	3.2
60	1360720.352	2308626.114	OAK	20	5.4
61	1360712.017	2308635.36	HICKORY	3	0.8
62	1360707.387	2308637.245	HICKORY	3	0.8
63	1360720.795	2308645.884	HICKORY	2	0.8
64	1360713.5	2308658.347	MAPLE	3	0.8
65	1360694.096	2308659.181	OAK	15	4
66	1360681.318	2308643.815	HICKORY	2	0.8
				TOTAL TDUs:	28.6

ENGINEER'S ACKNOWLEDGEMENT:

I CERTIFY THAT THIS PROJECTS MEETS THE DEKALB COUNTY STORMWATER QUALITY REQUIREMENT PER THE DEVELOPMENT ORDINANCE SECTION 14-42

ENGINEER SIGNATURE

NORTH

GRAPHIC SCALE
0 50 100 200 300 400

PRIME ENGINEERING INCORPORATED
3715 NORTHSIDE PARKWAY NW
300 NORTHCREEK, SUITE 200
404-425-7100

PROJECT: **STONECREST ESTATES PHASE 1**

PREPARED FOR: **CRAFT HOMES, LLC**

SEAL — REGISTERED GEORGIA LANDSCAPE ARCHITECT NO. 2858 MICHAEL BURGESS

DATE: 9/07/21

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DRAWING TITLE
PRELIMINARY PLAT FOR STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWING DATE 09/07/2021	DRAWN BY JMK		
DRAWING SCALE 1" = 100'	DESIGNED BY MB		
PROJECT NUMBER 1445-0002	CHECKED BY MB		
DRAWING NUMBER **SHEET 7 OF 8**			NOT ISSUED FOR CONSTRUCTION

R:\1445-0002 Craft HB-300 Unit Subdivision\3 ENGINEERING\Drawings\S-6 TREE SURVEY.dwg Thu, 07/21/22 11:36 AM

Parcel Line Table		
Line #	Length	Direction
L1	25.00	N63°02'54"W
L2	88.00	N26°57'06"E
L3	25.00	S63°02'54"E
L4	88.00	S26°57'06"W
L5	25.00	N63°02'54"W
L6	88.00	N26°57'06"E
L7	25.00	S63°02'54"E
L8	25.00	N63°02'54"W
L9	88.00	N26°57'06"E
L10	25.00	S63°02'54"E
L11	25.00	N63°02'54"W
L12	88.00	N26°57'06"E
L13	25.00	S63°02'54"E
L14	25.00	N63°02'54"W
L15	88.00	N26°57'06"E
L16	25.00	S63°02'54"E
L17	25.00	N63°02'54"W
L18	88.00	N26°57'06"E
L19	25.00	S63°02'54"E
L20	35.00	N63°02'54"W
L21	88.00	N26°57'06"E
L22	35.00	S63°02'54"E
L23	30.00	N63°02'54"W
L24	88.00	N26°57'06"E
L25	30.00	S63°02'54"E
L26	20.00	N63°02'54"W
L27	88.00	N26°57'06"E
L28	20.00	S63°02'54"E
L29	20.00	N63°02'54"W
L30	88.00	N26°57'06"E
L31	20.00	S63°02'54"E
L32	20.00	N63°02'54"W
L33	88.00	N26°57'06"E
L34	20.00	S63°02'54"E
L35	20.00	N63°02'54"W
L36	88.00	N26°57'06"E
L37	20.00	S63°02'54"E
L38	20.00	N63°02'54"W
L39	88.00	N26°57'06"E
L40	20.00	S63°02'54"E
L41	20.00	N63°02'54"W
L42	88.00	N26°57'06"E
L43	20.00	S63°02'54"E
L44	20.00	N63°02'54"W
L45	88.00	N26°57'06"E
L46	20.00	S63°02'54"E
L47	20.00	N63°02'54"W
L48	88.00	N26°57'06"E
L49	20.00	S63°02'54"E
L50	29.98	N63°02'54"W
L51	88.00	N26°53'23"E
L52	30.07	S63°02'54"E
L53	35.02	N63°02'54"W
L54	88.00	N26°57'06"E
L55	34.93	S63°02'54"E
L56	23.43	N63°02'54"W
L58	88.01	N26°57'06"E
L59	25.00	S63°02'54"E
L61	91.11	N26°57'06"E
L62	25.00	S63°02'54"E

Parcel Line Table		
Line #	Length	Direction
L64	100.21	N26°57'06"E
L65	25.00	S63°02'54"E
L66	89.64	S63°02'54"E
L67	10.60	N63°02'54"W
L68	41.59	N63°02'54"W
L69	40.54	S26°01'50"W
L70	41.29	S18°15'54"W
L71	173.77	S63°58'10"E
L72	34.91	S26°01'50"W
L73	155.50	N63°58'10"W
L74	39.40	N1°36'11"W
L75	6.34	S26°01'50"W
L77	143.47	N63°58'10"W
L78	28.22	N1°36'11"W
L80	120.11	N89°19'23"W
L81	85.08	N1°36'11"W
L83	116.15	S88°23'49"W
L84	33.83	N1°36'11"W
L85	12.86	S1°36'11"E
L86	116.00	S88°23'49"W
L87	20.00	N1°36'11"W
L88	20.00	S1°36'11"E
L89	116.00	S88°23'49"W
L90	20.00	N1°36'11"W
L91	20.00	S1°36'11"E
L92	116.00	S88°23'49"W
L93	20.00	N1°36'11"W
L94	20.00	S1°36'11"E
L95	116.00	S88°23'49"W
L96	20.00	N1°36'11"W
L97	20.00	S1°36'11"E
L98	116.00	S88°23'49"W
L99	20.00	N1°36'11"W
L100	20.00	S1°36'11"E
L101	116.00	S88°23'49"W
L102	20.00	N1°36'11"W
L103	20.00	S1°36'11"E
L104	116.00	S88°23'49"W
L105	20.00	N1°36'11"W
L106	20.00	S1°36'11"E
L107	116.00	S88°23'49"W
L108	20.00	N1°36'11"W
L109	30.00	S1°36'11"E
L110	116.00	S88°23'49"W
L111	30.00	N1°36'11"W
L112	35.00	S1°36'11"E
L113	116.00	S88°23'49"W
L114	35.00	N1°36'11"W
L115	25.00	S1°36'11"E
L116	116.00	S88°23'49"W
L117	25.00	N1°36'11"W
L118	25.00	S1°36'11"E
L119	116.00	S88°23'49"W
L120	25.00	N1°36'11"W
L121	25.00	S1°36'11"E
L122	116.00	S88°23'49"W
L123	25.00	N1°36'11"W
L124	25.00	S1°36'11"E
L125	116.00	S88°23'49"W
L126	25.00	N1°36'11"W

