



SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

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 Rescheduled - June 4, 2024
Mayor & City Council:	May 28, 2024 Rescheduled- June 26, 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.)

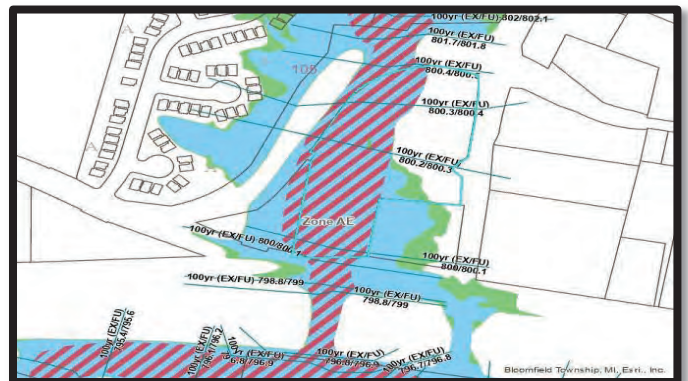




Exhibit A-Traffic Study (excerpt)



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 trafsole@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





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

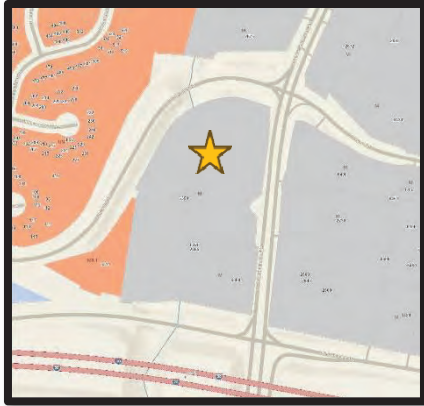


Aerial Map





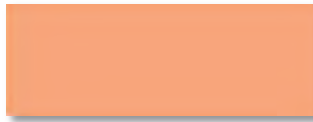
Zoning Map



Legend

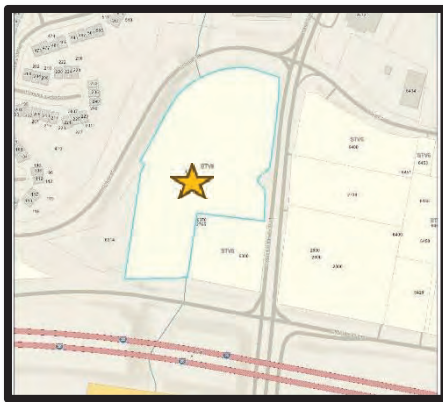


M
Light
Industrial

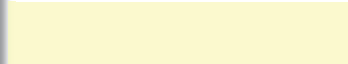


MR-1
Medium
Density
Residential

Overlay Map

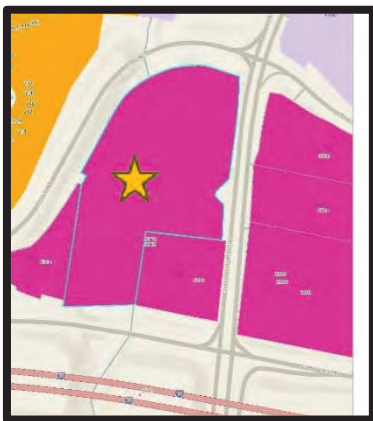


Legend



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 that emphasizes the impact 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. 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 e from Hillendale Road if the applicant installs and maintains the required buffers.



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.

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. [Section 4.2.28. – Fuel pumps, accessory](#) has requirements that shall be conformed to.

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. 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. It cannot be determined at this time whether or not this use will have any type of impact on the residential areas. It is proposed that the right-in/right-out egress and ingress will decrease any potential accidents from occurring with vehicles.

STAFF RECOMMENDATION

Staff recommends **denial** due to an inconsistent zoning in the future land use character area.

PLANNING COMMISSION (PC) RECOMMENDATION – June 4, 2024


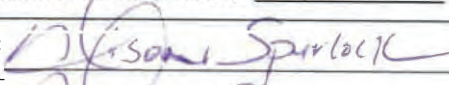
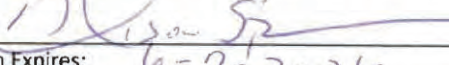
TBD



Attachment(s): SLUP 24-002 Application Materials



Special Land Use Permit Application

Applicant Information	Name: 1618 Land Holdings LLC				
	Address: 1550 N Brown Rd #130 Lawrenceville Ga 30043				
	Phone: 678-667-0501		Fax:	Email hhamirani@gmail.com	
	Owner's Name: William R Vargo				
	Owner's Address: 1625 Audreys Ridge Monroe, GA 39656				
Owner Information	Phone:		Fax:	Email	
	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				
Property Information	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 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.				
	Applicant's Name: 1618 Land Holdings LLC				
Notary	Applicant's Signature: 			Date: 1-17-24	
	Sworn to and subscribed before me this 17th			Day of January 20 24	
	Notary Public: 				
	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 checked="" type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC Date: _____					
<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions Denied					



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:	1625 Audreys Ridge	City, State: Monroe, GA	Zip: 39656
Signature:	<i>William R Vargo</i>	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


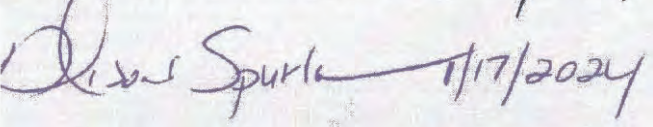

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



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:	1550 N Brown Road #130	City, State:	Lawrenceville Ga Zip: 30043
Signature:		Date:	1/17/2024
Sworn to and subscribed before me this <u>17th</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:			
			

Applicant (if applicable)

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

Applicant (if applicable)


Name:			
Address:		City, State:	Zip:
Signature:		Date:	
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: 1/7/2024

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



STONE MOUNTAIN GEORGIA

8555.64

Afternoon, 11:00 a.m. to:
John H. Haugaard
McDaniel & Haugaard, P.C.
P.O. Box 1828
Dunwoody, GA 30015-1828

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Filed and Recorded Jun 11-2894 1131Mp1
2004-0114401
Rtal Estate Transfr Tax HL88

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Chrk of Superior Court DeKalb Cty, 80.

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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" do 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 HUNDREDS 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 1611, 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:



Notarial Witness



Notary Public

Commission expires: 6/13/05



George R. Pippin



8955.64

Arie, m:ording return to:
John H. Haugaard
MtDaniel & Haugaard, P.C.
P.O. Box 1828
Decatur, GA 30031-1828

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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 docs 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:


Unofficial Witness

 (Seal)
George R. Pippin


Notary Public
Commission expires 10/1/2006




Exhibit "A"

Cltrk of S_uptrior Court Dtk lb Ct _ S..
..... 1 .

All that tract or parcel of land lying and being in Land Lot 105 of the 16th 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 Ibis point) and the northeast right-of-way line of Hillendale Drive, and running thence North 80 degrees 02 minutes 36 seconds West along the northeast right-of-way line of Hillendale 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 Hillendale 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 Hillendale 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 Hillendale Drive, thence along said right-of-way line of relocated Hillendale 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.

f

Exhibit A"

Ctrl¹ of 5!!!rlor Court Dek•lh Cty. S..

1.....1

All the tract or parcel of land involved being in Land lot 105 of the 16th District, Ocala County, Fla, more particularly described as follows:

BEGINNING at a poi on the a....lern right of -y line of lilihonia Industial Boulewdt 304.32 feet north of the line of section 14, said WBlem right at way line with l111 northern right or way line of Hillandale Drive, said point being +1 the northfsl a,mar of -Parcel P-1+ a,ur,ording to plat herelfratl, r,rrrd. i to: U. not1Mirly a10flll the -11em,lghl of way line of "Lihonia Industial, vwd206.90 tees to loat, ""IIOUfS-8S ""lffs 15' 43'aast 10feetoflfe-stem right clwaylncinMclM1 Littlelona Industial Bouleavnt, thence nonherly along uvd wesiem right> of qy lrore & 15'17 INI to, ..con pinal the saultleasf Contit of l111 property) NOW or nonerly owned by lWman USChellf; thence north 77 degrees 06' 11 -1, along the south line of said Lischl-cl prDplnt) 423.32 feet to the eastern lwie of the property NOW cc formerly owned by Plaet Se, iff- of Atlanta; lhell0t l0IAH 45 7deg18' 18' 55' -1 alclnll 1111 lnd of l111l, pavery of Pl+ S... illa of Manta 125.98 feet to an iron pin alie, coma, of lvd Pl, ..c,seclit of AuentA propany; thence l0U1H 08 de(lr15E-48' 24" wsel along the line of said "" Swill of Alla lla property 989.66 feet to in iron pin on the north right of qy line a1 tillandale Drive; thence south 74 d89f'S 13' 52" east along said right a1 W8f line 13. <5 18111 lo • point; so,=f: 17 degrees 47' 30"- along lllld right of-y 4.96 feet to • point M said right of line: thenc a- lly along uvd nglh of wey line 141 83 feet lo a point thence conlfnling l1CIMI-1y along said rv, t a1, lflle 101.80 fM t • • pointallla -1 airwrfP....aP-1" l1OClding to plat herelfratl; thence north 09 d- 63" 01- Mli along Mid-p- P-t 287.62 feet lo l01M c,omr of said "Parcel P-1"; thence south 85 degr-15' 30" ea1 along the lineol said; ParOB1 P-1- 281.16 feet to l1a poi n1 at beginning. c: onlalnino 10.11110 - - 1.. .. and being -p- P-1 lo plat for Jmboc c Industial Colmv.Jnily, daad July 20, 1972, by B. L. Bruner & Auocllnll, Inc., Sweycon.



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

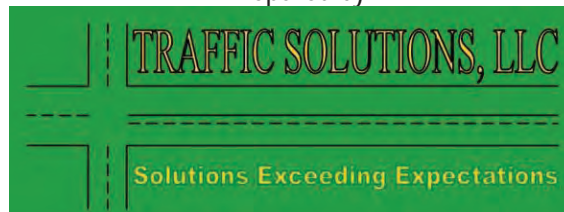
1618 Land Holding, LLC

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



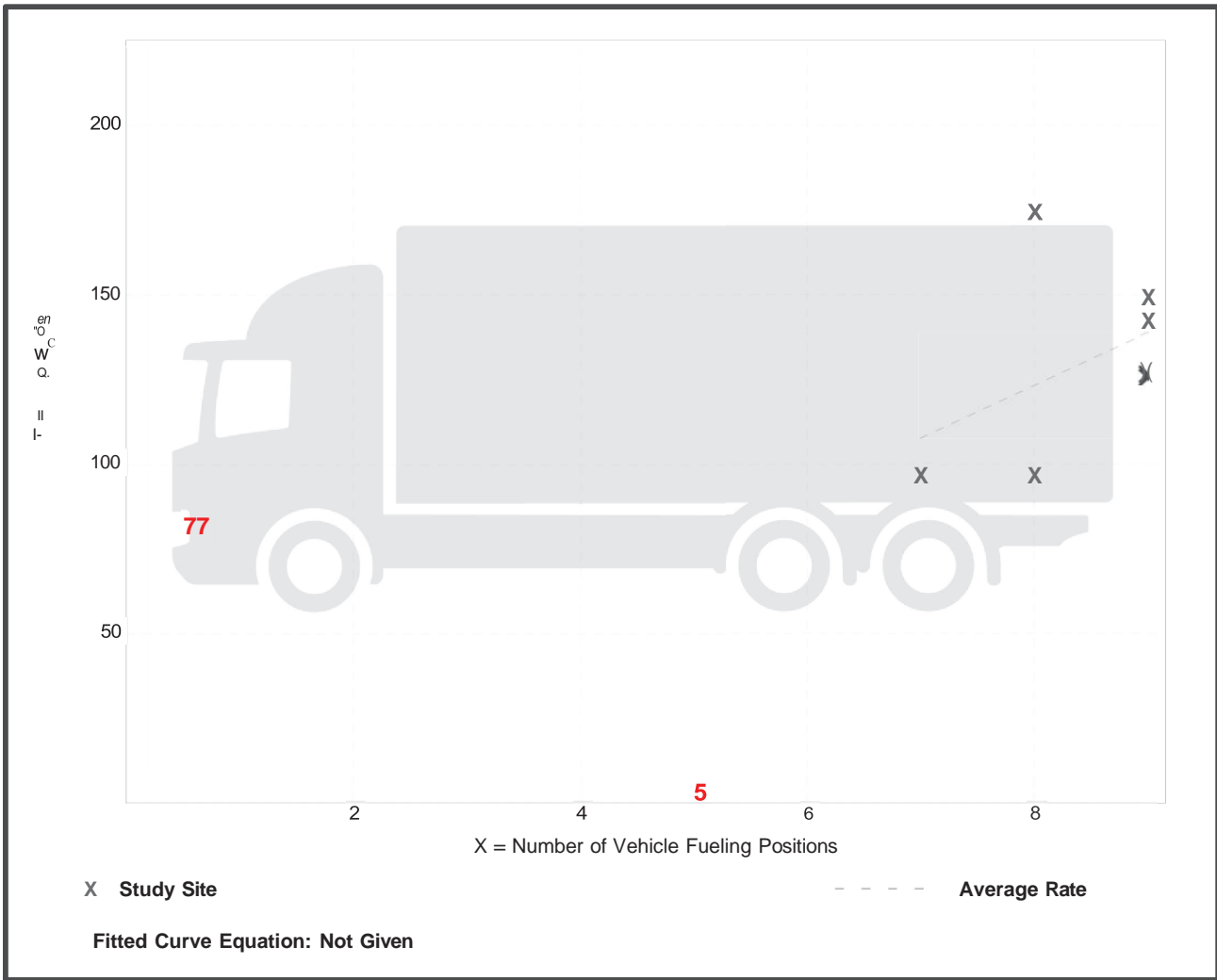
Truck Stop (950)

