

City of Stonecrest
Planning Commission (PC)
May 7, 2024
6PM

Planning and Zoning Department
Planning-Zoning@stonecrestga.gov



SLUP 24-002

6350 Hillandale Drive

Terry Boomer
LJA Engineering

The applicant is seeking a Special Land Use Permit (SLUP) to construct a convenience store with fuel pumps and alcohol sales.



Facts and Background

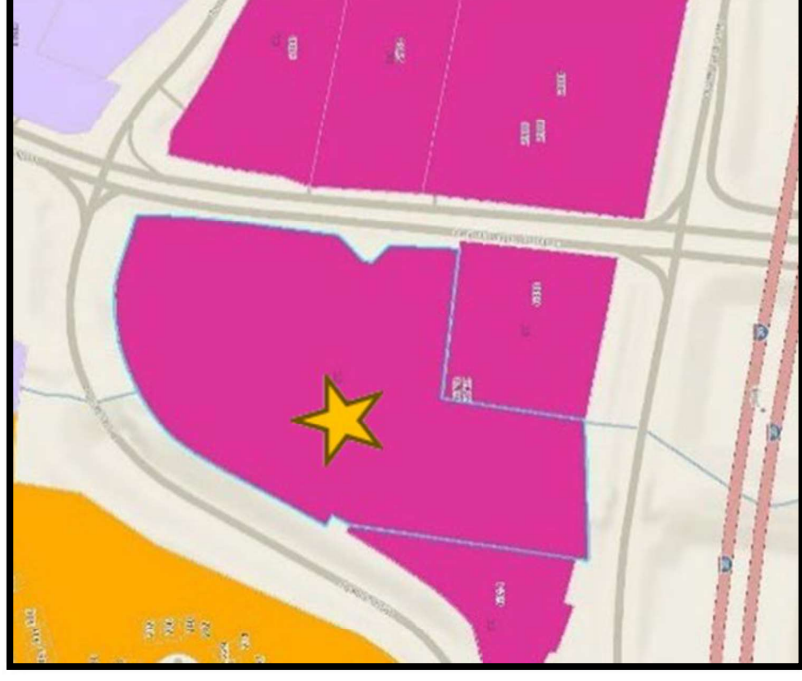
- Property is undeveloped and heavily wooded.
- 7.68 +/- acres
- The property is within a floodway or floodplain.
- The applicant is required to conform to the requirements for the stream buffers for the state, county, and city.

Future Land Use/Character Area

City Center (CC)

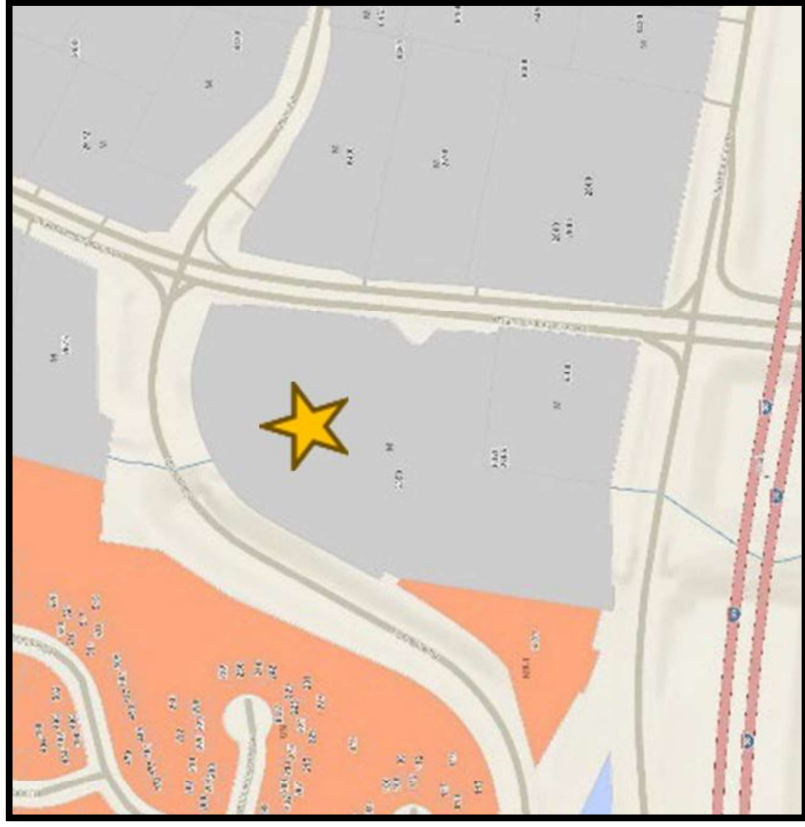
The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.



Zoning Map

M Light Industrial

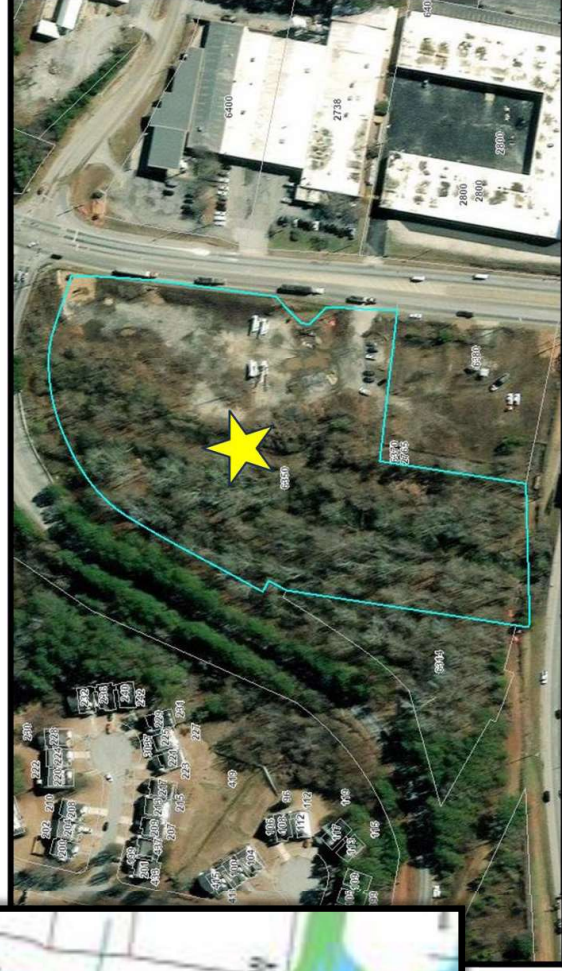
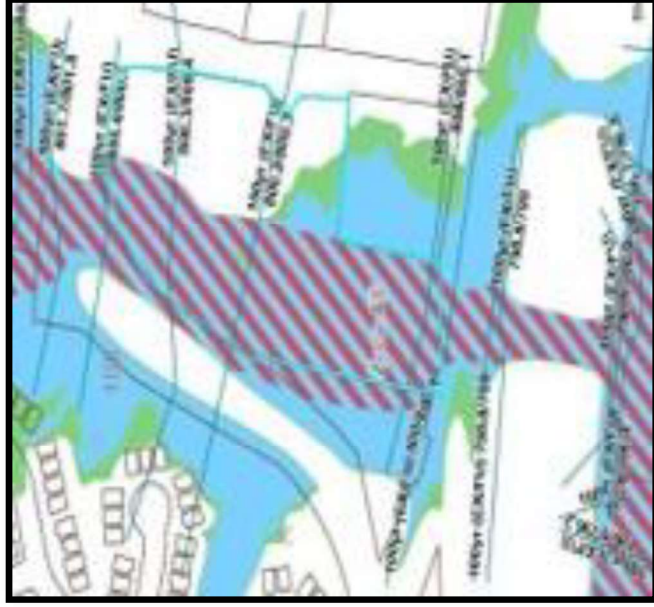


Overlay District Map

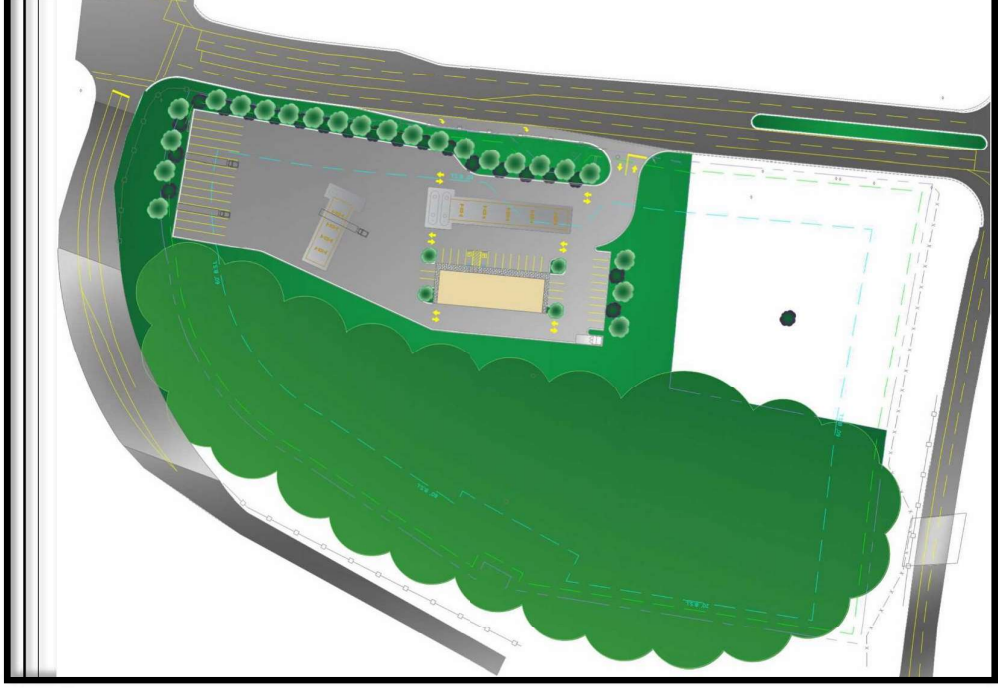
Stonecrest OVD Tier 6



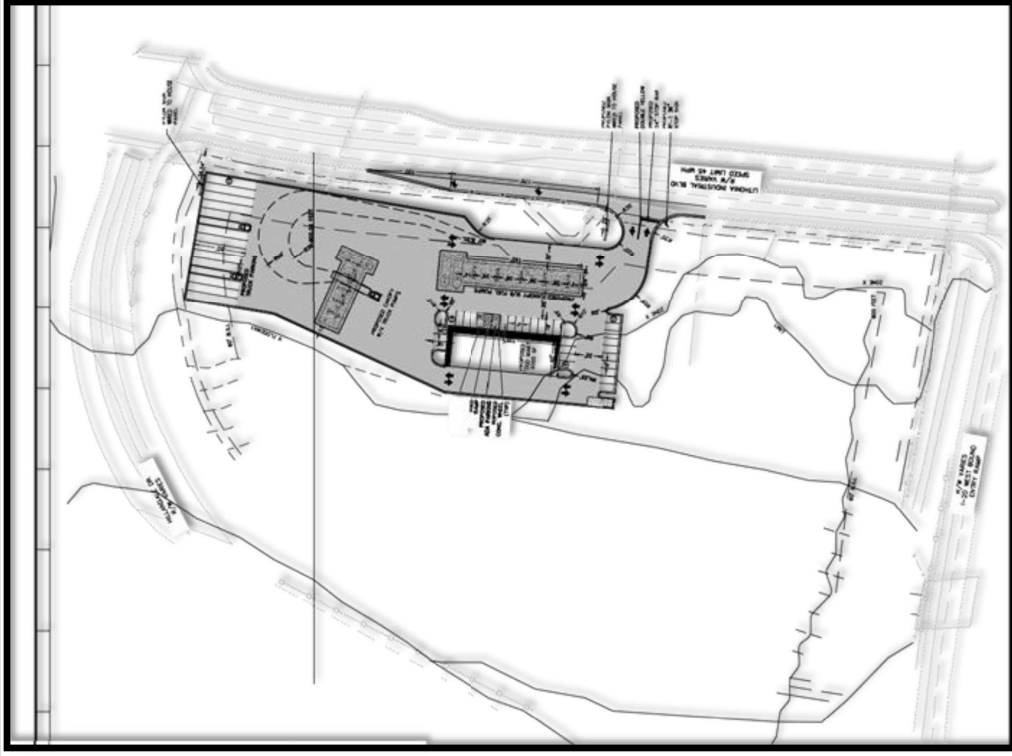
Aerial/Location Maps



Submitted Landscape Plan



Submitted Site Plan



Submitted Rendering



Recommendations

Staff recommends **Denial**. The Future Land Use shows the property as City Center. The M- Light Industrial zoning is not a permitted zoning district in this category.



Questions? Comments?



SLUP 24-002

6350 Hillandale Drive

Terry Boomer
LJA Engineering

The applicant is seeking a Special Land Use Permit (SLUP) to construct a convenience store with fuel pumps and alcohol sales.

THE CITY OF
STONECREST
GEORGIA

Planning & Zoning Department

SLUP 24-004

5673 La Fleur Trail

Theresa Owusu
G&T Care Services

The applicant is seeking a Special Land Use Permit (SLUP) to operate a personal care home.



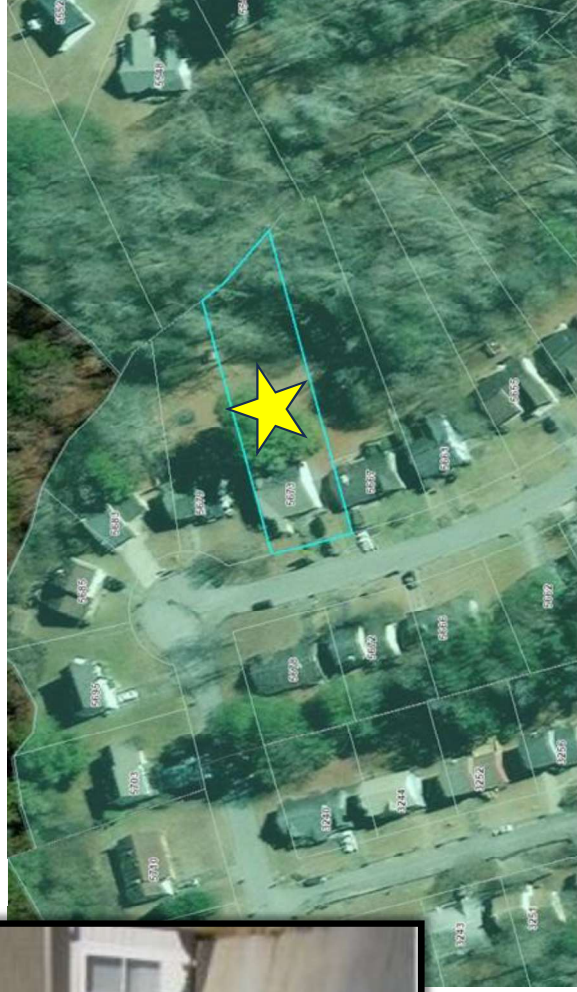
Facts and Background

- The dwelling built in 1986 has three (3) bedrooms and two (2) bathrooms.
- The entire floor area is approximately 2,164 square feet.
- 0.39 +/- acres.
- The closet personal care home is located at 3153 Pequea Drive, which is approximately 1.2 miles from subject property.





Aerial/Location Maps



Submitted Site Photos



Recommendations

Staff recommends **denial** due to non-compliance with comprehensive plan.

Questions? Comments?



SLUP 24-004

5673 La Fleur Trail

Theresa Owusu
G&T Care Services

The applicant is seeking a Special Land Use Permit (SLUP) to operate a personal care home.

The logo for the City of Stonecrest, Georgia, located in the top right corner of the graphic.

Planning & Zoning Department

STONECREST COMPREHENSIVE PLAN 5-YEAR UPDATE





THE CITY OF
STONECREST
G E O R G I A

Planning & Zoning Department



SPECIAL LAND USE PERMIT (SLLUP) ANALYSIS

Prepared By:	Tre'Jon Singletary, Senior Planner
Petition Number:	SLUP 24-002
Applicant:	Terry Boomer of LJA Engineering 211 E Main Street Canton, GA 30114 tboomer@lja.com
Owner:	William R Vargo 1625 Audreys Ridge Monroe, GA 39656 hhamirani@gmail.com
Project Location:	6350 Hillandale Drive, Stonecrest, GA
District:	2 – Councilman Terry Fye
Acreage:	7.68 acres
Existing Zoning:	M (Light Industrial) District
Future Land Use:	City Center (CC)
Overlay District:	Stonecrest Tier 6
Proposed Development/Request:	The applicant is seeking a Special Land Use Permit (SLUP) to construct a convenience store with alcohol sales and fuel pumps.
CPIM:	April 11, 2024
Planning Commission (PC):	May 7, 2024
Mayor & City Council:	May 28, 2024
Sign Posted/ Legal Ad(s) submitted:	March 25, 2024
Staff Recommendations:	Denial
PC Recommendation:	TBD

PROJECT OVERVIEW

Location

The subject property is located at 6350 Hillandale Drive with a parcel identification of 16 105 01 013. The subject property currently is undeveloped and heavily wooded.

The property abuts M (Light Industrial) District and MR-1 (Medium Density Residential). Interstate 20 is located south of the property.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	M (Light Industrial) District	Vacant Land
Adjacent: North	M (Light Industrial) District	Southern Metalcraft
Adjacent: West	MR-1 (Medium Density Residential) District	Undeveloped Land
Adjacent: East	M (Light Industrial) District	Undeveloped Land
Adjacent: South	-	Interstate 20



Background

Under the Stonecrest's Zoning Ordinance, the property is zoned M (Light Industrial) District. The property is within a floodway or floodplain. The applicant is required to conform to the requirements for the stream buffers for the state, county, and city.

Traffic

The applicant provided a Trip Generation Report. Based on the submitted report, the proposed convenience store truck stop development is expected to generate 3,691 average daily trips. Additionally, the Trip Generation Report states the site will require a minimum left turn lane of 235 feet of storage with a 100-foot taper. (See **Exhibit A** Traffic Study-excerpt.)

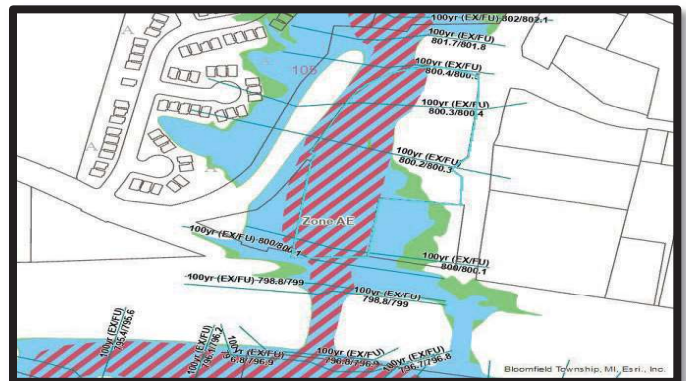




Exhibit A-Traffic Study (excerpt)



The proposed convenience store truck stop development is expected to generate 3,691 average daily trips, 135 AM peak hour new trips and 134 PM peak hour new trips. Any delay associated with the trips generated by the development will be experienced by vehicles exiting the site and entering the site from the northbound direction. No delay is expected on Lithonia Industrial Blvd at the signal-controlled intersection with Hillandale Drive/Chupp Road, nor at the intersection with Old Hillandale Drive. The project access will be stop-sign controlled at its intersection with Lithonia Industrial Blvd.

According to the GDOT Regulations for Driveway and Encroachment Control manual, Table 4-6, an southbound right turn lane will be warranted by the proposed development of the site as a convenience store with gas station. Utilizing the data from GDOT's latest count collection, the ADT indicates that 52% of the traffic travels in the northbound direction and 48% travels in the southbound direction, as shown in Figure 3. The total number of trips entering the site is 1,846. Based on the posted speed limit of 45 mph and the AADT of 23,100 (12,100 NB and 11,000 SB), the trip generated right turns into the site are estimated to be 886 vehicles per day.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6. Minimum Volumes Requiring Right Turn Lanes

Under the same scenario, the average daily number of trips entering the site from the northbound direction is estimated to be 960 left turning trips. According to GDOT's minimum requirements as shown in Table 4-7a below, this project would require a left turn lane.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
55 to 60 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-7a. Minimum Volumes Requiring Left Turn Lanes

Conclusion

This proposed site will generate 3,691 total average daily trips with 1,846 trips entering the site and 1,845 trips exiting the site. During the AM peak hour, the site will generate 135 new trips and 134 new trips during the PM peak hour. The site will require a right turn lane at a minimum of 175 feet of storage with a 100-foot taper. The site will require a minimum left turn lane of 235 feet of storage with a 100-foot taper.

4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsollc@gmail.com

According to Section 2.31.1, the purpose and intent of the City Council in establishing the M (Light Industrial) District is to.

- A. To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within



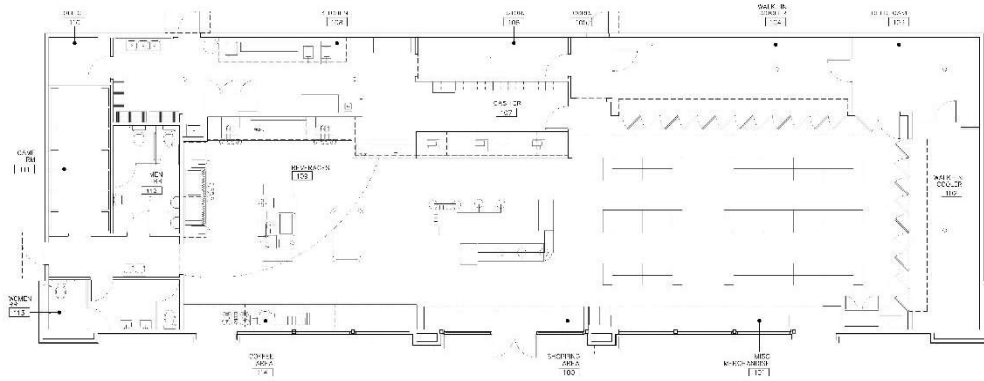
the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;

- D.** To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E.** To generate employment opportunities and economic development;
- F.** To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G.** To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H.** To implement the future development map of the city's most current comprehensive plan.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in March 2024. There was a Community Planning Information Meeting (CPIM) held on April 11, 2024, at 6:00 p.m. at city hall. There were numerous attendees that spoke in opposition. Existing gas stations, and existing/increased traffic on Lithonia Industrial Boulevard were referenced





A1.00

NSA 316-1 C



SLUP 24-002

ADDRESS: 6350 Hillandale Drive, Stonecrest, GA

CURRENT ZONING: M (Light Industrial) District

OVERLAY DISTRICT: Stonecrest Overlay -Tier 6

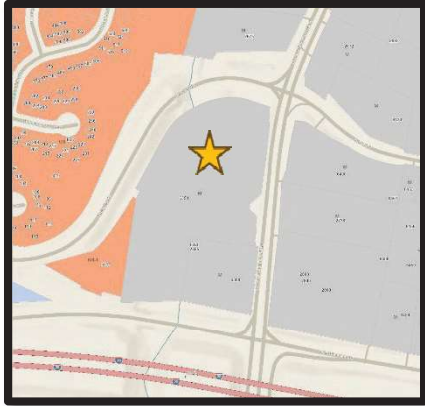
FUTURE LAND USE: City Center



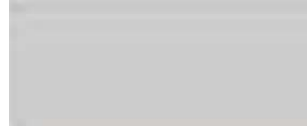
Aerial Map



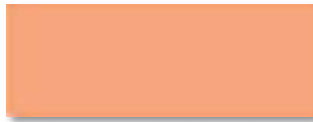
Zoning Map



Legend



M
Light
Industrial

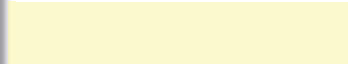


MR-1
Medium
Density
Residential

Overlay Map

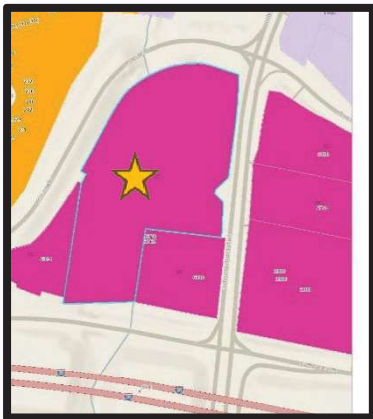


Legend



Stonecrest
Tier 6

Future Land Use Map



Legend



CC
City Center

UN
Urban
Neighborhood



STANDARDS OF SPECIAL LAND USE PERMIT REVIEW

Section 7.4.6 of the Stonecrest Zoning Ordinance lists twenty factors to be considered in a technical review of a special land use permit completed by the Community Development Department and Planning Commission. Each criterion is listed with staff analysis.

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

The proposed convenience store will be approximately 5,000 square feet. Setbacks of properties located in the Stonecrest Overlay Tier 6 is governed by the underlying zoning district of (Light Industrial) District. The building setbacks are twenty (20) feet for the front, sixty (60) feet for the side, and thirty (30) feet for the rear. According to [Sec. 3.5.5. – Open Space](#), a minimum requirement of 20 percent of total parcel acreage for the open space. Lands containing streams, lakes, 100-year floodplains, wetlands, slopes over 15 percent shall remain undisturbed and included in open space. All convenience stores with gas pumps must provide a minimum of one parking space per each 1500 square feet of floor area, which is a minimum 10 parking spaces ([Sec. 6.1.4. – Off-street parking ratios](#)). The applicant is proposing to provide 31 parking spaces.