Parcel Line Table		
Line #	Length	Direction
L127	25.00	S1°36'11"E
L128	116.00	S88°23'49"W
L129	25.00	N1°36'11"W
L130	25.00	S1°36'11"E
L131	116.00	S88°23'49"W
L132	25.00	N1°36'11"W
L133	30.00	S1°36'11"E
L134	116.00	S88°23'49"W
L135	30.00	N1°36'11"W
L136	116.00	N88°23'49"E
L137	20.00	S1°36'11"E
L138	116.00	S88°23'49"W
L139	20.00	N1°36'11"W
L140	20.00	S1°36'11"E
L141	116.00	S88°23'49"W
L142	20.00	N1°36'11"W
L143	20.00	S1°36'11"E
L144	116.00	S88°23'49"W
L145	20.00	N1°36'11"W
L146	20.00	S1°36'11"E
L147	116.00	S88°23'49"W
L148	20.00	N1°36'11"W
L149	20.00	S1°36'11"E
L150	116.00	S88°23'49"W
L151	20.00	N1°36'11"W
L152	116.00	N88°23'49"E
L153	20.00	S1°36'11"E
L154	116.00	S88°23'49"W
L155	20.00	N1°36'11"W
L156	20.00	S1°36'11"E
L157	116.00	S88°23'49"W
L158	20.00	N1°36'11"W
L159	35.00	S1°36'11"E
L160	116.00	S88°23'49"W
L161	35.00	N1°36'11"W
L162	116.00	N88°23'49"E
L163	25.00	S1°36'11"E
L164	116.00	S88°23'49"W
L165	25.00	N1°36'11"W
L166	25.00	S1°36'11"E
L167	116.00	S88°23'49"W
L168	25.00	N1°36'11"W
L169	25.00	S1°36'11"E
L170	116.00	S88°23'49"W
L171	25.00	N1°36'11"W
L172	25.00	S1°36'11"E
L173	116.00	S88°23'49"W
L174	25.00	N1°36'11"W
L175	25.00	S1°36'11"E
L176	116.00	S88°23'49"W
L177	25.00	N1°36'11"W
L178	35.00	S1°36'11"E
L179	116.00	S88°23'49"W
L180	35.00	N1°36'11"W
L181	116.00	N88°23'49"E
L182	25.00	S1°36'11"E
L183	116.00	S88°23'49"W
L184	25.00	N1°36'11"W
L185	25.00	S1°36'11"E
L186	116.00	S88°23'49"W

Parcel Line Table		
Line #	Length	Direction
L187	25.00	N1°36'11"W
L188	25.00	S1°36'11"E
L189	116.00	S88°23'49"W
L190	25.00	N1°36'11"W
L191	25.00	S1°36'11"E
L192	116.00	S88°23'49"W
L193	25.00	N1°36'11"W
L194	36.58	S1°36'11"E
L195	86.21	S84°22'49"W
L196	41.08	N48°30'26"W
L197	14.55	N1°36'11"W
L198	30.00	S1°34'39"E
L199	88.11	S88°23'49"W
L201	19.69	N1°36'11"W
L202	87.80	N88°23'49"E
L203	25.00	S1°34'39"E
L204	25.00	N1°36'11"W
L205	87.81	N88°23'49"E
L206	25.00	S1°34'39"E
L207	25.00	N1°36'11"W
L208	87.83	N88°23'49"E
L209	35.00	S1°34'39"E
L210	35.00	N1°36'11"W
L211	87.84	N88°23'49"E
L212	30.00	S1°34'39"E
L213	30.00	N1°36'11"W
L214	87.85	N88°23'49"E
L215	20.00	S1°34'39"E
L216	20.00	N1°36'11"W
L217	87.86	N88°23'49"E
L218	20.00	S1°34'39"E
L219	20.00	N1°36'11"W
L220	87.87	N88°23'49"E
L221	20.00	S1°34'39"E
L222	20.00	N1°36'11"W
L223	87.88	N88°23'49"E
L224	20.00	S1°34'39"E
L225	20.00	N1°36'11"W
L226	87.89	N88°23'49"E
L227	20.00	S1°34'39"E
L228	20.00	N1°36'11"W
L229	87.90	N88°23'49"E
L230	20.00	S1°34'39"E
L231	20.00	N1°36'11"W
L232	87.91	N88°23'49"E
L233	20.00	S1°34'39"E
L234	20.00	N1°36'11"W
L235	87.92	N88°23'49"E
L236	20.00	S1°34'39"E
L237	20.00	N1°36'11"W
L238	87.93	N88°23'49"E
L239	30.00	S1°35'10"E
L240	30.00	N1°36'11"W
L241	87.94	N88°23'49"E
L242	34.97	S1°34'13"E
L243	34.97	N1°36'11"W
L244	87.96	N88°23'49"E
L245	25.00	S1°34'39"E
L246	25.00	N1°36'11"W
L247	87.97	N88°23'49"E