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

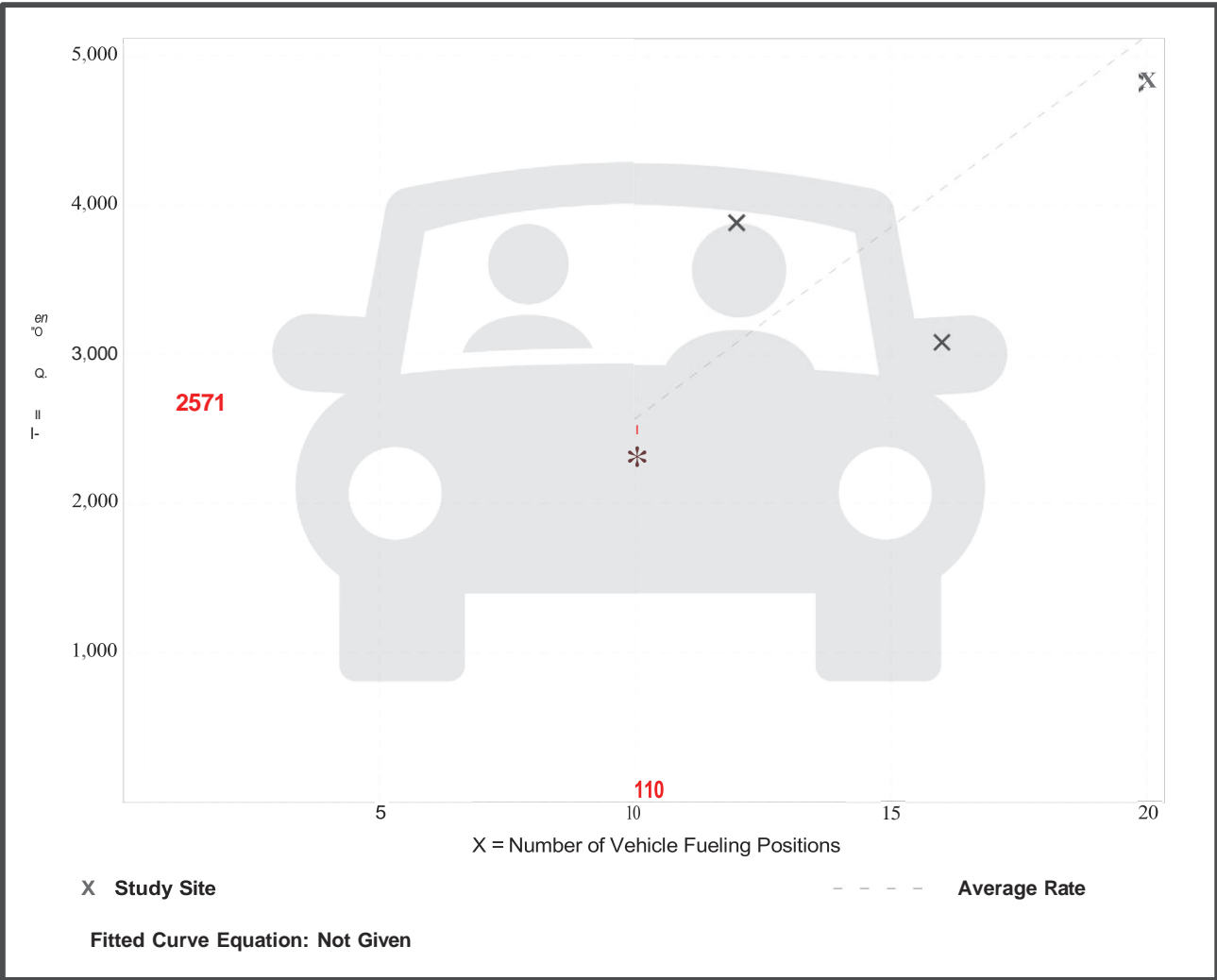
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

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

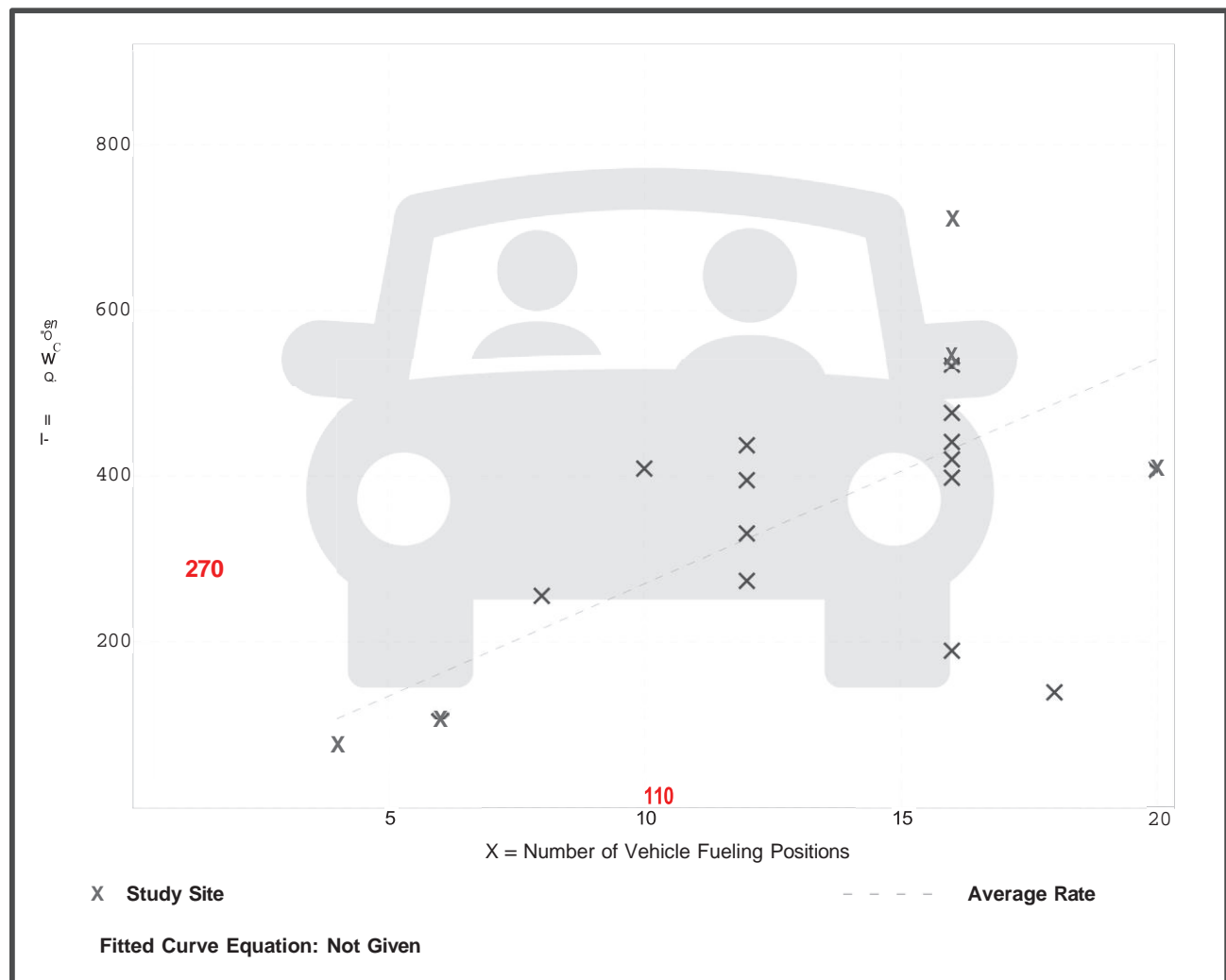
Avg. Num. of Vehicle Fueling Positions: 13

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									
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
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

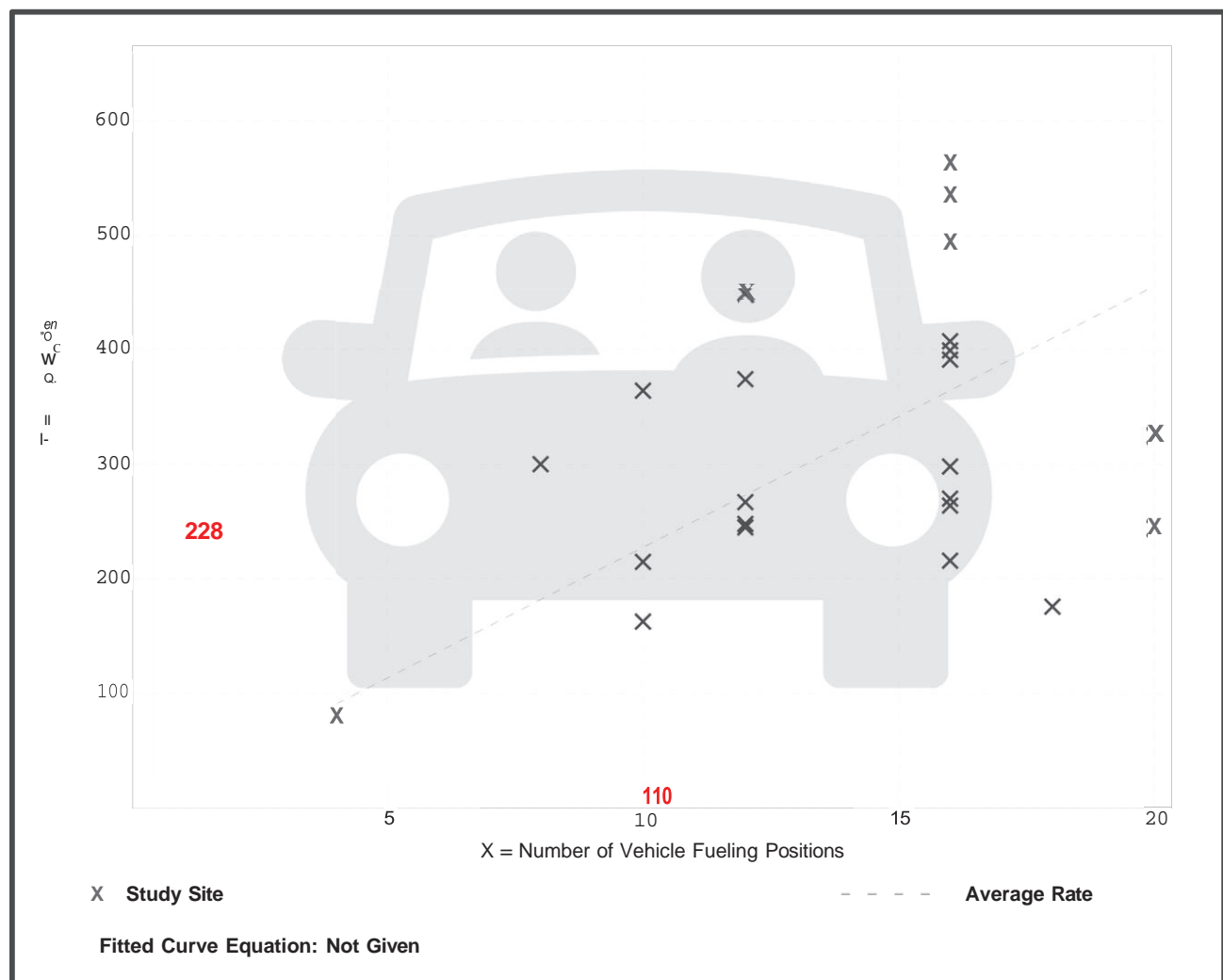
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

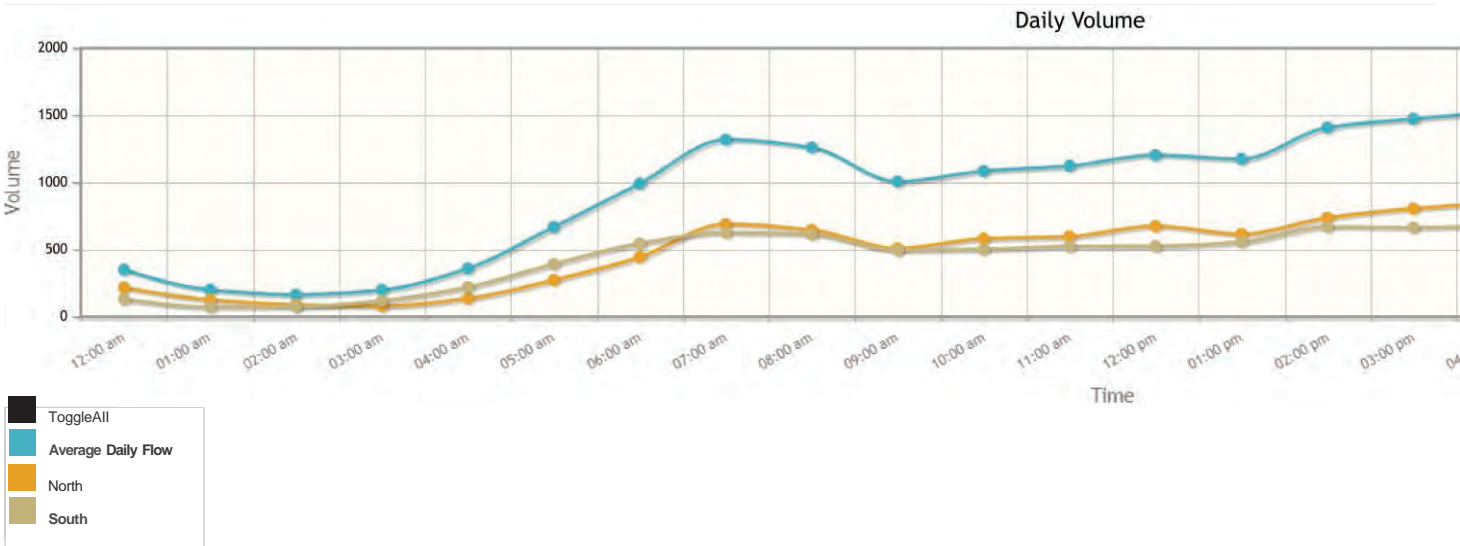
Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

Data Plot and Equation



[illegible]

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	352	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	599 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

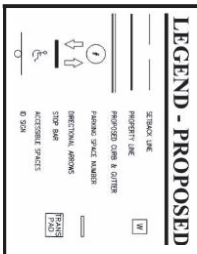
Data prepared by Drakewell US 01N -Nevada February 16, 202410:17:SOAM.

