



CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, February 12, 2024 at 6:00 PM

Mayor Jazzmin Cobble

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

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

Council Member Tammy Grimes - District 5

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

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

II. ROLL CALL: Sonya Isom, City Clerk

III. AGENDA DISCUSSION ITEMS

a. For Discussion - Municipal Court Update - *Chief Judge Curtis W. Miller and Mallory Minor, Court Administrator*

b. For Discussion - Stonecrest Economic Development Strategic Plan - *Christian Green, Economic Development Director*

c. For Discussion - TMOD 23-004 Food Truck/Vending - *Shawanna Qawi, Planning & Zoning Director*

d. For Discussion - TMOD 23-007 Micro Home Community (MHC) - *Shawanna Qawi, Planning & Zoning Director*

e. For Discussion - Committee Assignment Responsibilities - *George Turner, Mayor Pro Tem*

f. For Discussion - Allotted Time for Public Comments - *George Turner, Mayor Pro Tem*

g. For Discussion - Length of Public Hearings at City Council Meetings - *George Turner, Mayor Pro Tem*

h. For Discussion - FY 2024 Meeting Calendar Update - *George Turner, Mayor Pro Tem*

IV. EXECUTIVE SESSION

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

V. 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 COUNCIL AGENDA ITEM

SUBJECT: Municipal Court Update

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): Click or tap to enter a date. & Click or tap here to enter text.

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Mallory Minor, Court Administrator

PRESENTER: Chief Judge Curtis W. Miller and Court Administrator Mallory Minor

PURPOSE: Municipal Court Update

FACTS: To provide a Municipal Court Update, which is the 2023 Annual Review of the Municipal Court of Stonecrest. The Municipal Court is the judicial branch of local government, the City of Stonecrest. The court commits to administering fair, efficient, and prompt justice.

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

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 -
- (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.

https://stonecrestga-my.sharepoint.com/personal/mminor_stonecrestga_gov/Documents/Documents/1.0 Municipal Court/City Council/Submitted Agenda Items/02.12.2024/Municipal Court Update_Read_Agenda Cover Memo_02.12.2024.docx
Revised 4/8/2022



CITY COUNCIL AGENDA ITEM

(5) Attachment 5 -



CITY COUNCIL AGENDA ITEM

SUBJECT: Stonecrest Economic Development Strategic Plan

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: Presentation**

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

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

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Christian Green, Economic Development Director

PRESENTER: Lynn Patterson, Three Points Planning and Christian Green, Economic Development Director

PURPOSE: Communicate the findings of the Stonecrest Economic Development Plan

FACTS: In 2023 Stonecrest contracted Three Points Planning and Thomas Hutton to create the Stonecrest Economic Development Strategic Plan. The consultant has completed their work and is presenting their findings and recommendations to City Council.

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

RECOMMENDED ACTION: Discussion only Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Stonecrest Economic Development Plan – Path Forward
- (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.



Path Forward:

City of Stonecrest Economic Development Plan

January 2024

Prepared by:

Three Points Planning
Thomas & Hutton
Gaskin + LeCraw
Nickel Works Consulting

ACKNOWLEDGMENTS

The City of Stonecrest's Economic Development Plan was created to reflect the vision and assets of the City of Stonecrest. The Thomas & Hutton Team would like to thank the following individuals and organizations for contributing their time and thoughts to the Economic Development Plan process.

City of Stonecrest Mayor & City Council

Jazzmin Cobble, Mayor
Tara Graves, District 1
Robert Turner, District 2
Alecia Washington, District 3
George Turner, District 4
Tammy Grimes, District 5

DeKalb County

Commissioner Lorraine Cochran Johnson, Super District 7

City Staff

Gia Scruggs, Interim City Manager
Christian Green, Economic Development Director
Ashley Sailor, Economic Development
Ray White, Planning Director

Economic Development Steering Committee Members

Sid Barron
Joe Coleman
Revonda Cosby
Dorian Debarr, Decide DeKalb
Shelbia Jackson, Decide DeKalb
Bernard Knight (Stonecrest Industrial Council)
Dave Marcus
Thad Mayfield
Minal Patel
Christopher Seabrook
Jetha Wagner
Andrew Wells

Stonecrest Planning and Zoning Board

Eric Hubbard, Chairman
Pearl Hollis
Joyce Walker

Local Organizations and Partners

Sunny Anderson, Decide DeKalb
Brooke Perez, Georgia Power/Southern Company
Christopher Sanders, East Metro Community Improvement District
Rondah Thomas, Georgia Power/Southern Company
Greg Wright



And most importantly, the residents and business representatives of the City of Stonecrest who participated in the public meeting and survey.

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Three Points Planning



Nickel Works Consulting, LLC

EXECUTIVE SUMMARY



The City of Stonecrest's Economic Development Plan, **Path Forward** is created to reflect the young city's vision and assets to facilitate economic opportunities in support of the City's overall development. The plan's focus is to create a strong organizational foundation and engage in supportive activities that improve the lives of the residents, increase the tax base, create quality jobs and attract valuable businesses and services to the community.

This document outlines the intent of creating such a plan, reviews the City's history, economic profile, and notable recent development projects. In developing the plan, the Team enlisted community and stakeholder input through community meetings, online surveys, and stakeholder meetings. The valuable insights garnered from the public engagement combined with the data collected for the City, region, and national trends provided the background for developing the action plan. This action plan and its elements are all highly integrated with recommendations in one area supporting another. This maximizes resources and creates a stronger framework for development.

The plan highlights five areas for the City's to prioritize its economic development activities: organizational infrastructure, marketing, land development, targeted economic sectors, and workforce infrastructure. One of the critical areas outlined in the plan is to rework local government processes to improve efficiency and transparency and promote cooperation and collaboration between departments, local and regional organizations, and with the business community and residents. An essential component of this organizational infrastructure and marketing to rebuild the city's reputation both internally and externally ensuring certainty when working with local government. Another emphasis is to create a strong identity and sense of place in Stonecrest by enlivening and creating meaningful spaces. These spaces offer the community places to gather, obtain goods and services, and recreate all while supporting small businesses in a City Center and other development locations. The small business development recommendations support and create opportunities for entrepreneurs and some of the targeted business sectors. The targeted industries and sectors recommendations build upon regional activities and assets. Finally, the workforce infrastructure components not only support the attraction of new businesses, expansion of existing businesses, and improvement of the quality of life of the City's workers, they also provide general housing recommendations that will support local workforce and bolster local market demand. The plan concludes with prioritized timelines and organizational partnerships.

The comprehensive approach to economic development proposed in the Plan establishes critical building blocks and when this plan is used to guide economic development initiatives will ideally create a clear **Path Forward** for successful economic development throughout the City.



ECONOMIC DEVELOPMENT PLANNING IN STONECREST



Stonecrest's Economic Development Early History

Early into Cityhood, Stonecrest had a series of high-profile false starts with economic development. Early economic development projects included Atlanta Sports City and a bid to attract Amazon headquarters (2017). The Atlanta Sports City's master plan included two stadiums – one 5,000-seat for regional tournaments and a 15,000-seat stadium for professional soccer. The Amazon proposal included the willingness to de-annex 345 acres of its industrial park and rename the area Amazon, Georgia. Though highly publicized, these projects failed to come to fruition.

Another significant project was initiated in 2019. At that time, the Stonecrest Development Authority (SDA) entered into a bond for title MOU with the Allen Family Stonecrest, LLC for a +/- 313 acres to develop a mixed-use project including a first-

phase 16-story, high-rise hotel and entertainment complex and supportive infrastructure second phase with additional buildings and structures. The aggregate bonds for the project were estimated at \$700 million. The development schedule indicated construction would start by February 2022 with substantial completion of Phase I projects by February 2024. Taxes would be abated on the project until Year 13. Tax liability would then increase by approximately 9% each year until Year 23. As of this plan's completion, quarterly status reports required by the MOU between the Allen Family and the Stonecrest Development Authority have not been filed with the SDA and there is no evidence any portion of the project has either commenced or been completed.



Credit: Thomas & Hutton et al.

Economic Development Focus

As a new city, Stonecrest adopted its first comprehensive plan in 2019. One of the Comprehensive Plan's main recommendations was to develop an Economic Development Plan that could engage the community and guide City Staff toward specific objectives and programs to support economic growth.

Recognizing that early Economic Development initiatives were inconsistent, the City is facing regional and internal development pressures that have brought urgency to this effort. These pressures include large regional projects increasing demand for industrial space, a rapidly shifting retail landscape forcing regional malls nationwide to reinvent

themselves, hybrid work impacting commercial space needs and increasing remote workers, and the need to create higher-paying local employment opportunities and pathways for youth.

By implementing the recommendations from this Economic Development Plan, the City has an opportunity at this juncture, under new leadership with elected officials, new City Administration, a new Economic Development Director, and reconstituted Boards, to begin to address the necessary steps required to mold its economic development and community's future.

City of Stonecrest COMPREHENSIVE PLAN 2038



Stonecrest Economic Development Plan Intent

Stonecrest is a relatively young city, having been granted its charter in 2016 and began operations as a City in 2017. One of the primary goals for incorporating as a City was to increase the residents' quality of life through control over job and business attraction and investment in the workforce. As part of an overall planning strategy to support development in the young city, the City of Stonecrest commissioned an Economic Development Plan.

The intent of this Plan is to outline a **Path Forward** for the City of Stonecrest. The Plan will allow the City to create an economic development future for Stonecrest that is **sustainable** and **resilient**, creates **opportunities** for Stonecrest's existing and future populations, focuses on **quality business** and **job creation** building upon the City's assets, addresses the concerns and needs of the residents and business in the City, and builds **confidence** in the future of the City of Stonecrest.



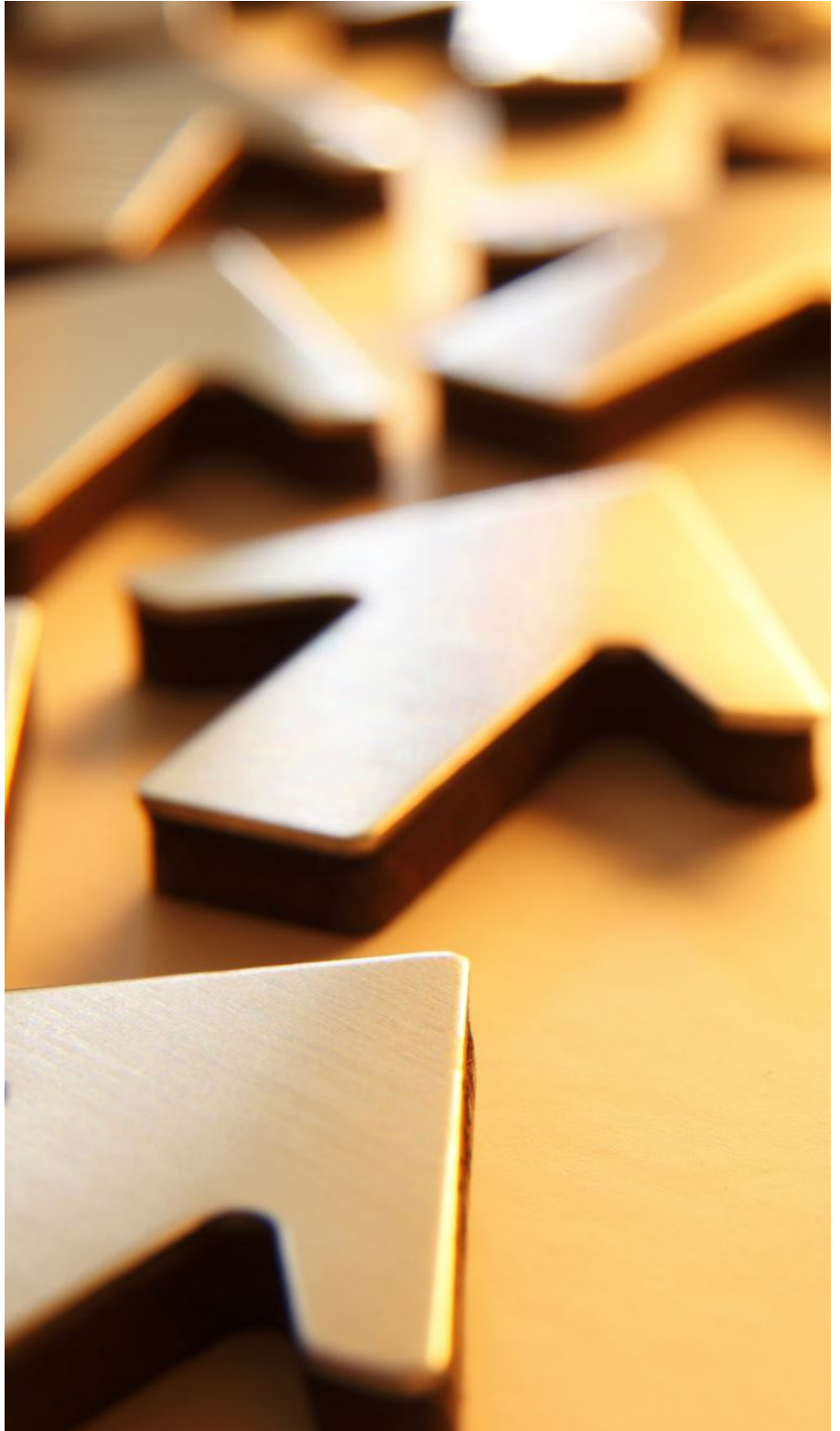
Credit: Thomas & Hutton

Stonecrest Economic Development Plan Approach

In developing this Plan, the Team used an assets-based approach. Asset-based economic development focuses on identifying and developing community assets such as the natural environmental, sociocultural, and economic conditions. This approach builds capacity in communities and strengthens connections within regions. As part of the process, we reviewed previous plans and initiatives, inventoried existing assets, identified existing policies and processes, gathered input from the public, City Officials and staff, and key stakeholders, and examined regional conditions.

The data provided an overwhelming consensus – **the City requires a strong foundation and dedicated direction for its economic development future.** The desires of the community are broad and can be pursued once the building blocks have been established and key components have been put into place.

This Plan provides immediate (less than one year), short-term (one to three years) and long-term (three to five years) recommendations. Some elements have been identified by the City as important and while they are desired, the essential components should be addressed initially. The City of Stonecrest can achieve much of its vision, however, Stonecrest's **Path Forward** requires developing the "Path" infrastructure first. As the Path opens up slowly and confidently, it will continue to grow and evolve allowing for broad development built on a solid foundation.



COMMUNITY AND STAKEHOLDER ENGAGEMENT



Community & Stakeholder Engagement Approach and Tools

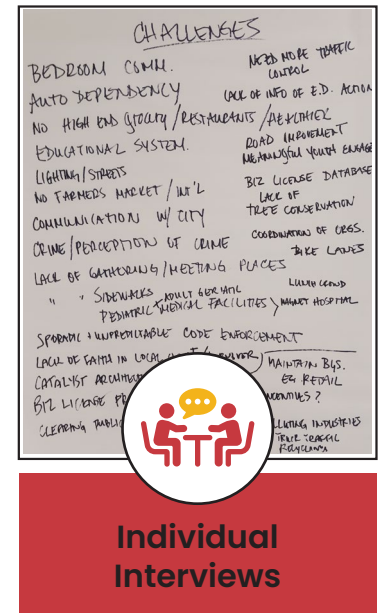
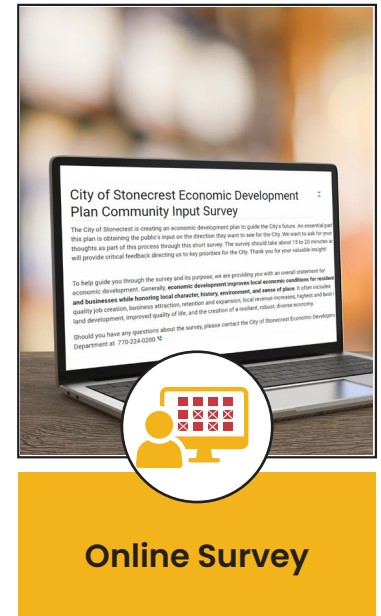
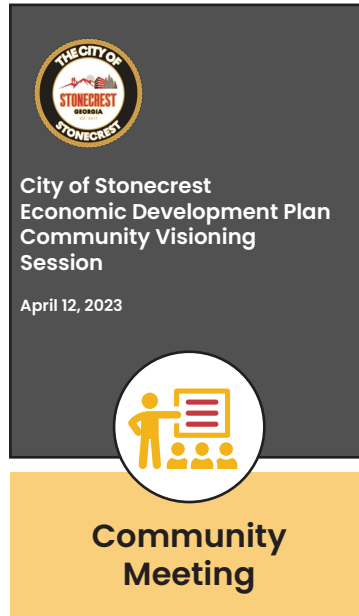
Our belief is **economic development is a community effort**. Engaging the community to assist in developing the Plan was a critical component as Economic Development Staff are supported by the Council, Development Authority, Planning Commission, business community, and the community-at-large who serve as everyday ambassadors and contributors to the local economy.

Nickel Works Consulting provided the community outreach program for the Plan development. The outreach was structured to obtain feedback in a myriad of ways to obtain a wide variety of perspectives. The tools used for community and stakeholder feedback were a community meeting, an online survey, small group discussions, and individual interviews.

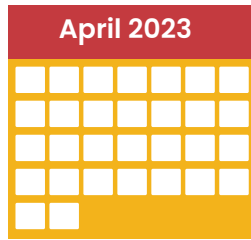


The Team held a Community Visioning Session in April 2023, conducted an Online Survey from May to June 2023 that was distributed through the City, held small group discussions online and conducted one-on-one interviews online and via telephone.

A general narrative explaining the methodology, goals and purposes is available in Appendix A.

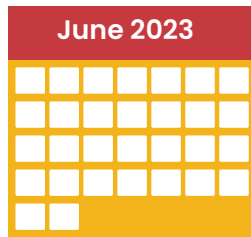


Methodology



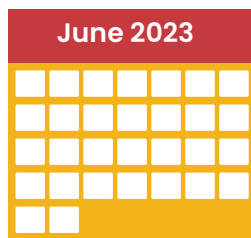
COMMUNITY MEETING April 12, 2023

The Community Meeting was held at Browns Mill Recreational Facility with approximately 80 people in attendance. During the meeting, the Team utilized a mapping exercise to allow stakeholders to show their preferred locations for specific development types. The Team engaged with participants and asked questions (Future Goals for Stonecrest, the Identity of Stonecrest, and the Challenges Stonecrest is presented with).



STAKEHOLDER MEETINGS May to June 2023

The City helped to identify stakeholder groups to ensure that residents, property owners, business owners, business operators, government employees and elected officials all had the opportunity to make their feelings known. This diverse cross-section of persons shared their thoughts which illustrated the issues that most commonly appeared as concerns. The Team hosted virtual small group and individual interviews and developed a narrative explaining the methodology and results.



ONLINE SURVEY METHODOLOGY May to June 2023

The Online Survey was distributed to the City and related organizations to encourage participation. Open for 8 weeks, the Team received 59 usable responses.

Summary of Input

Good Governance & Transparency

The City of Stonecrest has experienced a lot in its short history. Past scandals shook the stakeholder base's faith in the city as an institution. The city has begun to recover, but there is still much work to be done. Stakeholders frequently expressed the need for improvements in the city government's operational efficiency. Difficulties in securing business licenses are a common complaint. Frequent turnover of city staff and the associated loss of institutional knowledge and compromised continuity also hurt stakeholders' ability to interface with city government.

Available Inventory

Stakeholders expressed the need for data gathering for a variety of purposes. For example, cataloging properties available for occupancy and/or development or taking a census of employment needs and worker skill sets. Economic developers could use these data sets to market available sites to site selectors or play matchmaker between employers seeking workers and job seekers with the necessary skill sets.



Municipal/Community Disconnect

There were several areas where stakeholders' outlooks on issues were based on misunderstood relationships or data. For example, the need for improvements to certain municipal services was commonly expressed. However, many of those services are managed under the auspices of DeKalb County and thus not controlled by the city government. That disconnect between perception and reality must be addressed so that stakeholders are able to appropriately interface with the municipal apparatus.

City Identity & Rebranding

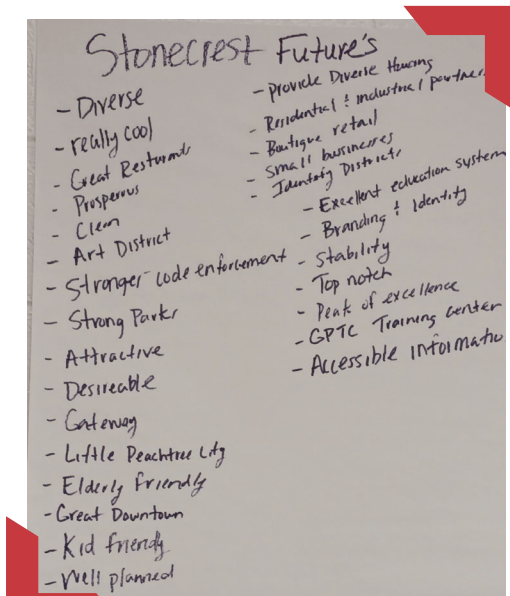
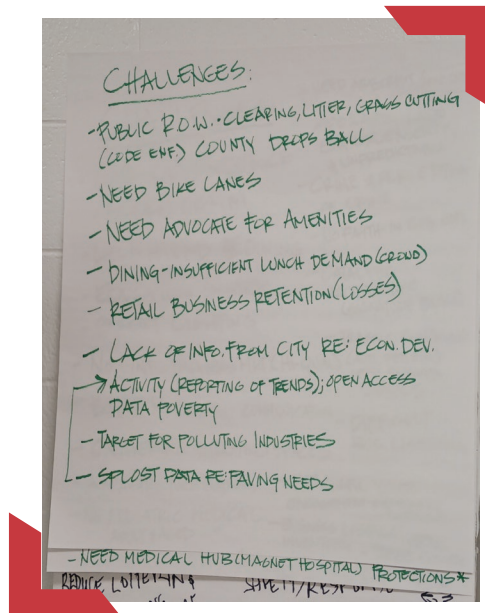
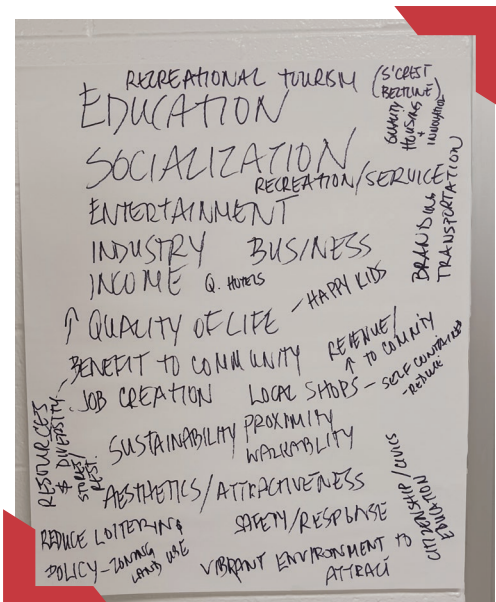
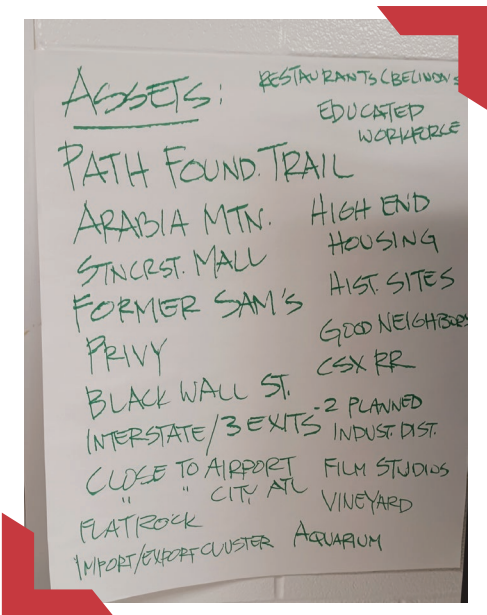
Stakeholders seemed to agree that there was a need for a clear vision for the City of Stonecrest. Given the city's short history, enough time has not elapsed to allow for the city to develop a clear identity. There is inadequate signage alerting persons that they are entering the city. Most are unaware when they are crossing into or out of the city limits. Additionally, a new identity and "brand" for the City of Stonecrest is needed to shake off the stigma of negative experiences.



Public Safety Perceptions

The City of Stonecrest, like any other municipality, has some crime. Many stakeholders complained about crime in the city. Some acknowledged that actual crime might not be in line with the perception of crime. For example, the prevailing perception of crime in the city may be greater than the actual incidence of crime in the city.

The aesthetics of the city were also related to this subject. "Broken windows" theory pervades the thoughts of some stakeholders; areas that appear unkempt to stakeholders appear to be crime-ridden whether that is true or not. In addition to crime, other public safety concerns surrounding pedestrian safety were also commonly expressed as a concern.



AREA ASSETS AND CHARACTERISTICS



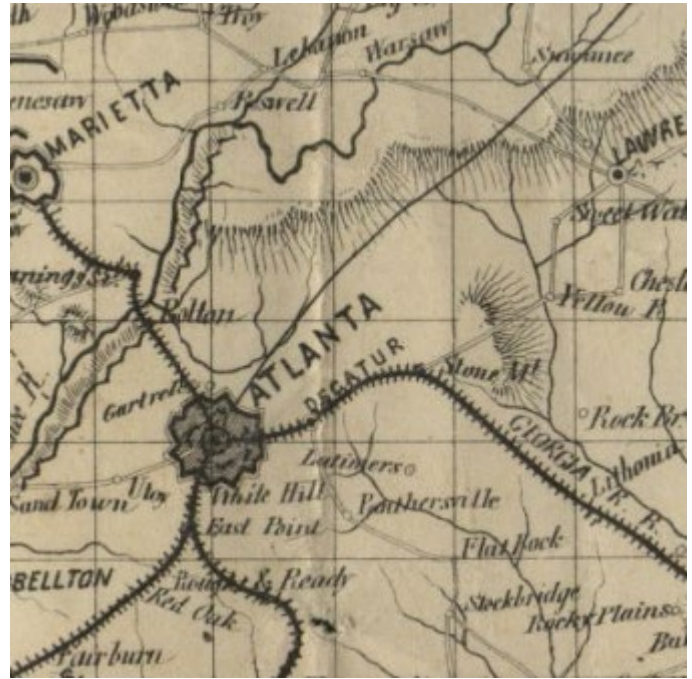
A Brief History of Stonecrest

The area comprising current-day Stonecrest is steeped in history. Inhabited originally by the Creek and Cherokee, the area was later claimed in the 1820s by white settlers. The area developed along a stagecoach route and was peppered with farms and plantations. After the Civil War, many African Americans stayed in the area and developed the Flat Rock community. The area remained a predominantly African American community in unincorporated DeKalb County until 2016 when through an Act of the Georgia General Assembly, the City of Stonecrest was formed.

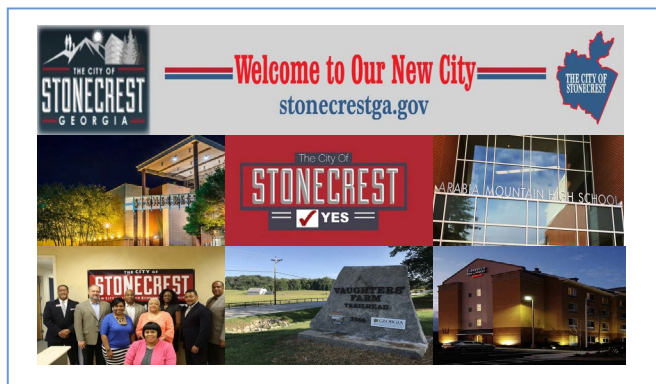
The City of Stonecrest is governed by a six-member Mayor and City Council utilizing the Council/Manager form of government. The Mayor and City Council set the policy and direction; the City Manager oversees the day-to-day operations of the organization which consists of a team of 56 employees, not including contracted, part-time, and seasonal staff. The city is a limited services municipality with in-house departments as well as contracted services with DeKalb County and consultants as needed.

In its early days of Cityhood, the City of Stonecrest had the misfortune of a devastating administrative scandal involving misappropriation of CARES Act funds which tarnished the City's reputation with the community and outsiders. Further eroding confidence between the City and the community at large have been lawsuits against service providers for breach of contract for service provision, other litigation, and high turnover rates of staff.

While these negative experiences are a blemish on the reputation of Stonecrest and remnants still exist, Stonecrest has the ability to diligently restore its reputation and demonstrate it is a well-functioning, viable, and attractive place to do business and to live. This Economic Development Plan and its recommendations are one element toward establishing this new reputation.



Credit: United States Army Corps of Topographical Engineers, Public domain, via Wikimedia Commons



Credit: City of Stonecrest Comp Plan 2038

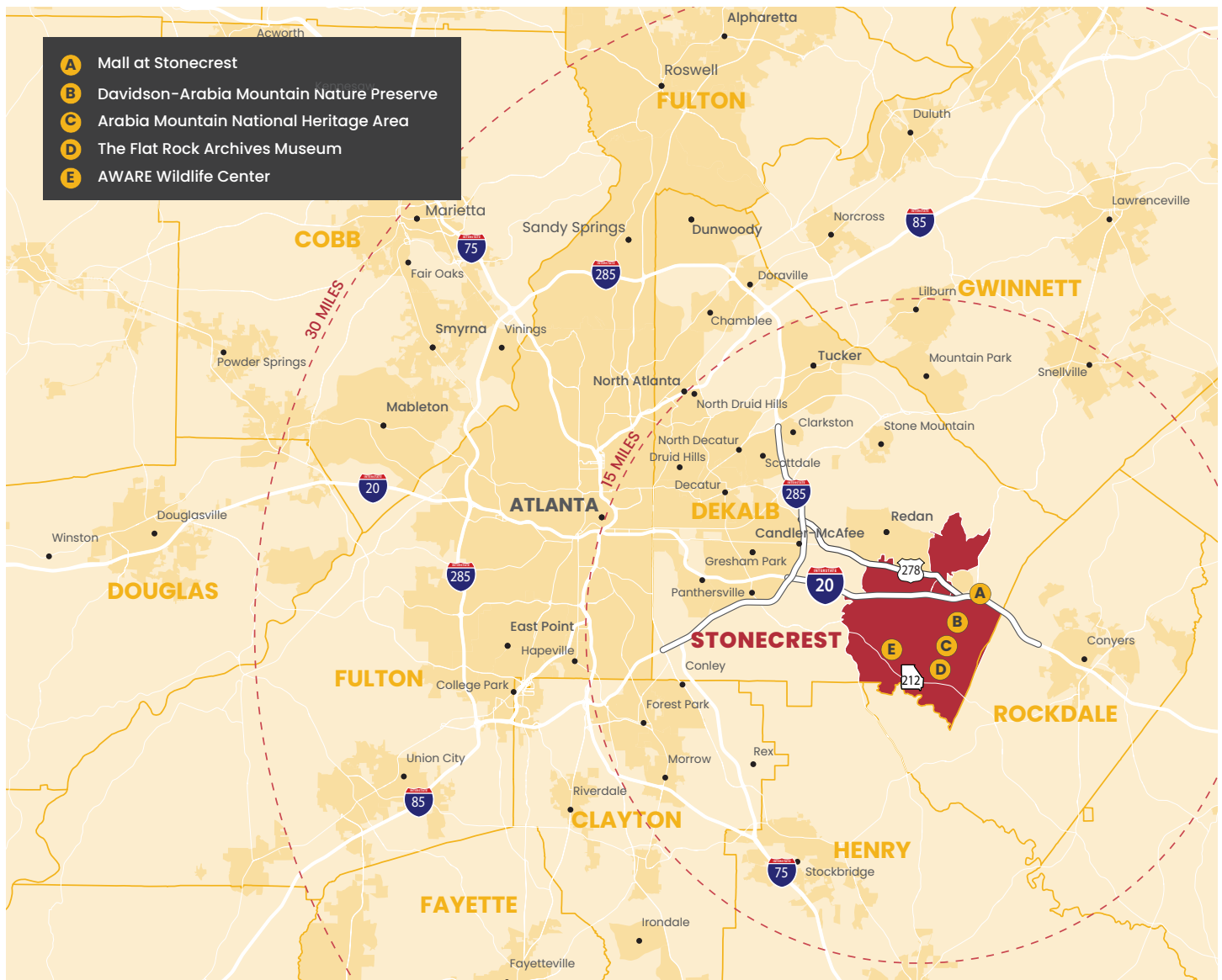
Location

Situated in southeastern DeKalb County, the City of Stonecrest encompasses 29 square miles. Located just over 15 miles from downtown Atlanta, the City is connected to Metro Atlanta region via Interstate 20 (I-20) and State Route 278 (SR 278) linking to Interstate 285 (I-285).

I-20 separates the City into a northern area which includes residential neighborhoods, commercial development along Covington Highway, industrial parks that date to the 1960s and

quarries that predate incorporation by 130 years. South of I-20 land uses are primarily regional retail and lodging, suburban neighborhoods and substantial outdoor recreation areas.

Most recognizably, the Mall at Stonecrest, Arabia Mountain National Heritage Area, Davidson-Arabia Nature Preserve, Flat Rock Archives, AWARE Wildlife Rescue Center are key destinations.



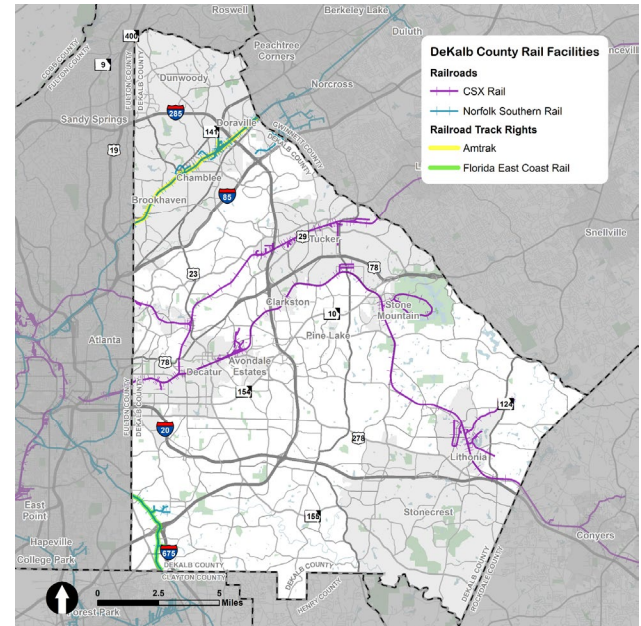
Credit: Thomas & Hutton

Transportation

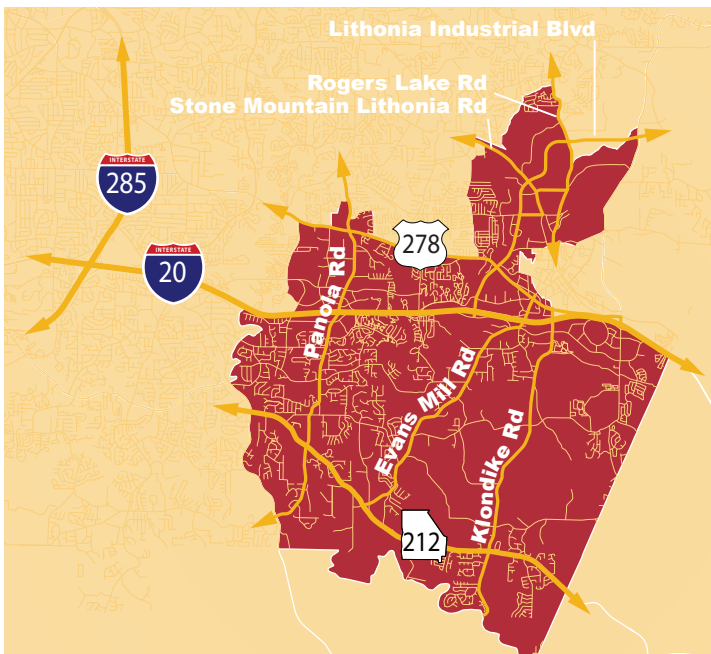
Most of the roadways in the City of Stonecrest are two-lane roads. Four-lane roads are found mainly in northern Stonecrest in areas near I-20. These roadways include US 278 (Covington Highway), SR 124 (Turner Hill Road), SR 155 (Snapfinger Road) Lithonia Industrial Boulevard, Mall Parkway, Snapfinger Woods Drive, Panola Industrial Boulevard, Stonecrest Industrial Way and Panola Road. I-20 is the only roadway in Stonecrest with six or more travel lanes.

CSX serves the northern portion of Stonecrest.

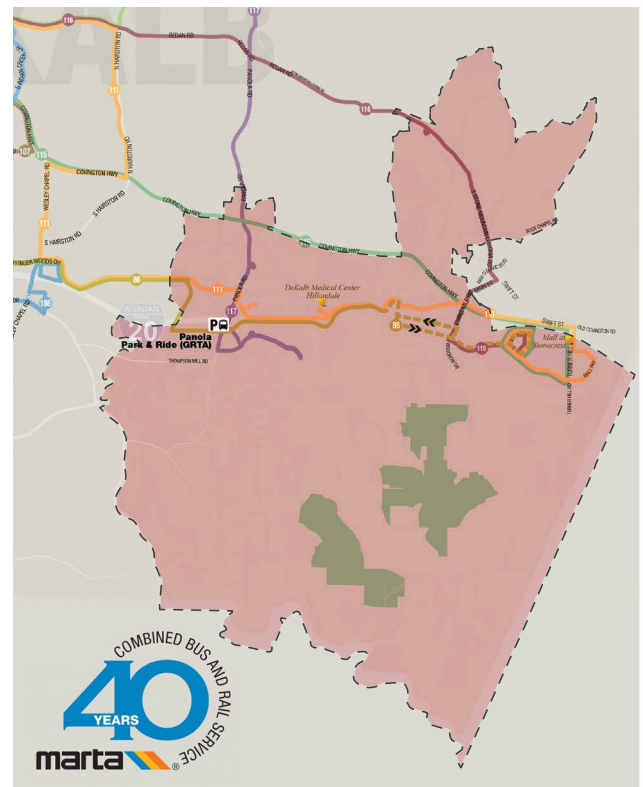
Transit is limited to the northern portion of Stonecrest adjacent to I-20 and northward, including five MARTA routes and three GRTA express routes. A \$1 million federal grant through the 2023 Community Project Funding will fund the design for MARTA's Stonecrest Transit Hub to include covered waiting areas, fare vending, real-time arrival/information, and public restrooms. Enhanced amenities along with easier bus-to-bus transfers will improve the transit experience for constituents. A service building will offer restrooms, customer service windows, and operator relief facilities Two locations, both at the Mall at Stonecrest are being considered. One option is on the north end of The Mall at Stonecrest while the other is west of the mall.



Rail Facilities Map



Transportation Map



Marta Map

Population

The population of Stonecrest is estimated at almost 60,000 with approximately 91% of the population identifying one race African-American.



The average household size is 2.9 persons and the median age is 34.5 years.

36% of the household families are led by a single person with a majority of those as female led; 25% are married family households. 39% are nonfamily households.



The median commute time is 38 min.
69% of commuters drive alone.
10% carpool
3.5% take transit
14.5% work from home

Median household income in Stonecrest is \$63,438
African American median household income is \$65,101 (compared to \$50,901 nationally and \$57,293 across Georgia).



28% have a bachelor's degree or higher and 9% have less than a high school diploma.

*Note all demographic data taken from the American Community Survey, 2022. Released December 2023.

Demographic Characteristics

Stonecrest Total Population

	59,445	100%
Male	27,102	45.6%
Female	32,343	54.4%

Stonecrest Population by Age

Under 5 years	3,777	6.4%
5 to 9 years	2,883	4.8%
10 to 14 years	4,511	7.6%
15 to 19 years	4,200	7.1%
20 to 24 years	5,371	9.0%
25 to 34 years	9,544	16.1%
35 to 44 years	7,618	12.8%
45 to 54 years	8,576	14.4%
55 to 59 years	3,630	6.1%
60 to 64 years	2,922	4.9%
65 to 74 years	4,708	7.9%
75 to 84 years	1,474	2.5%
85 years and over	231	0.4%

Stonecrest Population by Race

	59,445	59,445
One race	56,664	95.3%
White	1,674	2.8%
Black or African American	54,018	90.9%
American Indian and Alaska Native	89	0.1%
Asian	218	0.4%
Native Hawaiian and Other Pacific Islander	37	0.1%
Some Other Race	628	1.1%

Population Data from American Community Survey, 2022

Stonecrest Median Income

Household income by race and Hispanic or Latino origin of householder

	Number of Households	Percent Distribution	Median income (dollars)
Households	20,439		\$57,226
One race			
White	565	2.8%	\$61,719
Black or African American	19,131	93.6%	\$65,101
American Indian and Alaska Native	55	0.3%	\$45,972
Asian	39	0.2%	-
Native Hawaiian and Other Pacific Islander	0	0%	-
Some other race	157	0.8%	\$53,806
Two or more races	492	2.4%	\$53,583
Hispanic or Latino origin (of any race)	463	2.3%	\$61,771
White alone, not Hispanic or Latino	436	2.6%	-

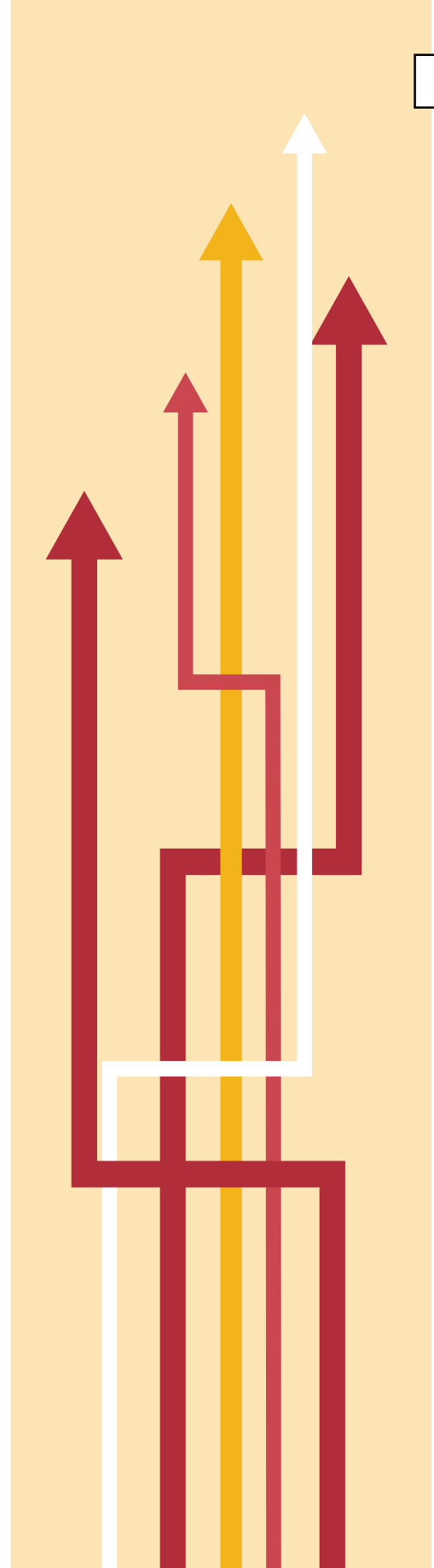
Stonecrest Residents' Educational Attainment

Population 25 years and over	38,703	38,703
Less than 9th grade	1,318	3.4%
9th to 12th grade, no diploma	2,272	5.9%
High school graduate (includes equivalency)	10,498	27.1%
Some college, no degree	9,841	25.4%
Associate's degree	4,070	10.5%
Bachelor's degree	6,634	17.1%
Graduate or professional degree	4,070	10.5%
High school graduate or higher	35,113	90.7%
Bachelor's degree or higher	10,704	27.7%

Population Data from American Community Survey, 2022

Population Assets Summary

- The median income for Black or African-American Stonecrest residents is higher than in Georgia or the United States and thus has been celebrated as one of the wealthiest, majority African-American cities in Georgia.
- Of the population that is 25 years and older, almost 65% have at least some college or greater educational attainment. Over 29% have a Bachelor's or Graduate Degree.
- The median commute time of 38 minutes and large number of single headed households suggest quality local employment for residents could support families.
- Current resident employment is distributed mainly within management, production, and sales occupations.
- Current industries represented in the local workforce are educational services, health care and social assistance, professional services, transportation, and retail trade.



Education

Stonecrest is part of the DeKalb County School District with eight (8) elementary schools, three (3) middle schools, and four (4) high schools.

Elementary schools

- Murphy Candler
- Fairington
- Flat Rock
- Panola Way
- Stoneview
- Redan
- Princeton
- Rock Chapel

Middle schools

- Salem Middle School
- Lithonia Middle School
- Miller Grove Middle School

High schools

- Lithonia High School
- Miller Grove High School
- Martin Luther King High School
- Arabia Mountain High School*



Arabia Mountain High School Academy of Engineering Medicine and Environmental Studies is a magnet school using the Environment as an Integrating Context for learning model located on the edge of the Arabia Mountain green space. This public high school opened in August 2009. It is a LEED-certified building and uses the “Environment as an Integrating Context for learning” (EIC) curriculum. It is connected to the nature preserve via a spur bicycle path.



Credit: Nearmap

Higher Education in Stonecrest

Georgia Piedmont Technical College (GPTC)

- Programs of Study, including Degrees, Diplomas, and Certificates
- Automotive
- Business
- Computers
- Early Childhood Care & Education
- Electronics & Engineering Technology
- Healthcare
- Industrial
- Interdisciplinary Studies*



- Media
- Professional Services**
- Public Safety & Legal Studies
- Quick Track/Commercial Truck Driving***

**Offered only as Degrees and Technical Certificate of Credit*

***Offered only as Diplomas and Technical Certificate of Credit*

****Offered only as Technical Certificate of Credit*



Credit:

GPTC's Regional Transportation Training Center

Located in the City Of Stonecrest and with assistance from the City Council with \$500,000 in funds from the American Rescue Plan (ARPA), the new \$5.8 Million Regional Training Center will house continuing education and workforce training for skilled workers for the transportation industry, notably commercial truck drivers, diesel technology, automotive technology, logistics, and distribution workers.

The facility will also be a short-term training hub for its forklift certification program and include incubator space for transportation start-ups and entrepreneurship opportunities.

Higher Education around Stonecrest / Metro Atlanta

In addition to Georgia Perimeter Technical College, higher education opportunities are abundant in the Metro Atlanta area outside of Stonecrest. These educational institutions and their resources are regional assets with whom Economic

Development initiatives may be partnered, residents may attend, and local businesses can use to recruit and train employees.

- Agnes Scott College
- American InterContinental University
- Art Institute of Atlanta
- Ashworth College (Norcross)
- Atlanta Metropolitan State College
- Atlanta Technical College
- Brenau University
- Carver College
- Chamberlain College of Nursing
- Clark Atlanta University
- Clayton State University (Morrow)
- Columbia Theological Seminary (Decatur)
- DeVry University
- Emory University
- Evangeline Booth College (The Salvation Army)
- Georgia Institute of Technology
- Georgia State University
- Herzing College
- Interdenominational Theological Center
- John Marshall Law School
- Kennesaw State University (Kennesaw)
- Life University (Marietta)
- Mercer University (Cecil B. Day Graduate and Professional Campus)
- Morehouse College
- Morris Brown College
- Oglethorpe University (Brookhaven)
- Philadelphia College of Osteopathic Medicine (Georgia campus) (Suwanee)
- Savannah College of Art and Design (Atlanta campus)
- Spelman College
- University of Georgia (Gwinnett Campus) (Lawrenceville); (Main Campus) (Athens)
- University of Georgia (Terry College of Business Atlanta Center)
- Georgia Film Academy,
- Georgia FinTech Academy
- Georgia Biosciences Training Center

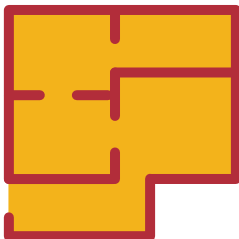
Housing

In June 2023, the median listing home price in Stonecrest, GA was \$289,900.
 Median home prices in the Metro Atlanta area were \$418,000.
 The median listing home price per square foot was \$146.
 The median home sold price was \$260,000.



The median gross rent in 2021 was \$1,226.
 The cost of currently available rental units ranges from \$1,020 /month to \$2,500 /month.

The owner-occupied housing unit rate in Stonecrest is 48%.
 Comparatively, the rates are 69% in Metro Atlanta and 68% across Georgia.
 The median value of owner-occupied housing units in 2021 was \$147,000.
 Eight (8) percent of owners do not have a mortgage.



Eighty-eight (88) percent of units are occupied in the City.
 There are 9,331 housing units in Stonecrest.
 The median year built was 1987.
 Forty-four (44) percent of the housing has been built since 2000.
 One hundred seventy-nine (179) residential building permits were issued between January 2022 and June 2023.

New Housing Projects

Similar to most jurisdictions, housing costs in Stonecrest have been on the rise. Residential construction has been steady in the City with a number of large projects coming online for single-family and single-family attached homes. In Stonecrest (September 2023), there were approximately 54 homes for sale. Of the 22 homes for rent, the costs ranged from \$1,700 to \$3,500 with an average of \$2,000 per month.

New homes have an advantage over existing homes because of availability. In other words, they are ready for move-in. One hundred and seventy-nine (179) new residential construction permits were issued in 2023.

New developments in the pipeline include (approved and under review):



Credit: Adobe Stock

- Browns Mill Road and Evans Mills Road (Flat Rock Hills Phases, 3, 4A and 4B)
58 single-family detached
- Browns Mills Road (Tiny Home)
- Browns Mills Road/Main Street
(The Enclave at Arabia Mountain)
- Chupp Road (Heritage at Stonecrest)
- Hayden Quarry Road (Parkland Communities)
- Hayden Quarry Road (Crestview Pointe)
- Hayden Quarry Road (Hayden Quarry)
- Klondike Road (Klondike Road Townhomes)
single-family attached
- Miller Grove Road
- McDaniel Mill Road
- Rock Springs Road (Highland Park)
- Rockland Road (Flat Rock Village) Hayden Quarry Road
(Crestwind Township)
- Shady Maple Way (The Parks at Stonecrest)
- South Stone Mountain Road (Stonecrest Estates)
198 single-family detached and 132 attached
- Thompson Mill Road (The Falls at Thompson Mill)
13 single-family detached
- Turner Hill Road - 86 single family attached

Housing Affordability in Stonecrest

In Stonecrest, there is not necessarily a housing availability issue, but there is a housing affordability concern. In general, housing affordability means paying less than 30% of gross income for annual housing costs. Anything over 30% indicates a household is housing cost-burdened.

With a \$63,438 household median income, **affordable housing** should cost approximately **\$1,585 per month** or a **\$217,000 mortgage**. The median gross rent in Stonecrest is \$1,226 or on the cusp of affordability with newer units costing substantially more. Median sales prices for homes are now \$289,000.

57% of Stonecrest residents are housing-cost burdened. This is higher than DeKalb, Atlanta, and Georgia. When adding transportation costs (38 min median commute) to the housing costs, transportation and housing costs can exceed 58% of the household income further burdening households.

Three non-exclusive strategies can alleviate the household income burden discussed above:

- Attract more suitable jobs to Stonecrest to reduce
- Increase housing options that are affordable
- Increase skills of residents for employment that fetches higher wage.

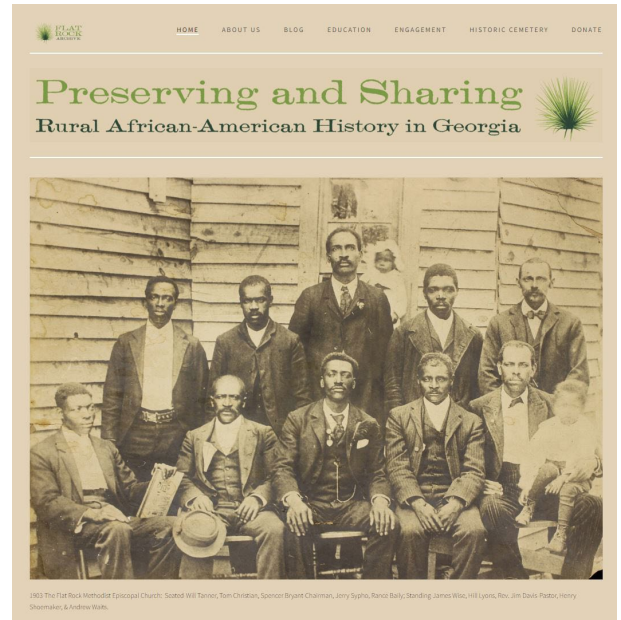
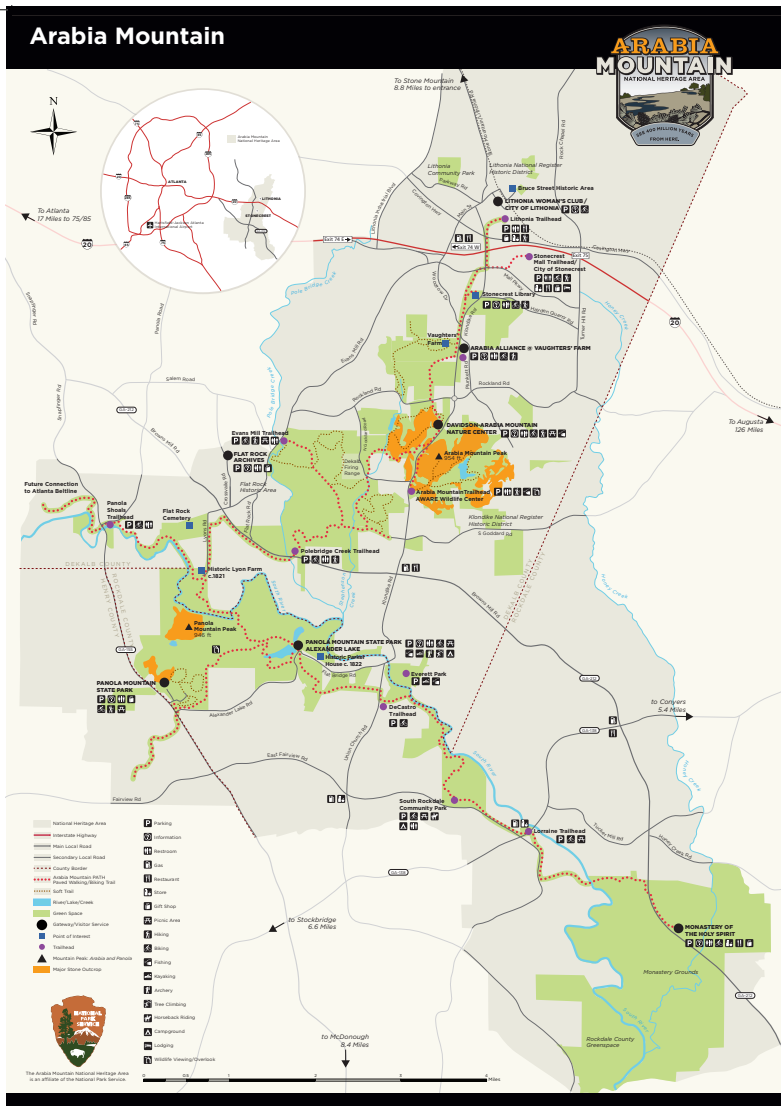


Savannah Gardens, Savannah GA | Credit: Thomas & Hutton

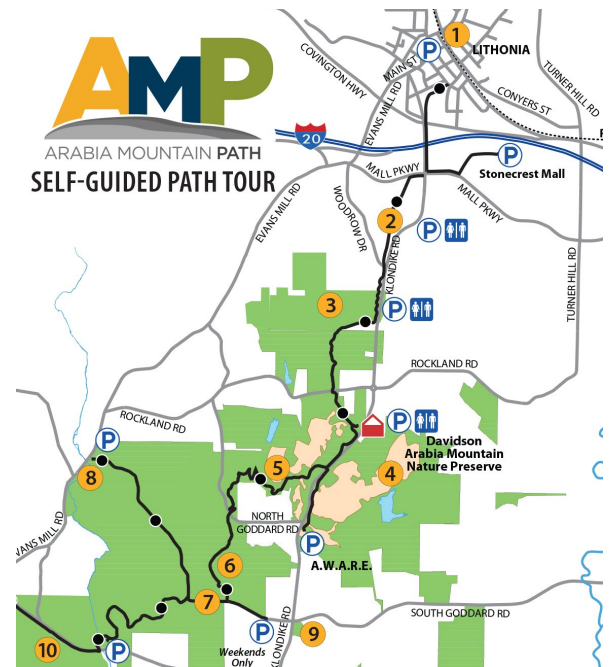
Local Assets

- The 2,550-acre Davidson-Arabia Mountain Nature Preserve offers hiking trails, 30 miles of paved multi-use paths, lakes, and the granite monadnock of Arabia Mountain.
- The 40,000-acre Arabia Mountain National Heritage Area contains many assets including the historic African American community of Flat Rock, an active quarry, and a Trappist monastery.
- The South River and a number of formerly County-owned parks and recreation facilities offer access to greenspace.

Credit: <https://arabiaalliance.org/>



Credit: <https://www.flatrockarchives.com/>



Credit: arabiaalliance.org

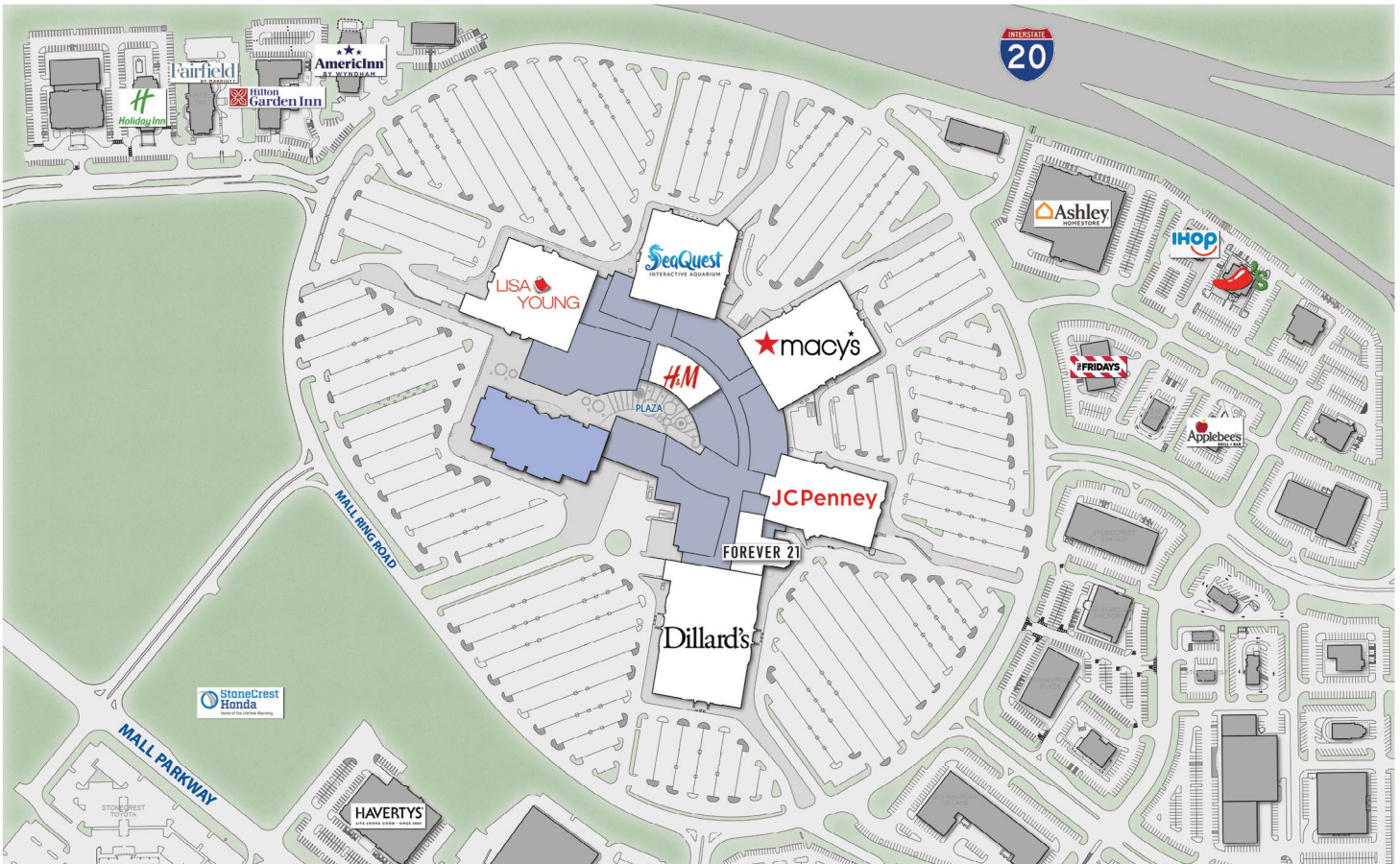


Credit: @ArabiaMtnHeritage

Stonecrest Mall Area

Another asset is the Stonecrest Mall area. A majority of the City's commercial core just south of I-20 was master planned by Cadillac Fairview, a development company that purchased more than 1,400 rural acres in the 1980s and opened the 1.3 million square foot Mall at Stonecrest in 2001. One of the most widely recognized economic development projects is a landmark many people associate with the City. The mall is a destination featuring large retailers such as Macy's Dillard's, JC Penney, and Leslie Young. SeaQuest, a tenant at the Mall, offers a hands-on aquarium and zoo experience as a draw for tourists. Privi, touted as a culinary, entertainment and cultural

destination has also taken over space in the former Sears building. There is a 12.9% vacancy rate within the mall itself. While much of the land around the mall remains undeveloped, approximately 300 acres are controlled by Allen Family LLC via a bond-for-title arrangement with the Stonecrest Development Authority. The original project included a hotel, conference center, image represents original development concepts for the Mall area. As discussed earlier, this project has not come to fruition with its original timeline.



Credit: www.urbanretail.com



Economic Profile – Stonecrest

Contextualizing regional and local economic conditions is essential for establishing the asset base and identifying opportunities for Stonecrest. The Georgia and Metro Atlanta economies have been faring well over the past decade, in spite of the pandemic and expected recession. Stonecrest has had a few industrial and commercial projects begin to take shape.

Stonecrest’s Employment Profile

According to the American Community Survey (2022), Stonecrest’s unemployment rate is double (5.9%) than that of Metro Atlanta (2.7%), Georgia (2.6%) and the nation (2.7%). Those residents with a high school diploma or less than a high school diploma have the highest rates of unemployment. Those residents between the ages of 16 and 24, 30 and 34, and 65 and 74 also have higher unemployment rates than the rest of the residents.

Stonecrest has a lower percentage of local employment in construction with slightly fewer employees as a percentage engaged in manufacturing, finance, real estate, and professional services. Transportation related industries, educational services and health care, and public administration are the strongest in terms of local employment.

Compared to the Metro Atlanta region, Stonecrest residents have a stronger showing in sales and office and production, transportation and material moving occupations; while Metro Atlanta residents have a stronger presence in management, business, science, and arts occupations.

Notable characteristics for the employment profile of Stonecrest are:

- The City is home to many entrepreneurs and well-educated professionals, but most of the jobs available locally are in the industrial and retail sectors.
- More local jobs in the sectors of construction, manufacturing, retail, transportation are filled from outside workers.
- Residents in the industries, of information, finance and insurance, professional services, administration and support, educational services, health care and

social assistance, and public administration are leaving Stonecrest for employment.

In short, the job opportunities in Stonecrest and the skills of the Stonecrest residents do not match.

Occupation by Type	Stonecrest	Metro Atlanta
Management, business, science, and arts occupations	34.8%	45.4%
Service occupations	15.5%	13.3%
Sales and office occupations	28.1%	21.0%
Natural resources, construction, and maintenance occupations	4.1%	7.0%
Production, transportation, and material moving occupations	17.4%	13.3%

Resident Occupation by Industry	Stonecrest	Metro Atlanta
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.3%
Construction	3.6%	6.7%
Manufacturing	7.1%	8.8%
Wholesale trade	2.1%	2.6%
Retail trade	11.8%	11.1%
Transportation and warehousing, and utilities:	12.5%	8.0%
Information	2.9%	2.9%
Finance and insurance, and real estate, and rental and leasing:	5.3%	7.3%
Professional, scientific, and management, and administrative, and waste management services:	13.8%	15.7%
Educational services, and health care and social assistance:	25.3%	19.2%
Arts, entertainment, and recreation, and accommodation and food services:	8.1%	8.3%
Other services, except public administration	1.8%	4.8%
Public administration	5.7%	4.3%

The City is home to many entrepreneurs and well-educated professionals, but most of the jobs available locally are in the industrial and retail sectors.