Parcel Line Table		
Line #	Length	Direction
L248	25.00	S1°34'39"E
L249	25.00	N1°36'11"W
L250	87.98	N88°23'49"E
L251	25.00	S1°34'39"E
L252	25.00	N1°36'11"W
L253	87.99	N88°23'49"E
L254	25.00	S1°34'39"E
L255	25.00	N1°36'11"W
L256	88.00	N88°23'49"E
L257	25.00	N1°36'11"W
L258	88.01	N88°23'49"E
L259	25.00	S1°34'39"E
L260	25.00	S1°34'39"E
L261	45.03	S1°34'39"E
L262	88.02	S88°23'49"W
L263	38.03	N1°36'11"W
L265	81.04	N88°23'49"E
L266	41.25	S1°36'11"E
L267	48.25	N1°36'11"W
L268	25.00	S1°36'11"E
L269	88.00	S88°23'49"W
L270	25.00	N1°36'11"W
L271	88.00	N88°23'49"E
L272	25.00	S1°36'11"E
L273	25.00	N1°36'11"W
L274	88.00	N88°23'49"E
L275	25.00	S1°36'11"E
L276	25.00	N1°36'11"W
L277	88.00	N88°23'49"E
L278	25.00	S1°36'11"E
L279	25.00	N1°36'11"W
L280	88.00	N88°23'49"E
L281	25.00	S1°36'11"E
L282	25.00	N1°36'11"W
L283	88.00	N88°23'49"E
L284	35.00	S1°36'11"E
L285	35.00	N1°36'11"W
L286	88.00	N88°23'49"E
L287	35.00	S1°36'11"E
L288	35.00	N1°36'11"W
L289	88.00	N88°23'49"E
L290	25.00	S1°36'11"E
L291	25.00	N1°36'11"W
L292	88.00	N88°23'49"E
L293	25.00	S1°36'11"E
L294	25.00	N1°36'11"W
L295	88.00	N88°23'49"E
L296	25.00	S1°36'11"E
L297	25.00	N1°36'11"W
L298	88.00	N88°23'49"E
L299	25.00	S1°36'11"E
L300	25.00	N1°36'11"W
L301	88.00	N88°23'49"E
L302	36.89	S1°36'11"E
L303	53.89	N1°36'11"W
L305	20.35	N88°23'49"E
L307	33.68	S63°02'54"E
L308	88.00	S26°57'11"W
L309	25.00	N63°02'49"W
L310	88.00	N26°57'11"E

Parcel Line Table		
Line #	Length	Direction
L311	25.00	S63°02'54"E
L312	88.00	S26°57'11"W
L313	25.00	N63°02'49"W
L314	25.00	S63°02'54"E
L315	88.00	S26°57'11"W
L316	25.00	N63°02'49"W
L317	25.00	S63°02'54"E
L318	88.00	S26°57'11"W
L319	25.00	N63°02'49"W
L320	25.00	S63°02'54"E
L321	88.00	S26°57'11"W
L322	25.00	N63°02'49"W
L323	25.00	S63°02'54"E
L324	80.71	S30°43'09"W
L325	43.73	N63°02'49"W
L326	42.04	S63°02'54"E
L327	34.41	S30°43'09"W
L328	88.00	N59°16'51"W
L329	28.62	N30°43'09"E
L330	88.19	S63°02'49"E
L331	20.00	S30°43'09"W
L332	88.00	N59°16'51"W
L333	20.00	N30°43'09"E
L334	20.00	S30°43'09"W
L335	88.00	N59°16'51"W
L336	20.00	N30°43'09"E
L337	20.00	S30°43'09"W
L338	88.00	N59°16'51"W
L339	20.00	N30°43'09"E
L340	20.00	S30°43'09"W
L341	88.00	N59°16'51"W
L342	20.00	N30°43'09"E
L343	30.00	S30°43'09"W
L344	88.00	N59°16'51"W
L345	30.00	N30°43'09"E
L347	108.28	S30°39'21"E
L348	6.67	S88°23'49"W
L349	23.74	N1°34'39"W
L350	107.39	S30°39'21"E
L351	106.02	S30°39'21"E
L352	104.05	S30°39'21"E
L353	47.57	S30°43'09"W
L356	88.75	S54°48'51"E
L357	88.00	S59°17'12"E
L358	41.72	S30°43'09"W
L360	24.29	N30°43'09"E
L361	88.00	S59°17'12"E
L362	25.00	S30°43'09"W
L363	25.00	N30°43'09"E
L364	88.00	S59°17'12"E
L365	25.00	S30°43'09"W
L366	25.00	N30°43'09"E
L367	88.00	S59°17'12"E
L368	25.00	S30°43'09"W
L369	25.00	N30°43'09"E
L370	88.00	S59°17'12"E
L371	35.00	S30°43'09"W
L372	35.00	N30°43'09"E
L373	88.00	S59°17'12"E
L374	19.67	S30°43'09"W