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

Version 24.01.30.103221

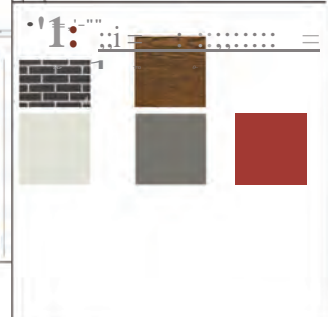
FOOD MARKET WITH FISH MARKET FOR 200 SF. MAIL 1 FOR 126 SF. 5000/250-10 MAIL 5000/150-34

MINIMUM PAYMENT REQUIRED 10
MINIMUM PAYMENT ALLOWED 24
TOTAL PAYMENT PROVIDED 33 (2 ADD PAYMENTS)

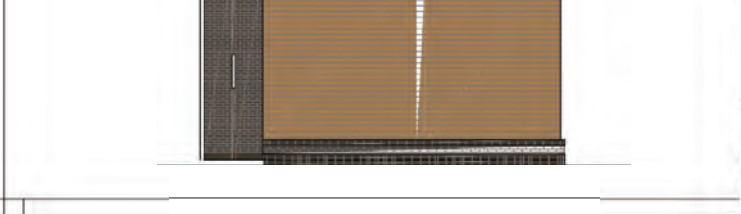
[illegible]



SCALE: 3/16"=1'

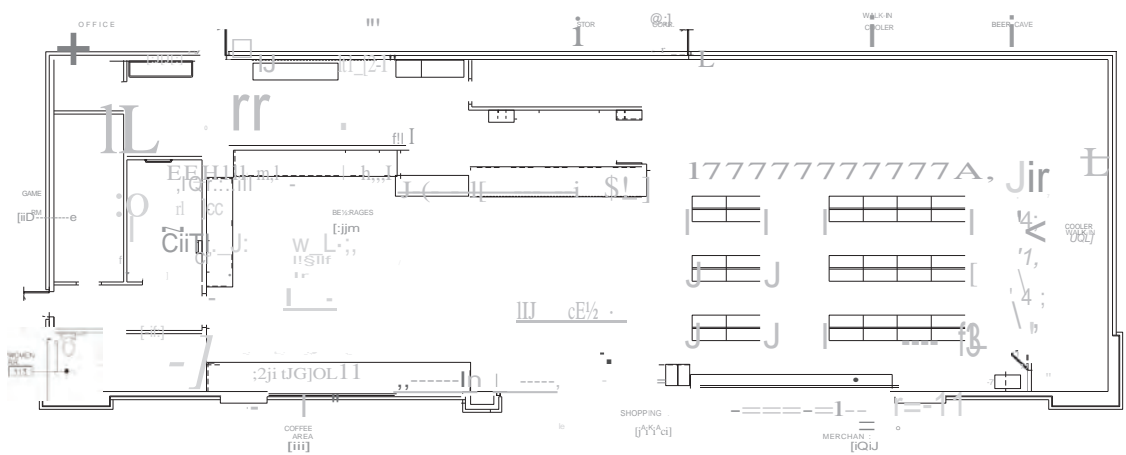


SCALE 3/16"=1'-0" 2 BACK BUILDING ELEVATION



3 LEFT BUILDING
ELEVATION

SCALE: 3/16"=1'-0"



11.1.1.1.1.1.1



ISSUED FOR CONSTRUCTION

NEW CONVENIENCE STORE DESIGN

6530 HILLANOALE DR.
LITHONIA, GA 30058



PRELIMINARY BUILDING LAYOUT



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



COMPREHENSIVE PLAN ELEMENTS

LAND USE

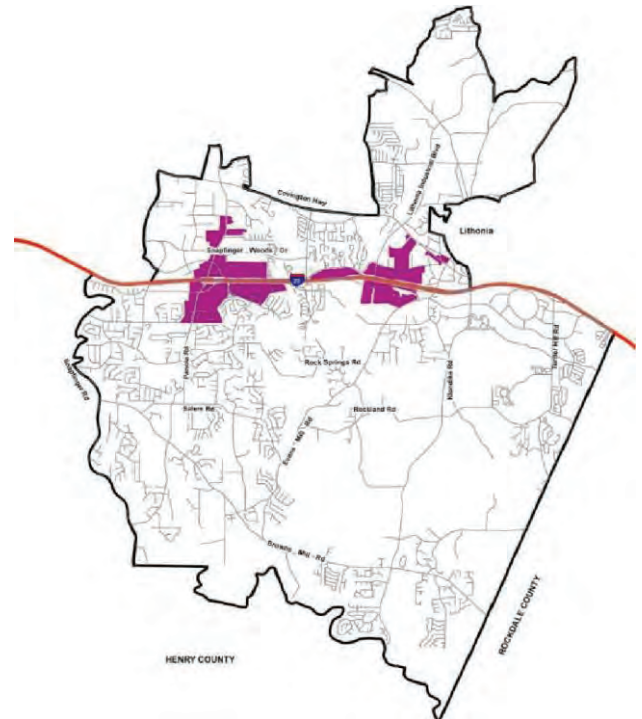
City Center (CC)

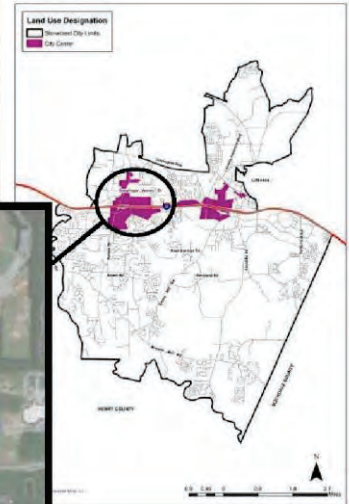
The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

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
- Hilllandale Road
- Fairington Road
- Panola Road and I-20
- Stewart Lake Court







City of Stonecrest
Comprehensive Plan 2038

"The City of Innovation and Excellence"



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, O1, OIT



COMPREHENSIVE PLAN ELEMENTS

LAND USE



Preferred Building Height for City Center



Design Guidelines

1. **Setbacks** - Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers may be required.
2. **Buffers** - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
3. **Heights** - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.



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** encourage 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 facade 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.

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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.

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- 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:

-
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.

-
- (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 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. Idling, 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 Rescheduled- June 4, 2024
Mayor & City Council:	May 28, 2024 Rescheduled- June 26, 2024
Sign Posted/ Legal Ad(s) submitted:	March 25, 2024
Staff Recommendation:	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 closest 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

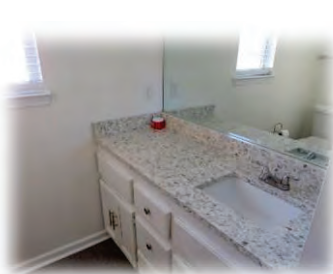
FLOOR 1: 2164 sq. ft

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)



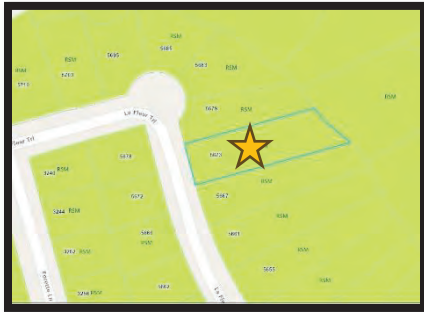
Subject Property

Aerial Map





Zoning Map

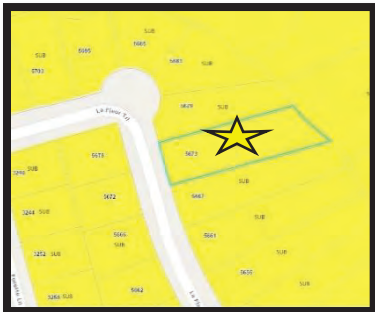


Legend



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 the future land use designation.

PLANNING COMMISSION RECOMMENDATION – June 4, 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 acs / 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		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC		Date: 03.15.24
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:		

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 Oza</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 style="border: 1px solid black; padding: 5px; display: inline-block;">Katrina Jones NOTARY PUBLIC Rockdale County State of Georgia My Comm. Expires 09/20/2025</div> <u>Katrina Jones</u> 03.15.24	
	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>Theresa 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
Service Address	City
GA	State
30038	Zip Code

I, Daniel Hodges (Inspector's Name) pursuant to the laws of the State of Georgia assert under 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

Please fax this certificate, along with your application for water/sewer service, to Treasury and Accounting Services at 404-687-3504.

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 \$ **\$25.00**, 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

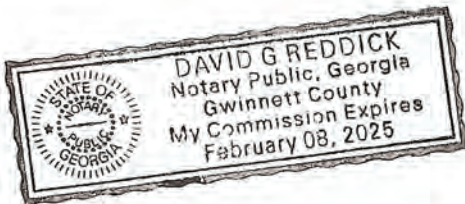
day of

February

2014

[Signature]
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

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.

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.

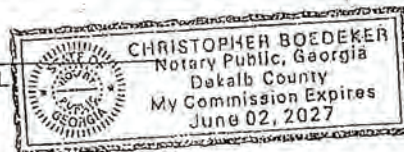
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the date and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
WITNESS

[Signature]
NOTARY PUBLIC

My commission expires:
(NOTARY SEAL)



Ihsan Latifah Mateen as Administrator of the Estate
of Aqeelah Karriem

BY: [Signature]
Ihsan Latifah Mateen, as Administrator

Deed (Administrator's)

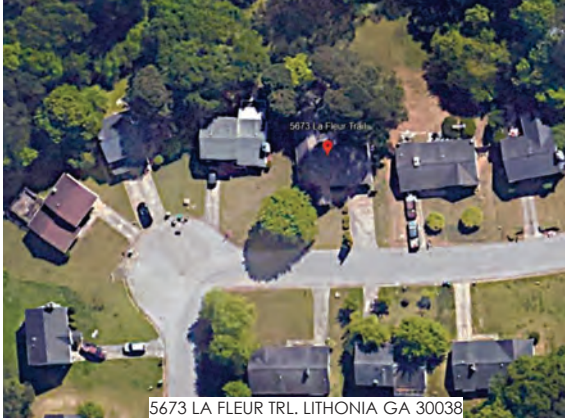
W-R-00223-24-SL

EXHIBIT "A"

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.

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. CONTRACTOR 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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Enter address here 5471 Lakeland Dr. Irvine CA 92608	Owner THRESCOROUGH																																		
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SCALE <div style="background-color: black; height: 20px; width: 100%;"></div>																																			



1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
2. PROVIDE FIRE BLOCKING AT ALL MECHANICAL AND PLUMBING PENETRATIONS.
3. PROVIDE FIRE BLOCKING AT ALL WALLS GREATER THAN 10' TALL.
4. ALL DIMENSIONS ARE FROM WALL FINISHES UNLESS STATED OTHERWISE
5. VERIFY ALL DIMENSIONS PRIOR TO BEGINNING FRAMING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. ALL GLAZING WITHIN 24" OF ANY DOORS OR LESS THAN 18" ABOVE FLOOR SHALL BE SAFETY GLAZED.
7. 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)