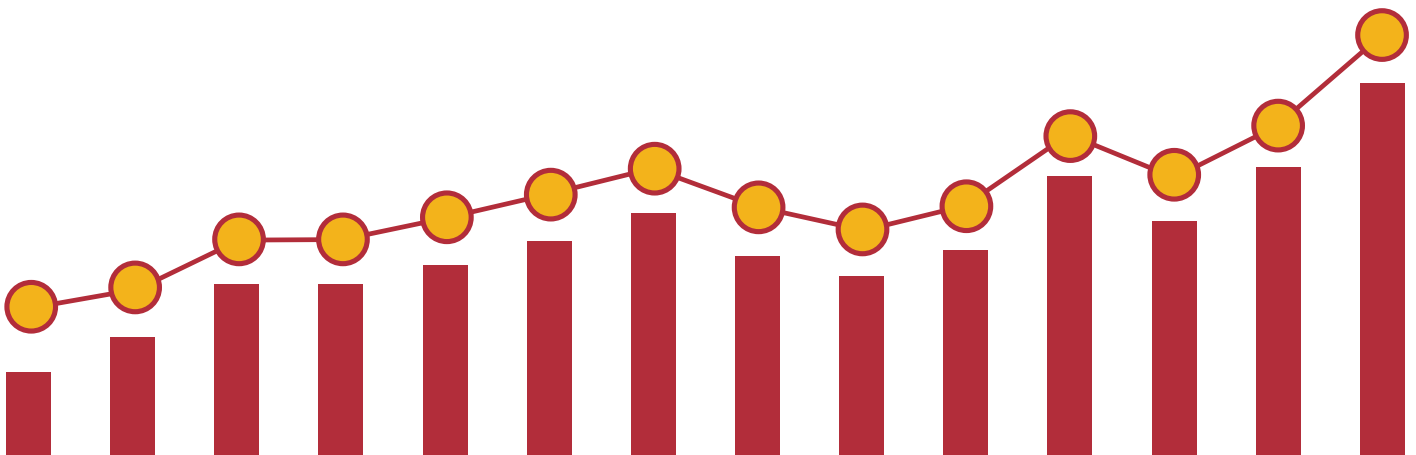
More local jobs in the sectors of construction, manufacturing, retail, transportation are filled from outside workers.

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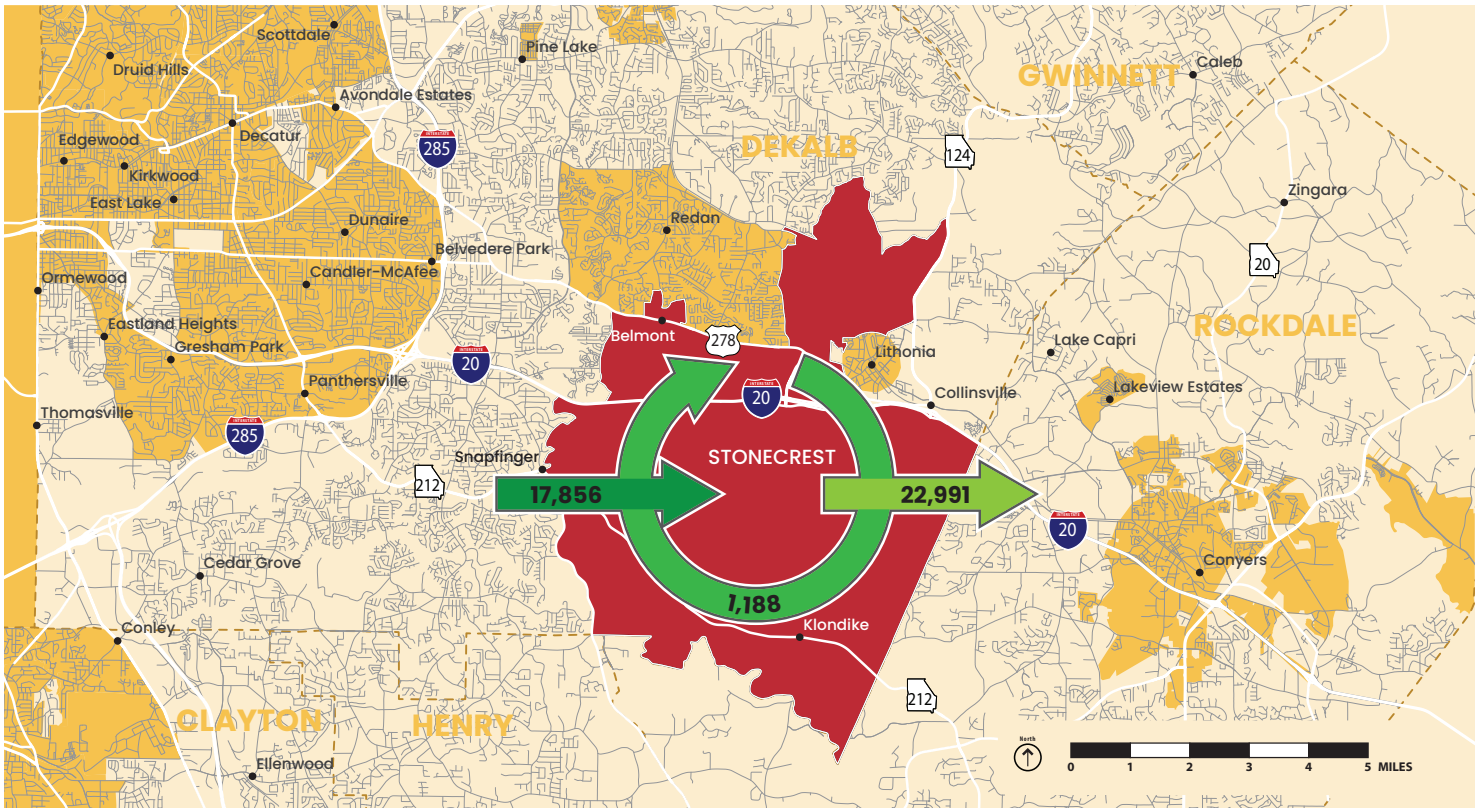
In short, the job opportunities in Stonecrest and the skills of the Stonecrest residents do not match.

Jobs by NAICS Industry Sector, 2021

	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	15	0.1%	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	9	0.0%	33	0.2%
Utilities	67	0.3%	181	1.0%
Construction	584	2.4%	1,203	6.3%
Manufacturing	1,153	4.8%	3,131	16.4%
Wholesale Trade	793	3.3%	902	4.7%
Retail Trade	2,766	11.4%	3,337	17.5%
Transportation and Warehousing	2,216	9.2%	2,577	13.5%
Information	814	3.4%	24	0.1%
Finance and Insurance	979	4.0%	166	0.9%
Real Estate and Rental and Leasing	487	2.0%	296	1.6%
Professional, Scientific, and Technical Services	1,170	4.8%	322	1.7%
Management of Companies and Enterprises	587	2.4%	2	0.0%
Administration & Support, Waste Management and Remediation	2,318	9.6%	832	4.4%
Educational Services	2,044	8.5%	1,165	6.1%
Health Care and Social Assistance	3,894	16.1%	2,286	12.0%
Arts, Entertainment, and Recreation	234	1.0%	85	0.4%
Accommodation and Food Services	2,009	8.3%	1,809	9.5%
Other Services (excluding Public Administration)	540	2.2%	683	3.6%
Public Administration	1,500	6.2%	10	0.1%



Inflow/Outflow, All workers, 2021



Credit: Thomas & Hutton

*Employment profile data and maps taken from Census.gov, On the Map 2021

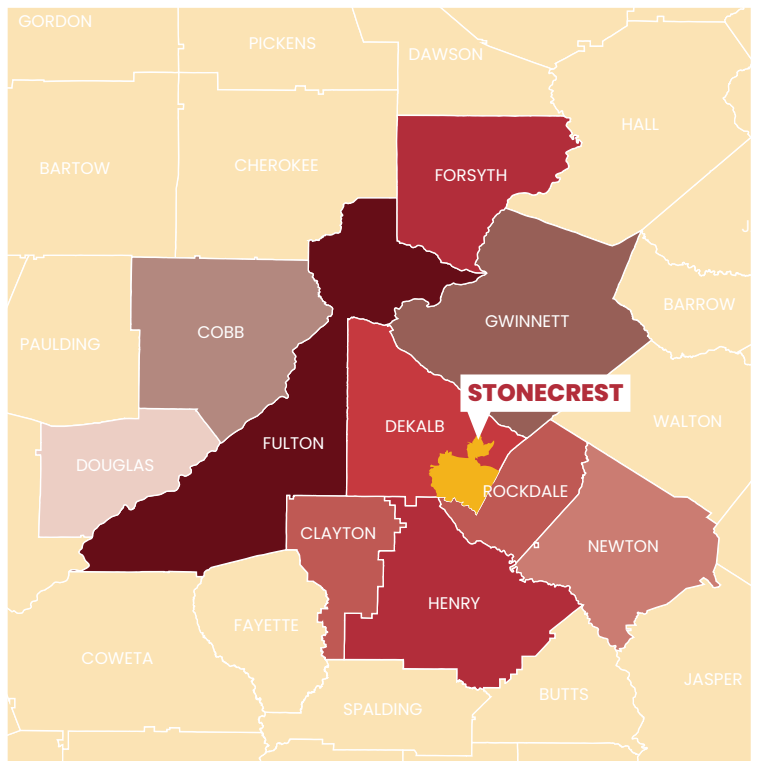
The Stonecrest resident labor force is approximately 32,432 persons with over half of the civilian labor force falling between the ages of 25 and 64 (2022).

The Stonecrest non-resident labor force is approximately 17,856 with 54% between the ages of 30 and 54.

Only 5% (1,188) of the Stonecrest residents live and work within Stonecrest.

The residents who leave Stonecrest for work daily mostly head to Fulton County (31.7%), DeKalb County (28.0%) and Gwinnett (9.7%).

Stonecrest is primarily a bedroom community, with residents driving an average of 38 minutes to traditional Metro Atlanta job centers such as Downtown, Perimeter Center, and Hartsfield-Jackson Atlanta International Airport.



Source: Census.gov, On the Map

Stonecrest Home and Work Area Labor Profile

The home area profile details characteristics of Stonecrest residents while the work area profile provides information for those who work within the City.

Stonecrest is primarily a bedroom community, with residents driving an average of 38 minutes to traditional Metro Atlanta job centers such as Downtown, Perimeter Center, and Hartsfield-Jackson Atlanta International Airport.

Total All Jobs, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Total All Jobs	24,179	100.00%	19,044	100.00%

Jobs by Worker Age, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Age 29 or younger	5,297	21.90%	4,682	24.60%
Age 30 to 54	13,625	56.40%	9,979	52.40%
Age 55 or older	5,257	21.70%	4,383	23.00%

Jobs by Earnings, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Home Area Profile				
\$1,250 per month or less	5,268	21.80%	4,121	21.60%
\$1,251 to \$3,333 per month	8,424	34.80%	6,742	35.40%
More than \$3,333 per month	10,487	43.40%	8,181	43.00%

Jobs by Worker Sex, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Male	9,876	40.80%	9,654	50.70%
Female	14,303	59.20%	9,390	49.30%

Jobs by Worker Race, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
White Alone	2,629	10.90%	7,095	37.30%
Black or African American Alone	20,775	85.90%	10,551	55.40%
American Indian or Alaska Native Alone	55	0.20%	59	0.30%
Asian Alone	387	1.60%	1,040	5.50%
Native Hawaiian or Other Pacific Islander Alone	22	0.10%	15	0.10%
Two or More Race Groups	311	1.30%	284	1.50%

Jobs by Worker Educational Attainment, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Less than high school	3,031	12.50%	7,095	37.30%
High school or equivalent, no college	5,585	23.10%	10,551	55.40%
Some college or Associate degree	6,192	25.60%	59	0.30%
Bachelor's degree or advanced degree	4,074	16.80%	1,040	5.50%
Educational attainment not available (workers aged 29 or younger)	5,297	21.90%	15	0.10%

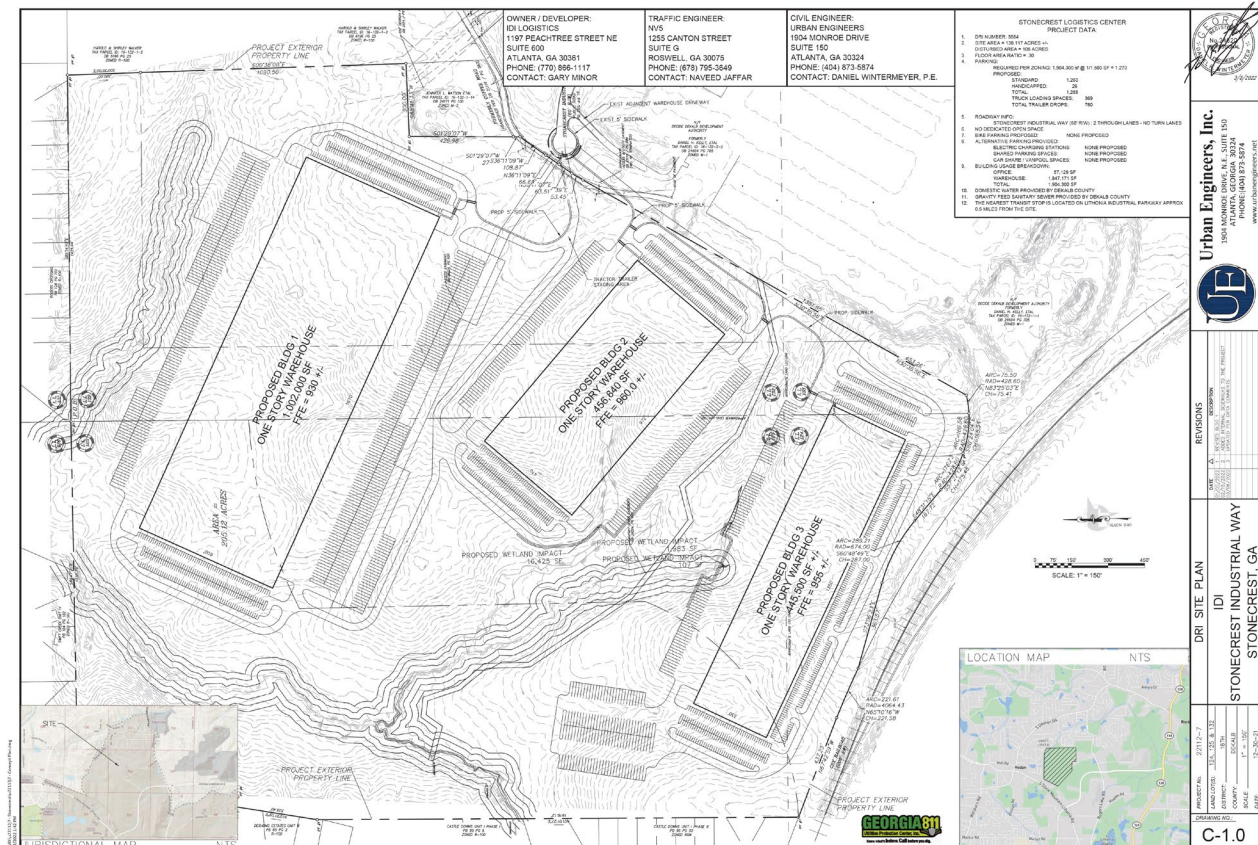
Source: Census.gov, On the Map



Credit: Adobe Stock

Notable Recent Stonecrest Development Projects

- In 2020, \$50 million in bonds were approved by the SDA for the Allen Family to redevelop the shuttered “Target” site for New Black Wall Street. The project opened in 2021. This project also has a 22 year tax abatement.
- Another large industrial project, a 330,000 SF project sought rezoning in a location slated for mixed-use development but pulled the application in August 2021.
- The City purchased Stonecrest Industrial Way to facilitate the development of industrial property.
- In 2021, Home Depot constructed and opened a 615,000 SF warehouse on an undeveloped site.
- The Lithonia Industrial Park includes the new, four-lane, Stonecrest Industrial Way, new water and sanitary sewer infrastructure and two new CSX rail spurs.
- In 2022, the City approved a rezoning for IDI Logistics to develop three warehouses accessed by Stonecrest Industrial Way. IDI Logistics began development on a 1.9M SF facility.
- A 215,000 PepsiCo facility, located in the industrial park is nearing completion with another adjacent potential warehouse site (2024).



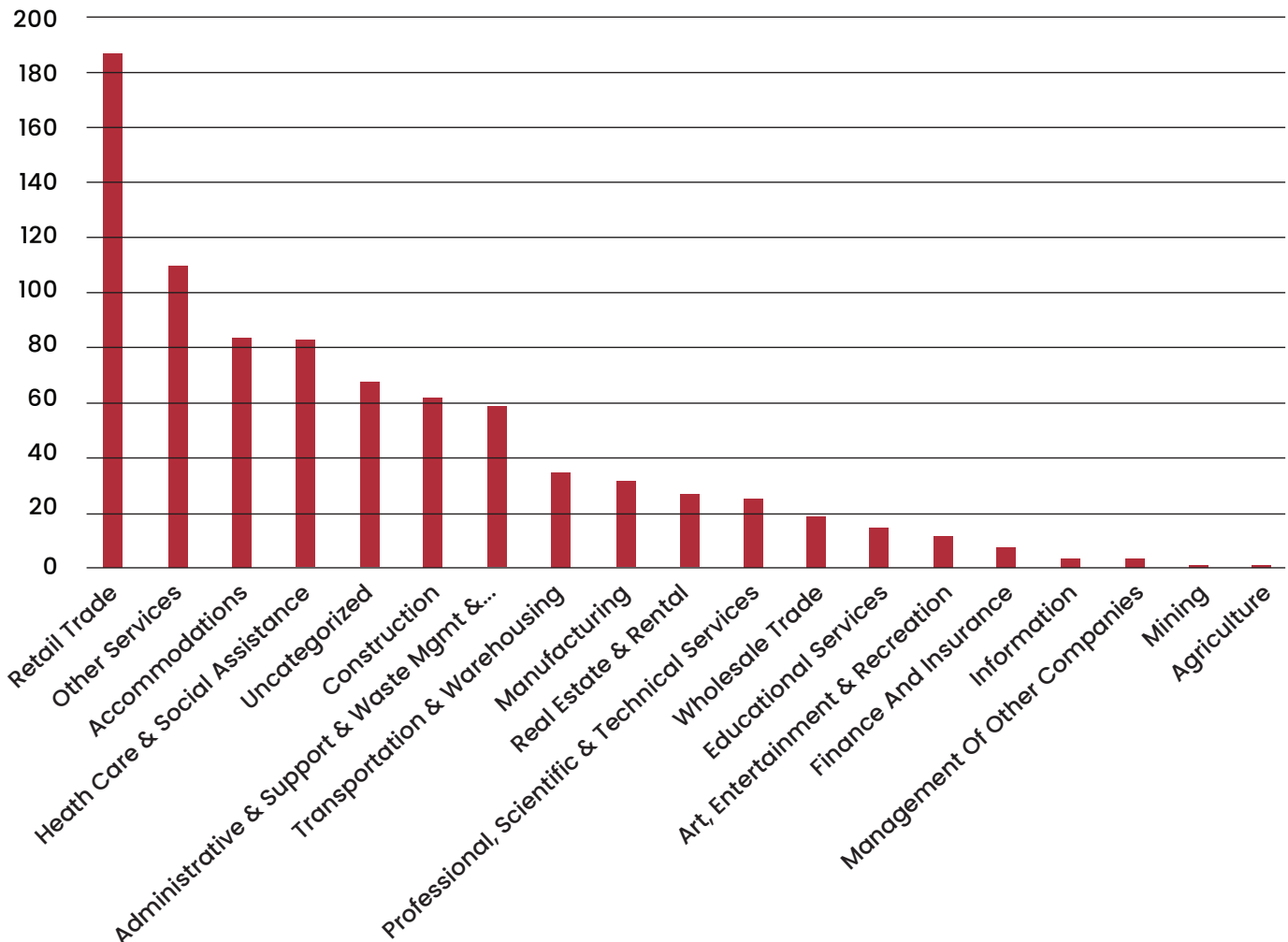
Credit: Urban Engineers, Inc.

Stonecrest Businesses by Type

According to City records, there are 836 businesses listed in the Stonecrest Business License Database. The majority of these businesses are classified as retail trade. Accommodations, health care and social assistance are followed by construction, administrative and support and transportation businesses. There is a significant concern regarding the validity and usefulness of these data in this form given the large number of businesses classified under the generic “other services”

and “uncategorized” classifications. Furthermore, given the relatively new status of the City and transfer of operations, some stakeholders and City personnel expressed there may be additional businesses operating under a DeKalb County business license and not registered with Stonecrest. This may be a simple oversight as the business may not be aware of its local jurisdictional boundaries and responsibility to obtain a Stonecrest business license.

Stonecrest Business Licenses 2023



Source: City of Stonecrest

Economic Profile – Regional Industrial Activity

Beyond Stonecrest, the region has been successful in attracting significant industrial investments. Within 20 miles along I-20 and just to the north along I-285, the following are a sample of projects that have been announced in the region outside of Stonecrest since 2020. These investments have been in the industries of food and beverage, aerospace, and manufacturing.

- Rivian is opening a new EV manufacturing facility in Covington investing \$5B with an anticipated 7,500 employees (2022).
- PepsiCo Beverages is expanding its manufacturing operations with a \$260 million investment creating 136 new jobs in Tucker (2022).
- Archer, an electrical vertical aircraft manufacturing company will invest \$118 million and create 1,000 jobs in Covington (2022).
- SK Group is investing \$473 million and creating more than 400 jobs with its facility to manufacture glass-based substrates for semiconductor chips in Covington, Georgia (2021).
- Sugar Bowl Bakery invested \$37 million in Tucker creating 400 jobs. This minority-owned business, headquartered in San Francisco opened its first East Coast manufacturing facility in Georgia (2020).
- Fibervisions expanded its polyolefin fiber manufacturing operations in Covington with an investment of \$48 million and the addition of 21 new jobs (2020).
- General Mills expanded its cereal manufacturing facility in Covington with 40 new jobs (2020).
- Mytex Polymers expanded its Newton County operations with an investment of \$7 million and an additional 15 jobs (2020).
- Lidl US invested \$100 million and created 270 jobs with the construction and operation of a regional distribution center in Covington (2020).



Retail Activity Analysis

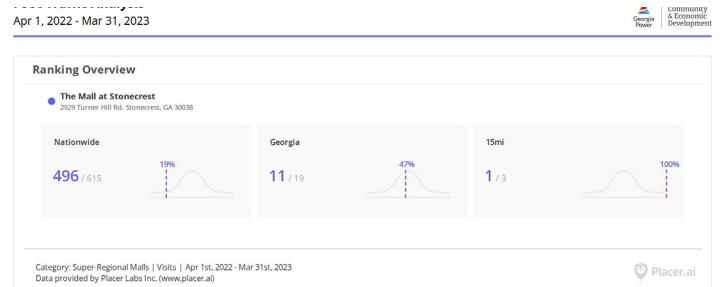
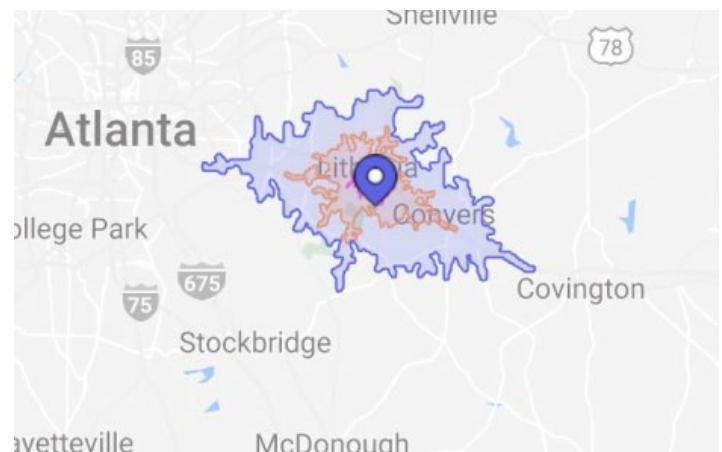
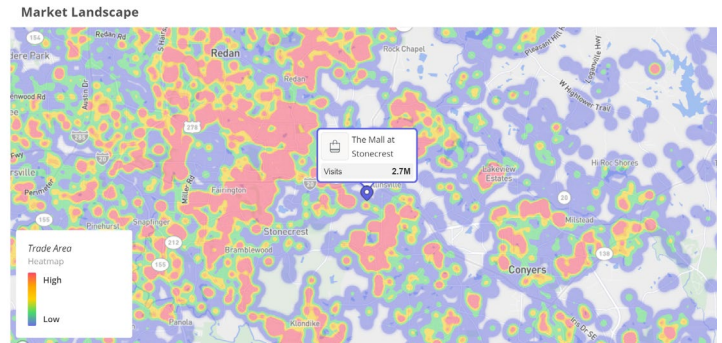
One of the main priorities expressed by the community at-large was quality retail. The Team conducted a retail analysis to identify supply and demand for potential retail opportunities. This analysis utilizes mobile consumer data to create a Regional Trade Area (RTA) to hone in on the types of retail that can currently be supported by existing market patterns. The data show consumer habits and travel patterns and routes to convenience and daily shopping needs along with services that are often tackled in the same trip.

After mapping several trip generators and destinations using Placer AI Mapping Software solutions, a trade area was determined based on the plot of these mapped mobile devices, the proximity of the devices and competitor markets in the region. The three primary trade areas of interest are:

- Panola Road – Walmart and Publix are primary trip generators
- Turner Hill Road – Walmart is the primary trip generator
- The Mall at Stonecrest – Regional trip generator.

Retail development's benefits, in addition to offering convenience to the residents of Stonecrest, include attracting outside revenue, reducing spending leaked outside the community. Appendix B includes the full complement of retail analysis data.

Currently, the Mall at Stonecrest ranks very low for foot traffic. The mall ranks 496/615 for foot traffic nationally and 11/19 within Georgia. This is likely due to the high vacancy rate within the Mall and surrounding land uses which also require auto dependency to traverse from one location to another. The Mall and surrounding area exist as an underutilized resource, though it has the infrastructure, optimal location, and surrounding land development potential to serve as the focal point for a City Center development.



Retail Market Leakage Opportunity

The most notable unmet retail demand is for groceries and food. There is additional potential to support additional retail in the “City Center”/ Mall at Stonecrest space when coupled with redevelopment of existing and underutilized spaces and coupled with dense residential and a community space such as a large civic space for entertainment and interaction.

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
Grocery Stores			
Demand	\$7.82M	\$110.96M	\$504.19M
Supply		\$80.28M	\$130.19M
Unmet Demand (Demand-Supply)	\$7.82M	\$30.68M	\$374M
Specialty Food Stores			
Demand	\$168,185	\$2.39M	\$10.85M
Supply		\$837,488	\$7.71M
Unmet Demand (Demand-Supply)	\$168,185	\$1.55M	\$3.14M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

PREVIOUS PLANNING DOCUMENTS



Stonecrest Area Plans

In addition to the community input and data collected, the Thomas & Hutton Team reviewed a multitude of planning documents created before and after the City was formed.

- City of Stonecrest Comprehensive Plan (2019)
- DeKalb County Economic Development Strategic Plans (2019, 2014)
- Stonecrest Livable Centers Initiative (LCI) Plan (2014)
- ULI Technical Assistance Panel on the East Metro Dekalb CID (2016)
- DeKalb County Industrial Inventory Study (2016)
- Stonecrest Development Authority MOU with Allen Family Stonecrest LLC (2019)
- City of Stonecrest Parks and Recreation Master Plan (2020)
- City of Stonecrest Transportation Plan (2020)
- City of Stonecrest Film and Entertainment Strategy Draft (2022)
- Arabia Mountain National Heritage Area Management Plan (2006)

In April 2023, the City commissioned a Freight Study. Though not completed in time for this Plan, the City should review the findings of the freight study and consider adding actions items.

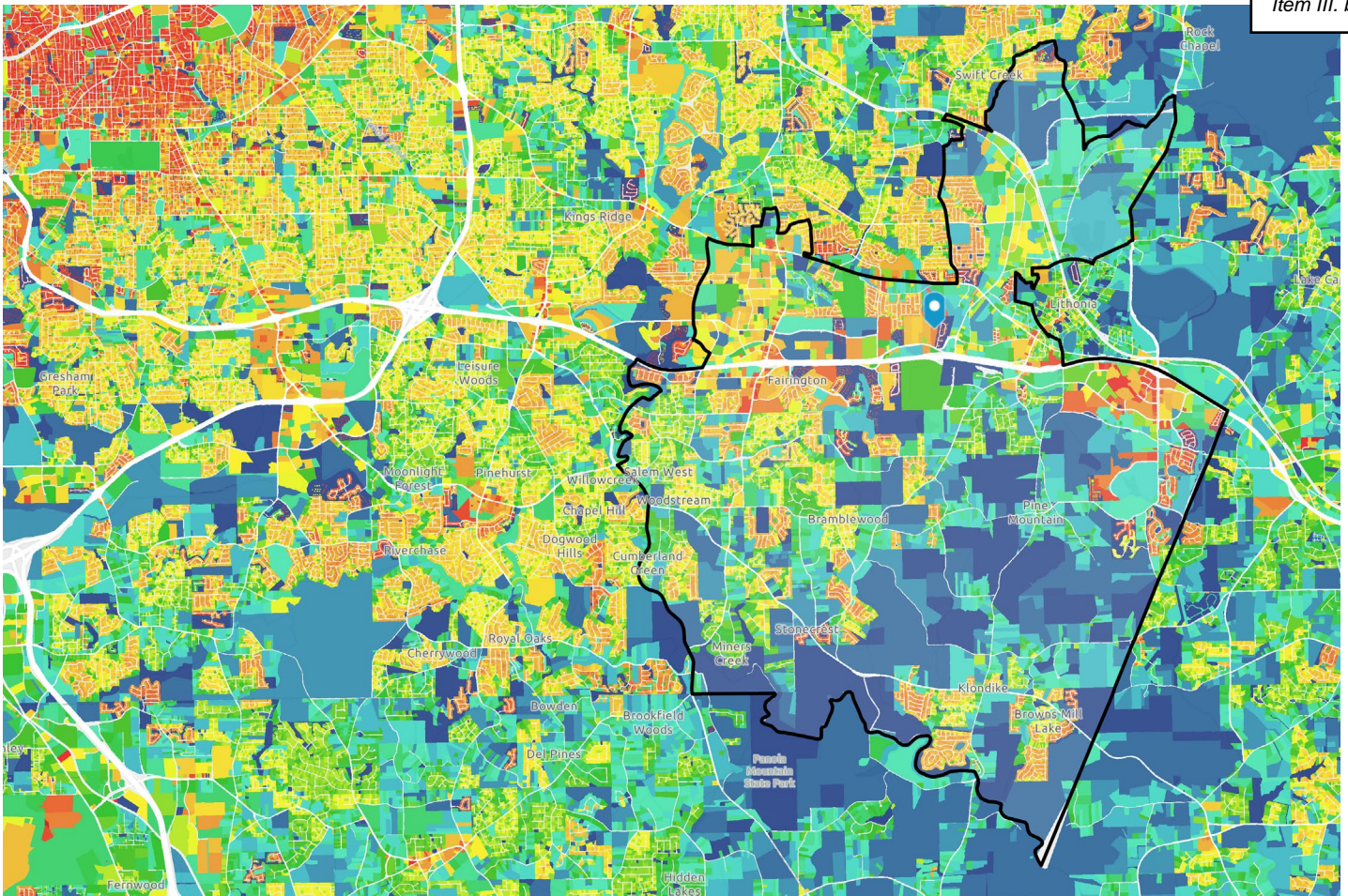
Relevant highlights from the various planning documents are listed in the following section.

Comprehensive Plan Findings

“Community, Commerce and Culture working together as a world class city.”

The 2019 Comprehensive Plan detailed the City’s Economic Development Needs as:

- More businesses to improve the tax base.
- More high paying jobs for the area to increase the city’s daytime population that would support local retail and restaurants.
- More diverse grocery stores, family entertainment, and quality restaurant options.
- Encourage and recruit innovative technology business development along existing or planned transportation corridors.
- Promote the expansion of the medical service industry in Stonecrest, with connections to area schools, universities, and technology centers.
- Complete a strategic economic development plan that includes plans to address vacancies within the city’s retail and commercial corridors.
- Create an economic development strategy to develop a technology complex that will foster the attraction, recruitment and connectivity of new and existing businesses, schools, and facilities to build the city’s tax base by carrying-out business formation, retention, and attract work through public/private partnerships.



Credit: geothinQ

The Comprehensive Plan detailed the opportunities as:

- Cultivate sustainable economic growth within Stonecrest community.
- Support the business community in their efforts to create a Community Improvement District (CID).
- Promote and encourage sustainable development in/on vacant properties throughout the City .
- Promote Stonecrest location and accessibility to major highways and transportation corridors such as I-20 and Turner Hill Road.
- Mall at Stonecrest is a super-regional shopping mall on 200 acres that is available for potential redevelopment opportunities.
- Available pad ready and undeveloped properties near Mall of Stonecrest Mall and I-20.
- Encourage innovative technology and development to support Transit Oriented Development TOD in the city.
- DeKalb Medical Center is an integral member of the community, offering a variety of premier services.
- Encourage redevelopment of vacant big box retail facilities i.e. Sam's Club and Target.
- Encourage and support further development/expansion of the Emory Hillandale and Stonecrest Kaiser Permanente campuses to attract complimentary medical offices and services.

While the Economic Development Plan is not a housing study, housing is an essential component for talent attraction and workforce stability. Workers require affordable quality housing that is within reasonable proximity to their employment centers. Without access to attainable housing, workforce retention becomes an issue for employers as workers seek to minimize transportation costs, mitigate housing issues, and find affordable and available local childcare.

The Comprehensive Plan detailed Housing Needs as:

- The city needs an increased range of housing types, including condominiums, townhomes, and live-work units, to accommodate a diverse population of young families, college students, working adults, empty nesters, and senior citizens.
- Address high residential vacancy rate—compared to the average vacancy rate for the metropolitan Atlanta region.
- Identification of resources to help bring the cost of home ownership down for new residents, and assistance for housing rehabilitation for existing income-qualified homeowners.
- Design standards that reflect the historic or cultural character of various parts of the community.
- Access to community amenities, resident support services, or recreational areas for all neighborhoods.

Stonecrest LCI

- More Jobs are needed in the area to provide a day-time population, who will utilize local retail and restaurants. More office space may help provide this opportunity.
- Consider creating an Opportunity Zone as a tool to attract businesses. Consider creating a Customer Service Training program for the area retail, with the help of the Stonecrest Business Alliance

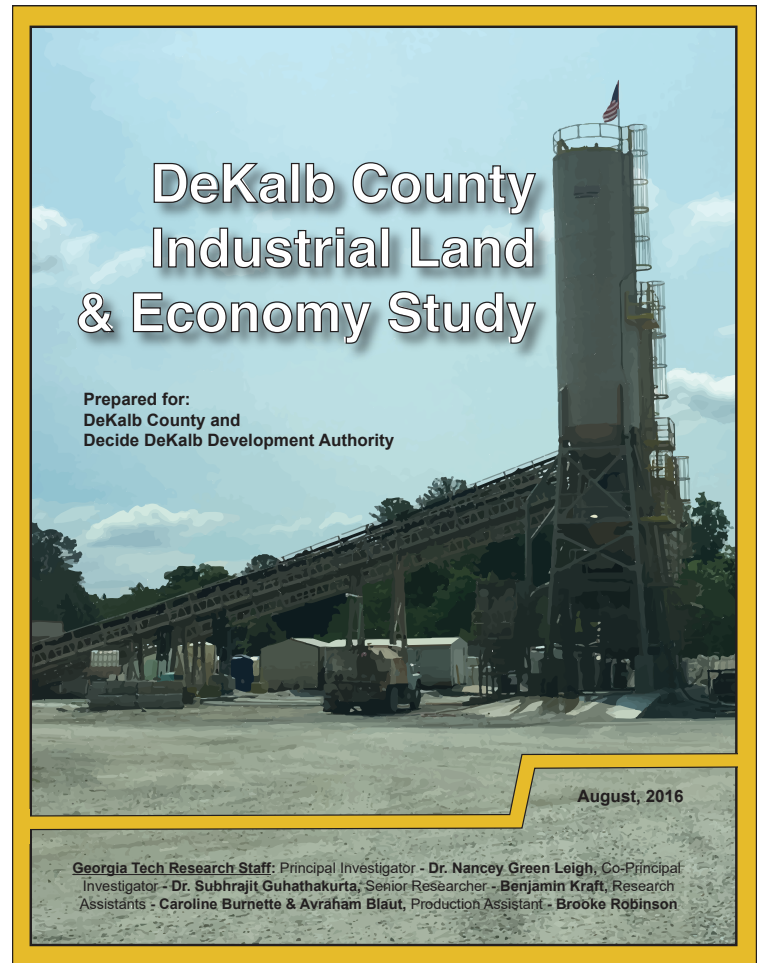
ULI Technical Assistance Panel

- Develop a Trail Head/Park and Ride along Klondike Road in partnership with MARTA and their efforts for right-of-way acquisition for the Future Bus Rapid Transit Station

DeKalb County Industrial Inventory Study Takeaways

A key takeaway from the industrial inventory study is that the production, distribution, and repair (PDR) economy is increasing in the region. Recommendations from the study included:

- A DeKalb Industrial Council.
- Create an available land/building inventory and make it available online.
- Address safety and crime.
- Address infrastructure needs.
- Focus on aesthetics and update industrial spaces for 21st century operations.
- Prioritize industrial land for brownfield incentives.
- Designate, acquire, assemble, and prepare appropriate sites for industrial reuse.
- Build the capacity to redevelop industrial land through dedicated nonprofit or public-private partnerships.
- Create an industrial improvement grant program and/or revolving loan fund.
- Direct SPLOST or other public funds to improve infrastructure that serves industrial businesses.
- Protect industrial land through zoning and regulation.
- Work with local high schools to develop manufacturing and logistics career academies.
- Partner with local PDR businesses to establish apprenticeship or co-op programs.



Credit: College of Design, Georgia Institute of Technology

City of Stonecrest Transportation Plan Takeaways

- Improve connectivity for live, work and play.
- Develop multi-modal transportation solutions that provide seamless connectivity for residents and visitors to access jobs and other activities.
- Reduce traffic congestion.
- Enhance traffic capacity and travel flow along major roadways.
- Enhance biking and walking access.
- Identify bicycle and pedestrian infrastructure improvements that provide greater access to transit and recreational areas.
- Increase travel safety.
- Incorporate design treatments and policy.
- Within the City of Stonecrest, approximately 45% of the total street network can be considered “effective”.
- High crash hotspot locations were also identified within the City with pedestrian crashes mainly found adjacent to the on- and off-ramps to I-20.
- Providing consistent, safe, and comfortable multimodal connections to all community facilities.
- Stonecrest has a robust trail facilities with the Arabia Mountain PATH and the South River PATH, which are the only bicycle facilities within the City.
- Only 20% of the streets within the City of Stonecrest have sidewalks, with a majority of these streets being internal to residential developments. Most sidewalks are clustered around Stonecrest Mall and the intersection of Panola Road and I-20.
- Bicycle and pedestrian facilities have evolved from serving as “alternative transportation” facilities to filling a critical need in communities’ transportation networks.



Credit: Can Stock Photos

City of Stonecrest Film and Entertainment Strategy Takeaways

- Stonecrest has a strong presence in the production link of the film value chain.
- There is a lack of assets on Film Exhibition, Film Production Supplies, Film Additional Support (i.e. Motion Picture Booking Agencies), Audiovisual Production and Broadcasting, Visual Advertising, Audiovisual Reproduction, and Audiovisual Production Supplies.
- Venue Infrastructure has the greatest majority of assets with a total of 23 (32%). Music Creation follows with 15 assets (21%), Recording & Publishing with 13 (18%), and the remaining 21 assets (29%), are made up of Radio Broadcasting (6 assets, 8%), Other Support for Live Music & Touring (6 assets, 8%), Instruments/Equipment (5 assets, 7%), Other Professional & Business Support (3 assets, 4%), and Music Education (1 asset, 1%).
- There are not enough dedicated Live Music Venues that provide the adequate infrastructure that performers require (i.e. sound, light equipment) to showcase their music.
- Many of the previous planning documents' concerns and recommendations are still relevant and need to be addressed.



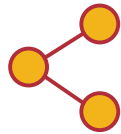
Credit: Adobe Stock

PATH FORWARD RECOMMENDATIONS



The **Path Forward** Recommendations presented here are provided to the City of Stonecrest to provide guidance and shepherd policies, processes, and programs that will allow the City to pursue its goals and visions. The recommendations were developed based upon existing and projected future conditions, community desires, stakeholders' input, previous planning document recommendations, and the experience

of the consulting Team in conjunction with the Economic Development Director. The **Path Forward** recommendations for the City of Stonecrest have been distilled down to five (5) areas: Organizational Infrastructure, Marketing, Land Development, Targeted Economic Sectors and Industries, and Workforce Infrastructure.



Organizational Infrastructure

Roles and Responsibilities
Processes and Tools



Marketing

Vision
Reputation and Rebranding



Land Development

Land Use
Creating a Sense of Place



Targeted Economic Sectors and Industries

Industries, Retail, Tourism,
Entrepreneurship



Workforce Infrastructure

Workforce Training
and Education
Housing

Organizational Infrastructure Roles and Responsibilities

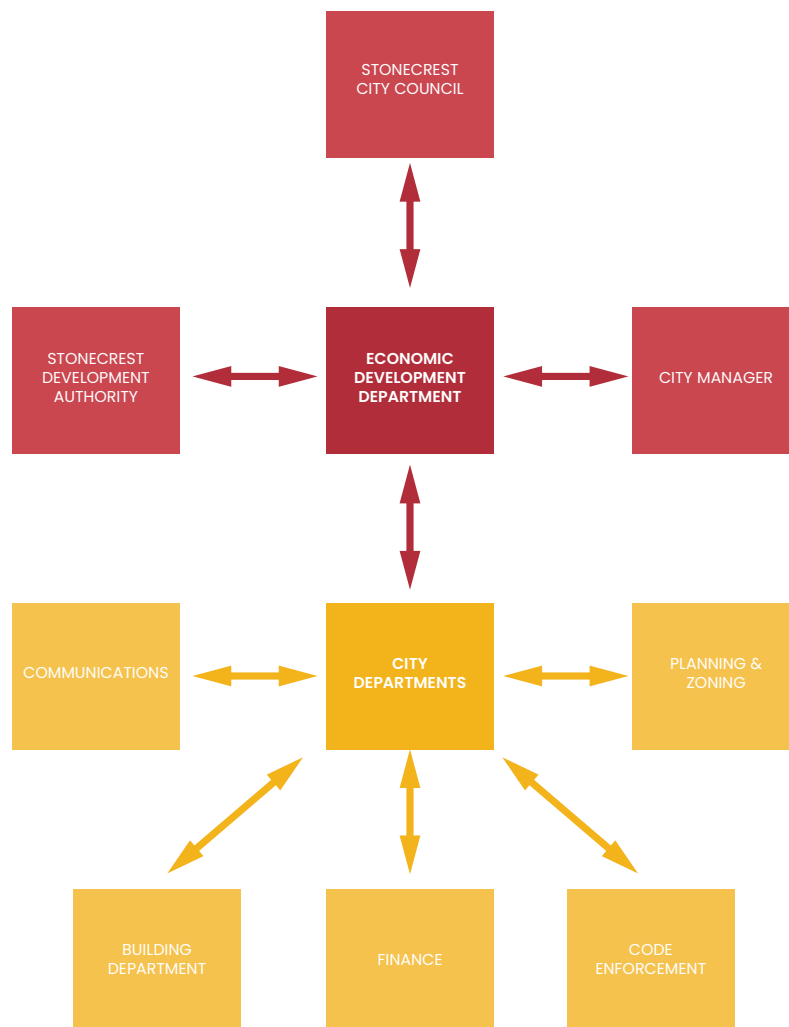
Roles and Responsibilities

As the City is still quite young and finding its way with respect to City functions, organization, processes, and procedures, there is a tremendous opportunity to shape economic development and redefine Stonecrest's reputation as a positive, efficient place to do business.

The first step is to identify and establish roles and responsibilities for each actor or agency within the framework of economic development. These actors include, but are not limited to, the City's elected and appointed organizations, City staff, civic and business organizations, County elected officials, and County and State economic development organizations. There are also secondary local organizations who serve a supportive role to the economic development mission for the City.

Economic Development Department

In this Plan, the City's Economic Development Department is the clear lead organization for activities within Stonecrest. The Mayor & City Council bolster the Economic Development Department with supportive policies, decisions, and funding. The City Manager ensures the Economic Development Department has the resources and authority required to carry out its duties. The City Departments work in conjunction with the Director and ED Staff to ensure efficient processes throughout the City, and the Stonecrest Development Authority serves as the conduit for Economic Development outside the purview of the City.



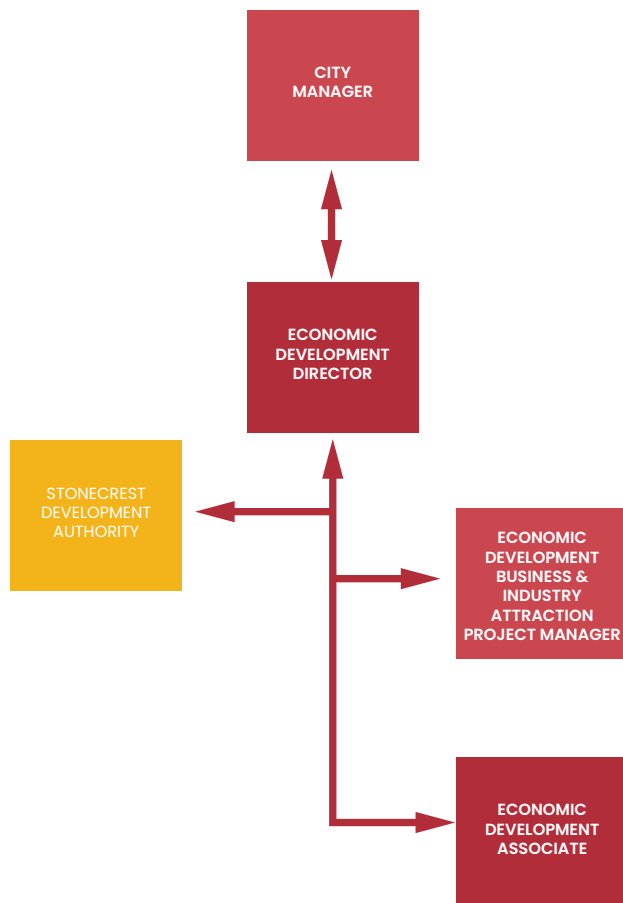
The Economic Development Department currently consists of 2 positions, an Economic Development Director and an Economic Development Associate. The Economic Development Director reports to the City Manager and the Economic Development Associate reports to the Economic Development Director. In general, the office is responsible for business attraction, retention & expansion; facilitating desired land development; working with utilities and State, County and City departments for infrastructure, developer, business community, and stakeholder relationships; and funding applications; coordinating local business events, infrastructure, shepherding projects through City and County development approvals.

The Economic Development Director serves as the Executive Director for the Stonecrest Development Authority and liaison to Discover Dekalb, Stonecrest Film and Entertainment Commission, and the East Metro Community Improvement District.

The Economic Development Associate manages the business retention and expansion efforts, develops an inventory for City properties, coordinates with other departments, plans economic development-related events, conducts research, and assists the Executive Director as necessary.

Recommendations

- Add a staff position whose primary responsibility is business attraction and recruitment.
- Work with the Communications Department and create a joint position for marketing and special events.



Stonecrest Development Authority

The Stonecrest Development Authority's purpose is to develop and promote trade, commerce, industry and employment opportunities in the City of Stonecrest. The Stonecrest Development Authority, which had originally issued \$750 million in bond deals, stopped holding meetings, lost records, its funding and its legal counsel after the scandal involving the former Mayor. The City Council recently (May 2023) appointed new members to the Development Authority, entered into an Intergovernmental Agreement which included oversight by the City, including assigning the Economic Development Director as the Executive Director of the Authority. Details of the revised organizational structure are as follows.

The SDA's new role and responsibilities are to:

- Act as a non-exclusive development agent for the City exercising its powers under Georgia law for the benefit of the City.
- Assist in the creation of such tax allocation districts as may be deemed necessary or prudent or otherwise provide for tax abatement programs, the City requests however, that the Authority inform the City prior to extending to any project or entity an incentive or tax abatement.
- Enter into and execute any contracts, leases, mortgages, or other agreements, including agreements with bondholders or lenders, determined by the Authority to be necessary or convenient with City review prior to execution.
- Acquire property, real or personal, or interests therein, for redevelopment and development purposes, and use or dispose of such property or interests, either through the City or directly with private parties.

- Conduct other planning and implementation activities as are deemed necessary and prudent, including planning and predevelopment activities such as site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of proposed redevelopment plans to ensure consistency with the City's overall goals, and short-term and long-term plans.
- Negotiate and enter into public-private ventures, provide loans to private enterprises, and enter into intergovernmental and other agreements as needed with the City reviewing prior to execution.

The Executive Director (City Staff) will:

- Take charge of all Authority assets and property, and on behalf of the Authority manage the day-to-day operation and maintenance of all such sites.
- Market for sale or lease, such properties as is deemed in the best interest of the City and the Authority with any transfer of title or leasehold interest to be approved by the Authority and the City. As additional oversight, the City Manager shall deliver to the City and the Authority, at least quarterly, a report of activity of Authority property.
- Perform the day-to-day management, including budgeting and annual audit review, of all funds, bank accounts and assets of the Authority.
- Be responsible for the maintenance of all Authority minutes, records, contracts and other official documents, and for ensuring Authority compliance with State law and City ordinances. All such utilization shall be coordinated through and at the direction of the City Manager.

Recommendations

Given the history of the previous Stonecrest Development Authority, it is imperative that all Development Authority members be well-trained and understand the roles and responsibilities of their position and the Authority. There is mandatory training for Development Authority Members through the Carl Vinson Institute of Government.

- We also recommend the advanced training as well as training and courses offered the Georgia Economic Development Association (GEDA) Sidebar Conferences, GEDA monthly meetings, Georgia Municipal Association/Georgia Cities Development Authority trainings, and the Georgia Tech Basic Economic Development Course.
- Utilize the Stonecrest Development Authority's powers to facilitate desired development / redevelopment of catalyst projects, including acquisition of property and/or public-private ventures.

Regional Organizations

The regional economic development partners listed in this section may continue to assume lead roles in economic development until such time that the City's entities are fully prepared to transition them.

In addition to the City Departments, there are outside partner organizations who assist Economic Development efforts in the City of Stonecrest. These include the state level Georgia Department of Economic Development, County organizations, such as Decide DeKalb (the County Development Authority), the DeKalb Chamber of Commerce, Georgia Power, the East Metro CID, the Georgia Economic Developers' Association, and the Southern Economic Development Council.

Some of these organizations are already well-established with staffing, networks, and resources who serve as partners for Stonecrest while Stonecrest is working on its economic development and city service fundamentals. Decide Dekalb (www.decidedekalb.com) is a powerful ally and partner for the City. Prior to the incorporation of the City, Decide DeKalb was responsible for the area's economic development initiatives. Decide DeKalb's staffing and resources can be utilized by the City for larger projects until the City is functionally ready for those types of projects.

The DeKalb Chamber of Commerce (www.dekalbchamber.org) is an established chamber with significant resources, including small business services and workforce development.

WorkSource DeKalb (<https://www.dekalbcountyga.gov/workforce-center/welcome-workforce-development>) provides a comprehensive range of employment and training services for employers and job seekers. Their local workforce plan recognized three of the targeted industries recommended here (healthcare, transportation, distribution, and logistics, and advanced manufacturing) as high-demand industries and are prepared to assist with workforce development needs. Georgia Power's Economic Development arm (www.selectgeorgia.com) provides valuable research data, integrated property inventory tools, engineering, recruitment, and other assistance.

East Metro CID (www.eastmetrocid.com) is currently the only Community Improvement District located in Stonecrest. The CID provides transportation, safety, and beautification projects in their district through tax increment financing.

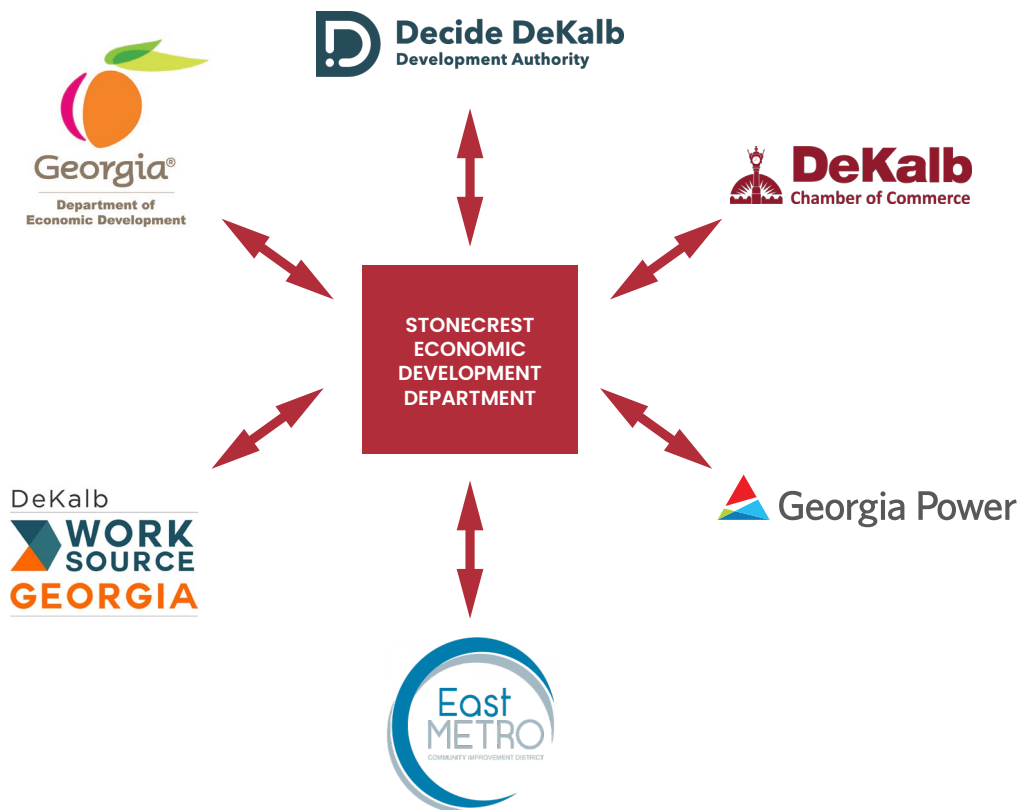
The Georgia Economic Developers' Association (GEDA, www.geda.org) is a statewide association of economic development practitioners and related industry professionals dedicated to professional development and public policy for the economic development community in Georgia.

The Southern Economic Development Council (SEDC, www.sedc.org) works across 17 states to provide information and dynamic leadership to economic development practitioners throughout the American South. They offer classes, conferences, and networking opportunities.

Recommendations

The Economic Development Department should meet regularly with these organizations to establish partnerships and collaborations such as:

- Begin developing relationships with the Georgia Department of Economic Development with particular focus placed on the targeted industries discussed in this Plan.
- Partner with Decide DeKalb for marketing, larger project recruitment, and incentives.
- Collaborate with WorkSource DeKalb for workforce initiatives such as job fairs, talent identification and development, tax credits, and on the job training.
- Work with Georgia Power to share the City's available property inventory and marketing materials as well as large project recruitment.
- Once the City is prepared with the available site inventory, streamlined, efficient, and effective development processes, and incentives, host a "fam" tour of Stonecrest.
- Join the statewide and regional professional organizations (GEDA, SEDC, DeKalb Chamber) for education and networking.



Local Organizations

The Stonecrest Business Alliance, Stonecrest Industrial Council, and Stonecrest Chamber of Commerce are valuable local organizations representing the local business community. These organizations have a finger on the pulse of the local business community, its strengths and its concerns.

Recommendations

- Hold quarterly roundtables with these organizations to discuss issues and opportunities.
- As these organizations have the potential to be “ambassadors” for the City and the Economic Development Department may wish to engage them on projects and programs where business input is critical.



STONECREST INDUSTRIAL COUNCIL



Credit: Adobe Stock

Processes

Efficient and Clear City Processes

Stonecrest's organizational infrastructure requires the efficient functioning of the City as related to economic development. For Stonecrest, establishing a reputation for efficient City services is critical for attracting new business and investment. To this end, interdepartmental relationships are key. Economic Development is not a siloed endeavor but rather involves a series of interactions with various departments. These departments include Planning & Zoning, Building, Code Enforcement, and Finance, among others.

The Planning & Zoning Department is often the first stop for a developer or business. The P&Z Department processes land use applications, reviews projects for zoning compliance, special uses, development regulations, variances, zoning certification, special events, and business licenses.

The Building Department reviews building plans and inspects all residential and commercial structures built or remodeled within the City.

- Hold regular development meetings to review potential and existing businesses and projects to track where they are in approval processes and to strategize and prioritize Code violations to improve the aesthetics and address Code violations for land use.
- Work with the Planning & Zoning and Finance Department to streamline business license application and approval process.
- Create public-facing materials outlining the development process (with Planning & Zoning). The Planning & Zoning Department developed an internal process chart, however, there should be one available to potential businesses.

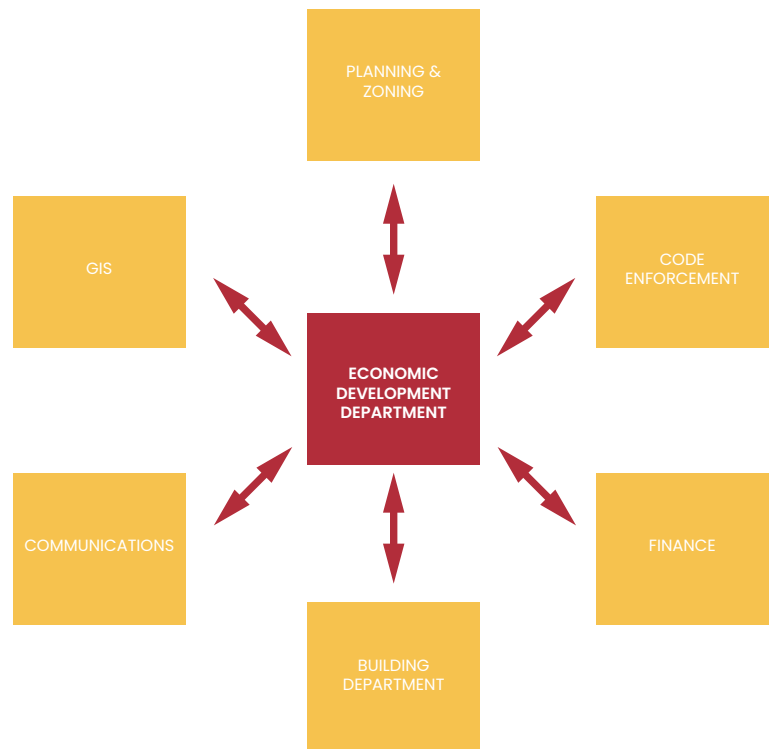
Code Enforcement is critical for economic development as it protects and ensures the health, safety, and quality of life of Stonecrest's residents, businesses, and visitors. For economic development, the Department's enforcement of the City's Code for property maintenance, signage, zoning, land use and business regulations creates a cleaner, more attractive community, eliminates blight, protects property values, lowers crime, and fosters a sense of pride in the community.

The Finance Department is responsible for issuing business license applications.

The Communications Department assists with marketing and conveying information to businesses and residents.

The interactions between these departments for processing business licenses and land development plans and permits were identified as an area requiring improvement during the stakeholder input and research.

Recommendations



Business Retention & Expansion

Supporting existing businesses is critical to the foundation of Stonecrest's economic development base. These businesses have already invested time and resources and provide desired goods and services as well as job opportunities for Stonecrest residents and the surrounding area. Furthermore, small businesses, those classified under 500 employees, have historically been significant job creators. The following recommendations build upon existing business retention and expansion efforts undertaken by the City of Stonecrest.

captured the entirety of its business base. As part of the business retention and expansion program, developing an accurate inventory of existing businesses will allow for further refinement of business retention and expansion policies and programs as well as bring business licenses current with the City.

Recommendations

As noted earlier, there is a concern Stonecrest may not have

- Update Stonecrest business information.
- Contact DeKalb County business license and obtain a list or GIS files for all of the businesses located in the zip codes for Stonecrest.
- Cross reference the list with City boundaries (with the assistance of the GIS Department).
- Cross reference the list with existing business licenses.
- Contact each business without a current business license to share the business license application process.
- Identify existing Stonecrest business needs.
- Conduct a city-wide business needs survey.
- Augment the survey results and establish relationships with existing business interviews conducted in 2023. This should be continued with the following additional activities.
- As many of the businesses in the City are small businesses, using the updated business license information, identify the business owners and contact them directly via mail, email, and phone.
- Provide the business contacts with the intent of the conversation and offer to send them a few topics to be covered during the interview. These should include, but are not limited to, the respondent's impressions regarding assets in the City and obstacles for their business to succeed.
- Share the aggregated and anonymous results of the interviews with City Staff and elected officials as well as regional partners to improve and connect processes and programs.

Tools

Inventory

To attract industry and assist existing businesses with their space needs, an up-to-date commercial and industrial property inventory provides quick and reliable information. This inventory can be published on the website, incorporated into the marketing materials, and distributed to the State and Regional economic development organizations for them to use.

Recommendations

- Update and maintain a commercial and industrial property inventory.
- Reach out to brokers and property owners.
- Coordinate with Georgia Power for their inventory tool.
- Publish the inventory on the City's website.

Economic Development Incentives

Incentives can be an important tool in economic development activities. When used wisely, they level the playing field against competing locations for projects that meet desired job, wage, investment or other specific criteria to aid Stonecrest in its economic development path. Once the project is deemed in keeping with the goals of Stonecrest's economic development mission, the critical component with incentives are twofold: (1) to ensure that the incentives are needed to make the project viable in Stonecrest and (2) match the needs of the project.

Incentives are available in a number of forms: land acquisition assistance, infrastructure assistance, local and state tax relief, workforce training, expedited reviews and permitting.

Recommendations

- Utilize Stonecrest Development Authority powers to identify and secure key properties and public-private ventures.
- Collaborate with Decide DeKalb on financial incentives.
- Collaborate with Georgia Technical Colleges, DeKalb County School District, Decide DeKalb, and DeKalb Chamber of Commerce on workforce initiatives
- Investigate a City permit waiver policy.

Small Business Support/Entrepreneurship

While the black business community is still recovering from the disproportionate impacts of the COVID-19 pandemic, black entrepreneurship continues to emerge with strong potential. The number of new black business owners, including black women entrepreneurs, are increasing at approximately by 38% nationally. Revenue growth for these businesses have also seen strong returns.

Stonecrest has the opportunity to further its **Path Forward** as a hub of black entrepreneurship. There is an existing path forged for Black entrepreneurship through Stonecrest's Black Wall

Street and there are other opportunities to strengthen the City's identity as a entrepreneur and business friendly environment.

The opportunity for Stonecrest is to provide a supportive environment, including identifying start-up spaces and resources to overcome this historical challenges faced by black entrepreneurs (e.g., access to capital, lack of generational wealth for seed money, networks). The Organizational Infrastructure improvements the City is making and will continue to make regarding business and development processes will foster these initiatives.

Recommendations

- Create a resource guide to entrepreneurship programs, especially those that are targeted to minority business owners.
- Maintain a list of minority-owned businesses in the City and share with other businesses for supply chain and B2B.
- Consider an economic gardening program for black entrepreneurship with mentoring support.
- Work with Spelman College's Center for Black Entrepreneurship, UGA Small Business Development Center (SBDC) Multicultural Business Division, or other higher education institutions.
- Facilitate forums for small business challenges and bring expertise to the meetings.

Community Improvement District

Within the City, there exists one Community Improvement District - the East Metro DeKalb CID. The East Metro Community Improvement District (EMCID) is a self-taxing district that was formed in 2014 by a group of businesses, civic and DeKalb County leaders committed to enhancing the East DeKalb area. The CID serves as an economic development tool to implement major improvements including infrastructure, public safety, and beautification enhancements in an effort to increase property values, revive business and enhance the overall quality of life of the area.

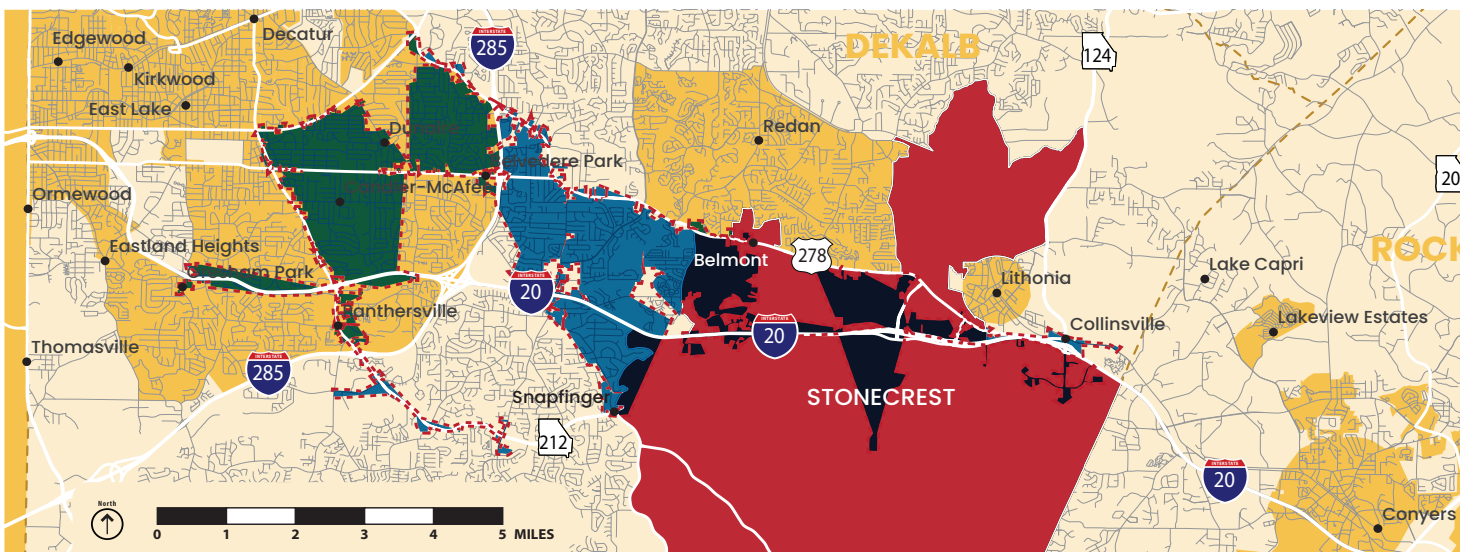
There is a CID Advisory Committee with seven members, including two council members whose task as a recommending body is to improve and sustain the city's commercial and industrial areas. They are charged with engagement with the business community, residents and others.