Parcel Line Table		
Line #	Length	Direction
L375	10.33	S30°43'09"W
L376	30.00	N30°43'09"E
L377	88.00	S59°17'12"E
L378	20.00	S30°43'09"W
L379	20.00	N30°43'09"E
L380	88.00	S59°17'12"E
L381	20.00	S30°43'09"W
L382	20.00	N30°43'09"E
L383	88.00	S59°17'12"E
L384	20.00	S30°43'09"W
L385	20.00	N30°43'09"E
L386	88.00	S59°17'12"E
L387	10.60	S30°43'09"W
L388	9.40	S30°43'09"W
L389	20.00	N30°43'09"E
L390	44.51	S30°43'09"W
L391	32.17	N30°43'09"E
L395	37.10	N30°43'09"E
L397	27.95	N63°16'24"E
L398	152.50	N4°13'36"W
L399	153.83	N21°29'26"E
L400	38.36	N0°43'13"W
L401	127.82	N0°43'13"W
L402	101.31	N32°05'20"E
L403	18.63	N66°57'21"E
L404	3.66	N32°05'20"E
L405	306.42	S30°43'09"W
L407	117.08	S88°23'49"W
L408	69.55	S26°01'50"W
L412	46.41	N57°54'40"W
L414	474.04	N63°02'54"W
L416	52.35	S88°23'49"W
L417	25.00	S59°01'17"E
L418	35.00	S1°36'11"E
L419	35.00	N1°36'11"W
L420	116.00	N88°23'49"E
L421	25.00	S1°36'11"E
L422	25.00	N1°36'11"W
L423	30.00	S1°36'11"E
L424	30.00	N1°36'11"W
L425	20.00	S1°36'11"E
L426	20.00	N1°36'11"W
L427	35.00	S1°36'11"E
L428	35.00	N1°36'11"W
L429	25.00	N1°36'11"W
L430	81.00	N88°23'49"E
L431	4.08	N88°23'49"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.73	127.00	31.01	N51° 27' 09"E	67.89
C2	8.41	53.00	9.09	N62° 24' 42"E	8.40
C3	4.89	19.50	14.38	N50° 40' 41"E	4.88
C4	14.14	9.00	90.00	S12° 54' 40"E	12.73
C5	40.05	165.00	13.91	N25° 08' 05"E	39.95
C6	40.25	165.00	13.98	N11° 11' 30"E	40.15
C7	14.18	165.00	4.92	N1° 44' 29"E	14.17
C8	28.88	276.00	6.00	N1° 13' 45"W	28.87
C9	44.58	115.00	22.21	S10° 23' 07"W	44.30
C13	40.25	276.00	8.36	S14° 18' 08"W	40.22
C14	40.25	276.00	8.36	S5° 56' 47"W	40.22
C15	65.31	115.00	32.54	S12° 02' 30"W	64.43
C16	70.18	115.00	34.96	S45° 47' 30"W	69.09
C17	61.05	275.00	12.72	N84° 01' 38"W	60.92
C18	44.05	275.00	9.18	N73° 04' 46"W	44.00
C19	65.87	275.00	13.72	N61° 37' 42"W	65.72
C20	10.11	7.00	82.71	N13° 24' 33"W	9.25
C21	74.78	165.00	25.97	N14° 57' 51"E	74.14
C26	42.28	324.99	7.45	S65° 37' 35"E	42.25
C27	42.29	324.99	7.46	S73° 04' 53"E	42.26
C28	42.31	324.99	7.46	S80° 32' 20"E	42.28
C32	40.73	165.00	14.14	N14° 19' 42"E	40.62
C33	33.07	165.00	11.48	N1° 30' 55"E	33.02
C34	27.96	226.00	7.09	N0° 40' 56"W	27.94
C35	62.65	226.00	15.88	N10° 48' 14"E	62.45
C36	10.83	226.00	2.75	N20° 07' 05"E	10.83
C37	2.07	165.00	0.72	N21° 07' 50"E	2.07
C38	40.73	165.00	14.14	N13° 41' 58"E	40.62
C39	21.16	165.00	7.35	N2° 57' 15"E	21.15
C40	60.53	115.02	30.15	N14° 21' 27"E	59.84
C41	4.03	45.00	5.14	S60° 28' 47"E	4.03
C42	11.00	7.00	90.00	S43° 23' 49"W	9.90
C43	115.77	115.00	57.68	S59° 33' 29"W	110.94
C44	10.54	7.00	86.23	S73° 50' 08"W	9.57
C45	27.69	65.00	24.41	N54° 45' 09"E	27.48
C46	61.56	115.00	30.67	N51° 37' 14"E	60.83
C47	10.81	7.01	88.33	N80° 29' 33"E	9.77
C48	10.31	115.00	5.14	S60° 28' 47"E	10.31
C49	57.31	115.00	28.55	S77° 19' 33"E	56.72
C50	10.18	7.00	83.31	S49° 56' 47"E	9.31
C51	2.32	5.00	26.55	S4° 59' 16"W	2.30
C52	4.72	63.00	4.30	S16° 07' 01"W	4.72
C53	21.68	103.00	12.06	S19° 59' 59"W	21.64
C54	11.00	7.00	90.00	S43° 23' 49"W	9.90
C55	32.39	65.00	28.55	N77° 19' 33"W	32.06
C56	11.46	7.00	93.77	N16° 09' 52"W	10.22
C57	65.43	65.00	57.68	N59° 33' 29"E	62.71
C58	11.00	7.00	90.00	S46° 36' 11"E	9.90
C59	79.58	165.00	27.63	S12° 12' 50"W	78.81
C60	126.78	115.00	63.16	S29° 58' 41"W	120.45
C61	297.39	275.00	61.96	S85° 44' 47"E	283.11
C62	1.57	115.00	0.78	N63° 26' 21"W	1.57
C63	25.24	115.00	12.58	N70° 07' 05"W	25.19
C64	26.66	115.00	13.28	S83° 02' 54"E	26.60
C65	18.70	165.00	6.50	S22° 46' 59"W	18.69
C66	24.39	165.00	8.47	S15° 18' 05"W	24.36
C67	29.35	165.00	10.19	S5° 58' 19"W	29.31
C68	43.93	275.00	9.15	N67° 51' 00"E	43.89
C69	62.48	275.00	13.02	N78° 56' 09"E	62.35
C70	42.29	324.99	7.46	S87° 59' 45"E	42.26

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C71	7.14	165.00	2.48	S0° 21' 48"E	7.14
C72	10.32	165.00	3.58	N0° 11' 20"E	10.32
C73	42.30	324.99	7.46	N84° 32' 51"E	42.27
C74	42.29	324.99	7.46	N77° 05' 26"E	42.26
C75	42.29	324.65	7.46	N69° 38' 01"E	42.26
C85	14.58	81.66	10.23	N81° 47' 41"E	14.56
C87	20.43	100.00	11.70	S70° 34' 59"W	20.39
C88	20.61	115.00	10.27	N73° 01' 46"E	20.58
C90	20.03	100.00	11.48	S58° 59' 31"W	20.00
C91	20.06	115.00	10.00	N62° 53' 48"E	20.04
C93	20.48	100.00	11.73	S47° 23' 09"W	20.44
C94	20.15	115.00	10.04	N52° 52' 40"E	20.13
C95	18.85	100.00	10.80	S36° 07' 08"W	18.82
C96	23.87	115.00	11.89	N41° 54' 41"E	23.83
C97	10.53	115.00	5.25	N33° 20' 32"E	10.53
C99	17.12	65.00	15.09	S59° 24' 44"W	17.07
C100	355.36	300.00	67.87	S82° 47' 34"E	334.94
C102	164.93	140.00	67.50	N29° 31' 24"E	155.56
C104	112.66	251.00	25.72	N8° 37' 55"E	111.72
C106	54.27	140.00	22.21	N10° 23' 07"E	53.93
C109	80.17	140.00	32.81	N15° 41' 03"E	79.08
C111	54.77	90.00	34.87	N49° 31' 20"E	53.93
C113	54.77	90.00	34.87	N49° 31' 20"E	53.93
C115	90.60	90.00	57.68	S59° 33' 29"W	86.82
C116	67.52	140.00	27.63	S12° 12' 50"W	66.87
C117	154.34	140.00	63.16	S29° 58' 41"W	146.64
C118	8.07	90.00	5.14	N60° 28' 47"W	8.07
C119	44.85	90.00	28.55	N77° 19' 33"W	44.39

PRIME ENGINEERING®
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PROJECT:
STONECREST ESTATES
PHASE 1

PREPARED FOR:
CRAFT HOMES, LLC

SEAL

GEORGIA REGISTERED NO. 2858 PROFESSIONAL LAND SURVEYOR MICHAEL BRAGG

DATE: 9/07/21

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DRAWING TITLE
PRELIMINARY PLAT
FOR
STONECREST ESTATES PHASE 1
LOCATED IN:
LAND LOT 101 & 1024,
16TH DISTRICT
CITY OF STONECREST
DEKALB COUNTY GA.