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

The proposed convenience store with fuel pumps is adjacent to industrial uses and medium residential density zoning. The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

The purpose and intent of the M (Light Industrial) District is to provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan. This property is within a floodplain and adjacent to a residential neighborhood.

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

Adequacy of public services, public facilities, and utilities to serve the current use as a convenience store cannot be determined until the applicant receives final approval from a plan review from the Dekalb County Watershed Department. The required parking for this request is a minimum of ten (10) parking spaces.



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

The applicant provided a Trip Generation/Traffic Impact Letter. The letter emphasizes the impact of the public street on which the use is proposed and whether or not there is sufficient traffic carrying capacity for the use proposed. Based on the submitted report the applicant stated that there are 135 peak AM hour trips for the proposed use and 134 peak PM trips. However, the study noted that the average daily Trip will approximately be 3,691. (*See Exhibit A*)

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The existing land uses along the access routes to the subject property will not adversely affect the character of the vehicles or the volume of current and/or generate traffic. Trucks will not enter any residential area to enter or exit to and from the proposed site. The site shall be right-in/right-out only for trucks and other vehicles to enter and exit the site from Lithonia Industrial Boulevard.

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

The applicant is proposing to install an entrance and exit off of Lithonia Industrial Boulevard. There are existing sidewalks along the site. Nevertheless, the applicant shall be required install adequate pedestrian crossings referencing pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or another emergency.

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

The proposed use is in alignment with the adjoining uses along Lithonia Industrial Boulevard, which will not cause any negative impacts on the surrounding uses.

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

The proposed use will have similar hours of operations to other local convenience stores with fuel pumps. The applicant is proposing hours of operation as 5 a.m. to 11p.m.

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

A residential subdivision is located adjacent to the subject property. The residential subdivision will not be visible



Fuel pumps are permitted with an approved Special Land Use Permit (SLUP) within the M (Light Industrial) District. The proposed use is otherwise consistent with the requirements of the M zoning district. The property is zoned M (Light Industrial) and within the Stonecrest Tier 6 Overlay District. Alcohol outlets accessory to convenience stores with fuel pumps require a special land use permits approval.

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

In the Stonecrest 2038 Comprehensive Plan the future land use is City Center. City Center developments are attached and detached townhomes, 4-8 story condominiums and lofts, mid and high-rise apartments, healthcare facilities, mixed-use retail and commercial, professional offices, medical and institutional uses, entertainment and cultural facilities, parks and recreation facilities, and public and civic facilities.

The intent of the City Center character area is to promote the concentration of residential and commercial uses which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage. The proposed development as a convenience store with fuel and alcohol sales will not be consistent with the policies of the comprehensive plan. The land uses in this area shall be a focal point for several neighborhoods with a variety of activities such a general retail, commercial, professional office, high density housing, entertainment, recreational uses and appropriate public open spaces that are easily accessible by pedestrians. The M-Light Industrial zoning district is not a permitted zoning category in the city center future land use character area.

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

The applicant has to conform to the required stream buffers. The required stream buffer is 75 feet from the start of vegetation. Additionally, there is a required transitional buffer (75 feet width) for the MR-1 zoning category.

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

The applicant is proposing to locate all refuse and service areas on site.

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

If granted approval, the special land use permit and any applicable conditions shall remain with the land.

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

Per [Sec. 2.24.1. – Dimensional requirements](#), the building can cover a maximum of 80 % of the lot.

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

At this time staff is unable to determine if the proposed use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.



According to [Sec. 4.2.8. – Alcohol outlets, retail, package liquor store](#), a special land use permit is required for all Alcohol outlets accessory to convenience stores with gas pumps. According to [Section 4.2.28. – Fuel pumps, accessory](#) has conformity requirements as well.

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

The proposed development cannot exceed the maximum height for the underlying zoning district of two (2) stories for any buildings and structures. The Fire Department and rescue services must approve over three stories to ensure adequacy of fire protection facilities. The proposed submittal includes a 5,000 sq ft convenience store with 31 parking spaces, which includes two (2) ADA spaces and fifteen (15) truck parking spaces.

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

The proposed convenience store with gas pumps is along an industrial corridor. The need for an additional fuel service for automobiles and trucks is not warranted along this industrial corridor. The proposed convenience store will be located near the Interstate 20 exit and enter ramp. Trucks exiting from this proposed location will have the option of using Hillandale Road. This will have an impact on the residential areas. It is proposed that the right-in/right-out egress and ingress recommendation will decrease any potential accidents from occurring with vehicles.

STAFF RECOMMENDATION

Staff recommends **Denial**. The Future Land Use shows the property as City Center. The M- Light Industrial zoning is not a permitted zoning district in this category.

PLANNING COMMISSION (PC) RECOMMENDATION – May 7, 2024

TBD





Attachment(s): SLUP 24-002 Application Materials



Special Land Use Permit Application

Applicant
Information

Name: 1618 Land Holdings LLC		
Address: [REDACTED]		
Phone: [REDACTED]	Fax: [REDACTED]	Email: [REDACTED]
Owner's Name: William R Vargo		
Owner's Address: [REDACTED]		

Owner
Information

Phone: [REDACTED]	Fax: [REDACTED]	Email: [REDACTED]
Property Address: 6350 Hillandale Dr.		Acreage: 7.813
Parcel ID: 16 105 01 013		
Current Zoning Classification: M-Light Industrial		
Proposed Use of Property: Food Mart with fuel sales		
Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No		

Property
Information

Property Information:

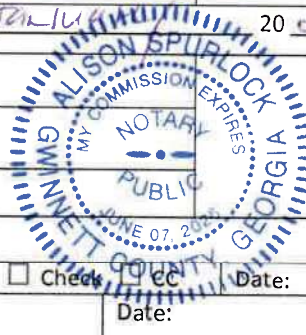
The property located at 6350 Hillandale Dr. is 7.813 acres and zoned M-Light Industrial. The property is currently vacant

Affidavit

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Notary

Applicant's Name: 1618 Land Holdings LLC		
Applicant's Signature: [Signature]		Date: 1-17-24
Sworn to and subscribed before me this 17th Day of Jan 2024		
Notary Public: [Signature]		
Signature: [Signature]		
My Commission Expires: 6-7-2026		
<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:



08-03-2017



Amendment Application

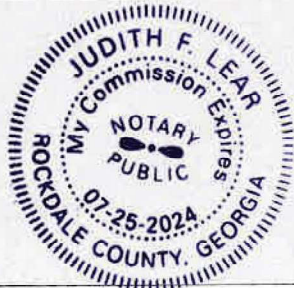
All applications and plans must be submitted through the [Citizenserve Online Portal](#)

Property Owner(s) Notarized Certification

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

Property Owner

Name:	William R Vargo		
Address:	[REDACTED]	City, State: Monroe, GA	Zip: 39656
Signature:	<i>William R Vargo</i>	Executed For the Estate of William R Vargo	Date: 1-10-2024
Sworn to and subscribed before me this <u>10th</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:	<i>Judith F. Lear</i>		



Additional Property Owner (if applicable)

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

Additional Property Owner (If applicable)

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



Amendment Application

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

Applicant(s) Notarized Certification

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

Applicant			
Name:	1618 Land Holdings LLC		
Address:		City, State: Lawrenceville Ga	Zip: 30043
Signature:		Date:	1/17/24
Sworn to and subscribed before me this <u>17th</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:	1/17/2024		

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


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



Campaign Disclosure Statement

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

☐ Yes ☒ No

Applicant / Owner	Signature: 
	Address:
	Date: 1/17/2024

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



470.863.1070
www.LJA.com
211 East Main Street, Canton, Georgia 30114

February 5th 2024

City of Stonecrest
Planning & Zoning Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038
Phone: (770) 224-0200

Re: Proposed Food Mart with fuel sales
Special Land Use Permit
6350 Hillandale Drive Stonecrest, GA 30058
Parcel: 16 105 01013

To whom it concerns,

On behalf of 1618 Land Holdings, LLC please consider this our Letter of Intent for a proposed food mart with fuel sales. The proposed development will be positioned on the parcel noted above. The parcel at address 6350 Hillandale Drive is currently zoned M (Light Industrial) and will require a special land use permit for fuel and alcohol sales.

Sincerely,

LJA Engineering, Inc.,

Terry Boomer PE

Linda Carter
Clerk of Superior Court Dekalb Cty. Ga.
I solemnly swear that the foregoing is a true and correct copy of the original as the same was filed in my office.

STATE OF GEORGIA
COUNTY OF DEKALB

QUITCLAIM DEED

THIS INDENTURE, made as of the 3rd day of May, 2004 between **George R. Pippin**, as party of the first part (hereinafter called "Grantor"), and **William R. Vargo**, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land Lot 105 of the 16th District of Dekalb County, Georgia, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said described property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed, the day and year first above written.

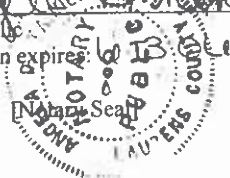
Signed sealed and delivered in the presence of:

~~Unofficial Witness~~

Notary Public

Commission expires:

George R. Pippin



48955.64

After recording return to:
John H. Haugaard
McDaniel & Haugaard, P.C.
P.O. Box 1828
Decatur, GA 30031-1828

Deed Book 16207 Pg 89
Filed and Recorded Jun-01-2004 03:04pm
2004-0114400
Real Estate Transfer Tax \$210.00

Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty, Ga.
I HEREBY CERTIFY THAT THE ABOVE DEED WAS FILED IN DEED BOOK 16207 PAGE 89

STATE OF GEORGIA

COUNTY OF DEKALB

WARRANTY DEED

THIS INDENTURE, made as of the 3rd day of May, 2004, between **George R. Pippin**, as party of the first part (hereinafter called "Grantor"), and **William R. Vargo**, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns, all that tract or parcel of land more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof. The property described herein is conveyed subject to all valid restrictions of record and zoning ordinances affecting same.

TO HAVE AND TO HOLD the said described property, with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof to the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-referenced property unto the said Grantee against the claims of all persons whomsoever.

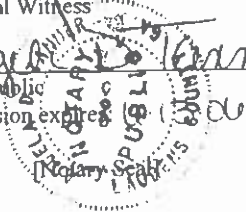
IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

Signed sealed and delivered in the presence of:

[Signature]
Unofficial Witness

[Signature] (Seal)
George R. Pippin

[Signature]
Notary Public
Commission expires 10/1/06



Linda Carter

1. 2001年12月1日，甲企业向乙企业销售一批商品，售价为10000元，增值税为1700元，款项已收到。2002年1月1日，乙企业向甲企业退货，退货金额为10000元，增值税为1700元，款项已收到。甲企业2002年1月1日的会计分录为：

To find the true point of beginning, commence at an iron pin marking the point of intersection of the northwest right-of-way line of Lithonia Industrial Boulevard (100 foot right-of-way at this point) and the northeast right-of-way line of Hillandale Drive, and running thence North 80 degrees 02 minutes 36 seconds West along the northeast right-of-way line of Hillandale Drive, a distance of 158.59 feet to a point; running thence South 09 degrees 57 minutes 24 seconds West a distance of 10.00 feet to a point located on the northeast right-of-way line of Hillandale Drive where said right-of-way narrows; running thence North 80 degrees 06 minutes 53 seconds West along said right-of-way line a distance of 147.82 feet to a point on the relocated right-of-way of Hillandale Drive also being the southwest corner of the William Vargo 1.999 acre tract and being the TRUE POINT OF BEGINNING; running thence along said relocated right-of-way North 83 degrees 05 minutes 33 seconds West a distance of 241.62 feet to a point; thence North 74 degrees 13 minutes 52 seconds West a distance of 13.45 feet to a point; thence, leaving said right-of-way, North 09 degrees 02 minutes 21 seconds East along said western line of Pippins a distance of 424 feet to a point on the relocated right-of-way line of Hillandale Drive, thence along said right-of-way line of relocated Hillandale Drive the following courses: South 61 degrees 23 minutes East a distance of 36.09 feet to a point; North 28 degrees 37 minutes West a distance of 22.96 feet to a point; North 33 degrees 47 minutes East a distance of 254.38 feet to a point; northeasterly along a curve having a radius of 295.275 feet for an arc distance of 289.81 feet to a point; northeasterly along a curve having a radius of 302.18 feet for an arc distance of 137.7 feet to a point; South 68 degrees 11 minutes East a distance of 72.15 feet to the newly relocated right-of-way line of Lithonia Industrial Boulevard; running thence along the western side of the relocated Lithonia Industrial Boulevard the following courses: southwesterly along a curve having a radius of 1520.99 feet an arc distance of 212.97 feet to a point; South 05 degrees 20 minutes West a distance of 168.93 feet to a point; South 44 degrees 00 minutes West a distance of 65.12 feet to a point; South 05 degrees 20 minutes 36 seconds West a distance of 16.40 feet to a point; South 47 degrees 31 minutes East a distance of 43.46 feet to a point; South 09 degrees 49 minutes West a distance of 124.07 feet to a point on the western side of the relocated Lithonia Industrial Boulevard and a common corner with William Vargo; thence leaving said Lithonia Industrial Boulevard and running along the line of said Vargo parcel North 85 degrees 25 minutes 10 seconds West a distance of 270.61 feet to an iron pin; thence South 09 degrees 53 minutes 07 seconds a distance of 261.44 feet to the TRUE POINT OF BEGINNING and containing 7.74 acres, more or less.

48555.04

After recording return to:
John H. Haugaard
McDaniel & Haugaard, P.C.
P.O. Box 1828
Decatur, GA 30031-1828

Deed Book 16207 Pg 91
Filed and Recorded Jun-01-2004 03:04pm
2004-0114401
Real Estate Transfer Tax \$0.00

Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY CLERK AND SEAL AND IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND SEAL

STATE OF GEORGIA
COUNTY OF DEKALB

QUITCLAIM DEED

THIS INDENTURE, made as of the 3rd day of May, 2004 between **George R. Pippin**, as party of the first part (hereinafter called "Grantor"), and **William R. Vargo**, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land Lot 105 of the 16th District of DeKalb County, Georgia, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said described property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed, the day and year first above written.

Signed sealed and delivered in the presence of:

[Signature]

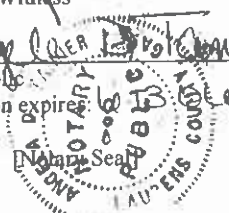
Unofficial Witness

[Signature]

Notary Public

Commission expires: 6/13/06

Notary Seal



[Signature] (Seal)

George R. Pippin



Exhibit "A"

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I solemnly swear that I am the Clerk of Superior Court for DeKalb County, Georgia.

All that tract or parcel of land lying and being in Land Lot 105 of the 16th District of DeKalb County, Georgia, more particularly described as follows:

BEGINNING at a point on the western right of way line of Lithonia Industrial Boulevard 304.32 feet north of the intersection of said western right of way line with the northern right of way line of Hillandale Drive, said point being at the northeast corner of "Parcel P-1" according to plat hereinafter referred to; thence northerly along the western right of way line of Lithonia Industrial Boulevard 206.90 feet to a point; thence south 85 degrees 15' 43" east 10 feet to the western right of way line of said Lithonia Industrial Boulevard; thence northerly along said western right of way line 505.17 feet to an iron pin at the southeast corner of the property now or formerly owned by Herman Lischkoff; thence north 77 degrees 06' 17" west along the south line of said Lischkoff property 423.32 feet to the eastern line of the property now or formerly owned by Place Seville of Atlanta; thence south 75 degrees 18' 55" west along the line of the property of Place Seville of Atlanta 125.98 feet to an iron pin at the corner of said Place Seville of Atlanta property; thence south 08 degrees 48' 24" west along the line of said Place Seville of Atlanta property 989.66 feet to an iron pin on the north right of way line of Hillandale Drive; thence south 74 degrees 13' 52" east along said right of way line 13.45 feet to a point; thence south 17 degrees 47' 30" west along said right of way 4.96 feet to a point on said right of way line; thence southeasterly along said right of way line 141.83 feet to a point; thence continuing southeasterly along said right of way line 101.80 feet to a point at the southwest corner of "Parcel P-1" according to said plat; thence north 09 degrees 53' 07" east along said "Parcel P-1" 287.62 feet to the corner of said "Parcel P-1"; thence south 85 degrees 15' 36" east along the line of said "Parcel P-1" 281.86 feet to the point of beginning, containing 10.780 acres, more or less, and being designated as "Parcel P" according to plat for Jabco Industrial Community, dated July 20, 1972, by B. L. Bruner & Associates, Inc., Surveyors.

48955.01

Return to Shirley Herren
Trinity Title Ins. Agency
437 E. Ponce De Leon Ave.
Decatur, GA 30030-1938

Deed Book 16207 Pg 93
Filed and Recorded Jun-01-2004 03:04pm
2004-0114402
Georgia Intangible Tax Paid \$513.00

Linda Carter

Linda Carter
Clerk of Superior Court DeKalb Cty. Ga.
I HEREBY CERTIFY THAT THIS DEED IS TRUE AND CORRECTLY FILED IN DEED BOOK 16207 PAGE 93

Return after recording to:

Farmers State Bank
P. O. Box 1568
Dublin, Georgia 31040-1568

SECURITY DEED

STATE OF GEORGIA

COUNTY OF LAURENS

THIS INDENTURE, made the 3RD day of MAY, 2004, between

WILLIAM R. VARGO

as party or parties of the first part, hereinafter called *Grantor*, and

FARMERS STATE BANK

whose address is P. O. Box 1568, Dublin, GA 31040, as party or parties of the second part, hereinafter called *Grantee*.

WITNESSETH, that Grantor, for the consideration hereinafter set forth, does hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT "A"

THIS CONVEYANCE INCLUDES all buildings, structures and



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 105 OF THE 16^H DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN MARKING THE POINT OF INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF LITHONIA INDUSTRIAL BOULEVARD (100 FOOT RIGHT-OF-WAY AT THIS POINT) AND THE NORTHEAST RIGHT-OF-WAY LINE OF HILLANDALE DRIVE, AND RUNNING THENCE NORTH 80 DEGREES 02 MINUTES 36 SECONDS WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF HILLANDALE DRIVE, A DISTANCE OF 158.59 FEET TO A POINT; RUNNING THENCE SOUTH 09 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT LOCATED ON THE NORTHEAST RIGHT-OF-WAY LINE OF HILLANDALE DRIVE WHERE SAID RIGHT-OF-WAY NARROWS; RUNNING THENCE NORTH 80 DEGREES 06 MINUTES 53 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 147.82 FEET TO A POINT ON THE RELOCATED RIGHT-OF-WAY OF HILLANDALE DRIVE ALSO BEING THE SOUTHWEST CORNER OF THE WILLIAM VARGO 1.999 ACRE TRACT AND BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE ALONG SAID RELOCATED RIGHT-OF-WAY NORTH 83 DEGREES 05 MINUTES 33 SECONDS WEST A DISTANCE OF 241.62 FEET TO A POINT; THENCE NORTH 74 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 13.45 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 09 DEGREES 02 MINUTES 21 SECONDS EAST ALONG SAID WESTERN LINE OF PIPPINS A DISTANCE OF 424 FEET TO A POINT ON THE RELOCATED RIGHT-OF-WAY LINE OF HILLANDALE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE OF RELOCATED HILLANDALE DRIVE THE FOLLOWING COURSES: SOUTH 61 DEGREES 23 MINUTES EAST A DISTANCE OF 36.09 FEET TO A POINT; NORTH 28 DEGREES 37 MINUTES WEST A DISTANCE OF 22.96 FEET TO A POINT; NORTH 33 DEGREES 47 MINUTES EAST A DISTANCE OF 254.38 FEET TO A POINT; NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 295.275 FEET FOR AN ARC DISTANCE OF 289.81 FEET TO A POINT; NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 302.18 FEET FOR AN ARC DISTANCE OF 137.7 FEET TO A POINT; SOUTH 68 DEGREES 11 MINUTES EAST A DISTANCE OF 72.15 FEET TO THE NEWLY RELOCATED RIGHT-OF-WAY LINE OF LITHONIA INDUSTRIAL BOULEVARD; RUNNING THENCE ALONG THE WESTERN SIDE OF THE RELOCATED LITHONIA INDUSTRIAL BOULEVARD THE FOLLOWING COURSES: SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 1520.99 FEET AN ARC DISTANCE OF 212.97 FEET TO A POINT; SOUTH 05 DEGREES 20 MINUTES WEST A DISTANCE OF 168.93 FEET TO A POINT; SOUTH 44 DEGREES 00 MINUTES WEST A DISTANCE OF 65.12 FEET TO A POINT; SOUTH 05 DEGREES 20 MINUTES 36 SECONDS WEST A DISTANCE OF 16.40 FEET TO A POINT; SOUTH 47 DEGREES 31 MINUTES EAST A DISTANCE OF 43.46 FEET TO A POINT; SOUTH 09 DEGREES 49 MINUTES WEST A DISTANCE OF 124.07 FEET TO A POINT ON THE WESTERN SIDE OF THE RELOCATED LITHONIA INDUSTRIAL BOULEVARD AND A COMMON CORNER WITH WILLIAM VARGO; THENCE LEAVING SAID LITHONIA INDUSTRIAL BOULEVARD AND RUNNING ALONG THE LINE OF SAID VARGO PARCEL NORTH 85 DEGREES 25 MINUTES 10 SECONDS WEST A DISTANCE OF 270.61 FEET TO AN IRON PIN; THENCE SOUTH 09 DEGREES 53 MINUTES 07 SECONDS A DISTANCE OF 261.44 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 7.74 ACRES, MORE OR LESS.

TRIP GENERATION MEMORANDUM

for

C-Store with Gas Station and Truck Fueling

6350 Hillandale Drive

Stonecrest, Dekalb County, Georgia 30058

Prepared for

Husein Hamirani

1618 Land Holding, LLC

1550 North Brown Road, Suite 130

Lawrenceville, Georgia 30043

February 16, 2024

Prepared by



Trip Generation Memorandum – Hillandale Food Mart

1618 Land Holdings, LLC have selected Traffic Solutions to provide services to conduct a trip generation study for a proposed development located at 6350 Hillandale Drive in the City Stonecrest, Dekalb County, Georgia. Located between Hillandale Drive and the I-20 westbound entrance ramp as shown in **Figure 1- Location Map**.

The proposed development will be situated on approximately 9.592 acres consisting of the following:

- Convenience Store at 5,000 sf with 10 fueling positions for cars and 5 fueling positions for large trucks

All vehicular access to the site will be provided by one (1) fully accessible driveway on Lithonia Industrial Boulevard as shown in **Figure 2 - Site Plan**.

The accepted procedure for determining the trips generated by the development of a property based on the land use and intensity is to apply the rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual - 11th Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed development.

The results of the trip generation for the Convenience Store are given in Table 1. It also shows the distribution of trips that will be entering and exiting the assigned driveway.

Table 1. Trip Generation - Daily, AM/PM Peak Hour and Distribution %

Land Use (ITE Code)	Intensity	Avg Daily Trips		AM Peak Hour			PM Peak Hour		
		Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Distribution		50%	50%	50%	50%	100%	50%	50%	100%
C-Store w/gas station (945)	10 fueling positions	1286	1285	135	135	270	114	114	228
Pass-by Trips 76% / 75%				103	102	205	86	85	171
Adjusted New Trips				32	33	65	28	29	57
Distribution		50%	50%	49%	51%	100%	53%	47%	100%
Truck Stop (950)	5 fueling positions	560	560	34	36	70	41	36	77
TOTAL New Trips		1846	1845	66	69	135	69	65	134

A truck stop is a facility located adjacent to an interstate highway interchange that provides commercial vehicles fueling, space and supplies for self-service vehicle maintenance, and other services specific to the needs of truckers (e.g., showers, on-site truck parking area). The facility typically contains a convenience store, restroom facilities and one or more restaurants. The convenience store, restrooms and restaurants associated with truck stops are typically also open for the general motoring public. The site, just as this project has, often also has vehicle fueling positions for the general motoring public.

Analysis

Lithonia Industrial Boulevard is a four-lane undivided roadway with a posted speed limit of 45 miles per hour. According to GDOT's data the functional classification of Lithonia Industrial Blvd is a Minor Arterial. Lithonia Industrial Blvd travels in the north / south directions. According to GDOT's Traffic Analysis and Data Application (TADA), the latest traffic count occurred in September of 2022, showing approximately an AADT of 23,100 vehicles travelled along Lithonia Industrial Blvd. The data was collected at count station 089-4060 approximately 2,600 feet north of the project site.