SCALE



L

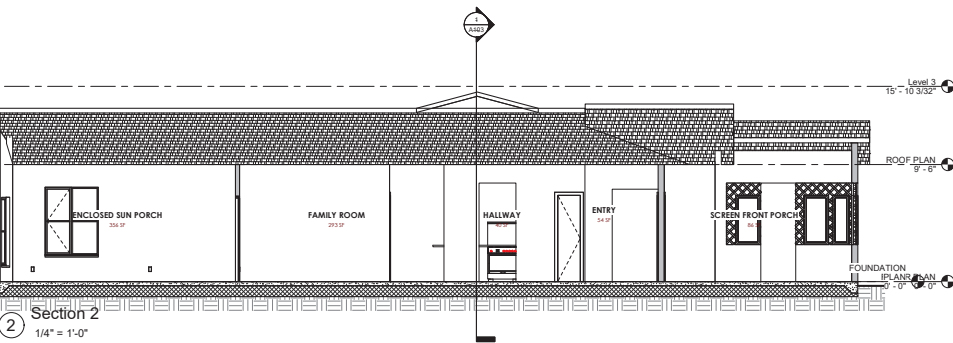


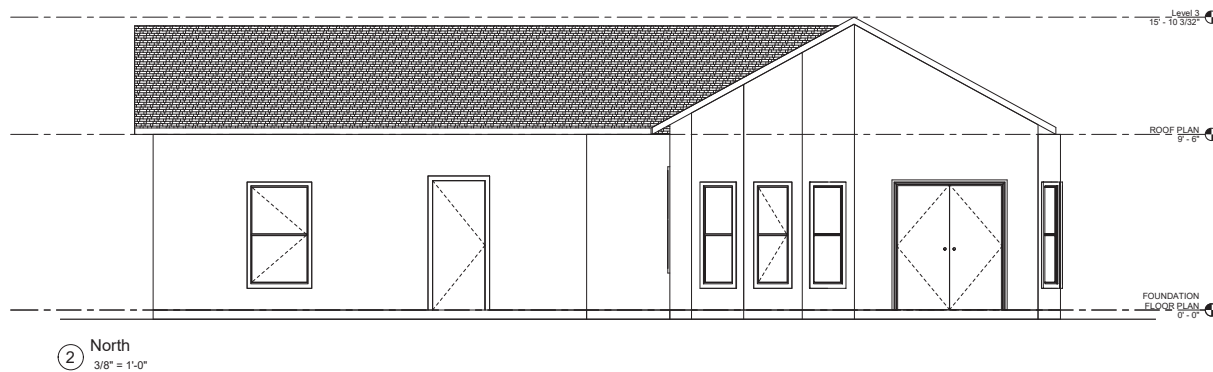
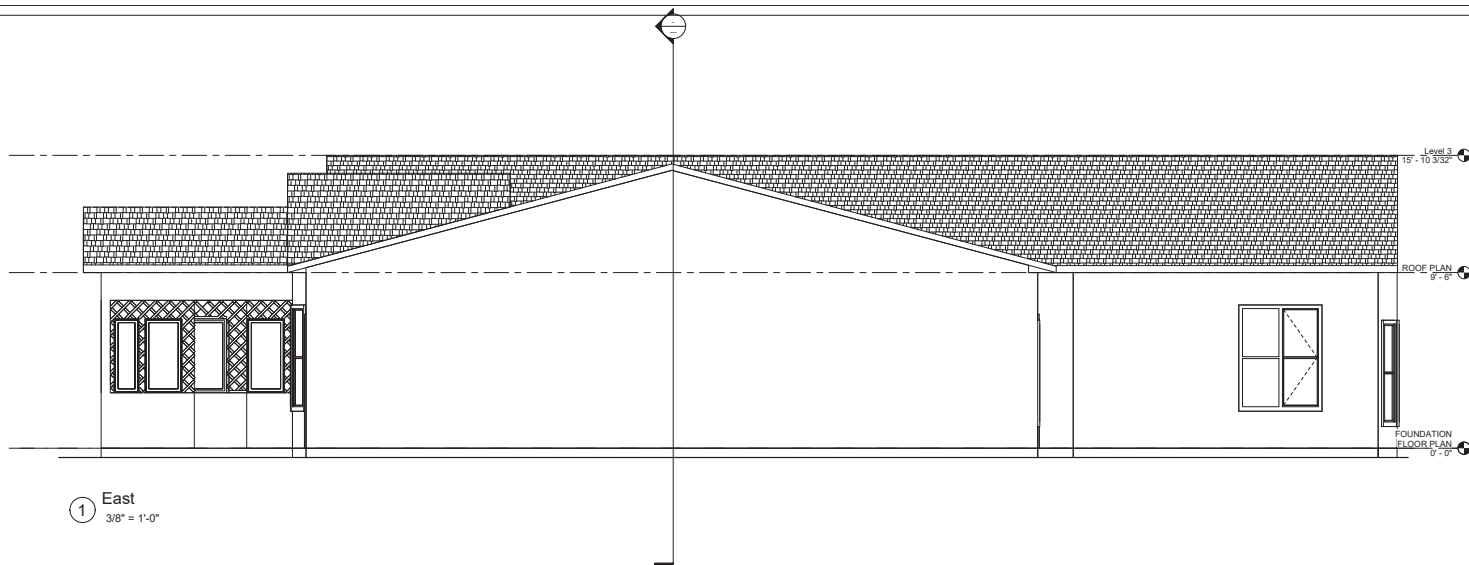
PROJECT NUMBER
Project Number

SECTION

CHECKED BY

A103





DRAWN BY



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Owner

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PROJECT NUMBER

Project Number

SWEET NAME _____

ELEVATION

DATE _____

CHECKED BY:

CHECKED BY _____

SHEET NUMBER

A104

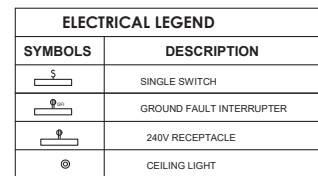
SCALE

$$3/8'' = 1'-4$$

$$\frac{3}{8}'' = 1'-0''$$



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



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

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

DRAWN BY



Enter address here

5673 La fleur Rd, Uthmania CA 95038

O	DESCRIPTION	DATE
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[illegible]

Project Number

SHEET NAME

ELECTRICAL
PLAN

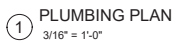
DATE
02/2024

ORDER BY

A107

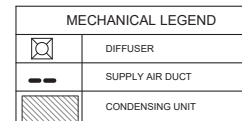
SCALE

As indicated



DISTRIBUTION PIPE SIZE	MAX PIPE LENGTH 150 FEET
1/2"	2
3/4"	7.5
1"	32

As indicated



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

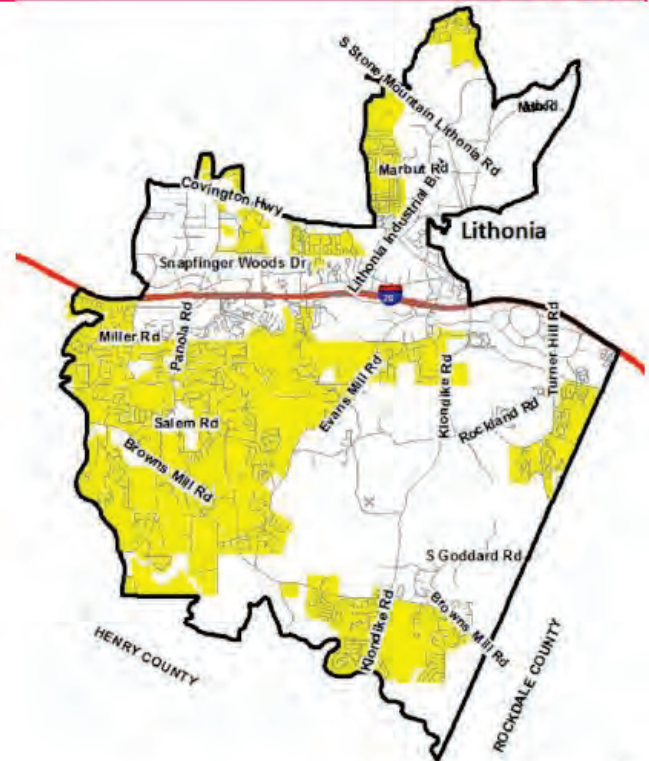
LAND USE

Suburban Neighborhood (SN)

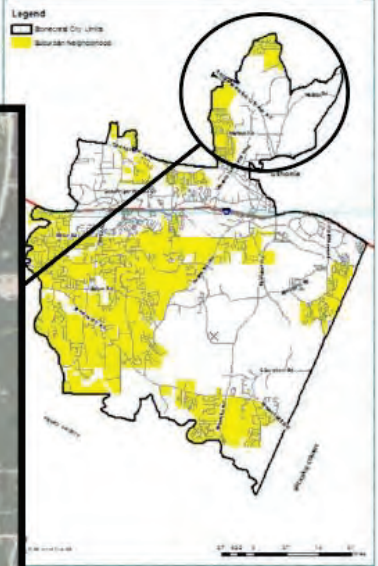
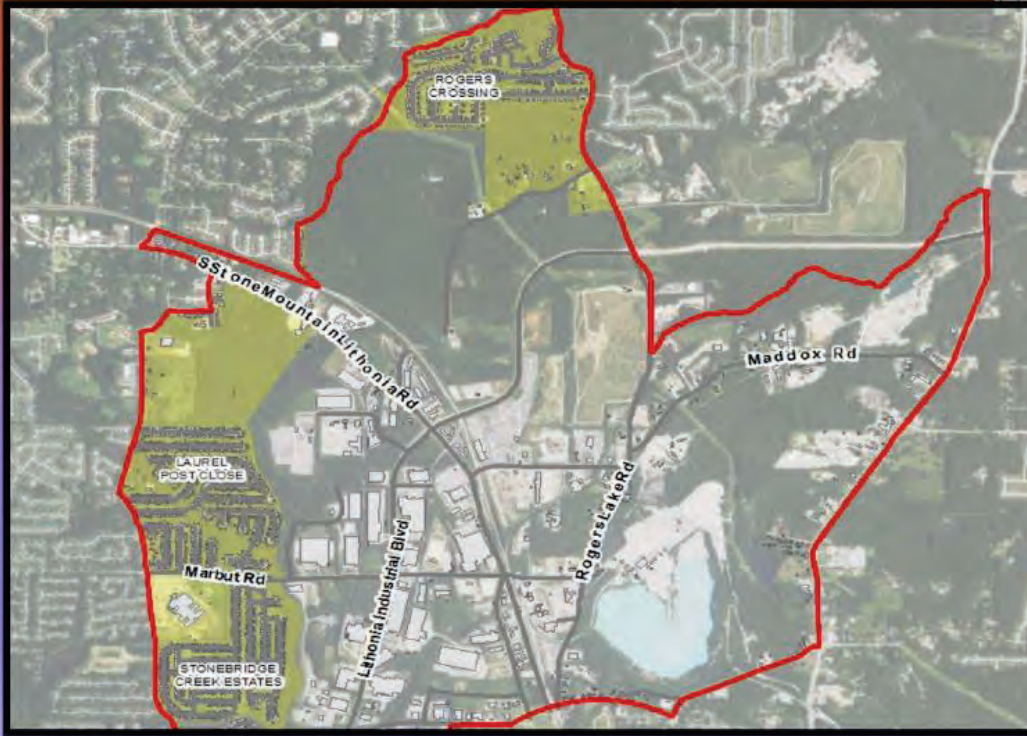
The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under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

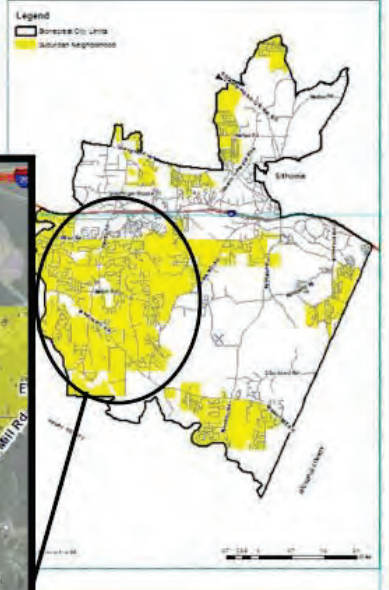
Marbut Road & Phillips Road
Rock Springs Road
Salem Road
Browns Mill Road
Evans Mill Road West
Klondike Road south of Browns Mill Road
Turner Hill Road



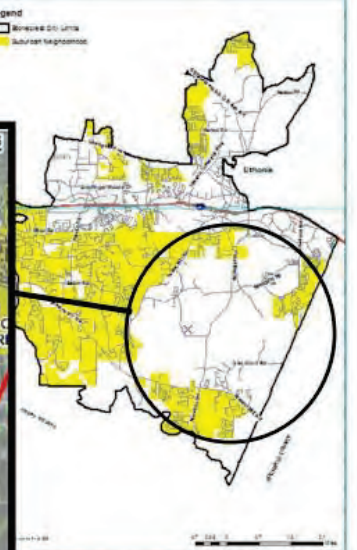
Suburban Neighborhood (SN)



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

Use	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)															
	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.

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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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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.



REZONING ANALYSIS

Petition Number:	RZ 23-011
Applicant:	Ihsan Sharif D/B/A Advance Business Solutions Kemp White and Associates, Inc. Info@theabsnetwork.com
Property Owner:	Marlon Elliott 4086 Windermere Dr Lithonia, GA 30058 derrickelliot49@aol.com
Project Location:	5137 Browns Mill Road (Parcel ID 16 020 03 006)
District:	4 – Councilman George Turner, Jr
Acreage:	+/- 0.64 acres
Existing Zoning:	R-100 (Residential Medium Lot) District
Proposed Zoning:	C-1 (Local Commercial) District
Overlay:	N/A
Future Land Use:	Neighborhood Center (NC)
Proposed Development/Request:	The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for a commercial business development.
CPIM:	May 9, 2024
Planning Commission:	June 4, 2024
Mayor & City Council:	June 26, 2024
Sign Posted/ Legal Ad(s) submitted:	April 23, 2024
Staff Recommendations:	Conditionally Approved
Planning Commission:	TBD

Location

The subject property is located at 5137 Browns Mill Road, Stonecrest, GA 30058. The property currently has one (1) access point on Browns Mill Road. Browns Mill Road is classified as a minor arterial road and is maintained by State DOT.

The property abuts C-1 (Local Commercial) zoning district to the west and R-100 (Residential Medium Lot) zoning district to the east.

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Medium Lot) District	Residential (Detached Single Family Home)
Adjacent: West	R-100 (Residential Medium Lot) District	Browns Mill Park
Adjacent: East	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: South	R-100 (Residential Medium Lot) District	Undeveloped Land

PROJECT OVERVIEW



Background

The subject property zoning classification is R-100 - Residential Medium Lot.

The property is developed land that has a single-family residential dwelling with no display of any floodway nor floodplain on the subject property. The proposed project envisions combining these parcels into a unified development. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, and a Sports Shop, in addition to alternative uses. According to the applicant, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy's Net Zero energy model.

Traffic and Environmental Assessment

The applicant submitted a traffic study and an environmental assessment that's included this application packet.

According to [Division 5, Section 2.5.1](#), the purpose and intent of the city council in establishing R-100 is to provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; to provide for compatible infill development in neighborhoods.

According to [Division 26, Section 2.26.1](#), the purpose and intent of the city council in establishing C-1 is to provide convenient local retail shopping and service areas within the city for all residents; to provide for quality control in development through materials and building placement, to ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods, and to implement the future development map of the city's comprehensive plan.



RZ 23-011

ADDRESS: 5137 Browns Mill Road

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

OVERLAY: N/A

FUTURE LAND USE: Neighborhood Center (NC)



Subject Property

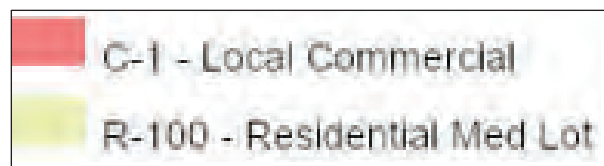
Aerial Map



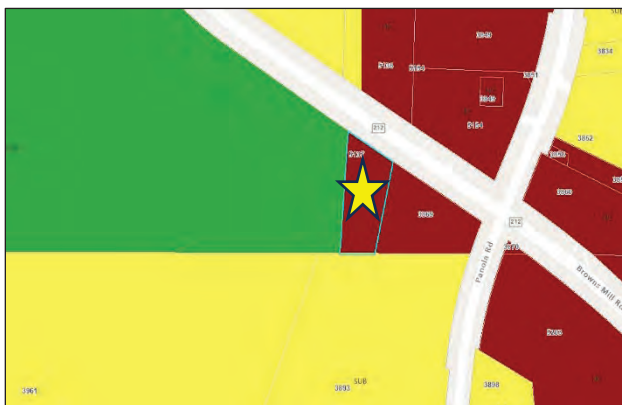
Zoning Map



Legend



Future Land Use Map



Legend





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ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.5.1); Ord. No. 2022-10-03 , § 2(Exh. A), 10-24-2022)



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. Statement of purpose and intent.