DRAWN BY	JMK
DESIGNED BY	MB
CHECKED BY	MB
DRAWING DATE	09/07/2021
DRAWING SCALE	1" = 100'
PROJECT NUMBER	
DRAWING NUMBER	SHEET 8 OF 8

NOT ISSUED FOR CONSTRUCTION

R:\1445-0002 Craft\ HB-300 Unit Subdivision\2 SURVEY\PRELIM PLAT-30-2 1445-0002.dwg Thu, 07/21/22 11:33 AM

CITY COUNCIL AGENDA ITEM

SUBJECT: Carl Vinson Institute of Government Study

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: Study**

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

Previously Heard Date(s): 07/11/22 & 07/25/22

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

Current Council Meeting: Monday, August 22, 2022

SUBMITTED BY: Janice Allen Jackson, City Manager

PRESENTER: Hari Karikaran, City Engineer

PURPOSE: Engage Carl Vinson Institute of Government to study the possibility of providing Public Works services to the City.

FACTS: Public Works Services are currently provided by DeKalb County. Tax payers of the City of Stonecrest currently pay for the services provided by DeKalb County.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - Public Works Services Cost Study
(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.

CITY COUNCIL AGENDA ITEM

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

Carl Vinson Institute of Government
UNIVERSITY OF GEORGIA

Proposal for Services

CITY OF STONECREST
PUBLIC WORKS SERVICES COST STUDY

May 5, 2022

A PROPOSAL TO IDENTIFY COST OF PROVIDING PUBLIC WORKS SERVICES IN THE CITY OF STONECREST

The Carl Vinson Institute of Government proposes to provide the City of Stonecrest with an analysis of the costs of providing public works services. Specifically, the City is interested in examining the costs of assuming service responsibility for street and right of way maintenance including permitting and inspection, pavement maintenance, traffic signal and sign operations and maintenance, traffic engineering, and stormwater management. This project will also include estimating revenues that the city could collect to fund these services.

Background

Currently DeKalb County provides public works services to the City of Stonecrest. The residents of the City of Stonecrest currently support part of the cost of these services through a special services district property tax.

Overall Goals

The Institute of Government's goals for this study will be to:

1. Analyze and describe to the degree possible the nature of the current service components, the current level of these service components, and associated costs of providing the services in their current configuration.

2. Provide a rough estimate of the costs of moving to city-based provision of public works services.

3. Estimate the revenues property owners in the city pay to DeKalb County to fund public works services.

The proposed study will not recommend a specific course of action with regard to changing the provision of public works services. Decisions concerning how best to organize public works services will be made by local officials.

With regard to the proposed study, it should be recognized that Institute faculty will be dependent on the cooperation of the current service provider (e.g., DeKalb County Public Works Department) and/or peer cities providing similar services. In this regard, the Institute's ability to produce a timely and actionable study will require time and effort on the part of these organizations. Institute of Government faculty will coordinate with city and county officials to ensure the development of these relationships.

Data Gathering and other Project Activities

Institute faculty, where appropriate, will employ the following data gathering techniques:

1. An examination of DCPD budgets, program descriptions, staffing, and cost accounting documents. These documents should enable an accounting of the capital (land and facilities) and major equipment contributions to the cost of the public works services and programs. It is also expected that these documents will enable the tracking of operational costs of these services. Review of peer city data, where relevant.

2. Interviews with DCPD program managers. Interview of peer city employees, if necessary.

3. Use of GIS systems and data to determine presence of road lane miles in city limits.

Local Government Responsibilities

It is expected that the city will respond to any data and interview requests in a timely manner (e.g., within 3-4 business days) and will facilitate data collection and interview scheduling with city officials should they be necessary.

If response times are not feasible because of higher priorities associated with the day to day operation of the local governments, the timetable for completion of the study may be changed.

Expected Time Frame

Contract Initiation: Once the scope of work has been approved, it typically takes two weeks on the University side to complete a legal and administrative review of the contract and to have the contract offer in the hands of local government officials.

Interviews and other Data Gathering: Completed one month from Contract Initiation.

Analysis and Report Writing: Completed in the third month from Contract Initiation.

Final Report and Presentation: Completed at the end of the third month from Contract Initiation.

These estimated completion times are subject to change based upon response time to project data requests.

Deliverables

The Institute of Government will:

1. Provide an electronic copy (.pdf file) of a final report.

2. Institute of Government faculty will be available to provide consultation on the results of the study to City officials for three months following submission of the final report.

Project Budget

The Institute of Government proposes to complete the project for a flat fee of $16,000 However, the Institute of Government is willing to adjust the scope of work and costs accordingly to meet the client's needs. This price is valid for 120 days from the date of this proposal.

Capabilities and Project Faculty

The mission of the Institute of Government is to improve governance and the lives of people in Georgia. In carrying out this mission, the Institute can call on the wide-ranging knowledge base of the University of Georgia as well as on over 90 years of direct service experience in providing technical assistance, training, research, and policy analysis to local and state governments in Georgia. The Institute of Government is among the most highly-rated university-based organizations designed specifically to span the gap between best practices research and the existing practice of government. The proposed researchers for this project are:

Paula Sanford
706.255.0556
sanfordp@uga.edu

Paula Sanford is a Senior Public Service Associate who specializes in public budgeting and finance but her work spans a variety of local government issues such as public-sector retirement programs, performance measurement, and comprehensive financial and organizational reviews. Her work entails offering applied research and technical assistance for local governments and

national non-profit organizations. In addition, she provides training to local government officials in Georgia. Prior to coming to the Institute of Government, she taught public budgeting and financial management, organizational theory, and local government management at Northern Illinois University. Paula has also served as a senior budget analyst for the State of Nevada Department of Administration and as a policy advisor in the Governor's Office in the areas of natural resources, transportation, and the arts. Some of the subject areas she has published articles include public retirement reform, public budgeting and finance, organizational theory, and municipal annexation. Paula earned her Ph.D. from the University of Georgia, concentrating in public finance. She also has an MPA is from American University and B.A. from California State University, San Luis Obispo.