Figure 1. Site Map

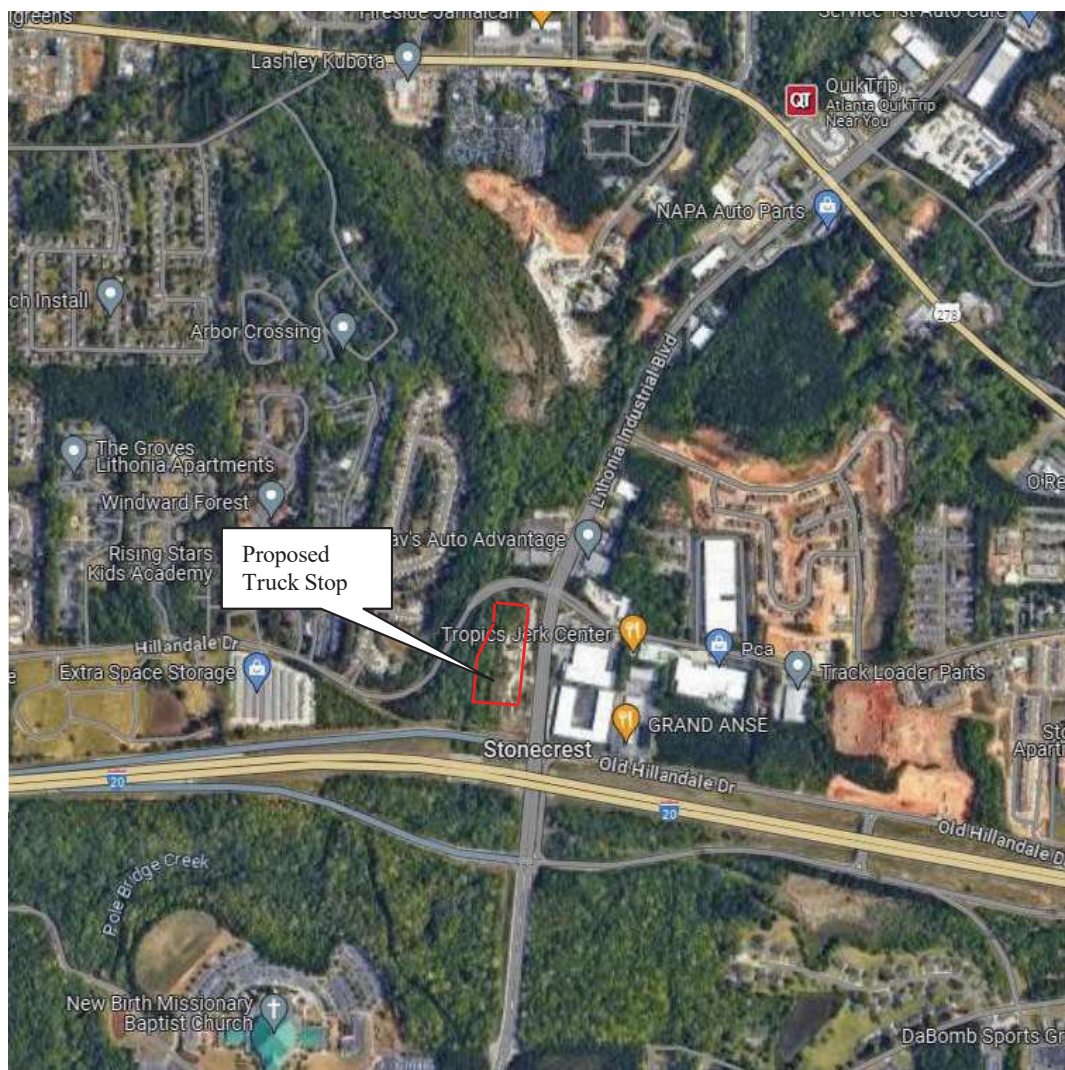
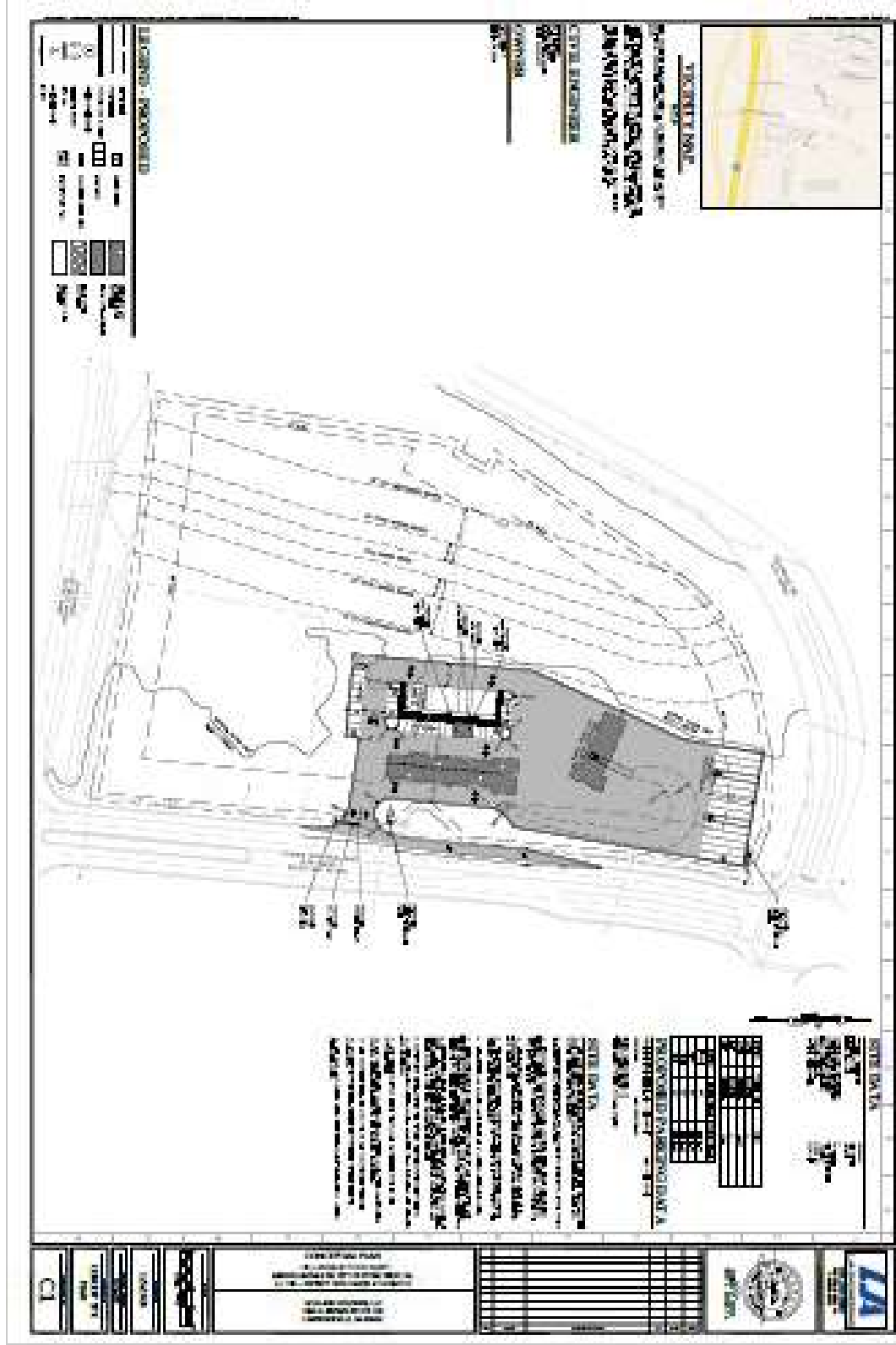


Figure 2. Site Plan



The proposed convenience store truck stop development is expected to generate 3,691 average daily trips, 135 AM peak hour new trips and 134 PM peak hour new trips. Any delay associated with the trips generated by the development will be experienced by vehicles exiting the site and entering the site from the northbound direction. No delay is expected on Lithonia Industrial Blvd at the signal-controlled intersection with Hillandale Drive/Chupp Road, nor at the intersection with Old Hillandale Drive. The project access will be stop-sign controlled at its intersection with Lithonia Industrial Blvd.

According to the GDOT Regulations for Driveway and Encroachment Control manual, Table 4-6, an southbound right turn lane will be warranted by the proposed development of the site as a convenience store with gas station. Utilizing the data from GDOT's latest count collection, the ADT indicates that 52% of the traffic travels in the northbound direction and 48% travels in the southbound direction, as shown in Figure 3. The total number of trips entering the site is 1,846. Based on the posted speed limit of 45 mph and the AADT of 23,100 (12,100 NB and 11,000 SB), the trip generated right turns into the site are estimated to be 886 vehicles per day.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6. Minimum Volumes Requiring Right Turn Lanes

Under the same scenario, the average daily number of trips entering the site from the northbound direction is estimated to be 960 left turning trips. According to GDOT's minimum requirements as as shown in Table 4-7a below, this project would require a left turn lane.

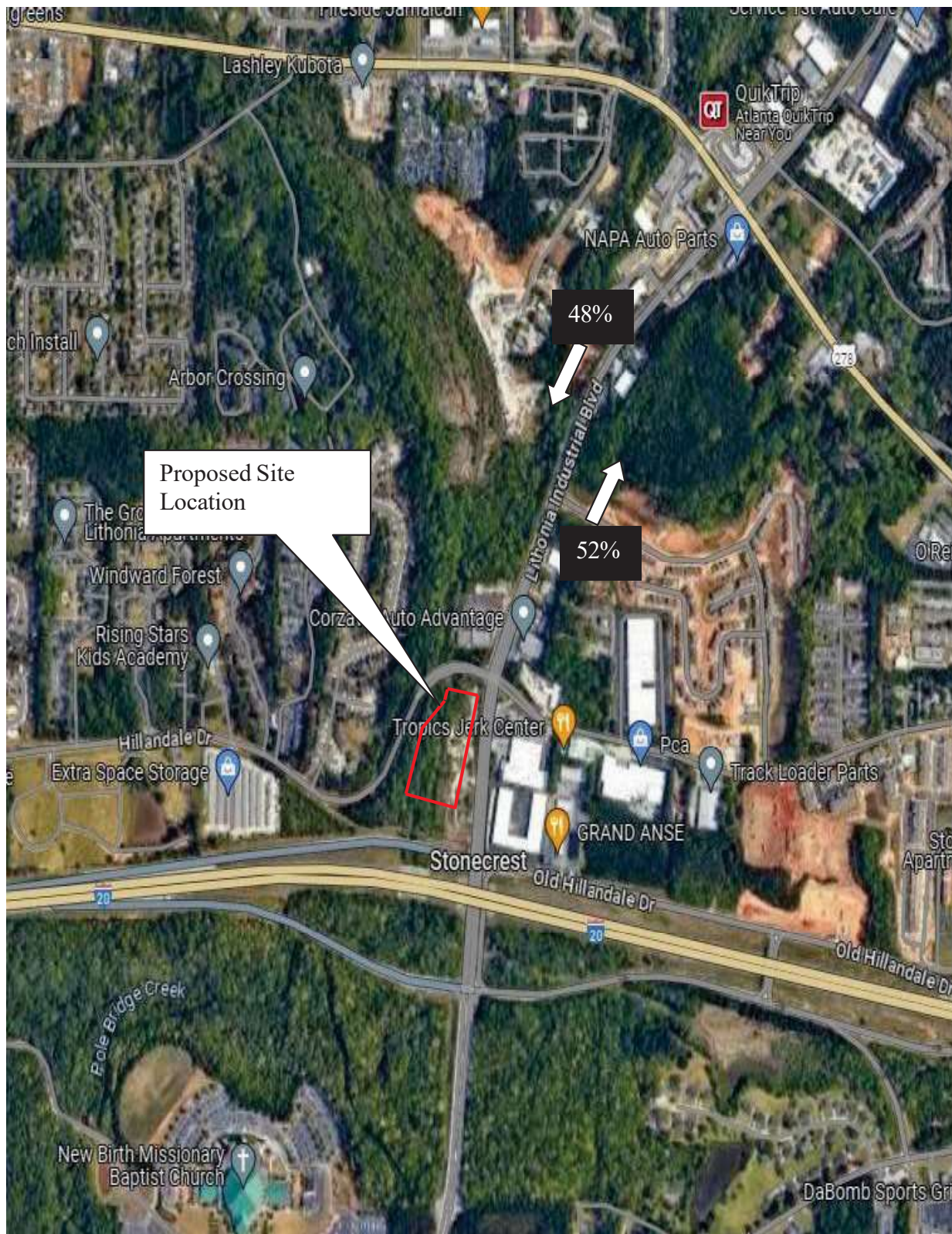
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
55 to 60 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-7a. Minimum Volumes Requiring Left Turn Lanes

Conclusion

This proposed site will generate 3,691 total average daily trips with 1,846 trips entering the site and 1,845 trips exiting the site. During the AM peak hour, the site will generate 135 new trips and 134 new trips during the PM peak hour. The site will require a right turn lane at a minimum of 175 feet of storage with a 100-foot taper. The site will require a minimum left turn lane of 235 feet of storage with a 100-foot taper.

Figure 3. Traffic Distribution on Lithonia Industrial Boulevard



Truck Stop (950)

Truck Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

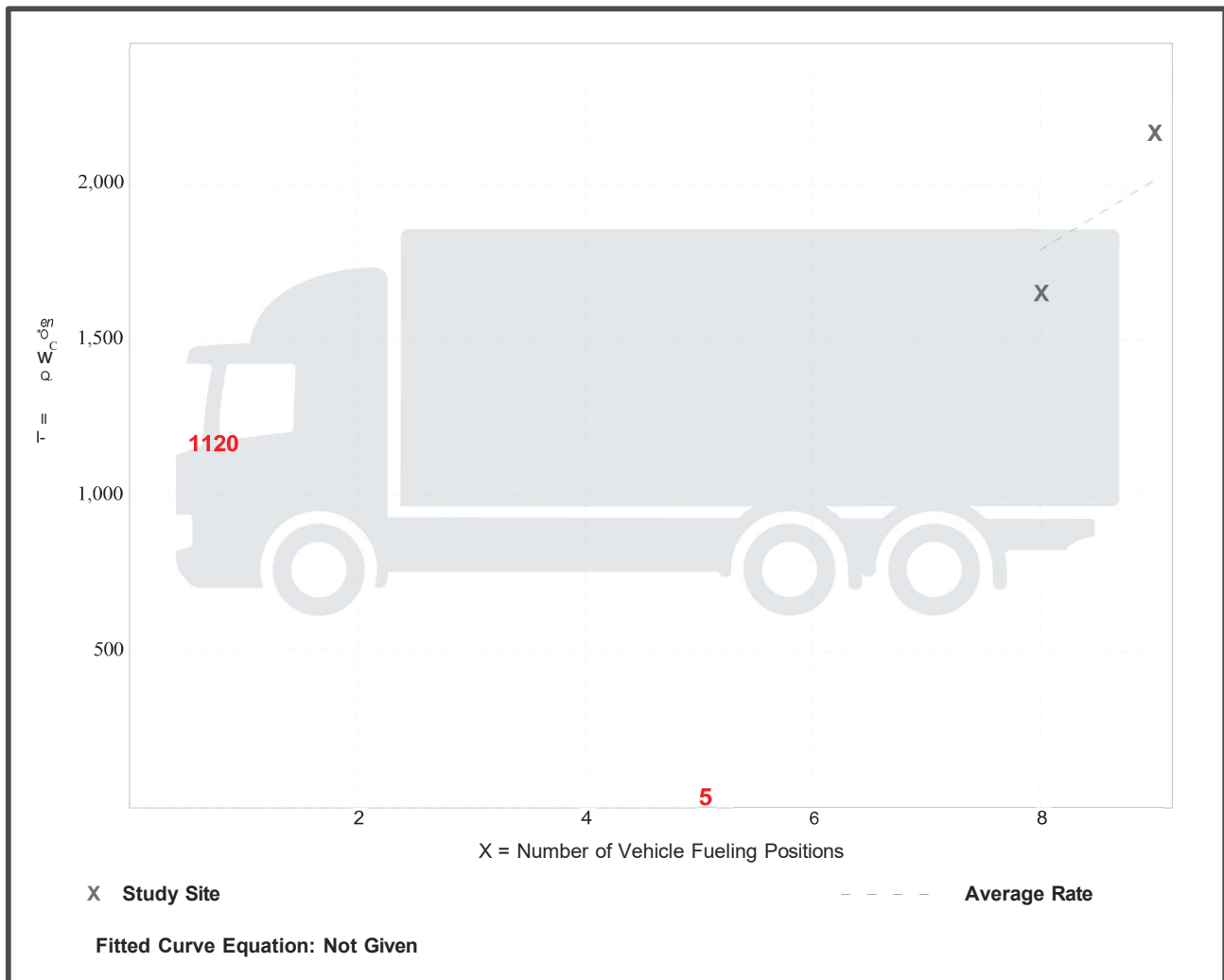
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
224.00	205.75 - 240.22	*

Data Plot and Equation

Caution - Small Sample Size



Truck Stop (950)

Truck Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. Num. of Vehicle Fueling Positions: 9

Directional Distribution: 49% entering, 51% exiting

Truck Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.97	11.63 - 16.67	2.09

Data Plot and Equation

Caution - Small Sample Size



Truck Stop (950)

Truck Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

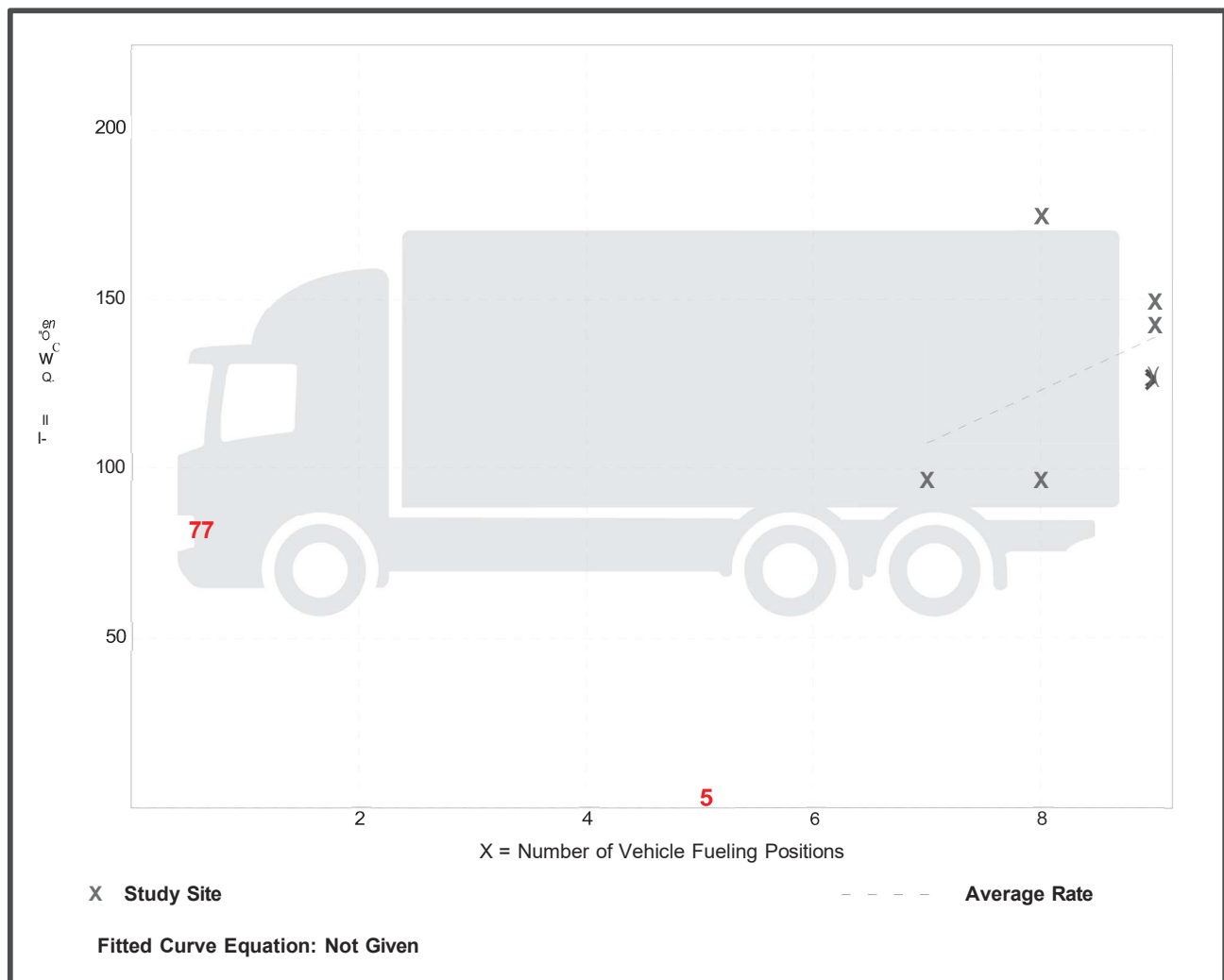
Avg. Num. of Vehicle Fueling Positions: 8

Directional Distribution: 53% entering, 47% exiting

Truck Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
15.42	11.88-21.75	3.10

Data Plot and Equation



Convenience Store/Gas Station - GFA (4-5.Sk) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

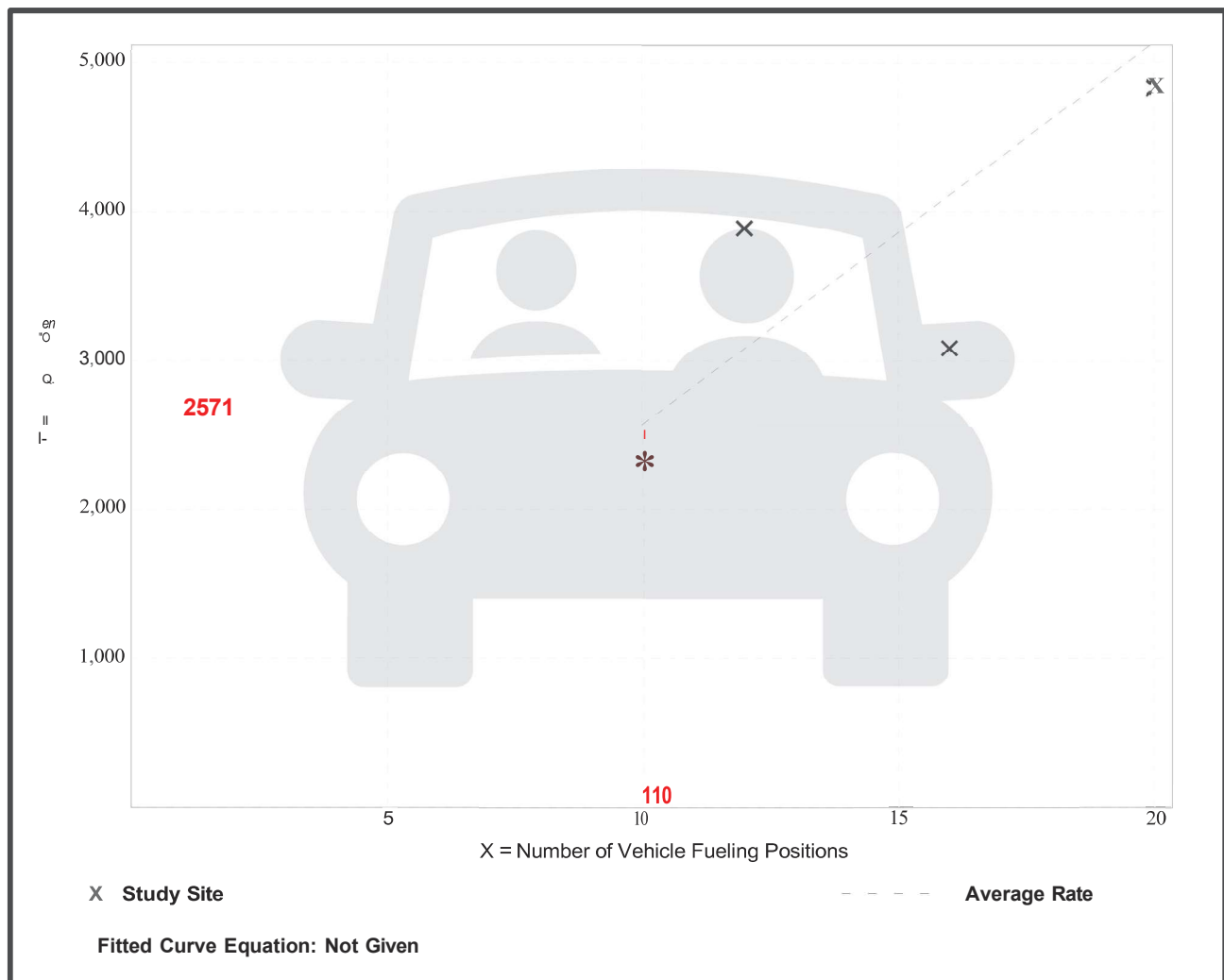
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation

Caution - Small Sample Size



Convenience Store/Gas Station - GFA (4-5.Sk) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