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

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

(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03, § 1(Exh. A, § X), 8-23-2021)

COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center (NC)

The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

Neighborhood Center Character Area Locations

- Covington Hwy and Panola Road
- Salem and Panola Roads
- Browns Mill and Panola Roads
- Browns Mill and Klondike Roads



COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center Primary Land Uses

- Townhouses
- 4-8 Story Condominiums and Lofts
- Healthcare Facilities
- Small scale Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Parks and Small Scale Recreation Facilities
- Public and Civic Facilities

Public Market



Neighborhood Retail



Permitted Zoning in NC Areas

RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, C-1, OI, OIT

Art Studio



Medical Clinic





STANDARDS OF REZONING REVIEW

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

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

The subject property is located within the Neighborhood Center character area of the 2038 Stonecrest Comprehensive Plan and is consistent with the following Plan Policies and Strategies: Identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

The proposed zoning is in an area that is primarily medium density residential zoned parcels. The rezoning request does align with the permitted zoning districts listed for Neighborhood Center Future Land Use Destination.

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

The proposed rezoning of C-1 (Local Commercial) will permit a use that is suitable in view of existing commercial uses of the service stations at the intersection of Panola Road and Browns Mill Road. The development proposes uses and services of retail, restaurant, a medical care facility, a financial institution, and amenities that are conveniently accessible to support health care and needs of the local neighborhoods within the community. The development of adjacent and nearby property or properties can develop existing lots in accordance to the zoning requirements of land.

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

Currently zoned R-100 (Residential Medium Lot) District, the site may have a reasonable economic use a presently zoned. R-100 (Residential Medium Lot) District maxim density. The current zoning classification allows development of one single family dwelling only.

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



The zoning proposal to the C-1 (Local Commercial) District will not adversely affect the existing use or usability of adjacent and nearby commercial zoned properties along Browns Mill Road and Panola Road. The development installation of sidewalks along its frontage will enhance the accessibility to existing commercial developments near the intersection providing pedestrian friendly pathway for walkability where there is none currently.

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

There are no changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. Currently, there are no active land development construction projects, and no additional discussion with the Planning & Zoning Department for this area.

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

There are no known historic buildings, sites, districts, or archaeological resources near or on the subject site that would be affected by the rezoning proposal to the C-1 (Local Commercial) District.

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

The proposed rezoning of the C-1 (Local Commercial) District should not have a major impact on existing streets and transportation facilities given that Browns Mill and Panola Road are major thoroughfares. The request for commercial development will not have an impact on area schools. The developer is actively communicating with GDOT encouraging its commencement with improvement of the state roadway for expansion, alignment, and approval of a decel lane for management of the traffic flow at the intersection of Browns Mill and Panola Rd.

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

The applicant submitted an environmental assessment that elaborates on the environmental conditions of the subject property and the proposed development. A tree plan will be required that minimizes the removal of trees and to ensure the required tree density coverage through replanting. Additionally, the project will incorporate greenspace that's useable and open space for an environmentally sustainable development which decreases impervious surfaces.

STAFF RECOMMENDATION

Staff recommend **CONDITIONAL APPROVAL** of the rezoning request with the following conditions:

1. The project shall conform to the attached site plan and shall comply with all Local Commercial (C-1) zoning and development standards.
2. Provide a 5- foot sidewalk for the entire parcel frontage of the proposed development.
3. Submit a Land Disturbance Permit (LDP) prior to groundwork.
4. Prohibit uses shall include the following:



-
5.
 - a. Package/Liquor Store or similar use
 - b. Smoke Shop or similar use
 - c. Convenience store with fuel pumps or similar use
 6. The proposed development must have the following:
 - a. Interactive greenspace amenities
 - b. A minimum of one (1) rooftop dining area
 - c. Adequate lighting throughout development per approved lighting plan.
 - d. Adequate waste management to always ensure cleanliness of the development.

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

TBD



REZONING ANALYSIS

Petition Number:	RZ 23-012
Applicant:	Ihsan Sharif D/B/A Advance Business Solutions Kemp White and Associates, Inc. Info@theabsnetwork.com
Property Owner:	Panola Road Group Holdings, LLC 1420 Peachtree Street, Suite 100 Atlanta, GA 30309 Info@theabsnetwork.com
Project Location:	3893 Panola Road (Parcel ID 16 019 01 010)
District:	4 – Councilman George Turner, Jr
Acreage:	+/- 5.95 acres
Existing Zoning:	R-100 (Residential Medium Lot) District
Proposed Zoning:	C-1 (Local Commercial) District
Overlay:	N/A
Future Land Use:	Suburban Neighborhood (SN)
Proposed Development/Request:	The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for a commercial business development.
CPIM:	May 9, 2024
Planning Commission:	June 4, 2024
Mayor & City Council:	June 26, 2024
Sign Posted/ Legal Ad(s) submitted:	April 23, 2024
Staff Recommendations:	Conditionally Approved
Planning Commission:	TBD

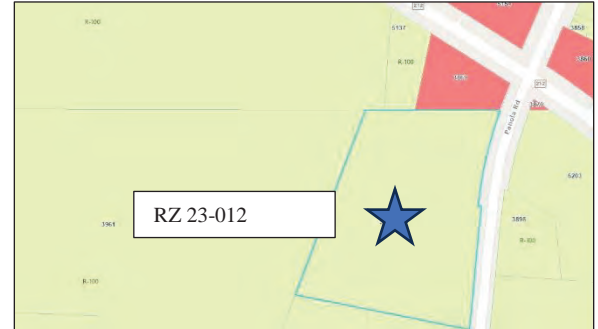
Location

The subject property is located at 3893 Panola Road, Stonecrest, GA 30058. The property currently has one (1) access point on Panola Road. Panola Road is classified as a major arterial road and is maintained by Dekalb County.

The property abuts C-1 (Local Commercial) zoning district to the north and R-100 (Residential Medium Lot) zoning district to the east.

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: West	R-100 (Residential Medium Lot) District	Undeveloped Land
Adjacent: East	R-100 (Residential Medium Lot) District	Single-Family Residential Dwelling
Adjacent: South	R-100 (Residential Medium Lot) District	Single-Family Residential Dwelling

PROJECT OVERVIEW



Background

The subject property zoning classification is R-100 - Residential Medium Lot.

The property is undeveloped land and heavily wooded with no display of any floodway nor floodplain on the subject property. The proposed project envisions combining these parcels into a unified development. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, and a Sports Shop, in addition to alternative uses. According to the applicant, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy's Net Zero energy model.

Traffic and Environmental Assessment

The applicant submitted a traffic study and an environmental assessment that's included this application packet.

According to [Division 5, Section 2.5.1](#), the purpose and intent of the city council in establishing R-100 is to provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; to provide for compatible infill development in neighborhoods.

According to [Division 26, Section 2.26.1](#), the purpose and intent of the city council in establishing C-1 is to provide convenient local retail shopping and service areas within the city for all residents; to provide for quality control in development through materials and building placement, to ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods, and to implement the future development map of the city's comprehensive plan.



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DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.5.1); Ord. No. 2022-10-03, § 2(Exh. A), 10-24-2022)



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. Statement of purpose and intent.

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

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

(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03, § 1(Exh. A, § X), 8-23-2021)

COMPREHENSIVE PLAN ELEMENTS

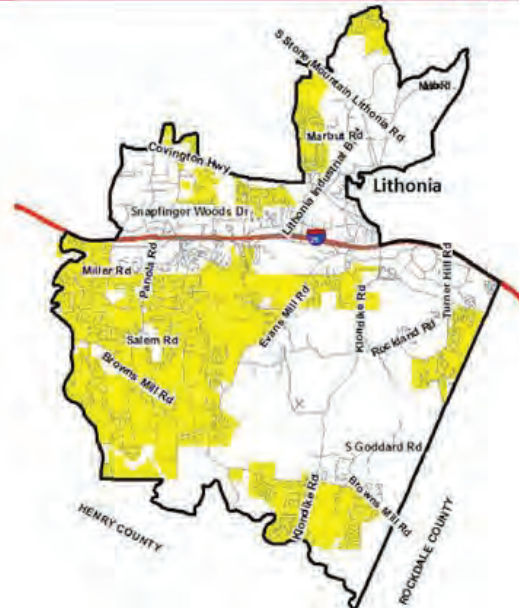
LAND USE

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



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





RZ 23-012

ADDRESS: 3893 Browns Mill Road

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

OVERLAY: N/A

FUTURE LAND USE: Suburban Neighborhood (SN)

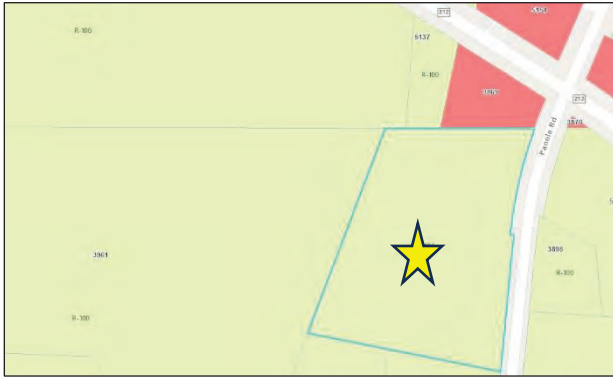


Subject Property

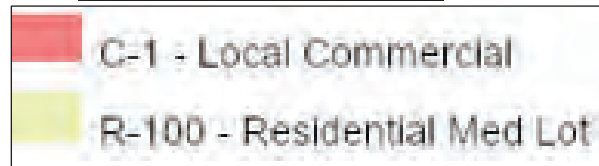
Aerial Map



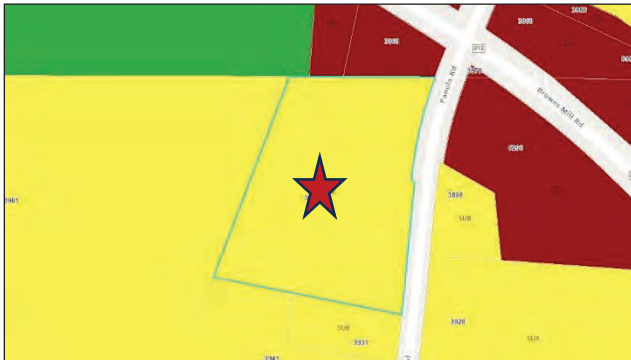
Zoning Map



Legend



Future Land Use Map



Legend





STANDARDS OF REZONING REVIEW

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

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

The subject property is located within the Suburban Neighborhood character area of the 2038 Stonecrest Comprehensive Plan. The intent of the Suburban Neighborhood 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. The proposed zoning is in an area that is primarily medium density residential. The rezoning request does not align with the permitted zoning districts listed for City Center Future Land Use Destination.

The proposed zoning is in an area that is primarily medium density residential zoned parcels. The rezoning request does align with the permitted zoning districts listed for Suburban Neighborhood Future Land Use Destination. However, the applicant submitted an additional application to amend the future land use destination.

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

The proposed rezoning of C-1 (Local Commercial) will permit a use that is suitable in view of existing commercial uses of the service stations at the intersection of Panola Road and Browns Mill Road. The development proposes uses and services of retail, restaurant, a medical care facility, a financial institution, and amenities that are conveniently accessible to support health care and needs of the local neighborhoods within the community. The development of adjacent and nearby property or properties can develop existing lots in accordance to the zoning requirements of land.

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

Currently zoned R-100 (Residential Medium Lot) District, the site may have a reasonable economic use a presently zoned. R-100 (Residential Medium Lot) District maxim density. The current zoning classification allows development of one single family dwelling only. Consequently, to develop the lot under the current zoning classification R-100 (Residential Medium Lot) for its maximum economic value requires subdivision of the land with an approved preliminary and final plat at the maximum density of 17 lots.

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

The zoning proposal to the C-1 (Local Commercial) District will not adversely affect the existing use or usability of adjacent and nearby commercial zoned properties along Browns Mill Road and Panola Road. The development



installation of sidewalks along its frontage will enhance the accessibility to existing commercial developments near the intersection providing pedestrian friendly pathway for walkability where there is none currently.

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

There are no changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. Currently, there are no active land development construction projects, and no additional discussion with the Planning & Zoning Department for this area.

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

There are no known historic buildings, sites, districts, or archaeological resources near or on the subject site that would be affected by the rezoning proposal to the C-1 (Local Commercial) District.

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

The proposed rezoning of the C-1 (Local Commercial) District should not have a major impact on existing streets and transportation facilities given that Browns Mill and Panola Road are major thoroughfares. The request for commercial development will not have an impact on area schools. The developer is actively communicating with GDOT encouraging its commencement with improvement of the state roadway for expansion, alignment, and approval of a decel lane for management of the traffic flow at the intersection of Browns Mill and Panola Rd.

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

The applicant submitted an environmental assessment that elaborates on the environmental conditions of the subject property and the proposed development. A tree plan will be required that minimizes the removal of trees and to ensure the required tree density coverage through replanting. Additionally, the project will incorporate greenspace that's useable and open space for an environmentally sustainable development which decreases impervious surfaces.

STAFF RECOMMENDATION

Staff recommend **CONDITIONAL APPROVAL** of the rezoning request with the following conditions:

1. The project shall conform to the attached site plan and shall comply with all Local Commercial (C-1) zoning and development standards.
2. Provide a 5- foot sidewalk for the entire parcel frontage of the proposed development.
3. Submit a Land Disturbance Permit (LDP) prior to groundwork.
4. Prohibit uses shall include the following:
 - a. Package/Liquor Store or similar use
 - b. Smoke Shop or similar use



-
- c. Convenience store with fuel pumps or similar use
 - 5. The proposed development must have the following:
 - a. Interactive greenspace amenities
 - b. A minimum of one (1) rooftop dining area
 - c. Adequate lighting throughout development per approved lighting plan.
 - d. Adequate waste management to always ensure cleanliness of the development.