Lori Brill
404.463.6801
Lori.Brill@uga.edu

Lori Brill provides applied research and technical assistance to local governments in the arenas of local regulations, strategic planning, and organizational and operational reviews. Lori brings a wealth of in-depth local and state government knowledge to the Institute of Government. Lori has more than 20 years of experience providing legal, policy and research services at the local, regional and state levels. Prior to joining the Institute of Government in 2022, Lori served as a DeKalb County Senior Assistant Attorney, an Enforcement Attorney at the Georgia Secretary of State's Office, Deputy Legislative Counsel for the Georgia General Assembly and as a regional director for a telecommunications company. She has taught courses, authored papers and updated legal treatises in her areas of expertise including online media and internet law. She received her B.A. from Emory University and his J.D. from the University of Georgia School of Law.

CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution Designating the Urban Redevelopment Area

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, August 22, 2022

SUBMITTED BY: Alicia Thompson

PRESENTER: Mayor Jazzmin Cobble

PURPOSE: Resolution to designate the area where the existing city hall structure sits as a site of the urban redevelopment area.

FACTS: Resolution to designate the area where the existing city hall structure sits as a site of the urban redevelopment area.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approval

ATTACHMENTS:

(1) Attachment 1 - Resolution 2022-XX
(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

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA DECLARING THE CITY HALL BUILDING AS A SITE OF THE CITY OF STONECREST URBAN REDEVELOPMENT AREA; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Stonecrest ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the Mayor and City Council ("City Council") constitute the governing authority of the City of Stonecrest; and

WHEREAS, the City Council has the authority to adopt and provide for the execution of ordinances, resolutions, policies, rules, and regulations.

WHEREAS, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City of Stonecrest to designate an "urban redevelopment area," which is defined to mean a "pocket of blight" that the City Council of the City designates as appropriate for an urban redevelopment project; and

WHEREAS, the Urban Redevelopment Law defines "pocket of blight" to mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or

other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

WHEREAS, after careful study and investigation, the City desires to designate the area described in Exhibit A attached to this resolution as an urban redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Stonecrest that the area described in Exhibit A attached to this resolution is hereby determined to be a "pocket of blight," by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, and deterioration of site or other improvements, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that such area is therefore designated as appropriate for an urban redevelopment project.

BE IT FURTHER RESOLVED that the City Council designates the area described in Exhibit A attached to this resolution as a site of the City of Stonecrest urban redevelopment area.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

BE IT FINALLY RESOLVED that this resolution shall be effective immediately upon its adoption by the City Council.

RESOLVED this _____ day of _____2022.

CITY OF STONECREST, GEORGIA

_____

Jazzmin Cobble, Mayor

ATTEST:

_____

City Clerk

APPROVED AS TO FORM:

_____

City Attorney

EXHIBIT A

Legal Description

All that tract or parcel of land lying and being in Land Lot 182 of the 16th District, DeKalb County, Georgia and being more particularly described as follows:

Commencing at an iron pin set at the mitered intersection of the southerly right-of-way of Mall Parkway (100 foot right-of-way) and the easterly right-of-way of Stonecrest Boulevard (variable right-of-way) and proceeding along said easterly right-of-way of Stonecrest Boulevard South 06 degrees 46 minutes 15 seconds east a distance of 214.02 feet to a point; THENCE along a curve to the left having a radius of 375.00 feet and a length of 33.54 feet, said curve having a chord bearing of South 09 degrees 20 minutes 00 seconds East and a chord distance of 33.53 feet to a nail set; THENCE North 78 degrees 06 minutes 16 seconds East a distance of 12.00 feet to a nail set; THENCE along a curve to the left having a radius of 363.00 feet and a length of 239.78 feet, said curve having a chord bearing of South 30 degrees 49 minutes 08 seconds East and a chord distance of 235.44 feet to an iron pin set; THENCE South 49 degrees 44 minutes 32 seconds East a distance of 49.29 feet to an iron pin set and the POINT OF BEGINNING;

THENCE departing said right-of-way North 39 degrees 38 minutes 26 seconds East a distance of 81.51 feet to a point; THENCE along a curve to the right having a radius of 235.62 feet and a length of 127.91 feet, said curve having a chord bearing of North 55 degrees 11 minutes 35 seconds East and a chord distance of 126.35 feet to a point; THENCE North 70 degrees 44 minutes 43 seconds East a distance of 63.27 feet to a point; THENCE along a curve to the left having a radius of 190.85 feet and a length of 117.46 feet, said curve having a chord bearing of North 53 degrees 06 minutes 48 seconds East and a chord distance of 115.62 feet to a point; THENCE along a curve to the right having a radius of 250.00 feet and a length of 43.44 feet, said curve having a chord bearing of North 40 degrees 27 minutes 35 seconds East and a chord distance of 43.39 feet to a point; THENCE North 45 degrees 26 minutes 17 seconds East a distance of 211.16 feet to a point on the Southwestern boundary line of an area identified as Wetland Mitigation Area #3 in that certain Declaration of Covenants and Restrictions recorded in Deed Book 18364, Page 53, Dekalb County, Georgia Records; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 52 degrees 16 minutes 14 seconds East a distance of 91.76 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 53 seconds East a distance of 462.98 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 42 seconds East a distance of 113.78 feet to a half inch rebar found; THENCE leaving said southwestern boundary line of Wetland Mitigation Area #3 North 88 degrees 55 minutes 06 seconds West a distance of 340.00 feet to an iron pin set; THENCE South 61 degrees 04 minutes 54 seconds West a distance of 546.30 feet to an iron pin set on the easterly right -of-way of Stonecrest Boulevard (variable right-of-way); THENCE along said right-of-way North 19 degrees 55 minutes 29 seconds West a distance of 11.05 feet to an iron pin set; THENCE along a curve to the left having a radius of 623.00 feet and a length of 86.92 feet, said curve having a chord bearing of North 23 degrees 55 minutes 19 seconds West and a chord distance of 86.85 feet to an iron pin set; THENCE North 17 degrees 05 minutes 25 seconds West a distance of 52.65 feet to an iron pin set; THENCE along a curve to the left having a radius of 635.00 feet and a length of 190.10 feet, said curve having a chord bearing of North 41 degrees 09 minutes 58 seconds West and a chord distance of 189.39 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH THE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED TRACT OF LAND CREATED BY THE FOLLOWING:

a. Declaration Regarding Entranceway by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 366, Records of DeKalb County, Georgia.

b. Declaration Regarding Development Easements by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 343, Records of DeKalb County, Georgia.

c. Declaration Regarding Sewer Easement by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 303, Records of DeKalb County, Georgia.