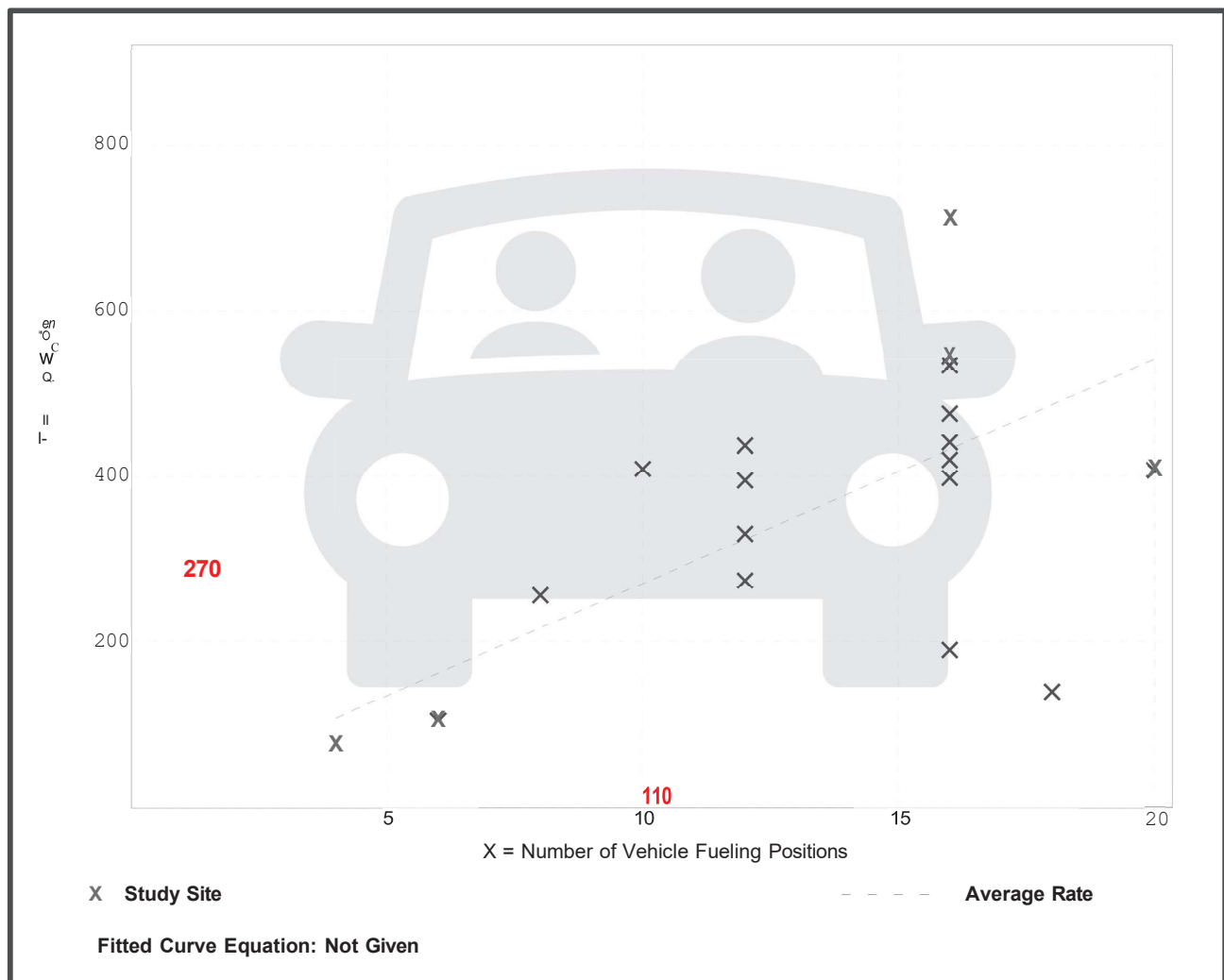
Avg. Num. of Vehicle Fueling Positions: 13

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.78 - 44.38	9.88

Data Plot and Equation



Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak	Source
GFA (000)						Primary (%)	Diverted (%)	Total (%)	Hour Volume	
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	---	84	---	---	16	1953	30

Convenience Store/Gas Station - GFA (4-5.Sk) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 23

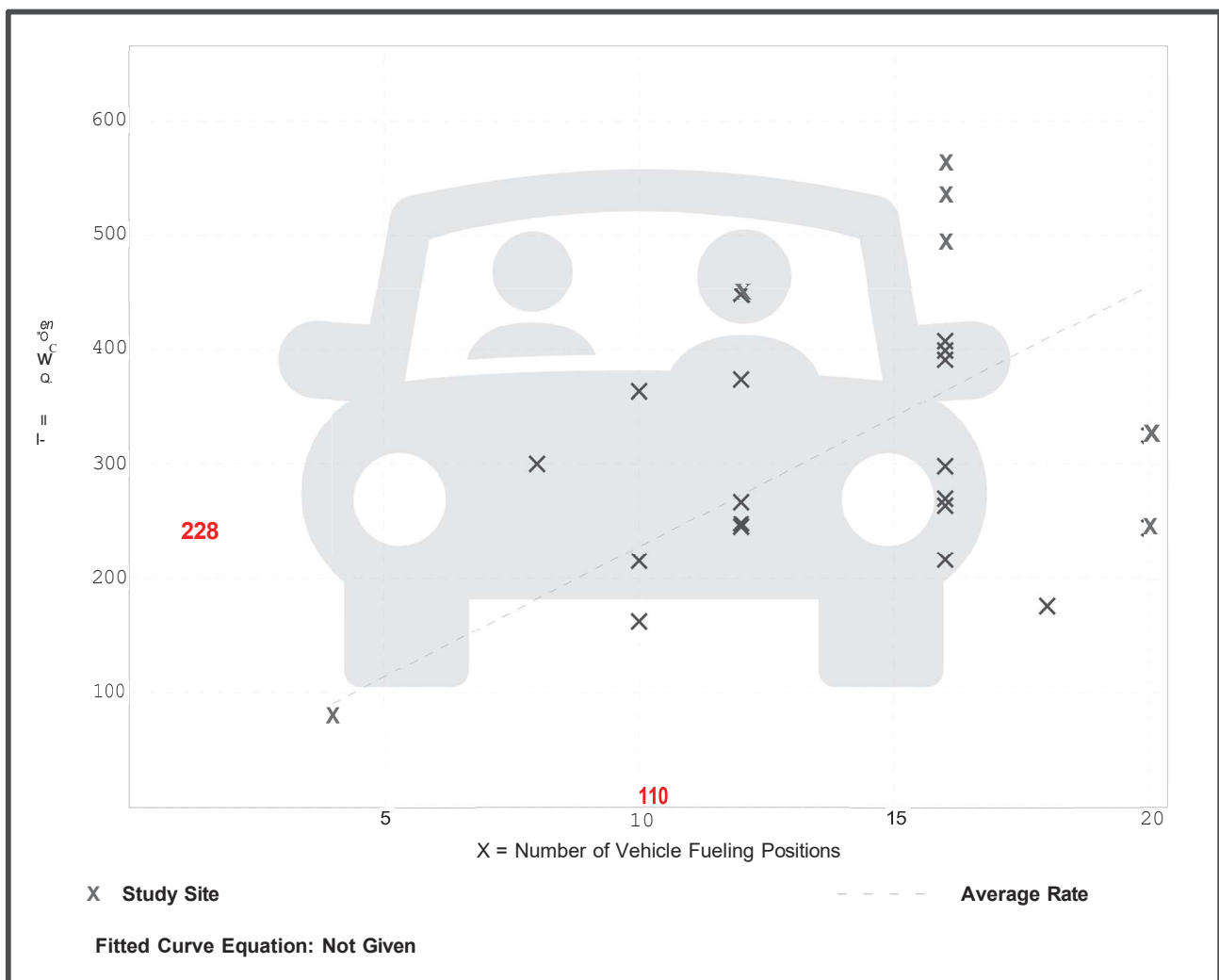
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

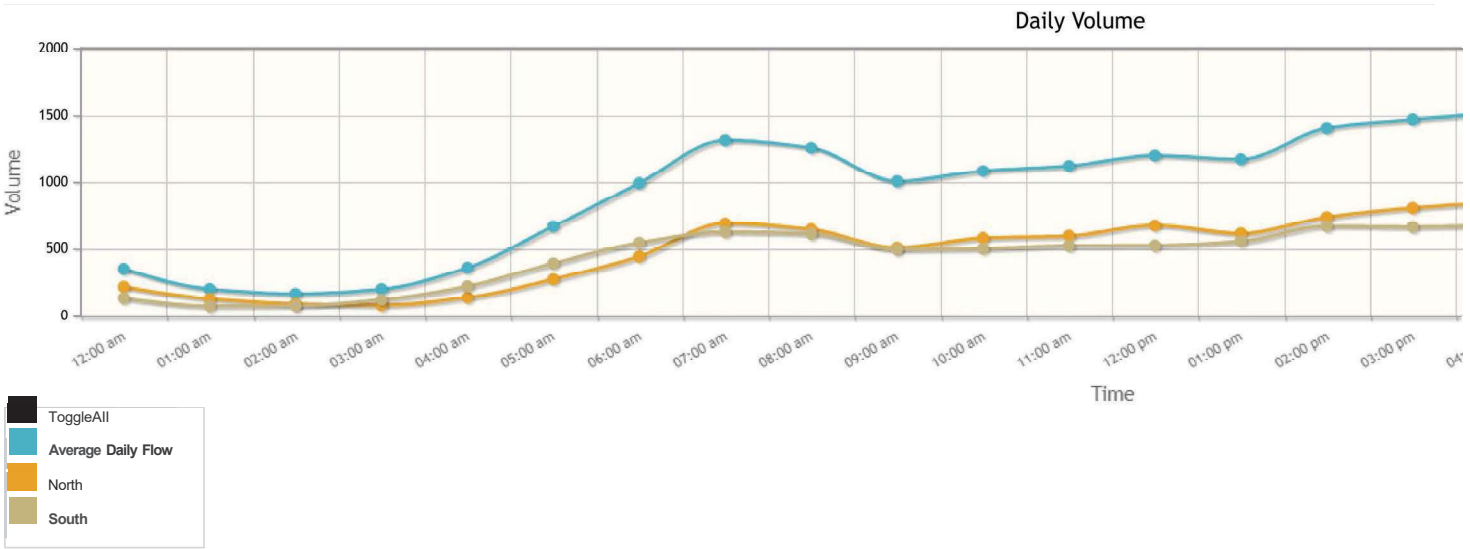
Data Plot and Equation



[illegible]

Source: ITE *Trip Generation Manual*, 11th Edition

Daily Volume Report 089-4060 Wednesday, September 28, 2022



Site Name 089-4060 Site ID 000089_4060 Description Lithonia Ind Blvd S of Covington Hwy

Each Direction Time Period: 1 hour Class: Any Exclude data: None

	Average Daily Flow	North	South
12:00 am	354	219 62.2%	133 37.8%
01:00 am	202	128 63.4%	74 36.6%
02:00 am	166	90 54.2%	76 45.8%
03:00 am	201	80 39.8%	121 60.2%
04:00 am	361	138 38.2%	223 61.8%
05:00 am	669	275 41.1%	394 58.9%
06:00 am	992	446 45.0%	546 55.0%
07:00 am	1319	691 52.4%	628 47.6%
08:00 am	1261	647 51.3%	614 48.7%
09:00 am	1007	511 50.7%	496 49.3%
10:00 am	1085	582 53.6%	503 46.4%
11:00 am	1124	595 53.3%	525 46.7%
12:00 pm	1203	676 56.2%	527 43.8%
01:00 pm	1175	617 52.5%	558 47.5%
02:00 pm	1409	738 52.4%	671 47.6%
03:00 pm	1473	807 54.8%	666 45.2%
04:00 pm	1526	846 55.4%	680 44.6%
05:00 pm	1593	858 53.9%	735 46.1%
06:00 pm	1525	765 50.2%	760 49.8%
07:00 pm	1305	663 50.8%	642 49.2%
08:00 pm	1132	615 54.3%	517 45.7%
09:00 pm	764	411 53.8%	353 46.2%
10:00 pm	668	350 52.4%	318 47.6%
11:00 pm	537	318 59.2%	219 40.8%
7am-7pm	15700	8337 53.1%	7363 46.9%
6am-10pm	19893	10472 52.6%	9421 47.4%
6am-12am	21098	11140 52.8%	9958 47.2%
12am-12am	23049	12070 52.4%	10979 47.6%
am Peak	07:00 am	07:00 am	07:00 am
Peak Volume	1319	691	628
Peak Factor	0.879	0.847	0.918
pm Peak	05:00 pm	05:00 pm	06:00 pm
Peak Volume	1593	858	760
Peak Factor	0.926	0.886	0.950

Event key: QC Failure QC Outlier QC Atypical Events Special Holiday Offline
Weekends and defined holidays Holiday-affected days

Notes on data:
Averages are calculated as the simple average of values across the period.

Holidays & Events:
None

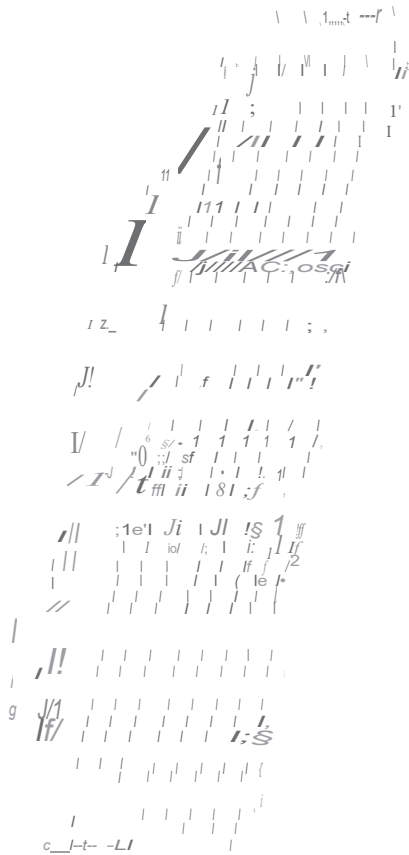
Data prepared by Drakewell US 01N -Nevada February 16, 202410:17:SOAM.

C2-Cloud Traffic Data ©2003-2024 Drakewell Ltd.

Version 24.01.30.103221

OWNER

VAUGHAN
PO BOX 400
VANCOUVER



M N O P Q

SITE DATA

PAGE 1 (SHEET 1)
DATE 1/1/12

1/1/12

CURRENT OWNER: 1
CONTRACTOR: 1
1/1/12

1/1/12

PROPOSED PARKING DATA

1/1/12
1/1/12

SITE DATA

1. ALL INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR IN WRITING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL NOTES

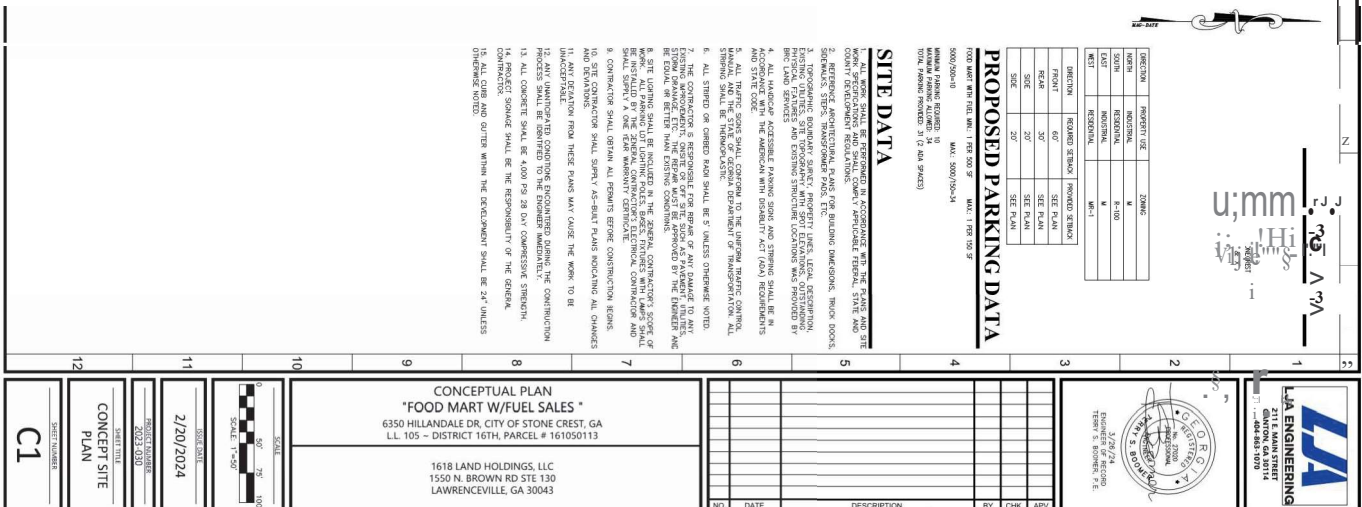
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

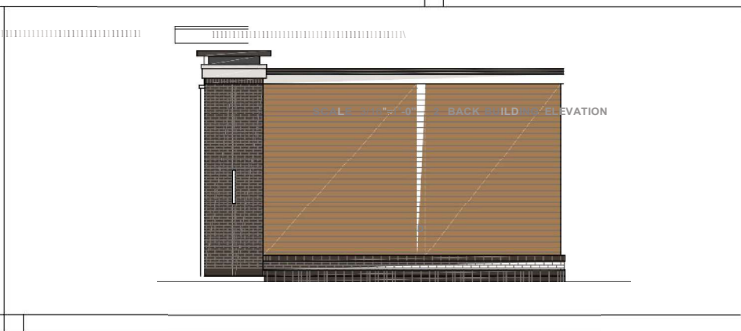
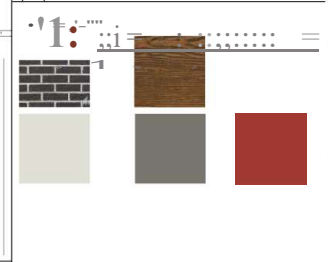
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

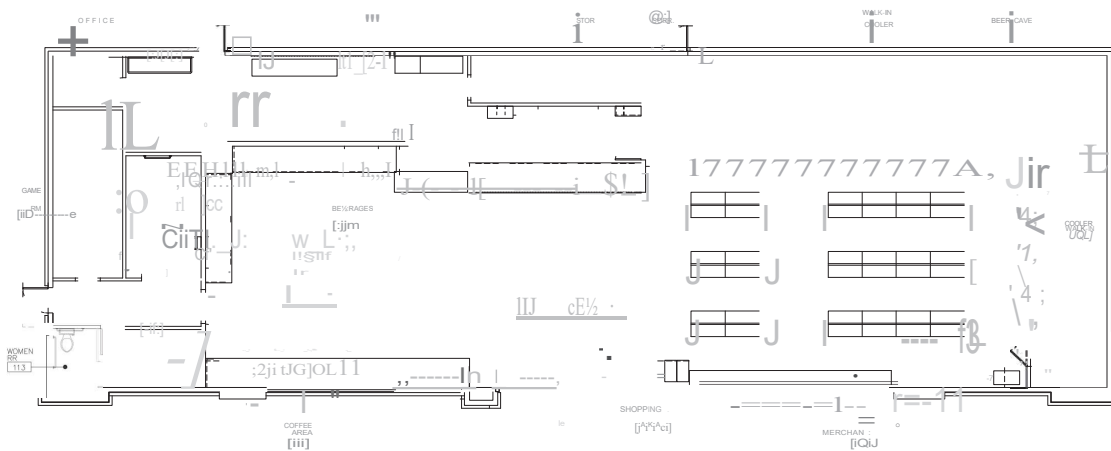
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.







11.1.1.1.1.1.1



PLAN NORTH

ISSUED
FOR
CONSTRUCTION

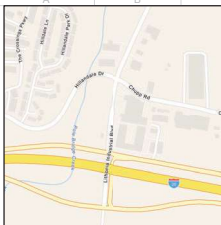
NEW CONVENIENCE
STORE DESIGN

6530 HILLANOALE DR.
LITHONIA, GA 30058



PRELIMINARY
BUILDING
LAYOUT

A1.00



VICINITY MAP

THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON FLASK COMRAFFITY PANEL NUMBER 13080041500 DATED MAY 16, 2016.

CONTRACTOR PLEASE NOTE: THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN CROSSINGS IMMEDIATELY PRIOR TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS.

ONE PLAN DEVELOPER FROM LA SUPPLY PROVIDED BY THE REC LAND SERVICES. CCE RESERVES THE RIGHT TO REVISE THE SITE PLAN AS ADDITIONAL INFORMATION IS MADE AVAILABLE. SITE PLAN SUBJECT TO CHANGE.

CIVIL ENGINEER

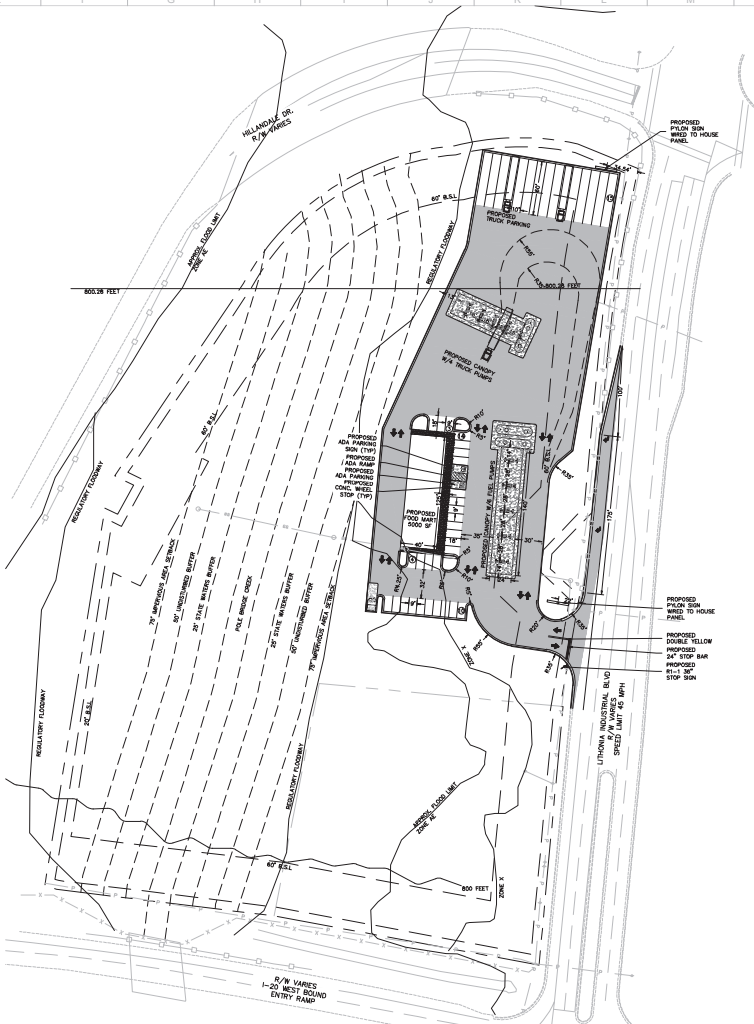
LA ENGINEERING
211 E. MAIN STREET
CANTON, GA 30114
OWNER: TONY BROWN
PHONE: 404.853.9176

OWNER

UNION BROS. &
401 E. 10th St
LITHIA, GA 30058

LEGEND - PROPOSED

	SERVICE LINE		WATER METER		SEWERALS AND STORMWATER
	PROPERTY LINE		ADA RAMP		CONCRETE
	PROPOSED OVER A DITCH		CONCRETE WHEEL STOP		HEAVY DUTY CONCRETE
	PARKING SPACE NUMBER		TRANSFORMER PAD		STANDARD DUTY ASPHALT
	DIRECTIONAL ARROW				
	STOP BAR				
	ACCESSIBLE SPACE				
	8' DIA				



SITE DATA

PANEL 6 (REFERENCE)	10/000113
EXISTING LAND USE	CITY CENTER
EXISTING ZONE CLASSIFICATION	W-100
OVERLAY ZONE CLASSIFICATION	NO OVERLAY
EXISTING LOCAL JURISDICTION	CITY OF CANTON
PLANNING ZONE CLASSIFICATION	ZONE A-1
PROPOSED SITE AREA	5,000 SF
C-1000 BUILDING AREA	5,000 SF

DIRECTION	PROPERTY USE	ZONING
NORTH	INDUSTRIAL	M
SOUTH	RESIDENTIAL	R-100
EAST	INDUSTRIAL	M
WEST	RESIDENTIAL	WR-1

DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK
FRONT	60'	SEE PLAN
REAR	30'	SEE PLAN
SIDE	20'	SEE PLAN
SIDE	20'	SEE PLAN

PROPOSED PARKING DATA

FOOD MART WITH FUEL, 1 PER 100 SF
5000/100-10
MINIMUM PARKING REQUIRED IS 50
TOTAL PARKING PROVIDED IS 50 (50 SPACES)

SITE DATA

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE SPECIFICATIONS AND SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY DEVELOPMENT REGULATIONS.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOORS, SIDEWALKS, STAIRS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, ETC. TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING, FUTURE, UTILITIES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE LAND SERVICES.
- ALL HANDICAP ACCESSIBLE PARKING SPACES AND DRIVEWAYS SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL, AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION. ALL STOPPING SHALL BE INDICATED BY THE ENGINEER.
- ALL STOPPING OR CURBED RACK SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING UTILITIES, ETC. THE REPAIR SHALL BE SUPERVISED BY THE ENGINEER AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL DETAIL ALL POINTS BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ALL UNEXPLAINED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT DRAINAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WORK ARE OUTSIDE WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.