The City does not have definitive incentives, such as tax relief, façade or sign grants, or other tools geared toward attracting projects to designated sites or industries.

Recommendations

While not officially part of the scope of this Plan, there were inquiries for the creation of a CID to support industrial development. Our general impression is a CID can be a valuable tool for redevelopment. At this time, however, the focus should be on the fundamentals of economic development as presented in the earlier parts of this section. Once these foundational elements have been established, then a CID study for the industrial areas, including identifying interested properties, proposed activities, and feasibility would be warranted. This would be a medium to long-term project.

- A CID or Tax Allocation District may be beneficial for the development of a Town Center for Stonecrest and should be evaluated accordingly.



East Metro CID Plan | Thomas & Hutton/Atlanta Regional Commission

Marketing

Vision

As described above, establishing and communicating a positive reputation for the City and its economic development opportunities is one of the most crucial tasks. This positive image and its related experiences must emanate from within and reverberate throughout the City. For the City, sharing this common vision across departments, with the business community, and with residents restores and instill confidence with potential investors and businesses.

The City's Comprehensive Plan vision for the City is articulated as "Community, Commerce and Culture working together as a world class city." This economic development plan builds and expands on that broader sentiment imagining Stonecrest as a strong, welcoming city that encourages small businesses, innovation, a range of businesses and cultures, and improves the overall community.

For the **Path Forward**, the driving economic development vision is:

Stonecrest is a resilient and approachable city where entrepreneurialism is nurtured, diversity of people, cultures, and environments are celebrated, and economic activity contributes to a high quality of life for local businesses, workforce, and residents.

Recommendations

- Continually share this vision with the community using it as a guiding principle.
- Engage the Communications department to include it with all marketing pieces.
- Engage the local partner organizations to incorporate the vision into their programming.

Reputation Rebuilding and Rebranding

A common theme emerged during the data gathering. This was the need for transparency and integrity in how businesses and property owners are engaged by City officials. It is critical that the community re-establish trust with its residents, other organizations within and outside the City, and the business/developer community. This will take time and consistent effort through communication and personal experience. At the outset, our Team talked with the community about the importance of the stakeholders, including businesses and the citizens at-large becoming ambassadors for the City. Genuine excitement and appreciation for what the City is and can do will translate into redefining Stonecrest.

This effort is not an Economic Development Department driven initiative, but rather one that must come from the elected officials and administration. Engagement with the residents and businesses and creating a strong sense of community will transcend the City boundaries and create an internal peace and external confidence.

Rebranding, however, is far more than creating a new logo. For Stonecrest, the reputation, rebranding, and communication efforts must go hand-in-hand. The more positive news that can be shared and generated for the City, the better. These communications can be about small wins and activities – providing a positive experience for the City. The Economic Development Department will support these efforts through their activities as described below.

Recommendations

- Develop marketing materials highlighting available inventory and programs.
- Send out quarterly newsletters apprising the City businesses and residents of economic development activities, new businesses, regulations, and resources.
- Work regularly with state and regional economic development organizations to share information, including improvements to processes, inventory, vision, etc.
- Once the inventory and materials are prepared, provide development tours to prospective housing, mixed-use, commercial and industrial developers. Be prepared to discuss how things have changed and the new processes in place to instill confidence.
- Update the website to include a searchable inventory and highlight opportunities, resources, and targeted sectors.

Land Development

Land Use

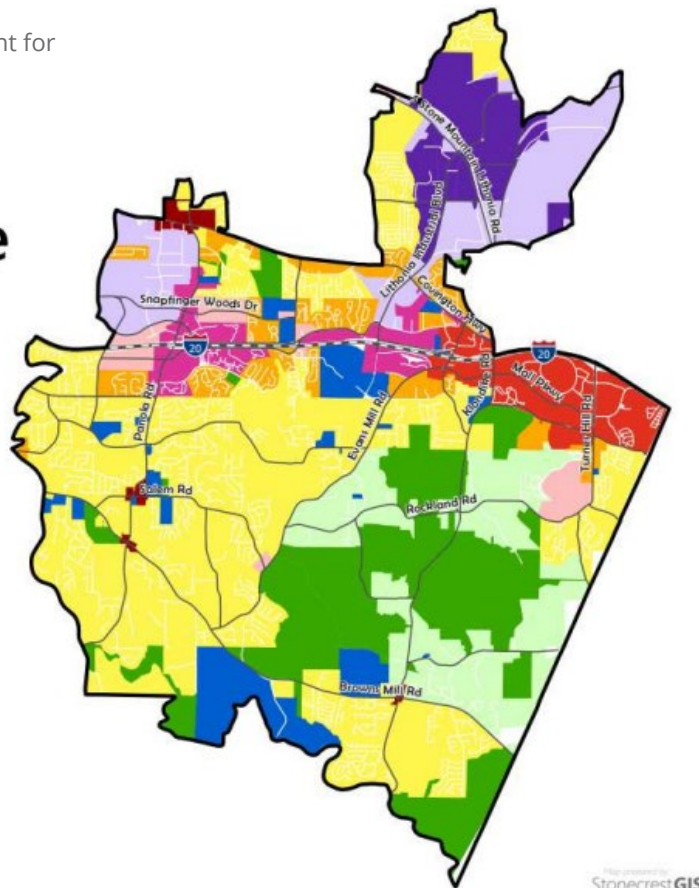
The City's Comprehensive Plan process included an updated future land use map stretching the City Center land use designation further along I-20. The **Path Forward** strategy supports this 2038 Future Land Use Map from the Comprehensive Plan. Industrial properties remain to the north while conservation and open space and rural residential areas are preserved to the southeast.

Recommendations

- Work closely with the Planning Department to ensure zoning districts allow for desired development in these classifications.
- Encourage higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.
- Work with property owners and Stonecrest Development Authority to secure properties and market the City Center Master Plan to developers.
- Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.
- Review Zoning regulations with Planning Department to assess if current regulations are adequate for setbacks, buffering, improvements, etc.
- Work with property owners in industrial areas to identify potential assemblage.
- Work with property owners and code enforcement for property clean up and improvements

2038 Future Land Use Map

- Conservation/Openspace
- Rural Residential
- Urban Neighborhood
- Suburban
- Institutional
- Office Professional
- Neighborhood Center
- City Center
- Regional Center
- Light Industrial
- Heavy Industrial



Creating a Sense of Place

The second element of the **Path Forward's** Land Development strategy and recommendations manifests through land use and activities across the City. In both the request for proposal and in the community meetings, there is a clear desire to create an environment where the community and families can come together to be a part of Stonecrest. The concept of a City Center or civic and commercial space is highly desirable.

In Stonecrest, creating a sense of place can be achieved through the built environment and through activities and interactions that enliven spaces. The built environment reflects the unique nature of places, creating an identity that connects culture

and community and for economic development purposes, commercial activities. Activities and interactions invite people to experience the place and one another.

The built environment and activities in the areas provide signals to businesses, developers, and the community that the City of Stonecrest is ready to forge a **Path Forward**.



Credit: Thomas & Hutton/Frank Fortune



Recommendations

- Create a strong sense of locality and identity. With the rebranding effort, install common and clear signage that designates the City of Stonecrest throughout the City.
- Create temporary common places using tactical urbanism examples to create community spaces of interest and host activities.
- Develop a City Center Master Plan. Stonecrest currently lacks a town center that offers the community a central place to gather. The properties along Turner Hill/ Stonecrest Mall/future Marta Hub would be optimal.
- Coordinate with the local businesses and artists to offer music, art, and entertainment with food and drink with a theme (e.g., First Fridays) and rotate locations.
- Engage underutilized properties and host Food Truck events with entertainment.



Credit: Thomas & Hutton

Target Sectors and Industries

A well-balanced, sustainable and resilient economy engages all sectors in a way that is beneficial to the community, building on existing assets. The community indicated a desire for industrial development to be limited to specific areas and have it be well-regulated. The Targeted Sectors and Industries strategy leverages regional and local assets. The Team evaluated industry sectors using Location Quotient analysis, local employment, desired services, job skills mix, and regional economic activity to determine the best **Path Forward** for identifying and targeting various economic sectors and industries.

In Stonecrest and the surrounding region, there is a strong trend for industrial development, particularly in logistics, automotive manufacturing and supply, food and beverage. The film and entertainment industries are also booming across Georgia and

along the I-20 corridor. Overall, sectoral local employment in Stonecrest is weakest in construction, manufacturing, transportation, finance, insurance, and real estate (FIRE) and professional services. Partnering the regional economic drivers with the local skill sets and educational opportunities across the Metro Atlanta region, the strategy for targeted sectors and industries builds on the existing asset base. The initial emphasis is to create building blocks for larger project recruitment by leveraging regional supply chains. These include small to medium size projects in transportation and logistics, manufacturing, film and entertainment, professional services, health care, tourism, and broadening retail coordinated with market demand. The small to medium size projects include encouraging entrepreneurship. A future phase would be to utilize the Stonecrest Development Authority and other tools to attract larger industrial and commercial projects.

Recommendations

Professional Services

The demographics for Stonecrest indicate a well-educated population who leaves the City for employment and also for professional services, thus creating opportunities to serve the local population from an employment and service provision perspective. Attracting professional services will require the identification of potential commercial inventory and improvement of quality-of-life amenities in and around the commercial sites. Coupled with City-maintained small business resources recommended in this Plan, attracting professional services can serve the local residents as well as regional activities. Marketing materials should be developed and distributed highlighting the local population base, potential office space, and regional economic activity with regard to professional service supply chain opportunities.

Health Care

The Emory Hillendale Hospital Campus is an anchor to attract additional medical offices and services. The property inventory will assist with marketing potential sites. Similar to the Professional Services initiatives, the Department may meet with hospital administrators, (medical practices, medical testing providers, medical billing companies as well as medical office developers.) Marketing materials should be developed to highlight the Hospital, available sites, local population as well as regional economic activity.

Film and Entertainment

The Film and Entertainment Sector is booming in Georgia and emerging along the I-20 Corridor. While there are new production studios, there is a need for Dedicated Live Music Venues. These could be coupled with the redevelopment of the City Center.

Transportation and Logistics

The assets of Georgia Piedmont Technical College facility, Interstate 20, and the surrounding large industry announcements suggest that transportation related industries continue to be a strong sector. Marketing efforts coordinated with the Stonecrest Industrial Council can aid in this effort.

Light Manufacturing

The number of recent projects announced along the I-20 and I-75 corridors create opportunities for medium sized light industrial supply chain businesses.

- Develop marketing materials targeted for Professional Services, Health Care, Film and Entertainment, Transportation and Logistics, and Light Manufacturing (also Marketing)
- Utilize Inventory to share potential properties for targeted sectors (also Tools)
- Develop economic development incentives for targeted sectors and industries (also Tools)
- Share Targeted Sector List with State, DeKalb, DeKalb Chamber, Metro Atlanta Chamber, Local Organizations
- Engage the Local Partners for recruitment of Professional Service Companies.
- Attend international and national tradeshows/ conferences such as ICSC (international Council of Shopping Centers) tradeshows, CSCMP (Council of Supply Chain Manufacturing Professionals) conference and others.
- Work with the Georgia Film Office and the DeKalb Entertainment Commission
- Work with Georgia Piedmont Technical College and State of Georgia for transportation and logistics leads.



Credit: Adobe Stock

Targeted Industry Sector – Retail

The retail sector is one that primarily responds to market demand, however, the opportunity to recruit quality retail is a key strategy in the **Path Forward** Plan. Stonecrest has highly traveled interstate, state, and local routes (Interstate 20, US 278, and GA 124, Panola Road and Turner Hill Road) which collect local traffic and contain much of the daily shopping and retail needs. Furthermore, as discussed above in the retail analysis, the Mall at Stonecrest has a large regional trade area and is

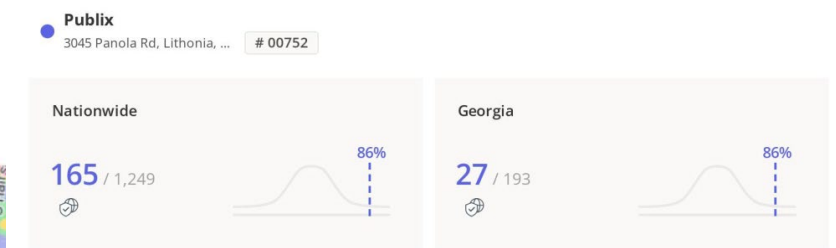
surrounded by additional shopping opportunities including restaurants and auto dealerships. The first opportunity for targeting retail is the low-hanging fruit where leakage is already identified. Additional opportunities require more time and investment to demonstrate market demand, including increasing residential units and density, raising household incomes, and developing a mixed-use City Center.

Recommendations

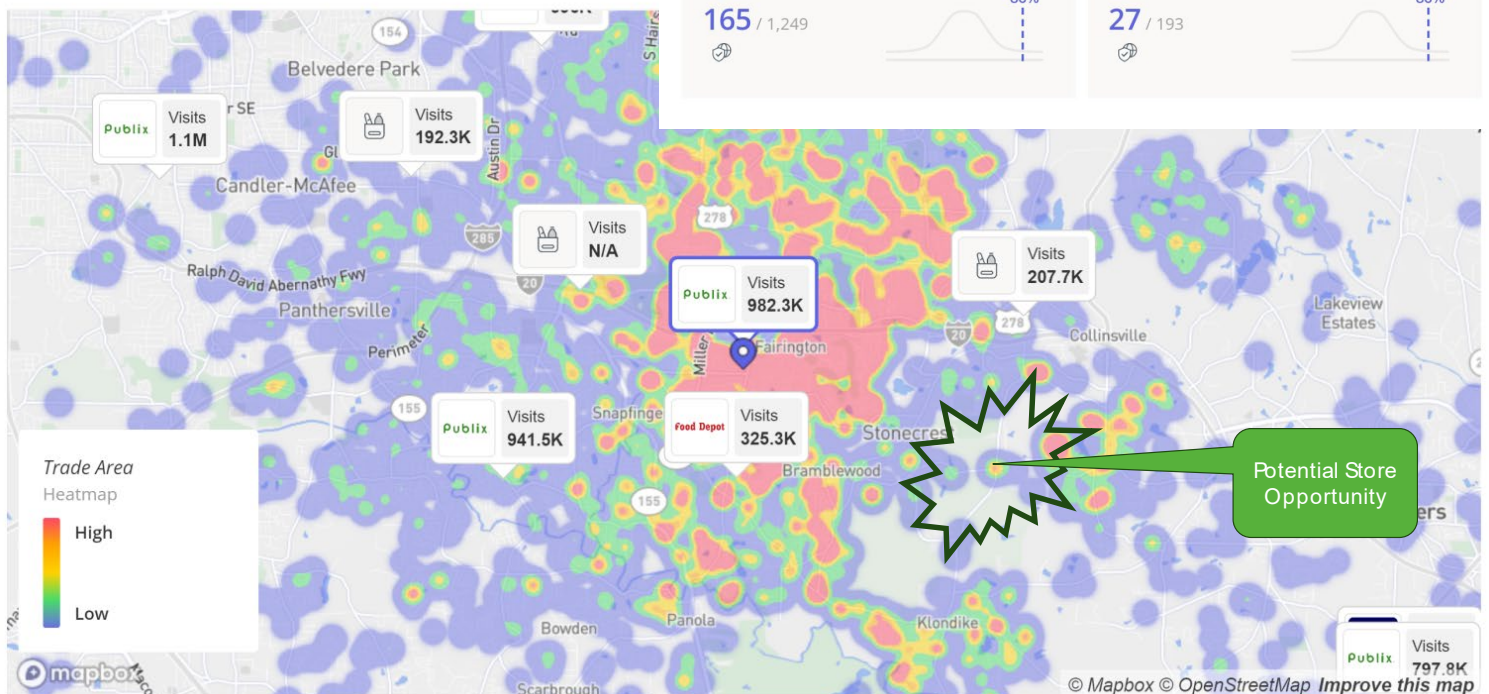
The **Path Forward** Plan focuses on three areas for retail attraction.

- Seek out national grocery store chain for location in Stonecrest.
- Utilize the property inventory to attract retail to the existing spaces and sites.
- Engage the Sense of Place initiatives to bring the community together and showcase retailers.
- Work with developers to develop the mixed-use City Center concept.

Ranking Overview



Market Landscape



Credit: Gaskins + Lecraw

Top “leakage” opportunities from visits outside the city that challenge The Mall at Stonecrest:

- Conyers AMC Theater
- Stone Mountain
- Conyers Target, Publix and Walmart
- Tucker Sam’s Club

To combat leakage, the plan recommends the City draw shoppers and patrons to the Mall through the creation of a downtown streetscape and shopping experience adjacent to and connected with the mall concourse.



Tourist Trail

Given the natural and cultural assets in the City, tourism can be a contributing industry to the City. However, our conversations with people outside of Stonecrest indicated that there was not widespread recognition that the natural and cultural assets such as the Davidson-Arabia Mountain Nature Preserve, Arabia Mountain Heritage Area, the Trappist Monastery, etc., were located in Stonecrest or even associated with Stonecrest. This suggests a need for additional joint marketing of these assets to attract visitors. In addition to the continued promotion, there are infrastructure opportunities that could connect and support these assets. There has been a long-standing vision for tourist trails to connect various parts of the City – moving path users throughout the various natural amenities, such as Arabia Mountain National Heritage Area to commercial centers near the Mall or future Town Center and connecting other cultural sites such as Flat Rock Archives and Vaughters Farm and other areas of interest. Trails or shared use paths have been shown to have a synergistic relationship with economic development, health, safety, and community identity. The following recommendations support the City of Stonecrest's forthcoming Bicycle, Pedestrian, and Trail Plan (anticipated 2024).

Recommendations

- Participate in the Bicycle, Pedestrian, and Trail Plan planning and implementation.
- Share with local businesses the opportunities associated with paths and trails.
- Work with Planning and Zoning to review Comprehensive Plan and Zoning to allow for mixed use projects along the future trail sites.
- Identify key properties along future trail sites that could be catalytic and supportive for tourism as well as local services.
- Work with Planning & Zoning to create small master plans and market them to developers and businesses.



English

Stonecrest Bicycle, Pedestrian & Trail Plan

The City of Stonecrest is developing a comprehensive Bicycle, Pedestrian, and Trail Plan that will provide a safe, connected, and integrated multimodal network.



Credit: <https://greshamsmithplanning.com/stonecrest-bicycle-and-pedestrian-plan>

Workforce Infrastructure

One of the main concerns with businesses is access to a well-prepared, available, local workforce. As presented in the Area Characteristics section, Stonecrest is well-positioned with a strong local high school and engaged public schools as well as having access within the Metro Atlanta region to a significant number of higher educational institutions.

The following recommendations leverage the existing educational assets:

DeKalb Public Schools

The K-12 system is the pipeline for the future workforce of Stonecrest. The City Economic Development Department can work with local schools and industry to create meaningful interactions and share with students the array of job opportunities and skills training available in and around Stonecrest.

- Work with the local school principals to connect existing businesses with career days at the local elementary schools.
- Work with local industry, Georgia Piedmont Technical College, and middle school students to provide guest speakers and tours of local businesses and industries.
- Work with high schools to offer internships with local industry and industry days for teachers and counselors to meet with industry to identify needs.
- Work with Arabia Mountain High School to attract entrepreneurs and industries focused on environmental issues to partner and collaborate with faculty and students.
- Create an industry advisory committee in available to work with schools that connect higher ed (e.g., GPTC).

Georgia Piedmont Technical College

The expansion of the Georgia Piedmont Technical College in Stonecrest serves a growing and high-demand field for transportation-related industries. The City should be highlighting this asset and facilitating events to connect the local schools and residents with the GPTC campus for events.

Higher Education

The high number and caliber of regional higher educational institutions offers both residents and businesses the opportunity to create, attract, and retain a quality workforce.

- Utilize college job fairs as opportunities to attract new talent to Stonecrest.
- Encourage institutions and faculty to explore Stonecrest and use it as an applied laboratory for research, internships, and other engagement opportunities.

Community

Create a Workforce Working Group from the stakeholder organizations.

Housing

Access to quality, affordable and available housing that suits the needs of the local workforce and brings in new residents to support the community, while not historically central to economic development, has become increasingly a concern for communities. Long commuting patterns bring negative environmental impacts, increased household costs for transportation, traffic and congestion, and a reduced quality of life with workers and residents spending less time with their families, friends, and neighbors.

The City needs an increased range of housing types, including condominiums, townhomes, and live-work units, to accommodate a diverse population of young families, college students, working adults, empty nesters, and senior citizens. Housing has been addressed early in other recommendations

that support higher density residential options to support retail and cluster activities to preserve openspace and greenspace and create a strong sense of community. As part of a larger economic development vision, the City's Economic Development Plan must create a **Path Forward** for housing to meet the needs of its residents as well as new residents that may be employed in the City or in the regional economy. Larger City-wide initiatives that improve quality of life and attract businesses and professionals may include identification of resources to help bring the cost of home ownership down for new residents, and assistance for housing rehabilitation for existing income-qualified homeowners and development of higher quality neighborhoods with community amenities, resident support services, and recreational areas for all neighborhoods.

Recommendations

- Encourage higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.
- Work with Planning to direct residential development away from heavy industrial and land designated for conservation.
- Identify developers interested in horizontal and vertical mixed-use projects to support the City Center concept.
- Create incentives for or require retail and commercial space in multi-family developments for small business opportunities.
- Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.
- Meet with and/or survey businesses and local employees to gather their housing concerns and desires.
- Identify required infrastructure to support higher density housing.

IMPLEMENTATION SUMMARIES AND TIMELINES



ORGANIZATIONAL INFRASTRUCTURE	Strategy	Recommendation	Organizations	Timeline	Item III. b.
	Establish Roles and Responsibilities				
	City Organization	Economic Development to serve as lead organization.	Economic Development	Ongoing	
		Add a staff position whose primary responsibility is business attraction and recruitment.	Economic Development	Immediate	
		Work with the Communications Department and create a joint position for marketing and special events.	Economic Development, Communications	Short Term	
		Stonecrest Development Authority Members to pursue training and education.	Stonecrest Development Authority	Immediate	
		The Mayor & Council may also elect to participate in training.	Mayor & Council	Immediate	
	State and Regional Partners	Develop relationships with the Georgia Department of Economic Development with particular focus placed on the targeted industries discussed in this Plan.	Economic Development, Georgia Department of Economic Development, Decide DeKalb, WorkSource DeKalb, Georgia Power, GEDA, SEDC, DeKalb Chamber	Immediate and Ongoing	
		Partner with Decide DeKalb for marketing, larger project recruitment, and incentives.	Economic Development, Decide DeKalb	Short Term and Ongoing	
		Collaborate with WorkSource DeKalb for workforce initiatives such as job fairs, talent identification and development, tax credits, and on the job training.	Economic Development, WorkSource DeKalb	Short Term and Ongoing	

ORGANIZATIONAL INFRASTRUCTURE	Strategy	Recommendation	Organizations	Timeline	Item III. b.
	State and Regional Partners (Con't.)	Work with Georgia Power to share the City's available property inventory and marketing materials as well as large project recruitment.	Economic Development, Georgia Power	Short Term and Ongoing	
		Host a "fam" tour of Stonecrest.	Economic Development, State of Georgia Economic Development	Medium Term	
		Join the statewide and regional professional organizations (GEDA, SEDC, DeKalb Chamber) for education and networking.	Economic Development	Immediate	
	Local Partners	Hold quarterly roundtables with the local business organizations to discuss issues and opportunities.	Economic Development, Stonecrest Business Alliance, Stonecrest Industrial Council, Stonecrest Chamber of Commerce	Short Term and Ongoing	
		Engage the local business organizations with projects and programs where business input is critical.	Economic Development, Stonecrest Business Alliance, Stonecrest Industrial Council, Stonecrest Chamber of Commerce	Medium Term	
	Processes and Tools				
	Interdepartmental Collaboration	Hold regular Development planning meetings.	Economic Development, Planning & Zoning, Finance, Code Enforcement	Immediate	
	Development Process Map	Work with the Planning & Zoning and Finance Department to streamline business license application and approval process.	Economic Development, Planning & Zoning Department	Short Term	
		Create public-facing materials outlining the development process with Planning & Zoning.	Economic Development, Planning & Zoning Department	Short Term	
	Business Retention & Expansion	Update Stonecrest business information	Economic Development	Immediate and Ongoing	
		Identify existing Stonecrest business needs	Economic Development	Short Term	

ORGANIZATIONAL INFRASTRUCTURE	Strategy	Recommendation	Organizations	Timeline	Item III. b.
	Business License Process	Streamline and clarify development processes, including business license procedures	Economic Development, Planning & Zoning, Finance	Immediate	
		Notify Economic Development when business license applications are accepted.	Planning & Zoning, Economic Development	Immediate	
		Maintain a database of Code Violations and problematic properties.	Code Enforcement, Economic Development	Immediate	
	Commercial and Industrial Property Inventory	Update and maintain a commercial and industrial property inventory	Economic Development, GIS, Georgia Power	Short Term	
		Reach out to brokers and property owners for listings	Economic Development, GIS, Georgia Power	Medium Term	
		Coordinate with Georgia Power for their inventory tool.	Economic Development, GIS, Georgia Power	Medium Term	
		Publish the inventory on the City's website.	Economic Development, GIS	Medium Term	
	Economic Development Incentives	Develop Incentives Policy based on how the project meets the goals and visions for the City, jobs, investment and other community benefits.	Economic Development, Mayor & Council, Finance, Stonecrest Development Authority	Medium Term to Long Term	
		Utilize Stonecrest Development Authority to identify and secure key properties.	Economic Development, Mayor & Council, Stonecrest Development Authority	Medium Term to Long Term	
		Collaborate with Decide DeKalb and the State of Georgia when appropriate for financial incentives.	Economic Development, Mayor & Council, Stonecrest Development Authority, State and Regional Partners	Medium Term to Long Term	
		Collaborate with Georgia Technical Colleges, DeKalb County School District, Decide DeKalb, and DeKalb Chamber of Commerce on workforce initiatives	Economic Development, State and Regional Partners	Short Term	

Strategy		Recommendation	Organizations	Timeline	Item III. b.
MARKETING	Economic Development Incentives (Con't.)	Consider a City permit waiver policy, expediting of projects, infrastructure investment, and other feasible incentives.	Economic Development, Mayor & Council, Finance	Medium Term	
	Vision				
		Continually share this vision with the community using it as a guiding principle.	Economic Development, Communications	Ongoing	
		Engage the Communications department to include it with all marketing pieces.	Economic Development, Communications	Immediate and Ongoing	
		Engage the local partner organizations to incorporate the vision into their programming.	Economic Development, Local Partners	Short Term	
	Support Reputational Repair and Rebranding	Develop marketing materials highlighting available inventory and programs.	Economic Development, Communications	Immediate	
		Send out quarterly newsletters apprising the City businesses and residents of economic development activities, new businesses, regulations, and resources.	Economic Development, Communications	Short Term	
		Work regularly with state and regional economic development organizations to share information, including improvements to processes, inventory, vision, etc.	Economic Development, State and Regional Partners	Medium Term	

	Strategy	Recommendation	Organizations	Timeline	Item III. b.
MARKETING	Support Reputational Repair and Rebranding (Con't.)	Host development tours to prospective housing, mixed-use, commercial and industrial developers.	Economic Development	Medium Term	
		Update the website to include a searchable inventory and highlight opportunities, resources, and targeted sectors.	Economic Development, Communications	Short Term	
LAND DEVELOPMENT	Land Use	Work closely with the Planning Department to ensure zoning districts allow for desired development in these classifications.	Economic Development, Planning	Short Term	
		Encourage higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.	Economic Development, Planning	Short Term	
		Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.	Economic Development, Planning	Medium Term	
		Work with property owners and Stonecrest Development Authority to secure properties and market the City Center Master Plan to developers.	Economic Development, Mayor & Council, Stonecrest Development Authority	Long Term	
		Review Zoning regulations with Planning Department to assess if current regulations are adequate for setbacks, buffering, improvements, etc.	Economic Development, Planning	Short Term	

Strategy		Recommendation	Organizations	Timeline	Item III. b.
LAND DEVELOPMENT	Land Use (Con't.)	Work with property owners in industrial areas to identify potential assemblage.	Economic Development	Medium Term	
		Work with property owners and code enforcement for property clean up and improvements	Economic Development, Code Enforcement	Medium Term	
	Creating a Sense of Place	Design and install common and clear signage throughout the City.	Economic Development, Community Services	Short Term	
		Create temporary common places using tactical urbanism examples to create community spaces of interest and host activities.	Economic Development, Communications	Short Term	
		Develop a City Center Master Plan.	Economic Development, Mayor & Council, Planning	Medium Term	
		Coordinate with the local businesses and artists to offer music, art, and entertainment with food and drink with a theme (e.g., First Fridays) and rotate locations.	Economic Development, Communications	Short Term	
		Engage underutilized properties and host Food Truck events with entertainment.	Economic Development, Communications	Short Term	
		Targeted Industries - non Retail	Develop marketing materials targeted for Professional Services, Health Care, Film and Entertainment, Transportation and Logistics, and Light Manufacturing (also Marketing)	Economic Development, Communications	Short Term
Utilize Inventory to share potential properties for targeted sectors (also Tools)	Economic Development		Short Term		
TARGET SECTORS AND INDUSTRIES					

TARGET SECTORS AND INDUSTRIES	Strategy	Recommendation	Organizations	Timeline	Item III. b.
	Targeted Industries – non Retail (Con't.)	Develop economic development incentives for targeted sectors and industries (also Tools)	Economic Development, Mayor & Council, Stonecrest Development Authority	Medium Term	
		Share Targeted Sector List with State, Decide DeKalb, DeKalb Chamber, Metro Atlanta Chamber, Local Organizations	Economic Development, State and Regional Partners, Local Partners	Short Term	
		Engage the Local Partners for recruitment of Professional Service Companies.	Economic Development, Local Partners	Medium Term	
		Attend international and national tradeshow/ conferences such as ICSC (international Council of Shopping Centers) , CSCMP (Council of Supply Chain Manufacturing Professionals), IAMC (Industrial Asset Management Council) conference and others.	Economic Development	Short Term	
		Work with the Georgia Film Office and the DeKalb Entertainment Commission	Economic Development, State and Regional Partners	Short Term	
		Work with Georgia Piedmont Technical College and State of Georgia for transportation and logistics leads.	Economic Development, State and Regional Partners, Georgia Piedmont Technical College	Short Term	
	Targeted Sector – Retail	Seek out national grocery store chain for location in Stonecrest.	Economic Development	Immediate	
		Utilize the property inventory to attract retail to the existing spaces and sites.	Economic Development	Short Term	

TARGET SECTORS AND INDUSTRIES	Strategy	Recommendation	Organizations	Timeline
	Targeted Sector - Retail (Con't.)	Engage the Sense of Place initiatives to bring the community together and showcase retailers.	Economic Development	Short Term
		Work with developers to develop the mixed-use City Center concept.	Economic Development	Medium Term
	Tourism and Trails	Support marketing efforts to link natural and cultural assets with City of Stonecrest.	Economic Development, Communications & Technology, Arabia Mountain Heritage Area Alliance, PATH Foundation	Short Term
		Participate in the Bicycle, Pedestrian, and Trail Plan planning and implementation	Economic Development, Gresham Smith Planning	Immediate
		Share with local businesses the opportunities associated with paths and trails.	Economic Development. Stonecrest Business Alliance, Stonecrest Chamber of Commerce, DeKalb Chamber of Commerce	Short Term
		Work with Planning and Zoning to review Comprehensive Plan and Zoning to allow for mixed use projects along the future trail sites.	Economic Development, Planning and Zoning	Medium Term
		Identify key properties along future trail sites that could be catalytic and supportive for tourism as well as local services.	Economic Development	Medium Term
		Work with Planning & Zoning to create small master plans and market them to developers and businesses.	Economic Development, Planning and Zoning	Medium Term

WORKFORCE INFRASTRUCTURE	Strategy	Recommendation	Organizations	Timeline	Item III. b.
	Coordination with K-12	Work with the local school principals to connect existing businesses with career days at the local elementary schools.	Economic Development, DeKalb County Schools, DeKalb Chamber of Commerce, Stonecrest Business Alliance, Stonecrest Chamber of Commerce	Short Term and ongoing	
		Work with local industry, Georgia Piedmont Technical College, and middle school students to provide guest speakers and tours of local businesses and industries.	Economic Development, Stonecrest Industrial Council, DeKalb Chamber of Commerce, Stonecrest Chamber of Commerce, Stonecrest Business Alliance, DeKalb County Schools, Georgia Piedmont Technical College	Short Term and ongoing	
		Work with high schools to offer internships with local industry and industry days for teachers and counselors to meet with industry to identify needs.	Economic Development, DeKalb County Schools	Medium Term and ongoing	
		Work with Arabia Mountain High School to attract entrepreneurs and industries focused on environmental issues to partner and collaborate with faculty and students.	Economic Development, DeKalb County Schools, Decide DeKalb	Medium Term and ongoing	
		Highlight Georgia Piedmont Technical College programs and facility to residents and potential businesses	City of Stonecrest Economic Development, Georgia Piedmont Technical College	Short Term and ongoing	
		Connect local businesses with college job fairs	Economic Development, Stonecrest Business Alliance, Stonecrest Chamber of Commerce, DeKalb Chamber of Commerce, Decide DeKalb, Higher Education Institutions	Immediate	
	Coordination with Metro Atlanta Area Higher Education Institutions	Encourage institutions and faculty to explore Stonecrest and use it as an applied laboratory for research, internships, and other engagement opportunities.	Economic Development, City Departments, Regional Higher Education Institutions	Medium Term	

WORKFORCE INFRASTRUCTURE	Strategy	Recommendation	Organizations	Timeline	Item III. b.
	Coordination with Metro Atlanta Area Higher Education Institutions (Con't.)	See Small Business Development and Black Entrepreneurship for more.	Economic Development, State and Regional Partners, Higher Educational Institutions, SBDC	Short Term	
		Encourage higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.	Economic Development, Planning	Medium Term	
		Work with Planning to direct residential development away from heavy industrial and land designated for conservation.	Economic Development, Planning	Medium Term	
	Housing	Identify developers interested in horizontal and vertical mixed-use projects to support the City Center concept.	Economic Development	Medium Term	
		Create incentives for or require retail and commercial space in multi-family developments for small business opportunities.	Economic Development, Mayor & Council, Finance, Planning	Medium Term	
		Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.	Economic Development, Planning	Medium Term	
		Meet with and/or survey businesses and local employees to gather their housing concerns and desires.	Economic Development, Local Partners	Short Term	
		Identify required infrastructure to support higher density housing	Economic Development, City Engineering	Short Term	

APPENDICES



Appendix A – Stakeholder & Community Engagement

Path Forward: City of Stonecrest Economic Development Plan

On April 12, 2023, the City of Stonecrest hosted an Economic Development Strategy Session at the Browns Mill Recreation Center. The Nickel Works Team lent support in the form of assisting in the development of a presentation to include the use of Mentimeter presentation software. However, due to Wi-Fi issues, we were unable to incorporate the responses during the course of the meeting. In lieu of utilizing the technology, Nickel Works captured the information in written form including audience member answers, and then transposed that information into the Mentimeter presentation.

Participants in attendance included 32 residents, 1 Park @ Stonecrest, 1 Stonecrest City Council Member, and 5 consultants who have signed the attendance sheet. In addition, there were attendees who did not sign the attendance sheet including the Mayor, her security detail, the City Manager, videographer and Communications Director.

The meeting was recorded by the City of Stonecrest and can be viewed on YouTube at the following link:

<https://youtu.be/flZgl1s3pWs>.

Mapping Exercise:

The mapping exercise allowed participants to indicate their recommendations and/or wishes for future development in graphic form. The exercise asked participants to show where certain types of development should be encouraged and supported within the City of Stonecrest. By placing adhesive markers onto the map, participants indicated their preferences for development in the future. Three maps were provided for the exercise. One map showing the City of Stonecrest's entire footprint accompanied by two larger scale maps each showing the Northern and Southern portions of the city's footprint were provided. Each marker's or dot's color indicates a specific land use and/or property type as follows:

- Red = Industrial
- Yellow = Retail and/or Commercial
- Green = Town Center
- Blue = Housing

Industrial: The map indicates exercise participants' preference for industrial uses to be located in the far north and northwestern areas of the city. These areas contain existing clusters of industrial uses. The northwestern cluster appears to function as a shipping, warehousing and logistics hub. The far north cluster contains those uses as well as a quarry. Interestingly, no red markers were placed in any other area of the maps.

Retail / Commercial: The vast majority of participants indicated retail and/or commercial uses in two areas. The Stonecrest Mall site and the retail cluster at the intersection of I-20 and Panola Rd claimed the majority of selections, (7 out of 8). There was only one outlier with a participant indicating a preference for retail and/or commercial at the intersection of Panola and Snapfinger Roads.

Town Center: A central and identifiable Town Center has been identified as a need across all outreach activities. In the mapping exercise, most selections for a Town Center location centered around the Stonecrest Mall (5 out of 9) and Snapfinger Woods Dr (4 out of 9) between Panola Rd and DeKalb Medical Pkwy. Both areas are located near I-20 interchanges, (at Panola and Turner Hill Roads).

Housing: In contrast to the other land use choices which were mostly concise in their results, housing selections were more scattered. This appears to follow established patterns of housing development within the City of Stonecrest. Interestingly, a significant portion of selections (10 out of 17) are located in close proximity to the city's boundary. Three selections near the city boundary are located at the Stonecrest Mall site which happens to sit directly adjacent to the city boundary.

It should be noted that the Stonecrest Mall area received selections of all options except industrial. This indicates that there is a desire among exercise participants for mixed-use development at the mall site.

City of Stonecrest Economic Development Plan

General Outreach Summary

Item III. b.

Methodology & Concerns

Outreach for this project was structured to get feedback on a consistent set of issues from a diverse range of stakeholders. The stakeholders were chosen to gain insights from a wide variety of perspectives. Stakeholders were engaged in several ways including:

- Online Surveys
- In-Person Polling
- In-Person Exercises
- Direct Interviews

The stakeholder groups were chosen to ensure that residents, property owners, business owners, business operators, government employees and elected officials all had the opportunity to make their feelings known. This diverse cross-section of persons shared their thoughts which illustrated the issues that most commonly appeared as concerns.

Certain exercises were very structured which lend themselves to producing clear statistical data. They were typically formatted to allow for easy data analysis and to produce clear and easy to comprehend data snapshots. Other methods were set up as loosely structured conversations that allowed for underlying thoughts and nuances to surface. The combination of methods gave a clear look at the pervading opinions and feelings experienced by stakeholders.

The topics that most commonly were identified are as follows:

Good Governance / Transparency: the City of Stonecrest has experienced a lot in its short history. Past scandals shook the stakeholder base's faith in the city as an institution. The city has begun to recover, but there is still much work to be done. Stakeholders frequently expressed the need for improvements in the city government's operational efficiency. Difficulties in securing business licenses are a common complaint. Frequent turnover of city staff and the associated loss of institutional knowledge and compromised continuity also hurt stakeholders' ability to interface with city government.

Inventory: Stakeholders expressed the need for data gathering for a variety of purposes. For example, cataloging properties available for occupancy and/or development or taking a census of employment needs and worker skill sets. Economic developers could use these data sets to market available sites to site selectors or play matchmaker between employers seeking workers and job seekers with the necessary skill sets.

Disconnect: there were several areas where stakeholders' outlook on issues was based on misunderstood relationships or data. For example, the need for improvements to certain municipal services was commonly expressed. However, many of those services are managed under the auspices of DeKalb County and thus not controlled by the city government. That disconnect between perception and reality must be addressed so that stakeholders are able to appropriately interface with the municipal apparatus.

City of Stonecrest Economic Development Plan

General Outreach Summary

Item III. b.

Identity / Branding: Stakeholders seemed to agree that there was a need for a clear vision for the City of Stonecrest. Given the city's short history, enough time has not elapsed to allow for the city to develop a clear identity. There is inadequate signage alerting persons that they are entering the city. Most are unaware when they are crossing into or out of the city limits. Additionally, a new identity and "brand" for the City of Stonecrest is needed to shake off the stigma of past scandals.

Public Safety / Perception: the City of Stonecrest, like any other municipality, has some crime. Many stakeholders complained about crime in the city. Some acknowledged that actual crime might not be in line with the perception of crime. For example, the prevailing perception of crime in the city may be greater than the actual incidence of crime in the city. The aesthetics of the city were also related to this subject. "Broken windows" theory pervades the thoughts of some stakeholders; areas that appear unkempt to stakeholders appear to be crime-ridden whether that is true or not. In addition to crime, other public safety concerns surrounding pedestrian safety were commonly expressed as a concern as well.

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Business Perspectives

The general business climate in Stonecrest is *perceived* differently by different people. Some consider it business-friendly, while others believe it to be uncertain. Opinions on the subject appear to be evenly distributed among survey respondents.

Overall, the business climate is friendly in the City of Stonecrest.

- Yes (29%)
- Somewhat (29%)
- No (29%)
- No Opinion (14%)

The city has the available market, *available property*, and business-to-business relationships, making it an excellent place to do business. The existing network of small businesses currently has a greater presence in Stonecrest than national chains. This local business ecosystem is the foundation upon which the city's economy may be built.

What makes the City of Stonecrest a good place to do business? Check all that apply.

- Business to Business relationships (71%)
- Availability of property (43%)
- Available Market (43%)
- Available Clientele (29%)
- Available Workforce (29%)
- Cost to do Business (29%)

However, a few key things make it difficult to do business in Stonecrest, starting with utility costs and access to utilities that people have. A common perception is that significant effort is required to understand Stonecrest's rules and regulations and acquire a *business license*.

What makes the City of Stonecrest a difficult place to do business? Check all that apply.

- Hard to Understand Rules & Regulations (100%)
- Difficulty of getting a business license (83%)
- Utility Costs / Available Utilities (50%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Good Governance and Transparency were reflected in the majority of respondents' unique comments, (72%). The need for improvements in government operations with regard to integrity, efficiency and communication has been consistently expressed across all outreach efforts.

What are some barriers or obstacles to operating a business within the City of Stonecrest?

- Good Governance (43%)
- Transparency (29%)
- Disconnect (29%)
- Awareness (14%)
- Proximity (14%)
- Aesthetics (14%)
- Land Availability (14%)

Businesses in the City of Stonecrest have mixed views about the level of business support. Some are satisfied, while others are not.

I am satisfied with the level of business support I have requested from the City of Stonecrest.

- Yes, I am satisfied with the level of business support requested (29%)
- Somewhat Satisfied (43%)
- No, not satisfied (29%)

The local workforce needs reliable candidates, soft skills development, and transportation for the workforce. Reliable candidates with better soft skills appear to be a great need in general or a general need for a majority of respondents.

What do you perceive as the greatest needs in terms of local workforce development (Check all that apply)

- Reliable Candidates (71%)
- Soft Skills Development (71%)
- Transportation for Workforce (57%)
- Job-specific Training (43%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Food Service was the dominant choice expressed in respondents' independently authored responses. This correlates with comments made throughout all outreach exercises. Restaurants appeared to be the top need in the survey responses. Quality dining options were identified frequently in other exercises. Quality grocery shopping was frequently expressed as well. These preferences do not, however, exclude other food service uses such as food processing plants, food wholesalers, etc.

What type of businesses/industries should the City of Stonecrest focus its recruiting efforts on?

- Food Service (67%)
- Tourism (50%)
- Technology (50%)
- Retail/Mixed-Use (50%)
- Industrial (33%)
- Entertainment (33%)

Respondents indicated that entrepreneurs would benefit most from a co-working hub in the city. It may be inferred that Web/Technology, Health & Wellness and Media entrepreneurs should be the focus of any industry-specific preferences and/or supportive services hosted at the space.

Which industries or types of businesses would best benefit from a shared Co-working space (Creative Hub)? (Check all that apply)

- Entrepreneurship (86%)
- Information Technology (71%)
- Health & Wellness (71%)
- Media/Multi-Media (71%)
- Food & Beverage Services (43%)

Survey responses indicated the need for supportive services by most respondents. Alternatively, the majority of choices link back to financial assistance. Those choices varied from direct financial assistance, discounted costs and opportunities to earn income.

How can the City of Stonecrest better support African American entrepreneurship in the city? (Check all that apply)

- Supportive Services (86%)
- Discounted Rents (71%)
- Financial Incentives (71%)
- Business Incubators (57%)
- Contracting Opportunities (57%)
- Targeted Funding (57%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Survey responses indicate that 100% of respondents felt that increased quality of governance and transparency would help small businesses. 72% of respondents indicated that an increased vision for the city through branding and establishing a clear identity would help.

How can the City of Stonecrest specifically help small businesses?

- Good Governance (71%)
- Identity (43%)
- Branding (29%)
- Transparency (29%)

Business owners' responses indicate a preference for industries that are flourishing in the modern economy. Their selections also tend to generate well-paying jobs which would likely be welcomed by city residents as well.

What types of businesses and/or industries might be supported, if necessary with financial incentives in Stonecrest? (Check all that apply)

- Entertainment & Media (86%)
- Health & Wellness (86%)
- Food & Beverage Production (71%)
- Information Technology (71%)
- Small Businesses (71%)
- Biotechnology (57%)

Business owners unanimously expressed a preference for mixed-use development to be supported with financial incentives. It stands to reason that their preferred mix of uses in those developments could or should be made up of the other individual use types selected, (retail, spaces for small businesses, co-working spaces and hospitality)

What types of development might be supported, if necessary, with financial incentives in Stonecrest? (Check all that apply)

- Mixed-Use (100%)
- Lifestyle Center Retail (83%)
- Small Businesses (83%)
- Co-Working (50%)
- Hotel/Hospitality (50%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

A significant percentage of business respondents don't know which City Council District their business is located in. This indicates a need for greater outreach to the business community to increase awareness and combat the disconnect between city government and the business community.

What Stonecrest City Council District do you work or operate your business in?

- District 1 -- Tara Graves (14%)
- District 2 -- Robert Turner (29%)
- District 3 -- Alecia Washington (0%)
- District 4 -- George Turner (0%)
- District 5 -- Tammy Grimes (29%)
- Don't Know (29%)

Good governance and Transparency appeared as leading choices among respondents which is consistent with feedback captured through all outreach exercises, regardless of the mode of communication employed. The need to take inventory of the city with regard to several aspects has commonly been expressed as a need. For example, collecting data to quantify properties available for development and/or occupancy. Taking a workforce census to determine the needs of employers as well as the skill sets available to them would be helpful. The categories mentioned above, among others, will help the city's economic development apparatus to determine which potential new businesses to target and which sites to market to site selectors.

Please provide any additional thoughts you have from a business perspective regarding the Stonecrest Economic Development Plan.

- Good Governance (40%)
- Transparency (40%)
- Inventory (40%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Business Respondent Information

All respondents' businesses are located within Stonecrest's city limits

Is your business within the City limits of Stonecrest?

- Yes (100%)
- No (0%)

Survey respondents fill the following roles in their respective businesses:

What is your role within the business? Please provide the title.

- CEOs (43%)
- Owners (29%)
- CIOs (14%)
- Vice Presidents (14%)

Survey respondents' businesses operate in the following industries:

What best describes your business industry/type?

- Consultants (50%)
- Construction (17%)
- Healthcare (17%)
- Real Estate (17%)

The typical business in Stonecrest employs anywhere from one to fifty individuals.

How many full-time, part-time, or contract employees does the business employ in the Stonecrest Location?

- 1 Employee (29%)
- 2-4 Employees (29%)
- 5-10 Employees (14%)
- 11-24 Employees (14%)
- 25-49 Employees (14%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Stonecrest offers a variety of workspaces to cater to the different needs of businesses. That diverse range of options gives businesses the ability to easily find the perfect workspace that suits their unique requirements. Survey respondents house their businesses in the following types of workspaces:

What best describes the type of workspace used for your business?

- Commercial Office Space (29%)
- Home-Based (29%)
- Industrial/Manufacturing/Warehouse (14%)
- Online/Virtual (14%)
- Restaurant (14%)

Stonecrest has a diverse range of businesses, with some having been established for a significant period. Others are more recent, with some emerging in recent years. The typical business in the City of Stonecrest has been in operation as follows:

How many years has the business been in existence?

- 3 to 10 Years (57%)
- Less than 3 Years (29%)
- 20 Years or longer(14%)

Based on the survey, many local businesses' annual revenue falls on the lower end of the income spectrum. The top three responses are as follows:

What are the annual revenues for the business?

- 45% of businesses earn less than \$100,000
- 29% of businesses earn between \$100,000-\$250,000
- 13% of businesses earn between \$250,000-\$499,999
- 13% of businesses earn over \$10 million

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Community Questions

Based on a recent survey where respondents were asked to select all options that apply, the City of Stonecrest's strengths are thought to be...

What are some of the strengths of the City of Stonecrest? Check all that apply.

- Nature-based recreation (59%)
- Future land development (47%)
- Family-friendly (37%)

Conversely, when respondents were asked to select all options that apply, Stonecrest is thought to have notable challenges. The top three options selected are...

What are some of the challenges for the City of Stonecrest? Check all that apply.

- the need for development (62%)
- the need for more retail variety (60%)
- education (52%)
- public infrastructure (52%)
- available amenities (52%)

Survey respondents offered a variety of answers relating to a master list of outreach topics. The questions are open-ended, so answers may be categorized under multiple outreach topics. The top five topics that survey responses corresponded with are as follows:

How would you positively describe Stonecrest to someone, not from the area?

- Inventory (38%)
- Perception (28%)
- Proximity (22%)
- Identity (18%)
- Demographics (16%)
- Aesthetics (16%)

What could make Stonecrest a better community?

- Inventory (55%)
- Good Governance (24%)
- Public Safety (18%)
- Transparency (16%)
- Disconnect (16%)
- Aesthetics (10%)
- Perception (10%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

The survey shows that respondents visit shops and restaurants around the Mall at Stonecrest with the following frequency(ies):

How often do you visit the shops and restaurants around the Mall at Stonecrest?

- Never (22%)
- 1-2 times per week (63%)
- 3-5 times per week (10%)
- 5 to 10 per week (6%)

The types of businesses they most frequently visit are...

What types of businesses do you personally frequently visit within the City of Stonecrest?

Check all that apply.

- Grocery Stores (62%)
- Restaurants (60%)
- Big Box Stores (60%)
- Fast Food (48%)

Stonecrest should offer various housing options, including

What additional housing types do you think are needed in Stonecrest (Check all that apply)

- Attainable Housing (Workforce Housing) (44%)
- Senior Housing (Independent & Assisted Living) (40%)
- Starter Homes (38%)
- Luxury Housing (38%)
- Condominiums (28%)

When it comes to housing affordability the majority of survey respondents view the City of Stonecrest's housing options as generally cheaper than the Atlanta Metro region.

How would you rate housing affordability in Stonecrest as compared to the metro Atlanta region? (Choose One)

- A lot less expensive (16%)
- A little less expensive (46%)
- About the same (34%)
- A little more expensive (2%)
- A lot more expensive (2%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

According to the survey, the top four kinds of amenities that respondents would like to see more of are as follows:

I would like to see more of the following in the City of Stonecrest: (check all that apply)

- Diversity of Retail / Restaurants (78%)
- Recreational Amenities (77%)
- City Festivals (67%)
- Community Events (63%)

Most respondents prefer an increased variety of retail stores and restaurants, recreational amenities, and city festivals. They specifically wish for the following amenities to be developed:

What kind of development is needed in Stonecrest? (Check all that apply)

- High-End Grocery Stores and Restaurants (71%)
- Lifestyle Center Retail (62%)
- Mixed Use Retail (54%)

The Economic Development Plan for Stonecrest should prioritize three key areas: attracting new businesses, improving quality of life, and developing commercial or retail spaces and it should be done in The Mall at Stonecrest Area.

What are the top three (3) areas you think City of Stonecrest should address in the Economic Development Plan? (choose 3)

- New business attraction (56%)
- Quality of life (44%)
- Commercial or Retail Development (37%)
- Education – Middle Schools, Trade Schools & Youth STEM Programs (35%)
- Small Business Development/Entrepreneurship (27%)

The vast majority of survey respondents would like to see development focused on or around the Mall at Stonecrest.

Where do you think more development should occur within the City of Stonecrest? Check all that apply.

- The Mall at Stonecrest Area (92%)
- Turner Hill (41%)
- Covington Highway (37%)
- Evans Mill and Mall Parkway (37%)
- Panola Road (35%)
- Panola/Salem Road – Food Depot Retail Center (33%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Survey respondents offered a variety of answers relating to a master list of outreach topics. The questions are open-ended, so answers may be categorized under multiple outreach topics. The top five topics that survey responses corresponded with are as follows:

What do you think are the greatest obstacles to economic development in the City of Stonecrest?

- Good Governance (38%)
- Perception (26%)
- Transparency (23%)

Please provide any additional information you would like us to know while we develop the City of Stonecrest Economic Development Plan.

- Good Governance (29%)
- Transparency (24%)
- Identity (21%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Who You Are (Respondent Demographics)

The survey results indicate that Stonecrest City is composed of...

How would you classify your relationship with the City of Stonecrest?

- Residents (68%)
- Property Owners (17%)
- Business Owners (12%)
- City Employees (3%)

The largest cohort of Survey Respondents is not aware of their City Council District. Outreach to ensure engagement and awareness with constituents should be undertaken. Survey Respondents reside, own property, and/or operate a business in the following City of Stonecrest City Council District:

What Stonecrest City Council District do you reside or own property in?

- I am not sure (27%)
- District 1 -- Tara Graves (20%)
- District 5 -- Tammy Grimes (16%)
- District 3 -- Alecia Washington (14%)
- District 4 -- George Turner (14%)
- District 2 -- Robert Turner (8%)

The majority of survey respondents are female.

What is your Gender?

- Male (50%)
- Female (50%)

The vast majority of survey respondents are of African American heritage.

What is your Race?

- African American (92%)
- Caucasian (8%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

Survey Respondents represent a wide variety of ages.

What is your Age?

- 35-44 years old (26%)
- 55-64 years old (22%)
- 25-34 years old (22%)
- 65-74 years old (14%)
- 45-54 years old (14%)
- 75 years old or greater (2%)
- Prefer not to say (2%)

The majority of survey respondents reside in 1-2 person households.

How many people live in your Household?

- 1-2 persons (62%)
- 3-4 persons (28%)
- 5 or more persons (10%)

The vast majority of survey respondents reside in childless households.

How many children (under the age of 18) live in your Household?

- No children (73%)
- 1-2 children (20%)
- 3-4 children (6%)
- 5 or more children (2%)

Survey respondents have typically lived or worked in the City of Stonecrest for more than 7 years.

How long have you lived in your current place of residence or worked in the City of Stonecrest?

- 7 years or more (53%)
- 1-6 years (37%)
- 1 year or less (10%)

The majority of survey respondents are employed full-time. A significant portion of survey respondents are self-employed.

What is your Employment Status?

- Full-time employed (56%)
- Self – Employed (20%)
- Retired (16%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item III. b.

The majority of survey respondents are government employees.

If employed, who is your employer? If in the military, which branch?

- Local Government (18%)
- County Government (14%)
- Healthcare (14%)
- Federal Government (9%)
- F.I.R.E. (9%)
- Media (9%)
- Miscellaneous (9%)

Survey respondents' education levels indicate a high level of educational attainment in the City of Stonecrest. 84% of respondents have either a bachelor's degree or a graduate degree.

What is your highest level of education?

- Bachelor's Degree (56%)
- Graduate Degree (28%)
- Associate degree (10%)
- High School Diploma/GED (6%)

Survey respondents' self-reported incomes indicate high household incomes in the City of Stonecrest. 46% of survey respondents earn over \$100K in annual household income.

What is your annual household income?

- \$100,000 - \$149,999 (26%)
- \$150,000 - \$199,999 (15%)
- \$200,000 or greater (4%)

Focused Stakeholder Feedback Data

Item III. b.

	Key Issues																																	
	Branding		Identity		Transparency		Location		Public Safety		Good Governance		Inventory		Awareness		Disconnect		Proximity		Walkability		Diversity		Demographics		Aesthetics		Tourism		Perception		Land Availability	
Important (Y / N)	Y		Y		Y		Y		Y		Y		Y		Y		Y		Y		Y		Y		Y		Y		Y		Y		Y	
Elected Officials	3	50%	3	50%	1	17%	2	33%	2	33%	6	100%	1	17%	1	17%	2	33%	3	50%	1	17%	2	33%	6	100%	3	50%	2	33%	2	33%	2	33%
Commercial Developers	0	0%	0	0%	1	100%	0	0%	1	100%	2	200%	1	100%	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%
Planning & Zoning	1	50%	2	100%	0	0%	0	0%	0	0%	2	100%	0	0%	1	50%	1	50%	0	0%	1	50%	0	0%	0	0%	0	0%	2	100%	0	0%	0	0%
Economic Development	0	0%	1	20%	1	20%	1	20%	2	40%	8	160%	3	60%	0	0%	1	20%	4	80%	2	40%	0	0%	0	0%	3	60%	2	40%	1	20%	0	0%
Business Operator	1	50%	1	50%	1	50%	0	0%	1	50%	4	200%	1	50%	1	50%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	1	50%	1	50%	0	0%
Utilities	0	0%	0	0%	0	0%	1	33%	0	0%	0	0%	1	33%	1	33%	0	0%	0	0%	0	0%	1	33%	1	33%	0	0%	1	33%	1	33%	1	33%
Neighborhood Associations	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
Total	5	26%	7	37%	4	21%	4	21%	6	32%	22	116%	7	37%	5	26%	4	21%	7	37%	4	21%	3	16%	7	37%	6	32%	8	42%	6	32%	3	16%

Appendix B – Retail Data

Path Forward: City of Stonecrest Economic Development Plan

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...	
Population Summary	
2010 Total Population	49,989
2020 Total Population	59,194
2020 Group Quarters	199
2022 Total Population	61,058
2022 Group Quarters	201
2027 Total Population	62,715
2022-2027 Annual Rate	0.54%
2022 Total Daytime Population	52,057
Workers	20,864
Residents	31,193
Household Summary	
2010 Households	19,558
2010 Average Household Size	2.54
2020 Total Households	23,071
2020 Average Household Size	2.56
2022 Households	23,798
2022 Average Household Size	2.56
2027 Households	24,453
2027 Average Household Size	2.56
2022-2027 Annual Rate	0.54%
2010 Families	12,542
2010 Average Family Size	3.19
2022 Families	14,836
2022 Average Family Size	3.27
2027 Families	15,192
2027 Average Family Size	3.27
2022-2027 Annual Rate	0.48%
Housing Unit Summary	
2000 Housing Units	12,305
Owner Occupied Housing Units	66.7%
Renter Occupied Housing Units	28.9%
Vacant Housing Units	4.4%
2010 Housing Units	22,441
Owner Occupied Housing Units	47.9%
Renter Occupied Housing Units	39.3%
Vacant Housing Units	12.8%
2020 Housing Units	24,452
Vacant Housing Units	5.6%
2022 Housing Units	25,261
Owner Occupied Housing Units	44.1%
Renter Occupied Housing Units	50.1%
Vacant Housing Units	5.8%
2027 Housing Units	26,242
Owner Occupied Housing Units	44.3%
Renter Occupied Housing Units	48.9%
Vacant Housing Units	6.8%
Median Household Income	
2022	\$55,113
2027	\$66,461
Median Home Value	
2022	\$184,756
2027	\$261,331
Per Capita Income	
2022	\$29,741
2027	\$36,919
Median Age	
2010	32.1
2022	33.4
2027	33.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2022 Households by Income

Household Income Base	23,797
<\$15,000	9.4%
\$15,000 - \$24,999	8.8%
\$25,000 - \$34,999	10.1%
\$35,000 - \$49,999	16.1%
\$50,000 - \$74,999	19.8%
\$75,000 - \$99,999	13.6%
\$100,000 - \$149,999	13.5%
\$150,000 - \$199,999	5.0%
\$200,000+	3.7%
Average Household Income	\$76,236

2027 Households by Income

Household Income Base	24,452
<\$15,000	6.6%
\$15,000 - \$24,999	4.9%
\$25,000 - \$34,999	8.8%
\$35,000 - \$49,999	16.3%
\$50,000 - \$74,999	18.2%
\$75,000 - \$99,999	13.8%
\$100,000 - \$149,999	18.1%
\$150,000 - \$199,999	7.6%
\$200,000+	5.8%
Average Household Income	\$94,610

2022 Owner Occupied Housing Units by Value

Total	11,130
<\$50,000	5.6%
\$50,000 - \$99,999	14.4%
\$100,000 - \$149,999	21.2%
\$150,000 - \$199,999	12.5%
\$200,000 - \$249,999	15.0%
\$250,000 - \$299,999	5.1%
\$300,000 - \$399,999	16.1%
\$400,000 - \$499,999	3.1%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	2.1%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	1.9%
Average Home Value	\$261,765

2027 Owner Occupied Housing Units by Value

Total	11,629
<\$50,000	3.4%
\$50,000 - \$99,999	6.3%
\$100,000 - \$149,999	12.0%
\$150,000 - \$199,999	9.1%
\$200,000 - \$249,999	17.1%
\$250,000 - \$299,999	9.7%
\$300,000 - \$399,999	21.1%
\$400,000 - \$499,999	6.9%
\$500,000 - \$749,999	5.8%
\$750,000 - \$999,999	4.7%
\$1,000,000 - \$1,499,999	1.5%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	2.3%
Average Home Value	\$357,965

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...	
2010 Population by Age	
Total	49,987
0 - 4	7.6%
5 - 9	7.8%
10 - 14	8.4%
15 - 24	15.0%
25 - 34	15.6%
35 - 44	16.5%
45 - 54	14.2%
55 - 64	9.3%
65 - 74	3.6%
75 - 84	1.5%
85 +	0.5%
18 +	70.9%
2022 Population by Age	
Total	61,058
0 - 4	6.8%
5 - 9	6.7%
10 - 14	6.6%
15 - 24	15.4%
25 - 34	17.1%
35 - 44	13.8%
45 - 54	12.5%
55 - 64	10.9%
65 - 74	7.1%
75 - 84	2.4%
85 +	0.7%
18 +	75.6%
2027 Population by Age	
Total	62,714
0 - 4	6.9%
5 - 9	6.5%
10 - 14	6.4%
15 - 24	14.5%
25 - 34	17.7%
35 - 44	14.4%
45 - 54	11.8%
55 - 64	10.2%
65 - 74	7.6%
75 - 84	3.3%
85 +	0.7%
18 +	76.3%
2010 Population by Sex	
Males	21,862
Females	28,128
2022 Population by Sex	
Males	27,614
Females	33,444
2027 Population by Sex	
Males	28,502
Females	34,212

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2010 Population by Race/Ethnicity

Total	49,990
White Alone	3.1%
Black Alone	94.0%
American Indian Alone	0.2%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.7%
Two or More Races	1.7%
Hispanic Origin	2.4%
Diversity Index	15.7

2020 Population by Race/Ethnicity

Total	59,194
White Alone	2.6%
Black Alone	92.3%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	3.2%
Hispanic Origin	2.8%
Diversity Index	19.2

2022 Population by Race/Ethnicity

Total	61,058
White Alone	2.5%
Black Alone	92.3%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	3.4%
Hispanic Origin	2.7%
Diversity Index	19.1

2027 Population by Race/Ethnicity

Total	62,716
White Alone	2.4%
Black Alone	91.9%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	3.7%
Hispanic Origin	2.7%
Diversity Index	19.7

2010 Population by Relationship and Household Type

Total	49,990
In Households	99.5%
In Family Households	83.1%
Householder	25.1%
Spouse	11.1%
Child	37.3%
Other relative	6.4%
Nonrelative	3.1%
In Nonfamily Households	16.5%
In Group Quarters	0.5%
Institutionalized Population	0.4%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2022 Population 25+ by Educational Attainment

Total	39,383
Less than 9th Grade	1.6%
9th - 12th Grade, No Diploma	5.7%
High School Graduate	21.7%
GED/Alternative Credential	3.3%
Some College, No Degree	22.3%
Associate Degree	12.6%
Bachelor's Degree	22.2%
Graduate/Professional Degree	10.5%

2022 Population 15+ by Marital Status

Total	48,803
Never Married	52.4%
Married	30.1%
Widowed	4.2%
Divorced	13.2%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	32,150
Population 16+ Employed	94.3%
Population 16+ Unemployment rate	5.7%
Population 16-24 Employed	15.0%
Population 16-24 Unemployment rate	4.3%
Population 25-54 Employed	69.5%
Population 25-54 Unemployment rate	4.6%
Population 55-64 Employed	12.8%
Population 55-64 Unemployment rate	7.8%
Population 65+ Employed	2.7%
Population 65+ Unemployment rate	26.6%

2022 Employed Population 16+ by Industry

Total	30,317
Agriculture/Mining	0.0%
Construction	3.9%
Manufacturing	5.1%
Wholesale Trade	1.9%
Retail Trade	12.5%
Transportation/Utilities	10.6%
Information	2.0%
Finance/Insurance/Real Estate	7.5%
Services	50.4%
Public Administration	6.1%

2022 Employed Population 16+ by Occupation

Total	30,316
White Collar	63.0%
Management/Business/Financial	14.2%
Professional	22.1%
Sales	8.4%
Administrative Support	18.3%
Services	16.2%
Blue Collar	20.9%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	2.8%
Installation/Maintenance/Repair	2.1%
Production	5.1%
Transportation/Material Moving	10.9%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...	
2010 Households by Type	
Total	19,558
Households with 1 Person	30.9%
Households with 2+ People	69.1%
Family Households	64.1%
Husband-wife Families	28.4%
With Related Children	15.4%
Other Family (No Spouse Present)	35.7%
Other Family with Male Householder	5.5%
With Related Children	3.2%
Other Family with Female Householder	30.2%
With Related Children	22.0%
Nonfamily Households	5.0%
All Households with Children	41.1%
Multigenerational Households	6.3%
Unmarried Partner Households	6.6%
Male-female	5.9%
Same-sex	0.7%
2010 Households by Size	
Total	19,558
1 Person Household	30.9%
2 Person Household	26.6%
3 Person Household	18.3%
4 Person Household	13.3%
5 Person Household	6.5%
6 Person Household	2.8%
7 + Person Household	1.7%
2010 Households by Tenure and Mortgage Status	
Total	19,559
Owner Occupied	54.9%
Owned with a Mortgage/Loan	51.4%
Owned Free and Clear	3.5%
Renter Occupied	45.1%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	137
Percent of Income for Mortgage	17.7%
Wealth Index	52
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	22,441
Housing Units Inside Urbanized Area	97.5%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	2.5%
2010 Population By Urban/ Rural Status	
Total Population	49,989
Population Inside Urbanized Area	97.3%
Population Inside Urbanized Cluster	0.0%
Rural Population	2.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

Top 3 Tapestry Segments

1. Metro Fusion (11C)
2. Up and Coming Families (7A)
3. Young and Restless (11B)

2022 Consumer Spending

Apparel & Services: Total \$	\$44,095,085
Average Spent	\$1,852.89
Spending Potential Index	77
Education: Total \$	\$33,294,647
Average Spent	\$1,399.05
Spending Potential Index	71
Entertainment/Recreation: Total \$	\$62,131,566
Average Spent	\$2,610.79
Spending Potential Index	71
Food at Home: Total \$	\$110,718,923
Average Spent	\$4,652.45
Spending Potential Index	75
Food Away from Home: Total \$	\$78,835,229
Average Spent	\$3,312.68
Spending Potential Index	77
Health Care: Total \$	\$119,225,994
Average Spent	\$5,009.92
Spending Potential Index	71
HH Furnishings & Equipment: Total \$	\$44,769,920
Average Spent	\$1,881.25
Spending Potential Index	73
Personal Care Products & Services: Total \$	\$18,230,442
Average Spent	\$766.05
Spending Potential Index	75
Shelter: Total \$	\$406,047,416
Average Spent	\$17,062.25
Spending Potential Index	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$45,500,615
Average Spent	\$1,911.95
Spending Potential Index	70
Travel: Total \$	\$47,852,711
Average Spent	\$2,010.79
Spending Potential Index	70
Vehicle Maintenance & Repairs: Total \$	\$22,654,191
Average Spent	\$951.94
Spending Potential Index	76

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.


Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

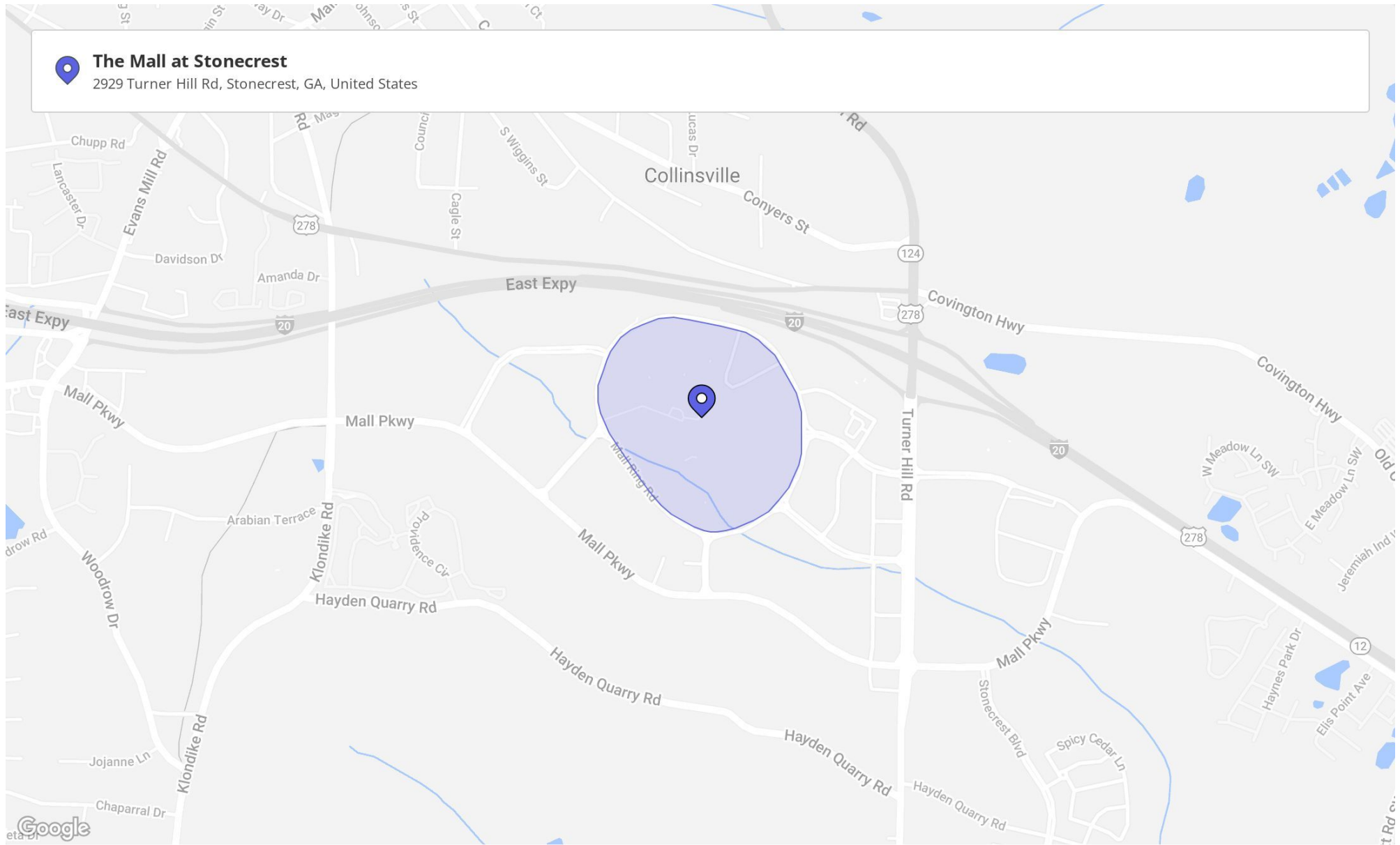
Property:



The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Metrics

 **The Mall at Stonecrest**
2929 Turner Hill Rd, Stonecrest, GA 30038

Visits	2.7M	Avg. Dwell Time	74 min
Visits / sq ft	2.28	Visits YoY	-10.6%
Size - sq ft	1.2M (GLA)	Visits Yo2Y	+25.6%
Visitors	815.6K	Visits Yo3Y	-24%
Visit Frequency	3.35		

Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visits Trend

The Mall at Stonecrest
Turner Hill Rd, Stonecrest, GA



Weekly | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)







Apr 1, 2022 - Mar 31, 2023

Tenants Overview

The Mall at Stonecrest

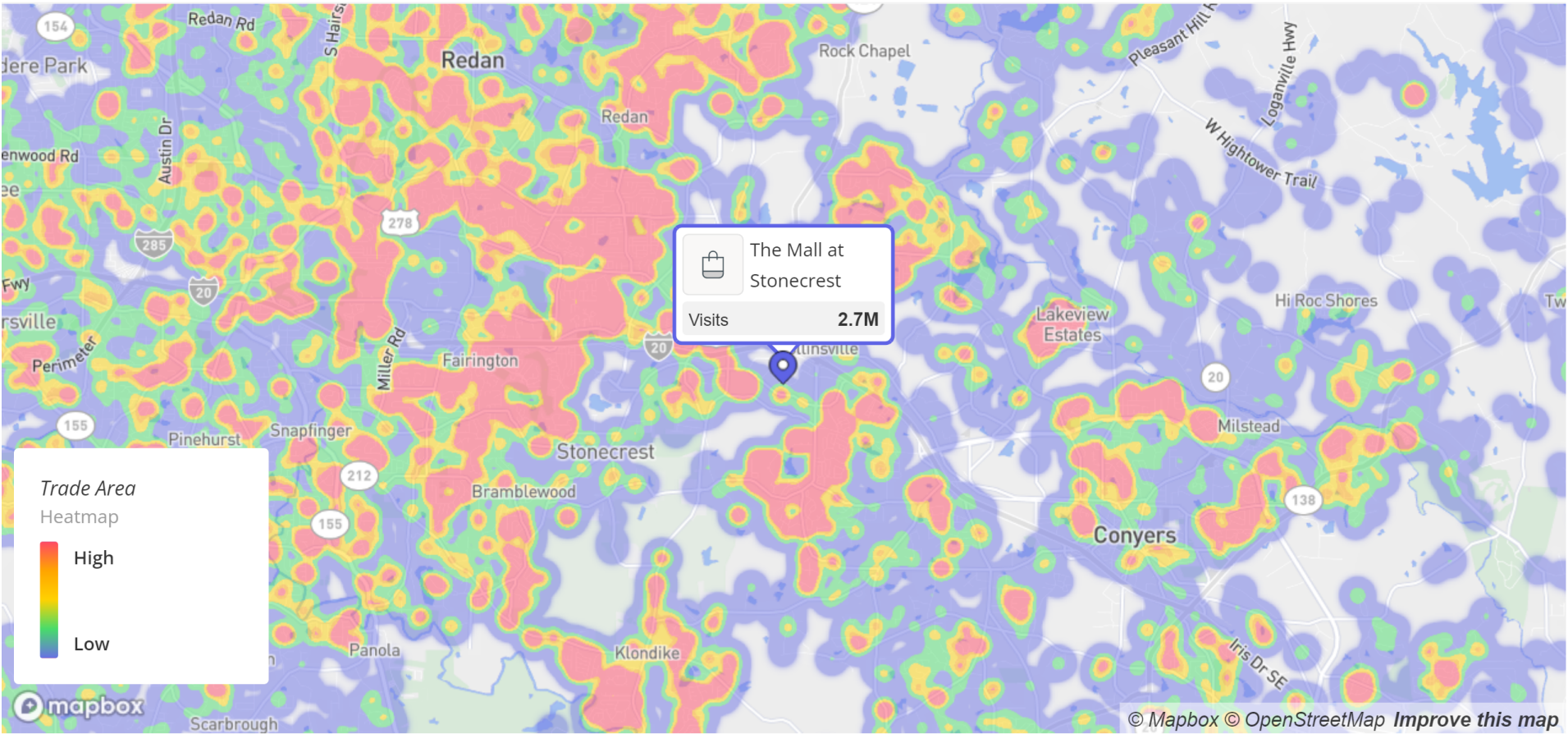
2929 Turner Hill Rd, Stonecrest, GA 30038

Tenants / Category		Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
	Macy's Department Stores 8030 Mall Parkway, Lithonia, GA, United States	640.7K (-9%)	8/14 <div><div></div><div></div><div></div><div></div><div></div></div> 50%	4/14 (+1) <div><div></div><div></div><div></div><div></div><div></div></div> 78%
	Dillard's Department Stores 8000 Mall Pkwy, Lithonia, GA, United States	349.3K (-23%)	8/12 (-1) <div><div></div><div></div><div></div><div></div><div></div></div> 41%	8/12 <div><div></div><div></div><div></div><div></div><div></div></div> 41%
	JCPenney Department Stores 8040 Mall Pkwy, Lithonia, GA, United States	311.5K (-15%)	6/14 <div><div></div><div></div><div></div><div></div><div></div></div> 64%	4/14 (+1) <div><div></div><div></div><div></div><div></div><div></div></div> 78%
	AMC Theatres Theaters & Music Venues 8060 Mall Pkwy, Lithonia, GA, United States	119.5K (-29%)	18/21 (-6) <div><div></div><div></div><div></div><div></div><div></div></div> 19%	N/A

All | Compared to: Apr 1st, 2021 - Mar 31st, 2022 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

The Mall at Stonecrest 2929 Turner Hill Rd, Stonecrest, GA 30038 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

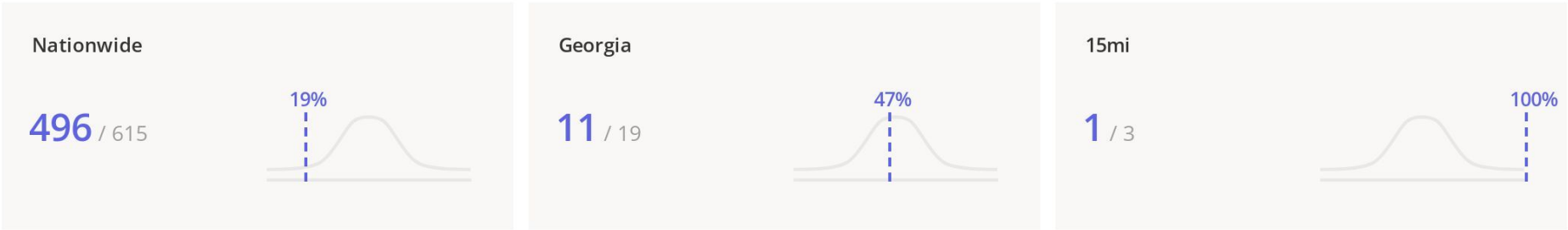


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Overview

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038

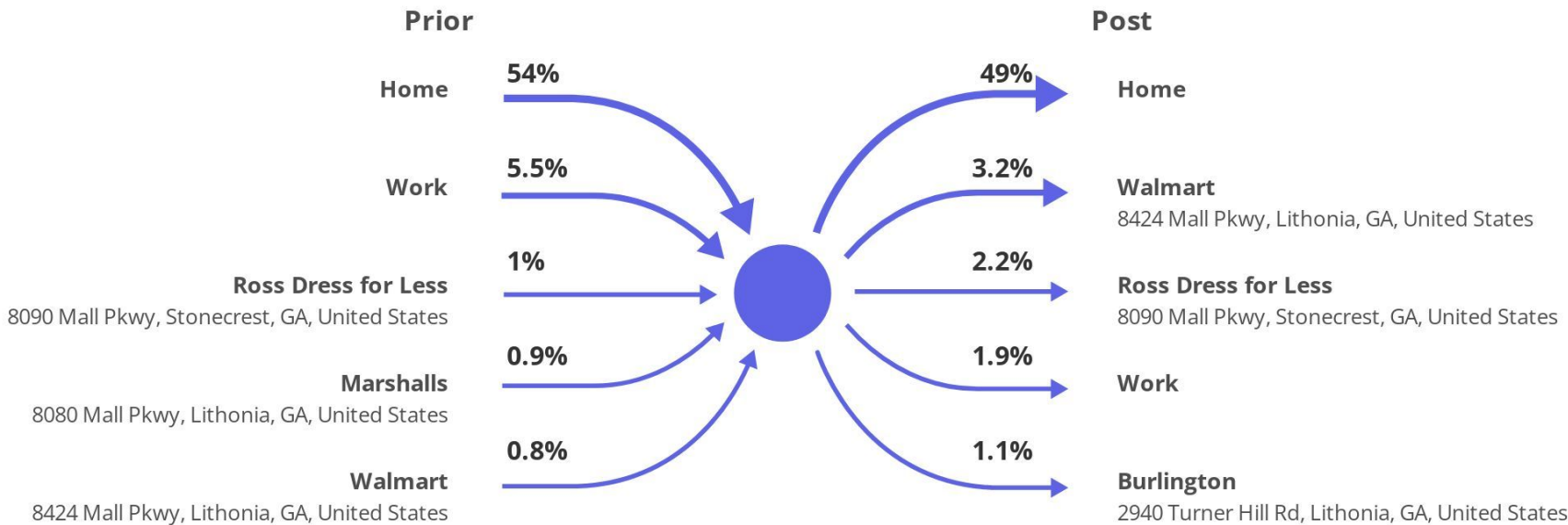


Category: Super-Regional Malls | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038



Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

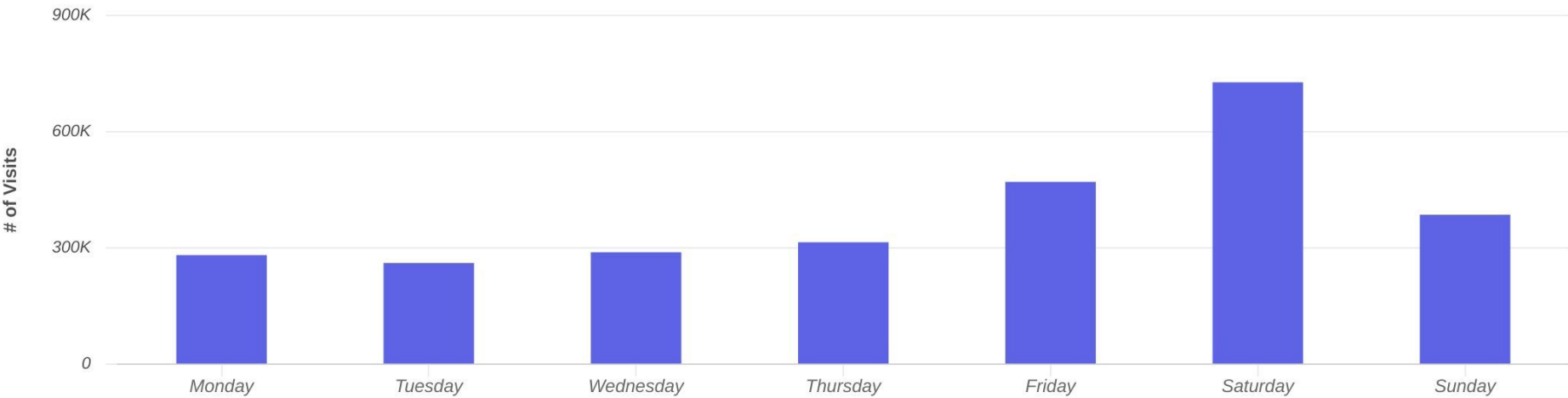


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Daily Visits

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038



Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

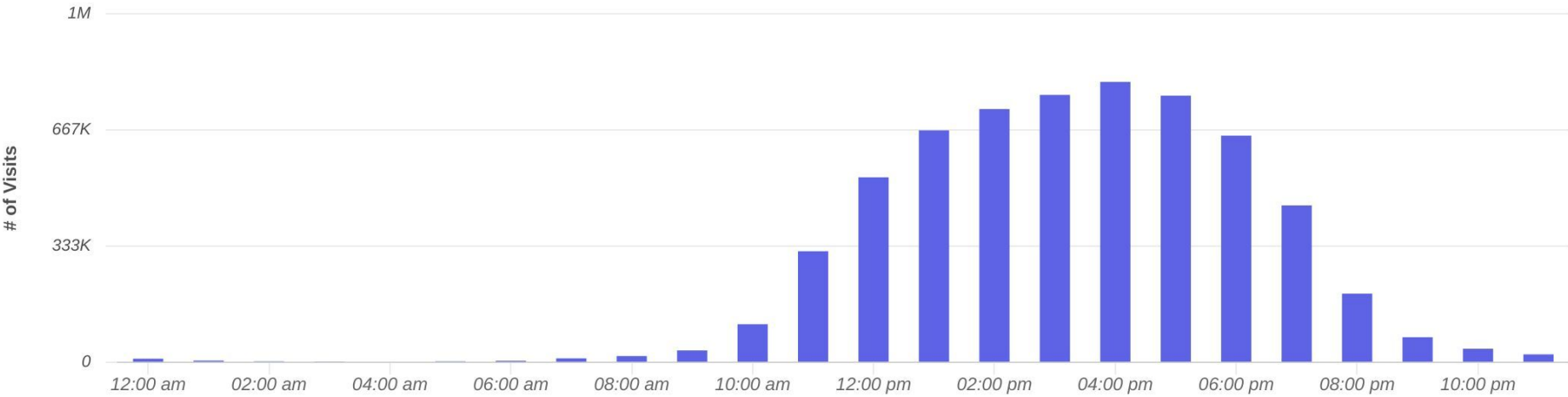


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Hourly Visits

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038



Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Favorite Places

The Mall at Stonecrest / Turner Hill Rd, Stonecrest, GA			
Rank	Name	Distance	Visitors
1	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	19.5 mi	146.4K (17.9%)
2	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	6.4 mi	135.3K (16.6%)
3	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	6.8 mi	133.9K (16.4%)
4	Turner Hill Marketplace / 2918 Turner Hill Rd, Lithonia, GA 30038	0.5 mi	111K (13.6%)
5	Walmart / 5401 Fairington Rd, Lithonia, GA 30038	4.1 mi	97.2K (11.9%)
6	Conyers Commons / 2195 GA-20, Conyers, GA 30013	6.5 mi	87.7K (10.8%)
7	Stonecrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	0.3 mi	74.9K (9.2%)
8	Walmart / 1436 Dogwood Dr Se, Conyers, GA 30013	6.5 mi	70.7K (8.7%)
9	Walmart / 8424 Mall Pkwy, Lithonia, GA 30038	0.7 mi	69.7K (8.6%)
10	Chapel Hill Commons / 4919 Flat Shoals Pkwy, Decatur, GA 30034	7.7 mi	69.1K (8.5%)

Category: All Categories | Min. Visits: 3 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

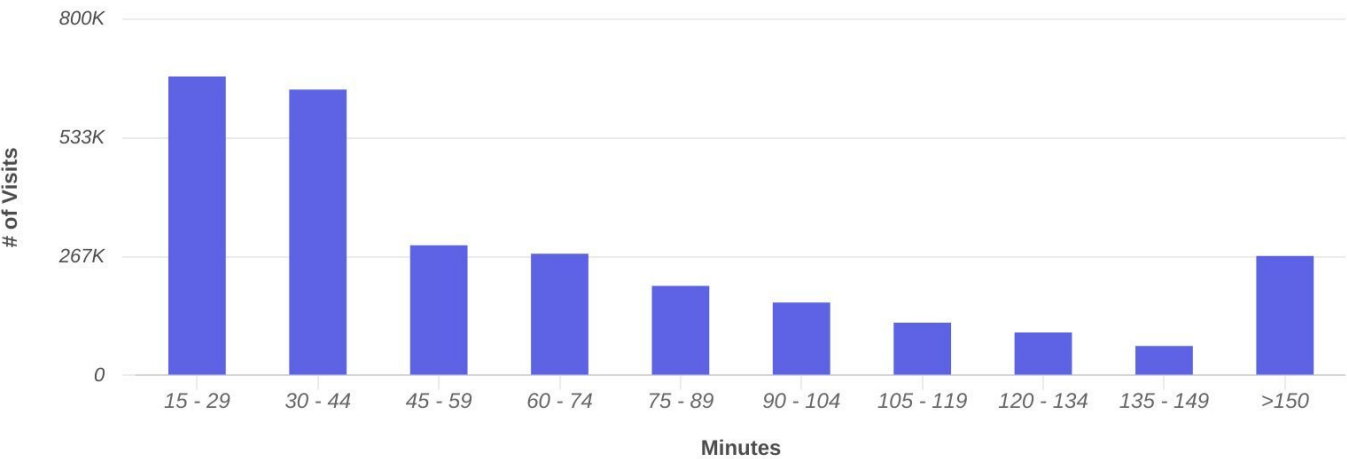


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Length of Stay

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038



Average Stay	74 min
Median Stay	49 min

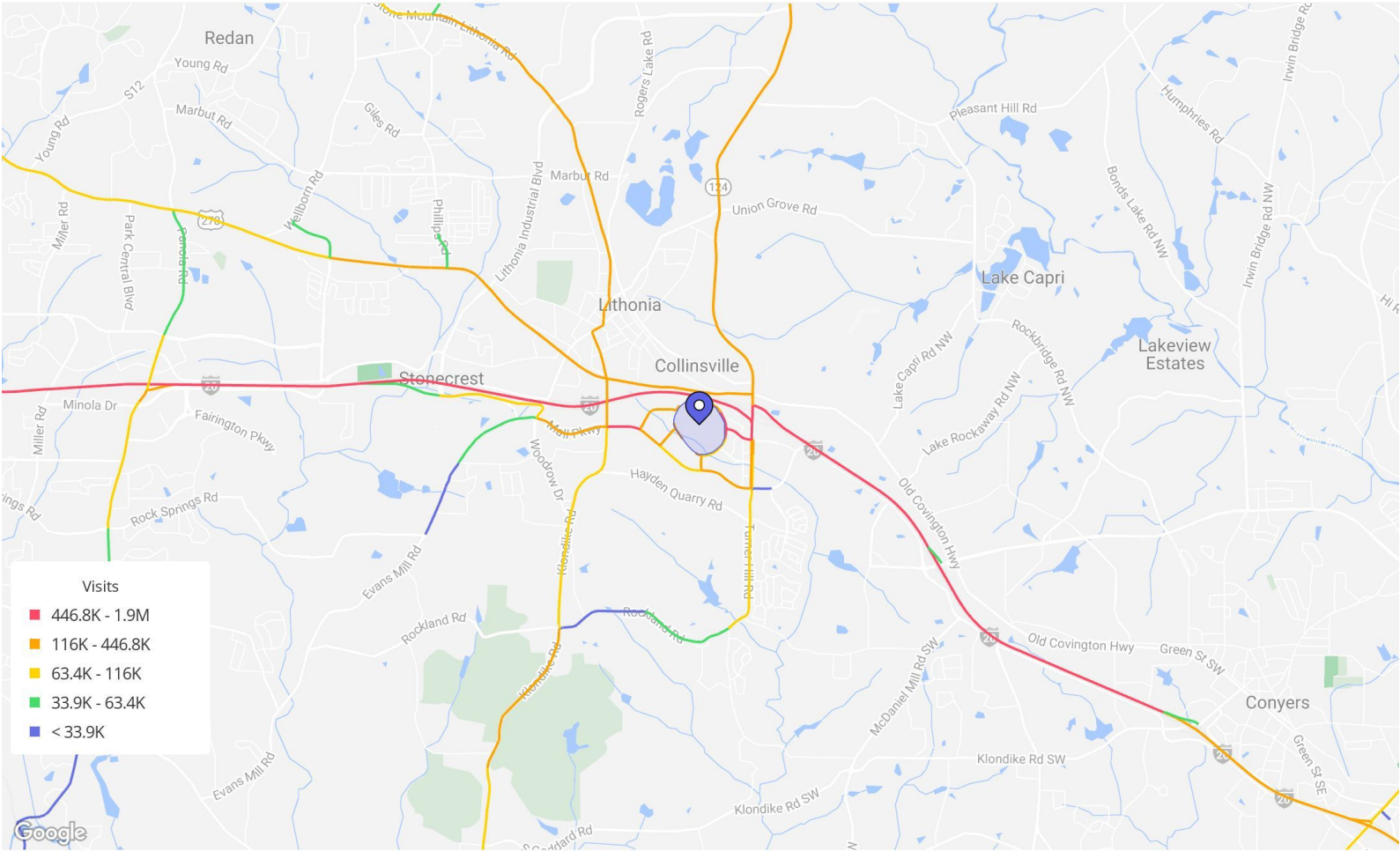
Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

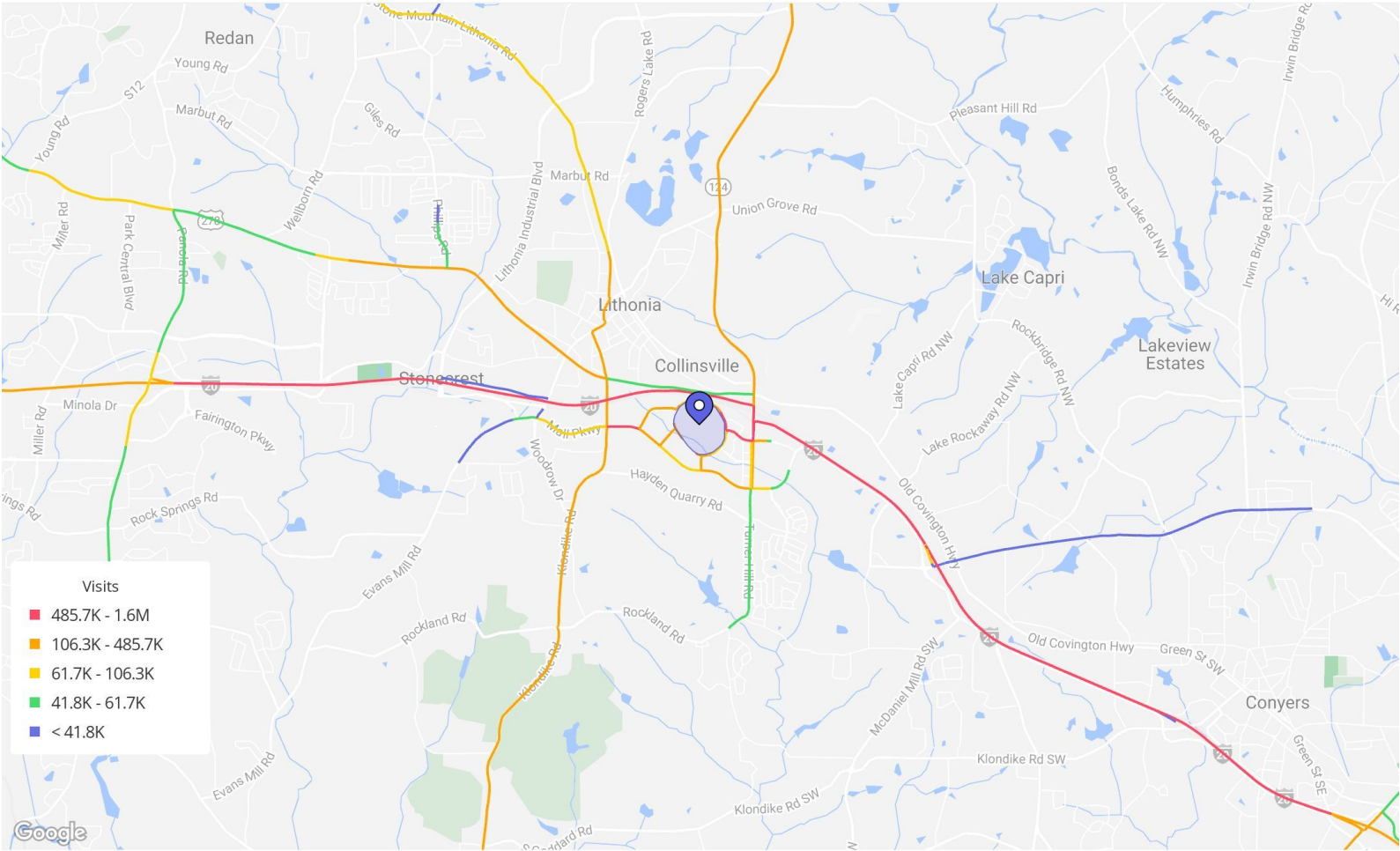
Journey Direction: To Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



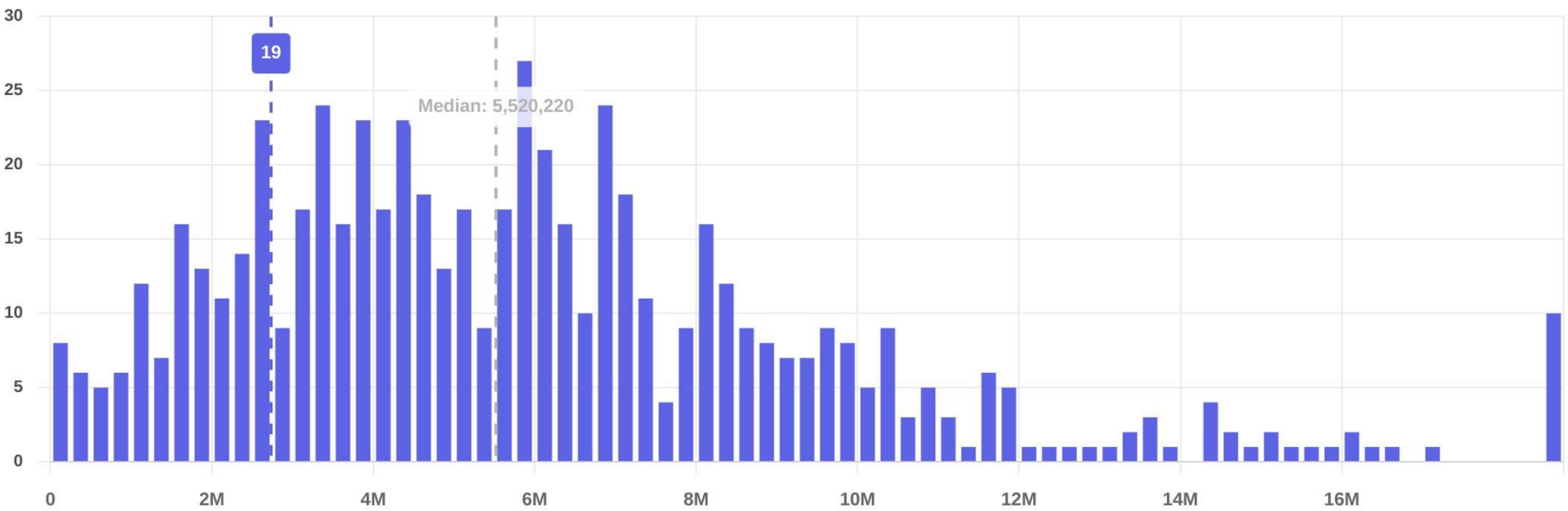
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Percentile Rank

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038

of Properties: 615



Category: Super-Regional Malls | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Index

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038

of Properties: 615

Rank	Name	Visits
1	Ala Moana Center / Ala Moana Boulevard, Honolulu, HI	22.81M
2	Del Amo Fashion Center / W Carson St, Torrance, CA	21.86M
3	Westfield Topanga & The Village / Topanga Canyon Boulevard, Canoga Park, CA	20.29M
4	Grand Canal Shoppes at The Venetian Resort Las Vegas / Las Vegas Blvd S, Las Vegas, NV	20.21M
5	Lakewood Center / Lakewood Center Mall, Lakewood, CA	20.13M
----- Skipping 488 results -----		
494	Concord Mall / Concord Pike, Wilmington, DE	2.77M
495	Gateway Plaza / West 200 South, Salt Lake City, UT	2.74M
496	The Mall at Stonecrest / Turner Hill Rd, Stonecrest, GA	2.73M
497	Hickory Point Mall / Hickory Point Mall, Forsyth, IL	2.72M
498	Southlake Mall / Southlake Cir, Morrow, GA	2.72M
----- Hiding 117 results -----		

Category: Super-Regional Malls | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)






Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Property:



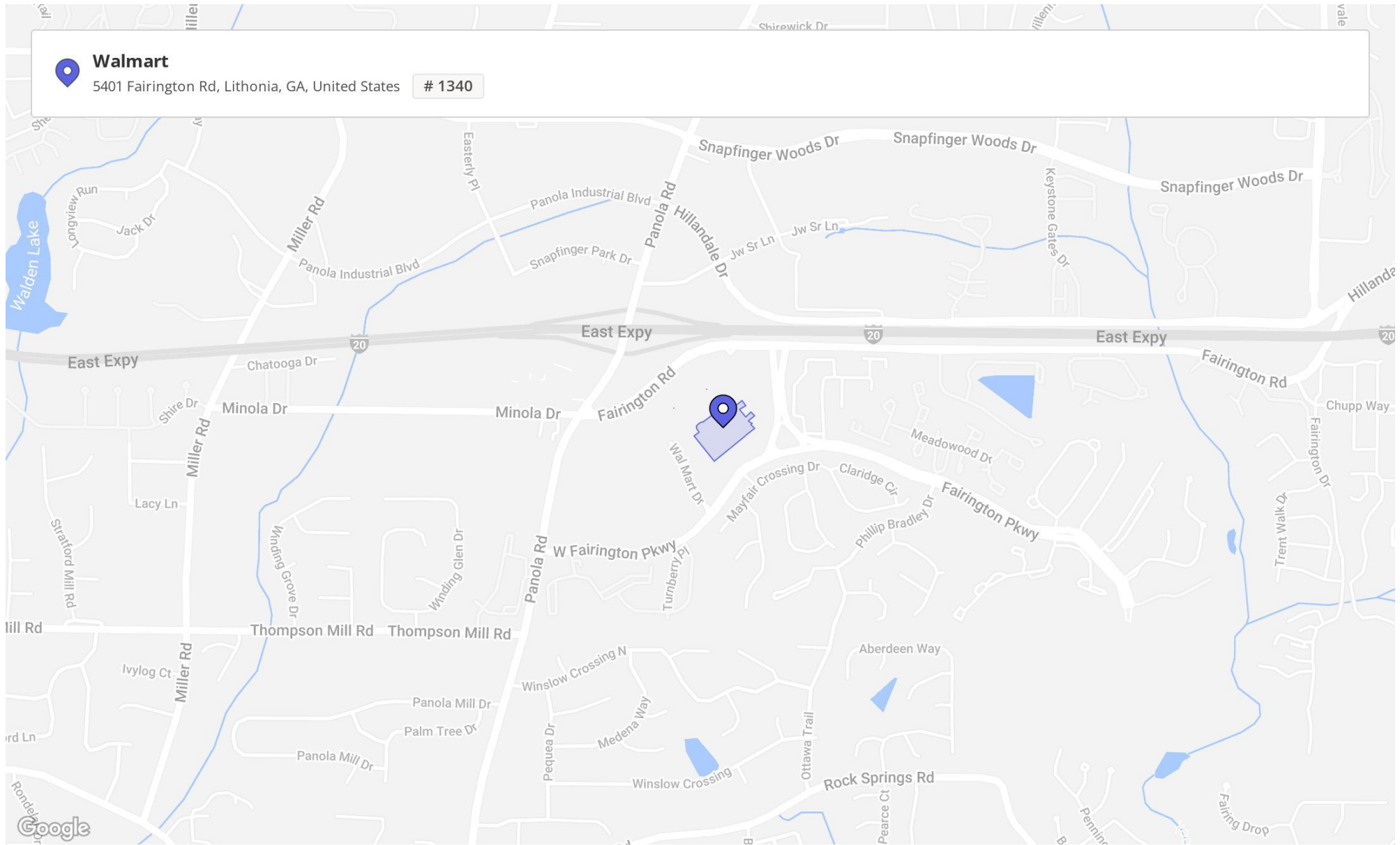
Walmart

5401 Fairington Rd, Lithonia, GA 30038

1340

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Metrics

Walmart

5401 Fairington Rd, Lithonia, ...

1340

Visits	1.9M	Avg. Dwell Time	40 min
Visits / sq ft	9.45	Visits YoY	+3%
Size - sq ft	205.9K	Visits Yo2Y	+7.9%
Visitors	302.7K	Visits Yo3Y	-9.4%
Visit Frequency	6.43		

Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visits Trend



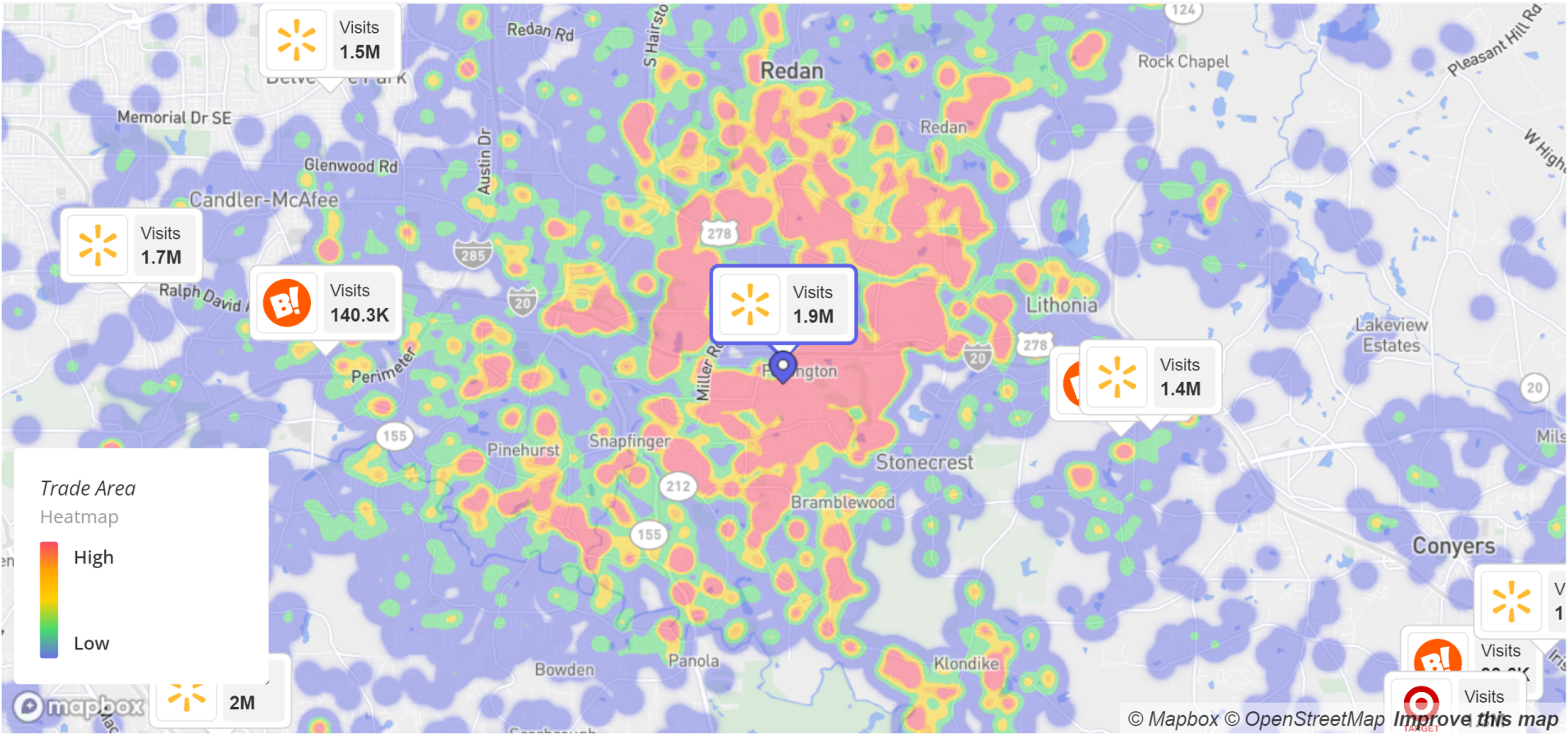
Weekly | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

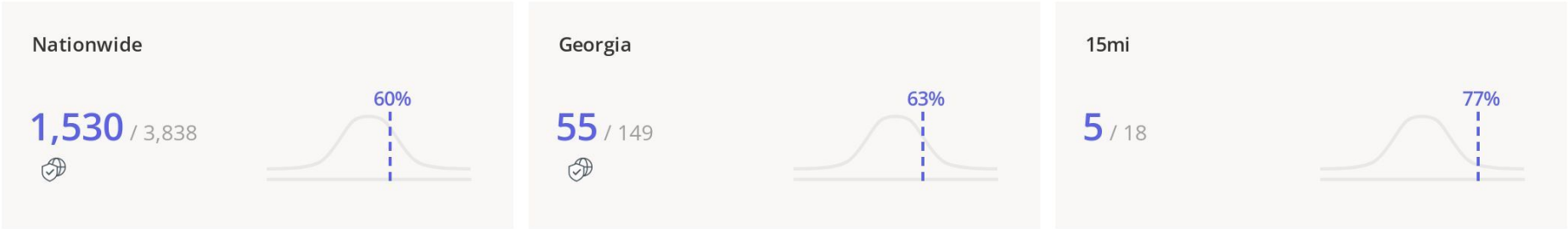
Walmart 5401 Fairington Rd, Lithonia, GA 30038, Store ID #1340 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

Walmart

5401 Fairington Rd, Lithoni...
1340



* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

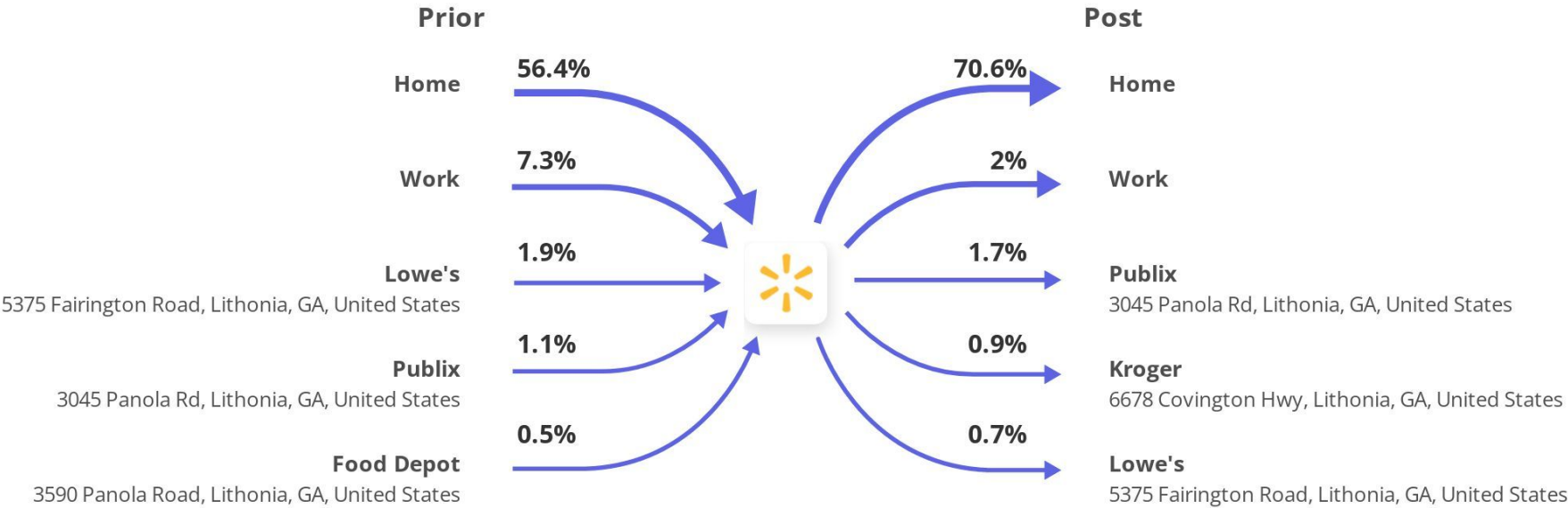
Chain: Walmart | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

Walmart

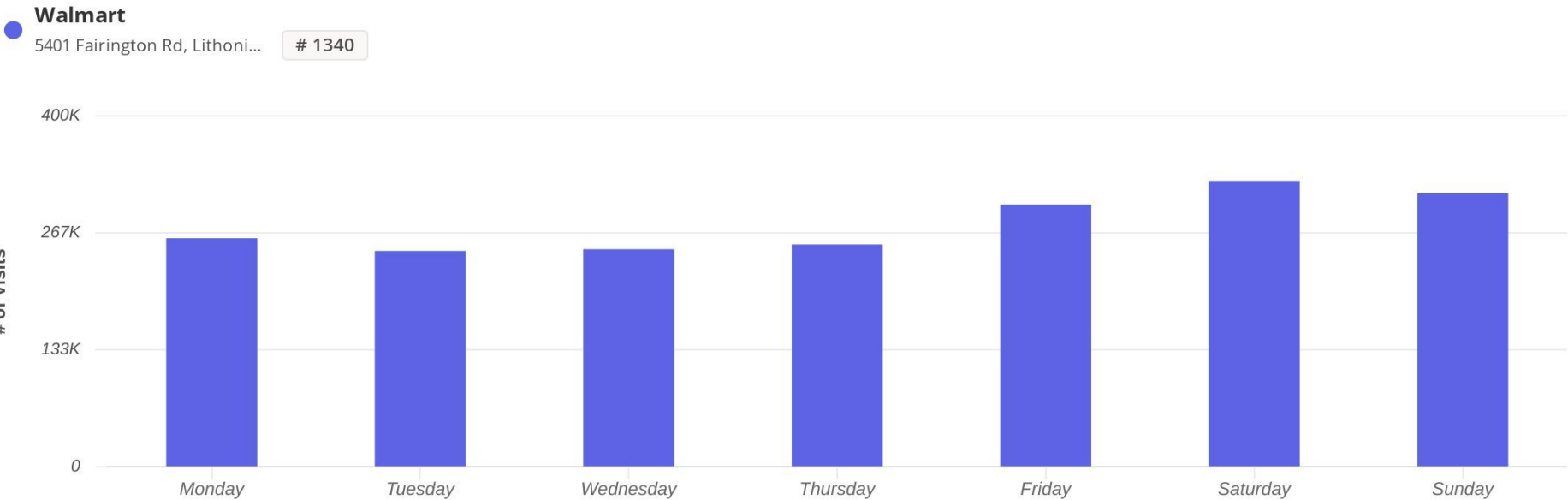
5401 Fairington Rd, Lithonia, GA 30038 # 1340



Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



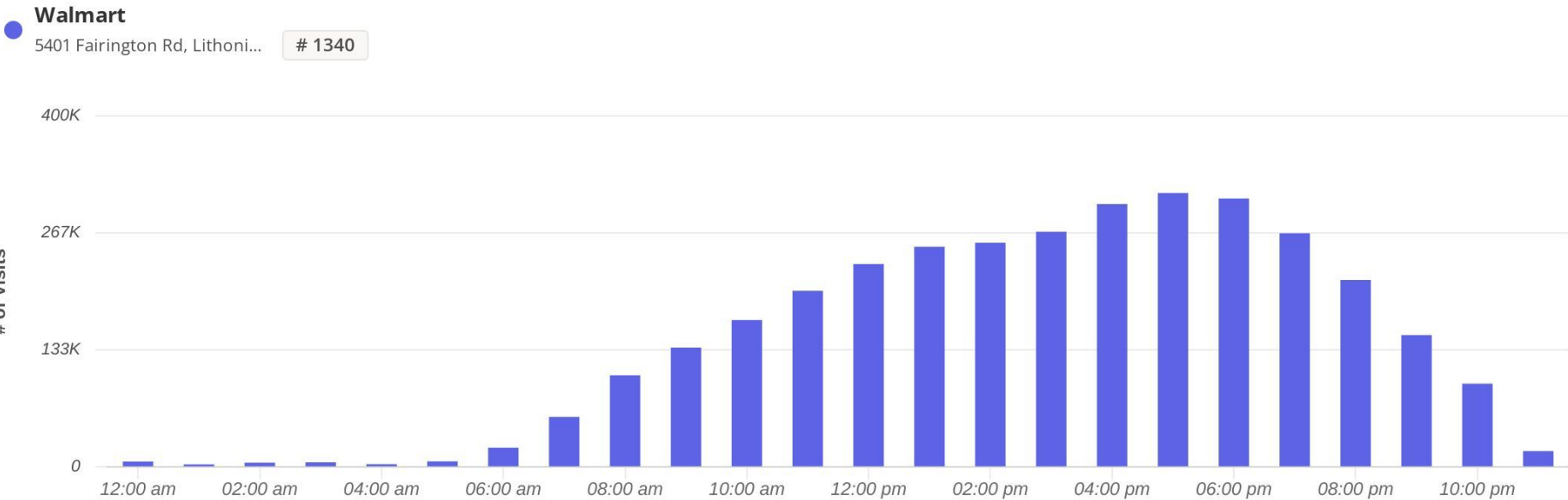
Daily Visits



Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Hourly Visits



Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Favorite Places

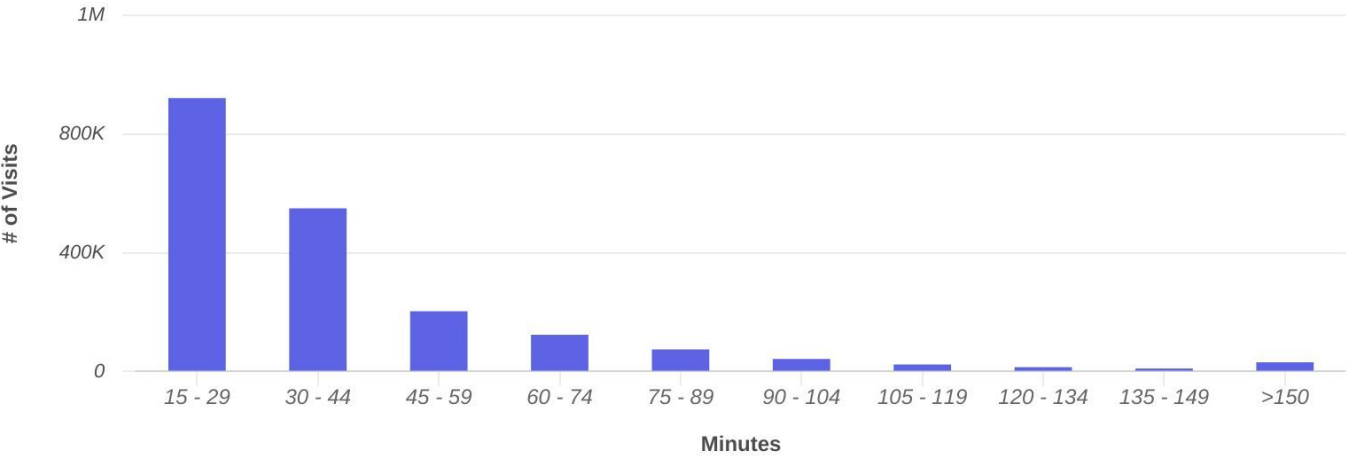
Walmart / Fairington Rd, Lithonia, GA			
Rank	Name	Distance	Visitors
1	The Mall at Stonecrest / 2929 Turner Hill Rd, Lithonia, GA 30038	4 mi	144K (47.6%)
2	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	15.5 mi	130.3K (43.1%)
3	Turner Hill Marketplace / 2918 Turner Hill Rd, Lithonia, GA 30038	4.6 mi	115.9K (38.3%)
4	Stonecrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	4.3 mi	92.6K (30.6%)
5	Walmart / 8424 Mall Pkwy, Lithonia, GA 30038	4.7 mi	90.4K (29.9%)
6	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	10.2 mi	88.6K (29.3%)
7	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	10.6 mi	88.5K (29.2%)
8	Publix / 3045 Panola Rd, Lithonia, GA 30038	0.5 mi	87.4K (28.9%)
9	Wesley Chapel Crossing / 2400-2458 Wesley Chapel Rd, Decatur, GA 30035	2.8 mi	86.9K (28.7%)
10	Gallery at South DeKalb / 2801 Candler Rd, Decatur, GA 30034	6.2 mi	79.4K (26.2%)

Category: All Categories | Min. Visits: 1 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Length of Stay

Walmart
5401 Fairington Rd, Lithoni...
1340



Average Stay	40 min
Median Stay	30 min

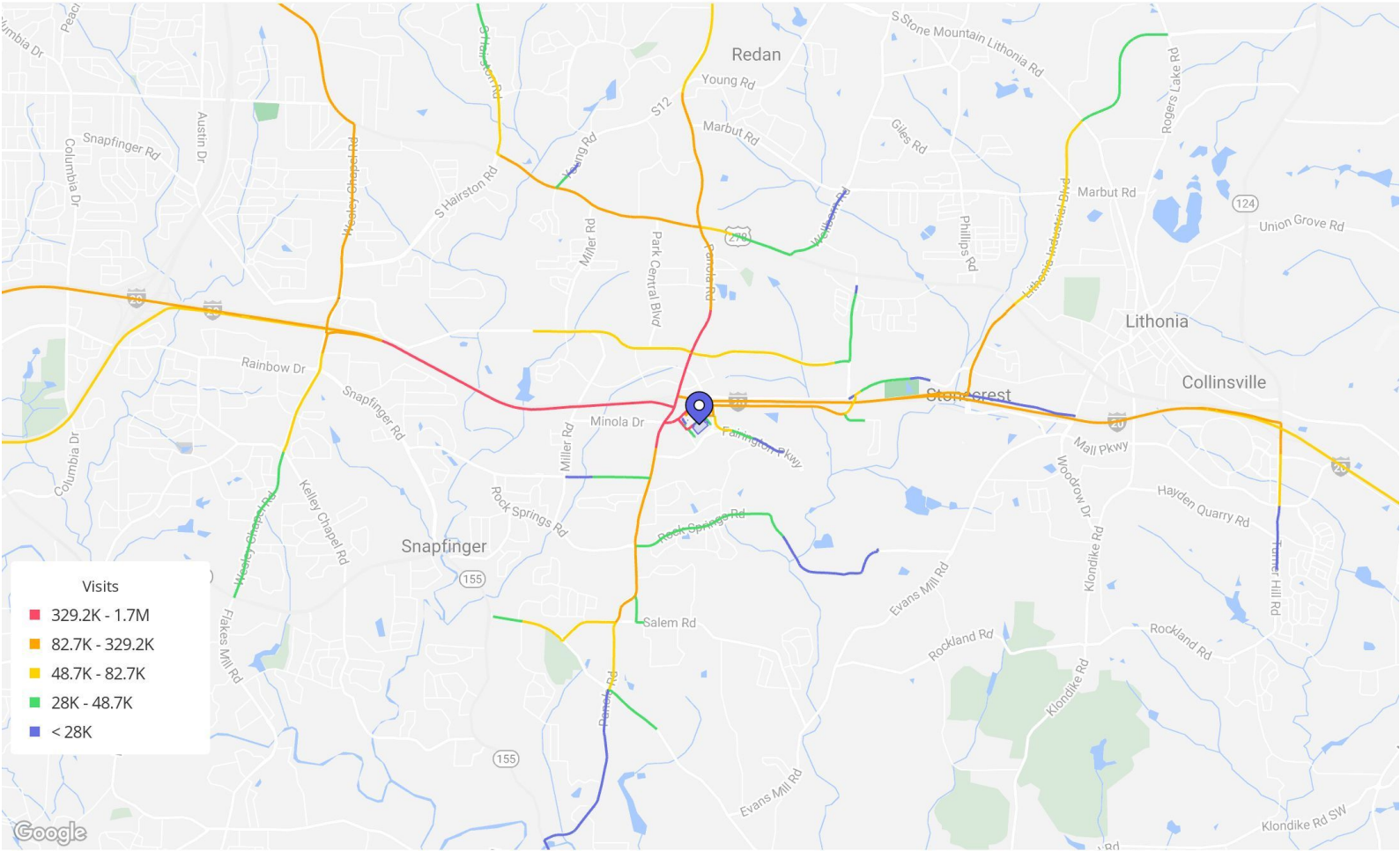
Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

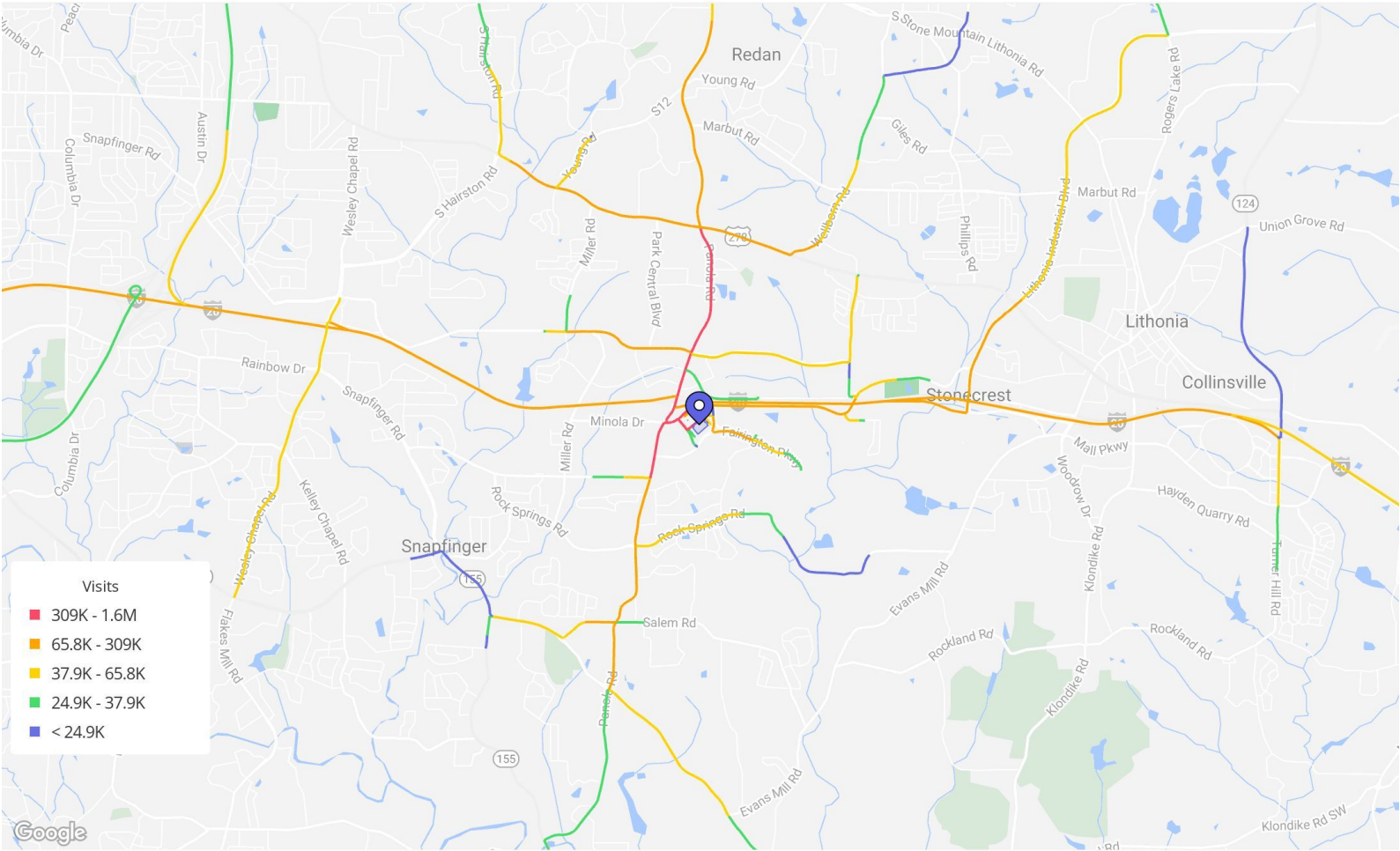
Journey Direction: To Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Percentile Rank

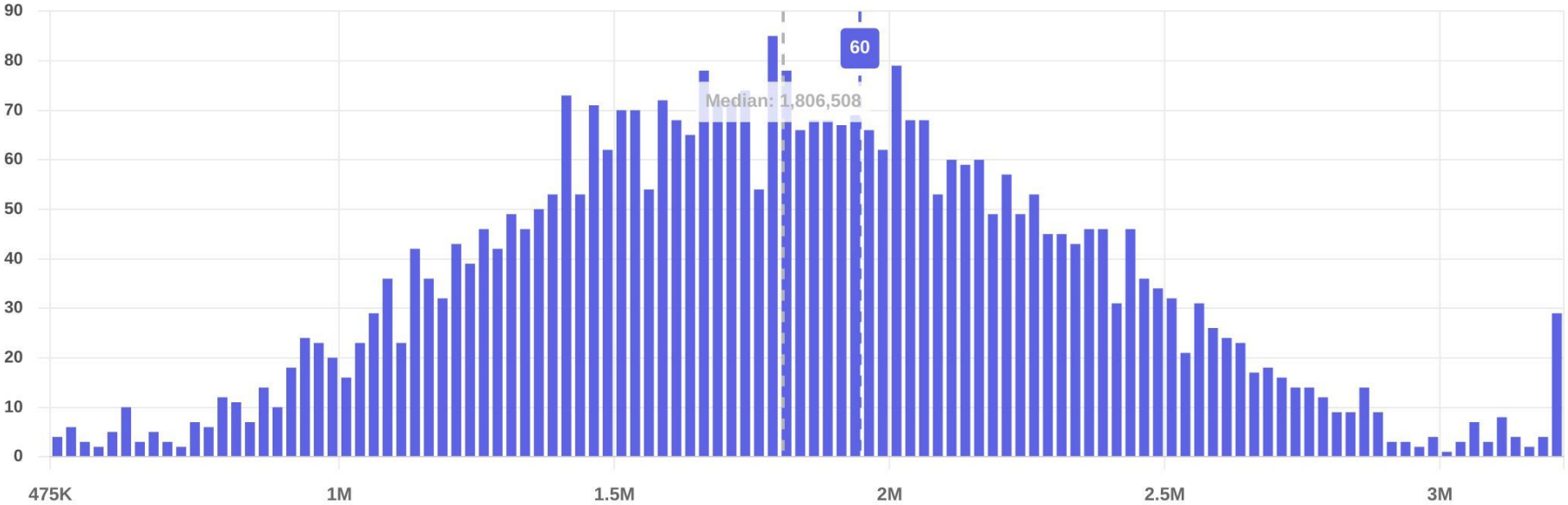
Walmart

5401 Fairington Rd, Lithonia, GA 30038

1340

of Properties: 3,838

Coverage: 99%



Chain: Walmart | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Index

Walmart
5401 Fairington Rd, Lithonia, GA 30038 # 1340

of Properties: 3,838 Coverage: 99%

Rank	Name	Visits
1	Walmart / Parkway, Sevierville, TN	5.43M
2	Walmart / Green Acres Rd, Valley Stream, NY	4.59M
3	Walmart / N Old Lake Wilson Rd, Kissimmee, FL	4.49M
4	Walmart / Firestone Blvd, South Gate, CA	4.34M
5	Walmart / NY-211 E, Middletown, NY	3.89M
Skipping 1,522 results		
1528	Walmart / Garrisonville Rd, Stafford, VA	1.95M
1529	Walmart / Shingle Creek Xing, Brooklyn Center, MN	1.95M
1530	Walmart / Fairington Rd, Lithonia, GA	1.95M
1531	Walmart / Us Highway 431, Guntersville, AL	1.95M
1532	Walmart / N U.S. Hwy 52, Moncks Corner, SC	1.94M
Hiding 2,306 results		