CITY CLERK'S CERTIFICATE

I, **SONYA ISOM**, the duly appointed, qualified, and acting City Clerk of the City of Stonecrest (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on August 22, 2022 by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of __ Yea and __ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

GIVEN under my hand and the seal of the City, this 22nd day of August 2022.

(SEAL)

_____

City Clerk, City of Stonecrest

CITY COUNCIL AGENDA ITEM

SUBJECT: Recommended allocation of American Rescue Plan Act Funds

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): 06/29/22 & 08/8/22

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

Current Council Meeting: Monday, August 22, 2022

SUBMITTED BY: Gerald Sanders, Deputy City Manager

PRESENTER: Janice Allen Jackson and Markes Wilson

PURPOSE: To update Mayor and Council regarding proposed uses of ARPA funds.

FACTS: The City has contracted with Berry Dunn to provide services that will aid Stonecrest with using $9.7M in funding in a way that meets needs expressed by our residents, and in compliance with federal guidelines. Berry Dunn has worked with our Department Directors to identify programs, projects, and initiatives that address those needs.

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

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - Proposal for ARPA Spending
(2) Attachment 2 - Category Table Detail
(3) Attachment 3 - Click or tap here to enter text.
(4) Attachment 4 - Click or tap here to enter text.

CITY COUNCIL AGENDA ITEM

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

Stonecrest Proposal for ARPA Spending

PRESENTATION TO

City of Stonecrest Georgia

August 8, 2022

BerryDunn

Discussion Agenda

1) Accumulated Requests & Ideas

2) Requests & Ideas into Categories

3) Request Summary

4) Proposal from City Manager

5) Discussion

Accumulated Requests & Ideas

1) Review with City Management Team

2) Current total of $12.79M in requests for $9.73M in funding

3) Identified gaps for further research and future spending

Requests & Ideas into Categories

1) Pre-established categories from survey

2) Acknowledge some items qualify for more than 1 category

3) Submit into types as well to best understand type of spending

4) Develop Summary of Requests

Request Summary

Capital	Sidewalk and Street Repair	$5,650,000
	Parks & Services	$1,285,000
	Youth Community	$1,100,000
	Beautification / Attraction	$100,000
Capital Total		**$8,135,000**
Financial Assistance	Business Support	$3,000,000
	Financial Assistance - Indiv	$700,000
	Other	$150,000
	Essential Workers	$50,000
Financial Assistance Total		**$3,900,000**
Services	Education	$200,000
	Mental & Behavioral Health	$160,000
	Youth Community	$90,000
Services Total		**$450,000**
Equipment	Youth Community	$205,000
	Beautification / Attraction	$100,000
Equipment Total		**$305,000**
	Grand Total	***$12,790,000***

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Request Summary by Category w/ notes

Capital Imp – Streets/Sidewalks	$5.65M	Sufficient
Youth Community Programs	$1.395M	Sufficient
Water & Sewer	$0.0M	State & County jurisdiction and planned programs are in place
Mental & Behavioral Health	$0.16M	Insufficient – Seeking a couple of interventional options
Financial Assistance – Individual	$0.7M	Sufficient
Education	$0.2M	Sufficient – Lots of overlap from Youth & Parks
Business Support	$3.0M	Sufficient
Beautification / Attraction	$0.2M	Insufficient – Need more options and programs
Parks & Services Upgrades	$1.285M	Sufficient
Essential Workers	$0.05M	Not in initial priority – Requested for Court
Other	$0.15M	Not in initial priority – Court backlog
TOTAL	**$12.79M**	

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Recommendation = allocate $4.735M

1. Streets & Sidewalks = $1.65M
2. Park Upgrades = $.885M
3. Business Support Grants = $1M
4. Financial Assistance (Indiv) = $.5M
5. Youth Programs = $.5M
6. Citizen Academy = $.1M (will assist future spending)
7. Beautification/Attraction = $.1M

Recommendation = Initiate spending within 90 days

1. Streets & Sidewalks = $1.65M
2. Park Upgrades = $.885M
3. Youth Programs = $.3M
4. Citizen Academy = $.1M (will assist future spending)

For Business Support, Financial Assistance, and Beautification, spending will commence once program plans and designs are completed.

Future Actions

- Allocate $4.995M remaining ARPA balance

- Identify new programs and appropriate spending on gap items (Mental Health and Beautification)