DATE	2/20/2024
BY	TONY BROWN
CHECKED BY	TONY BROWN
APPROVED BY	TONY BROWN
SCALE	1"=50'

CONCEPTUAL PLAN
"FOOD MART W/FUEL SALES"
6000 S. MAIN STREET
CANTON, GA 30114
LL 100 - DISTRICT 10TH PARCEL # 16100113
15181 AND 15182 LOTS
15100 N. BROWN RD. SITES 150
LAWRENCEVILLE, GA 30046



2/20/2024
2024-2025
CONCEPT SITE PLAN
C1



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

COMPREHENSIVE PLAN ELEMENTS

LAND USE

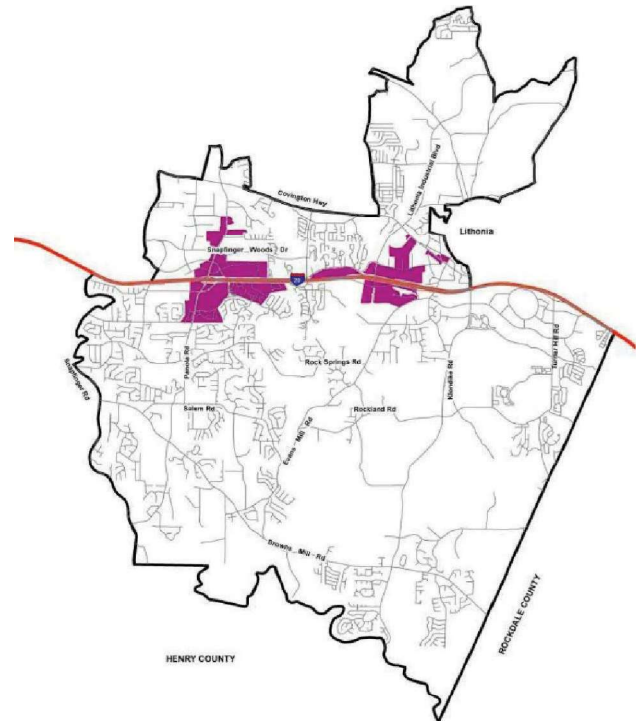
City Center (CC)

The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

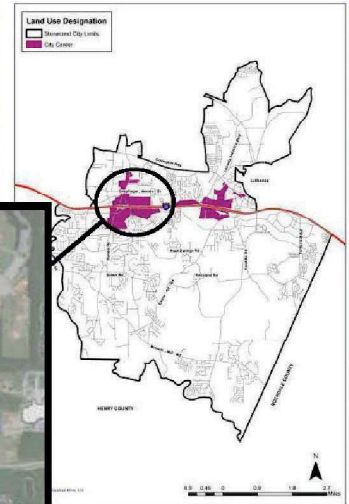
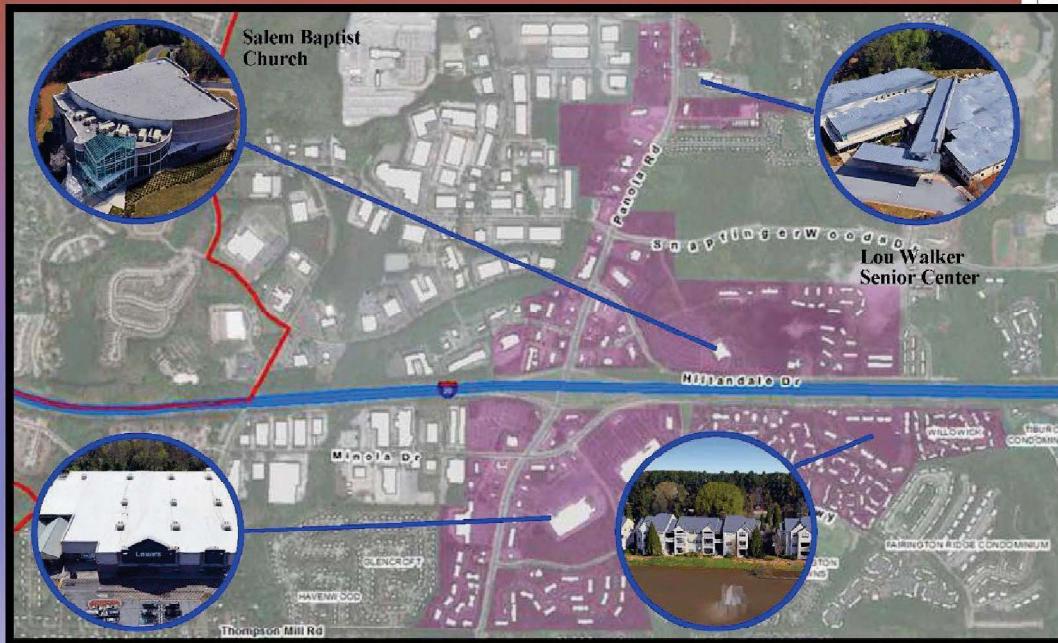
The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.

City Center Character Area Locations

- Chupp Road
- Hillendale Road
- Fairington Road
- Panola Road and I-20
- Stewart Lake Court



City Center (CC)



Building Community, Culture & Commerce For Now and Into The Future!

COMPREHENSIVE PLAN ELEMENTS

LAND USE

City Center Primary Land Uses

Attached and Detached Townhomes

4-8 Story Condominiums and Lofts

Mid- and High-rise Apartments

Healthcare Facilities

Mixed-Use Retail and Commercial

Professional Offices

Medical and Institutional Uses

Entertainment and Cultural Facilities

Parks and Recreation Facilities

Public and Civic Facilities



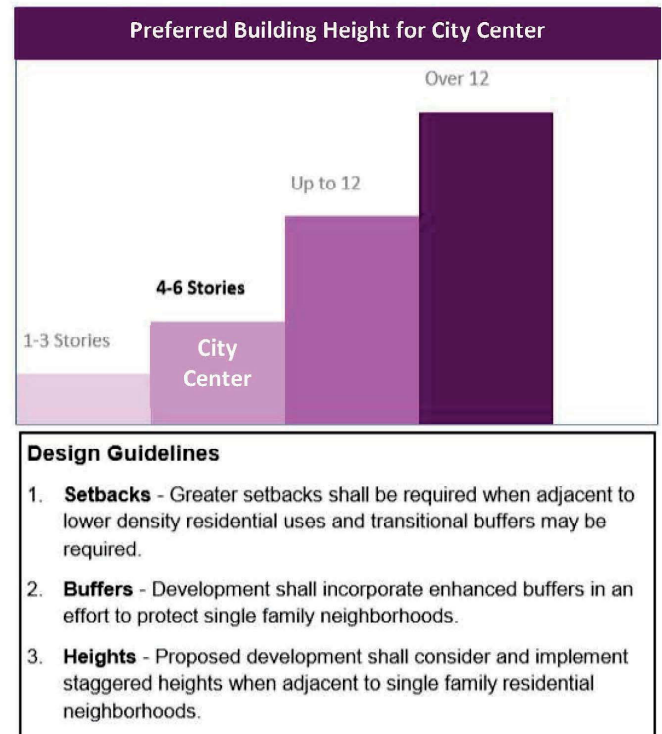
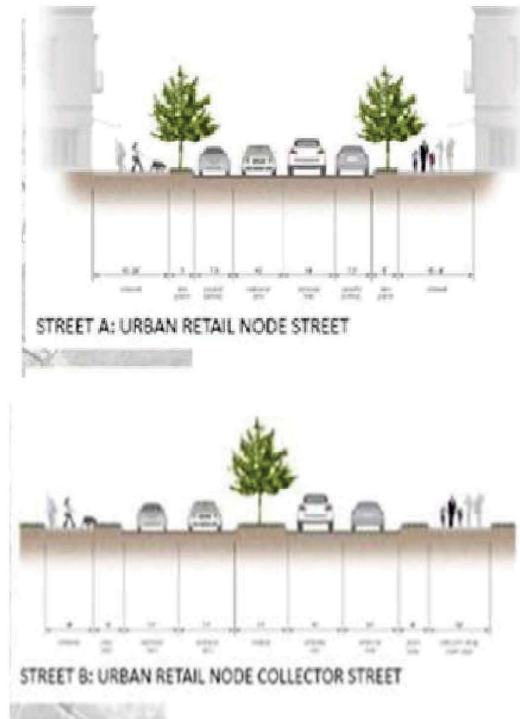
Permitted Zoning in CC Areas

RSM, MR-1, MR-2, HR-1, Hr-2, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, OI,OIT



COMPREHENSIVE PLAN ELEMENTS

LAND USE



City Center Development Policies

1. **Cyclists and Pedestrians**—Provide safe and attractive facilities for bicyclists and pedestrians.
2. **Transportation**—Provide transportation alternatives to reduce automobile dependency.
3. **Mixed-Use Redevelopment** —Redevelop older strip commercial centers into viable mixed-use developments .
4. **Streetscape**—Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.
5. **Mixed Use Districts**—Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
6. **Density**—Cluster high density development at nodes & along major corridors outside of established residential areas.
7. **Landscaping**—Use landscaping and other buffers to protect pedestrians from heavy traffic.
8. **Aesthetics**—Create and implement performance and aesthetic standards to improve visual appearance.
9. **Signage**—Implement signage and billboard controls.
10. **Parking**—Require parking to the side or rear of buildings.
11. **Connectivity**—Promote parcel interconnectivity.
12. **TOD**—Promote transit oriented development
13. **Bike Parking**—Provide safe and accessible areas for bicycle parking.
14. **Transit Incentives**—Provide incentives to encourage transit compatible development.
15. **Transportation**—Accommodate and encourage the development of multi-modal transportation centers, where appropriate.
16. **Access Management**—Create and implement driveway controls and access management standards.
17. **Tree Preservation**—Establish tree preservation and landscaping standards.
18. **Redevelopment Concept**—In appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.
19. **Architectural Standards**—Upgrade the appearance of existing older commercial buildings with façade improvements.

ARTICLE 2. – DISTRICT REGULATIONS

DIVISION 31. - M (LIGHT INDUSTRIAL) DISTRICT

Sec. 2.31.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows:

- A. To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- D. To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E. To generate employment opportunities and economic development;
- F. To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G. To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H. To implement the future development map of the city's most current comprehensive plan.

(Ord. of 8-2-2017, § 1(2.31.1))

Sec. 2.31.2. Permitted and special land uses.

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

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Dairy.
 - b. Keeping of livestock.
 - c. Keeping of poultry/pigeons.
 - d. Sawmill; temporary or portable.
 - e. Urban Community Garden, up to 5 acres; see section 4.2.

-
2. Institutional/Public.
 - a. Colleges, universities, research and training facilities.
 - b. Golf course or clubhouse, public or private; see section 4.2.
 - c. Government facilities.
 - d. Hospital or accessory ambulance service.
 - e. Places of worship; see section 4.2
 - f. Swimming pools, commercial; see section 4.2.
 - g. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
 3. Commercial.
 - a. Adult daycare center, 7 or more; see section 4.2.
 - b. Alcohol outlet—package store, primary; see section 4.2.
 - c. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
 - d. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3(F)); see section 4.2.
 - e. Ambulance service or emergency medical services, private.
 - f. Animal hospital, veterinary clinic; see section 4.2.
 - g. Animal shelter/rescue center; see section 4.2.
 - h. Automobile brokerage; see section 4.2.
 - i. Automobile recovery and storage.
 - j. Automobile service station; see section 4.2.
 - k. Automobile or truck rental or leasing facilities; see section 4.2.
 - l. Automobile or truck sales; see section 4.2.
 - m. Automobile upholstery shop.
 - n. Automobile wash/was service; see section 4.2.
 - o. Automobile repair, major; see section 4.2.
 - p. Automobile repair, minor; see section 4.2.
 - q. Banks, credit unions or other similar financial institutions.
 - r. Barber shop/beauty salon or similar establishments.
 - s. Brewery, craft (micro-brewery).
 - t. Brewpub/beer growler.
 - u. Building or construction office; see section 4.2.
 - v. Catering establishments.
 - w. Check cashing establishment, accessory; see section 4.2.
 - x. Check cashing establishment, primary; see section 4.2.

-
- y. Child day care center (kindergarten), 7 or more.
 - z. Clinic, health services.
 - aa. Club, order or lodge, fraternal, non-commercial.
 - bb. Commercial greenhouse or plant nursery; see section 4.2.
 - cc. Contractor office, landscape; see section 4.2.
 - dd. Distillery (micro-distillery).
 - ee. Dog day care; see section 4.2.
 - ff. Dog grooming; see section 4.2.
 - gg. Drive-in theater; see section 4.2.
 - hh. Drive-through facilities; see section 4.2.
 - ii. Dry cleaning agencies, pressing establishments or laundry pick-up stations.
 - jj. Fairground or amusement park; see section 4.2.
 - kk. Farmer's market, permanent; see section 4.2.
 - ll. Fitness center.
 - mm. Fuel dealers or wholesalers.
 - nn. Heliport; see section 4.2.
 - oo. Kennel, breeding.
 - pp. Kennel, commercial.
 - qq. Kidney dialysis center.
 - rr. Medical or dental laboratories.
 - ss. Landscape business.
 - tt. Liquor store (see alcohol outlet); see section 4.2.
 - uu. Mini-warehouse; see section 4.2.
 - vv. Outdoor storage, commercial; see section 4.2.
 - ww. Parking, commercial lot; see section 4.2.
 - xx. Parking, commercial garage.
 - yy. Pawn shop, title loan; see section 4.2.
 - zz. Personal services establishment.
 - aaa. Printing or publishing establishments.
 - bbb. Recreational vehicle, boat and trailers sales and service.
 - ccc. Restaurants (non drive-thru).
 - ddd. Retail, 5,000 sf or less (with the exception of small box discount stores).
 - eee. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage.
 - fff. Special events facility.

-
- ggg. Taxi, ambulance or limousine service, dispatching or storage; see section 4.2.
 - hhh. Taxi stand.
 - iii. Trade shops.
 - 4. Industrial.
 - a. Alternative energy production.
 - b. Building materials or lumber supply establishment.
 - c. Contractor, general.
 - d. Contractor heavy construction, outside storage.
 - e. Contractor, special trade.
 - f. Crematorium; see section 4.2.
 - g. Fabricated metal manufacture without EPD permit required (Light manufacturing).
 - h. General aviation airport; see section 4.2.
 - i. Heavy equipment repair service or trade.
 - j. Industrial, light.
 - k. Manufacturing, light.
 - l. Outdoor storage, industrial; see section 4.2.
 - m. Railroad car classification yards or team truck yards; see section 4.2.
 - n. Recovered materials facility wholly within a building; see section 4.2.
 - o. Recovered materials processing wholly within a building.
 - p. Recycling collection.
 - q. Recycling plant.
 - r. Research and testing facilities.
 - s. Towing or wreckage service.
 - t. Transportation equipment storage or maintenance (vehicle); see section 4.2.
 - u. Truck stop.
 - v. Truck terminal.
 - w. Vehicle storage yard.
 - x. Warehousing or storage.
 - 5. Communications—Utility.
 - a. Essential services.
 - b. Radio or television broadcasting studio.
 - c. Radio or television or broadcasting transmission facility.
 - d. Satellite television antenna; see section 4.2.
 - 6. Wireless Telecommunications.

-
- a. Attached wireless telecommunication facility; see section 4.2.
 - b. Carrier on Wheels (declared emergency); see section 4.2.
 - B. Special Administrative Uses. The following uses are permitted only with administrative approval:
 - 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Temporary outdoor retail sales; see section 4.2.
 - c. Temporary outdoor sales; seasonal; 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.
 - 3. Wireless Telecommunications.
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - b. New support structure from 50 feet up to 199 feet; see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
 - C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
 - 1. Institutional/Public.
 - a. Cultural facilities.
 - b. School, specialty; see section 4.2.
 - c. School, vocational; see section 4.2.
 - 2. Commercial.
 - a. Bus or rail stations or terminals for passengers.
 - b. Fuel pumps; see section 4.2.
 - c. Nightclub or late night establishment; see section 4.2.
 - d. Recreation, outdoor; see section 4.2.
 - e. Restaurants with a drive-thru configuration; see section 4.2.
 - D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
 - 1. Commercial.
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
 - b. Service area, outdoor; see section 4.2.
 - 2. Industrial.
 - a. Incidental retail sales of goods produced or processed on the premises.

(Ord. of 8-2-2017, § 1(2.31.2); Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 2.31.3. Dimensional requirements.

Dimensional requirements for the M (Light Industrial) District shall be as provided in Table 2.24, Nonresidential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.31.3))

Sec. 2.31.4. Site and building design standards.

Site and building design standards and regulations to be applied in this zoning district shall be as provided in article 5 of this chapter, site design and building form standards.

(Ord. of 8-2-2017, § 1(2.31.4))

Sec. 2.31.5. Multifamily use provisions for industrial conversion.

- A. The conversion of industrial buildings to residential use shall be permitted by a special land use permit. The following shall be considered:
1. Whether the building is located on the interior or periphery of an established industrial park or area;
 2. Whether the building or area should no longer be used for industrial uses;
 3. Adequate parking is provided in accordance with article 6 of this chapter, for multifamily or live- work.

(Ord. of 8-2-2017, § 1(2.31.5))

ARTICLE 3. – OVERLAY DISTRICT REGULATIONS

DIVISION 5. – STONECREST AREA OVERLAY DISTRICT

Sec. 3.5.5. Open space.

- A. *Open space:* Each lot may provide open space. Open space must be a minimum of 20 percent of the lot. To the extent possible, lands containing streams, lakes, 100-year floodplains, wetlands, slopes over 15 percent shall remain undisturbed and included in open space. Natural open space areas shall form an interconnected and continuous network of paths, greenways, and trails throughout the development within the Stonecrest Area Overlay District. Credit for open space areas may be transferred from one parcel to another within overall developments that remain under unified control of a single property owner or group of owners, but must demonstrate interconnectedness of public areas.
- B. *Maintenance and protection of public space.* Each applicant that chooses to provide for public space shall present as a part of the application for a building permit within the Stonecrest Area Overlay District a legal mechanism under which all land to be used for public space purposes shall be protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms, provided that said legal mechanism shall be approved by the city attorney as assuring each of the following mandatory requirements:

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1. That all subsequent property owners within said Stonecrest Area Overlay District be placed on notice of this development restriction through the deed records of DeKalb County Superior Court;
 2. That all public space held in common will be properly maintained and insured with no liability or maintenance responsibilities accruing to the city;
 3. That a legal mechanism exists for notice of deficiencies in maintenance of the public space held in common, correction of these deficiencies, and assessment and liens against the properties for the cost of the correction of these deficiencies by a third- party or the city;
 4. When an applicant for a Stonecrest Area Overlay District chooses to utilize a property owners association in order to comply with the requirements of subsection A above, the applicant, in addition to meeting all of said requirements, shall provide for all of the following:
 - a. Mandatory and automatic membership in the property owners association as a requirement of property ownership;
 - b. A fair and uniform method of assessment for dues, maintenance and related costs;
 - c. Where appropriate, party wall maintenance and restoration in the event of damage or destruction; and
 - d. Continued maintenance of public space held in common and liability through the use of liens or other means in the case of default.

(Ord. of 8-2-2017, § 1(3.5.5); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03 , § 1, 11-25-2019)

Sec. 3.5.15.3. Viewshed zone (Tier VI).

- A. *Statement of purpose and intent.* The intent of Tier VI is to promote uniform and visually aesthetic development which serves to unify the distinctive visual quality of the Stonecrest Area Overlay District.
- B. *Permitted principal uses and structures.* The permitted principal uses of land and structures for property in Tier VI shall be governed by all of the underlying zoning district regulations.
- C. *Accessory uses and structures.* The permitted accessory uses and structures for property in Tier VI shall be governed by the underlying zoning district.
- D. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier V: Viewshed Zone:
 1. Sexually oriented businesses.
 2. Pawn shops.
 4. Package stores.
 5. Check cashing facility.
- E. *Lot width, lot area and setbacks.* Lot width, lot area and setbacks of property in Tier VI shall be governed by the underlying zoning district.
- F. *Height of buildings and structures.* The height of buildings and structures on property within Tier VI shall be governed by the underlying zoning district.
- G. *Required parking.* The minimum number of required parking spaces of property in Tier VI shall be governed by the underlying zoning district.
- H. *Sidewalks.* A landscape strip must be provided between the curb and the pedestrian travel lane in compliance with land development standards. Sidewalks must be provided along the right-of-way of all public streets.

(Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03 , § 1, 11-25-2019)

ARTICLE 4. – USE REGULATIONS

DIVISION 2. – SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.8. Alcohol outlets, retail, package liquor store.

- A. Package stores shall not be located:
 - 1. Within 1,000 feet of an existing package store or alcohol outlet;
 - 2. Within 600 feet of any residence, church, school, school building or grounds, educational facility, college campus, or sexually oriented business; or
 - 3. Within 600 feet of a substance abuse treatment center owned, operated or approved by the state or any county or municipal government.
- B. Alcohol outlets shall not be located:
 - 1. Within 600 feet of any school building, school grounds, educational facility, college campus, or sexually oriented business; or
 - 2. Within 600 feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.
- C. For the purpose of this section, distance shall be measured according to chapter 4.
- D. For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed 20 percent of gross floor area.
- E. The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.
- F. Alcohol outlets accessory to convenience stores with gas pumps require a special land use permit.

(Ord. of 8-2-2017, § 1(4.2.8); Ord. No. 2021-06-05 , § 1(Exh. A), 8-23-2021)

Sec. 4.2.28. Fuel pumps, accessory.

- A. Upon the minor redevelopment of existing structures or buildings, as defined in section 28-8.1.16, that also requires a land disturbance permit or building permit, the director may require additional improvements to landscaping, signage, parking lots, sidewalks, or building facades. Any minor redevelopment of existing structures, buildings, and physical appurtenances is permitted by right if such changes result in greater conformity with the specifications of this section.
- B. Gas station and convenience store design shall comply with the design standards and transitional buffer requirements set forth in article 5 of this chapter.
- C. The following standards apply to all gas pumps:
 - (1) All associated light fixtures shall be directed away from surrounding residential neighborhoods.
 - (2) Canopies covering gasoline dispensers shall be set back not less than 15 feet from all street rights-of-way.
 - (3) Canopy height shall not exceed the greater of 20 feet or the height of the principal building.

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- (4) Canopies and their columns shall be complementary to the overall color scheme and building materials scheme of the building facade to which the canopy is necessary.
 - (5) Canopy lighting shall not extend beyond the area immediately beneath the canopy and all fixtures shall be recessed, including any fixture or lens. Lighting shall project inward and downward, shall not have any spillover to adjacent properties, and shall cut off no later than 30 minutes after closure of the facility.
 - (6) Automobile service stations with gas sales shall have a capacity to store one car per bay (car area in front of a pump), so as not to interfere with driveway ingress and egress traffic flow.
 - (7) A minimum of 30 feet is required between a property line and the nearest gasoline pump.
 - (8) Owner and operator are responsible for daily litter clean-up to ensure that property remains free of litter, trash, and debris.
 - (9) When a separate retail or restaurant use is located on the same property as fuel pumps, there shall be separate and distinct parking spaces for each use.
 - (10) The use of light emitting diodes, neon lights, and illuminated panels placed around the windows or on the outside of the building is not prohibited, but must not be visible from or face adjacent residential uses.
- D. Location criteria. Fuel pumps associated with convenience stores, gas stations, and service stations must meet the following criteria:
- 1. Facility is located within 100 feet of an intersection of a major arterial street and a major or minor arterial street, or located within 500 feet of an interstate highway intersection with an arterial street as designated on the Functional Classification Map in the City Comprehensive Plan.
 - 2. Facility is accessible via direct or secondary access to two roads.
 - 3. Facility includes at least 5,000 square feet of retail space.
 - 4. No more than two facilities may be located at any given intersection.
 - 5. Except for facilities located at the same roadway intersection, facilities cannot be located closer than 1,500 feet apart.
- E. Distance shall be measured from the right-of-way of the exit or entrance ramp, or street corner (middle of the radius), along the intersecting street right-of-way, to the nearest property line.
- F. Facility must include at least two bathrooms, each capable of serving at least three persons at a time, open to the public, and compliant with the Americans with Disabilities Act.
- G. If a reverse frontage design is proposed, the primary building shall be located close to the street to define street edge. Pump islands shall not be located between the building and the street, but shall be placed behind or to the side of the primary building. The facade of the primary building located closest to the street shall include architectural features and shall have an active entrance either on the side or rear, with clear unobstructed pedestrian access from the public sidewalk. The street facade shall have at least 25 percent fenestration or faux fenestration.
- H. Service areas, storage areas, and trash enclosures shall be oriented away from public view and screened from adjacent properties.
- I. Facilities must provide a two-foot-high masonry wall with landscaping and/or an evergreen hedge to help screen the pumps from view from a public right-of-way.

(Ord. of 8-2-2017, § 1(4.2.28); Ord. No. 2021-06-05 , § 1(Exh. A), 8-23-2021)

ARTICLE 6. - PARKING

Sec. 6.1.4. Off-street parking ratios.

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one required space per 200 square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios. Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent by the director of planning pursuant to an administrative variance in compliance with article 7 of this chapter. If the use is within 1,000 feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by 25 percent in accordance with article 7 of this chapter.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards shall be met:
 - 1. At least five percent of the parking spaces on-site must be reserved for carpool use.
 - 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
 - 3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Commercial</i>		
Adult daycare center	Two spaces	Four spaces
Automobile repair garage, minor repair, and maintenance establishments	One space for each 400 square feet of floor space.	One space for each 150 square feet of floor space.