Chain: Walmart | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Property:



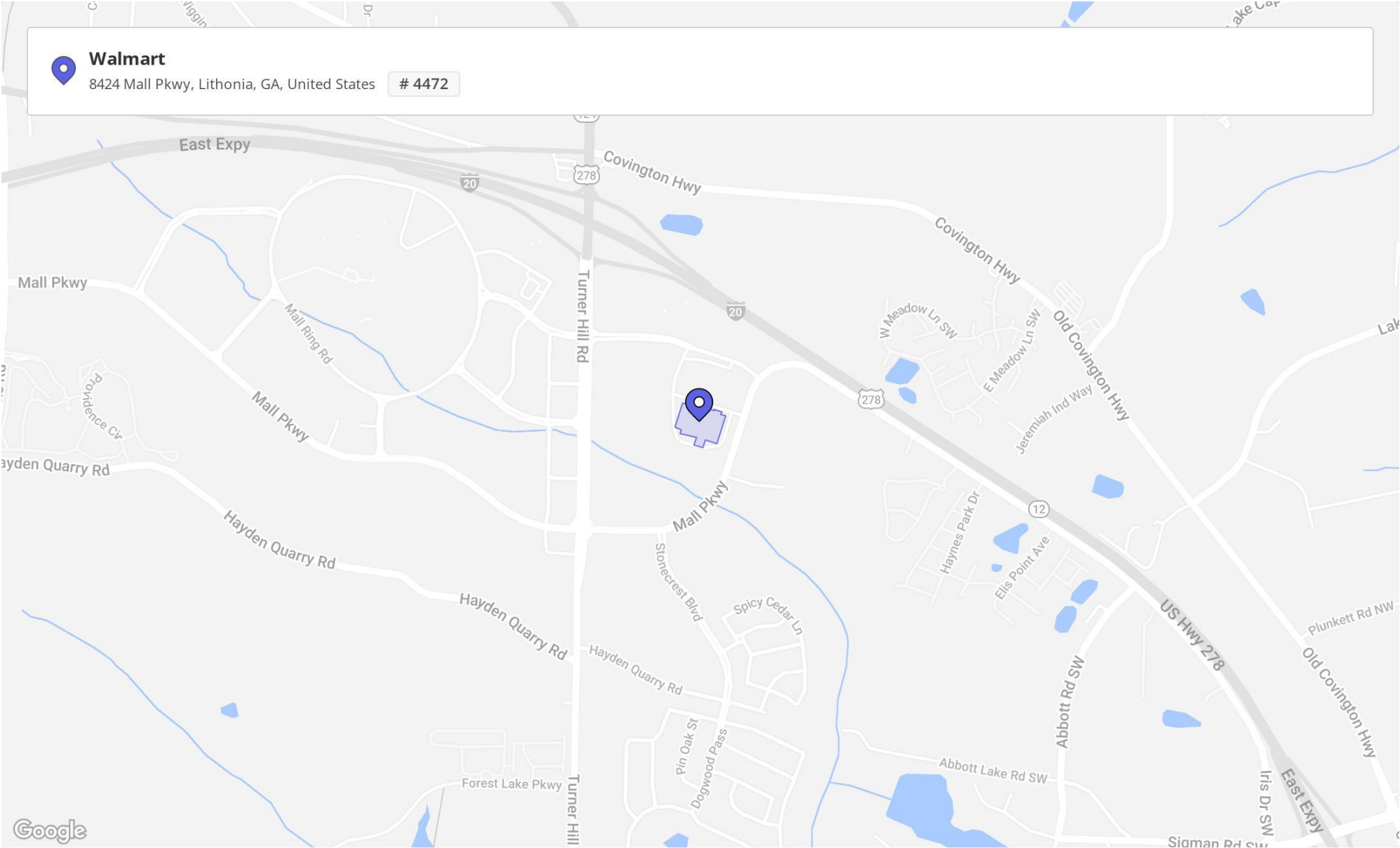
Walmart

8424 Mall Pkwy, Lithonia, GA 30038

4472

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Metrics

Walmart
8424 Mall Pkwy, Lithonia, GA ...
4472

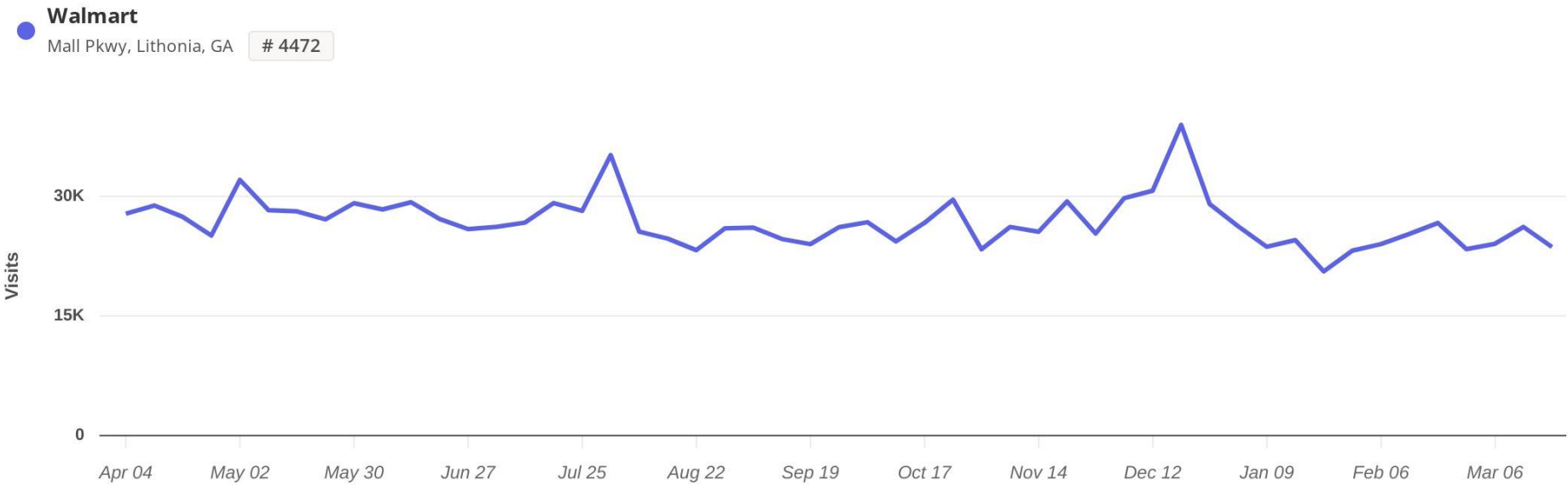
Visits	1.4M	Avg. Dwell Time	37 min
Visits / sq ft	9.19	Visits YoY	-6.9%
Size - sq ft	151.9K	Visits Yo2Y	-5.6%
Visitors	307.3K	Visits Yo3Y	-16.7%
Visit Frequency	4.54		

Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visits Trend



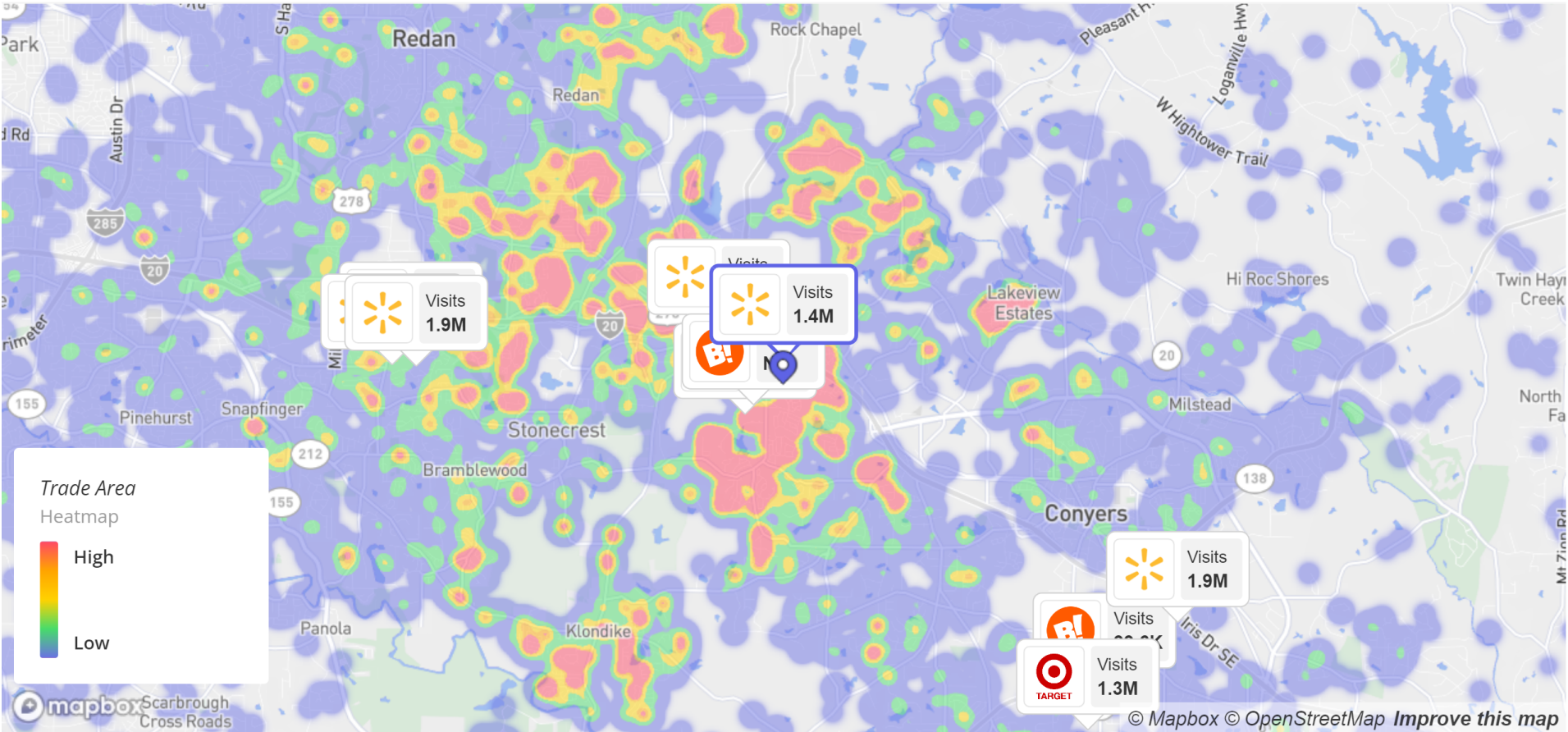
Weekly | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Walmart 8424 Mall Pkwy, Lithonia, GA 30038, Store ID #4472 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

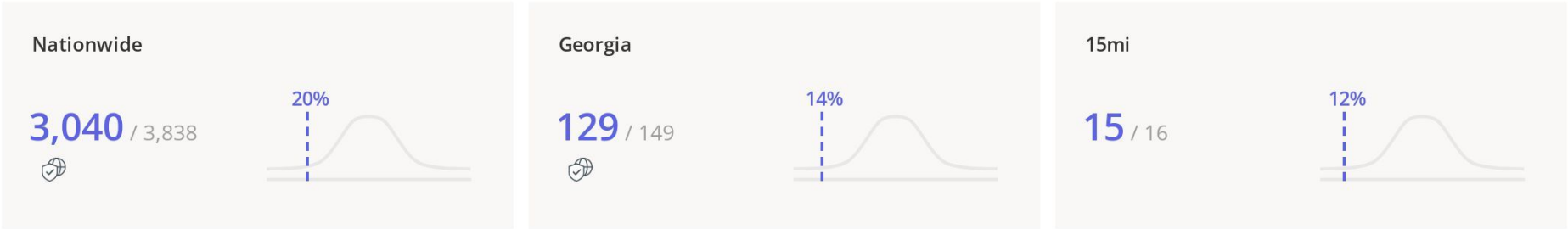


Ranking Overview

● Walmart

8424 Mall Pkwy, Lithonia, G...

4472



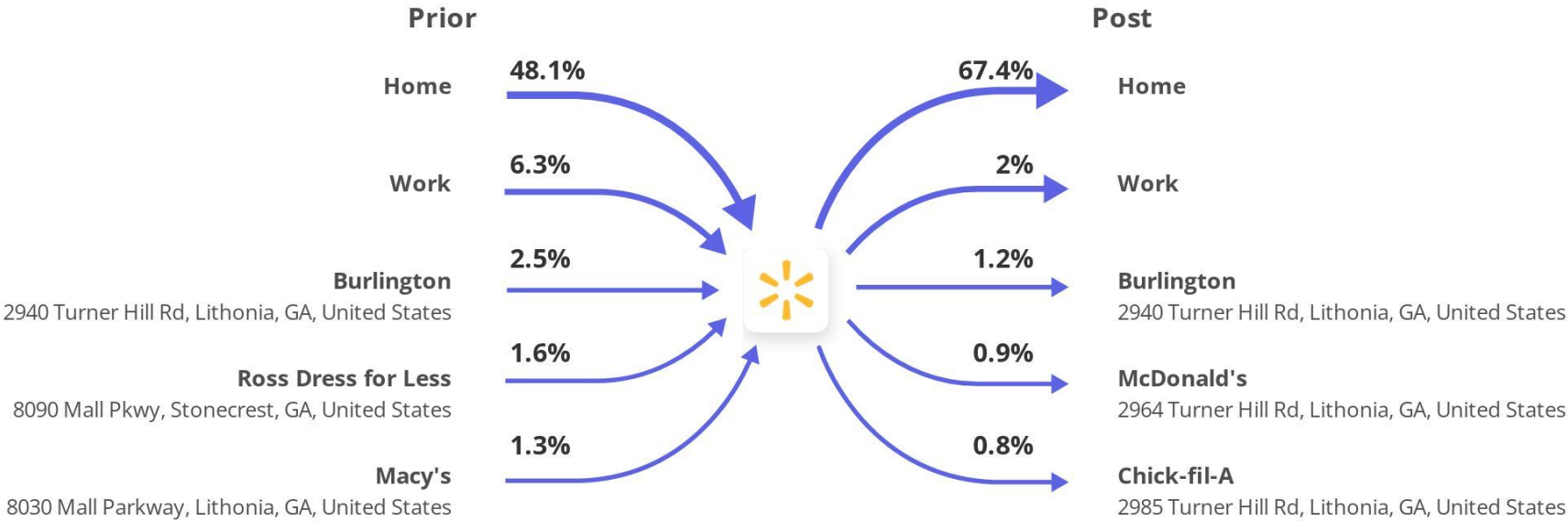
* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

Chain: Walmart | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

Walmart
8424 Mall Pkwy, Lithonia, GA 30038 # 4472



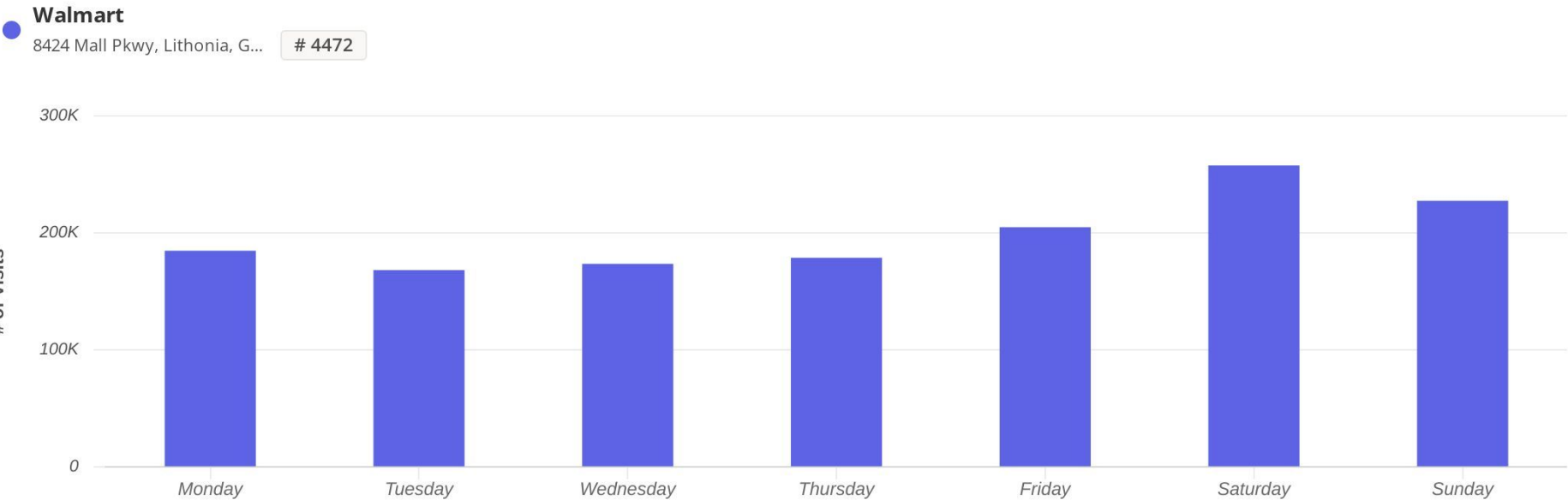
Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Daily Visits



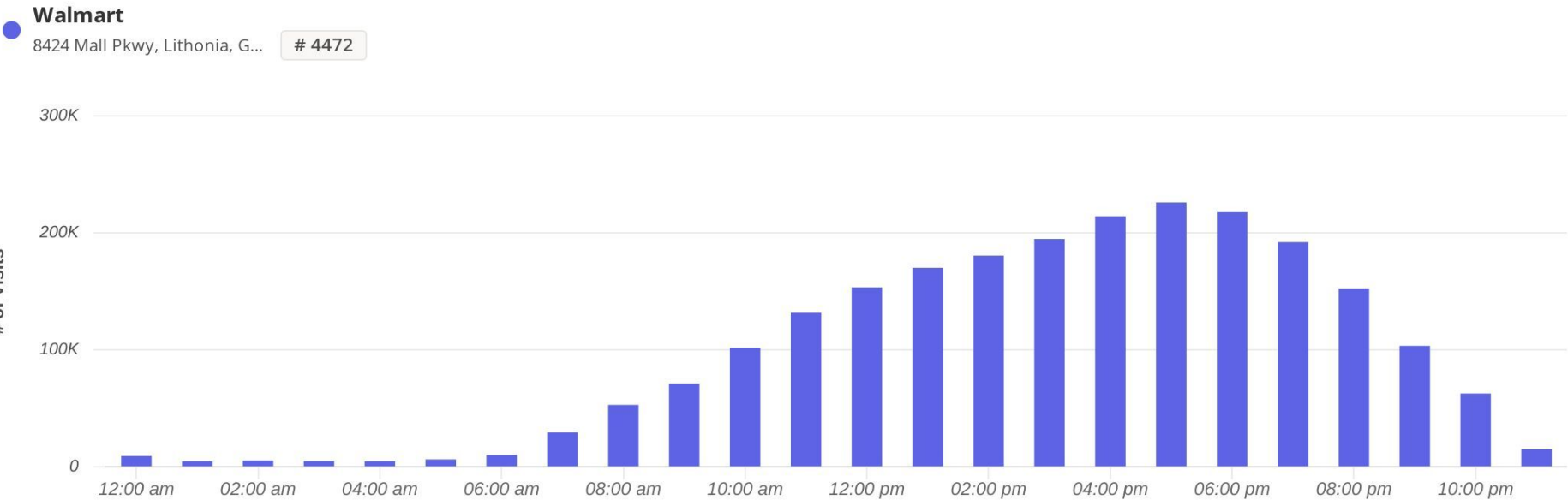
Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Hourly Visits



Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Favorite Places

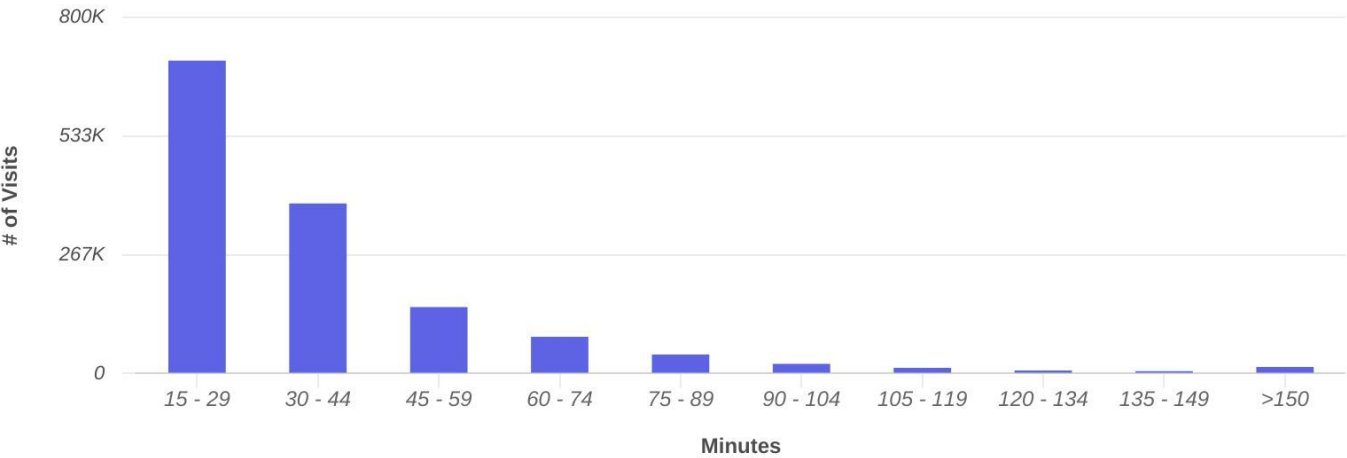
Walmart / Mall Pkwy, Lithonia, GA			
Rank	Name	Distance	Visitors
1	The Mall at Stonecrest / 2929 Turner Hill Rd, Lithonia, GA 30038	0.8 mi	176K (57.3%)
2	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	20.1 mi	135.5K (44.1%)
3	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	6.1 mi	133.1K (43.3%)
4	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	5.7 mi	132K (43%)
5	Stonecrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	0.5 mi	128.3K (41.8%)
6	Walmart / 5401 Fairington Rd, Lithonia, GA 30038	4.7 mi	104.4K (34%)
7	Walmart / 1436 Dogwood Dr Se, Conyers, GA 30013	5.8 mi	99.8K (32.5%)
8	Conyers Commons / 2195 GA-20, Conyers, GA 30013	5.9 mi	97.5K (31.7%)
9	Conyers Crossing / 1485 Hwy 138, Conyers, GA 30094	5.2 mi	84.8K (27.6%)
10	Atlantic Station / 1380 Atlantic Dr NW, Atlanta, GA 30363	19.1 mi	69.6K (22.7%)

Category: All Categories | Min. Visits: 1 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Length of Stay

Walmart
8424 Mall Pkwy, Lithonia, G...
4472

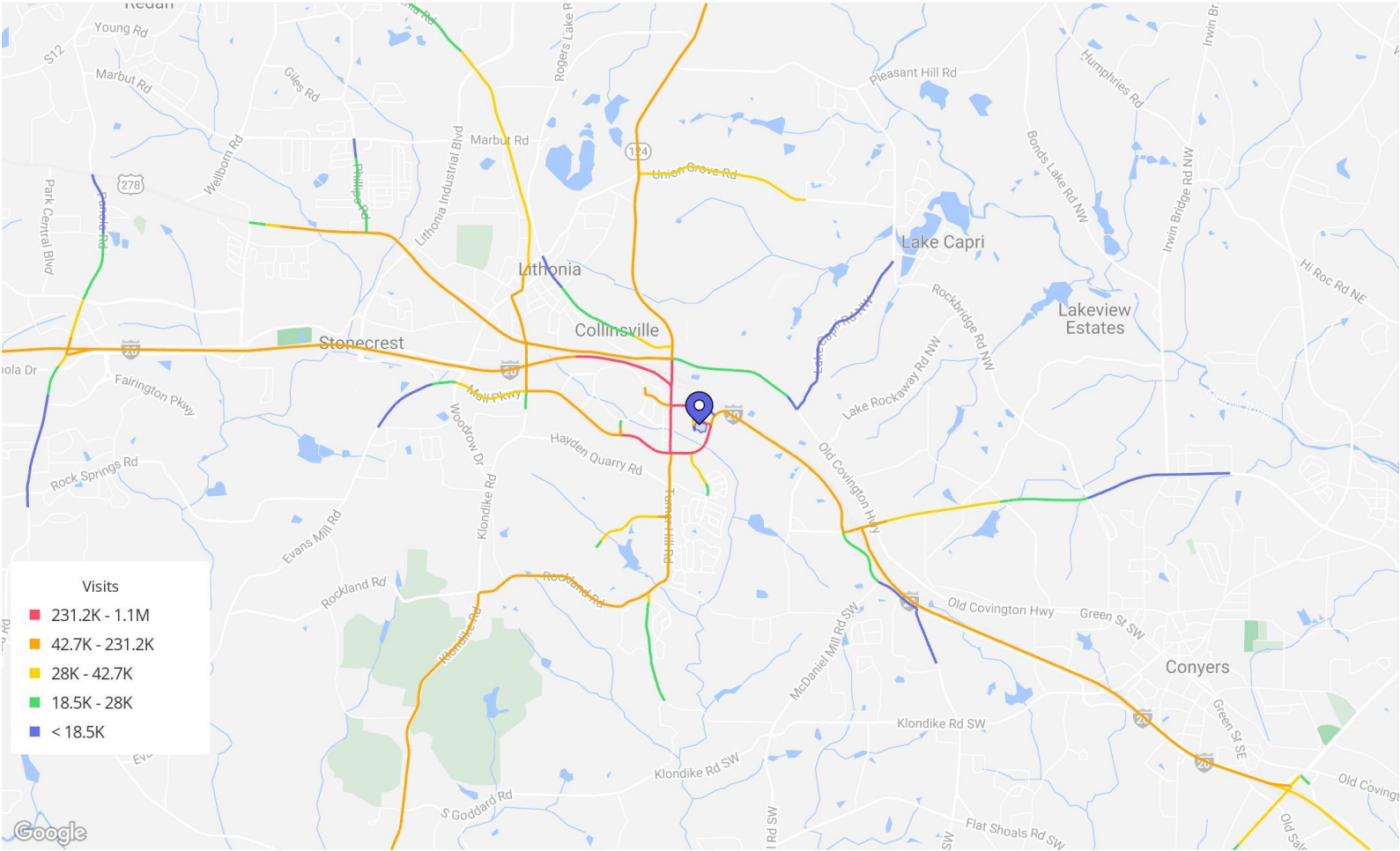


Average Stay	37 min
Median Stay	30 min

Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes

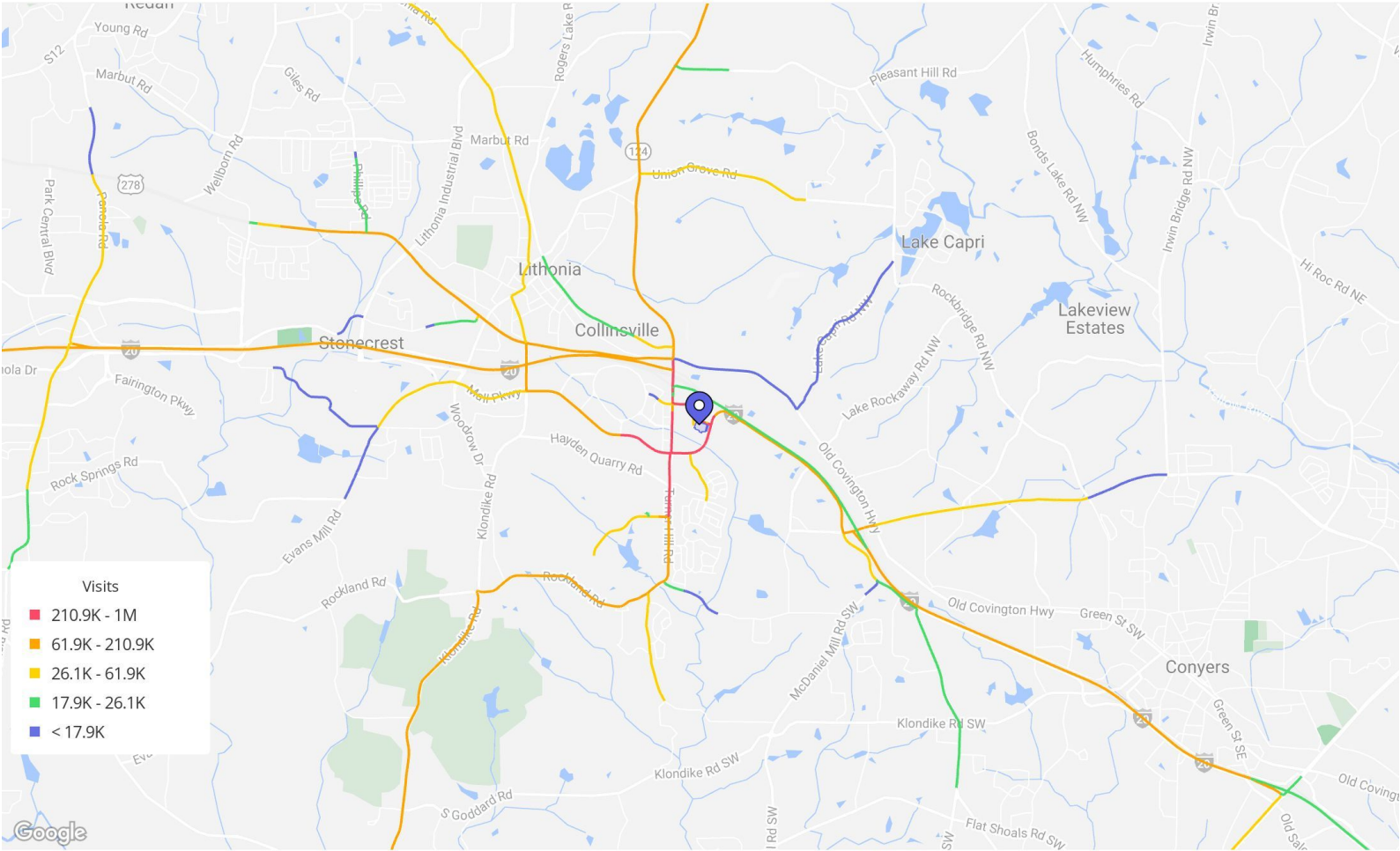


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Percentile Rank

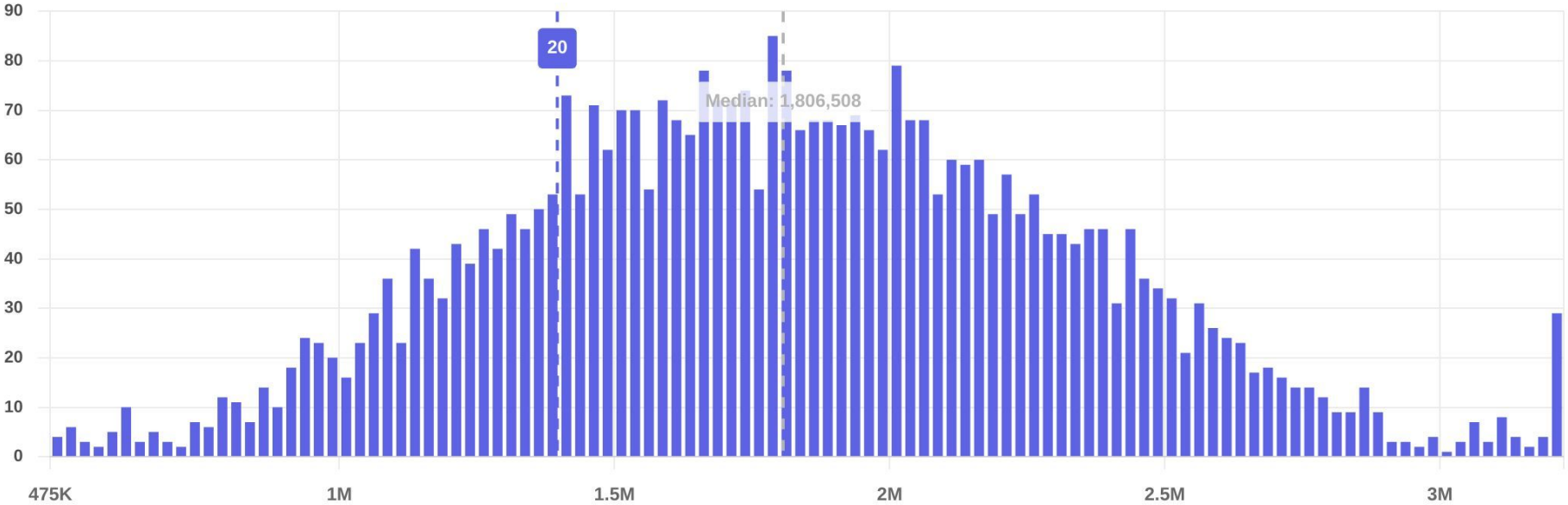
Walmart

8424 Mall Pkwy, Lithonia, GA 30038

4472

of Properties: 3,838

Coverage: 99%



Chain: Walmart | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Index

Walmart

8424 Mall Pkwy, Lithonia, GA 30038

4472

of Properties: 3,838 Coverage: 99%

Rank	Name	Visits
1	Walmart / Parkway, Sevierville, TN	5.43M
2	Walmart / Green Acres Rd, Valley Stream, NY	4.59M
3	Walmart / N Old Lake Wilson Rd, Kissimmee, FL	4.49M
4	Walmart / Firestone Blvd, South Gate, CA	4.34M
5	Walmart / NY-211 E, Middletown, NY	3.89M
----- Skipping 3,032 results -----		
3038	Walmart / State Highway 16 S, Graham, TX	1.4M
3039	Walmart / Bryton Town Center Dr, Huntersville, NC	1.4M
3040	Walmart / Mall Pkwy, Lithonia, GA	1.4M
3041	Walmart / 11th St Sw, Spencer, IA	1.4M
3042	Walmart / E Grand River Ave, Howell, MI	1.4M
----- Hiding 796 results -----		

Chain: Walmart | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Community
& Economic
Development

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Property:



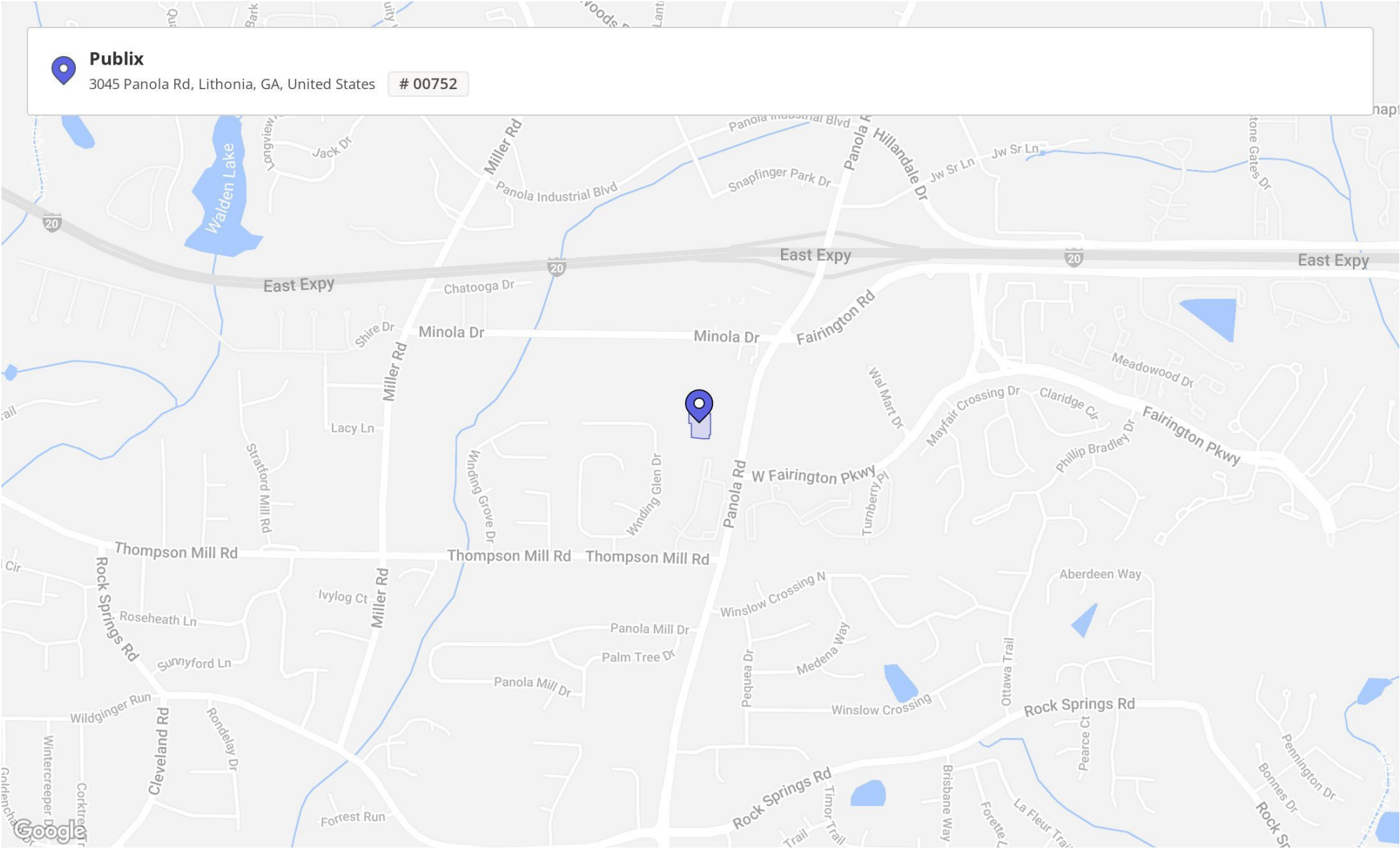
Publix

3045 Panola Rd, Lithonia, GA 30038

00752

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Metrics

Publix

3045 Panola Rd, Lithonia, G...

00752

Visits	982.4K	Avg. Dwell Time	34 min
Visits / sq ft	16.89	Visits YoY	-5.8%
Size - sq ft	58.2K	Visits Yo2Y	-3.7%
Visitors	211.3K	Visits Yo3Y	-1.1%
Visit Frequency	4.65		

Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

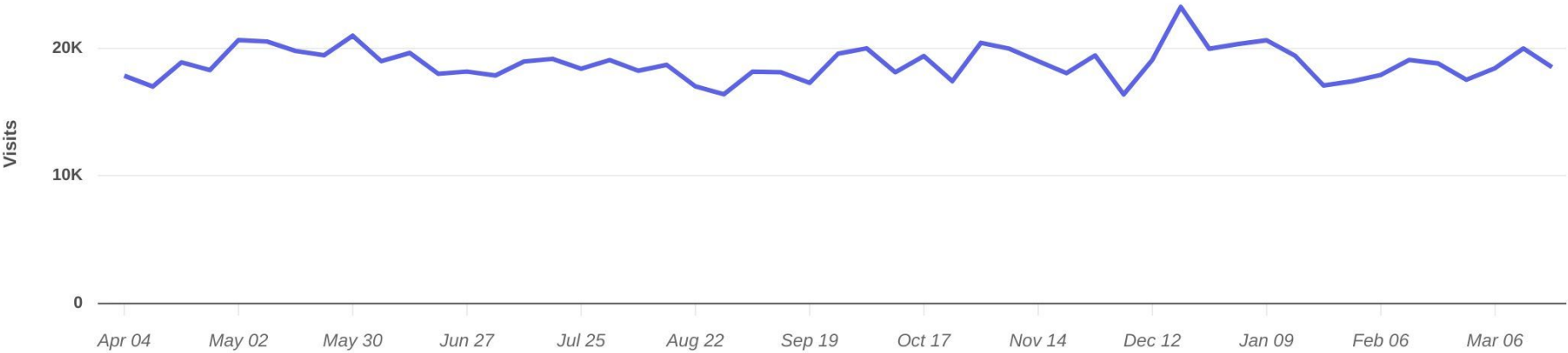


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visits Trend

● **Publix**
Panola Rd, Lithonia, GA # 00752



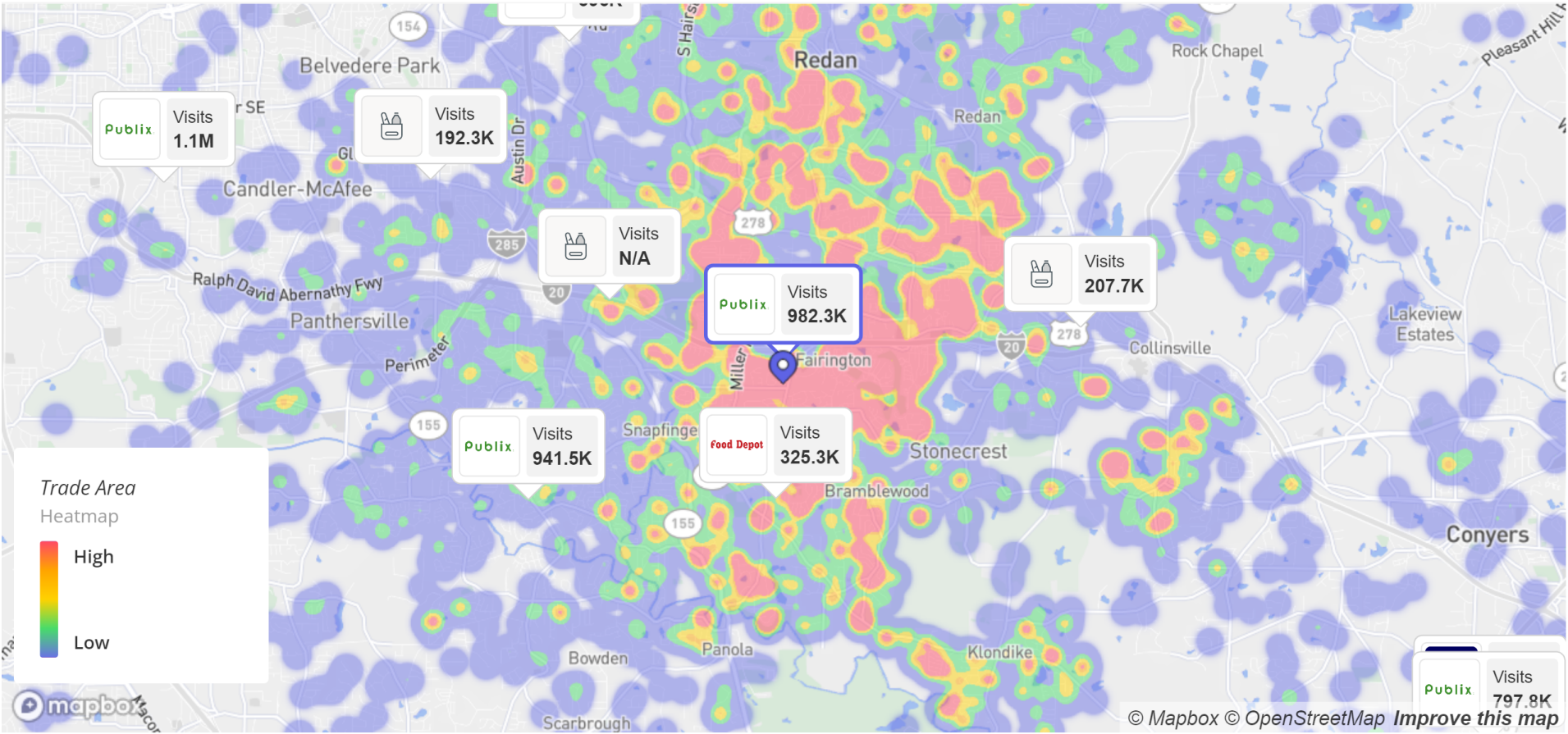
Weekly | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

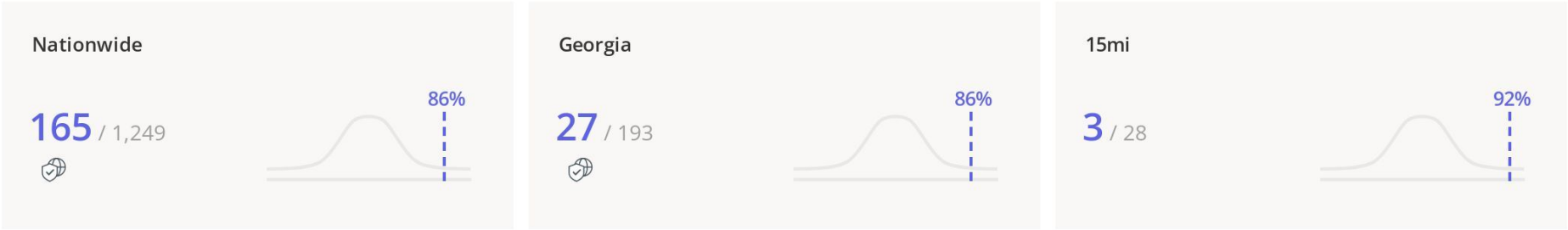
Publix 3045 Panola Rd, Lithonia, GA 30038, Store ID #00752 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

●

Publix
3045 Panola Rd, Lithonia, ...
00752



* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

Chain: Publix | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

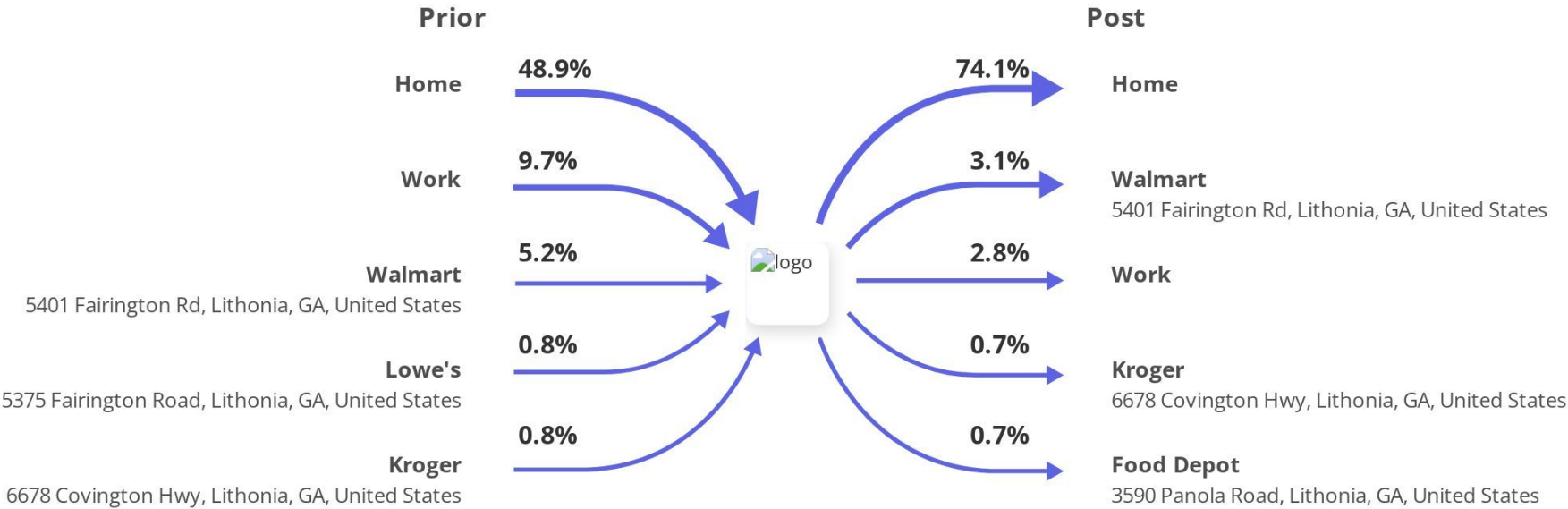


Visitor Journey

Publix

3045 Panola Rd, Lithonia, GA 30038

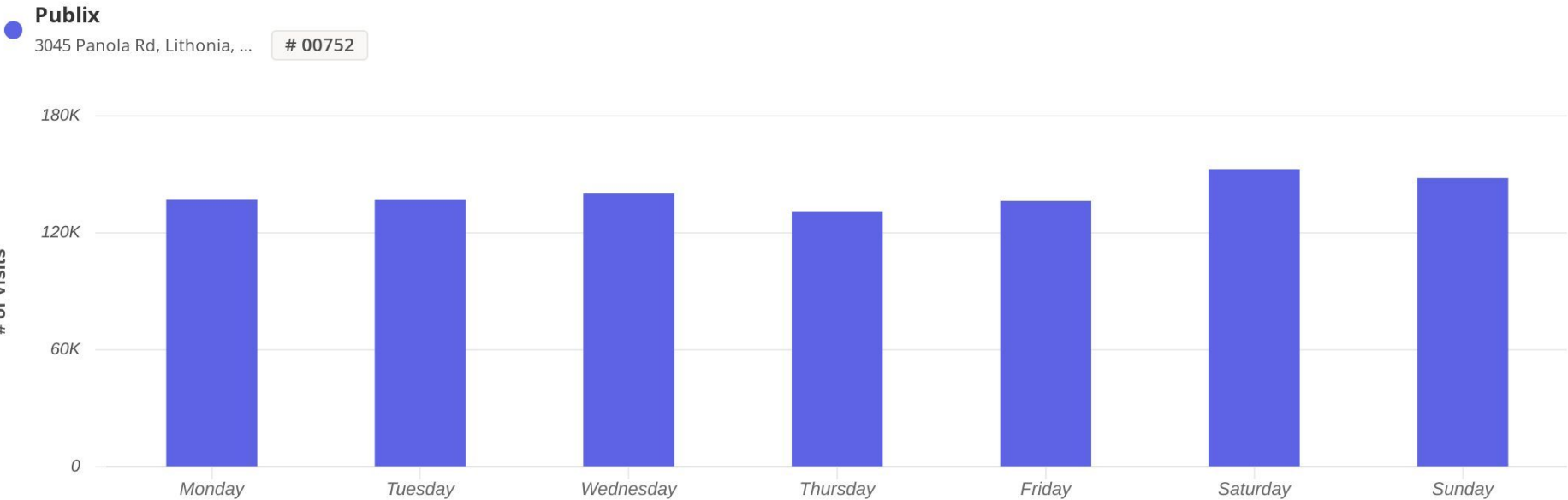
00752



Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Daily Visits



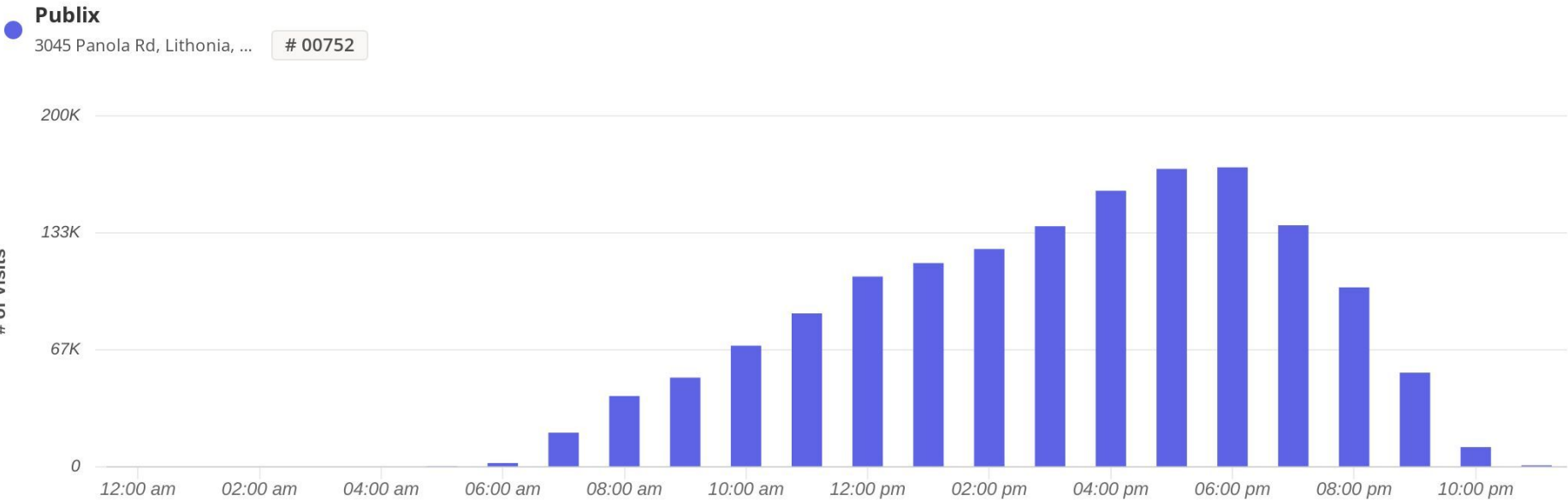
Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Hourly Visits



Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



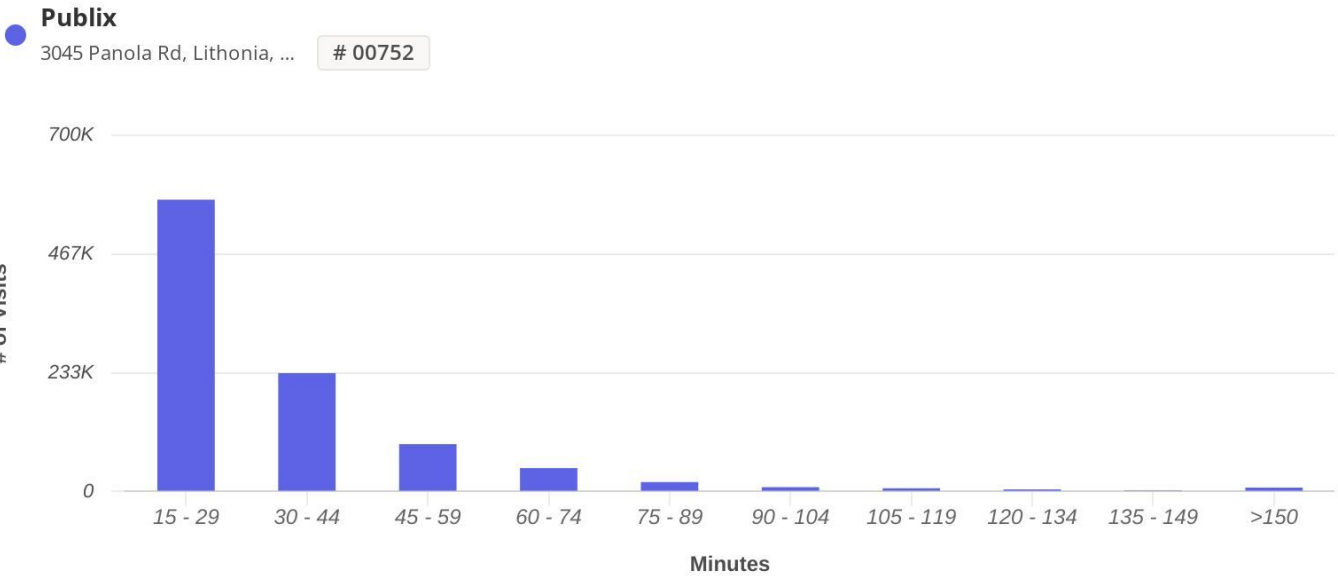
Favorite Places

Publix / Panola Rd, Lithonia, GA			
Rank	Name	Distance	Visitors
1	Walmart / 5401 Fairington Rd, Lithonia, GA 30038	0.5 mi	120.9K (57.2%)
2	The Mall at Stonecrest / 2929 Turner Hill Rd, Lithonia, GA 30038	4.4 mi	120.1K (56.9%)
3	Turner Hill Marketplace / 2918 Turner Hill Rd, Lithonia, GA 30038	5 mi	104.6K (49.5%)
4	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	15.1 mi	97.4K (46.1%)
5	Stonecrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	4.7 mi	92.7K (43.9%)
6	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	11 mi	85.7K (40.6%)
7	Walmart / 8424 Mall Pkwy, Lithonia, GA 30038	5.2 mi	85.4K (40.4%)
8	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	10.6 mi	82.5K (39.1%)
9	Wesley Chapel Crossing / 2400-2458 Wesley Chapel Rd, Decatur, GA 30035	2.5 mi	76.2K (36.1%)
10	Kroger / 6678 Covington Hwy, Lithonia, GA 30058	2.2 mi	63.7K (30.2%)

Category: All Categories | Min. Visits: 1 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Length of Stay



Average Stay	34 min
Median Stay	27 min

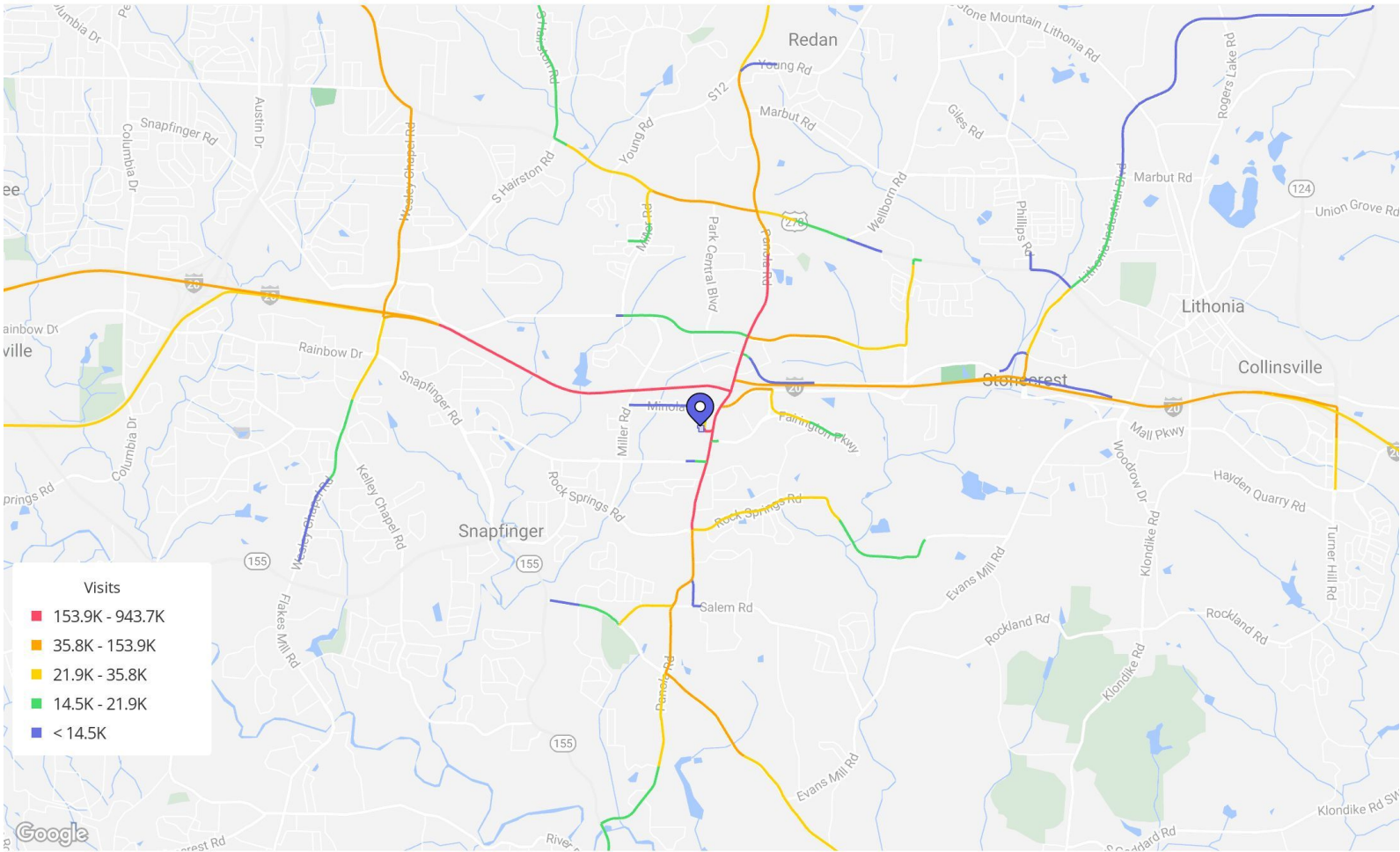
Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey - Routes

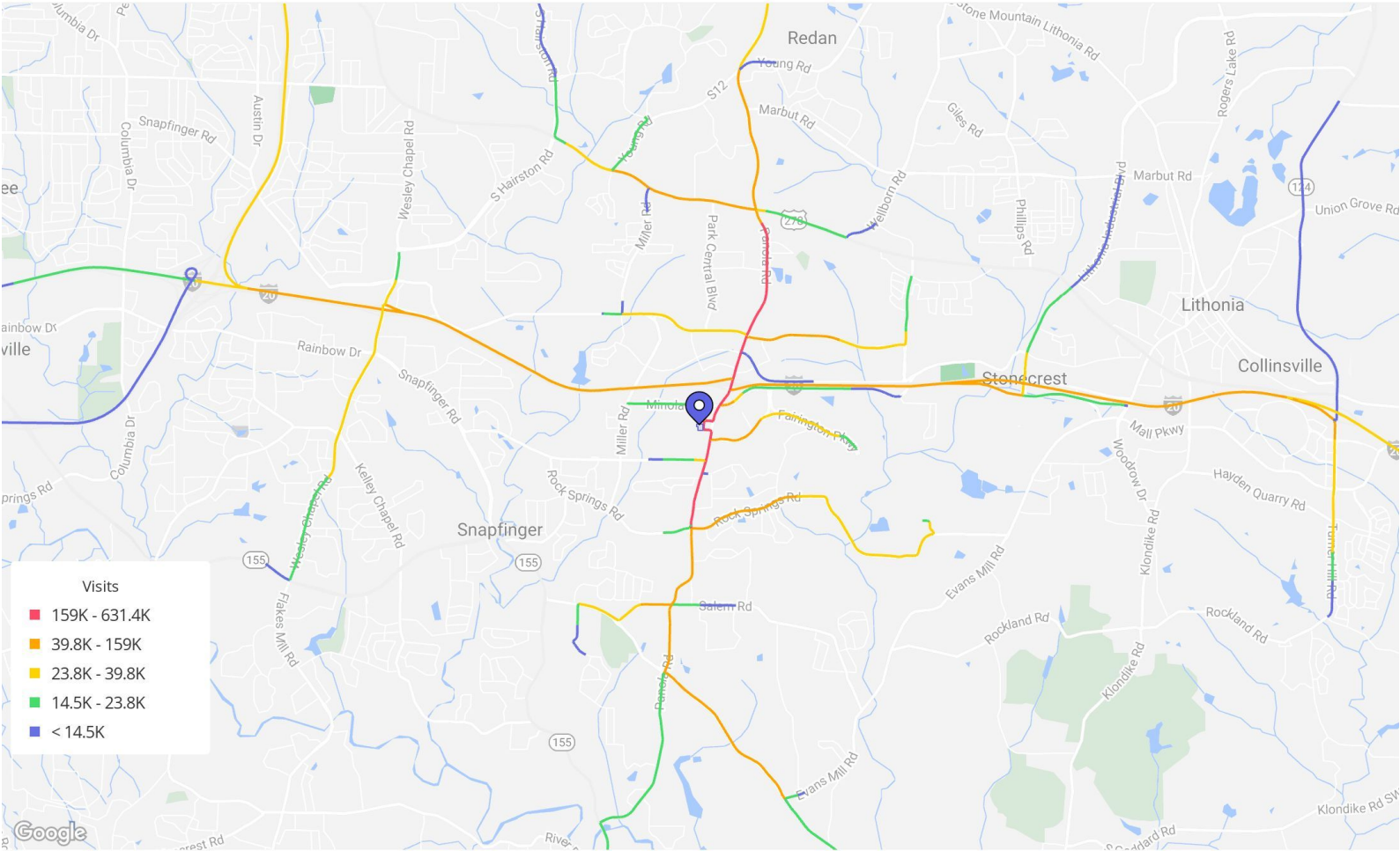


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Percentile Rank

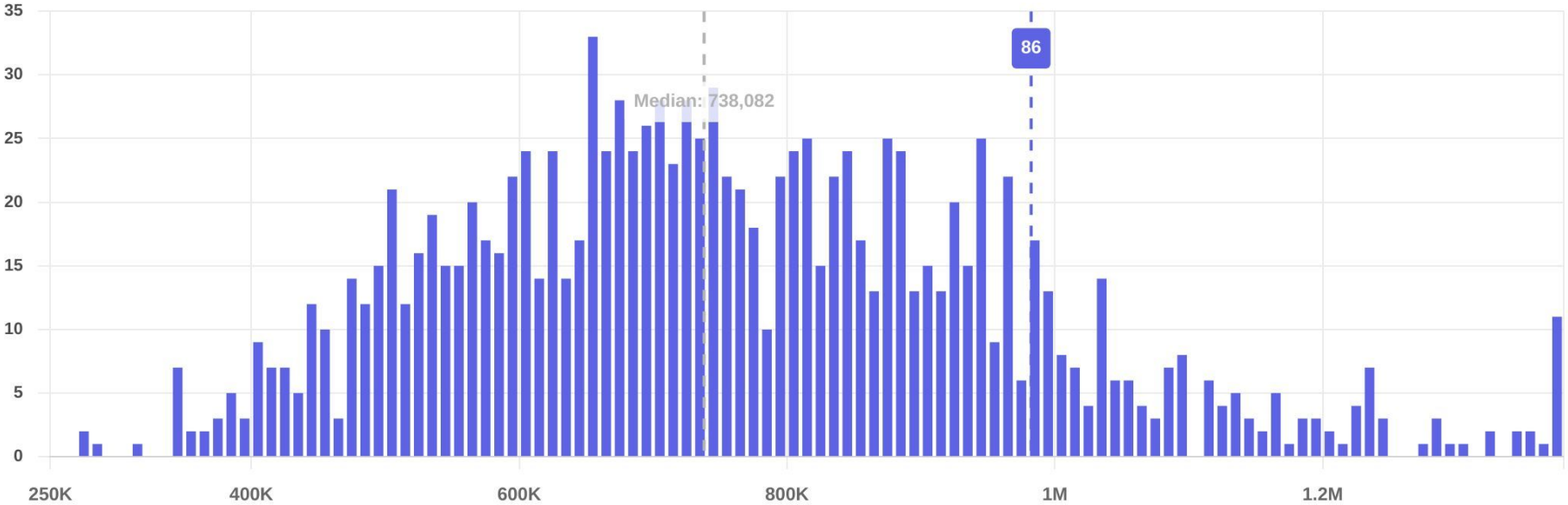
Publix

3045 Panola Rd, Lithonia, GA 30038

00752

of Properties: 1,249

Coverage: 99%



Chain: Publix | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Index

● Publix

3045 Panola Rd, Lithonia, GA 30038

00752

of Properties: 1,249 Coverage: 99% 

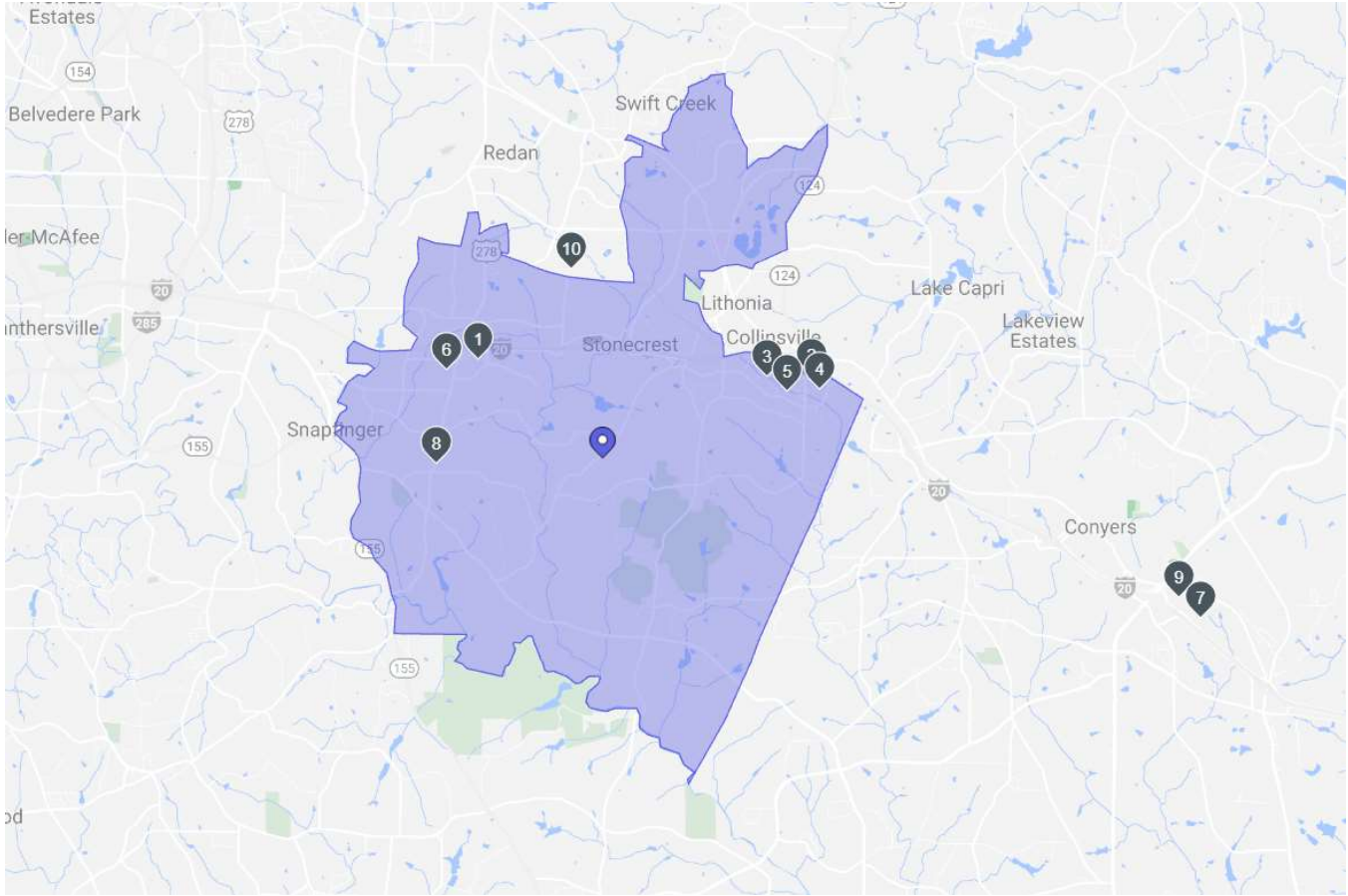
Rank	Name	Visits
1	Publix / Biscayne Blvd, Miami Shores, FL	1.77M
2	Publix / Ocala Rd, Tallahassee, FL	1.75M
3	Publix / Watercolor Way, Santa Rosa Beach, FL	1.56M
4	Publix / Parkway, Pigeon Forge, TN	1.49M
5	Publix / Bradley Park Dr, Columbus, GA	1.49M
----- Skipping 157 results -----		
163	Publix / N Florida St, Mobile, AL	982.6K
164	Publix / W Oakland Park Blvd, Lauderhill, FL	982.5K
165	Publix / Panola Rd, Lithonia, GA	982.3K
166	Publix / SW 13th St, Miami, FL	981.5K
167	Publix / S Le Jeune Rd, Coral Gables, FL	981.4K
----- Hiding 1,082 results -----		