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

TBD



Attachment(s): RZ 23-012 Application Materials

LETTER OF INTENT

APPLICATION FOR REZONING CITY OF STONECREST, GEORGIA

Kemp White and Associates, Inc. dba Advanced Business Solutions (the “Applicant”) hereby submits a request for the Rezoning of properties 3893 Panola Rd (Parcel Identification Number 16 019 01 010), and 5137 Browns Mill Rd (Parcel Identification Number 16 020 03 006). This request seeks to change the zoning from R100 and R100 to C1, with the intention of modifying the zoning conditions to allow for a Commercial Development.

The current status of the properties comprises vacant lots, predominantly zoned for residential use. The proposed project envisions combining these parcels into a unified development. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, and a Sports Shop, in addition to alternative uses. Please refer to the attached renderings for comprehensive details. Pedestrian and vehicular access will be facilitated from the north and west sides of the properties, with sidewalks seamlessly connecting to storefronts and a recreational park situated at the heart of the development.

Renamed as The Kemps at Stonecrest, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy’s Net Zero energy model. This approach aligns with the BREEAM method for construction, ensuring an eco-friendly and sustainable system governs the entire built environment.

Given these alterations and the alignment of the requested Rezoning with the stipulations outlined in Section 2.19.1 of the City of Stonecrest Zoning Ordinance, as detailed in the enclosed Zoning Impact Analysis, the Applicant respectfully urges the City Manager and City Council of the City of Stonecrest to approve the Rezoning as presented.

Sincerely,

Kemp White and Associates, Inc. dba Advanced Business Solutions

Ihsan Sharif

Amendment Application

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



Amendment Application

PROPERTY

Site Address(es): 5137 Browns Mill Rd. Stonecrest, GA 30038	Parcel #:	Zip:	
Project Name (If applicable):			
Current Zoning	Residential	Proposed Zoning	Commercial
Current Use	Single Family House	Proposed Use	Commercial Business Center

OWNER INFORMATION


Name:	Elliot Marlon		
Address:			
Email:	Derrickelliot49@aol.com	Phone:	(404) 844-6899

APPLICANT

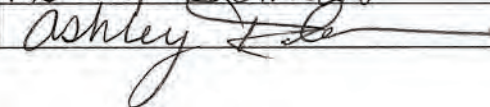
Name:	Kemp White & Associates, Inc. ... Franklin Kemp		
Address:	1420 Peachtree St. Suite 100 Atlanta, GA 30309		
Email:	Info@theabsnetwork.com	Phone:	(404) 418-8116

AFFIDAVIT

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

Applicant's Name:	Franklin Kemp		
Applicant's Signature:		Date:	31 Oct 23

NOTARY

Sworn to and subscribed before me this 31 Day of Oct 20 23			
Notary Public:	Ashley Robinson		
Signature:		Date:	31 Oct 23

Ashley Robinson
NOTARY PUBLIC



Amendment Application

All applications and plans must be submitted through the [City's eServe 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:	Marlon Derrick Elliott		Zip: 30038
Address:	4086 Windermere Dr	City, State: Stonecrest GA	
Signature:		Date:	10-29-2023
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 Carolyn Pleasant		

Additional Property Owner (if applicable)			
Name:	Antoinette Elliott		Zip: 30038
Address:	4086 Windermere Dr	City, State: Stonecrest GA	
Signature:		Date:	10-29-23
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 Carolyn Pleasant		

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

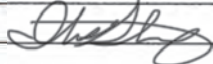

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



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:	Kemp White & Associates, Inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	
Sworn to and subscribed before me this <u>31</u> day of <u>Oct</u> , 20 <u>23</u>			
Notary Public: 		Ashley Robinson NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 03/15/2027	

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:			

Amendment Application

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



Campaign Disclosure Statement

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

☐ Yes

☒ No

Applicant/Property Owner			
Name:	Kemp White & Associates, inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	10/31/2023

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

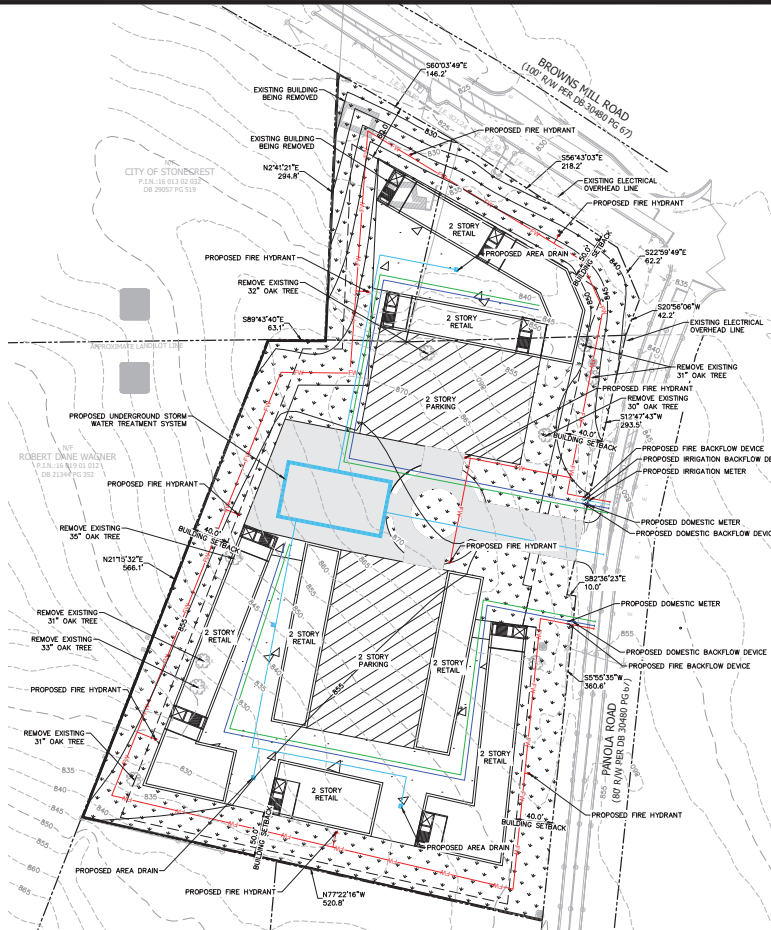
Date	Government Official & Position	Description	Amount

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 20 of the 16th District of Dekalb County, Georgia, and being more particularly described as follows:

Beginning in the center of Browns Mill Road at a point located 356.9' northwesterly from the intersection of the center line of Browns Mill Road (100' right-of-way) and the center line of Panola Road, as measured along the center line of Browns Mill Road, and running thence northwesterly along the center line of Browns Mill Road a distance of 125.0'; thence leaving said center line and running S0°20'W a distance of 376.0' to an iron pin found on the south line of said land lot; thence N88°33'E along said land lot line a distance of 40.0' to an iron pin; thence continuing along said land lot line N88°33'E a distance of 49.6' to an iron pin; thence N12°17'E a distance of 227.6' to an iron pin set on the southwestern right-of-way of Browns Mill Road; thence N60°13'W a distance of 49.9' along the southwestern right-of-way of Browns Mill Road to an iron pin; thence leaving said right-of-way and running N12°26'E a distance of 62.3' to the center of Browns Mill Road at the point of beginning; according to plat of survey dated March 22, 1957, made by Richard T. Conner, Georgia Registered Land Surveyor, for H. W. Chandler, who was the same person as Hoyt W. Chandler, erroneously named as H.C. Chandler, as grantee in warranty deed from E. L. Mulkey to H. C. Chandler (correct name H. W. Chandler) dated May 31, 1951, of record in Deed Book 877, Page 11, Dekalb County, Georgia Records, which referenced warranty deed described the western portion of the above described property.

Parcel ID: 16 020 03 006



LEGEND	
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SENDER LINE
	PROPOSED IRRIGATION LINE
	PROPOSED FIRE WATER LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPING

LEGAL DESCRIPTION
 LAND LOT 19 & 20, 16TH DISTRICT, DEKALB COUNTY

SITE INFORMATION

APN: 16 020 03 008
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 020 03 008
 EXISTING ZONING: C1 - LOCAL COMMERCIAL DISTRICT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 019 01 010
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

PROJECT AREA: 7.62 AC / 331,927 SF

PROPOSED BUILDING AREA/PERCENTAGE: 140,000 SF

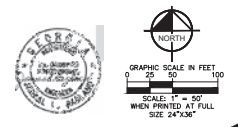
PROPOSED IMPERVIOUS AREA/PERCENTAGE: 196,552 SF / 59.28%

PROPOSED PERVIOUS AREA/PERCENTAGE: 135,375 SF / 40.78%

PROPOSED PARKING SPACES: 280 SPACES

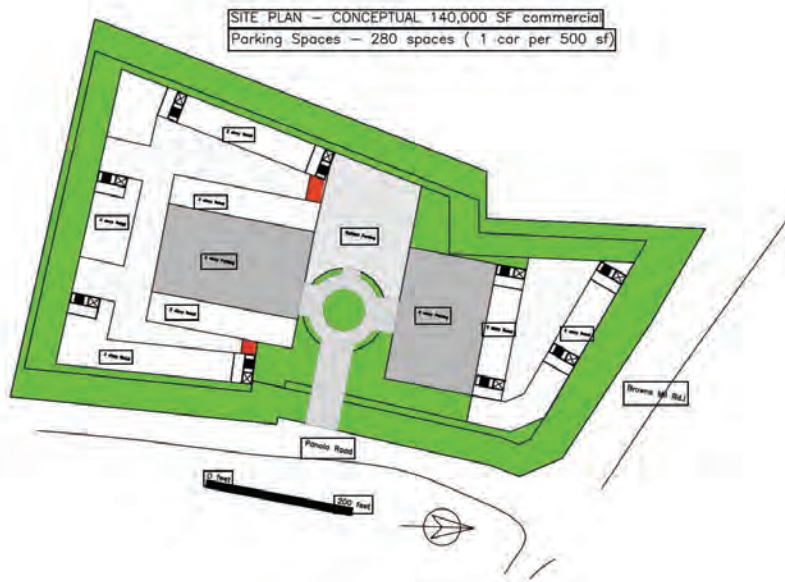
PARKING REQUIRED: (1 CAR PER 500 SF): 280 SPACES

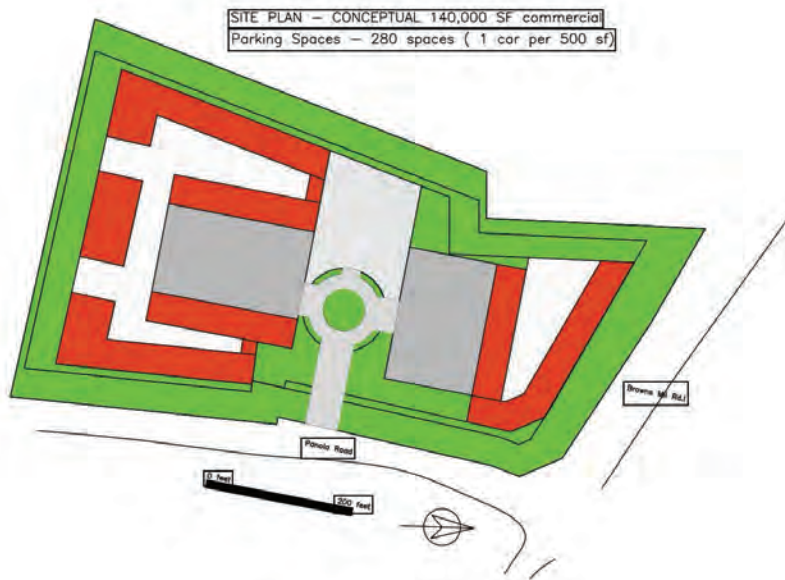
SITE PLAN **3893 PANOLA ROAD, STONECREST GA**

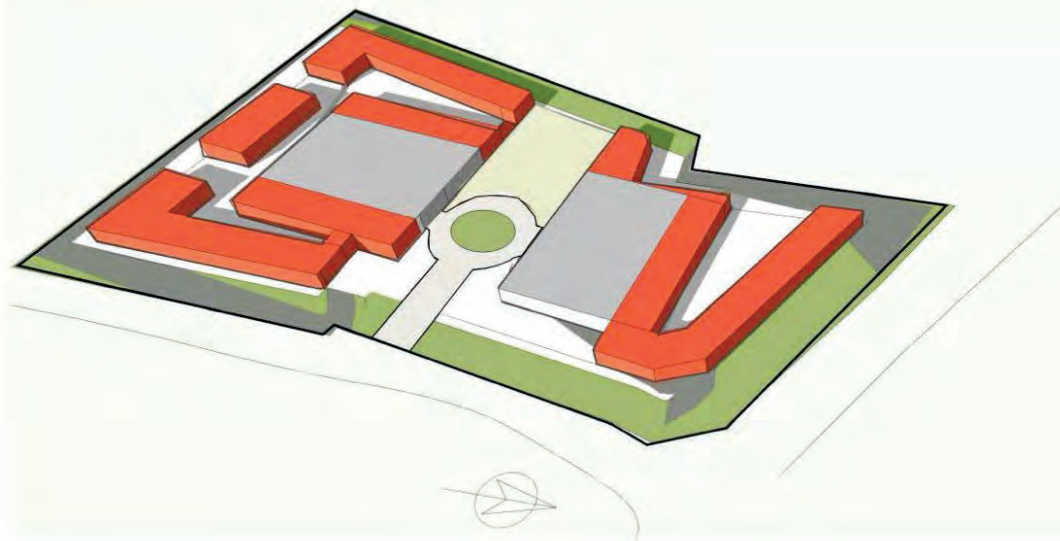


SITE PLAN - CONCEPTUAL 140,000 SF commercial
Parking Spaces - 280 spaces (1 car per 500 sf)