Automobile service station	Two spaces for each service bay, with minimum of ten spaces required.	Three spaces for each service bay, with maximum of 15 spaces required.
Bed and breakfast establishment	One space for the owner-operator plus one per guest bedroom.	Two spaces for the owner-operator plus one per guest bedroom.
Car wash	Two stacking spaces for each car wash lane plus two drying spaces per lane.	Three stacking spaces for each car wash lane plus three drying spaces per lane.
Convenience Store without gas pumps	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Convenience Store with gas pumps	One space per 500 square feet of floor area	One space per 150 square feet of floor area.
Grocery Store	One space per 500 square feet of floor area.	One space per 200 square feet of floor area.
Hotel or motel	One space per lodging unit, plus one space per each 150 square feet of banquet, assembly, or meeting area.	1 2/10spaces per lodging unit, plus one space per each 100 square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One space for each 1,000 square feet of floor area	One space for each 300 square feet of floor area
Office, Professional	One space for each 500 square feet of floor area.	One space for each 250 square feet of floor area.
Offices, Doctor and Dentist	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One space for each 150 square feet of floor area, but not less than ten spaces.	One space for each 75 square feet of floor area, but not less than ten spaces.
Late Night Establishment	One space for each 300 square feet of floor area with a minimum of ten spaces.	One space for each 150 square feet of floor area with a minimum of ten spaces.
Nightclub	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 150 square feet of floor are, but not less than ten spaces.
Restaurant, drive-through, without seating area for patrons	One space for each 250 square feet of floor area.	One space for each 150 square feet of floor area.
Restaurant where accessory to hotel or motel	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 175 square feet of floor area, but not less than ten spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Retail uses, personal service uses, and other commercial and general business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

April 11, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 pm the day before the meeting, April 11, 2024, to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Cobi Brown, Planning Administrative Technician

Director of Planning and Zoning Shawanna Qawiy and Zoning Administrative Technician Abeykoon Abeykoon were also in attendance.

The meeting was called to order at 6:00 pm.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING

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 is every 2nd Thursday of each month

III. PUBLIC COMMENTS:

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-Zoning@stonecrestga.gov by 5 pm the day before the Public Hearing, April 11, 2024, to be read into the record at the meeting.

IV. Case(s) of Discussion:



CITY OF STONECREST, GEORGIA

LAND USE PETITION: SLUP 24-002
PETITIONER: Terry Boomer of LJA Engineering
LOCATION: 6350 Hillandale Drive, Stonecrest, GA
OVERLAY DISTRICT: Stonecrest Tier 6
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to construct a new gas station with a convenience store.

Brian Banderas on behalf of the applicant came to speak. He stated that the 7.81-acre property consists of all utilities such as sewer. The plan features all buffers that will ensure that the development will not be located within a flood plane. The 5000-square-foot food mart will feature six fuel pumps and four diesel pumps for trucks.

Tyrone Mccray, Shamaine Phillips, Monica Willaims, Karen Harris, and Mia Folks are some of the citizens who expressed their concerns and asked questions about the proposal. Some of the concerns included traffic impacts, compatibility with the surrounding properties, impacts to the surrounding properties from noise and vibrations, the effect it may have on the environment, safety for those traveling by foot, and that there are already gas stations in the area.

Terry Boomer the applicant came to speak. He stated that they want to improve the vacant and abandoned property which is near the interstate system. The convenience store will offer products compared to what can be found at QuikTrip or Circle K. Idleling, overnight parking, and truck stop activities will not be conducted on the property. Diesel will be offered for the trucks traveling the interstate which is currently not available in that area and a public sidewalk will also be developed for the property. There will be a 50 foot undisturbed buffer and 25 foot impervious setback. He also stated that a traffic study is conducted for all of his proposed projects.

LAND USE PETITION: SLUP 24-004
PETITIONER: Theresa Owusu of G&T Care Services
LOCATION: 5673 La Fleur Trail, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to



CITY OF STONECREST, GEORGIA

operate a personal care home.

Theresa Owusu the applicant was called to speak. She stated that she is a registered nurse and that all services will be provided by qualified licensed professionals. They would like to offer care for up to four people aged 18 and up. She also explained the target population which includes individuals who can walk or need no forms of restraint.

Dana Oneil, Judy Evans, Tamika Vincent, Eddie Willaims, Sandra White, Willaim Oneil and Rosie Parker were some of the residents who came to the podium to speak. The proposed business taking in residents with mental illnesses, the safety of the current neighborhood residents, traffic concerns, the facility being located in a residential rather than commercial area, usage of the home if the permit is not issued, the number of staff members, hours of operation, parking, as well as the number of residents that will be staying in the house are some of the questions and concerns expressed.

Theresa Owusu came back to speak. She stated that her and her husband (Grant) will be living on the property and that they plan to work with agencies to be assigned residents. She also stated that their target audience are elderly people of the same sex who do not require extensive supervision, but their residents will be continually monitored. If it is discovered that a resident does not meet their requirements they will be removed from the home. If the application for the SLUP is not approved they will make the home solely their place of residence.

Grant Owusu stated that he is a healthcare administrator and clarified how the residents will be roomed. He also stated that this is to help people who can not stay on their own to provide them the opportunity to live social lives.

V. ADJOURNMENT

The meeting was adjourned at 7:22 pm.



SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

Petition Number:	SLUP 24-004
Applicant:	Theresa Owusu D/B/A G&T Care Services, LLC 5673 La Fleur Trail Stonecrest, GA 30038 owusugrant332@gmail.com
Owner:	Aqeelah Karriem 5673 La Fleur Trail Stonecrest, GA 30038
Project Location:	5673 La Fleur Trail
District:	4 – Councilman George Turner. Jr.
Acreage:	0.39 acres
Existing Zoning:	RSM (Small Lot Residential Mix) District
Future Land Use:	Suburban Neighborhood (SN)
Overlay District:	N/A
Proposed Development/Request:	The applicant is requesting a Special Land Use Permit (SLUP) to operate a personal care home with a maximum of four (4) individuals.
CPIM:	April 11, 2024
Planning Commission:	May 7, 2024
Mayor & City Council:	May 28, 2024
Sign Posted/ Legal Ad(s) submitted:	March 25, 2024
Staff Recommendations:	Denial
Planning Commission:	TBD



PROJECT OVERVIEW

Location

The subject property is located at 5673 La Fleur Trail with a parcel identification 16 054 02 029. The dwelling is located within the Winslow Crossing Subdivision.

The property abuts RSM (Small Lot Residential Mix) District on the north, south, east, and west.

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



Background

Under the Stonecrest's Zoning Ordinance, the property is classified as RSM (Small Lot Residential Mix) District.

According to [Section 2.12.1](#), the purpose and intent of the City Council in establishing the RSM District is:

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

The closet Personal Care Home is located at 3153 Pequea Drive, which is approximately 1.2 miles from subject property. The property is a single-family detached dwelling. The dwelling was built in 1986 with three (3) bedrooms and two (2) bathrooms. The entire floor area is approximately 2,164 square feet. The applicant stated that the home will admit non-family adult residents, 18 years of age or older who are not related by blood within the third degree of consanguinity or by marriage to any management member of G&T care services or governing body.



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in March 2024. The Community Planning Information Meeting (CPIM) was held on April 11, 2024, at 6:00 P.M. at city hall. The attendees were concerned about the safety of the current neighborhood residents, traffic, the facility being located in a residential versus a commercial area, usage of the home if the permit isn't issued, number of staff members, hours of operations, parking and the number of residents that will reside within the dwelling.

Floor Layout Plan



TOTAL: 2164 sq. ft

FLOOR 1: 2164 sq. ft

EXCLUDED AREAS: REAR PATIO AND DECK: 934 sq. ft, EMBEDDED WINDOW: 15 sq. ft, FIREPLACE: 9 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Site Photos





SLUP 23-015

ADDRESS: 5673 La Fleur Trail

CURRENT ZONING: **RSM (Small Lot Residential Mix) District**

FUTURE LAND USE: **Suburban Neighborhood (SN)**



Subject Property

Aerial Map





Zoning Map

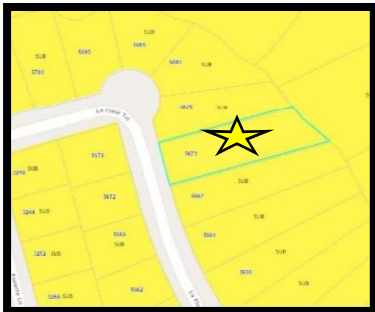


Legend



RSM
Small Lot
Residential
Mix

Future Land Use Map



Legend



SN
Suburban
Neighborhood



STANDARDS OF SPECIAL LAND USE PERMIT REVIEW

[Section 7.4.6](#) of the Stonecrest Zoning Ordinance lists twenty factors to be considered in a technical review of a special land use permit completed by the Community Development Department and Planning Commission. Each criterion is listed with staff analysis.

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

The residence is approximately 2,164 square ft. on 0.39 acres. It meets the land area for the operation of a personal care home. [Section 4.2.41 \(Personal care homes and child caring institutions\)](#) states the minimum square footage of the proposed use is 1,800 square feet. The required parking is at least four (4) parking spaces within a driveway, garage, or carport.

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

The structure is compatible with the adjacent properties. However, the land use is not compatible with those homes with single-family residential uses. The land use has a suburban neighborhood designation that does not permit the RSM zoning category.

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

Currently, there are adequate public services, public facilities, and utilities to serve the current use as a single-family residence, with the increase in the number of tenants, it cannot be determined if there are adequate facilities. The required parking are at least four (4) parking spaces within a driveway, garage, or carport.

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

La Fleur Trail is classified as a local road. There will be no significant impact on the public streets or increased traffic in the area.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The existing land use located along the access routes to the site would not be adversely affected by the character of the vehicles or the volume traffic generated by the proposed use. Le Fleur Trail is a local road that is designed to handle residential traffic.

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



The subject property is located within an existing subdivision, which has adequate ingress and egress that will be able to handle the addition of the number of vehicles permitted on the property.

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

The proposed hours of operation shall be 9:00 A.M. – 5:00 P.M., Monday to Friday; and 10:00 A.M. – 5:00 P.M. on Saturdays and Sundays.

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

The proposed hours of operation shall be 9:00 A.M. – 5:00 P.M., Monday to Friday; and 10:00 A.M. – 5:00 P.M. on Saturdays and Sundays.

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

According to the applicant, she and her husband (a healthcare administrator) will live in the dwelling and plan to work with agencies to be assigned residents.

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

The proposed use is consistent with the zoning district classification requirement in which the use is proposed to be located.

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

In the comprehensive plan the primary land use is Suburban Neighborhood. The zoning of RSM is not permitted in the Suburban Neighborhood land use. All assisted living facilities have different criteria than personal care homes.

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

The proposed use does not require buffers or transitional buffers by the zoning district.

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

There is adequate refuse and service according to the applicant for the property.

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

If granted approval, the special land use permit should not be transferable and **only** applicable to the current applicant, operator(s), and homeowner(s).



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

The existing building has an appropriate structure, which is consistent in size, scale, and massing with adjacent and surrounding buildings in the area.

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

At this time, we are unable to determine whether the proposed use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.

The submitted floor plan submitted to staff meets all the requirements within the supplemental regulation in [Division 2, Section 4.2.41](#).

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

The proposed development would not exceed the height of nearby residential structures. The existing building would be similar to the height abutting the property. There will be no negative shadow impact on any adjoining lot.

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

The proposed personal care home would be consistent with the neighborhood's needs or the community. However, the zoning district of RSM is not a permitted zoning district in the Suburban Neighborhood future land use.

STAFF RECOMMENDATION

Staff recommends **denial** due to non-compliance with comprehensive plan.

PLANNING COMMISSION RECOMMENDATION – May 7, 2024

TBD



Attachment(s): SLUP 24-004 Application Materials



Special Land Use Permit Application

Applicant Information	Name:	Theresa Owens		
	Address:	5673 La Fleur Trl. Lithonia GA 30038		
	Phone:		Fax:	
	Owner's Name:	Theresa Owens		
Owner Information	Owner's Address:	5673 La Fleur Trl. Lithonia GA 30038		
	Phone:		Fax:	
	Property Address:	5673 La Fleur Trl.	Acreage:	5 ac / 2164 sq. ft.
	Parcel ID:	1605402029		
Property Information	Current Zoning Classification:	RSM - Small Lot Residential Mix.		
	Proposed Use of Property:	Personal Care home		
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No			
	Property Information: The property was built in 1986, 3 bedrooms and 2 bathrooms, single family residence. approx. 2170 sq. ft.			
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.			
	Applicant's Name:		THERESA OWENS	
	Applicant's Signature:		Theresa Owens	
	Sworn to and subscribed before me this		Date: 03/15/2024	
Notary	Notary Public:		Katrina Jones NOTARY PUBLIC Rockdale County State of Georgia My Comm. Expires 09/20/2026	
	Signature:		\$30.00	
	My Commission Expires:			
	<input type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Sign Fee <input checked="" type="checkbox"/> Legal Fee			
Fee: \$ 30.00 Cash		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC		
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date: 03.15.24		

08-03-2017



Property Owner(s) Notarized Certification

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

Property Owner (If Applicable)	Signature: <u>Theresa Nelson</u>	Date: <u>3/15/24</u>	
	Address: <u>5673 La Fleur Trail</u>	City, State: <u>Leithonia, GA</u>	Zip: <u>30038</u>
	Phone: <u>[REDACTED]</u>		
	Sworn to and subscribed before me this <u>15</u> day of <u>March</u> , 20 <u>24</u>		
	Notary Public: <div style="border: 1px solid black; padding: 5px; display: inline-block;">Katrina Jones NOTARY PUBLIC Rockdale County State of Georgia My Comm. Expires 09/20/2026</div> <u>Katrina Jones 03.15.24</u>		
Property Owner (If Applicable)	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		
Property Owner (If Applicable)	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature: <u>Theresa N Odu</u>		Date: <u>3/15/2024</u>
	Address: <u>5673 La Fleur Trail</u>		City, State: <u>Lithonia, GA</u> Zip: <u>30038</u>
	Phone: <u>[REDACTED]</u>		
	Sworn to and subscribed before me this <u>15</u> day of <u>March</u> , 20 <u>24</u>		
Attorney / Agent	Notary Public:		
	<div>Katrina Jones NOTARY PUBLIC Rockdale County State of Georgia My Comm. Expires 09/20/2025</div>		<u>Katrina Jones 03.15.24</u>
	Signature:		Date:
	Address:		City, State: Zip:
	Phone:		
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



Campaign Disclosure Statement

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

☐ Yes ☒ No

Applicant / Owner	Signature: <i>Therese N. Dean</i>
	Address: <i>5673 La Fleur Trl. Lithonia GA 30038</i>
	Date: <i>03/15/24</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

G&T Care Services, LLC.

5673 LA FLEUR TRL

LITHONIA GA 30038

Tel: 6467310455

Email: owusugrant332@gmail.com

February 27, 2024

Planning and Zoning

3120 Stonecrest Blvd,

Stonecrest, GA 30038

Dear Director,

G&T Care Services LLC. is submitting this letter of intent to apply for special land use permit to operate personal care home. The facility will be located at 5673 LA FLEUR TRL.

The facility will provide personal services and social activities and assist with or supervise - administration of medication. All services will be provided by qualified licensed professionals. The facility will work closely with the Georgia department of community health, other health care and social service providers. For occupancy the facility will have one live-in staff 24/7 and three clients.

The estimated capital expenditure associated with this project is approximately \$20,000.

Mrs. Theresa Owusu is authorized to respond to questions regarding the application. She can be reached at [REDACTED] or by email at [REDACTED]

Sincerely,

Theresa Owusu

CEO.

Sec. 7.4.6. Special land use permit; criteria to be considered.

The following criteria shall be considered by the planning department, the planning commission, and the city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in article 4 of this chapter:

- A. Adequacy of the size of the site for the use contemplated and whether adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

Yes, there is adequate size of site for completed and the land area is also available for the proposed use including all provision of all required yards, open space, off-street parking and all other applicable requirements of the zoning district in which the use is proposed to be located.

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

The propose personal care home is compatible with adjacent properties and land use with other land uses in the district.

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

There are adequate public services, public facilities, and utilities to serve the proposed personal care home.

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

The public street on which the proposed personal care home is located on is adequate, there is also sufficient traffic – carrying capacity the use of the propose personal care home so as not to increase traffic and create congestion in the area.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Existing land use located along access routes to the site will not be adversely affected by the character of vehicles or the volume of traffic generated by the proposed use.

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

There are adequate ingress and egress to the subject property and to all proposed buildings, structures, and thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

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

The proposed personal care home will not create adverse impact upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by proposed use.

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

The proposed personal care home will not create adverse impact upon any adjoining land use by reason of the hours of operation.

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

The proposed personal care home will not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

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

The proposed personal care home is consistent with the requirements of the zoning district classification in which is located.

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

The proposed personal care home is consistent with the policies of comprehensive plan.

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

The proposed personal care home provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the proposed personal home is located.

- M. Whether there is adequate provision of refuse and service areas.

There is adequate provision of refuse and service areas.

- N. Whether the length of time for which the special land use permit is granted should be limited induration.

The length of time for special land use permit should be granted for the duration of proposed personal care operation.

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

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

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

The proposed personal care home will not adversely affect historic buildings, sites, districts, or archaeological resources.

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

The proposed personal care home will satisfy the requirements contained within the supplemental regulations for such special land use permit.

Certificate of Compliance
with the
Inefficient Plumbing Fixtures Replacement Plan Ordinance (Section 25-45 through Section 25-60)

Purchasers of properties constructed before 1993 must submit this Certificate of Compliance certifying that all structures on the property only contain water conserving plumbing fixtures before obtaining water service. The service address must be inspected by a licensed plumber or home inspector and this certificate must be signed verifying that all plumbing fixtures are water conserving fixtures. *If your property is exempt from compliance, you must submit the Exemption Form with your application for water/sewer service.*

Owusu	Theresa
(Please Print) Applicant's Last Name	First Name
MI	
5673 La Fleur Trail	Stonecrest
	GA
	30038
Service Address	City
	State
	Zip Code

I, Daniel Hodges pursuant to the laws of the State of Georgia assert under
(Inspector's Name)
penalty of perjury, that all structures on the property only contain water conserving plumbing fixtures and that all other kinds of plumbing fixtures have been removed from all structures on the property.

Licensed Plumber, Print Name	Signature	Date	GA License Number
Daniel Hodges	<i>Daniel Hodges</i>	1/05/2024	2023179233
Home Inspector, Print Name	Signature	Date	Business License Number

EXHIBIT "A"

Legal Description

File No.: W-R-00223-24-SL

All that tract or parcel of land lying and being in Land Lot 54 of the 16th District of DeKalb County, Georgia, being Lot 366, Winslow Crossing South Subdivision, Phase I, Unit 5-B, as per plat recorded in Plat Book 81, Page 87, DeKalb County Records, which plat is incorporated herein by reference and made a part hereof.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 5673 La Fleur Trail, according to the present system of numbering property in the City of Stonecrest, DeKalb County, Georgia.

After Recording Return To:
SOUTHPOINT FINANCIAL SERVICES, INC.
5955 SHILOH ROAD EAST #205
ALPHARETTA, GA 30005

This instrument was prepared by:
SOUTHPOINT FINANCIAL SERVICES, INC.
5955 SHILOH ROAD EAST #205
ALPHARETTA, GA 30005
800-573-6247

Document Date: **February 7, 2024**

Signatories: **Theresa N Owusu**

Grantee Address: **SOUTHPOINT FINANCIAL SERVICES, INC.**
5955 SHILOH ROAD EAST #205
ALPHARETTA, GA 30005

Map/Parcel ID Number: **16-054-02-029**

Loan Amount: **\$175,000.00**

Maturity Date: **March 1, 2054**

An Intangible Recording Tax, imposed by the state of Georgia, is required on the long-term note.

The Intangible Recording Tax Amount \$ **525.00**, is based upon the maximum amount of your loan.

(Space Above This Line For Recording Data)

(All or part of the purchase price of the Property is paid for with the money loaned.)

PURCHASE MONEY SECURITY DEED

MIN: **100313242401050008**

SIS Telephone #: **(888) 679-MERS**

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "**Borrower**" is **Theresa N Owusu, a married woman**, currently residing at **2307 Red Maple Ct. SE, Conyers, GA 30013**. Borrower is the grantor under this Security Instrument.

(B) "**Lender**" is **SOUTHPOINT FINANCIAL SERVICES, INC.**. Lender is **A CORPORATION** organized and existing under the laws of **Georgia**. Lender's address is **5955 SHILOH ROAD EAST #205, ALPHARETTA, GA 30005**. The term "**Lender**" includes any successors and assigns of Lender.

STATE OF GEORGIA,

Rockdale

County ss:

Signed, sealed and delivered this
in the presence of:

7th

day of

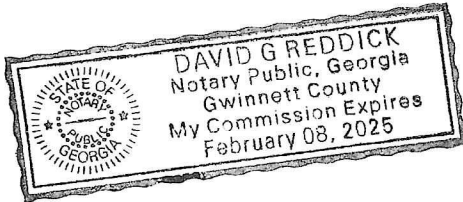
February

2014

James G. Groulx

Unofficial Witness

[Signature]



Notary Public,
State of GEORGIA

Gwinnett

County

Loan originator (Organization): **SOUTHPOINT FINANCIAL SERVICES, INC.**; NMLS #: 32841
Loan originator (Organization): **Metro Brokers Financial, Inc**; NMLS #: 163583
Loan originator (Individual): **Aaron John Fink**; NMLS #: 1409999

EXHIBIT "A"

Legal Description

File No.: W-R-00223-24-SL

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FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 5673 La Fleur Trail, according to the present system of numbering property in the City of Stonecrest, DeKalb County, Georgia.

Prepared By:
Weissman PC

3500 Lenox Road, 4th Floor
Atlanta, GA 30326

File No.: W-R-00223-24-SL

Parcel ID: 16-054-02-029

ADMINISTRATOR'S DEED

STATE OF GEORGIA
COUNTY OF GWINNETT

THIS INDENTURE, made this 29th day of January, 2024, between Ihsan Latifah Mateen as Administrator of the Estate of Aqeelah Haneefa Karriem a/k/a Aqeelah Karriem deceased, hereinafter called Grantor, and Theresa N. Owusu, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee


SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

Said property is sold and conveyed by virtue of an order of the Probate Court of DeKalb County, Georgia, entered after due notice of the application thereof by publication as required by law; and after all requirements of law had been fully complied with; and said property having been sold to the grantee herein on the date hereinabove set forth.

HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

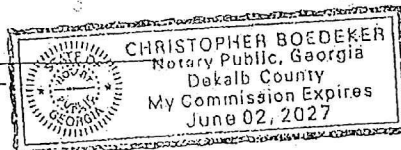
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered in the presence of:

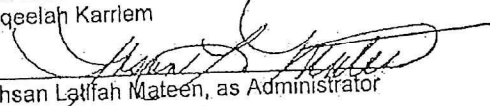

WITNESS

NOTARY PUBLIC

My commission expires:
(NOTARY SEAL)



Ihsan Latifah Mateen as Administrator of the Estate
of Aqeelah Karriem

BY: 
Ihsan Latifah Mateen, as Administrator

Deed (Administrator's)

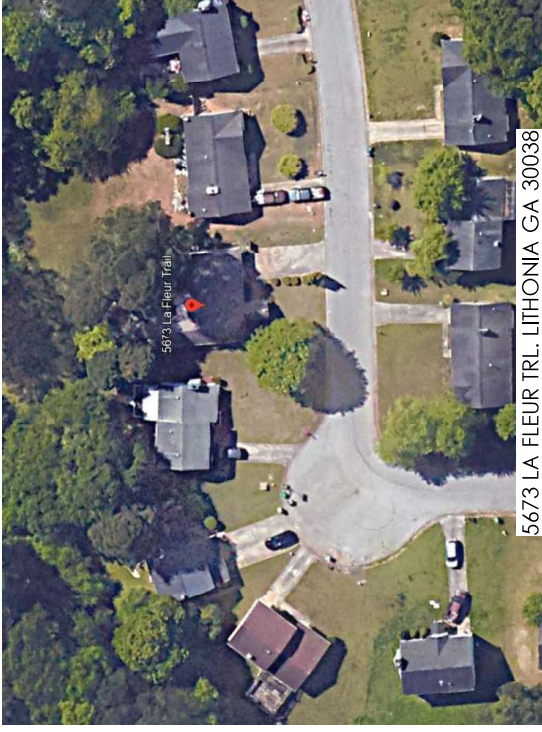
W-R-00223-24-SL

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FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 5673 La Fleur Trail, according to the present system of numbering property in the City of Stonecrest, DeKalb County, Georgia.