Chain: Publix | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

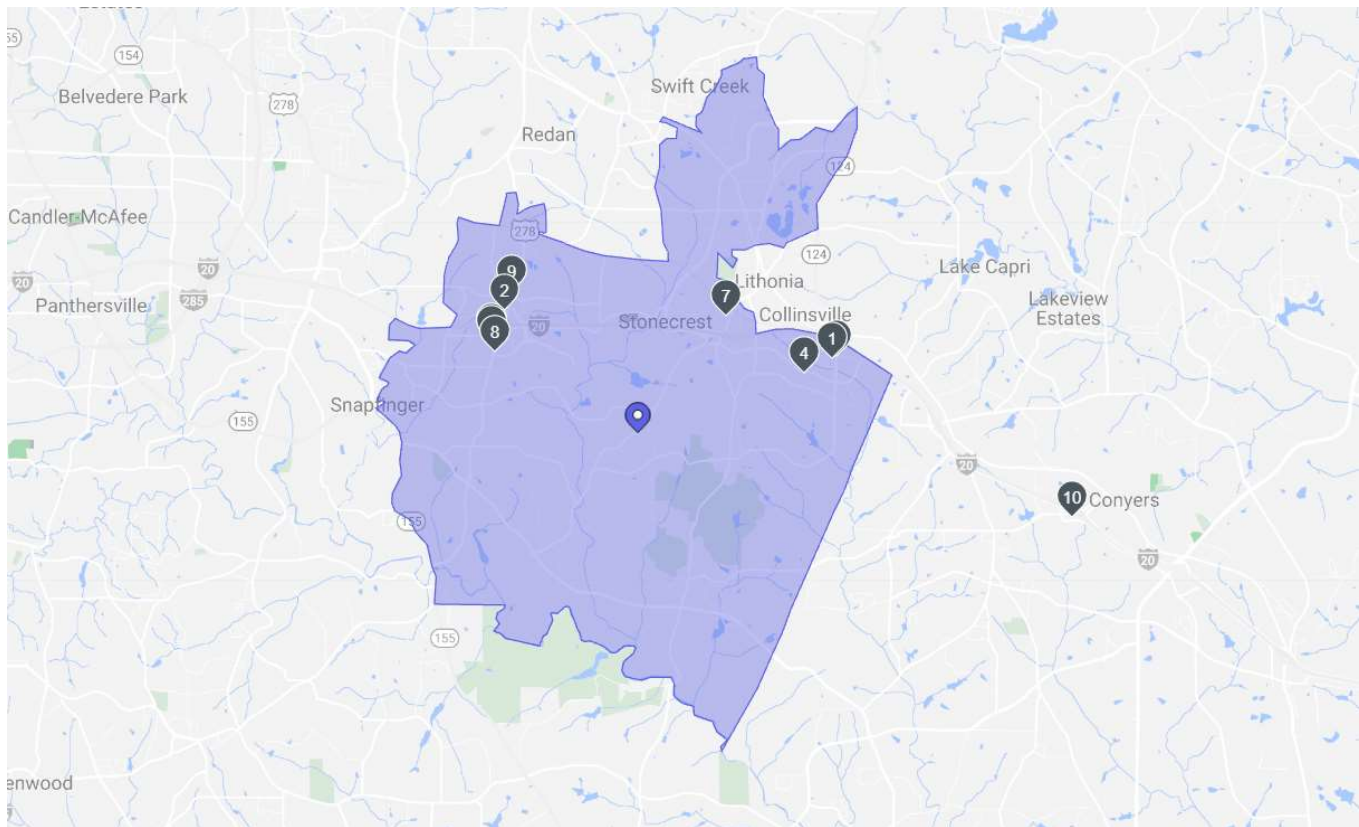


Stonecrest, GA Leakage

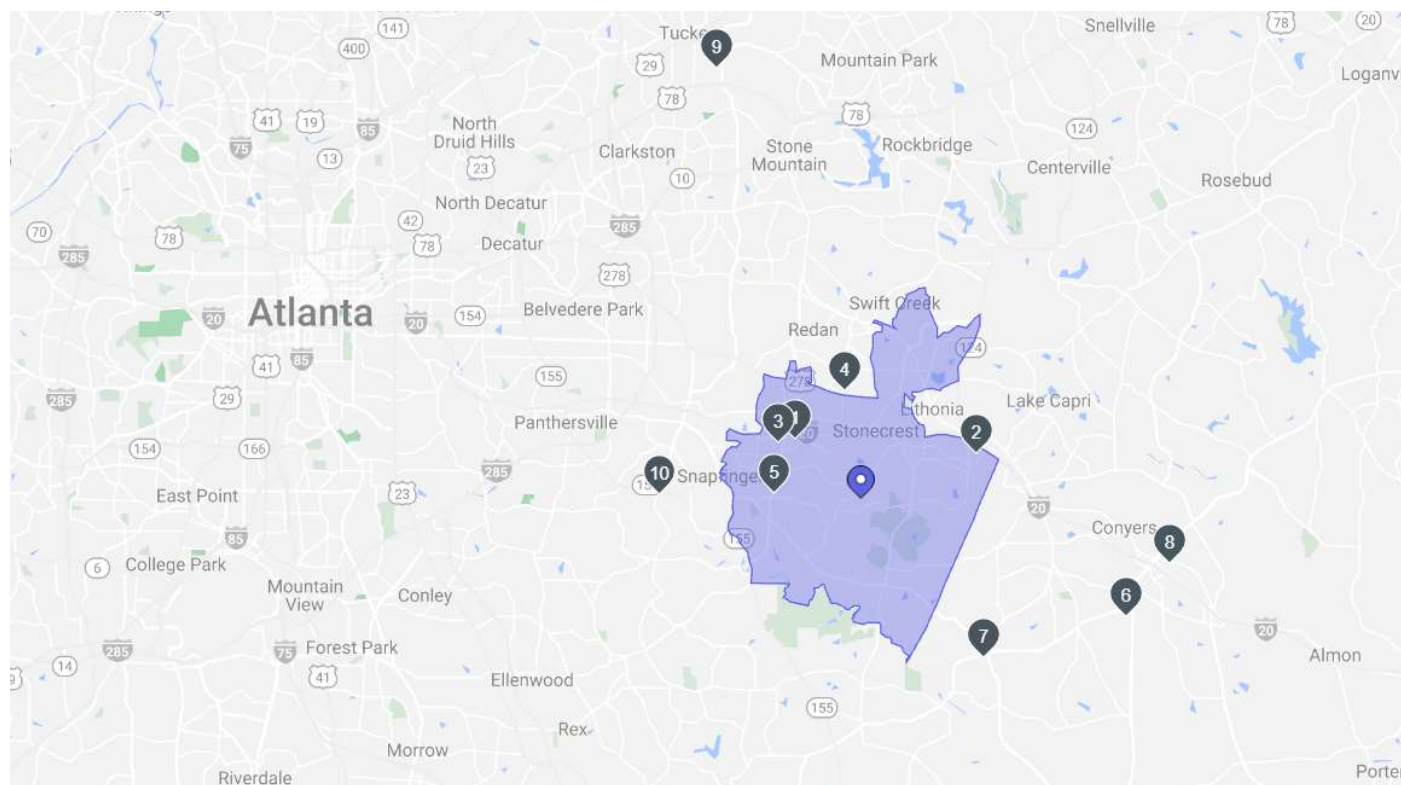
All Categories



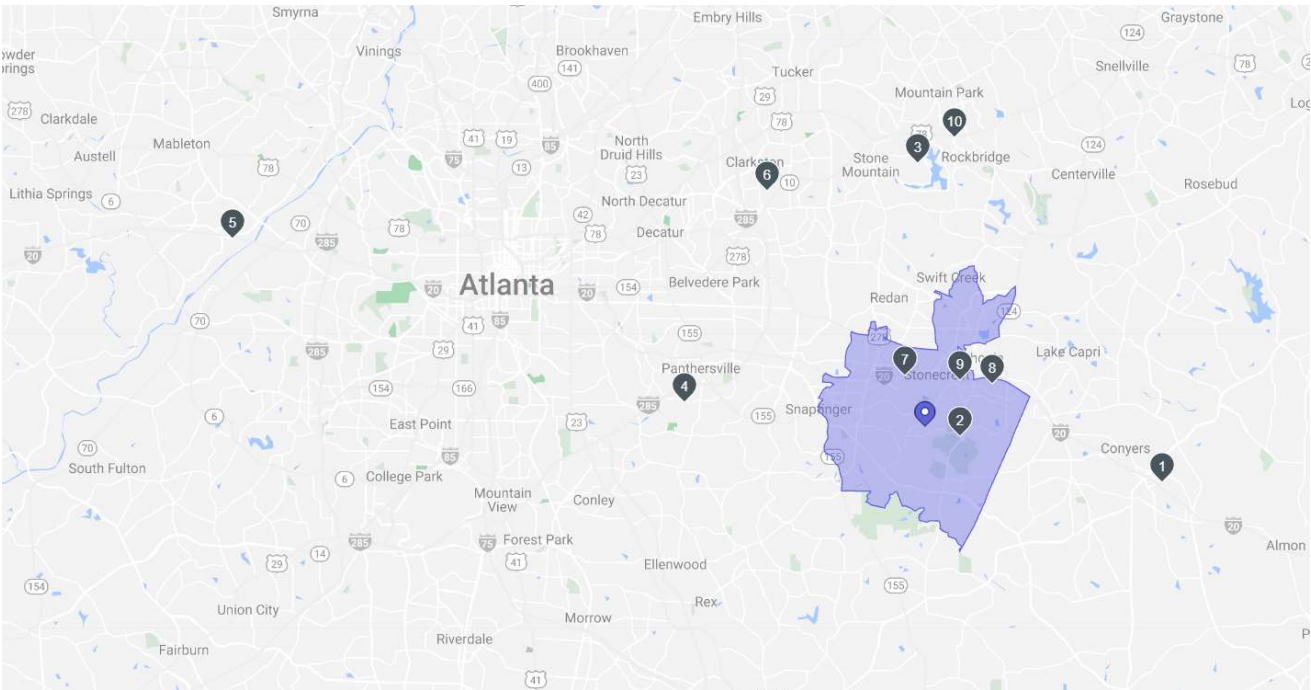
Location	Sub – Category	City	# of Visitors	Distance (mi)
Walmart	Big Box Store	Lithonia	26,211	2
Turner Hill Marketplace	Shopping Center	Lithonia	24,208	3
The Mall at Stonecrest	Shopping Center	Lithonia	20,766	2.4
Walmart	Big Box Store	Lithonia	19,818	3.1
Stonecrest Marketplace	Shopping Center	Lithonia	15,647	2.7
Publix	Grocery Store	Lithonia	14,940	2.4
Conyers Crossroads	Shopping Center	Conyers	12,804	8.6
Salem Crossing	Shopping Center	Lithonia	11,119	2.3
Conyers Plaza	Shopping Center	Conyers	10,431	8.3
Kroger	Supermarket	Lithonia	10,228	2.4



Location	Sub – Category	City	# of Visitors	Distance (mi)
Chick-fil-A	Fast Food Restaurant	Lithonia	5,637	2.9
McDonald's	Fast Food Restaurant	Lithonia	4,506	2.4
Popeyes Louisiana Kitchen	Fried Chicken Joint	Lithonia	3,590	2.3
Zaxby's Chicken Fingers & Buffalo Wings	Fried Chicken Joint	Lithonia	3,458	2.4
McDonald's	Fast Food Restaurant	Lithonia	2,921	2.9
Wendy's	Fast Food Restaurant	Lithonia	2,816	2.3
JJ Fish & Chicken	Fried Chicken Joint	Lithonia	2,456	1.9
Dunkin' Donuts	Donut Shop	Lithonia	2,404	2.2
Bojangles' Famous Chicken 'n Biscuits	Fast Food Restaurant	Lithonia	2,236	2.5
LongHorn Steakhouse	Steakhouse	Conyers	1,966	6.3



Location	Sub – Category	City	# of Visitors	Distance (mi)
Walmart	Big Box Store	Lithonia	26,211	2
Walmart	Big Box Store	Lithonia	19,818	3.1
Publix	Grocery Store	Lithonia	14,940	2.4
Kroger	Supermarket	Lithonia	10,228	2.4
Food Depot	Grocery Store	Lithonia	8,182	2.3
Target	Big Box Store	Conyers	5,704	7.8
Publix	Grocery Store	Conyers	5,226	5.6
Walmart	Big Box Store	Conyers	5,215	8.4
Sam's Club	Warehouse Store	Tucker	4,994	11.4
Kroger	Supermarket	Decatur	4,820	5.3



Location	Sub – Category	City	# of Visitors	Distance (mi)
AMC Theatres	Movie Theater	Conyers	1,899	8.5
Davidson-Arabia Nature Preserve	Park	Lithonia	1,133	1.5
Stone Mountain Park	Park	Stone Mountain	1,066	8.6
William 'Buck' Godfrey Stadium	Stadium	Decatur	1,054	8.3
Six Flags Over Georgia	Theme Park	Austell	987	24.5
J.R. Hallford Stadium	Stadium	Clarkston	912	9.4
Silk 2 Bar & Grill	Bar	Lithonia	766	1.4
AMC Theatres	Movie Theater	Lithonia	766	2.5
Dudleys On Evans Mill	Sports Bar	Stone Mountain	620	1.6
All American Skating Center	General Entertainment	Stone Mountain	616	9.5



Placer.ai



Georgia
Power

Community
& Economic
Development

Market Outlook

Apr 1, 2022 - Mar 31, 2023

Property:

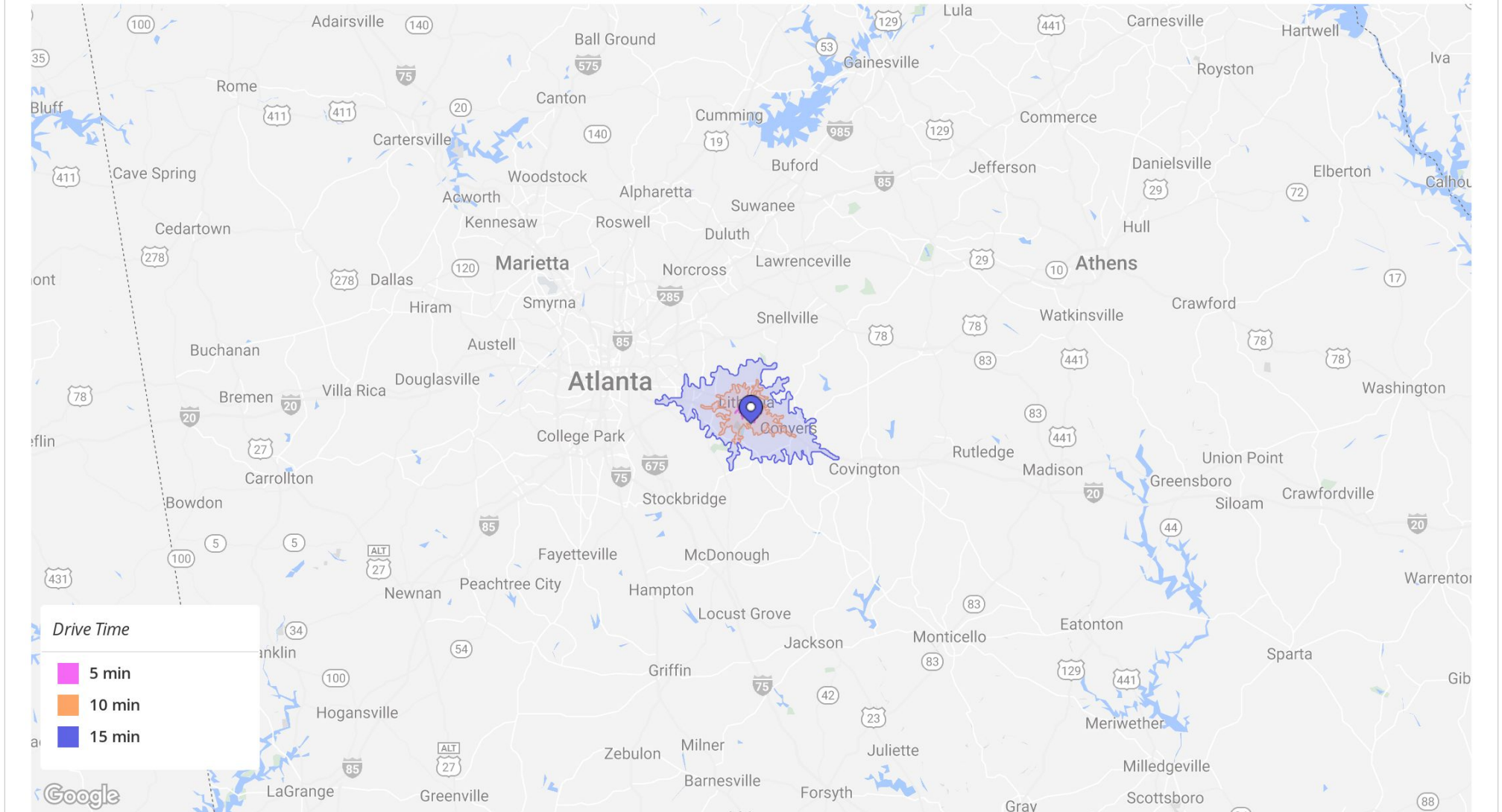


The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest / 2929 Turner Hill Rd, Stonecrest, GA 30038



The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
--	---------------	----------------	----------------

Overview

Total Demand	\$54.46M	\$804.14M	\$3.57B
Total Supply	\$19.21M	\$1.18B	\$3.13B

Automobile Dealers

Demand	\$9.99M	\$146.81M	\$671.26M
Supply		\$489.82M	\$975.71M
Unmet Demand (Demand-Supply)	\$9.99M	-\$343M	-\$304.45M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
--	---------------	----------------	----------------

Other Motor Vehicle Dealers

Demand	\$630,121	\$9.17M	\$42M
Supply		\$15.87M	\$24.87M
Unmet Demand (Demand-Supply)	\$630,121	-\$6.7M	\$17.14M

Automotive Parts, Accessories, & Tire Stores

Demand	\$905,922	\$12.64M	\$57.59M
Supply	\$1.16M	\$24.37M	\$51.33M
Unmet Demand (Demand-Supply)	-\$250,031	-\$11.73M	\$6.26M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
--	---------------	----------------	----------------

Furniture Stores

Demand	\$555,411	\$8.07M	\$36.99M
Supply		\$16.71M	\$23.02M
Unmet Demand (Demand-Supply)	\$555,411	-\$8.65M	\$13.97M

Home Furnishings Stores

Demand	\$683,713	\$9.7M	\$44.35M
Supply		\$10.51M	\$25.56M
Unmet Demand (Demand-Supply)	\$683,713	-\$809,669	\$18.8M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
--	---------------	----------------	----------------

Building Material & Supplies Dealers

Demand	\$3.42M	\$48.65M	\$222.48M
Supply		\$76.49M	\$129.02M
Unmet Demand (Demand-Supply)	\$3.42M	-\$27.84M	\$93.47M

Lawn & Garden Equipment & Supplies Stores

Demand	\$431,384	\$6.25M	\$28.7M
Supply		\$6.17M	\$9.48M
Unmet Demand (Demand-Supply)	\$431,384	\$86,621	\$19.21M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
--	---------------	----------------	----------------

Grocery Stores

Demand	\$7.82M	\$110.96M	\$504.19M
Supply		\$80.28M	\$130.19M
Unmet Demand (Demand-Supply)	\$7.82M	\$30.68M	\$374M

Specialty Food Stores

Demand	\$168,185	\$2.39M	\$10.85M
Supply		\$837,488	\$7.71M
Unmet Demand (Demand-Supply)	\$168,185	\$1.55M	\$3.14M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
--	---------------	----------------	----------------

Beer, Wine, & Liquor Stores

Demand	\$568,874	\$8.27M	\$37.75M
Supply		\$5.79M	\$37.37M
Unmet Demand (Demand-Supply)	\$568,874	\$2.48M	\$378,270

Health & Personal Care Stores

Demand	\$2.65M	\$36.97M	\$168.39M
Supply		\$49.8M	\$163.11M
Unmet Demand (Demand-Supply)	\$2.65M	-\$12.83M	\$5.28M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Gasoline Stations

Demand	\$4.97M	\$71.37M	\$323.86M
Supply	\$11.67M	\$96.19M	\$337.95M
Unmet Demand (Demand-Supply)	-\$6.69M	-\$24.82M	-\$14.09M

Department Stores

Demand	\$1.06M	\$15.12M	\$68.89M
Supply		\$3.38M	\$28.05M
Unmet Demand (Demand-Supply)	\$1.06M	\$11.74M	\$40.84M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Other General Merchandise Stores

Demand	\$5.31M	\$73.36M	\$333.74M
Supply	\$2.6M	\$75.25M	\$289.91M
Unmet Demand (Demand-Supply)	\$2.71M	-\$1.89M	\$43.83M

Clothing Stores

Demand	\$1.59M	\$22.47M	\$102.77M
Supply	\$414,096	\$27.88M	\$66.98M
Unmet Demand (Demand-Supply)	\$1.17M	-\$5.41M	\$35.79M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Shoe Stores

Demand	\$367,928	\$5.16M	\$23.59M
Supply		\$8.81M	\$20.08M
Unmet Demand (Demand-Supply)	\$367,928	-\$3.65M	\$3.51M

Jewelry, Luggage, & Leather Goods Stores

Demand	\$248,977	\$3.59M	\$16.4M
Supply		\$3.95M	\$6.28M
Unmet Demand (Demand-Supply)	\$248,977	-\$359,782	\$10.11M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Electronics & Appliance Stores

Demand	\$659,525	\$11.11M	\$44.31M
Supply		\$5.58M	\$28.32M
Unmet Demand (Demand-Supply)	\$659,525	\$5.52M	\$15.98M

Sporting Goods, Hobby, & Musical Instrument Stores

Demand	\$694,781	\$9.9M	\$45.35M
Supply		\$15.95M	\$25.71M
Unmet Demand (Demand-Supply)	\$694,781	-\$6.05M	\$19.64M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Book, Periodical, & Music Stores

Demand	\$132,520	\$1.89M	\$8.56M
Supply		\$7.66M	\$10.52M
Unmet Demand (Demand-Supply)	\$132,520	-\$5.77M	-\$1.96M

Florists And Miscellaneous Store
Retailers

Demand	\$54,749	\$792,689	\$3.64M
Supply		\$1.23M	\$2.61M
Unmet Demand (Demand-Supply)	\$54,749	-\$435,187	\$1.03M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Office Supplies, Stationery, & Gift Stores

Demand	\$214,277	\$3.23M	\$14.03M
Supply		\$1.69M	\$7.01M
Unmet Demand (Demand-Supply)	\$214,277	\$1.55M	\$7.02M

Electronic Shopping & Mail-Order Houses

Demand	\$3.6M	\$54.14M	\$234.19M
Supply			\$233.41M
Unmet Demand (Demand-Supply)	\$3.6M	\$54.14M	\$779,253

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Used Merchandise Stores

Demand	\$191,857	\$2.72M	\$12.46M
Supply		\$2.19M	\$8.41M
Unmet Demand (Demand-Supply)	\$191,857	\$525,361	\$4.06M

Full-Service Restaurants

Demand	\$2.55M	\$47.33M	\$176.21M
Supply		\$61.75M	\$198.02M
Unmet Demand (Demand-Supply)	\$2.55M	-\$14.42M	-\$21.81M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Limited-Service Eating Places

Demand	\$2.81M	\$48.58M	\$192.35M
Supply	\$2.91M	\$65.39M	\$207.67M
Unmet Demand (Demand-Supply)	-\$97,469	-\$16.81M	-\$15.33M

Special Food Services

Demand	\$387,395	\$6.7M	\$26.54M
Supply	\$73,875	\$6.97M	\$14.1M
Unmet Demand (Demand-Supply)	\$313,520	-\$264,184	\$12.45M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Bars/Drinking Places (Alcoholic Beverages)

Demand	\$194,981	\$3.94M	\$13.37M
Supply	\$397,049	\$992,622	\$3.72M
Unmet Demand (Demand-Supply)	-\$202,068	\$2.94M	\$9.64M

Other Miscellaneous Store Retailers

Demand	\$565,145	\$7.77M	\$35.6M
Supply		\$15.35M	\$44.4M
Unmet Demand (Demand-Supply)	\$565,145	-\$7.59M	-\$8.8M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

	● 5 Min Drive	● 10 Min Drive	● 15 Min Drive
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Vending Machine Operators
(Nonstore Retailers)

Demand	\$781,335	\$11.53M	\$50.98M
Supply			\$12.05M
Unmet Demand (Demand-Supply)	\$781,335	\$11.53M	\$38.93M

Direct Selling Establishments

Demand	\$253,581	\$3.57M	\$16.27M
Supply		\$2.43M	\$6.4M
Unmet Demand (Demand-Supply)	\$253,581	\$1.14M	\$9.87M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

Retail Goods and Services Expenditures

Item III. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Top Tapestry Segments	Percent	Demographic Summary	2022	2027
Metro Fusion (11C)	15.6%	Population	178,852	182,620
Up and Coming Families (7A)	11.4%	Households	65,315	66,727
Home Improvement (4B)	11.3%	Families	43,889	44,704
Family Foundations (12A)	10.1%	Median Age	34.4	35.0
Bright Young Professionals (8C)	8.5%	Median Household Income	\$58,733	\$70,630
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services				
		81	\$1,947.34	\$127,190,776
Men's		81	\$373.80	\$24,414,484
Women's		79	\$665.11	\$43,441,805
Children's		85	\$301.69	\$19,704,880
Footwear		82	\$466.18	\$30,448,716
Watches & Jewelry		76	\$111.33	\$7,271,628
Apparel Products and Services (1)		76	\$45.42	\$2,966,673
Computer				
Computers and Hardware for Home Use		80	\$152.58	\$9,965,911
Portable Memory		79	\$3.92	\$255,819
Computer Software		81	\$8.82	\$576,132
Computer Accessories		83	\$17.07	\$1,115,176
Entertainment & Recreation				
Fees and Admissions		77	\$2,836.61	\$185,273,028
Membership Fees for Clubs (2)		76	\$214.67	\$14,020,935
Fees for Participant Sports, excl. Trips		79	\$103.86	\$6,783,690
Tickets to Theatre/Operas/Concerts		74	\$67.93	\$4,437,168
Tickets to Movies		85	\$53.68	\$3,506,241
Tickets to Parks or Museums		81	\$31.14	\$2,033,886
Admission to Sporting Events, excl. Trips		74	\$53.86	\$3,517,618
Fees for Recreational Lessons		74	\$118.30	\$7,726,579
Dating Services		81	\$1.11	\$72,200
TV/Video/Audio		80	\$1,064.28	\$69,513,446
Cable and Satellite Television Services		77	\$710.35	\$46,396,764
Televisions		86	\$109.42	\$7,146,672
Satellite Dishes		86	\$1.54	\$100,733
VCRs, Video Cameras, and DVD Players		83	\$4.63	\$302,295
Miscellaneous Video Equipment		76	\$13.48	\$880,456
Video Cassettes and DVDs		87	\$7.56	\$493,995
Video Game Hardware/Accessories		88	\$28.98	\$1,893,148
Video Game Software		90	\$16.29	\$1,063,757
Rental/Streaming/Downloaded Video		88	\$70.00	\$4,572,197
Installation of Televisions		71	\$0.60	\$39,479
Audio (3)		81	\$98.86	\$6,457,194
Rental and Repair of TV/Radio/Sound Equipment		76	\$2.55	\$166,756
Pets		74	\$614.34	\$40,125,928
Toys/Games/Crafts/Hobbies (4)		84	\$110.05	\$7,187,831
Recreational Vehicles and Fees (5)		69	\$88.12	\$5,755,851
Sports/Recreation/Exercise Equipment (6)		78	\$160.58	\$10,488,435
Photo Equipment and Supplies (7)		82	\$42.70	\$2,789,273
Reading (8)		75	\$88.34	\$5,770,161
Catered Affairs (9)		71	\$23.87	\$1,559,290
Food				
Food at Home		80	\$8,411.26	\$549,381,539
Bakery and Cereal Products		80	\$4,932.40	\$322,159,447
Bakery and Cereal Products		79	\$628.30	\$41,037,384
Meats, Poultry, Fish, and Eggs		79	\$1,064.68	\$69,539,452
Dairy Products		78	\$487.48	\$31,839,549
Fruits and Vegetables		79	\$952.78	\$62,231,101
Snacks and Other Food at Home (10)		81	\$1,799.16	\$117,511,962
Food Away from Home		81	\$3,478.87	\$227,222,092
Alcoholic Beverages		77	\$548.02	\$35,793,657

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Retail Goods and Services Expenditures

Item III. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	73	\$22,526.38	\$1,471,310,796
Value of Retirement Plans	72	\$81,537.93	\$5,325,649,914
Value of Other Financial Assets	70	\$6,859.66	\$448,038,400
Vehicle Loan Amount excluding Interest	86	\$2,803.24	\$183,093,762
Value of Credit Card Debt	79	\$2,476.56	\$161,756,828
Health			
Nonprescription Drugs	77	\$135.89	\$8,875,524
Prescription Drugs	76	\$289.41	\$18,902,796
Eyeglasses and Contact Lenses	76	\$84.09	\$5,492,141
Home			
Mortgage Payment and Basics (11)	73	\$8,866.50	\$579,115,417
Maintenance and Remodeling Services	71	\$2,308.49	\$150,778,950
Maintenance and Remodeling Materials (12)	72	\$507.87	\$33,171,387
Utilities, Fuel, and Public Services	80	\$4,544.93	\$296,851,956
Household Furnishings and Equipment			
Household Textiles (13)	80	\$92.07	\$6,013,832
Furniture	81	\$585.73	\$38,257,196
Rugs	75	\$26.86	\$1,754,665
Major Appliances (14)	78	\$334.04	\$21,818,016
Housewares (15)	80	\$79.69	\$5,204,827
Small Appliances	81	\$48.60	\$3,174,450
Luggage	83	\$15.78	\$1,030,812
Telephones and Accessories	78	\$88.45	\$5,776,811
Household Operations			
Child Care	81	\$485.66	\$31,720,577
Lawn and Garden (16)	72	\$411.64	\$26,886,564
Moving/Storage/Freight Express	84	\$67.84	\$4,430,798
Housekeeping Supplies (17)	80	\$707.37	\$46,201,825
Insurance			
Owners and Renters Insurance	76	\$539.79	\$35,256,419
Vehicle Insurance	83	\$1,761.64	\$115,061,561
Life/Other Insurance	74	\$509.10	\$33,251,966
Health Insurance	78	\$3,642.80	\$237,929,774
Personal Care Products (18)	81	\$457.91	\$29,908,289
School Books and Supplies (19)	83	\$123.12	\$8,041,773
Smoking Products	81	\$353.06	\$23,059,996
Transportation			
Payments on Vehicles excluding Leases	83	\$2,461.35	\$160,763,236
Gasoline and Motor Oil	82	\$2,230.45	\$145,681,816
Vehicle Maintenance and Repairs	81	\$1,018.17	\$66,501,628
Travel			
Airline Fares	76	\$546.44	\$35,690,663
Lodging on Trips	75	\$605.45	\$39,544,786
Auto/Truck Rental on Trips	79	\$49.08	\$3,205,397
Food and Drink on Trips	77	\$522.95	\$34,156,171

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Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Placer.ai



Georgia
Power

Community
& Economic
Development

Spending Patterns

Apr 1, 2022 - Mar 31, 2023

Property:



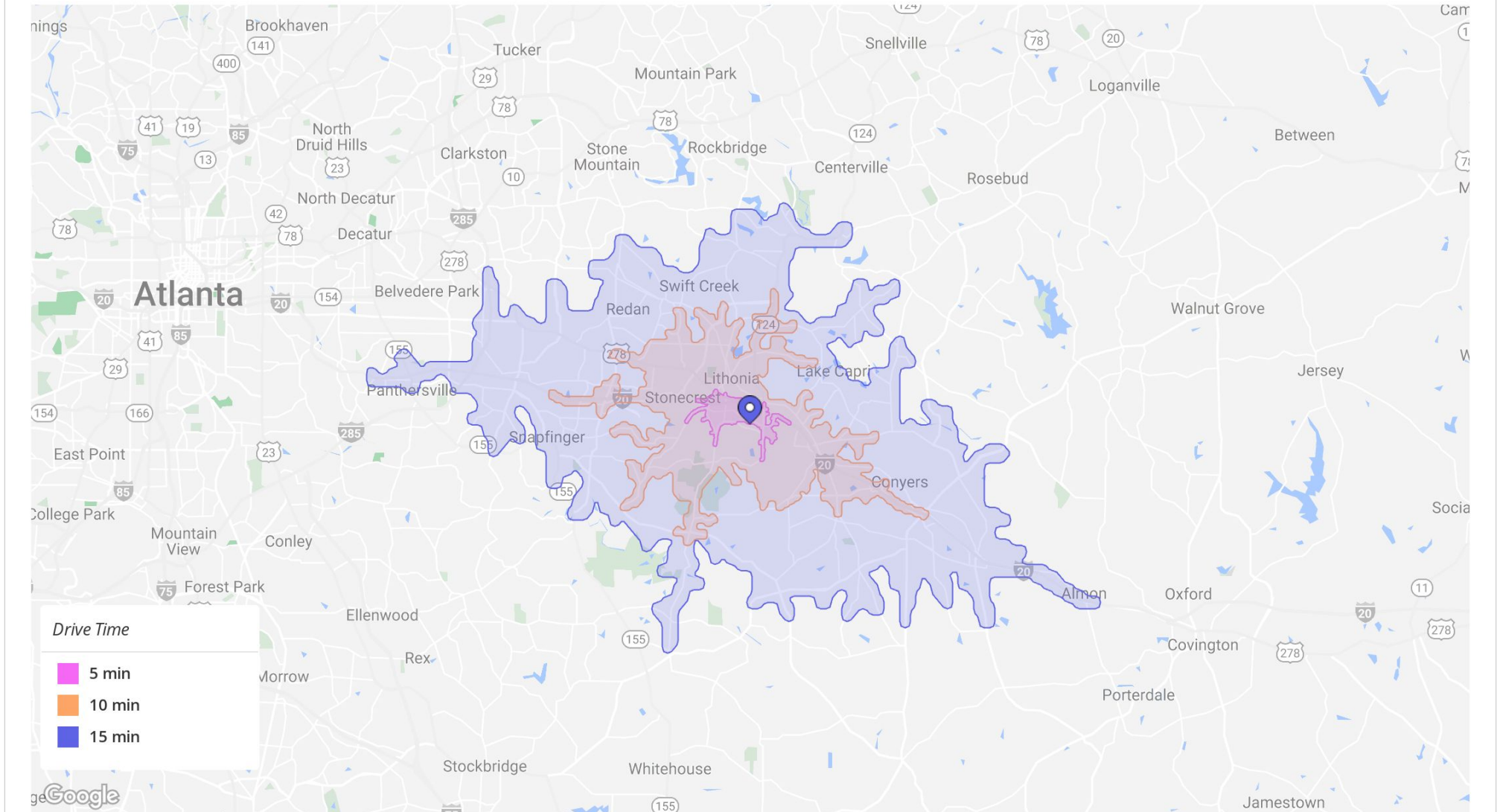
The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Spending Patterns

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest / 2929 Turner Hill Rd, Stonecrest, GA 30038



The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide



Overview

Housing	\$82.11	(25.6%)	85	\$86.2	(25.3%)	89	\$87.2	(25.3%)	90
Transportation	\$71.72	(22.4%)	87	\$78.17	(22.9%)	95	\$78.83	(22.9%)	96
Food	\$61.36	(19.1%)	90	\$63.37	(18.6%)	93	\$63.88	(18.5%)	94
Healthcare	\$37.06	(11.6%)	83	\$40.55	(11.9%)	91	\$41.27	(12%)	93
Entertainment	\$16.87	(5.3%)	83	\$17.9	(5.2%)	88	\$18.13	(5.3%)	89
Cash Contributions	\$14.92	(4.7%)	77	\$16.93	(5%)	87	\$17.49	(5.1%)	90
Apparel and Services	\$10.51	(3.3%)	92	\$10.7	(3.1%)	94	\$10.74	(3.1%)	94
Education	\$6.07	(1.9%)	87	\$6.08	(1.8%)	87	\$6.04	(1.8%)	86
Personal Care Products and Services	\$5.36	(1.7%)	89	\$5.62	(1.6%)	93	\$5.68	(1.6%)	94

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

	5 Min Drive			10 Min Drive			15 Min Drive		
Miscellaneous	\$4.19	(1.3%)	87	\$4.47	(1.3%)	92	\$4.49	(1.3%)	93
Alcoholic Beverages	\$3.65	(1.1%)	78	\$4.12	(1.2%)	88	\$4.18	(1.2%)	90
Personal Insurance	\$3.21	(1%)	84	\$3.51	(1%)	88	\$3.57	(1%)	89
Tobacco Products and Smoking Supplies	\$3.11	(1%)	108	\$2.95	(0.9%)	103	\$2.93	(0.8%)	102
Reading	\$0.47	(<0.5%)	79	\$0.52	(<0.5%)	87	\$0.53	(<0.5%)	90

Food

At home	\$42.58	(13.3%)	91	\$43.45	(12.7%)	93	\$43.79	(12.7%)	94
Away from home	\$18.78	(5.9%)	87	\$19.92	(5.8%)	92	\$20.09	(5.8%)	93

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide



Alcoholic Beverages

At home	\$2.5	(0.8%)	<div><div>79</div></div>	\$2.8	(0.8%)	<div><div>88</div></div>	\$2.85	(0.8%)	<div><div>90</div></div>
Away from home	\$1.16	(<0.5%)	<div><div>79</div></div>	\$1.32	(<0.5%)	<div><div>89</div></div>	\$1.33	(<0.5%)	<div><div>90</div></div>

Housing

Utilities, fuels, and public services	\$32.48	(10.1%)	<div><div>86</div></div>	\$33.17	(9.7%)	<div><div>88</div></div>	\$33.35	(9.7%)	<div><div>88</div></div>
Shelter	\$17.63	(5.5%)	<div><div>83</div></div>	\$18.99	(5.6%)	<div><div>89</div></div>	\$19.35	(5.6%)	<div><div>91</div></div>
Household furnishings and equipment	\$15.16	(4.7%)	<div><div>83</div></div>	\$16.19	(4.7%)	<div><div>89</div></div>	\$16.46	(4.8%)	<div><div>90</div></div>
Household operations	\$10.16	(3.2%)	<div><div>84</div></div>	\$10.86	(3.2%)	<div><div>90</div></div>	\$10.99	(3.2%)	<div><div>91</div></div>
Housekeeping supplies	\$6.68	(2.1%)	<div><div>89</div></div>	\$6.99	(2%)	<div><div>93</div></div>	\$7.05	(2%)	<div><div>94</div></div>

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Apparel and Services

Women and girls	\$4.23	(1.3%)	93	\$4.24	(1.2%)	94	\$4.27	(1.2%)	94
Footwear	\$2.54	(0.8%)	95	\$2.54	(0.7%)	95	\$2.54	(0.7%)	95
Men and boys	\$2.1	(0.7%)	85	\$2.27	(0.7%)	93	\$2.28	(0.7%)	93
Other apparel products and services	\$1.36	(<0.5%)	96	\$1.34	(<0.5%)	95	\$1.34	(<0.5%)	95
Children (Age < 2)	\$0.29	(<0.5%)	88	\$0.31	(<0.5%)	95	\$0.31	(<0.5%)	95

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide



Transportation

Vehicle purchases (net outlay)	\$30.83	(9.6%)	84	\$34.61	(10.1%)	94	\$34.94	(10.1%)	95
Other vehicle expenses	\$26.56	(8.3%)	89	\$28.48	(8.3%)	96	\$28.75	(8.3%)	96
Gasoline and motor oil	\$12.87	(4%)	94	\$13.48	(4%)	98	\$13.51	(3.9%)	99
Public transportation	\$1.47	(<0.5%)	82	\$1.6	(<0.5%)	89	\$1.63	(<0.5%)	91

Healthcare

Health insurance	\$28.15	(8.8%)	83	\$30.94	(9.1%)	91	\$31.55	(9.1%)	93
Medical services	\$4.9	(1.5%)	88	\$5.5	(1.6%)	91	\$5.55	(1.6%)	92
Drugs	\$2.96	(0.9%)	92	\$2.99	(0.9%)	94	\$3.02	(0.9%)	94
Medical supplies	\$1.06	(<0.5%)	85	\$1.12	(<0.5%)	90	\$1.14	(<0.5%)	92

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide



Entertainment

Television, radios, sound equipment	\$7.36	(2.3%)	84	\$7.6	(2.2%)	87	\$7.66	(2.2%)	87
Pets, toys and playground equipment	\$5.44	(1.7%)	87	\$5.73	(1.7%)	92	\$5.82	(1.7%)	94
Fees and admissions	\$2.39	(0.7%)	73	\$2.71	(0.8%)	83	\$2.76	(0.8%)	85
Other entertainment supplies, equipment, and services	\$1.69	(0.5%)	80	\$1.87	(0.5%)	89	\$1.88	(0.5%)	89

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Education

College tuition	\$4.66	(1.5%)	<div><div>93</div></div>	\$4.53	(1.3%)	<div><div>90</div></div>	\$4.46	(1.3%)	<div><div>89</div></div>
Elementary and high school tuition	\$0.64	(<0.5%)	<div><div>55</div></div>	\$0.79	(<0.5%)	<div><div>69</div></div>	\$0.82	(<0.5%)	<div><div>71</div></div>
School books, supplies, equipment for college	\$0.36	(<0.5%)	<div><div>113</div></div>	\$0.32	(<0.5%)	<div><div>101</div></div>	\$0.31	(<0.5%)	<div><div>98</div></div>
Other school expenses including rentals	\$0.21	(<0.5%)	<div><div>99</div></div>	\$0.2	(<0.5%)	<div><div>96</div></div>	\$0.2	(<0.5%)	<div><div>95</div></div>
School books, supplies, equipment for elementary, high school	\$0.09	(<0.5%)	<div><div>74</div></div>	\$0.1	(<0.5%)	<div><div>90</div></div>	\$0.1	(<0.5%)	<div><div>91</div></div>
Test preparation, tutoring services	\$0.06	(<0.5%)	<div><div>57</div></div>	\$0.08	(<0.5%)	<div><div>77</div></div>	\$0.08	(<0.5%)	<div><div>84</div></div>
Other schools tuition	\$0.04	(<0.5%)	<div><div>66</div></div>	\$0.05	(<0.5%)	<div><div>84</div></div>	\$0.05	(<0.5%)	<div><div>84</div></div>
School books, supplies, equipment for daycare, nursery, other	\$0.01	(<0.5%)	<div><div>75</div></div>	\$0.01	(<0.5%)	<div><div>86</div></div>	\$0.01	(<0.5%)	<div><div>87</div></div>

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide



Cash Contributions

Cash contributions to church, religious organizations	\$5.53	(1.7%)	<div><div>8</div></div>	\$5.97	(1.8%)	<div><div>88</div></div>	\$6.12	(1.8%)	<div><div>90</div></div>
Other cash gifts	\$4.1	(1.3%)	<div><div>83</div></div>	\$4.44	(1.3%)	<div><div>90</div></div>	\$4.61	(1.3%)	<div><div>94</div></div>
Cash contributions to charities and other organizations	\$2.74	(0.9%)	<div><div>61</div></div>	\$3.7	(1.1%)	<div><div>8</div></div>	\$3.92	(1.1%)	<div><div>87</div></div>
Child support expenditures	\$1.11	(<0.5%)	<div><div>8</div></div>	\$1.28	(<0.5%)	<div><div>95</div></div>	\$1.29	(<0.5%)	<div><div>95</div></div>
Support for college students	\$0.74	(<0.5%)	<div><div>85</div></div>	\$0.77	(<0.5%)	<div><div>88</div></div>	\$0.76	(<0.5%)	<div><div>87</div></div>
Cash contributions to educational institutions	\$0.44	(<0.5%)	<div><div>83</div></div>	\$0.43	(<0.5%)	<div><div>8</div></div>	\$0.43	(<0.5%)	<div><div>8</div></div>
Cash contributions to political organizations	\$0.26	(<0.5%)	<div><div>63</div></div>	\$0.34	(<0.5%)	<div><div>8</div></div>	\$0.36	(<0.5%)	<div><div>85</div></div>

Miscellaneous

Legal fees	\$1.19	(<0.5%)	<div><div>91</div></div>	\$1.24	(<0.5%)	<div><div>95</div></div>	\$1.23	(<0.5%)	<div><div>94</div></div>
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Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

	5 Min Drive			10 Min Drive			15 Min Drive		
Funeral expenses	\$0.74	(<0.5%)	110	\$0.69	(<0.5%)	102	\$0.67	(<0.5%)	100
Accounting fees	\$0.53	(<0.5%)	77	\$0.59	(<0.5%)	85	\$0.6	(<0.5%)	88
Lotteries and parimutuel losses	\$0.42	(<0.5%)	94	\$0.42	(<0.5%)	96	\$0.43	(<0.5%)	97
Occupational expenses	\$0.32	(<0.5%)	66	\$0.42	(<0.5%)	87	\$0.43	(<0.5%)	88
Shopping club membership fees	\$0.31	(<0.5%)	82	\$0.35	(<0.5%)	93	\$0.35	(<0.5%)	94
Expenses for other properties	\$0.28	(<0.5%)	67	\$0.34	(<0.5%)	80	\$0.35	(<0.5%)	83
Checking accounts, other bank service charges	\$0.2	(<0.5%)	110	\$0.18	(<0.5%)	101	\$0.18	(<0.5%)	101
Online Entertainment and games	\$0.06	(<0.5%)	82	\$0.07	(<0.5%)	94	\$0.07	(<0.5%)	94
Cemetery lots, vaults, maintenance fees	\$0.05	(<0.5%)	88	\$0.06	(<0.5%)	103	\$0.06	(<0.5%)	101
Credit card memberships	\$0.04	(<0.5%)	75	\$0.05	(<0.5%)	84	\$0.05	(<0.5%)	86

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

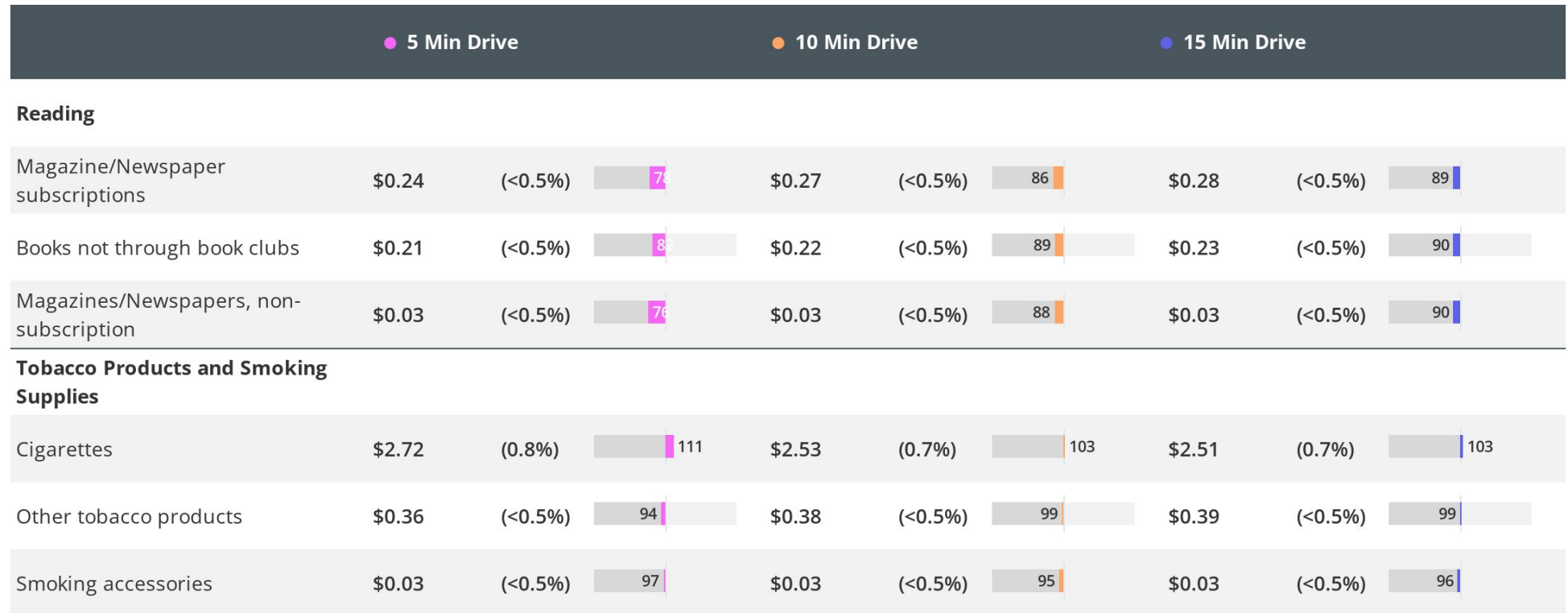
	5 Min Drive			10 Min Drive			15 Min Drive		
Safe deposit box rental	\$0.03	(<0.5%)	84	\$0.03	(<0.5%)	88	\$0.03	(<0.5%)	91
Miscellaneous personal services	\$0.02	(<0.5%)	74	\$0.03	(<0.5%)	8	\$0.03	(<0.5%)	83
Dating Services	\$0.01	(<0.5%)	98	\$0.01	(<0.5%)	98	\$0.01	(<0.5%)	98
Personal Care Products and Services									
Personal care products	\$3.55	(1.1%)	92	\$3.64	(1.1%)	94	\$3.67	(1.1%)	95
Personal care services	\$1.81	(0.6%)	83	\$1.98	(0.6%)	91	\$2.01	(0.6%)	92
Personal Insurance									
Life, endowment, annuity, other personal insurance	\$2.99	(0.9%)	8	\$3.27	(1%)	88	\$3.32	(1%)	89
Other non health insurance	\$0.22	(<0.5%)	7	\$0.25	(<0.5%)	88	\$0.26	(<0.5%)	92

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

Apr 1, 2022 - Mar 31, 2023

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide



Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

Tapestry Segmentation Area Profile

Item III. b.

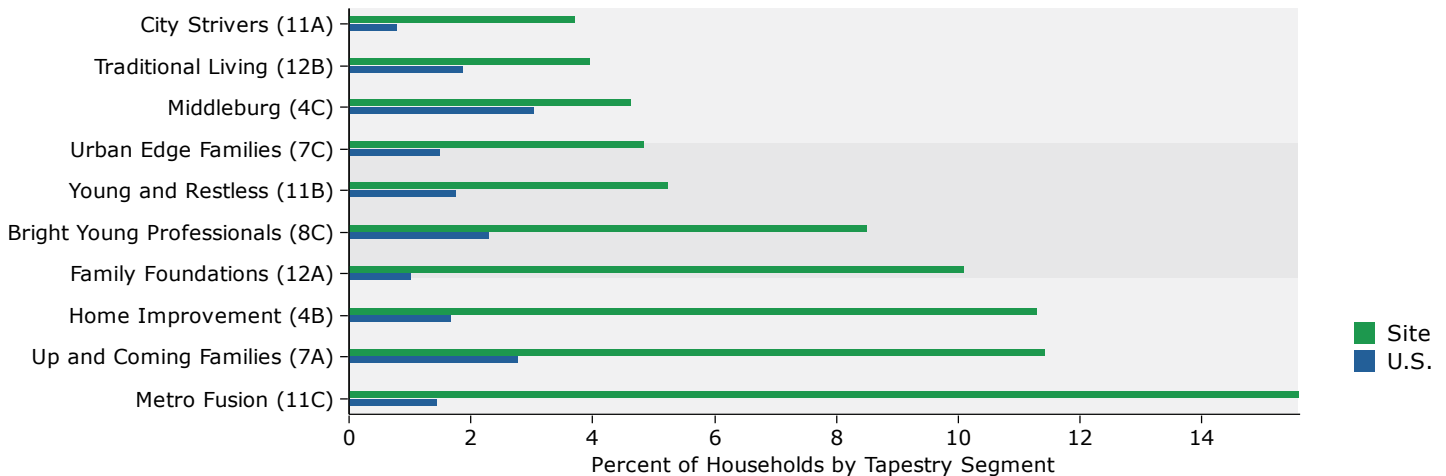
The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2022 Households		2022 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Metro Fusion (11C)	15.6%	15.6%	1.5%	1.5%	1072
2	Up and Coming Families (7A)	11.4%	27.0%	2.8%	4.2%	411
3	Home Improvement (4B)	11.3%	38.3%	1.7%	5.9%	668
4	Family Foundations (12A)	10.1%	48.4%	1.0%	7.0%	980
5	Bright Young Professionals (8C)	8.5%	57.0%	2.3%	9.3%	368
	Subtotal	56.9%		9.3%		
6	Young and Restless (11B)	5.3%	62.2%	1.8%	11.0%	296
7	Urban Edge Families (7C)	4.9%	67.1%	1.5%	12.6%	321
8	Middleburg (4C)	4.6%	71.7%	3.1%	15.6%	152
9	Traditional Living (12B)	4.0%	75.7%	1.9%	17.5%	210
10	City Strivers (11A)	3.7%	79.4%	0.8%	18.3%	471
	Subtotal	22.5%		9.1%		
11	Workday Drive (4A)	3.0%	82.4%	3.1%	21.3%	98
12	Hometown Heritage (8G)	2.9%	85.3%	1.2%	22.5%	247
13	Savvy Suburbanites (1D)	2.6%	87.9%	3.0%	25.5%	88
14	Green Acres (6A)	2.6%	90.5%	3.3%	28.7%	80
15	Front Porches (8E)	1.7%	92.3%	1.6%	30.3%	110
	Subtotal	12.8%		12.2%		
16	Set to Impress (11D)	1.3%	93.5%	1.4%	31.7%	93
17	NeWest Residents (13C)	1.1%	94.6%	0.8%	32.5%	134
18	Comfortable Empty Nesters (5A)	1.0%	95.6%	2.4%	34.9%	41
19	Down the Road (10D)	0.8%	96.4%	1.2%	36.1%	71
20	Salt of the Earth (6B)	0.8%	97.2%	2.8%	38.9%	27
	Subtotal	5.0%		8.6%		
	Total	97.2%		38.9%		250

Top Ten Tapestry Segments Site vs. U.S.



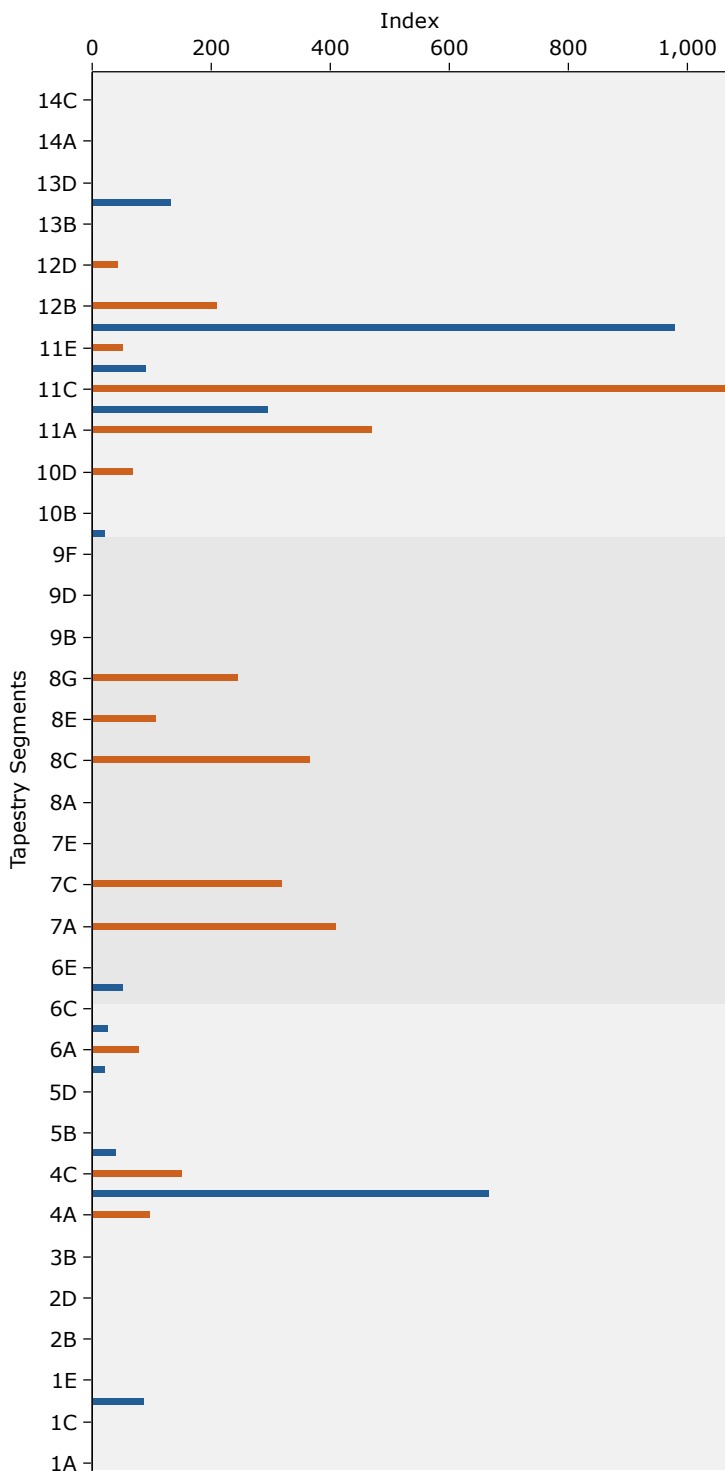
Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

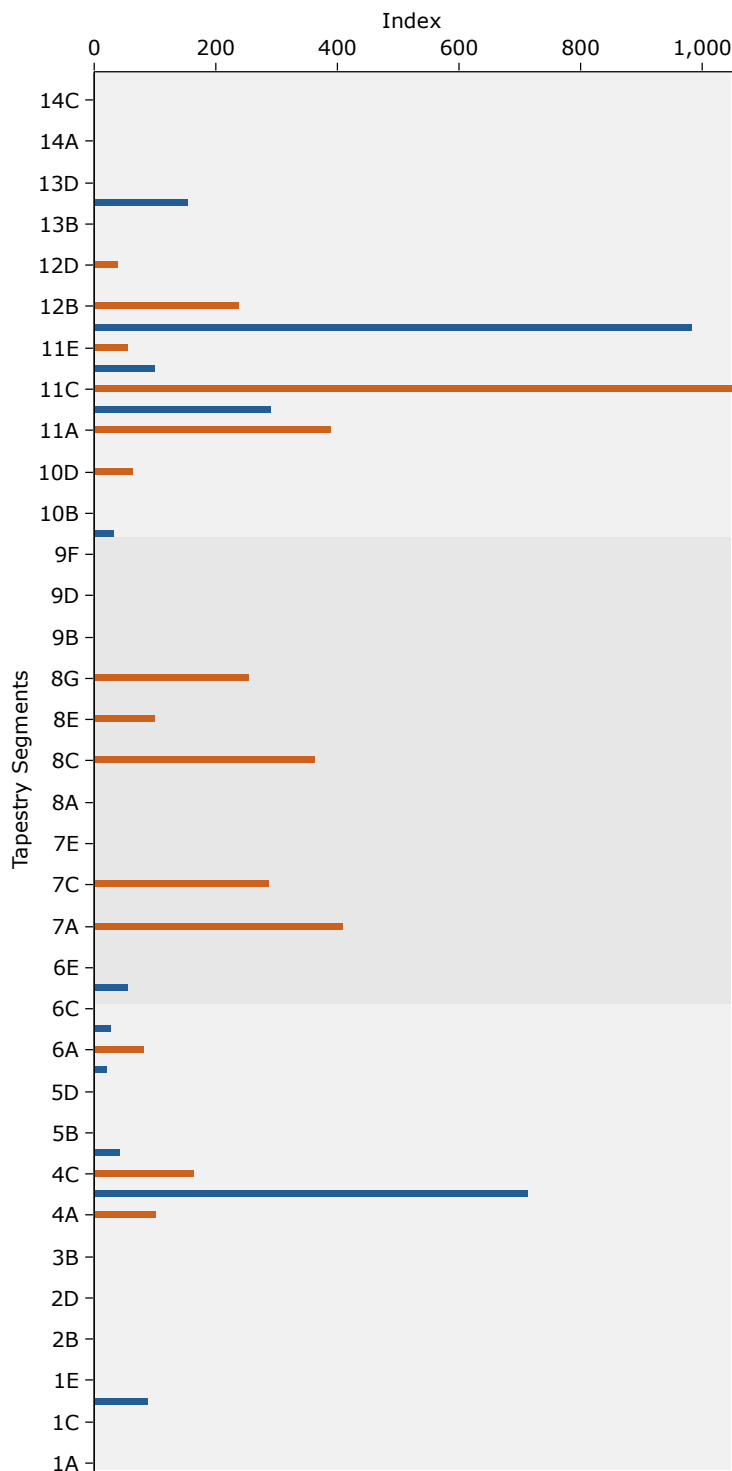
The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

2022 Tapestry Indexes by Households



2022 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Item III. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Tapestry LifeMode Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
1. Affluent Estates	1,709	2.6%	27	3,942	2.9%	27
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	1,709	2.6%	88	3,942	2.9%	90
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
2. Upscale Avenues	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	12,370	18.9%	243	29,056	21.5%	264
Workday Drive (4A)	1,960	3.0%	98	4,575	3.4%	104
Home Improvement (4B)	7,377	11.3%	668	17,612	13.0%	715
Middleburg (4C)	3,033	4.6%	152	6,869	5.1%	166
5. GenXurban	1,006	1.5%	14	2,226	1.6%	15
Comfortable Empty Nesters (5A)	640	1.0%	41	1,459	1.1%	44
In Style (5B)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	366	0.6%	23	767	0.6%	24
6. Cozy Country Living	2,531	3.9%	33	5,720	4.2%	36
Green Acres (6A)	1,690	2.6%	80	3,823	2.8%	84
Salt of the Earth (6B)	493	0.8%	27	1,144	0.8%	30
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	348	0.5%	54	753	0.6%	57
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Sprouting Explorers	10,641	16.3%	107	22,989	17.0%	202
Up and Coming Families (7A)	7,471	11.4%	411	16,347	12.1%	411
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	3,170	4.9%	321	6,642	4.9%	288
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Item III. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Tapestry LifeMode Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
8. Middle Ground	8,601	13.2%	121	16,260	12.0%	118
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	5,559	8.5%	368	10,357	7.7%	365
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	1,140	1.7%	110	2,105	1.6%	102
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	1,902	2.9%	247	3,798	2.8%	257
9. Senior Styles	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	997	1.5%	19	2,482	1.8%	23
Southern Satellites (10A)	463	0.7%	23	1,439	1.1%	34
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	534	0.8%	71	1,043	0.8%	66
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	17,213	26.4%	419	30,841	22.8%	416
City Strivers (11A)	2,431	3.7%	471	4,275	3.2%	391
Young and Restless (11B)	3,435	5.3%	296	5,680	4.2%	293
Metro Fusion (11C)	10,196	15.6%	1,072	18,747	13.8%	1,050
Set to Impress (11D)	840	1.3%	93	1,572	1.2%	100
City Commons (11E)	311	0.5%	54	567	0.4%	56
12. Hometown	9,548	14.6%	246	20,154	14.9%	268
Family Foundations (12A)	6,600	10.1%	980	13,882	10.3%	985
Traditional Living (12B)	2,587	4.0%	210	5,628	4.2%	239
Small Town Sincerity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	361	0.6%	45	644	0.5%	41
13. Next Wave	700	1.1%	27	1,691	1.2%	30
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	700	1.1%	134	1,691	1.2%	155
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Item III. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Tapestry Urbanization Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
1. Principal Urban Center	3,131	4.8%	66	5,966	4.4%	65
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	2,431	3.7%	471	4,275	3.2%	391
NeWest Residents (13C)	700	1.1%	134	1,691	1.2%	155
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	25,886	39.6%	162	50,272	37.1%	213
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	3,170	4.9%	321	6,642	4.9%	288
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	5,559	8.5%	368	10,357	7.7%	365
Metro Fusion (11C)	10,196	15.6%	1,072	18,747	13.8%	1,050
Family Foundations (12A)	6,600	10.1%	980	13,882	10.3%	985
Modest Income Homes (12D)	361	0.6%	45	644	0.5%	41
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	10,215	15.6%	86	19,350	14.3%	85
In Style (5B)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	1,140	1.7%	110	2,105	1.6%	102
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	1,902	2.9%	247	3,798	2.8%	257
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	3,435	5.3%	296	5,680	4.2%	293
Set to Impress (11D)	840	1.3%	93	1,572	1.2%	100
City Commons (11E)	311	0.5%	54	567	0.4%	56
Traditional Living (12B)	2,587	4.0%	210	5,628	4.2%	239
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Item III. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Tapestry Urbanization Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
4. Suburban Periphery	19,523	29.9%	93	44,702	33.0%	99
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	1,709	2.6%	88	3,942	2.9%	90
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	1,960	3.0%	98	4,575	3.4%	104
Home Improvement (4B)	7,377	11.3%	668	17,612	13.0%	715
Comfortable Empty Nesters (5A)	640	1.0%	41	1,459	1.1%	44
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	366	0.6%	23	767	0.6%	24
Up and Coming Families (7A)	7,471	11.4%	411	16,347	12.1%	411
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	3,567	5.5%	59	7,912	5.8%	65
Middleburg (4C)	3,033	4.6%	152	6,869	5.1%	166
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	534	0.8%	71	1,043	0.8%	66
Small Town Sincerity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	2,994	4.6%	28	7,159	5.3%	32
Green Acres (6A)	1,690	2.6%	80	3,823	2.8%	84
Salt of the Earth (6B)	493	0.8%	27	1,144	0.8%	30
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	348	0.5%	54	753	0.6%	57
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	463	0.7%	23	1,439	1.1%	34
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD 23-004 Food Truck/Vending

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): 01/22/24 & Click or tap to enter a date.