Multifamily Housing (Low-Rise) (220)

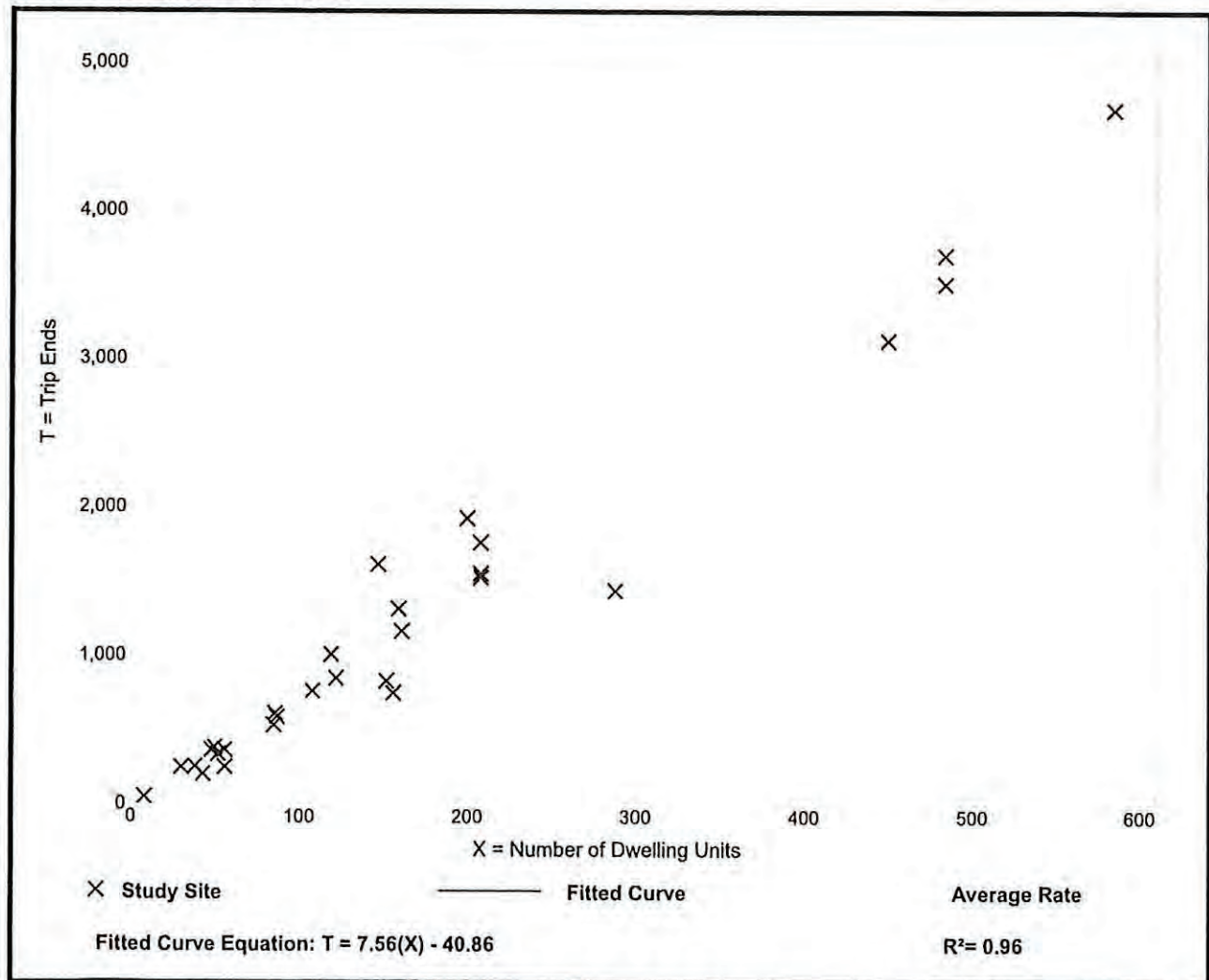
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Browns Mill Crossing



RZ 23-011

5137 Browns Mill Road

25

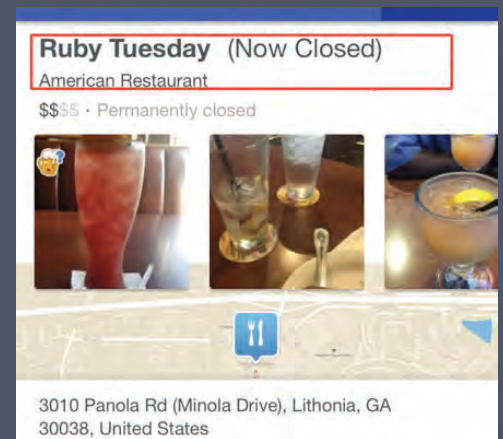
Current Issues



Property Values in Stonecrest District 4 have current diminished.

The area has been overlooked by commercial real estate developers.

Recently, staple businesses in the community have been closing down.





Recap of Last Meeting

- During our last meeting we discussed the 7 acres on Panola Road and the 1 acre lot at 5137 Browns Mill Road and the potential new constructions plans and also the commercial corner lot adjacent .
- The results of the meeting led to us sending out a form to the residents of the area who attended that meeting.
- The form results encapsulated the suggestions that we received from the community members who participated in it.
- What we show and discuss today will be a direct reflection of what the community wants to see in this area.



Results from the Community Form

Community Supports

- High End Restaurants
- Medical Facility
- Financial Institution
- Business Center
- Sports Shop to accommodate the The Arabian Mountain Trail and Recreation Center

Community Does Not Support

- Barbershops
- Low End Restaurants
- Liquor Store
- Another Gas Station

Sustainability Standards

BREEAM

- There are sustainable design elements incorporated into the development, such as rainwater harvesting systems, energy-efficient buildings, and native landscaping, all aiming to achieve BREEAM (Building Research Establishment Environmental Assessment Method) certification, ensuring the highest standards of environmental performance and sustainability.





Benefits & Expectations

- Lower Crime Rates in area due to the Complimentary suite for the Dekalb Police Department
- Increased Property Values to the immediate surrounding are
- Higher Tax Base for the Surrounding Area
- Potentially Increase of 500+ New Jobs

Property Info

5137 Browns Mill Road Stonecrest, GA
Parcel: 16 020 03 006
Current Zoning: R100
Proposed Zoning: C1
Acreage: 0.9

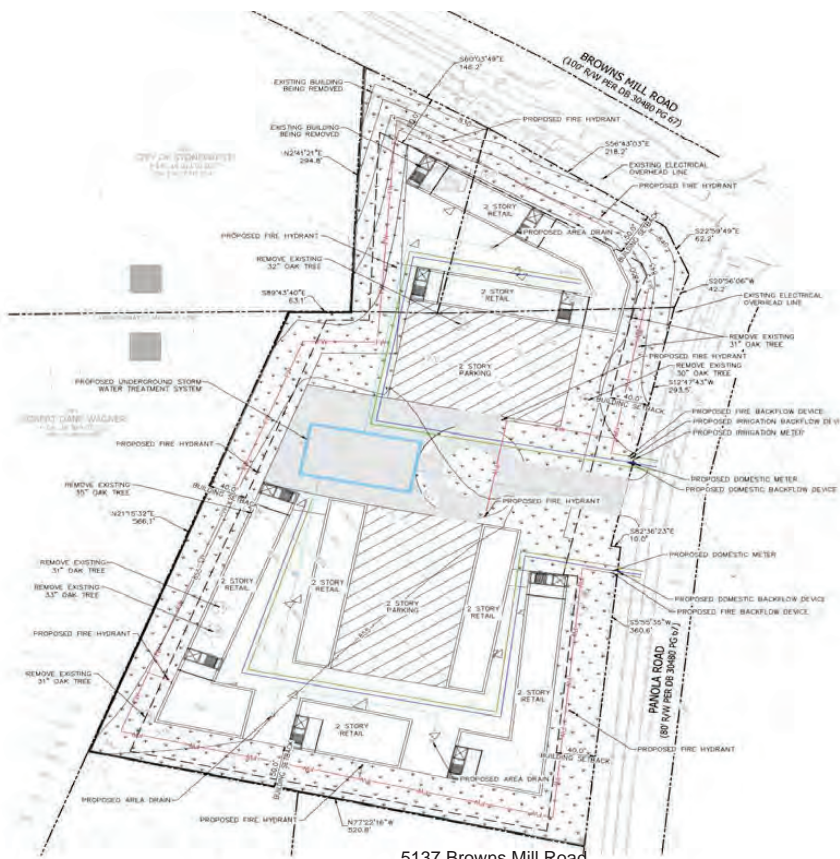
3893 Panola Road Stonecrest, GA
Parcel: 16 019 01 010
Current Zoning: R100
Proposed Zoning: C1
Acreage: 5.9

Current Land Use: Sub
Proposed Zoning: Neighborhood Use
Acreage: 5.9

RZ 23-011

31

Site Plan



LEGEND	
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SEWER LINE
	PROPOSED IRRIGATION LINE
	PROPOSED FIRE WATER LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPING

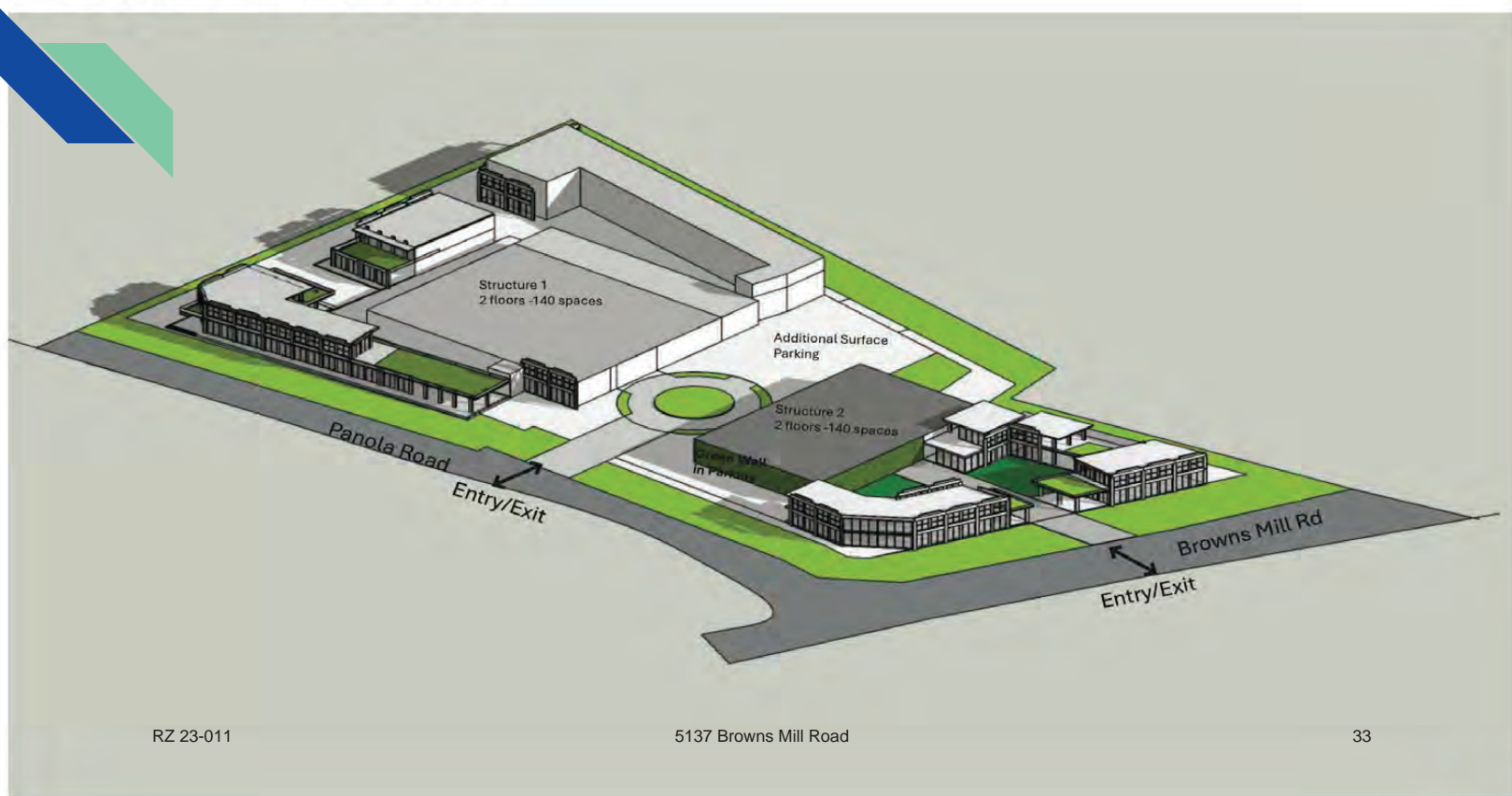
LEGAL DESCRIPTION	
LAND LOT 19 & 20, 16TH DISTRICT, DEKALB COUNTY	
SITE INFORMATION	
APN 16 020 03 006	EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
APN 16 020 03 008	PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT
APN 16 020 03 009	EXISTING ZONING: C1 - LOCAL COMMERCIAL DISTRICT
APN 16 020 03 010	PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT
APN 16 020 03 011	EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
APN 16 020 03 012	PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT
PROJECT AREA: 7.62 AC / 331,927 SF	
PROPOSED BUILDING AREA/PERCENTAGE: 140,000 SF	
PROPOSED IMPERVIOUS AREA/PERCENTAGE: 196,852 SF / 59.28%	
PROPOSED PERVIOUS AREA/PERCENTAGE: 135,375 SF / 40.72%	
PROPOSED PARKING SPACES: 280 SPACES	
PARKING REQUIRED: (1 CAR PER 500 SF); 280 SPACES	