VICINITY MAP



GENERAL NOTES

- 1.1. ALL WORK TO BE IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, & LOCAL BUILDING AND ZONING CODES. CONTRACTOR SHALL NOTIFY THE HOME OWNER OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND CODE REQUIREMENTS BEFORE STARTING WORK.
- 1.2. ALL TRADE STANDARDS AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONSTRUCTION DOCUMENTS SHALL BE THE LATEST EDITION.
- 1.3. ALL CONTRACTOR(S) PERFORMING WORK SHALL HAVE APPLICABLE LICENSES AND INSURANCE AS REQUIRED BY THE PROJECT OWNER AND LOCAL JURISDICTION
- 1.4. CONTRACTOR IS TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK, NOTIFY HOME OWNER IMMEDIATELY REGARDING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND ARCHITECTURAL DOCUMENTS.
- 1.5. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS ON PLANS, COORDINATE UTILITY LOCATIONS, STACKS, CONDUIT, AND OTHER BUILDING SYSTEMS. COORDINATE ELEVATION OF GRADE WITH FOUNDATION AND /OR SLAB ELEVATION.
- 1.6. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE HOME OWNER IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE HOME OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- 1.7. DO NOT SCALE DRAWINGS.
- 1.8. CONTRACTORS SHALL KEEP THE PREMISES CLEAN, FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
- 1.9. IF REQUIRED CONTRACTOR(S) IS RESPONSIBLE FOR PROVIDING REQUIRED SITE FENCING AND PEDESTRIAN PROTECTION AROUND PERIMETER OF JOB SITE AS PER OSHA AND MUNICIPALITY REQUIREMENTS AND GUIDELINES.
- 1.10. CONTRACTOR PROVIDE ALL MATERIALS, LABOR, EQUIPMENT AND SERVICES (BOTH TEMPORARY AND PERMANENT) REQUIRED TO COMPLETE WORK. UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS, JOBSITE TOILET AND TELEPHONE TO BE PROVIDED, AS REQUIRED BY OWNER.
- 1.11. IF REQUIRED GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SUPERVISING SUB-CONTRACTORS WORK, AND PROVIDING SHAFTS, CHASES, RECESSES AND OTHER MEANS OF ACCESS FOR TRADE WORK. SUB CONTRACTOR TO FIX, PATCH ANY WORK CUT OR DAMAGED DURING INSTALLATION THAT RESULTS IN AN UNSATISFACTORY CONSTRUCTION CONDITION AND IS NON CONFORMING WITH CONSTRUCTION DOCUMENTS.
- 1.12. THE HOME OWNER IS NOT RESPONSIBLE FOR THE CONTRACTOR(S) MEANS AND METHODS OF CONSTRUCTION.
- 1.13. OPERATION AND MAINTENANCE DATA SHALL BE HANDED OVER TO OWNER UPON COMPLETION OF PROJECT
- 1.14. THE PHRASE "OR EQUAL" SHALL BE ASSUMED WHEN CONSTRUCTION DOCUMENTS CALL OUT A SPECIFIC PRODUCT
- 1.15. ALL WINDOWS ARE SINGLE PANE CLEAR GLASS & T24 APPROVED.

Sheet List	
Sheet Number	Sheet Name
A100	COVER PAGE
A101	FLOOR PLAN
A102	ROOF PLAN
A103	SECTION
A104	ELEVATION
A105	ELEVATION
A106	FOUNDATION PLAN
A107	ELECTRICAL PLAN
A108	PLUMBING PLAN
A109	MECHANICAL PLAN
A110	DETAILS
A111	DETAILS
A112	DETAILS

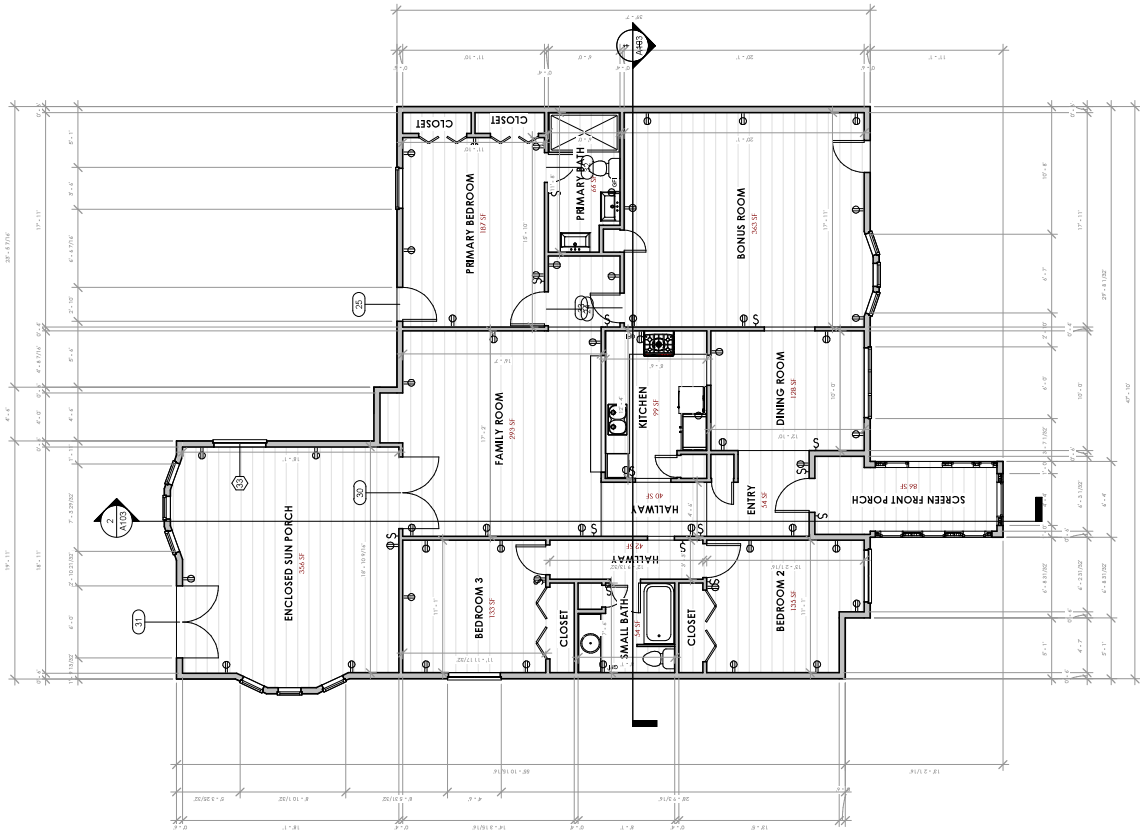
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Door Schedule			
Type	Width	Height	Count
22' x 84"	1'-10"	7'-0"	4
32' x 84"	2'-6"	7'-0"	4
32' x 84"	2'-6"	7'-0"	1
34' x 84"	2'-10"	7'-0"	4
48' x 84"	4'-0"	7'-0"	2
48' x 84"	6'-0"	7'-0"	4

Window Schedule			
Type	Width	Height	Count
16' x 48"	1'-4"	4'-0"	2
24' x 48"	2'-0"	4'-0"	10
SCO_Horz Bar Sgl 2	2'-0 13/16"	5'-9"	9
36' x 48"	3'-0"	4'-0"	2
SCO_Horz Bar Sgl 3	3'-6"	5'-9"	1
SCO_Horz Bar Dbl 2	4'-6"	5'-9"	3
SCO_Horz Bar Tpl 2	6'-0"	5'-9"	1

FLOOR PLAN NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- PROVIDE FIRE BLOCKING AT ALL MECHANICAL AND PLUMBING PENETRATIONS.
- PROVIDE FIRE BLOCKING AT ALL WALLS GREATER THAN 10' TALL.
- ALL DIMENSIONS ARE FROM WALL FINISHES UNLESS STATED OTHERWISE
- VERIFY ALL DIMENSIONS PRIOR TO BEGINNING FRAMING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL GLAZING WITHIN 24" OF ANY DOORS OR LESS THAN 18" ABOVE FLOOR SHALL BE SAFETY GLAZED.
- ALL ELEMENTS FOR WATER HEATER AND FURNACE SHALL BE PLACED ON PLATFORM 18" AFF. PLATFORM TO BE TOPPED W / MINIMUM OF TWO (2) LAYERS 3/4" PLYWOOD (OR APPROVED DECK)



1 FLOOR PLAN
3/16" = 1'-0"

Drawn by

Owner

5673 Lo Buir Rd, Lithonia GA 30038

THRESEA OMUSU

NO DESCRIPTION DATE

PROJECT NUMBER

Project Number

SHEET NAME

SECTION

DATE

02/2024

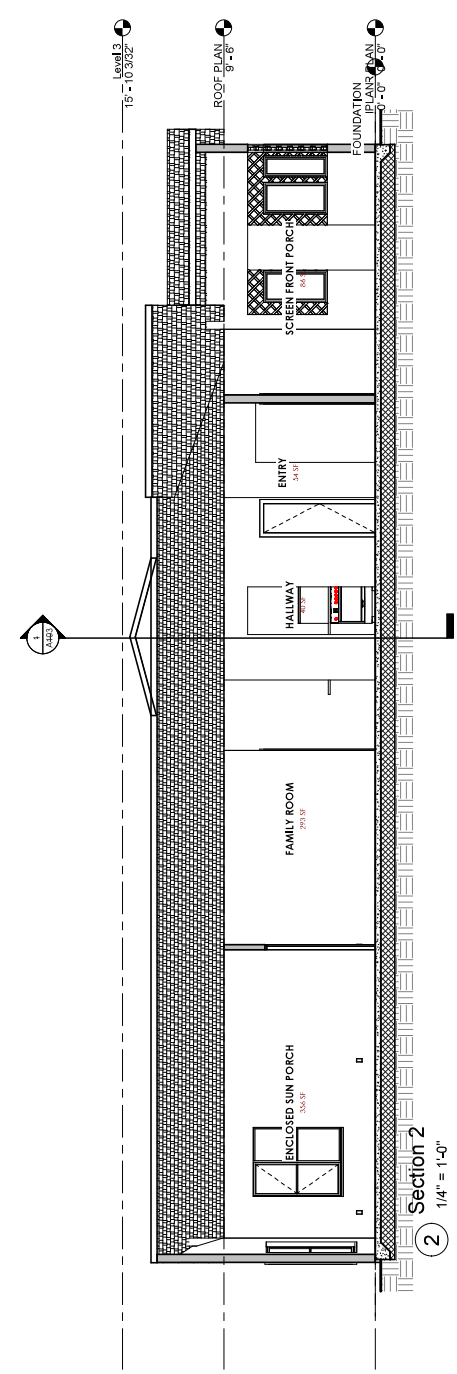
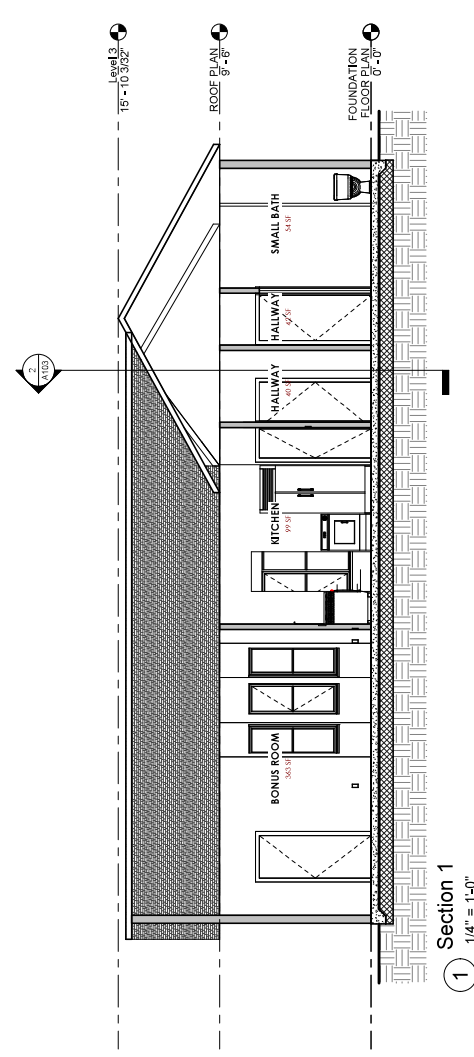
CHECKED BY

SHEET NUMBER

A103

SCALE

1/4" = 1'-0"



DRAWN BY

OWNER

5473 LO BLUFF HT. LITHONIA GA 30038

THRESEA OWUSU

NO DESCRIPTION DATE

PROJECT NUMBER

Project Number

SHEET NAME

ELEVATION

DATE

02/2024

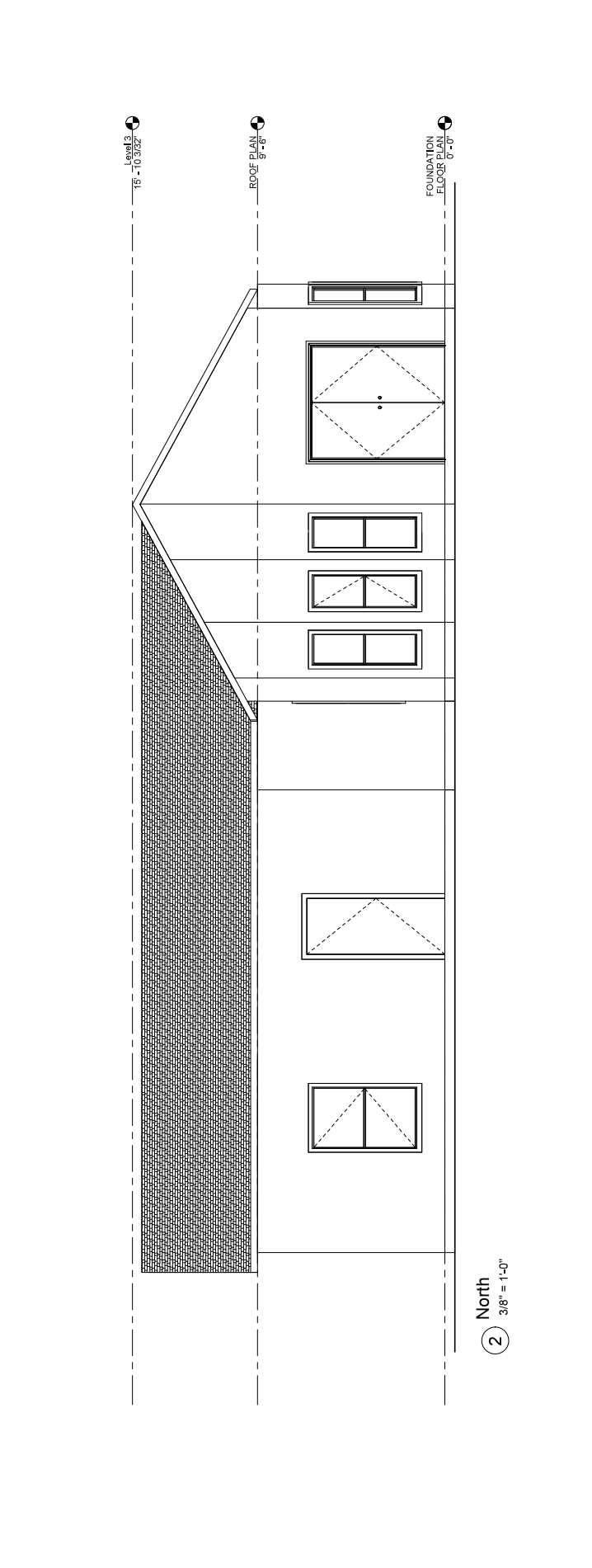
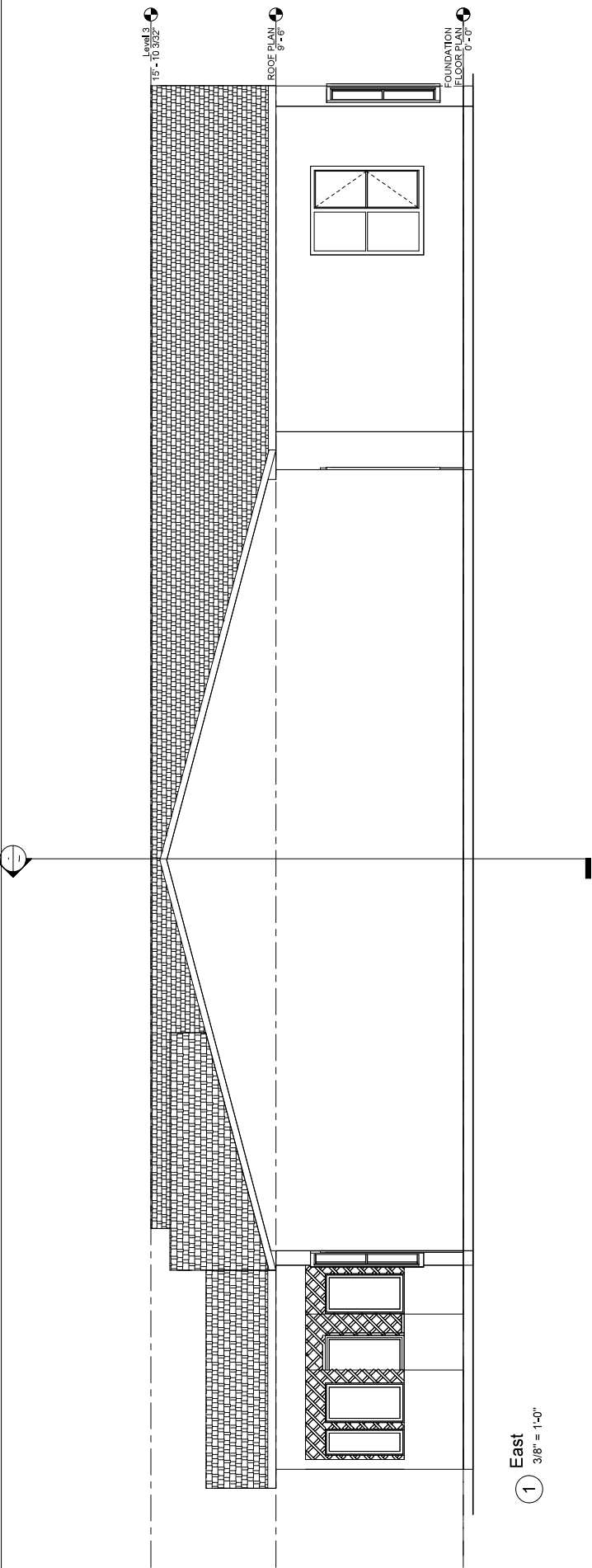
CHECKED BY

SHEET NUMBER

A104

SCALE

3/8" = 1'-0"



DRAWN BY

OWNER

5673 LO BLVD. #1, LITHIA SPRING, FL 33547

PROJECT NUMBER

Project Number

SHEET NAME

ELEVATION

DATE

02/2024

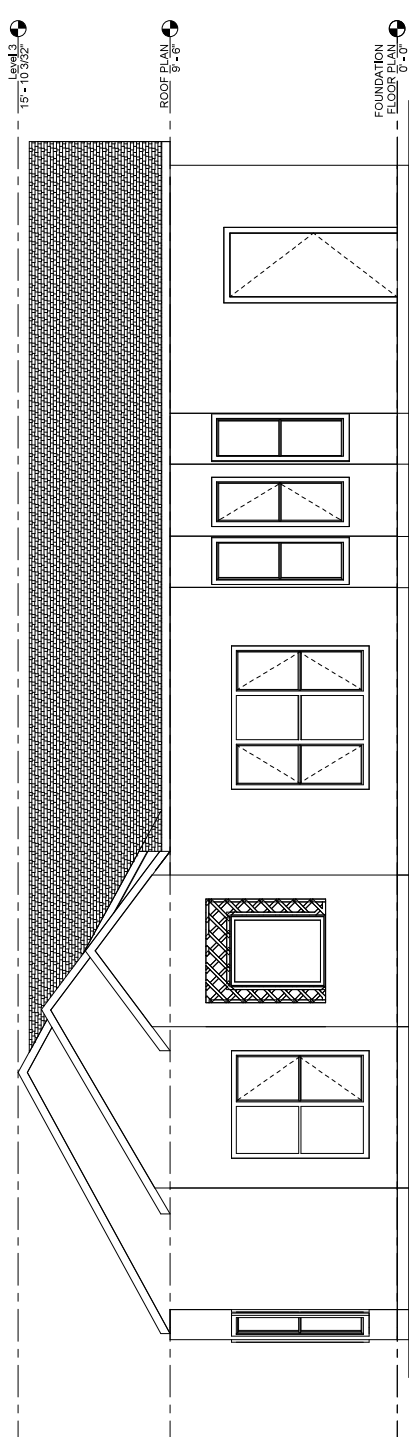
CHECKED BY

SHEET NUMBER

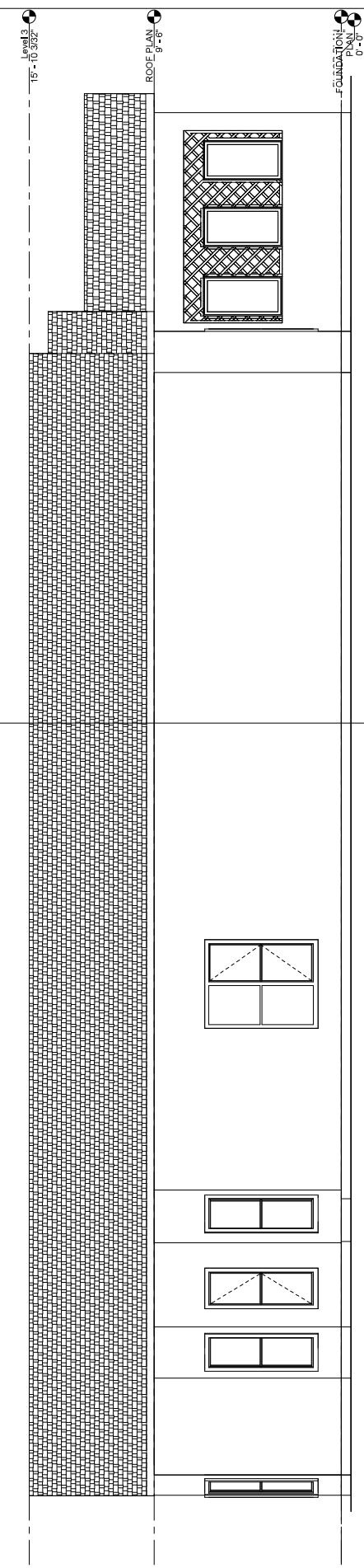
A105

SCALE

3/8" = 1'-0"



1 South
3/8" = 1'-0"

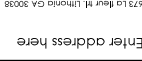


2 West
3/8" = 1'-0"



- ①

L



Owner

THERESA OMUSU

NO	DESCRIPTION	DATE
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[illegible]

PROJECT NUMBER

Project Number

SHEET NAME

FOUNDATION
PLAN

DATE _____

02/2024

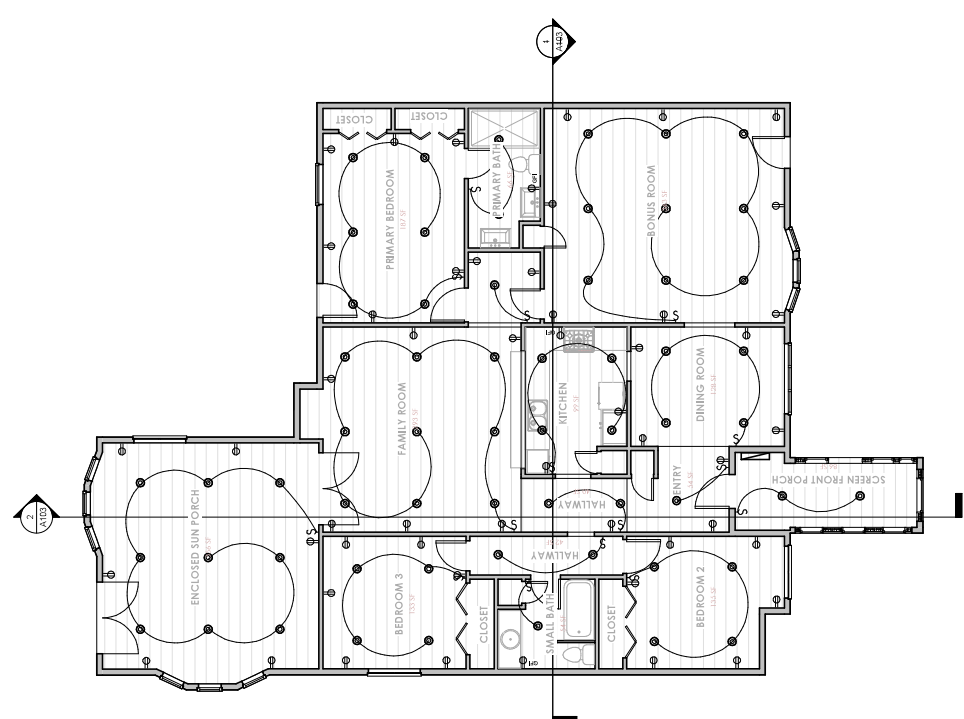
CHECKED BY _____

SHEET NUMBER

A106

SCALE

 $1/4" = 1'-0"$

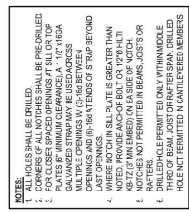


ELECTRICAL LEGEND	
SYMBOLS	DESCRIPTION
	SINGLE SWITCH
	GROUND FAULT INTERRUPTER
	240V RECEPTACLE
	CEILING LIGHT

NOTES:

- ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS AND MAKE ANY NECESSARY ADJUSTMENTS.
- SMALLEST WIRE SIZE TO BE 12-2
- ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND ANY OTHER APPLICABLE REGULATIONS OR CODES, AT THE SITE.
- ALL SMOKE DETECTORS TO BE HARD WIRED TOGETHER WITH BATTERY BACK UP.
- CONTRACTOR TO LOCATE PHONE, CABLE, ETC. AS PER OWNERS SPECIFICATION.
- RECEPTABLES AT 18" SWITCHES AT 48" BARBER STATION'S RECEPTABLE AT 48" AFF
- ALL RECEPTABLES 120V 20A
- ALL CONDUCTORS SHALL BE COPPER 12AWG

1 ELECTRICAL PLAN
3/16" = 1'-0"



EXTERIOR HEADER SCHEDULE			
MAXIMUM OPENING SIZE	HEAD/J-RAT ROOF		HANGER AT FLOOR
	1x1 STUD WALL	2x4 STUDWALL	
1'-1"	6x6	1x6	6x6
6'-2"	6x6	6x14	6x10
8'-3"	6x10	6x21	6x12

NOTE-PROVIDE SINGLE 2X TRIMMER TYPICAL UNLESS NOT OTHERWISE AT OPENINGS GREATER THAN 6'-3" PROVIDE 2-2X OR 3- TRIMMER.