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director of Planning and Zoning

PURPOSE: A request to amend and update Article 19 (Mobile Food Vendors) of Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations) and Article 4 (Use Regulations,) Article 9 (Definitions/Maps) of Chapter 27 (Zoning Ordinance) regarding Food Trucks/Vending.

FACTS: There are no zoning regulations for Food Trucks.

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

RECOMMENDED ACTION: Approve Click or tap here to enter text.

ATTACHMENTS:

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



TO: Mayor and City Council

PREPARED BY: Tre'Jon Singletary, Sr. Planner
Planning and Zoning Department

SUBJECT: Text Modification (TMOD-23-004) Food Truck/Vending

ADDRESS: City-Wide

MEETING DATES: August 10, 2023 (**CPIM**) | August 14, 2023 (**Work Session**) | September 5, 2023 (**PC**) | November 13, 2023 (**Work Session**) | December 11, 2023 (**MCC/ Fee Announcement**) | January 22, 2024 (**MCC/ First Read**) | February 12, 2024 (**Work Session**) | February 26, 2024 (**MCC/ Second Read**)

SUMMARY: To amend the Stonecrest Ordinance Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations), Article 19 (Mobile Food Vendors), Chapter 27 (Zoning Ordinance), Article 4 (Use Regulations), and Article 9 (definitions/Maps) regarding Food Trucks.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL with a modification to add a reference to mobile barbecue pits, mobile stoves, etc.



TMOD-23-004

Planning and Zoning Department

FACTS AND FINDINGS

- There are not existing Zoning Regulations for Food Truck with Zoning Ordinance
- Current “Vending Operations Rules” exist in Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)
- Staff is proposing the following changes:
 - ❖ Removing “Mobile Food Vendors” from Chapter 15
 - ❖ Allowing Food Trucks in certain zoning districts
 - ❖ Implementing regulations for Food Truck within Chapter 27

Attachment(s) Included:

- **Revisions to Stonecrest’s Ordinance regarding Food Trucks**

COMMUNITY PLANNING INFORMATION MEETING MINUTES SUMMARYStonecrest City Hall- 6:00 PM **Spoke-in-Person Meeting***August 10, 2023**

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

Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address planning-zoning@stonecrestga.gov by noon the day of the hearing August 10, 2023. The Zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

- I. **Introductions:** Director Ray White, Deputy Director Matthew Williams, Planner Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance.
- II. **Presentations:** Upcoming Cases Presented by Deputy Director Matthew Williams, Planner Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown
 - **SLUP22-016**
 - **SLUP23-007**
 - **SLUP23-008**
 - **V23-005**
 - **TMOD23-004**

III. **Presentations**

*Deputy Director Matthew Williams, Planner Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown Presented **SLUP22-016, SLUP23-007, SLUP23-008, V23-005, and TMOD23-004***

Purpose and Intent

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

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

Bridge the relationships between developers, residents, and staff

Occurrence

Every 2nd Thursday of each month

Announcements

Visit the City of Stonecrest's Planning and Zoning website to access the *Project Viewer*.

SLUP22-016 presented by Cobi Brown

SLUP22-016

1352 Regal Heights Drive

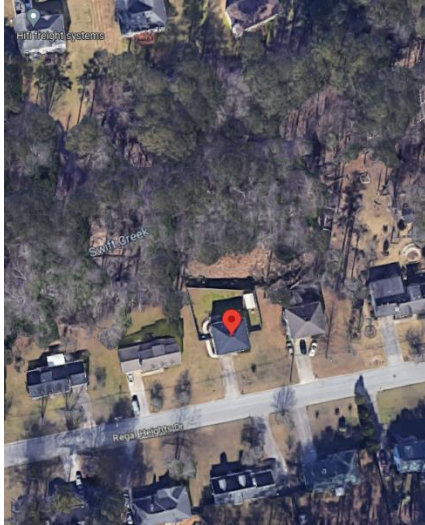
Stella Akolade

Petitioner is seeking a Special Land Use Permit (SLUP) to operate a Personal Care Home for up to three (3) persons.

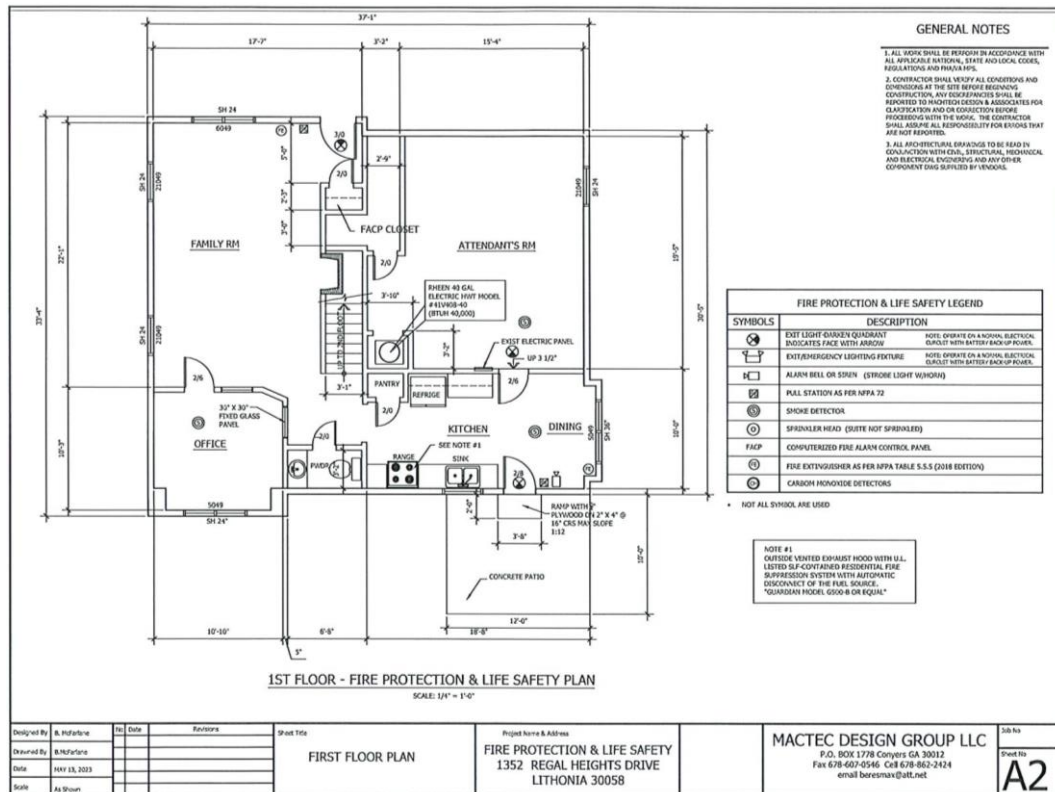
Future Land Use- Suburban Neighborhood (SN)

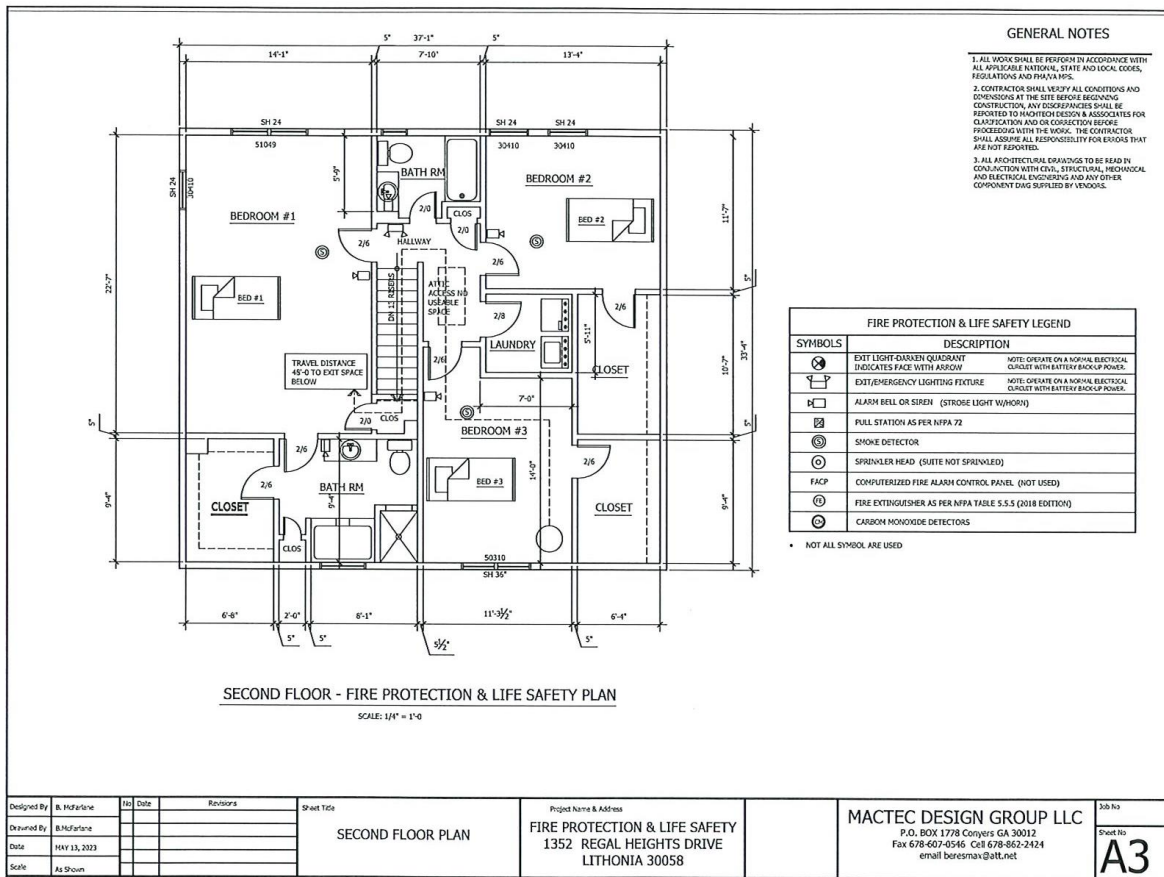
Zoned- R-100 Residential Medium Lot

Aerial Map and Submitted Photo-



Submitted Floor Layouts-





Sec. 4.2.41. – Personal Care Homes & Child Caring Institutions

A. Personal care homes, general requirements.

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

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

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

Stella Akolade the applicant came to the stand. She stated that this will be a personal care home for people with developmental disabilities that the government encourages to integrate into the community. You cannot easily tell that these people have a disability.

Malika Wells resident of Stonecrest came to the stand. She asked if the applicant was currently living in the home and the length of time she stayed there.

Stella Akolade stated that she does and that she has been there since 2021. Once the business is established it will be her primary residence.

SLUP23-007 Presented by Abeykoon Abeykoon

SLUP23-007

2547 Lithonia West Drive

Hanna Casswell of Casswell Design Group, LLC

Petitioner is seeking a Special Land Use Permit (SLUP) to operate an Asphalt Plant.

Future Land Use- Light Industrial (M)

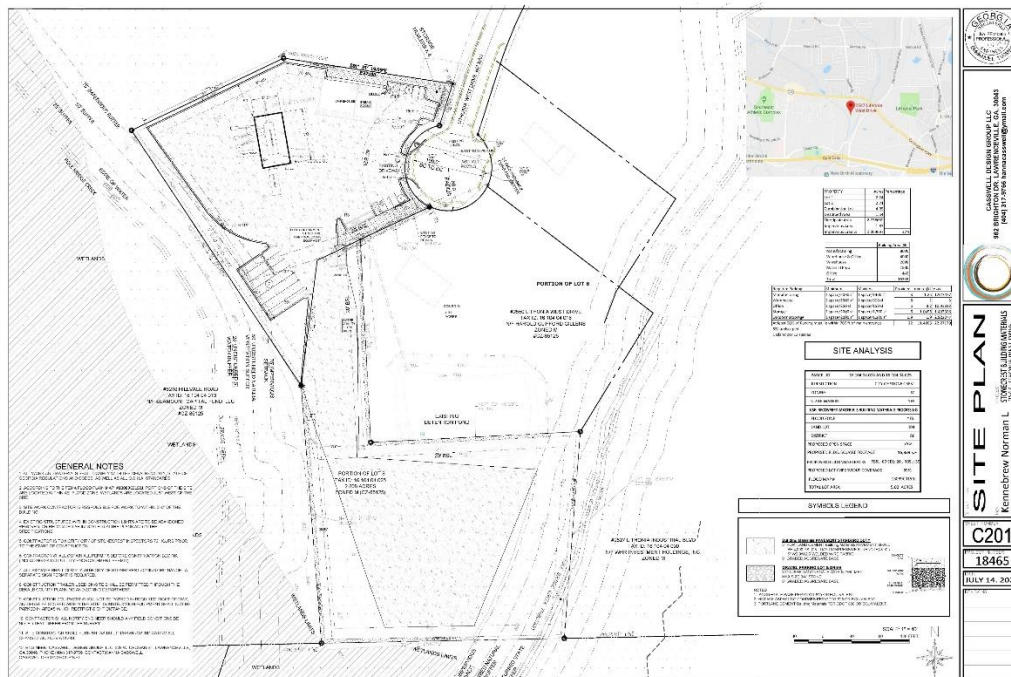
Zoned- M – Light Industrial

Aerial Map and Submitted Photo-





Submitted Floor Layout-



Hannah Caswell the applicant and representative for the company came to the stand.

Renee Kale a resident of District Four came to stand. She asked about the amount of asphalt/concrete produced per year

Hannah Caswell referred to the owner to answer some of the questions and also stated that the owner gets materials from repurposed buildings and recycles them.

Renee Kale asked if it was a concrete or asphalt plant and stated that both are dangerous for the community and our lungs. She listed some of the harmful chemicals that can be found in the materials.

Malika Wells a district four resident came to the stand. She asked for further clarification of what type of business is conducted on the site.

Ron Kennebrew the owner answered that they manufacture concrete.

Malika Wells also asked why they need a special land use permit

Matthew Williams the Deputy Director stated that it is required by code

Malika Wells asked if it was a new use

Ray White the Director stated that it is the same use and that the reason why we have the SLUP is that certain uses require certain other factors to be considered to make sure that those factors are considered essentially going forward such as making sure that they adhere to all the state and federal regulations that if there are environmental concerns those things are addressed and that the applicant has those certifications as it relates to federal state regulations

Bernie Knight chairman of Stonecrest Industrial Council came to the stand. He stated that the applicant originally tried to rezone from light to heavy industrial and wanted to know what happened to that application.

Ray White stated that the application was withdrawn.

Bernie Knight asked if the property would be leased to a third party or if the owner would operate the plant himself

Hannah Caswell stated that the owner plans to operate the plant.

Bernie Knight believes that this is a bad location for the business reasons being the area is transitioning and there are residential neighborhoods there. Does not support application.

SLUP23-008 Presented by Abeykoon Abeykoon

SLUP23-008

6419 Rockland Road

Joel Burkholder

Petitioner is seeking a Special Land Use Permit (SLUP) to construct a Short-Term Vacation Rental.

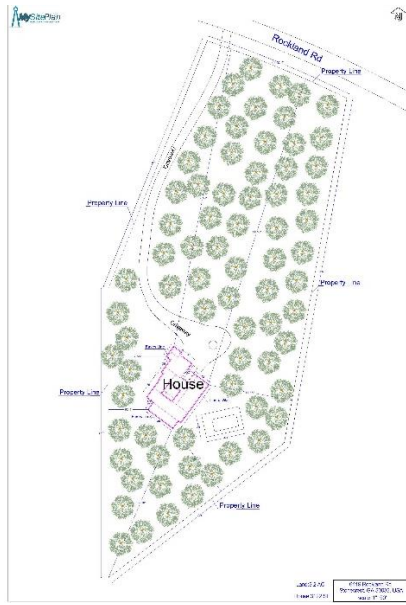
Future Land Use- Rural Residential (RR)

Zoned- R-100 – Residential Medium Lot

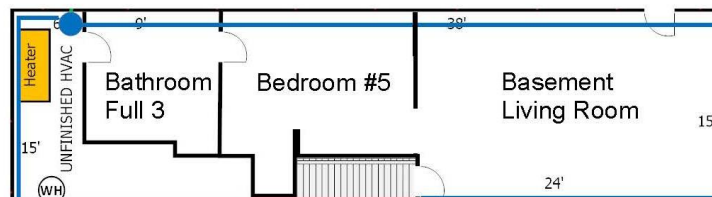
Overlay Zoning- Arabia Mountain

Aerial Map and Site Plan-





Joel Buckholder
Customer #316430



Sec. 4.2.58. – Short Term Vacation Rental

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

The applicant was not present at this meeting. There were no attendees to speak for or against the petition.

V23-005 Presented by Matthew Willaims

V23-005

2375 Panola Road

Battle Law P.C. on behalf of Atlanta Residential Investors LLC

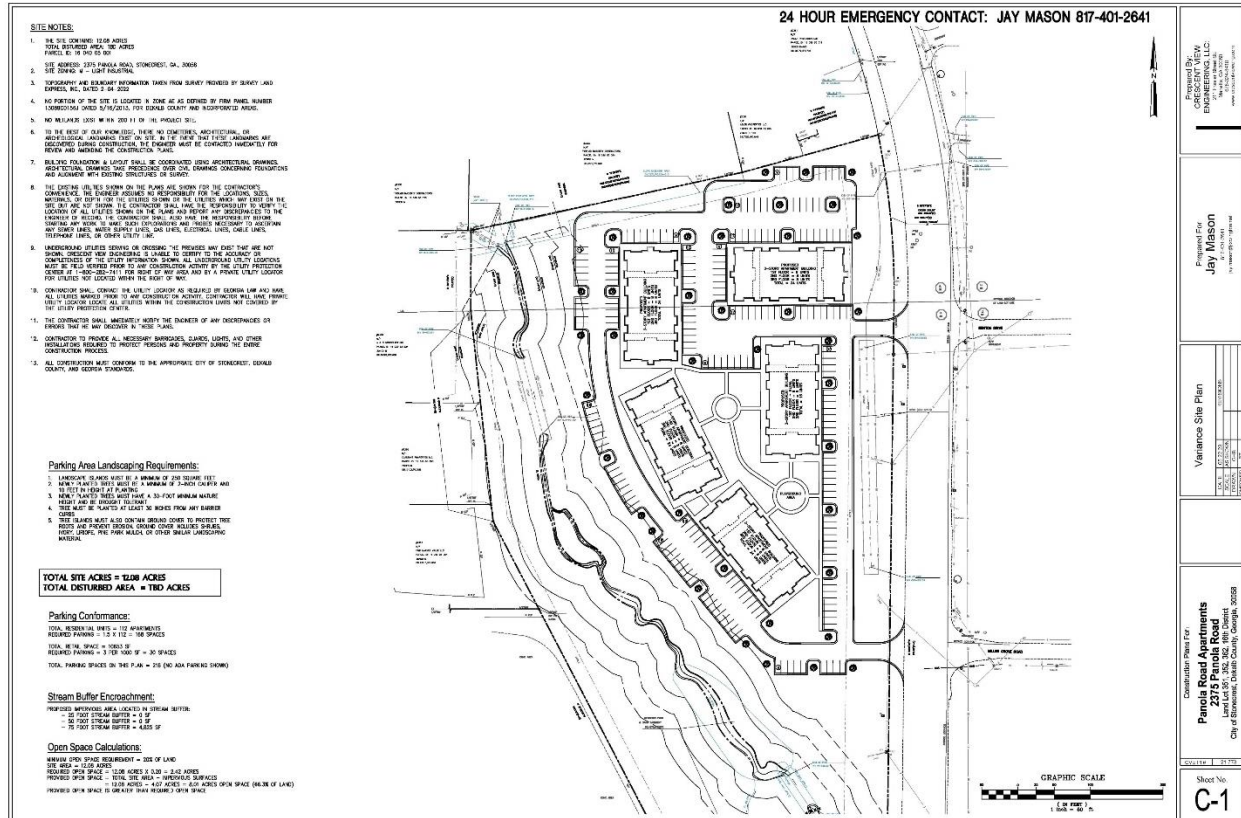
Petitioner is seeking a Variance to reduce stream buffer from seventy-five (75) feet to fifty (50) feet.

Future Land Use- Light Industrial (M)

Zoned- M – Light Industrial

Overlay Zoning District- I-20 Tier 2

Aerial Map and submitted site plan-



Chapter 14 (Land Development) – Article 7 (Stream Buffer) – Sec. 14-543 (Minimum Stream Buffer Requirements)

- (a) Stream buffers are established along all perennial and intermittent streams in the City. These required stream buffers begin at the stream bank and extend 75 feet away from the stream. The buffers must remain undisturbed except as otherwise provided in [section 14-544](#).
- (b) Any new stormwater discharge crossing a stream buffer or state buffer zone must be designed to ensure that sheet flow is established through the stream buffer and to prevent channelized flow through the stream buffer.
- (c) Piping of streams is not allowed in required stream buffers unless a variance is granted.

Michelle Battle with Battle Law came to the stand.

Angela Ash resident of district four came to the stand. She asked about the state-federal requirement and if there will be any negative effects.

Michelle Battle stated that for the 75-foot stream buffer, the first 25 feet is required by the state of Georgia with regards to protecting the stream bank. You cannot encroach into that area without a permit from the state and the remaining 50 feet of the 75 feet is regulated by the city. This particular stream buffer request is at the rear of the site and in her opinion, there is no negative impact on the stream caused by the reduction of the stream buffer by 25 feet. They will have water quality system as well as detention on the site.

Malika Wells district four resident asked what will be on the site

Michelle Battle stated that they would like to develop apartments.

Malika Wells asked why the site plan touches on the buffer line

Michelle Battle She believes they could request the variance because of the shape of the parcel and the fact that the stream buffer takes up the entire rear portion of the site. They looked at different designs for the site but chose this one to include all the required parking and keep the site aesthetically pleasing. They believe that they can still protect the stream and put in a design that is visually acceptable along with the parking that is necessary to meet the code requirements.

Angela Ash resident of district four stated that stream buffers protect the water bodies from the impacts of human activities. She does not think that the variance should be granted. Stated that we need quality projects that are going to enhance Economic Development

Mia Harper a resident asked if there were any additional studies to help support Battle's opinion that there were no environmental impacts and she asked why the city established the 50 ft buffer.

Michelle Battle stated that they are providing for both water quality and detention on the site. There will be a tree study done for the site.

Ray White answered that the variance request are not taken likely and the final decision will be made at the Zoning Board of Appeals

TMOD23-004 Presented by Matthew Williams

TMOD23-004 Food Truck/Vending

City-Wide

Stonecrest Planning and Zoning Department

Petitioner is seeking to make amendments and updates to Article 19 (Mobile Food Venders) of Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations) and Article 4 (Use Regulations), Article 9 (Definitions/Maps) of Chapter 27 (Zoning Ordinance) regarding Food Trucks/Vending..

Amendments to Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

Article 19 – Mobile Food Vendors

Division 1. – Generally

Sec. 15.19.1. – Definitions.

~~Food truck means any motor vehicle used for vending of prepared food items to the public from designated food truck areas.~~

~~Food truck shall mean a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.~~

~~Vending cart means a vending cart at which prepared food, prepared non-alcoholic beverages, pre-packaged food and non-alcoholic pre-packaged beverages may be offered for sale.~~

~~Vending/Food cart means a pushcart which is designed to be readily movable from which food items are dispensed.~~

What Changed?

- Food Truck
 - Removed existing definition and implemented a new definition
- Vending Cart
 - Removed existing definition and implemented a new definition

*Amendments to Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)*Sec. 15.19.4. – ~~Vending operational rules: Reserved~~

~~(a) Hours of operation shall be between 7:00 a.m. and 6:00 p.m., or as previously approved by the City Manager or his designee in connection with a special event permit.~~

~~(b) Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.~~

~~(c) Vendors may offer items permissible for sale only.~~

~~(d) All vendors shall display their valid vending permits, photo identification card, and any required copies of licensing agreements at the valid vendor location.~~



TMOD-23-004

Planning and Zoning Department

~~(e) All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation in accordance with the requirements of section 15-19-3.~~

~~(f) Vending operations may not obstruct vehicular traffic flow except for up to 15 minutes to load and unload vending carts and merchandise.~~

~~(g) Vending operations, including, but not limited to, the display of merchandise and may not exceed the approved operating area.~~

~~(h) Vending carts and/or food trucks shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.~~

~~(i) Vending carts and/or food trucks should not occupy more than one standard parking space.~~

~~(j) Vending carts and/or food trucks shall not operate on vacant or undeveloped lots.~~

~~(k) Vending carts and/or food trucks shall be located within 100 yards of the principal structure of the lot upon which it intends to vend.~~

~~(l) Vending carts and/or food trucks are allowed to stay at any one place of operation for a maximum of four hours.~~

~~(m) Vendors offering prepared food shall obtain the proper authorization and permits from the DeKalb County Board of Health or the comparable department of another municipality.~~

~~(n) Vendors offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.~~

What Changed?

- Removed vending operations rules from Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

Amendments to Chapter 27 (Zoning Ordinance)

Article 4. – Use Regulations

Division 1. – Overview of Use Categories and Use Table



TMOD-23-004

Planning and Zoning Department

Sec. 4.1.3. – Use Table.

	KEY: P - Permitted use Pa - Permitted as an accessory use									SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)																
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2	
COMMERCIAL																										
Recreation and Entertainment																										
Food Trucks, Mobile Vending/ Food Carts													SA			SA	SA	SA	SA	SA					✓	

What Changed?

- Added Food Trucks, Mobile Vending/Food Carts to the Use Table
- Permits Food Trucks, Mobile Vending/Food Carts in the following zoning districts with an approved Special Administrative Permit (SA):
 - OI – Office Institutional
 - C-1 – Local Commercial
 - C-2 – General Commercial
 - OD – Office Distribution
 - M – Light Industrial
 - M2 – Heavy Industrial

Amendments to Chapter 27 (Zoning Ordinance)

Division 2. – Supplemental Use Regulations**Sec. 4.2.67. – Food Trucks, Mobile Vending/Food Cart.**

All Food Trucks shall comply with the following:

A. Permit.

1. All Food Trucks, Mobile Vending/Food Carts require a Special Administrative Permit to operate within the city.
2. The Food Truck, Mobile Vending/Food Cart Permit shall be valid for a period of one – calendar year after issuance and applicable to the approved site only.
3. Any condition of zoning or provision of the Stonecrest and Dekalb County's zoning ordinance that prohibits a food truck use on a property shall supersede this section.



TMOD-23-004

Planning and Zoning Department

4. Food Trucks, Mobile Vending/Food Carts shall maintain and display plainly all current city, Dekalb County, State of Georgia, and federal licenses and shall follow all laws of the state and county health departments, or any other applicable laws.

B. Permitted locations.

1. Allowable districts: OD, OI, C-1, C-2, M, M-2, and accessory to institutional uses, such as a place of worship or a school, or for the benefit of community interest; determined by Planning and Zoning Department.
2. Food Trucks, Mobile Vending/Food Carts shall be required to park on paved surfaces.

C. Restricted locations.

1. No Food Trucks, Mobile Vending/Food Carts shall be located within 250 feet of a residential structure(s).
2. All Food Trucks, Mobile Vending/Food Carts shall be located a minimum of 200 feet from any eating establishment and 100 feet from any retail store that sell food unless both the property owner(s) (as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS) or if the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership) and lease holder(s) of said eating establishment/retail store grant written notarized permission for the Food Trucks, Mobile Vending/Food Cart to be located closer than this minimum setback.
3. Food Trucks, Mobile Vending/Food Carts' vendors shall not be located within 25 feet of any right-of-way, entryway, curb-cut or driveway.
4. Sales near Schools. No person shall dispense any item, at any time, including food, from an ice cream truck parked or stopped within 500 feet of the property line of a school between 7:30 a.m. and 4:00 p.m. on regular school days; unless granted with written notarized permission from current school's Principal.

*Amendments to Chapter 27 (Zoning Ordinance)***D. Hours of operation.**

1. The hours of operation shall be between the hours of 7:00 a.m. to 8:00 p.m., Sunday through Thursday and between the hours of 7:00 a.m. to 10:00 p.m., Friday through Saturday.
2. Food Trucks, Mobile Vending/Food Carts shall not operate on any private property without the prior consent of the property owner(s). The applicant shall provide a notarized written permission statement of the property owner(s) as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS). If the current ownership has recently changed and does not match the GIS record the



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Planning and Zoning Department

applicant may provide a copy of the new deed as proof of ownership. A 24-hour contact number of the property owner(s) shall be provided along with permit application.

E. Parking.

1. Food Trucks, Mobile Vending/Food Carts should not occupy more than two standard parking spaces.
2. No Food Truck, Mobile Vending/Food Cart shall be housed or stored within a residential zoning district.

F. Signage.

1. Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.

G. Lighting/Noise.

1. Food Trucks, Mobile Vending/Food Carts shall not emit sounds, outcry, speaker, amplifier, or announcements.

H. Waste Disposal.

1. Food Trucks, Mobile Vending/Food Carts are responsible for the proper disposal of waste and trash associated with the operation. Food Trucks, Mobile Vending/Food Carts shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety. No liquid waste or grease is to be disposed of in tree pits, storm drains, sanitary sewers, onto the sidewalks, streets or other public or private space. A written waste management plan indicating plans for waste handling, sanitation, litter collection/prevention, recycling, and daily cleanup procedures shall be submitted with the Special Administrative Permit application.

What Changed?

- Added supplemental regulations for Food Trucks, Mobile Vending/Food Carts

Amendments to Chapter 27 (Zoning Ordinance)

Article 9. – Definitions/Maps

Sec. 9.1.3. – Defined terms.

Food truck means a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.

Vending means vending activity as permitted on privately-owned commercial or industrial property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.

What Changed?

- Added definitions for Food trucks and Vending

Amendments to Appendix A – (Schedule of Fees)

PROPOSED 90 DAY FOOD TRUCK PERMIT			PROPOSED TEMPORARY FOOD TRUCK PERMIT		
Permit Fee	\$350.00	Inside and Outside jurisdiction.	Permit Fee	\$250.00	Inside and Outside jurisdiction.
Approved Period	90 Days	These are 90 designated consecutive days.	Approved Period	3 Days	These are 3 designated consecutive days.
Number of Locations	3	Food Truck can serve up to 3 locations during days of operation.	Number of Locations	2	Food Truck can serve up to 2 locations during days of operation.
Operational Restrictions	3 Days	Food Truck can only operate a maximum of 3 days per week.	Operational Restrictions	3 Days	Food Truck can only operate a maximum of 3 days per week.
Permit Amendments	\$115.00	Updating permit to remove or add a new location.	Permit Amendments	\$115.00	Updating permit to remove or add a new location.

Matthew Williams explained the difference between inside and outside jurisdiction. “Outside” refers to the food trucks that are outside of the city in unincorporated Dekalb County and the surrounding counties that are interested in doing business within the city and “inside” refers to the food truck owners that are originally based in the city.

They will only be permitted in C1-local commercial, C2- general commercial, OI- office institutional, OD- office distribution, M- light industrial, and M2- Heavy Industrial.

Malika Wells, a resident of the city came to the stand. She asked about the 90 day period for the permit and if there were any changes made to Chapters 15 and 27. She also asked if food trucks will be provided with a list of approved locations for their services as well as what will be done if traffic occurs if a food truck is popular.

Matthew Williams stated that in the Special Administrative Permit process a site plan is required, addresses they have in mind, and a document stating the property owner's permission. Certain locations are off-limits and there are also distance requirements.

He also stated that the permit is valid up to one year and an applicant is approved for 90 consecutive days.

Glenda Jordan a resident of district one came to the stand. She stated that the permit does not give an applicant a right to use the permit occasionally and did not agree with the fees.

An Attendee asked who determines the prices

Matthew Williams stated that the planning and zoning department works with the finance department.

Rakia Murphey came to the stand to state that a doable plan should be made if the city wants vendors to conduct business here. The city should not be greedy, and the money will eventually come.

Upcoming Meetings

- Public Hearing will be held for presented items during:
 - Planning Commission
 - September 9, 2023
 - 6 PM
 - Council Chambers
 - Mayor & Council
 - September 25, 2023
 - 6 PM
 - Council Chambers
 - Zoning Board of Appeals
 - September 19, 2023
 - 6:30 PM
 - Council Chambers

Meeting ended at 7:11 p.m.

APPROVED:

Tre'Jon Singletary 01/02/2024
PLANNING AND ZONING DEPARTMENT MANAGER Date

ATTEST:

Cabi Brown 12/7/2023
SECRETARY Date

PLANNING COMMISSION MEETING MINUTES SUMMARY

Stonecrest City Hall- 6:00 PM *Spoke-in-Person Meeting

September 5, 2023

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

Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address planning-zoning@stonecrestga.gov by noon the day of the hearing August 1, 2023. The zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

I. **Call to Order:** Chairman Eric Hubbard (District 3) called the Spoke-in-Person meeting to order at 6:00 PM.

II. **Roll Call:** Chairman Hubbard (District 3) called the roll. Commissioner Joyce Walker (District 2), and Commissioner Lemuel Hawkins (District 5) were present. Commissioner Pearl Hollis (District 4) was absent and the District I seat is currently vacant.

Planning Director Ray 'White, Deputy Director Matthew Williams, Senior Planner Tre' Jon Singletary, and Planner Abeykoon Abeykoon were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.

III. **Approval of Minutes: The Planning Commission Meeting Minutes Summary dated August 1, 2023.** Chairman Hubbard called for a motion to approve the Planning Commission meeting Minutes Summary dated **August 1, 2023** and moved by Chairman Hubbard. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.

IV. **Approval of the Agenda:** Chairman Hubbard called for a motion to **APPROVE THE AGENDA**. Commissioner Hawkins motioned to **APPROVE THE AGENDA**. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.

V. **Presentations: Upcoming Cases Presented by: Matthew Williams, Deputy Director**

- **RZ-23-003**
- **SLUP22-016**
- **SLUP23-007**
- **SLUP23-008**
- **TMOD23-004**

VI. **Old Business: RZ-23-003**

VII. **Announcements**

Dr. Ray White Retirement and Voting

VIII. **Presentations**

The Deputy Director Matthew Williams Presented all cases above

RZ-23-003

- 4700 Browns Mill Road
- Battle Law PC on behalf of applicant, Ray of Hope Christian Church Disciples of Christ, Inc.
- Applicant is seeking a major modification of conditions of the subject property to change the conditions from zoning case number CZ-05-32, to allow for 46 Single-Family Detached Dwellings

Commissioner Hawkins asked for designs and site plans relating to the proposal to the last meeting.

Matthew Willaims states that the documents asked for in the last meeting were not sent over by the applicant

The applicant also was not present

SLUP22-016

- 1352 Regal Heights Drive
- Stella Akolade
- Petitioner is seeking a Special Land Use Permit (SLUP) to operate a Personal Care Home, Group.

Facts and Background

- CPIM (Community Planning Information Meeting) was held on August 10th
- Petition is considered a Type II Home Occupation
- Applicant is proposing to host no more than three (3) individuals within home
- Existing structure is approximately 2,478 sq. ft.
- Applicant must obtain approval of SLUP (Special Land Use Permit) and Business License prior to operations

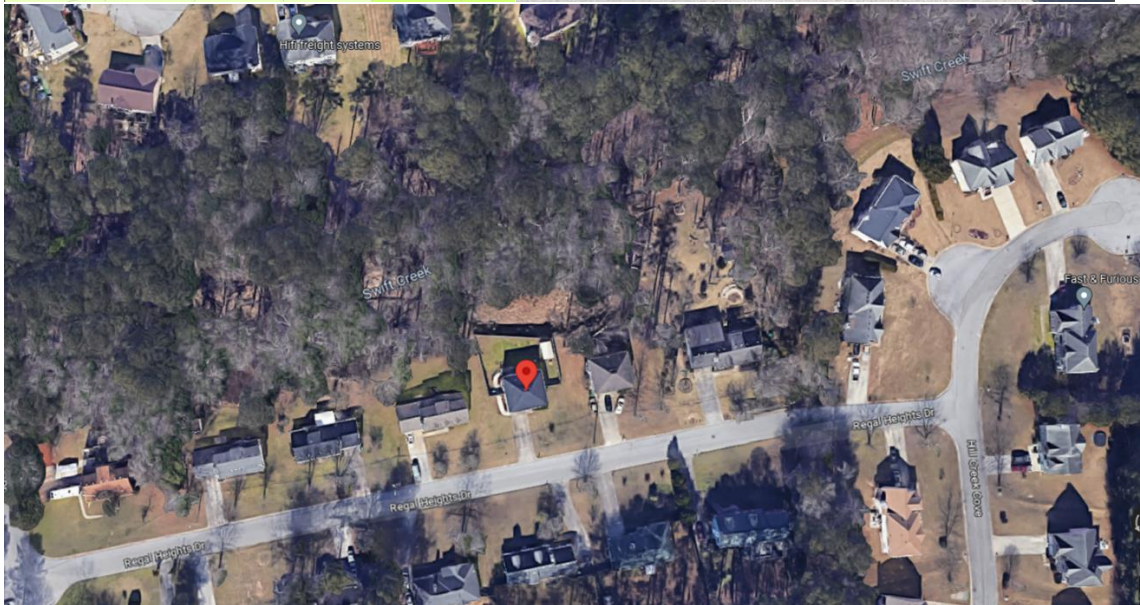
Future Land Use/Character Area

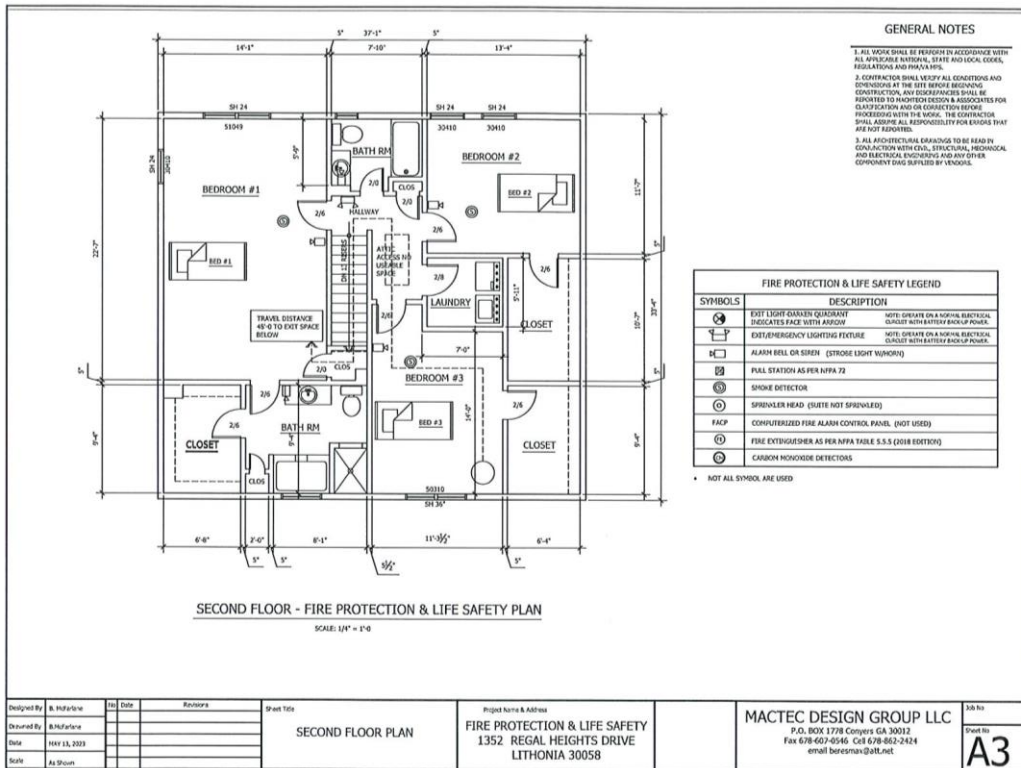
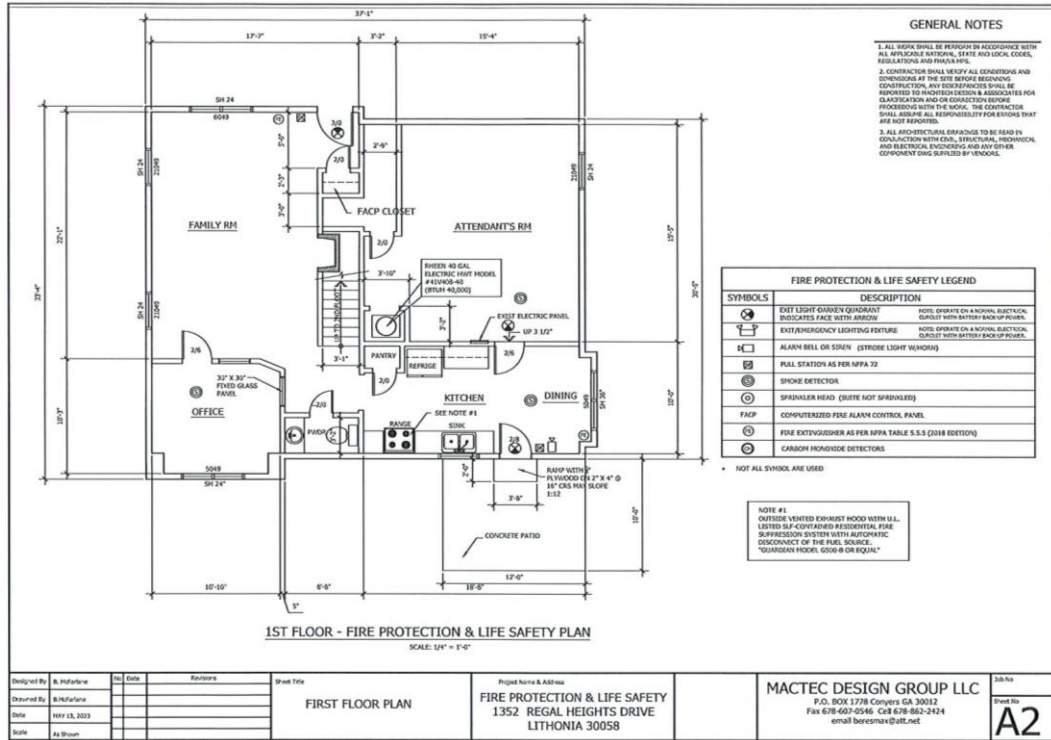
Suburban Neighborhood (SN)

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.



Zoning- R-100 Residential Medium Lot





Sec. 4.2.41. – Personal Care Homes & Child Caring Institutions

A. Personal care homes, general requirements.

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

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

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

Staff recommends **APPROVAL** with the following condition(s):

1. Applicant must comply and remain in compliance with [Sec. 4.2.41. - Personal care homes and child caring institutions](#); and
2. Applicant must comply and remain in compliance with all International Building Code regarding care facilities within a dwelling.

Chairman Hubbard asked if the applicant agreed to the two conditions

Matthew Williams stated that is a requirement

Public Hearing was opened

Stella Akolade (The applicant) came to the stand to speak on her petition and stated that it will be for individuals with development disabilities, staff will be with them all of the time, and the individuals who stay at the home are comparable to living with a family member

Commissioner Hawkins asks if there was a meeting with the community and what type of individuals will be staying there

Matthew Willaims mentions that there was a CPIM meeting

Ms. Akolade mentions that it will be adults in the age range 18 to late 70s

There was no one to speak in favor of the application but one to speak in opposition.

Charles Spivey has been living across the street from this property since 1995. He stated that there was a citizen who previously owned this home and operated the same type of business. During that time traffic was an issue, parking was also an issue and people would park in front of his home including the employees, and the police were called at times.

Commissioner Walker asked if the neighborhood had an HOA and if there were any issues regarding the age range of the residents when the previous owners were there

Mr. Spivey stated that there was not an HOA which is why he enjoyed moving there because all of the neighbors were in agreement with the upkeep of the neighborhood. He stated that his youngest daughter had an issue because there was a man that would stare at her and smoke but there were never any confrontations.

The biggest problem was parking in the street because the driveway is steep.

Ms. Akoldale stated that she has been in this industry for a while because she was a registered nurse. She visited the home before the previous owner left. The driveway is a good size and she does not like parking on the street. She also stated that she would make sure to work with her neighbors before operating.

Commissioner Hawkins asked if there is someone at the house full-time and why would the individuals need to stay there.

Ms. Akolade stated that she will stay in the home and an individual (staff member) would be there full-time. Individuals will stay there if they have intellectual development disabilities.

Commissioner Walker asked why the previous owner left

Ms Akoldae stated that the owner said that she was tired.

Public hearing was closed for discussion.

Commissioner Walker asked if there were any other personal care homes in this area

Director Ray White stated that they did not have an estimate

Commissioner Hawkins was concerned about the individual who was in opposition

Chairman Hubbard made a motion to approve the petition with the conditions made by the department.

Commissioner Hawkins seconded the motion and it was **Approved** by unanimous **Approval**.

SLUP23-007

- 2547 Lithonia West Drive

- Hanna Casswell of Casswell Design Group, LLC
- Petitioner is seeking a Special Land Use Permit (SLUP) to operate an Asphalt Plant.

Facts and Background

- CPIM (Community Planning Information Meeting) was held on August 10th
- Applicant sought to rezone property in 2020; applicant withdrew rezoning application
- Currently existing has a licensed business as a Concrete Plant
- Subject property is surrounded by industrial zoned parcels
- The Applicant is proposing to be an enclosed concrete plant
- Proposed hours of operation will be 7:00 AM – 7:00 PM

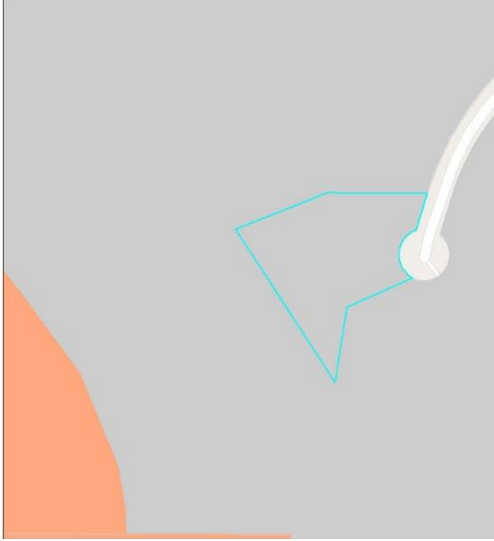
Future Land Use/Character Area

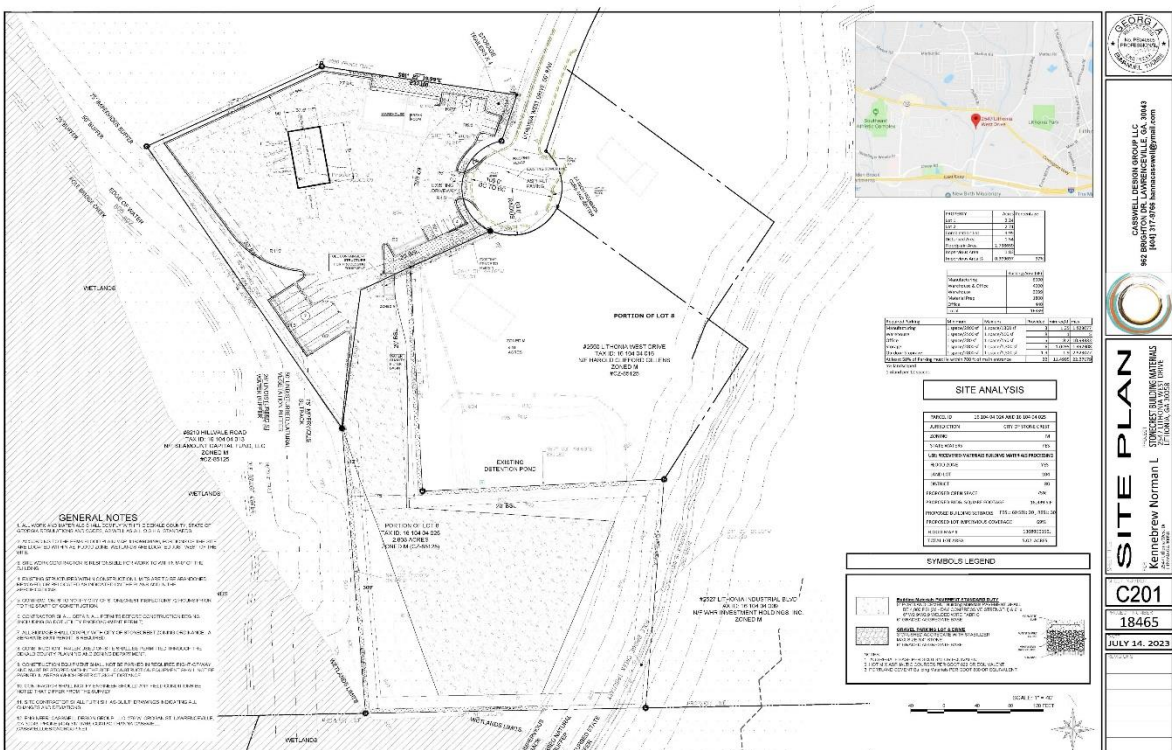
Light Industrial (M-LI)

The intent of the Light Industrial Character Area is to identify areas that are appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.



Zoning Map- M Light Industrial





Staff recommends **APPROVAL** with the following condition(s):

1. Applicant must submit a building permit prior any structures being constructed and;
2. Applicant must comply and remain in compliance with all federal, state, county, and local environmental ordinances.

Public Hearing was opened

Antonio Vile representative of The Applicant Ron Kennedy came to the stand. He stated it was brought up by staff that there was an application that was submitted in 2020. They made it to the city council but withdrew the application. He and his client want to make sure that they are in compliance.

Commissioner Hawkins asked how long they had been in business

Ron Kennedy stated that they have been 404Concrete since 2016, but have been in that location since 2020.

Commissioner Walker asked about the community meetings.

Hanna Caswell another representative for the company came to the stand. She stated that there were people who were in opposition, but they did not live in the area. This was during the time of the first rezoning application. She also explained that the property was originally zoned M1 but they wanted to do M2 at the time.

Commissioner Walker asked if they were in operation at the moment

Antonio Vile states They are currently operating

Attorney Bernie Knight came to the stand to speak in opposition. He thinks the application should be deferred. Asphalt should not be on the application because it is a concrete plant. The plant has been operating for years without the proper zoning and proper permits. He has nothing against the applicant. It is a heavy industrial use. There should not be heavy industrial usage added south of Covington Highway.

Dave Marcus a Stonecrest resident of 32 years spoke in opposition because they have been operating illegally. He doesn't believe that the people who attended the community meeting did not live in the area. Concerned about the previous application. He agrees with Bernie Knight about location. It leaves a bad taste in his mouth and asks that the Planning Commission deny the application.

Anthony Vile came back to the stand for rebuttal. The previous application is the past and the staff is aware of what happened. They have been operating with no issues and have been in communication with the city. They have paid fines and other fees needed for the application.

They are within the ordinance and right to operate. They have done everything required and ask that they approve.

Item III. c.

The floor opened for discussion

Commissioner Hawkins mentions that he agrees that concrete is heavy industrial, but the usage is allowed within the light industrial according to the code. If there is an issue then the public can communicate with staff for amendments. The code allows it and they have to follow code.

Commissioner Hawkins approves the application with conditions recommended by staff. Chairman Hubbard seconded this motion. Commissioner Walker voted against it.

The application still passes

SLUP23-008

- 6419 Rockland Road
- Joel Burkholder
- Petitioner is seeking a Special Land Use Permit (SLUP) to operate a Short-Term Vacation Rental.

Facts and Background

- CPIM (Community Planning Information Meeting) was held on August 10th
- The existing dwelling is approximately 3,122 sq ft.
- Existing dwelling consists of four (4) bedrooms, 1.5-bathroom, family room, dining room, kitchen, outside courtyard, living room, mudroom hallway, laundry room on the main level
- Additionally, one (1) bedroom, full bathroom, and living room located in basement
- Section 4.2.58 (Short Term Vacation Rental (STVR)) lists eleven (11) supplemental regulations applicant must abide by

Future Land Use/Character Area

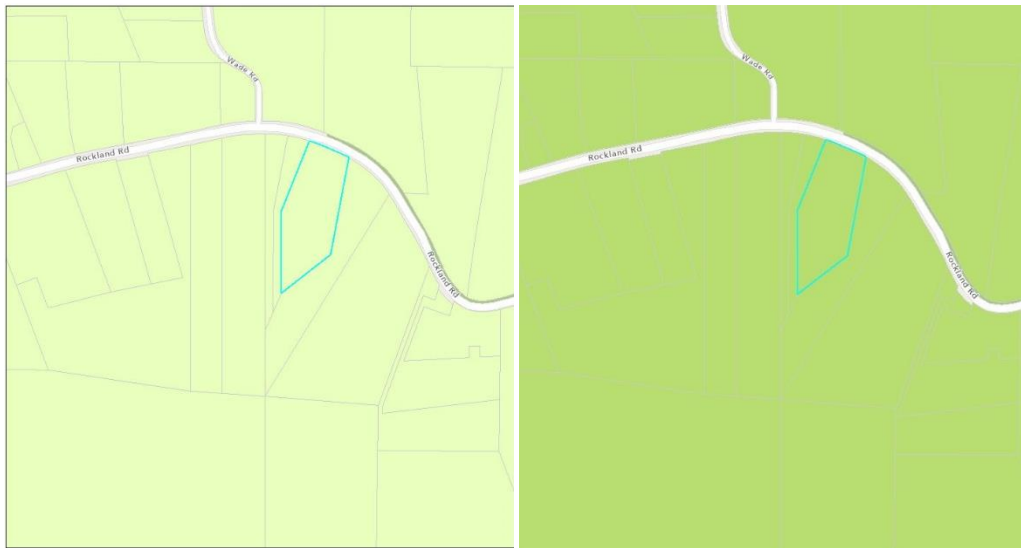
Rural Residential (RR) Character Area

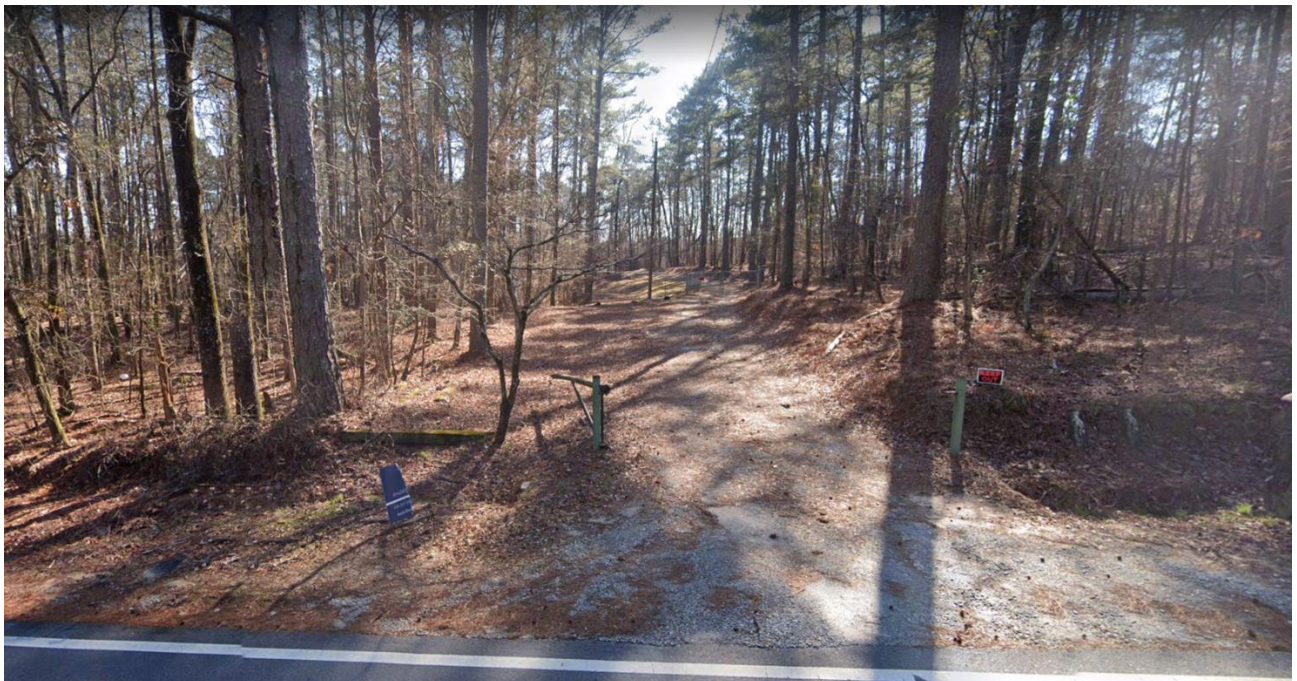
The purpose of the Rural Residential category is to provide for areas that are suitable for low-density housing with densities of up to four (4) dwelling units per acre. Single-family detached housing is the most appropriate type of development for this district. Stable Low-Density Residential Districts should be protected from encroachment of higher density or high intensity uses.

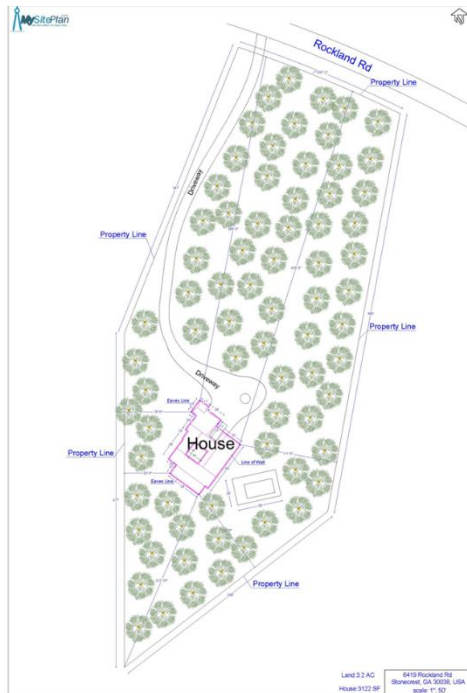


Zoning- R-100 Residential Medium Lot Overlay

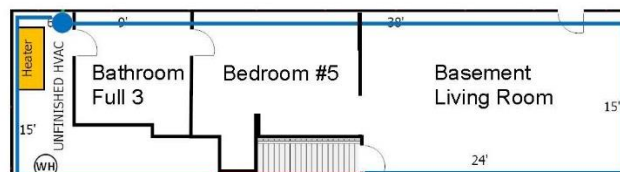
District- Arabia Mountain Conservation







Joel Buckholder
Customer #316430



Sec. 4.2.58. – Short Term Vacation Rental

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

Staff recommends **APPROVAL** with the following condition(s):

1. Applicant must comply and remain in compliance with [Sec. 4.2.58. - Short term vacation rental](#);
2. No city permit for the operation of the short-term vacation rental shall be transferable will only be permitted for the owner/operator Joel Burkholder;
3. Applicant must comply and remain in compliance with [ARTICLE VII. - NOISE ORDINANCE](#);
4. Short-term rental units must be properly maintained and regularly inspected by the owner or agent to ensure continued compliance with applicable property maintenance, zoning, building, health, and life safety code provisions.

Joel Burkholder the applicant came to the stand, He currently lives at the home with his family but is now fixing it up so it can become a short-term rental. The house sat vacant for a long time. Parking, noise, and vetting of renters are problems people are usually concerned with. The house is on 3.2 acres of land so there will be no issues with parking, no one under the age of 21 will be able to rent, the duration of stay will be under 30 days and 1-2 night stays will not be allowed, 24-hour surveillance cameras will be in operation on the outside of the property. There will also be smoke and fire monitoring. The pool there will be enclosed for liability's sake. They will be working with local businesses for upkeep.

Commissioner Hawkins asks if he and his family plan on vacating after approval

Joel Burkholder stated that they will not be living there when someone is renting.

Dave Marcus resident of Dekalb 30 years and neighbor came to the stand to speak in support to ask for approval with one condition. He was concerned about parties that people may try to have on the property. He thinks that it should be managed or owner-occupied even while someone is renting.

Joel Burkholder came back to the stand and stated that he has property owners at another property that he owns in Florida and they do not care about the property as much as he the owner does. He will have people on the ground and cameras will watch the property

Commissioner Hawkins moves to Approve this petition it is seconded by Chairman Hubbard and Approved by unanimous vote.