Questions & Discussion

Category	Program	Total
Sidewalk and Street Repair	Street Resurfacing	$4,000,000.00
	Sidewalk - New construction	$1,000,000.00
	Street Pothole fixes	$350,000.00
	Sidewalk - repair / ADA	$300,000.00
Sidewalk and Street Repair Total		**$5,650,000.00**
Business Support	Revolving Business Loan	$2,000,000.00
	Small Business Grants	$500,000.00
	Stonecrest Restaurant Grant	$500,000.00
Business Support Total		**$3,000,000.00**
Youth Community	Additional Gymnasium	$850,000.00
	Modular Classrooms	$250,000.00
	Mobile Recreation Vehicle	$100,000.00
	Computer Lab	$80,000.00
	Youth sports programs & equip	$50,000.00
	Retrofit extra passenger bus	$15,000.00
	E-sports (in computer lab)	$15,000.00
	Swim lessons - New program	$10,000.00
	Youth Theater program	$5,000.00
	Drones - support existing program	$5,000.00
	Art Supplies for youth program	$5,000.00
	Fish & Wildlife Program	$5,000.00
	Toddler Sports program	$5,000.00
Youth Community Total		**$1,395,000.00**
Parks & Services	Pavilions & Restrooms	$400,000.00
	Lighting for fields/courts/parking lots	$250,000.00
	Replace fence for sports fields	$250,000.00
	Shade Structures (multiple)	$210,000.00
	Bleachers for sports field	$175,000.00
Parks & Services Total		**$1,285,000.00**
Financial Assistance - Indiv	Court Diversion - Homeowner Assistance	$400,000.00
	Homeowner Repair Assistance	$300,000.00
Financial Assistance - Indiv Total		**$700,000.00**
Beautification / Attraction	Trach Receptacle Installation	$100,000.00
	Park Signage - Marquis	$100,000.00
Beautification / Attraction Total		**$200,000.00**
Education	Professional Dress for Success	$100,000.00
	Citizens Academy	$100,000.00
Education Total		**$200,000.00**
Mental & Behavioral Health	Senior art classes	$75,000.00
	Senior yoga / exercise classes	$75,000.00
	Animals for the Elderly Program	$10,000.00
Mental & Behavioral Health Total		**$160,000.00**
Other	Court Backlog	$150,000.00
Other Total		**$150,000.00**
Essential Workers	Essential Workers - Courts	$50,000.00
Essential Workers Total		**$50,000.00**
Grand Total		**$12,790,000.00**

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Stonecrest Proposal for ARPA Spending

Presentation to City of Stonecrest, Georgia

BerryDunn

August 22, 202

Discussion Agenda

01 Path to Approval

02 Updated Recommendation

03 90-day Spending Plan Programs

04 Detailed Programs for approval

05 Future Actions

Path to Approval

A Presentation of initial recommendations to City Council (8/8/22)

B BerryDunn and Stonecrest staff Review and Refine Requests

C BerryDunn and Stonecrest staff refine program summaries for Council review

D City Council follow up discussion of recommendations (8/22/22)

Updated Recommendation: Allocate $3M in Phase 1

THE FOLLOWING ADDRESS PRIORITIES IDENTIFIED IN SURVEY:

- Business Support Programs: $1.2M
- Park Upgrades to Support Youth Programs: $900K
- New Youth Programs: $200K
- Financial Assistance to Individuals: $500K
- Beautification & Attraction: $200K

Business Support: $1.2M

Grant Program

- For Restaurants/Bakeries/Front Line food production, and other businesses deeply impacted by the pandemic, reviewed on a case-by-case basis to determine need
- Maximum grant of $25,000
- Prioritize those who did not receive CARES Act $

Business Support Program Implementation

Business support programs would be administered by a CDFI. Staff would go through a procurement process to identify a CDFI to recommend to Mayor and Council.

CDFIs are certified by the Community Development Financial Institutions Fund (CDFI Fund) at the U.S. Department of Treasury, which provides funds to CDFIs through a variety of programs. A CDFI is defined as a financial institution that has a primary mission of community development, serves a target market, is a finance entity, provides development services, remains accountable to its community, and is a non-governmental entity.

Park Upgrades to Support Youth Programs : $900K

- **New fencing for football, soccer, baseball, and softball fields.**

  Brown's Mill and Southeast facilities

- **New lighting at football, soccer, baseball, and softball fields**

  Brown's Mill and Southeast facilities

- **Replace/add Bleachers**

  Brown's Mill and Southeast facilities

Park Upgrades to Support Youth Programs

- **Install Shade Structures**
  - Aquatic Center
  - Brown's Mill Park
  - Fairington Park
  - Salem Park
  - Southeast Athletic Complex

Park Upgrades to Support Youth Programs

Benefits:

- Fencing and lighting enhance safety for park participants.
- Lighting extends play by two hours.
- Bleachers and shade encourage family members to attend activities.
- Shade structures protect against Ultraviolet Rays.

New Youth Programs: $200K

- **Athletic Programs for Children 5 and Under**

  Football, basketball, golf, soccer, lacrosse, baseball and softball

- **Gymnastics for Children 6 and Under**

  Mommy and Me Format

- **Summer Swimming Lessons**

- **Partner with National Fish & Wildlife to create youth fishing and other outdoor programs.**

New Youth Programs

Ten Station Computer Lab

- STEM Programming
- Increase access for kids
- E-Sports
- Available for adults as well

Establish a Children's Theatre

Establish Children's Art Class & Art In The Park Program

Financial Assistance to Individuals: $500K

- **Create CodeClean court diversion code enforcement program for eligible homeowners: $300K**

  The CodeClean Stonecrest Scholarship (CCSS) helps with home rehabilitation and/or repairs in order to remove an existing or imminent health and/or safety hazard and make necessary modifications.

- **Create Utility Assistance Program for Seniors (65+) in arrears: $200K**

Financial Assistance Implementation

- **Create CodeClean will be jointly run by Municipal Court and Code Enforcement Department.**
- **The City will work directly with utility companies to identify seniors in arrears.**

Beautification & Attraction: $200,000

Purchase Branded Stonecrest Trash Receptacles.

- Approximately 120 Receptacles to be located at Brown's Mill, Southeast, and Panola Shoals.
- Advantages include having locks, mounted in concrete, durable, attractive, and less likely to be blown over.
- Could lead to use of similar receptacles throughout the city.

Beautification & Attraction

- **Establish structured programs for residents to learn how they can help beautify Stonecrest: Stonecrest Citizens Academy.**

Educate residents and business owners on:

- Code Enforcement, litter control and illegal dumping.
- Home and lawn maintenance and how to budget for it.
- Planning, Zoning and Land Use Regulations.
- Educate school age kids about litter control and environmental issues.

Beautification & Attraction Implementation

- Academy to be run by the Communications Department in partnership with other departments as needed.
- Funds would pay for materials and activities.
- Funds would also pay for contract services as needed to coordinate the program.

Approval Will Initiate Spending In Next 90 Days

- Park Upgrades = $900K
- Youth Programs = $200K
- Beautification/Attraction = $100K

Business Support, Financial Assistance, and Citizens Academy spending will commence once program plans and designs are completed.

Questions & Discussion

THE CITY OF STONECREST GEORGIA