STRAP SCHEDULE		
WALL TYPE	NUMBER OF STRAPS REQUIRED	FASTENERS REQUIRED (PER STRAP)
2-4	3	12d 16d x 1 1/2" NAILS
2-6	4	(2d) 4d x 1 1/2" SIMPSON SD WOOD SCREWS

NON-FLUSH BEAM END CONNECTION

PERPENDICULAR NON-FLUSH BEAM CONNECTION

TYPICAL WOOD BEAM IN WALL CONNECTION

9

SOLE: NONE

\$40



G&T CARE SERVICES LLC



MISSION

To contribute to the wellbeing and quality of health of our community through compassionate care, guided trust and empathy.



VISION

G&T will be the community first choice for personal care by providing exceptional service to every person we serve.

We will do this by:

- Delivering the safest, highest quality care of any health care organization in our community
- Demonstrating fiscal stewardship and thoughtful decision making to provide sustainable high value care to all residents of our community.



VALUES

Respect

Teamwork

Stewardship

Compassion

Integrity

Excellence



Who We Are

- The facility will provide personal services and social activities and assist with or supervise administration of medication
- All services will be provided by qualified licensed professionals
- The facility will work closely with the Georgia department of community health, other health care and social service providers.



Who We Are

- The personal care home will provide residents with care and board in the comfort of a home environment.
- We believe that for residents to feel at home, they have to eat the delicious meals they would have at home as well so we will prepare three meals for residents every day and are open to trying their favorite family recipes.
- The home will offer care for up to four (3) persons.



Targeted Population

- Personal care home residents will be ambulatory and not have a behavioral condition that requires the use of physical or chemical restraints, isolation, or confinement.
- Residents must not be bedridden or require continuous medical or nursing care and treatment.
- The home will not admit or retain residents who need care beyond which the home is permitted to provide.
- The home will admit non-family adult resident, 18 years of age or older who is not related by blood within the third degree of consanguinity or by marriage to any management member of G&T care services or our governing body.



Why Request For Permit

To provide home away from home for seniors who may not want to live in an independent living community, but who are seeking socialization and extra care.

To support our residents in the Personal Care program by offering activities and events that help maintain their lifestyles. These include social events, like group activities or field trips, exercise classes, spiritual services, and more.

We will strive to provide our residents and their families with exceptional care and service. This includes assisting families in making the right care choices for their loved ones.





Attachment(s): Comp Plan and Ordinance(s)

COMPREHENSIVE PLAN ELEMENTS

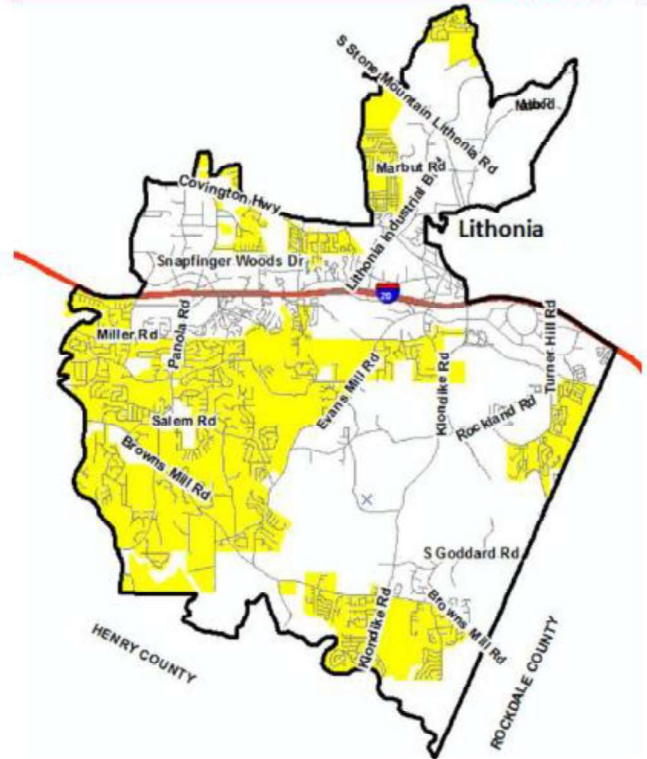
LAND USE

Suburban Neighborhood (SN)

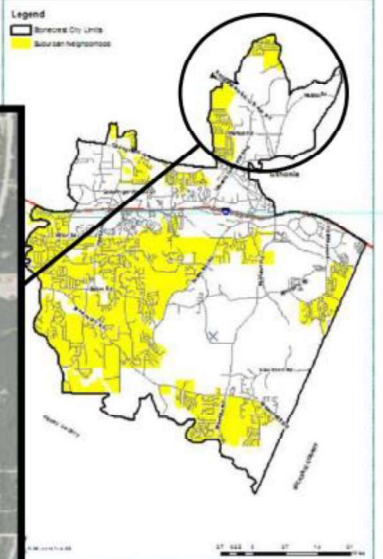
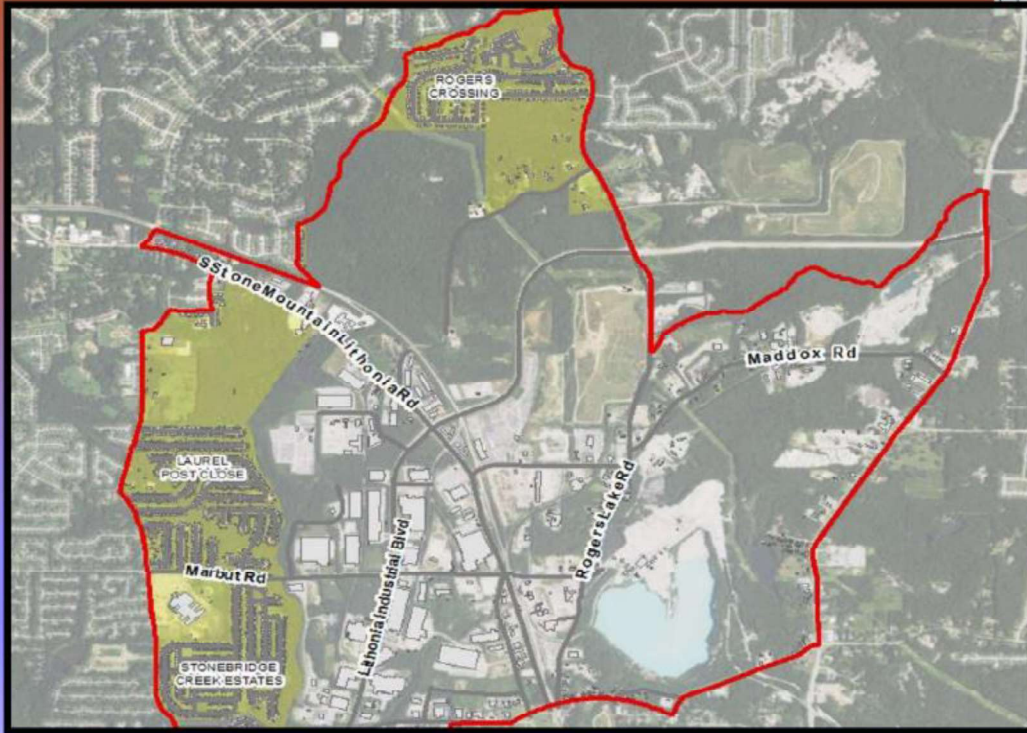
The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under 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.

Suburban Neighborhood Character Area Locations

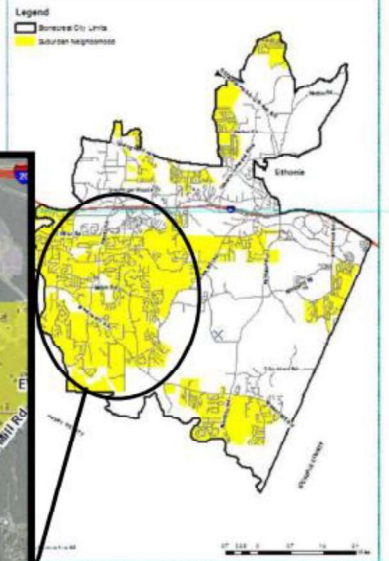
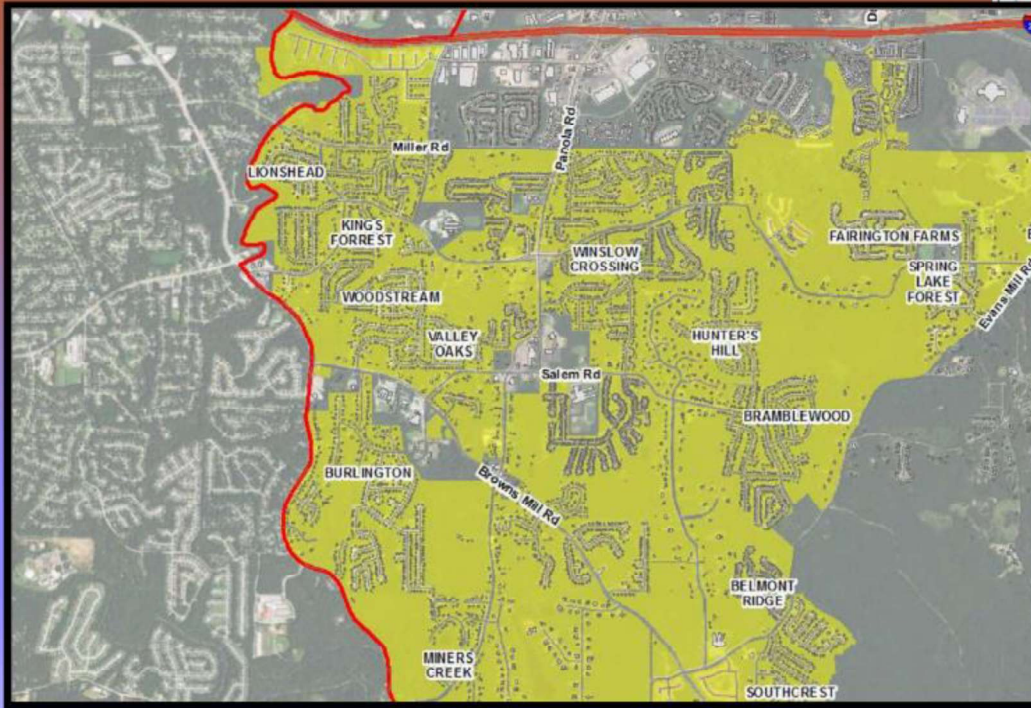
Marbut Road & Phillips Road
Rock Springs Road
Salem Road
Browns Mill Road
Evans Mill Road West
Klondike Road south of Browns Mill Road
Turner Hill Road



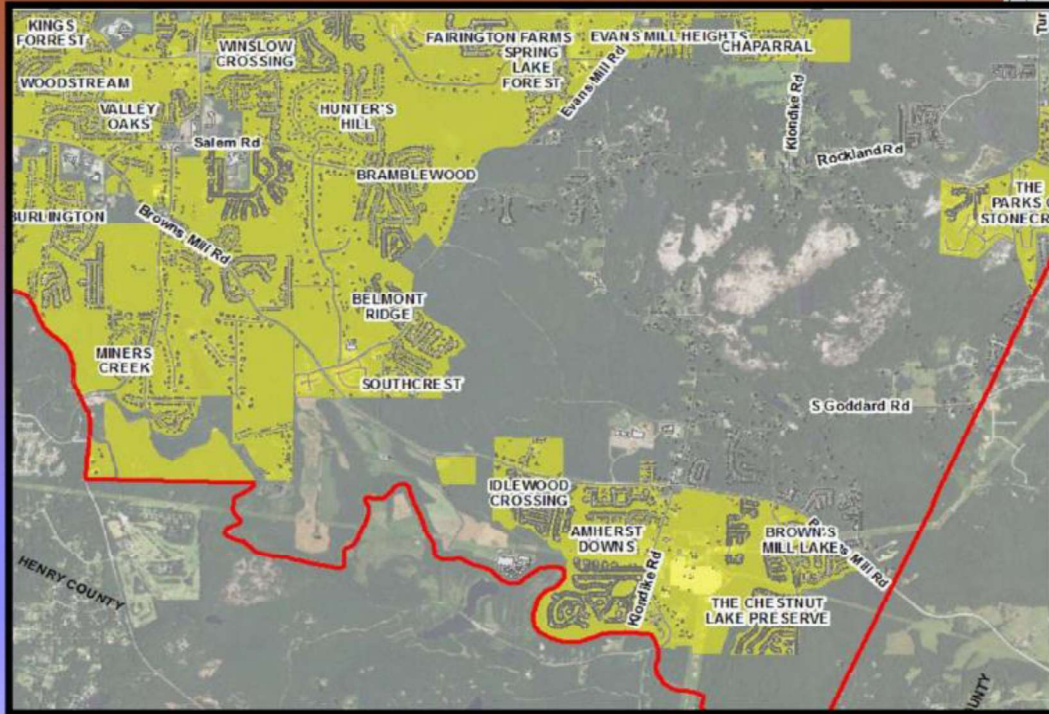
Suburban Neighborhood (SN)



Suburban Neighborhood (SN)



Suburban Neighborhood (SN)



COMPREHENSIVE PLAN ELEMENTS

LAND USE

Suburban Neighborhood Primary Land Uses

Single-Family Detached Residential

Townhome (Detached; Small Lot)

Assisted Living Facilities

Neighborhood Retail

Schools

Libraries

Healthcare Facilities

Parks and Recreational Facilities

Public and Civic Facilities

Institutional Uses



Permitted Zoning in SN Areas

R-100, R-85, R-75, R-60, RNC, NS, OI, OIT





Sec. 4.1.3. Use table.

Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in article 3 of this chapter, overlay districts.

Table 4.1. 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)															
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	
RESIDENTIAL																										
Housing and Lodging																										
Personal care home, 7 or more							SP	SP	SP	SP			P	P		SP	P	P				SP	SP	SP	SP	✓
Personal care home, group, 6 or less	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	P	P	SP	P	P									✓
Senior housing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP								SP	SP	SP	SP	✓

(Ord. of 8-2-2017, § 1(4.1.3); Ord. No. 2018-09-01, § 00, 9-17-2018; Ord. No. 2018-09-02, § 1, 9-17-2018; Ord. No. 2019-06-01, § (Exh. A), 6-10-2019; Ord. No. 2019-11-05, § III, 11-25-2019; Ord. No. 2021-06-03, § 1(Exh. A, § AA), (Att. 2), 8-23-2021; Ord. No. 2021-06-04, § 1(Exh. A), 8-23-2021; Ord. No. 2022-01-03, § 1(Exh. A), 1-10-2022; Ord. No. 2022-05-01, § 1(Exh. A), 5-23-2022; Ord. No. 2022-06-02, § 1(Exh. A), 6-29-2022; Ord. No. 2022-06-01, § 2(Exh. A), 8-2-2022; Ord. No. 2022-10-02, § 1(Exh. A), 10-24-2022)



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

A. *Personal care homes, general requirements.*

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

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

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

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

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

D. *Child Care Home, and Child Care Facility 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 child care home, facility. If owned by an individual, the individual owner must reside in the child care home, or child care facility.
2. No child care home, or child care facility shall be located within 1,500 feet of another child care home or child-care facility. The 1,500-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 child care homes, or child care facilities are located.

3. Each child caring home, and child care facility must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution 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.
 4. Child Care homes and Child Care facilities are not permitted in Multi-family dwellings.
 5. No child caring home, facility 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.
 6. Each child care home, facility shall meet the minimum state requirements for playground size, location, and fencing.
- E. *Child Care Homes, (up to five children).*
1. Each group child 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.
- F. *Child Care Facility (six or more children).*
1. Two copies of the complete architectural plans of the subject community child caring institution, signed and sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
 2. Each community child caring institution must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

(Ord. of 8-2-2017, § 1(4.2.41); Ord. No. 2021-06-04 , § 1(Exh. A), 8-23-2021)



Sec. 4.2.46. Senior housing; independent and assisted living, nursing, and continuing care.

- A. Primary uses. Senior housing facilities shall include either independent living units or assisted living units, or both. The independent living units may be either single-family (detached) residences or multifamily (attached) residences.
- B. Accessory uses. Senior housing facilities shall include one or more of the following accessory uses:
 - 1. Ancillary clinics, personal service, retail (e.g., pharmacy, hair salon, medical offices).
 - 2. Central kitchen and dining facility.
 - 3. Recreation and amenities.
 - 4. Building/clubhouse for classes, meetings, concerts, storytelling, etc.
 - 5. Adult daycare.
- C. The maximum number of unrelated residents living independently (not requiring personal care) and at age 55 or older allowed in an independent living unit is one per bedroom.
- D. Height standards. A senior living facility in which all of the occupied units are occupied by at least one senior aged 55 or older is authorized up to ten stories without a height SLUP in HR, MU-3, MU-4, and MU-5 zoning districts, subject to transitional height plane regulations in article 5 of this chapter.
- E. Accessibility standards. All senior housing shall incorporate accessibility standards that meet certification requirements for easy living or universal design and/or include all of the following minimum features:
 - 1. At least one step free entrance to the main floor at either the front or side of the structure; if only one is provided, it shall not be from a patio or raised deck.
 - 2. Main floor of each unit shall include a kitchen, entertaining area, and master bedroom with full bathroom.
 - 3. Every door on the main floor shall provide a minimum width of 34 inches of clear passage.
 - 4. Blocking shall be installed in the master bath around toilet, tub, and shower for placement or future placement of grab bars.
- F. Assisted living, nursing and continuing care facilities shall provide the following:
 - 1. Primary and secondary support services: Approval for assisted living, nursing or continuing care facilities shall not be granted without documentation of provisions for the following primary and secondary services:
 - a. Primary services: on-site dining facility, 24-hour on-call medical services, on-site licensed practical nurse, on-call registered nurse, linen and housekeeping services, and transportation services.
 - b. Secondary services: physical therapy, medication administration program, care technician services (clothes changing, bathing, etc.), on-site personal care (barber, beauty salon), fitness center, library.
 - c. Access to outdoor seating and walking areas shall be provided as part of every assisted living, nursing or continuing care facility.
- G. A senior housing facility shall only be approved after consideration of the use permit criteria, found in article 7 of this chapter and after consideration of the following:
 - 1. Proximity and pedestrian access to retail services and public amenities.
 - 2. Transportation alternatives.



3. Integration into existing neighborhoods through connectivity and site design.
 4. Diverse housing types.
 5. Site and building design that encourages social interaction.
 6. Building design that meets easy living standards.
- H. In addition, in consideration of the special land use permit or special administrative permit for a senior housing facility, the following criteria shall be evaluated based on the degree to which these elements provide transition from the proposed project to adjacent existing development:
1. Building height.
 2. Landscaping.
 3. Maximum lot coverage.
 4. Setbacks from exterior property lines.
 5. Site size.
 6. Access to thoroughfare.
- I. Submittal requirements. The following documents and information are required for submittals for rezoning, special land use permits, land development permits and building permits associated with proposed senior living facilities:
1. Survey and site plan (per established requirements in article 7 of this chapter).
 2. Landscape and tree plan.
 3. Number and location of residential units.
 4. Types of units.
 5. Amenities.
 6. Institutional/nonresidential services.
 7. Proximity to services such as health care, shopping, recreation, and transit.
 8. Other documents addressing the approval criteria in subsections G. and H. of this section.

(Ord. of 8-2-2017, § 1(4.2.46))



Sec. 6.1.4. Off-street parking ratios.

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one required space per 200 square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios. Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent by the director of planning pursuant to an administrative variance in compliance with article 7 of this chapter. If the use is within 1,000 feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by 25 percent in accordance with article 7 of this chapter.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards shall be met:
 - 1. At least five percent of the parking spaces on-site must be reserved for carpool use.
 - 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
 - 3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Residential</i>		
Detached single-family dwelling	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Two-family and three-family dwellings	One space per dwelling unit.	Four spaces per dwelling unit.
Detached single-family condominium	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Attached single-family dwelling	1½ spaces per dwelling unit, plus one-quarter space per dwelling	Three spaces per dwelling unit, plus one-quarter space per

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	unit to accommodate guest parking.	dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	1½ spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.	Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.
Multifamily dwellings	1½ spaces for every dwelling unit.	Three spaces for every dwelling unit.
Mobile Homes	Two spaces per mobile home lot.	Four spaces per mobile home lot.
Multifamily dwellings, supportive living	One-half space per dwelling unit.	One space per dwelling unit.
Fraternity house or sorority house	One space per bed.	1¼ spaces per bed.
Rooming house or boarding house, shelter	One space per four beds.	One space per 1½ beds.
Senior housing	One-half space per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.	Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.
Assisted Living	One-half space per dwelling unit.	One space per dwelling unit.
Personal care home, group	Two spaces.	Four spaces
Personal care home, community	One space for every 3 beds.	One space for every 2 beds.
Child daycare facility	Two spaces.	Four spaces.
Child care institution, group	Two spaces.	Four spaces.
Child care institution, community	One-half space for each employee and resident.	Three-quarters space for each employee and resident.
Live Work dwelling	Two spaces per unit.	Four spaces per unit.
<i>Institutional</i>		
Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services	One parking space for each fleet vehicle plus one-half space for each administrative or service employee.	One parking space for each fleet vehicle plus three-quarter space for each administrative or service employee.
Child daycare center	One space for each 400 square feet of floor area.	One space for each 300 square feet of floor area.
Convent or monastery	One space for each 400 square feet of floor area.	One space for each 200 square feet of floor area.
Funeral home	One space for each 400 square feet of floor area	One space for each 200 square feet of floor area.
Hospital and similar institutional use	One space per three beds.	No maximum.
Nursing care facility, nursing or convalescent home, and similar institutional use	One-quarter space per bed	One-half space per bed
Kindergarten	One space per 300 square feet of floor area.	One space per 200 square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums,	One space for each four seats in the largest assembly room.	One space for each two seats in the largest assembly room.

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(Supp. No. 3)



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

April 11, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 pm the day before the meeting, April 11, 2024, to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Cobi Brown, Planning Administrative Technician

Director of Planning and Zoning Shawanna Qawiy and Zoning Administrative Technician Abeykoon Abeykoon were also in attendance.

The meeting was called to order at 6:00 pm.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING

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 is every 2nd Thursday of each month

III. PUBLIC COMMENTS:

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-Zoning@stonecrestga.gov by 5 pm the day before the Public Hearing, April 11, 2024, to be read into the record at the meeting.

IV. Case(s) of Discussion:



CITY OF STONECREST, GEORGIA

LAND USE PETITION: SLUP 24-002
PETITIONER: Terry Boomer of LJA Engineering
LOCATION: 6350 Hillandale Drive, Stonecrest, GA
OVERLAY DISTRICT: Stonecrest Tier 6
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to construct a new gas station with a convenience store.

Brian Banderas on behalf of the applicant came to speak. He stated that the 7.81-acre property consists of all utilities such as sewer. The plan features all buffers that will ensure that the development will not be located within a flood plane. The 5000-square-foot food mart will feature six fuel pumps and four diesel pumps for trucks.

Tyrone Mccray, Shamaine Phillips, Monica Willaims, Karen Harris, and Mia Folks are some of the citizens who expressed their concerns and asked questions about the proposal. Some of the concerns included traffic impacts, compatibility with the surrounding properties, impacts to the surrounding properties from noise and vibrations, the effect it may have on the environment, safety for those traveling by foot, and that there are already gas stations in the area.

Terry Boomer the applicant came to speak. He stated that they want to improve the vacant and abandoned property which is near the interstate system. The convenience store will offer products compared to what can be found at QuikTrip or Circle K. Idleling, overnight parking, and truck stop activities will not be conducted on the property. Diesel will be offered for the trucks traveling the interstate which is currently not available in that area and a public sidewalk will also be developed for the property. There will be a 50 foot undisturbed buffer and 25 foot impervious setback. He also stated that a traffic study is conducted for all of his proposed projects.

LAND USE PETITION: SLUP 24-004
PETITIONER: Theresa Owusu of G&T Care Services
LOCATION: 5673 La Fleur Trail, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to



CITY OF STONECREST, GEORGIA

operate a personal care home.

Theresa Owusu the applicant was called to speak. She stated that she is a registered nurse and that all services will be provided by qualified licensed professionals. They would like to offer care for up to four people aged 18 and up. She also explained the target population which includes individuals who can walk or need no forms of restraint.

Dana Oneil, Judy Evans, Tamika Vincent, Eddie Willaims, Sandra White, Willaim Oneil and Rosie Parker were some of the residents who came to the podium to speak. The proposed business taking in residents with mental illnesses, the safety of the current neighborhood residents, traffic concerns, the facility being located in a residential rather than commercial area, usage of the home if the permit is not issued, the number of staff members, hours of operation, parking, as well as the number of residents that will be staying in the house are some of the questions and concerns expressed.

Theresa Owusu came back to speak. She stated that her and her husband (Grant) will be living on the property and that they plan to work with agencies to be assigned residents. She also stated that their target audience are elderly people of the same sex who do not require extensive supervision, but their residents will be continually monitored. If it is discovered that a resident does not meet their requirements they will be removed from the home. If the application for the SLUP is not approved they will make the home solely their place of residence.

Grant Owusu stated that he is a healthcare administrator and clarified how the residents will be roomed. He also stated that this is to help people who can not stay on their own to provide them the opportunity to live social lives.

V. ADJOURNMENT

The meeting was adjourned at 7:22 pm.