TMOD23-004 Food Truck/Vending

- City-Wide
- Stonecrest Planning and Zoning Department
- Petitioner is seeking to make amendments and updates to Article 19 (Mobile Food Venders) of Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations) and Article 4 (Use Regulations), Article 9 (Definitions/Maps) of Chapter 27 (Zoning Ordinance) regarding Food Trucks/Vending.

Facts and Background

- There are not existing Zoning Regulations for Food Truck with Zoning Ordinance
- Current “Vending Operations Rules” exist in Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)
- Staff is proposing changes to the Stonecrest’s Ordinance

Amendments to Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

Article 19 – Mobile Food Vendors

Division 1. – Generally

Sec. 15.19.1. – Definitions.

~~Food truck means any motor vehicle used for vending of prepared food items to the public from designated food truck areas.~~

~~Food truck shall mean a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.~~

~~Vending cart means a vending cart at which prepared food, prepared non-alcoholic beverages, pre-packaged food and non-alcoholic pre-packaged beverages may be offered for sale.~~

~~Vending/Food cart means a pushcart which is designed to be readily movable from which food items are dispensed.~~

What Changed?

- Food Truck

- Removed existing definition and implemented a new definition
- Vending Cart
 - Removed existing definition and implemented a new definition

Amendments to Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

Sec. 15.19.4. – ~~Vending operational rules; Reserved~~

~~(a) Hours of operation shall be between 7:00 a.m. and 6:00 p.m., or as previously approved by the City Manager or his designee in connection with a special event permit.~~

~~(b) Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.~~

~~(c) Vendors may offer items permissible for sale only.~~

~~(d) All vendors shall display their valid vending permits, photo identification card, and any required copies of licensing agreements at the valid vendor location.~~



TMOD-23-004

~~C All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation in accordance with the requirements of section 15.19.3.~~

~~(f) Vending operations may not obstruct vehicular traffic flow except for up to 15 minutes to load and unload vending carts and merchandise.~~

~~(g) Vending operations, including, but not limited to, the display of merchandise and may not exceed the approved operating area.~~

~~(h) Vending carts and/or food trucks shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.~~

~~(i) Vending carts and/or food trucks should not occupy more than one standard parking space.~~

~~(j) Vending carts and/or food trucks shall not operate on vacant or undeveloped lots.~~

~~(k) Vending carts and/or food trucks shall be located within 100 yards of the principal structure of the lot upon which it intends to vend.~~

~~(l) Vending carts and/or food trucks are allowed to stay at any one place of operation for a maximum of four hours.~~

~~(m) Vendors offering prepared food shall obtain the proper authorization and permits from the DeKalb County Board of Health or the comparable department of another municipality.~~

~~(n) Vendors offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.~~

Planning and Zoning Department

What Changed?

- Removed vending operations rules from Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

Amendments to Chapter 27 (Zoning Ordinance)

Revision to the Zoning Ordinance, Chapter 27

Article 3. Overlay District Regulations

Division 1. – Overlay Districts.

3.1.6. – Overlay Use Table.

Table 3.1 Overlay Use												
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay ^a			Arabia Mountain Conservation Overlay ^a		See Section 4.2
	T1	T2	T3	T4	T5 ^b	T6 ^b	T1	T2	T3			
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use "If blank, check underlying zoning use table (Sec.4.1.3)" "Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development			
COMMERCIAL												
Restaurant/Food Establishments												
Brewpub/Beer growler	P	P	P	P								
Catering establishments	P	P	P	P								
Food Trucks, Mobile Vending/ Food Carts												✓

What Changed?

- Added Food Trucks, Mobile Vending/Food Carts to the Overlay Use Table

- Permits Food Trucks, Mobile Vending/Food Carts in all Overlay District byway of the underlying zoning district.

Amendments to Chapter 27 (Zoning Ordinance)

Article 4. – Use Regulations

Division 1. – Overview of Use Categories and Use Table

Sec. 4.1.3. – Use Table.

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP) *Blank = not permitted*															
Use	R E	RL G	R- 10 0	R- 8 5	R- 7 5	R- 6 0	RS M	M R- 1	M R- 2	H R- 1,2 .3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2	
COMMERCIAL																										
Recreation and Entertainment																										
Food Trucks, Mobile Vending/ Food Carts													SA				SA	SA	SA	SA	SA					✓

What Changed?

- Added Food Trucks, Mobile Vending/Food Carts to the Use Table
- Permits Food Trucks, Mobile Vending/Food Carts in the following zoning districts with an approved Special Administrative Permit (SA):
 - OI – Office Institutional
 - C-1 – Local Commercial
 - C-2 – General Commercial
 - OD – Office Distribution
 - M – Light Industrial
 - M2 – Heavy Industrial

Division 2. – Supplemental Use Regulations**Sec. 4.2.67. – Food Trucks, Mobile Vending/Food Cart.**

All Food Trucks shall comply with the following:

A. Permit.

1. All Food Trucks, Mobile Vending/Food Carts require a Special Administrative Permit to operate within the city.
2. Any condition of zoning or provision of the Stonecrest and Dekalb County's zoning ordinance that prohibits a food truck use on a property shall supersede this section.
3. Food Trucks, Mobile Vending/Food Carts shall maintain and display plainly all current city, Dekalb County, State of Georgia, and federal licenses and shall follow all laws of the state and county health departments, or any other applicable laws.

B. Permitted locations.

1. Allowable districts: OD, OI, C-1, C-2, M, M-2, and accessory to institutional uses, such as a place of worship or a school, or for the benefit of community interest; determined by Planning and Zoning Department.
2. Food Trucks, Mobile Vending/Food Carts shall be required to park on paved surfaces.

C. Restricted locations.

1. No Food Trucks, Mobile Vending/Food Carts shall be located within 250 feet of a residential structure(s).
2. All Food Trucks, Mobile Vending/Food Carts shall be located a minimum of 200 feet from any eating establishment and 100 feet from any retail store that sell food unless both the property owner(s) (as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS) or if the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership) and lease holder(s) of said eating establishment/retail store grant written notarized permission for the Food Trucks, Mobile Vending/Food Cart to be located closer than this minimum setback.

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PREPARED BY: TREJON SINGLETARY



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3. Food Trucks, Mobile Vending/Food Carts' vendors shall not be located within 25 feet of any right-of-way, entryway, curb-cut or driveway.
4. Sales near Schools. No person shall dispense any item, at any time, including food, from an ice cream truck parked or stopped within 500 feet of the property line of a school between 7:30 a.m. and 4:00 p.m. on regular school days; unless granted with written notarized permission from current school's Principal.

D. Hours of operation.

1. The hours of operation shall be between the hours of 7:00 a.m. to 8:00 p.m., Sunday through Thursday and between the hours of 7:00 a.m. to 10:00 p.m., Friday through Saturday.
2. Food Trucks, Mobile Vending/Food Carts shall not operate on any private property without the prior consent of the property owner(s). The applicant shall provide a notarized written permission statement of the property owner(s) as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS). If the current ownership has recently changed and does not match the GIS record the



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applicant may provide a copy of the new deed as proof of ownership. A 24-hour contact number of the property owner(s) shall be provided along with permit application.

E. Parking.

1. Food Trucks, Mobile Vending/Food Carts should not occupy more than two standard parking spaces.
2. No Food Truck, Mobile Vending/Food Cart shall be housed or stored within a residential zoning district.

F. Signage.

1. Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.

G. Lighting/Noise.

1. Food Trucks, Mobile Vending/Food Carts shall not emit sounds, outcry, speaker, amplifier, or announcements.

H. Waste Disposal.

1. Food Trucks, Mobile Vending/Food Carts are responsible for the proper disposal of waste and trash associated with the operation. Food Trucks, Mobile Vending/Food Carts shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety. No liquid waste or grease is to be disposed of in tree pits, storm drains, sanitary sewers, onto the sidewalks, streets or other public or private space. A written waste management plan indicating plans for waste handling, sanitation, litter collection/prevention, recycling, and daily cleanup procedures shall be submitted with the Special Administrative Permit application.

What Changed?

- Added supplemental regulations for Food Trucks, Mobile Vending/Food Carts

Article 9. – Definitions/Maps

Sec. 9.1.3. – Defined terms.

Food truck means a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.

Vending means vending activity as permitted on privately-owned commercial or industrial property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.

Vending/Food cart means a pushcart which is designed to be readily movable from which food items are dispensed.

What Changed?

- Added definitions for the following:
 - Food Truck
 - Vending
 - Vending/Food Cart

Amendments to Appendix A – (Schedule of Fees)

PROPOSED 90 DAY FOOD TRUCK PERMIT			PROPOSED TEMPORARY FOOD TRUCK PERMIT		
Permit Fee	\$350.00	Inside and Outside jurisdiction.	Permit Fee	\$250.00	Inside and Outside jurisdiction.
Approved Period	90 Days	These are 90 designated consecutive days.	Approved Period	3 Days	These are 3 designated consecutive days.
Number of Locations	3	Food Truck can serve up to 3 locations during days of operation.	Number of Locations	2	Food Truck can serve up to 2 locations during days of operation.
Operational Restrictions	3 Days	Food Truck can only operate a maximum of 3 days per week.	Operational Restrictions	3 Days	Food Truck can only operate a maximum of 3 days per week.
Permit Amendments	\$115.00	Updating permit to remove or add a new location.	Permit Amendments	\$115.00	Updating permit to remove or add a new location.

STAFF RECOMENDATION(S) Approval

Chairman Hubbard asked about the time extension possibilities for some applicants.

Matthew Williams stated that it will be looked at in a case-by-case basis. Generally, the hours will be 7-10.

Chairman Hubbard asks if the city is hosting an event will food trucks still need to get a permit **Director White** stated that the city is not excluded.

Commissioner Hawkins asks if there is a definition of the different usages (food cart, bbq pits, etc) If should be added in somewhere so no one can say that the ordinance does not apply to them. He asked for the definitions to be more specific. He also asks if the property owners have to get permission.

Matthew Williams stated that the notification of property owner approval is a requirement And that they can specify the definition.

Commissioner Walker asks about the different locations where food trucks are usually present. **Chairman Hubbard** gave some examples such as the park, during the holidays, etc.

Chairman Hubbard closed public hearing so that they could go into discussion.

Chairman Hubbard agrees that the definition should be edited so citizens will not think they are exempt.

He motioned for approval of the TMOD with Commissioner Hawkins's suggestions. This is seconded by Commissioner Hawkins and **approved** by unanimous vote.

Matthew Williams asked about the Old Business that was omitted but there was no motion **Chairman Hubbard** made a motion to open the public hearing for RZ23-003 . He made a motion to defer the application to the next cycle because the applicant was not present. It was seconded by Chairman Hawkins and **deferred** by unanimous vote.

VII. Announcements:

Matthew Williams Deputy Director stated that this was Director Ray White's last Planning Commission Meeting because he will be retiring.

Chairman Hubbard asks people to Vote

Chairman Hubbard moved to Adjourn. It was **seconded** and **approved by Unanimous Vote**.

Meeting ended at 7:32pm

APPROVED:

 10-3-23
CHAIRMAN Date

ATTEST:

 10/4/23
SECRETARY Date



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STONECREST ORDINANCE UPDATE

Revision to the Licenses, Permits and Miscellaneous Business Regulations, Chapter 15

Article XIX – ~~Mobile Food Vendors Reserved~~

~~Division 1. — Generally~~

~~Sec. 15.19.1. — Definitions:~~

~~The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:~~

~~**Blind person** means a person whose vision, with correcting glasses, is so defective as to prevent the performance of activities for which eyesight is essential. See O.C.G.A. § 49-4-51(b).~~

~~**Disabled veteran** means a resident of the state who may be either a war veteran or veteran of peace-time service as set forth below and such person must obtain a certificate of exemption issued by the state commissioner of veterans' service.~~

~~(1) A war veteran must furnish satisfactory proof that he has a physical disability which is disabling to the extent of ten percent or more; that his service in the armed forces of the United States was terminated under conditions other than dishonorable; and that his service or some part thereof was rendered during a war period, as defined by an act of the Congress of the United States, approved March 20, 1933, entitled "An Act to Maintain the Credit of the United States," and commonly known as Public Law No. 2, 73rd Congress; or that some part of his service was rendered on or after December 7, 1941, and before December 31, 1946; or that some part of his service was rendered on or after June 27, 1950, and before January 31, 1955; or that some part of his service was rendered on or after August 5, 1964, and before May 8, 1975. Proof of such ten percent disability shall be established upon the written certificate of two physicians as to such disability, or by a letter or other written evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability, or by written evidence from the branch of the armed forces of the United States in which such veteran~~



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~~served.~~

- ~~(2) A veteran of peace-time service in the United States armed forces must furnish proof that he has a physical disability to the extent of 25 percent or more incurred in the line of duty during the period of such service by a letter or other evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability or by written evidence from the branch of the armed forces of the United States in which such veteran served and that his service in the armed forces of the United States was terminated under conditions other than dishonorable.~~
- ~~(3) That disabled veterans and blind persons shall only have to show proof of their disability upon their initial application, as opposed to annually. If the current language of O.C.G.A. § 43-12-2 is amended, then this definition of disabled veteran shall be controlled by O.C.G.A. § 43-12-2, as amended.~~

~~Food truck means any motor vehicle used for vending of prepared food items to the public from designated food truck areas.~~

~~Items permissible for sale means items which may be offered for sale by and are limited to non-alcoholic pre-packaged beverages; pre-packaged food; prepared food; and prepared non-alcoholic beverages. Items permissible for sale shall not include any tobacco products.~~

~~Moral turpitude means the act or behavior of baseness, vileness or the depravity in private and social duties which people owe to their fellow people, or to society in general, contrary to accepted and customary rule of right and duty between person and person; act or behavior that gravely violates moral sentiment or accepted moral standards of community and is a morally suitable quality held to be present in some criminal offenses as distinguished from others.~~

~~Non-alcoholic pre-packaged beverages means beverages sealed in plastic or aluminum single-serving containers excluding all beverages in glass containers, and excluding all alcoholic, including, but not limited to, malt beverages, wine and distilled spirits.~~

~~Operating area means:~~

- ~~(1) The area in which a vendor may operate from a vending cart and which may not exceed 28 square feet of sidewalk including the area of the vending cart, and, when externally located, the operator and trash receptacle; or~~
- ~~(2) The parameters of the food truck.~~

~~Pre-packaged food means single-serving sealed packaged foods, including, but not limited to, candy, popsicles, chips/bagged snacks which do not require any heating or powered refrigeration, and the service of which does not require authorization by the DeKalb County Board of Health.~~

~~Prepared non-alcoholic beverages means beverages prepared on-site and which are not served in glass containers, and excluding all alcoholic beverages, including, but not limited to, malt beverages, wine and distilled spirits.~~

~~Prepared food means food prepared on-site, the sale of which requires authorization by the DeKalb County Board of Health.~~



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~~Public property and public space both mean, for the purpose of this article, any property owned by the City of Stonecrest within street rights-of-way, including any roadways and sidewalks, but excluding city-owned parks.~~

~~Vending means vending activity as permitted on privately-owned commercial or industrial property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.~~

~~Valid vendor permit means a permit issued by the City of Stonecrest for a vendor of a vending cart or food truck. Such permit shall consist of a photo-identification card which contains the vendor's name, photograph, vending type and classification, authorized valid vendor locations and time period for which such permit is valid.~~

~~Vending cart means a vending cart at which prepared food, prepared non-alcoholic beverages, pre-packaged food and non-alcoholic pre-packaged beverages may be offered for sale.~~

~~Vendor means any person who has been issued a valid vendor permit.~~

~~Sec. 15-19-2. — Purpose, intent and applicability.~~

~~A. Vending on public property in the incorporated boundaries of the city, as defined in this article, shall be prohibited. Vending on privately-owned commercial or industrial property without a permit issued pursuant to this article shall be unlawful and a person violating this article shall, upon conviction, be punished as provided by this Code.~~

~~B. It is the intent of council in enacting this article to:~~

- ~~(1) Serve and protect the health, safety and welfare of the general public.~~
- ~~(2) Establish a uniform set of rules and regulations which are fair and equitable.~~
- ~~(3) Provide economic development opportunities for small entrepreneurs in the city.~~
- ~~(4) Provide a variety of goods and services for sale.~~
- ~~(5) Promote stable vendors who will enrich the city's ambiance and be assets to public security.~~



~~Sec. 15-19-3. Vending business required to remit sales taxes and keep records~~

- ~~(a) Every vendor shall file with Georgia Department of Revenue (GDOR) the appropriate forms and remit monthly sale tax revenues to GDOR. Nothing in this section shall prohibit the revocation of any permit in accordance with the provisions of division 2 of this article.~~
- ~~(b) Prospective vendors, by filing a business license application, agree to produce documents and records which may be considered pertinent to the ascertainment of facts relative to the issuance and maintenance of the permit, including, but not limited to, the following:
Records of sales and receipts for purchases and expenses from any business in which a vendor has any interest.~~

~~Sec. 15.19.4. Vending operational rules.~~

- ~~(a) Hours of operation shall be between 7:00 a.m. and 6:00 p.m., or as previously approved by the City Manager or his designee in connection with a special event permit.~~
- ~~(b) Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.~~
- ~~(c) Vendors may offer items permissible for sale only.~~
- ~~(d) All vendors shall display their valid vending permits, photo identification card, and any required copies of licensing agreements at the valid vendor location.~~
- ~~€ All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation in accordance with the requirements of section 15-19-3.~~
- ~~(f) Vending operations may not obstruct vehicular traffic flow except for up to 15 minutes to load and unload vending carts and merchandise.~~
- ~~(g) Vending operations, including, but not limited to, the display of merchandise and may not exceed the approved operating area.~~
- ~~(h) Vending carts and/or food trucks shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.~~
- ~~(i) Vending carts and/or food trucks should not occupy more than one standard parking space.~~



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- ~~(j) Vending carts and/or food trucks shall not operate on vacant or undeveloped lots.~~
- ~~(k) Vending carts and/or food trucks shall be located within 100 yards of the principal structure of the lot upon which it intends to vend.~~
- ~~(l) Vending carts and/or food trucks are allowed to stay at any one place of operation for a maximum of four hours.~~
- ~~(m) Vendors offering prepared food shall obtain the proper authorization and permits from the DeKalb County Board of Health or the comparable department of another municipality.~~
- ~~(n) Vendors offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.~~

~~Sec. 15-19-5. —Aesthetic standards.~~

~~Vending carts must comply with the following aesthetic standards:~~

- ~~(a) Length of the cart may not exceed seven feet and width may not exceed four feet in height, excluding canopies, umbrellas, or transparent enclosures; may not exceed five feet;~~
- ~~(b) Canopies shall have a minimum clearance of seven feet and a maximum height of nine feet, six inches above the sidewalk;~~
- ~~(c) Canopies may not exceed 48 square feet (eight feet by six feet);~~
- ~~(d) All carts must be mobile, and able to roll on wheels;~~
- ~~(e) The design, materials, and colors are to be of natural wood or metal products and considerate of the immediate surroundings of the proposed location;~~
- ~~(f) Materials must be in working order, and may not include peeling paint, visible defects or areas requiring maintenance;~~
- ~~(g) The wheels located under the cart are preferred; however projecting wheels must have fenders;~~
- ~~(h) Hitches attached to the cart must be removable and detached when in operation; and~~
- ~~(i) If used, propane tanks must be enclosed.~~



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~~Sec. 15-19-6—15-19-20. Reserved.~~

~~DIVISION 2. — PERMITS AND LICENSES~~

~~Sec. 15-19-21.—Vendor permit and business license required.~~

~~(a) No vending shall occur without a permit issued pursuant to this article.~~

~~(b) No person shall engage in the business or trade of vending without first obtaining a business license. Disabled veterans and blind persons, as defined by O.C.G.A. § 43-12-1 and section 15.19.1 of this Code, are exempt from payment of business license fees, but must obtain such licenses.~~

~~(c) All valid vendor permits are nontransferable, and must be displayed in clear view, together with the vending permit photo identification card, at the permitted location or designated food truck area at all times when the vendor or assistant vendor is present.~~

~~Sec. 15-19-22.—Application.~~

~~(a) An application shall be required by all persons seeking issuance of a valid vendor permit. Each applicant must apply in person and complete an application form. Application forms may be obtained from and filed with the office of revenue.~~

~~(b) Permit fees and applicable maintenance fees are due and payable in the manner required by the City Manager or his designee if and when the application is approved by the City.~~

~~(c) An application for permit, including the proposed vending areas, must be submitted the City Manager or his designee for approval at least 30 calendar days prior to the proposed vending start date. The City Manager or his designee shall approve, deny, or request addition information from the applicant within 14 business days.~~

~~(d) The application shall, at a minimum, consist of the following data:~~

~~(1) Applicant's name and current address.~~

~~(2) Applicant's previous addresses within the last five years.~~

~~(3) Social Security number.~~

~~(4) Proposed vending locations.~~



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- ~~(5) Certification of approval of vending location from the private property owner.~~
- ~~(6) A dimensional site plan drawing for each vending location within the city which clearly shows the footprint and placement of the cart and the operating area.~~
- ~~(7) The times and days/dates during which the vendor estimates they will vend on the proposed property.~~
- ~~(8) GDOR retail identification tax number.~~
- ~~(9) State issued picture identification.~~
- ~~(10) — City business license.~~
- ~~(11) — A general description of the items permissible for sale to be sold or offered for sale.~~
- ~~(c) All applicants shall furnish all data, information and records requested of them by the City Manager or his designee within ten days from the date of request. Failure to furnish such information within ten days shall automatically dismiss, with prejudice, the application.~~

~~Sec. 15-19-23. — Term and renewal of permits.~~

- ~~(a) A valid vendor permit will be issued for a one-year period. When the one-year permit expires, a vendor may apply for a renewal permit which allows the vendor to vend for another one-year period. All valid vendor permits are required to be renewed annually on or before March 1. All annual permit fees and applicable annual maintenance fees are due and payable at the time of renewal.~~
- ~~(b) Vendors may present to the City Manager or his designee an application for a renewal permit. Upon a review and approval of the renewal application, satisfaction of all other license and permit requirements, and upon payment of the appropriate fees as indicated in section 15-19-24, the vendor shall be furnished with a renewal permit.~~
- ~~(c) Each applicant for a renewal application shall submit an application which shall at a minimum consist of the data required for the issuance of an initial permit as set forth in section 15-19-22.~~

~~Sec. 15-19-24. — Annual fees.~~

- ~~(a) Annual permit fees and applicable annual maintenance fees are due and payable upon approval of the application.~~
- ~~(b) The annual permit fee for all valid vendor permits shall be \$75.00.~~



~~Sec. 15-19-25. -- Location.~~

~~(a) Valid vendor locations shall:~~

- ~~(1) Not be within 15 feet of street intersections or pedestrian crosswalks or 15 feet of building entrances/exits or within 50 feet of hotels/motels;~~
- ~~(2) Not be within 15 feet of a driveway, bus stop, crosswalk, or intersection;~~
- ~~(3) Provide a minimum of five feet of unobstructed pedestrian space;~~
- ~~(4) Not be within 15 feet of a fire hydrant driveway; and~~
- ~~(5) Not be within 600 feet of the closest property line of any public or private elementary, middle or high school.~~

~~Sec. 15-19-26. -- Notification of name change or change of address.~~

~~Whenever either the name or address provided by the vendor on the application for a valid vendor permit changes, the vendor shall notify the City Manager or his designee in writing within ten days of such change and provide same with the name change or address change. Vendors shall ensure that a current and correct name, residence address and mailing address are on file with the City Manager or his designee at all times.~~

~~Sec. 15-19-27. -- Denials, fines, suspensions and revocations.~~

- ~~(a) No valid vendor permit shall be issued to any person who has been convicted within five years immediately prior to the filing of the application for any felony or misdemeanor relating to drug possession and related matter; crimes of moral turpitude; larceny, fraudulent conveyance, perjury and/or false swearing, or subrogation. Any conviction for dealing and/or trafficking in illegal drugs will automatically disqualify an applicant.~~
- ~~(b) Failure to maintain initial qualifications shall be grounds for revocation or denial of a renewal permit.~~
- ~~(c) A denial, fine, suspension, revocation of any permit issued pursuant to this article may be imposed for any of the following causes:~~
 - ~~(1) Fraud, misrepresentation or false statements contained in the application.~~
 - ~~(2) Failure on the part of a vendor to maintain initial eligibility qualifications.~~



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~~(3) Failure to furnish any and all documentation requested by either the police department, the office of revenue or the license review board for the purposes of the investigation of any application or for the inspection of records pursuant to this division within 30 days of such request.~~

~~(4) Any failure to comply with any requirement set forth in this article or this Code.~~

~~(d) Any person whose permit is revoked may not reapply until one year following the effective date of the revocation.~~

~~(e) In addition to carrying out all other investigations as may be permitted under this article, the license and permits unit shall investigate any alleged violation of this article upon receipt of a written, sworn complaint by any person who witnesses or becomes aware of a potential violation. Such complaint shall be signed under penalty of perjury, and shall be accompanied by any supporting evidence.~~

~~Sec. 15-19-28. -- Appeal on suspension, fine, revocation or denial.~~

~~A person to whom the city refuses to issue a vendor's permit or whose vendor's permit is suspended or revoked may file an appeal therefrom in accordance with article XVI of this chapter.~~

~~Sec. 15-19-29. -- Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles.~~

~~(a) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles shall be subject to this section. Vendors permitted in accordance with this section shall not be permitted to sell prepared food or prepared non-alcoholic beverages.~~

~~(b) Every vendor selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall, before making any sale, park the vehicle at the right curb and at least eight feet from any other vehicle that may be parked on the street and not less than 100 feet from any intersecting street. When the vending vehicle stops, all sound equipment or other devices used to notify customers of the presence of the vendor shall be stopped and shall not be resumed until the vehicle is again put in motion.~~

~~(c) No vehicle using sound equipment or other method of attracting customers shall operate such equipment between the hours of 9:00 p.m. and 9:00 a.m. daily. On days in which schools are actually in session, no motor vehicle shall be operated within 600 feet of any public school in the city one hour before or one hour after published school hours.~~

~~(d) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section, shall not stop or stand and do business for more than 30 minutes.~~

~~(e) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall not be~~



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~~restricted to an operational area or location specifically described in section 15-19-25.~~



Revision to the Zoning Ordinance, Chapter 27

Article 2. District Regulations

Division 3. – RE (Residential Estate) District

Sec. 2.3.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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



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Division 4. – RLG (Residential Large Lot) District

Sec. 2.4.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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

Division 5. – R-100 (Residential Medium Lot-100) District

Sec. 2.5.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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



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- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



Division 6. – R-85 (Residential Medium Lot-85) District

Sec. 2.6.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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

Division 7. – R-75 (Residential Medium Lot-75) District

Sec. 2.7.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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



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- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



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Division 8. – R-60 (Residential Small Lot-60) District
Sec. 2.8.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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

Division 12. – RSM (Small Lot Residential Mix) District
Sec. 2.12.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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



Division 13. – MR-1 (Medium Density Residential-1) District
Sec. 2.13.2. – Permitted and special land uses.

- B. Special Administrative Uses. The following uses are permitted only with administrative approval:**
- 3. Commercial.**
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
 - c. Temporary outdoor retail sales; see section 4.2.
 - d. Temporary outdoor sales or events, seasonal; see section 4.2.
 - e. Temporary produce stand; see section 4.2.
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 14. – MR-2 (Medium Density Residential-2) District
Sec. 2.14.2. – Permitted and special land uses.

- B. Special Administrative Uses. The following uses are permitted only with administrative approval:**
- 3. Commercial.**
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
 - c. Temporary outdoor retail sales; see section 4.2.
 - d. Temporary outdoor sales or events, seasonal; see section 4.2.



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- e. Temporary produce stand; see section 4.2.**
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



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Division 15. – HR-1 (High Density Residential-1) District

Sec. 2.15.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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

Division 16. – HR-2 (High Density Residential-2) District

Sec. 2.16.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.



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- e. Temporary produce stand; see section 4.2.**
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**
- g. Temporary produce stand; see section 4.2.**
- h. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



Division 17. – HR-3 (High Density Residential-3) District
Sec. 2.17.2. – Permitted and special land uses.

- B. Special Administrative Uses. The following uses are permitted only with administrative approval:**
- 3. Commercial.**
 - a. Farmer's market, temporary/seasonal; see section 4.2.**
 - b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
 - c. Temporary outdoor retail sales; see section 4.2.**
 - d. Temporary outdoor sales or events, seasonal; see section 4.2.**
 - e. Temporary produce stand; see section 4.2.**
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**

Division 26. – C-1 (Local Commercial) District
Sec. 2.26.2. – Permitted and special land uses.

- B. Special Administrative Uses. The following uses are permitted only with administrative approval:**
- 3. Commercial.**
 - a. Farmer's market, temporary/seasonal; see section 4.2.**
 - b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
 - c. Temporary outdoor retail sales; see section 4.2.**
 - d. Temporary outdoor sales; seasonal; see section 4.2.**
 - e. Temporary outdoor sales or events, seasonal; see section 4.2.**



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- f. Temporary produce stand; see section 4.2.**
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.**

Division 27. – C-2 (General Commercial) District

Sec. 2.27.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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

Division 28. – OD (Office - Distribution) District

Sec. 2.28.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.**



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



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Division 29. – OI (Office - Institutional) District

Sec. 2.29.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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

Division 31. – M (Light Industrial) District

Sec. 2.31.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.**
- b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**



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- c. Temporary outdoor retail sales; see section 4.2.**
- d. Temporary outdoor sales; seasonal; see section 4.2.**
- e. Temporary outdoor sales or events, seasonal; see section 4.2.**
- f. Temporary produce stand; see section 4.2.**
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.**

Division 32. – M-2 (Heavy Industrial) District

Sec. 2.32.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

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



Article 3. Overlay District Regulations

Division 1. – Overlay Districts.

Sec. 3.1.6. – Overlay Use Table.

Table 3.1 Overlay Use											
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use *If blank, check use table for underlying zoning (Sec.4.1.3)* * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
COMMERCIAL											
Restaurant/Food Establishments											
Brewpub/Beer growler	P	P	P	P							
Catering establishments	P	P	P	P							
Food Trucks, Mobile Vending/ Food Carts											✓



Article 4. – Use Regulations

Division 1. – Overview of Use Categories and Use Table

Sec. 4.1.3. – Use Table.

	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)														
Use	R E	RL G	R- 10 0	R - 8 5	R - 7 5	R - 6 0	RS M	M R- 1	M R- 2	H R- 1,2 ,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU- 1	MU- 2	MU- 3	MU- 4,5	See Section 4.2
COMMERCIAL																									
Recreation and Entertainment																									
Food Trucks, Mobile Vending/ Food Carts	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA			SA			SA	SA	SA	SA	SA					✓



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Division 2. – Supplemental Use Regulations

Sec. 4.2.67. – Food Trucks, Mobile Vending/Food Cart.

All Food Trucks shall comply with the following:

A. Permit.

- 1. All Food Trucks, Mobile Vending/Food Carts require a Special Administrative Permit, in accordance with Sec. 7.6.1. of this chapter, to operate within the city.**
- 2. No person shall engage in the business or trade of vending without first obtaining a business license. Disabled veterans and blind persons, as defined by O.C.G.A. § 43-12-1 and section 15.19.1 of this Code, are exempt from payment of business license fees, but must obtain such licenses.**
- 3. All valid vendor permits are nontransferable.**
- 4. Any condition of zoning or provision of the Stonecrest and Dekalb County's zoning ordinance that prohibits a food truck use on a property shall supersede this section.**
- 5. Food Trucks, Mobile Vending/Food Carts shall maintain and display plainly all unexpired city, county, and state licenses. Vendors shall follow all laws of the state and county health departments, or any other applicable laws.**
- 6. Food Trucks, Mobile Vending/Food Carts offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.**
- 7. Food Trucks, Mobile Vending/Food Carts selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles shall be subject to this section. These types of motor vehicles shall not stop or stand and do business for more than 30 minutes.**
- 8. Food Trucks, Mobile Vending/Food Carts may offer items permissible for sale only.**
- 9. All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation.**

B. Permitted locations.

- 1. Allowable districts: All residential, OD, OI, C-1, C-2, M, M-2, and accessory to institutional uses, such as a place of worship or a school, or for the benefit of community interest; determined by Planning and Zoning Director.**



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2. Food Trucks, Mobile Vending/Food Carts shall be required to park on paved surfaces.

C. Restricted locations.

- 1. All Food Trucks, Mobile Vending/Food Carts shall be located a minimum of 200 feet from any eating establishment and 100 feet from any retail store that sell food unless both the property owner(s) (as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS) or if the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership) and lease holder(s) of said eating establishment/retail store grant written notarized permission for the Food Trucks, Mobile Vending/Food Cart to be located closer than this minimum setback.**
- 2. Food Trucks, Mobile Vending/Food Carts' vendors shall not be located within 25 feet of any right-of-way, entryway, curb-cut or driveway.**
- 3. Sales near Schools. No person shall dispense any item, at any time, including food, from an ice cream truck parked or stopped within 500 feet of the property line of a school between 7:30 a.m. and 4:00 p.m. on regular school days; unless granted with written notarized permission from current school's Principal.**

D. Hours of operation.

- 1. The hours of operation shall be between the hours of 7:00 a.m. to 8:00 p.m., Sunday through Thursday and between the hours of 7:00 a.m. to 10:00 p.m., Friday through Saturday.**
- 2. Food Trucks, Mobile Vending/Food Carts shall not operate on any private property without the prior consent of the property owner(s). The applicant shall provide a notarized written permission statement of the property owner(s) as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS). If the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership. A 24-hour contact number of the property owner(s) shall be provided along with permit application.**
- 3. Food Trucks, Mobile Vending/Food Carts shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.**

E. Sales Taxes and Records Keeping.



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1. Every vendor shall file with Georgia Department of Revenue (GDOR) the appropriate forms and remit monthly sale tax revenues to GDOR.
2. Prospective vendors, by filing a business license application, agree to produce documents and records which may be considered pertinent to the ascertainment of facts relative to the issuance and maintenance of the permit, including, but not limited to:
 - a. Records of sales and receipts for purchases and expenses from any business in which a vender has any interest.

F. Parking.

1. Food Trucks, Mobile Vending/Food Carts should not occupy more than two standard parking spaces.
2. No Food Truck, Mobile Vending/Food Cart shall be housed or stored within a residential zoning district.

G. Signage.

1. Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.

H. Lighting/Noise.

1. Food Trucks, Mobile Vending/Food Carts shall not emit sounds, outcry, speaker, amplifier, or announcements, except for Ice Cream Food Truck.
 - a. When the vending vehicle stops, all sound equipment or other devices used to notify customers of the presence of the vendor shall be stopped and shall not be resumed until the vehicle is again put in motion.

I. Waste Disposal.

1. Food Trucks, Mobile Vending/Food Carts are responsible for the proper disposal of waste and trash associated with the operation. Food Trucks, Mobile Vending/Food Carts shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety. No liquid waste or grease is to be disposed of in tree pits, storm drains, sanitary sewers, onto the sidewalks, streets or other public or private space. A written waste management plan indicating plans for waste handling, sanitation, litter collection/prevention, recycling, and daily cleanup procedures shall be submitted with the Special Administrative Permit application.

J. Denials, fines suspension and revocations.

1. No valid permit shall be issued to any person who has been convicted within five (5) years immediately prior to the filing of the application for any felony or misdemeanor relating to drug possession and related matter, crimes of moral turpitude; larceny, fraudulent conveyance, perjury and/or false



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swearing, or subrogation. Any conviction for dealing and/or trafficking in illegal drugs will automatically disqualify an applicant.

- 2. Failure to maintain initial qualifications shall be grounds for revocation or denial of a renewal permit.**
- 3. A denial, fine, suspension, revocation of any permit issued pursuant to this article may be imposed for any of the following causes:**
 - a. Fraud, misrepresentation or false statements contained in the application.**
 - b. Failure on the part of a vendor to maintain initial eligibility qualifications.**
 - c. Failure to furnish any and all documentation requested by either the police department, the office of revenue or the license review board for the purposes of the investigation of any application or for the inspection of records pursuant to this division within 30 days of such request.**
 - d. Any failure to comply with any requirement set forth in this article or this Code.**

**Article 9. – Definitions/Maps****Sec. 9.1.3. – Defined terms.**

***Blind person* means a person whose vision, with correcting glasses, is so defective as to prevent the performance of activities for which eyesight is essential. See O.C.G.A. § 49-4-51(b).**

***Disabled veteran* means a resident of the state who may be either a war veteran or veteran of peace-time service as set forth below and such person must obtain a certificate of exemption issued by the state commissioner of veterans' service.**

- (1) A war veteran must furnish satisfactory proof that he has a physical disability which is disabling to the extent of ten percent or more; that his service in the armed forces of the United States was terminated under conditions other than dishonorable; and that his service or some part thereof was rendered during a war period, as defined by an act of the Congress of the United States, approved March 20, 1933, entitled "An Act to Maintain the Credit of the United States," and commonly known as Public Law No. 2, 73rd Congress; or that some part of his service was rendered on or after December 7, 1941, and before December 31, 1946; or that some part of his service was rendered on or after June 27, 1950, and before January 31, 1955; or that some part of his service was rendered on or after August 5, 1964, and before May 8, 1975. Proof of such ten percent disability shall be established upon the written certificate of two physicians as to such disability, or by a letter or other written evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability, or by written evidence from the branch of the armed forces of the United States in which such veteran served.**
- (2) A veteran of peace-time service in the United States armed forces must furnish proof that he has a physical disability to the extent of 25 percent or more incurred in the line of duty during the period of such service by a letter or other evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability or by written evidence from the branch of the armed forces of the United States in which such veteran served and that his service in the armed forces of the United States was terminated under conditions other than dishonorable.**
- (3) That disabled veterans and blind persons shall only have to show proof of their disability upon their initial application, as opposed to annually. If the current language of O.C.G.A. § 43-12-2 is amended, then this definition of disabled veteran shall be controlled by O.C.G.A. § 43-12-2, as amended.**

***Food truck* means a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.**



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Items permissible for sale means items which may be offered for sale by and are limited to non-alcoholic pre-packaged beverages; pre-packaged food; prepared food; and prepared non-alcoholic beverages. Items permissible for sale shall not include any tobacco products.

Moral turpitude means the act or behavior of baseness, vileness or the depravity in private and social duties which people owe to their fellow people, or to society in general, contrary to accepted and customary rule of right and duty between person and person; act or behavior that gravely violates moral sentiment or accepted moral standards of community and is a morally suitable quality held to be present in some criminal offenses as distinguished from others.

Pre-packaged food means single serving sealed packaged foods, including, but not limited to, candy, popsicles, chips/bagged snacks which do not require any heating or powered refrigeration, and the service of which does not require authorization by the DeKalb County Board of Health.

Prepared non-alcoholic beverages means beverages prepared on-site and which are not served in glass containers, and excluding all alcoholic beverages, including, but not limited to, malt beverages, wine and distilled spirits.

Prepared food means food prepared on-site, the sale of which requires authorization by the DeKalb County Board of Health.

Vending means vending activity as permitted on privately-owned commercial, industrial, and residential property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.

Vending/Food cart means a pushcart which is designed to be readily movable from which food items are dispensed.

Vendor means any person who has been issued a valid vendor permit.



Appendix A - SCHEDULE OF FEES

Stonecrest Planning and Zoning Fee Schedule		
Special Administrative Permit	Food Truck Permit	\$150



Fees Justification

The following diagram is a breakdown of prices for one (1) food truck in one (1) location.

Department(s)	FRONT DESK	PLANNING & ZONING			PERMITS	CODE ENFORCEMENT		ADMINISTRATIVE
Employee	Receptionist	Zoning Administrative Technician	Senior Planner	Deputy Director	Permit Specialist	Director	Code Enforcement	Miscellaneous (Fuel Cost, Date Storage, Vehicle Maintenance, etc.)
Total Costs	\$8.90	\$86.50			\$13.50	\$33		\$8.50



Food Truck Permit	
Permit Fee	\$150
Approved Period	30 Days (Consecutive)
Number of Locations	1
Operational Days	Monday - Sunday



With one (1) Food Truck Permit, Applicant(s) can:

- An applicant can apply for a maximum of six (6) locations annually
- An applicant may operate at each location a maximum of eleven (11) months

Calculations for additional locations and months

- $\$150 \times (\# \text{ of location}) + 41.50 \text{ (code enforcement \& administrative fee)} \times (\# \text{ of additional month(s)})$



CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD 23-007 Micro Home Community (MHC)

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): 01/22/24 & Click or tap to enter a date.

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director of Planning and Zoning

PURPOSE: A request to amend Chapter 27 (Zoning Ordinance,) Article 2 (District Regulation,) Article 3 (Overlay District Regulations,) Article 4 (Use Regulations,) Article 9 (Definitions/Maps) to allow Micro Home Communities in High Density Residential 1, 2 and 3 zoning districts, and outline development regulations.

FACTS: The current Ordinance does not permit dwellings less than 800 sq. ft. The amendments to Chapter 27 (Zoning Ordinance) will outline the allowed zoning districts, development regulations/standards and supplemental regulations for the development of Micro Home Communities.

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

RECOMMENDED ACTION: Approve Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (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.



TO: Mayor and City Council

PREPARED BY: Tre'Jon Singletary, Sr. Planner
Planning and Zoning Department

SUBJECT: Text Modification (TMOD23-007) Micro Home Community (MHC)

ADDRESS: City-Wide

MEETING DATES: **December 11, 2023** (Work Session) | **December 14, 2023** (CPIM) | **January 2, 2024** (PC) | **January 22, 2024** (MCC) | **February 12, 2024** (Work Session) | **February 26, 2024** (MCC)

Summary: An amendment to Stonecrest Ordinance Chapter 27 to allow for Micro Home Communities in the City of Stonecrest. Currently, the zoning ordinance does not allow the construction of homes under 800 square feet. The approved text amendments would allow the construction of micro homes between 400 and 800 square in certain residential zoning districts.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval with four (4) modifications;

1. Remove the requirement of the HOA to provide maintenance of streets and drainage;
2. Decrease required parking spaces from 1.5 spaces per dwelling unit to 1 space per dwelling;
3. Include a mandatory overflow parking area for guests parking etc.; and
4. Include a minimum of two (2) access points (ingress and egress) for all MHCs.

TMOD 23-007 Micro Home Community (MHC) STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

ARTICLE 2. – DISTRICT REGULATIONS

DIVISION 15. – HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT

Sec. 2.15.2. – Permitted and special land uses.

Current	Proposed
<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p style="padding-left: 40px;">2. Residential.</p> <p style="padding-left: 80px;">a. Boarding/rooming house.</p> <p style="padding-left: 80px;">b. Dwelling, apartment.</p> <p style="padding-left: 80px;">c. Dwelling, cottage home; see section 4.2.</p> <p style="padding-left: 80px;">d. Dwelling, multifamily.</p> <p style="padding-left: 80px;">e. Dwelling, single-family (attached).</p> <p style="padding-left: 80px;">f. Dwelling, single-family (detached).</p> <p style="padding-left: 80px;">g. Dwelling; three family.</p>	<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p style="padding-left: 40px;">2. Residential.</p>

<ul style="list-style-type: none"> h. Dwelling, townhouse; see section 4.2. i. Dwelling, two-family. j. Dwelling, urban single-family; see section 4.2. k. Fraternity house or sorority house. l. Live/work unit; see section 4.2. 	<p>m. Micro Home Community</p>
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DIVISION 16. – HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.16.2. – Permitted and special land uses.

Current	Proposed
<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p> <ul style="list-style-type: none"> a. Boarding/rooming house. b. Dwelling, apartment. c. Dwelling, cottage home; see section 4.2. d. Dwelling, multifamily. 	<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p>

<ul style="list-style-type: none"> e. Dwelling, single-family (attached). f. Dwelling, single-family (detached). g. Dwelling; three family. h. Dwelling, townhouse; see section 4.2. i. Dwelling, two-family. j. Dwelling, urban single-family; see section 4.2. k. Fraternity house or sorority house. l. Live/work unit; see section 4.2. 	<p>m. Micro Home Community</p>
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DIVISION 17. – HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT

Sec. 2.17.2. – Permitted and special land uses.

Current	Proposed
<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p> <p>2. Residential.</p> <ul style="list-style-type: none"> a. Boarding/rooming house. b. Dwelling, apartment. 	<p>A. Permitted Uses. The following uses are permitted as of right under this Code:</p>

- c. Dwelling, cottage home; see section 4.2.
- d. Dwelling, multifamily.
- e. Dwelling, single-family (attached).
- f. Dwelling, single-family (detached).
- g. Dwelling; three family.
- h. Dwelling, townhouse; see section 4.2.
- i. Dwelling, two-family.
- j. Dwelling, urban single-family; see section 4.2.
- k. Fraternity house or sorority house.
- l. Live/work unit; see section 4.2.

**m. Micro Home
Community**

ARTICLE 3. – OVERLAY DISTRICT REGULATIONS

DIVISION 1. – OVERLAY DISTRICTS

Sec. 3.1.6. Overlay use table.

Table 3.1 Overlay Use											
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use *If Blank, check underlying zoning use table (4.1.3) * * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		
RESIDENTIAL											
Dwellings											

Micro Home Community (MHC)	X					X	X	X	X	X	✓
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DIVISION 4. – ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT

Sec. 3.4.5. – Principal uses and principal structures.

Current	Proposed
<p>B. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:</p> <ol style="list-style-type: none"> 1. Sexually-oriented businesses. 2. Drive-in Theater. 3. Fairground or Amusement Park. 4. Swimming pools as part of a commercial Recreation, Outdoor use or Recreation club; but not including swimming pools incidental to Open space, clubhouse or pool amenity. 5. Coliseum or stadium, except for outdoor Concert Halls. 6. Nightclub or late night establishment. 7. Outdoor storage, mini-warehouses, and storage buildings. 8. Pawn shops. 9. Mortuary or Crematorium. 	<p>B. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:</p>

<p>10. Alcohol Outlets.</p> <p>11. Salvage yards and junk yards.</p> <p>12. Motel or Extended Stay Motel.</p> <p>13. Shelter for homeless persons.</p> <p>14. Transitional housing facility.</p> <p>15. Fuel Dealers, Fuel Pumps and Accessory Fuel Pumps.</p> <p>16. Automobile and truck rental and leasing, Automobile brokerage, Automobile mall, Automobile recovery and storage, Automobile rental and leasing, Automobile repair and maintenance, major, Automobile repair and maintenance, minor, Automobile sales, Automobile service station, Automobile upholstery shop, Automobile wash/wax service, Recreational vehicle, boat and trailer sales and service, Freight service, Transportation equipment and storage or maintenance (vehicle), and Vehicle storage yard.</p> <p>17. Commercial parking garage/structure; Commercial parking lots.</p> <p>18. Convenience store.</p>	
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<p>19. Drive-through facilities.</p> <p>20. Personal service establishments.</p> <p>21. Check cashing facility.</p> <p>22. Heavy equipment storage.</p> <p>23. Truck stops.</p> <p>24. Warehouses.</p> <p>25. Solid waste disposal, Private industry solid waste disposal facility.</p> <p>26. Bus station or terminal.</p> <p>27. Ambulance service facility, Private ambulance service, Dispatch office.</p>	<p>28. Micro Home Community</p>
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DIVISION 5. – STONECREST AREA OVERLAY DISTRICT

Sec. 3.5.13. – High-rise mixed-use zone (Tier I Zone).

Current	Proposed
<p>B. Prohibited uses. The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:</p> <ol style="list-style-type: none"> 1. Kennels. 2. Tire retreading and recapping. 3. Sexually oriented businesses. 4. Reserved 5. Outdoor amusement services facilities. 	<p>B. Prohibited uses. The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:</p> <ol style="list-style-type: none"> 4. Reserved Micro Home Community

<p>6. Outdoor storage.</p> <p>7. Farm equipment and supplies sales establishment.</p> <p>8. Repair, small household appliance.</p> <p>9. Hotel/motel.</p> <p>10. Automobile sales.</p> <p>11. Flea Markets</p> <p>12. Automobile title loan establishments.</p> <p>13. Pawn shops.</p> <p>14. Package stores, except package stores located in mixed-use buildings with at least three stories and one non-retail use, and the package store cannot exceed 25 percent of the total heated floor area of the building</p> <p>15. Salvage yards.</p> <p>16. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of three stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:</p> <p>a. No storage units can be accessible from interior corridors, no outside</p>	
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<p>storage of any kind allowed, including vehicle leasing;</p> <p>a. All buildings must contain fenestration or. architectural treatments that appear like fenestration;</p> <p>b. Storage units may not be used for commercial, residential or industrial uses.</p> <p>17. Gasoline service stations.</p> <p>18. Automobile repair and maintenance, major.</p> <p>19. Automobile and truck rental and leasing.</p> <p>20. Commercial parking lots.</p> <p>21. Automobile wash/wax service.</p> <p>22. Check cashing facility.</p> <p>23. Automobile emission testing facilities.</p> <p>24. Small box discount stores.</p> <p>29. Bus station or terminal.</p>	
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<ul style="list-style-type: none">6. Go-cart concession.7. Outdoor equipment and materials storage.8. Heavy repair shop and trade shop.9. Extended stay motels.10. Used cars sales as a primary use.11. Temporary and/or seasonal outdoor sales.12. Title and pawn shops.13. Liquor stores.14. Night clubs excluded in Tiers 2 and 3.15. Salvage yards/junkyards.16. Automobile, wash/Wax.17. Self-storage.18. Small box discount stores	
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ARTICLE 4. – USE REGULATIONS

Sec. 4.1.3. - Use table.

	KEY: P - Permitted use Pa - Permitted as an accessory use									SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP) BLANK = NOT PERMITTED														
Use	RELG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
RESIDENTIAL																								
Dwellings																								
MHC									P															✓

DIVISION 2. – SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.49. RESERVED

Current	Proposed
	<p>Sec. 4.2.49. MICRO HOME COMMUNITY (MHC)</p> <ul style="list-style-type: none"> a. Permitted Districts. <ul style="list-style-type: none"> a. HR-1, HR-2, and HR-3 b. Site Requirements. No other code shall prevail over this section. <ul style="list-style-type: none"> a. MHCs shall be on a minimum of two (2) acres of land. b. The minimum building separation is ten (10) feet. c. Minimum setback on all sides shall be twenty (20) feet from property line. c. Courtyard/ Amenities Area. <ul style="list-style-type: none"> a. MHCs shall have a minimum of three (3) of the following amenities: <ul style="list-style-type: none"> 1) Gazebo; 2) Swimming Pool; 3) Tennis Court; 4) Walking Trail; 5) Club House; 6) Pet-Friendly Amenities;

	<p>7) Children Playground;</p> <p>8) Outdoor Recreational Area (basketball court, soccer field, football field, etc.); and/or</p> <p>9) Any other innovative shared social space.</p> <p>b. The courtyard cannot be parked or driven upon, except for emergency access and permitted temporary events.</p> <p>c. The courtyard shall be located outside of stormwater/detention ponds, wetlands, streams, and lakes, and cannot be located on slopes greater than ten percent.</p> <p>D. Interior Requirements.</p> <p>a. The living space per residential dwelling unit shall be a minimum of four hundred (400) square feet and a maximum of eight hundred (800) square feet, excluding</p>
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	<p>patios, porches, garages, and similar structures.</p> <p>b. A split-level micro home shall include a first floor living space of at least one hundred fifty (150) square feet.</p> <p>c. A micro home shall have the following:</p> <ol style="list-style-type: none"> 1) Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches. 2) Separate bathroom with a toilet, lavatory, and shower or bathtub. 3) A separate closet. 4) At least one habitable room containing an openable window and a closet. 5) Ceilings at least 6'8" tall 6) Rooms not meant for sleeping are at least 70 square feet. <p>E. General Requirements.</p> <p>a. All micro homes shall be designed, erected, and installed following applicable local, State, and Federal codes, regulations, and standards.</p>
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	<ul style="list-style-type: none">b. Micro homes shall be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service and electrical service.c. All units must be within five feet of each common open space/ courtyard. Setbacks cannot be counted toward the open space calculation.d. Mandatory HOA (Homeowners Association) is required for maintenance of streets, drainage, and all common areas.e. All utilities must be installed underground.f. One and half (1.5) parking spaces per dwelling unit shall be provided.g. All MHCs shall be governed by the State's Condominium Plat Ordinance.
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ARTICLE 9. – DEFINITIONS/MAPS

Sec. 9.3.1. – Defined terms.

Current	Proposed
	<p><i>Micro House</i> means a detached dwelling that is at least 400 square feet and no more than 800 square feet, excluding lofts and subject to zoning requirements and building code regulations.</p> <p><i>Micro Home Community (MHC)</i> means any parcel or tract of land on which a maximum of 15 units per acre of micro houses are located or are intended to be located.</p> <p><i>Site-Built Residential Dwelling (Stick-Built)</i> means residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC), with Georgia Amendments; International Plumbing Codes (IPC), with Georgia Amendments;</p>

	International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).
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CITY COUNCIL AGENDA ITEM

SUBJECT: Committee Assignment Responsibilities

AGENDA SECTION: *(check all that apply)*

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

CATEGORY: *(check all that apply)*

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

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

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

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To discuss who is responsible for making committee assignments and appointments.

FACTS: Click or tap here to enter text.

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

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

ATTACHMENTS:

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

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

ORDINANCE NO. 2022-_____

1 **AN ORDINANCE TO AMEND CHAPTER 2 (ADMINISTRATION) ARTICLE V**
2 **(ADVISORY COMMITTEES), OF THE CITY OF STONECREST CODE OF**
3 **ORDINANCES TO INPUT TEXT RELATING TO OVERSIGHT, POLICY, AND**
4 **STANDING COMMITTEES OF THE CITY COUNCIL; TO PROVIDE FOR**
5 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**
6 **ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR**
7 **OTHER LAWFUL PURPOSES.**

8 **WHEREAS**, the City of Stonecrest, Georgia (the “City”) is a municipal corporation
9 created under the laws of the State of Georgia; and

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

12 **WHEREAS**, the City Council shall have the authority to adopt and provide for the
13 execution of such ordinances, resolutions, policies, rules, and regulations, which it shall deem
14 necessary, expedient, or helpful for the peace, good order, protection of life and property, health,
15 welfare, sanitation, comfort, convenience, prosperity, or well-being of the inhabitants of the City
16 of Stonecrest and may enforce such ordinances by imposing penalties for violation thereof; and

17 **WHEREAS**, CHAPTER 2 (ADMINISTRATION) ARTICLE V (ADVISORY
18 COMMITTEES) (“Committee Ordinance”) of the City of Stonecrest Code of Ordinances
19 addresses procedures to establish committees within the City; and

20

21 **WHEREAS**, the text of the Committee Ordinance must be amended to align with the City
22 of Stonecrest City Charter; and

23 **WHEREAS**, the City Council finds that it is the best interest of the City to amend the
24 Committee Ordinance.

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

28 **Section 1.** The Code of Ordinances, City of Stonecrest, Georgia is hereby amended by revising
29 CHAPTER 2 (ADMINISTRATION) ARTICLE V (ADVISORY COMMITTEES) by adopting
30 the provisions set forth in Exhibit A attached hereto and made a part by reference.

31 **Section 2.** That the amended ordinance be read and codified as follows with added text in **red**
32 **font, bold and underlined** and deleted text in **red and strikethrough** font.

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

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

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

43 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this
44 Ordinance.

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

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

56 **Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly
57 repealed to the extent of the conflict only.

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

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

62 **Section 9.** It is the intention of the governing body, and it is hereby ordained that the
63 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
64 Stonecrest, Georgia and the sections of this Ordinance may be renumbered to accomplish such
65 intention.

SO ORDAINED this ____ day of _____, 2024.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

ARTICLE V. ~~ADVISORY~~ OVERSIGHT, POLICY, AND STANDING COMMITTEES

Sec. 2-137. Authorization.

The ~~mayer~~ city council may establish advisory oversight, policy, and standing committees. Each committee ~~may~~ shall have ~~one or more~~ no less than two councilmembers. The mayor is an ex-officio member of every committee. The city manager or a designee ~~shall oversee~~ may support the meetings of each committee and is an ex-officio, non-voting member of each.

(Ord. No. 09-05, § 2-137, 9-18-2017)

Sec. 2-138. Duties.

- (a) Each committee may, from time to time, propose policies and ordinances to the council in the subjects germane to the committee.
- (b) This section shall not be interpreted to require committee approval for a measure to be heard before the council.
- (c) Members must attend two-thirds of meetings in a calendar year. Failure to do so warrants removal from the committee.

(Ord. No. 09-05, § 2-138, 9-18-2017)

Sec. 2-139. Membership.

- (a) Except as provided in subsection (b) of this section, the ~~mayer~~ city council shall establish qualifications for members of each committee. Each committeeperson shall be nominated ~~by the mayer~~ and approved by the city council.
- (b) Each committee member must be either a resident of the city or an owner or officer of a business domiciled in the city. Should the committee member move out of the city or no longer be an owner or an officer of a business domiciled in the city, he may remain active until the mayor and council appoint his replacement.

(Ord. No. 09-05, § 2-139, 9-18-2017)

Sec. 2-140. Terms.

- (a) Each committee member shall serve until the succeeding end of the city's fiscal year. Consecutive terms are permissible.
- (b) The mayor and councilmembers on each committee shall serve ~~on that committee so long as they remain elected to office~~ for a term of one year. A former councilmember or former mayor may serve on a committee, but such person shall not take the place of the elected member.
- (c) Members filling vacancies shall serve the remainder of the term to which they were appointed. A consecutive appointment is permissible. Members whose terms expire shall continue to serve until a replacement is appointed or a consecutive appointment is made.
- (d) Any member may be removed with or without cause by the mayor.

(Ord. No. 09-05, § 2-140, 9-18-2017)

Sec. 2-141. Compensation.

Committee members may serve without compensation. Reasonable expenses for travel may be reimbursed and committee members may be compensated pursuant to a policy to be established by the city manager and approved by the council.

(Ord. No. 09-05, § 2-141, 9-18-2017)

Sec. 2-142. Quorum.

A majority of the actual number of committee members establishes a quorum. Any action taken requires a majority of affirmative votes of the quorum present.

(Ord. No. 09-05, § 2-142, 9-18-2017)

Sec. 2-143. Procedure.

- (a) Each of the committees shall adopt its rules of procedure, which shall be substantially similar to the rules of procedure of the city council, and determine its time of meetings. The date and time of each meeting as well as agenda items to be considered shall be publicized in the same manner as meetings of the mayor and council.
- (b) All meetings at which official action is taken shall be open to the public and all records maintained by the committee shall be public records unless expressly exempted by a provision of the state's Open Records Act. The committees shall keep minutes of their formal proceedings, showing the vote of each member upon each question, and records of their examinations and other official actions, all of which shall be filed in the office of the city clerk. Copies of the minutes shall be sent to the mayor and each member of the city council. The minutes of the meetings shall be a public record. This section shall not be construed as prohibiting closed sessions when permitted by the state open meetings and open records acts.
- (c) Expenditures of the committees, if any, shall be within the amounts appropriated for the purpose intended by the mayor and council during the annual budgeting process.

(Ord. No. 09-05, § 2-143, 9-18-2017)

Sec. 2-144. Training.

The mayor may establish a mandatory training program for committee members.

(Ord. No. 09-05, § 2-144, 9-18-2017)

Secs. 2-145—2-171. Reserved.



CITY COUNCIL AGENDA ITEM

SUBJECT: Allotted Time for Public Comments

AGENDA SECTION: *(check all that apply)*

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

CATEGORY: *(check all that apply)*

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

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

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

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To discuss the allotted speaking time for public comments at city council meetings.

FACTS: Click or tap here to enter text.

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

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

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



CITY COUNCIL AGENDA ITEM

SUBJECT: Length of Public Hearings at City Council Meetings

AGENDA SECTION: *(check all that apply)*

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

CATEGORY: *(check all that apply)*

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

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

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

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To discuss alternative calendars, when the length of public hearings might exceed two hours at a regular city council meeting.

FACTS:

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

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Sec. 7.2.2 Applications
- (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.

Sec. 7.2.2. Applications.

- A. *Applications for city action that require a public hearing.* Applications for city action that require a public hearing shall be filed with the director of planning, along with a fee as set by the city council and the campaign disclosure required by O.C.G.A. § 36-67A-3. Applications and procedures shall be made available to the public in the offices of the planning department.
- B. *Processing of said applications.* The processing of said applications shall be based upon an annual calendar adopted by the city council. This calendar shall be made available to the public in the offices of the planning department.
 - 1. The director of planning shall be authorized to establish application submittal requirements necessary to obtain sufficient information to allow for a compliance review of the application as well as forms and instructions for each application type or petition.
 - 2. No application shall be processed by the planning and zoning director unless it complies with the procedural requirements of this division and is found to be a complete application.
 - 3. A change to a site plan or proposed condition of zoning associated with an application, which change has been accepted and allowed to be part of the application by the director of planning, may be deferred by the city council for a full-cycle review if the city council determines such review is reasonably necessary as a result of the change. The amended application shall be treated as if it were a new application, for the purposes of publication, review, notice and hearings, as required under this article, including review by the planning commission. An amendment to an application shall not change the original filing date of that application. An amended application shall not require a new application fee. However, in the case of a deferral requested by the applicant, the applicant shall pay a required re-advertising fee.
- C. *Application fees.* The application fees for special land use permits, amendments to the official zoning map and comprehensive plan map amendments shall be as established by the city council.
- D. *Site plan preparation.* The director of planning shall publish a checklist of requirements for site plans submitted pursuant to this zoning ordinance. All site plans submitted pursuant to this zoning ordinance shall be submitted with the applications to which they apply and shall comply with the checklist requirements.
- E. *Notice of applications filed.* The secretary of the planning commission shall provide the city council with a list of all applications and amendments filed. The listing of applications shall be reasonably made available to the public.
- F. *Withdrawal of application by applicant.* Applications may not be withdrawn without permission of the city council after they have been filed for advertising for public hearing, except as otherwise provided herein.
- G. *City clerk to provide signed copy of final actions taken by the city council to director of planning to be noted on official zoning maps.* The clerk shall, after any final action taken by the city council, provide to the director of planning a signed, certified copy of each such action. The director of planning shall cause all relevant documents to be amended accordingly to reflect the final action approved by the city council.
- H. *Resubmittal of rejected or denied applications.*
 - 1. *Rezoning.*
 - a. If an application for rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of 24 months from the date of the city council's final decision.

- b. Notwithstanding subsection H.1.a. of this section, the city council may by resolution reduce the 24-month time restriction between applications to a period no less than the minimum required by the O.C.G.A. § 36-66-1 et seq., as it now exists and may be amended hereafter, which currently is six months as of the date of adoption of the ordinance from which this division is derived.
 - c. An applicant may request that the city council allow withdrawal of an application without prejudice, in which case, if approved, no minimum time period need expire before a subsequent application for rezoning of the property may be accepted by the director of planning.
2. *Variance.*
- a. An application for a variance affecting all or a portion of the same property for which an application for variance for the same regulation was denied shall not be submitted before 24 months have passed from the date of final decision by the zoning board of appeals on the previous variance.
 - b. The zoning board of appeals may reduce this 24-month time restriction by resolution, provided that the time restriction between the date of said denial and any subsequent application affecting the same property shall be no less than six months.
 - c. An applicant may request that the zoning board of appeals allow withdrawal of an application without prejudice, in which case, if approved, no minimum time period need expire before a subsequent application for rezoning of the property may be accepted by the director of planning.
3. *Special land use permit.*
- a. An application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before 24 months have passed from the date of final decision by the city council on the previous special land use permit.
 - b. Notwithstanding section a. above, the city council may by resolution reduce the 24-month time restriction between applications to a period no less than the minimum required by the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., which is six months as of the date of adoption of the ordinance from which this division is derived.
 - c. An applicant may request that the city council allow withdrawal of an application without prejudice, in which case, if approved, no minimum time period need expire before a subsequent application for rezoning of the property may be accepted by the director of planning.

(Ord. of 8-2-2017, § 1(7.2.2); Ord. No. 2022-01-01 , § 1(Exh. A), 1-10-2022)



CITY COUNCIL AGENDA ITEM

SUBJECT: FY 2024 MEETING CALENDAR UPDATE

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: Presentation

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

Previously Heard Date(s): 01/22/24 & Click or tap to enter a date.

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: Discuss FY 2024 City Council meeting calendar.

FACTS: Click or tap here to enter text.

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

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

ATTACHMENTS:

- (1) Attachment 1 - FY24 City Council Meeting Calendar
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY OF STONECREST, GEORGIA

3120 Stonecrest Blvd. Stonecrest, GA 30038

770.224.0200 * www.stonecrestga.gov

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

2024 CITY COUNCIL MEETING SCHEDULE

Unless otherwise noted all meetings are held at City Hall, on Monday's at 6:00 p.m.

MEETING DATE	MEETING TYPE
JAN 8	WORK SESSION
JAN 22	COUNCIL MEETING
FEB 12	WORK SESSION
FEB 26	COUNCIL MEETING
MAR 11	WORK SESSION
MAR 25	COUNCIL MEETING
APR 8	WORK SESSION
APR 22	COUNCIL MEETING
MAY 13	WORK SESSION
TBD	COUNCIL MEETING
JUNE 10	WORK SESSION
JUNE 24	COUNCIL MEETING
JULY 8	WORK SESSION

JULY 22	COUNCIL MEETING
AUG 12	WORK SESSION
AUG 26	COUNCIL MEETING
SEPT 9	WORK SESSION
SEPT 23	COUNCIL MEETING
OCT 14	WORK SESSION
OCT 28	COUNCIL MEETING
TBD	WORK SESSION
NOV 25	COUNCIL MEETING
DEC 9	WORK SESSION
DEC 23	COUNCIL MEETING