RZ 23-011

5137 Browns Mill Road
SITE PLAN
3869 PANOLA RD., 3893 PANOLA RD. & 5137 BROWNS MILL RD. STONECREST, GA 30038



Conceptual Massing Diagram



Conceptual Renderings - Corner of Browns Mill Road and Panola Road



Conceptual Renderings - Courtyard Space Inner Court Activation



Conceptual Renderings - View From Rear End Courtyard and Green Wall Parking



Conceptual Renderings - View From Panola Road



Conceptual Renderings - Browns Mill Rd Entry





Credit Union or Bank

Complimentary Suite
Dedicated to Police
Department or the Sheriff



Upscale Restaurants



- Urgent Care Facility
- Business Center and Offices
- Parking Deck



- SkyZone
Indoor Trampoline Park
- Event Space



Fresh Food Market



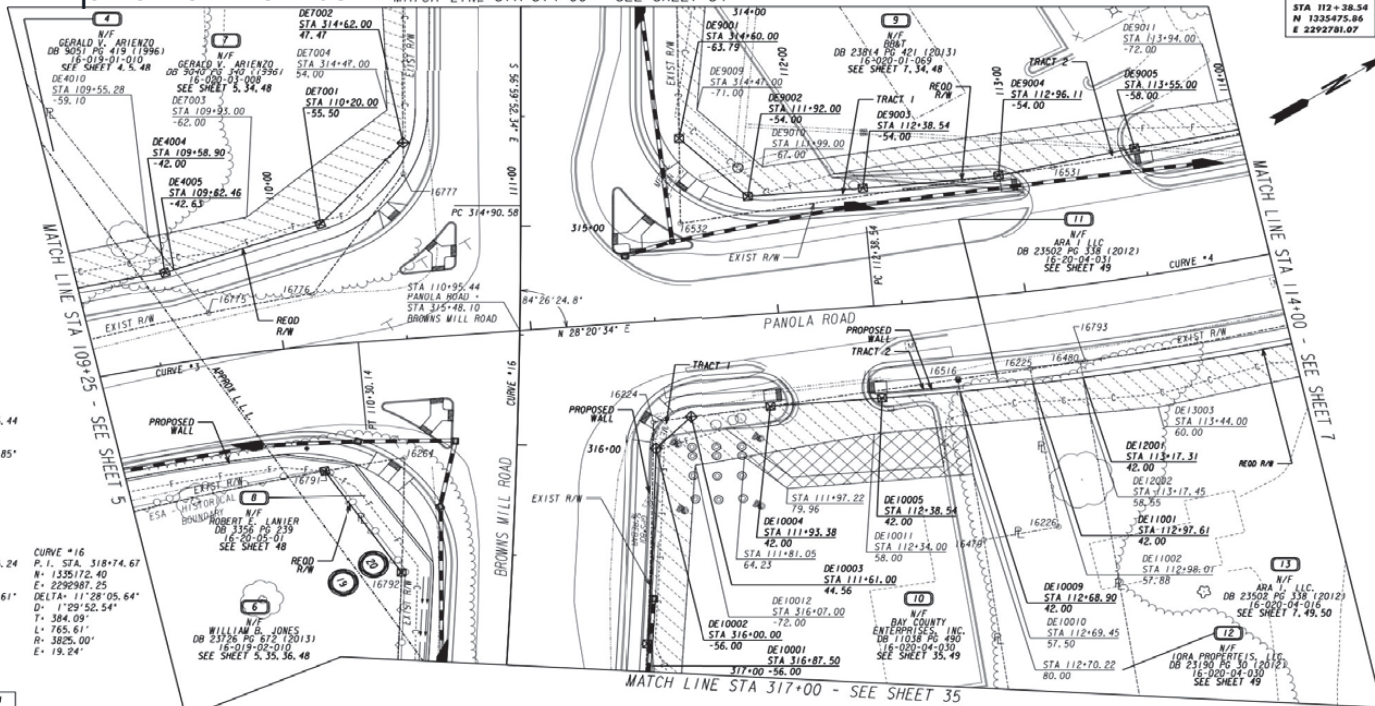
Indoor Commercial Suites...

- Indoor Food Court
- A few brands that are interested are Steamy's Lobster Restaurant, Slutty Vegan, and more



DOT Improvements

MATCH LINE STA 314+00 - SEE SHEET 34



Panola Road
STA 112+38.54
N 1335475.86
E 2292781.07

CURVE *3
P.I. STA 108+65.44
R= 1335142.61
E= 2292601.32
DELTA= 25°15'00.85"
D= 7°32'20.11"
T= 170.93'
L= 334.93'
R= 760.00'
E= 16.83'
e= 5.48%

CURVE *4
P.I. STA 115+25.24
R= 1335128.18
E= 2292917.18
DELTA= 26°52'25.61"
D= 4°45'28.73"
T= 286.70'
L= 562.84'
R= 1200.00'
E= 33.71'
e= 3.47%

CURVE *16
P.I. STA 318+74.67
R= 1335172.40
E= 2292987.25
DELTA= 11°28'05.64"
D= 1°09'52.54"
T= 384.09'
L= 765.61'
R= 3025.00'
E= 19.24'
e= 3.47%

Panola Road
STA 110+30.14
N 1335292.44
E 2292680.19

MATCH LINE STA 317+00 - SEE SHEET 35

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

DATE	REVISIONS
02/25/17	1. 37 Browns Mill Road BOUNDARY ON PAR 6.

DATE	REVISIONS

DEPARTMENT OF PUBLIC WORKS
DEKALB COUNTY
ATLANTA OF WAY MAP
PROJECT NO: CSSTP-0006-00(879)
COUNTY: DEKALB
LAND LOT NO: 19, 20
LAND DISTRICT: 16
DATE 2/10/17 SH 6 OF 73

DRAWING NO: 60-006



UNITED
CONSULTING

REPORT

**For Advanced Business
Solutions and City of
Stonecrest**

Phase I Environmental Assessment
Browns Mill Site
Panola Road at Browns Mill Road
Stonecrest, DeKalb County, Georgia



September 7, 2021

City of Stonecrest

Mr. Franklin Kemp, Founder & CEO
Advanced Business Solutions
1420 Peachtree Street
Atlanta, GA 30309

Via Email: kwaiconsulting@gmail.com

RE: Phase I Environmental Assessment
Browns Mill Site
Panola Road at Browns Mill Road
Stonecrest, DeKalb County, Georgia
Project No. ADBUS-21-GA-05644-01

Dear Mr. Kemp:

United Consulting is pleased to submit this report of our Phase I Environmental Assessment for the above-referenced project. We appreciate the opportunity to assist you with this project and look forward to working with you again. Please contact us if you have any questions or if we can be of further assistance.

Sincerely,

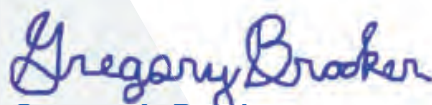
UNITED CONSULTING



David P. Huetter
Associate Environmental Specialist

CTW/GAB/DPH/rg

SharePoint: ADBUS-21-GA-05644-01



Gregory A. Brooker
Project Environmental Specialist

Exhibit 1: Aerial Photograph of the Project Site





2.2.2 Site and Vicinity General Characteristics

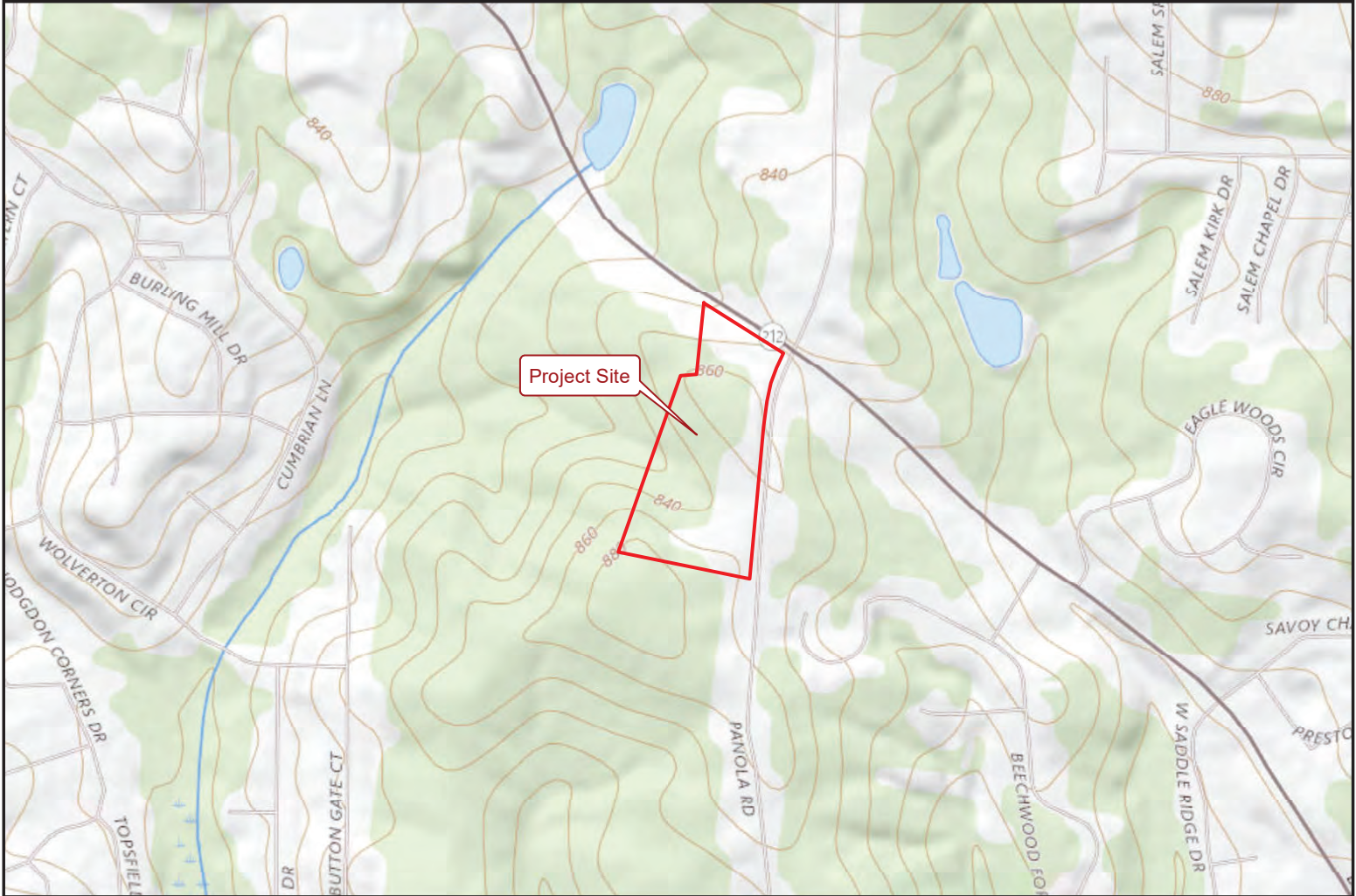
The Project Site contained a single-family home, a cleared flat area, and undeveloped wooded areas with access roads. Solid waste dumping was prevalent on the Project Site. The Project Site is generally located in a primarily mixed residential, commercial, and undeveloped area.



2.2.3 Previous Environmental Assessments

United Consulting has not been provided with previous environmental assessments associated with the Project Site.



 UNITED CONSULTING RZ 23-011	Figure Scale  1 inch = 600 feet	Prepared: CTW	Title: Site Location Map	FIG. 1 84
		Checked: DPH	Project: Browns Mill Site	
		Date: 08/27/21	Project No.: ADBUS-21-GA-05644-01	
		Client: Advanced Business Solutions		



 UNITED CONSULTING RZ 23-011	Figure Scale  1 inch = 600 feet	Prepared: CTW	Title: USGS Topographic Map	FIG. 2 85
		Checked: DPH	Project: Browns Mill Site	
		Date: 08/27/21	Project No.: ADBUS-21-GA-05644-01	
		Client: Advanced Business Solutions	Client: Advanced Business Solutions	

7 Acres
Panola Road and State Rt. 212 (Browns Mill Road)
Lithonia, GA 30038



Photographic Record



Photo 1: Northern adjoining property.



Photo 2: Eastern adjoining property.



Photo 3: Southern adjoining properties.



Photo 4: Western adjoining property.

Photographic Record



Photo 5: Large pile of tires dumped on the Project Site.



Photo 6: Solid waste on the Project Site.



Photo 7: Former location of Martin's Grocery on the Project Site.



Photo 8: Single-family home located on the Project Site.

Photographic Record



Photo 9: Empty rusted 55-gallon drums located on the Project Site.



Photo 10: Chevron Food Mart and Quick Cleaners adjoining the Project Site.

COMPREHENSIVE PLAN ELEMENTS

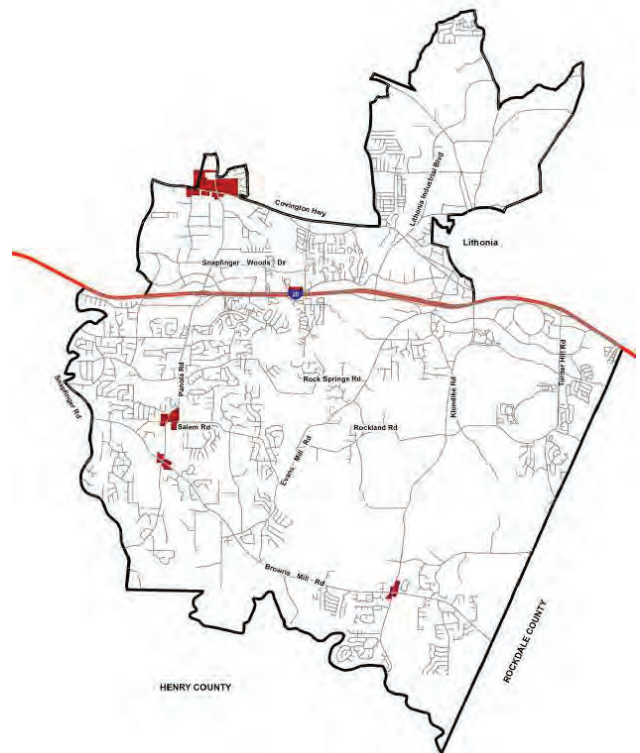
LAND USE

Neighborhood Center (NC)

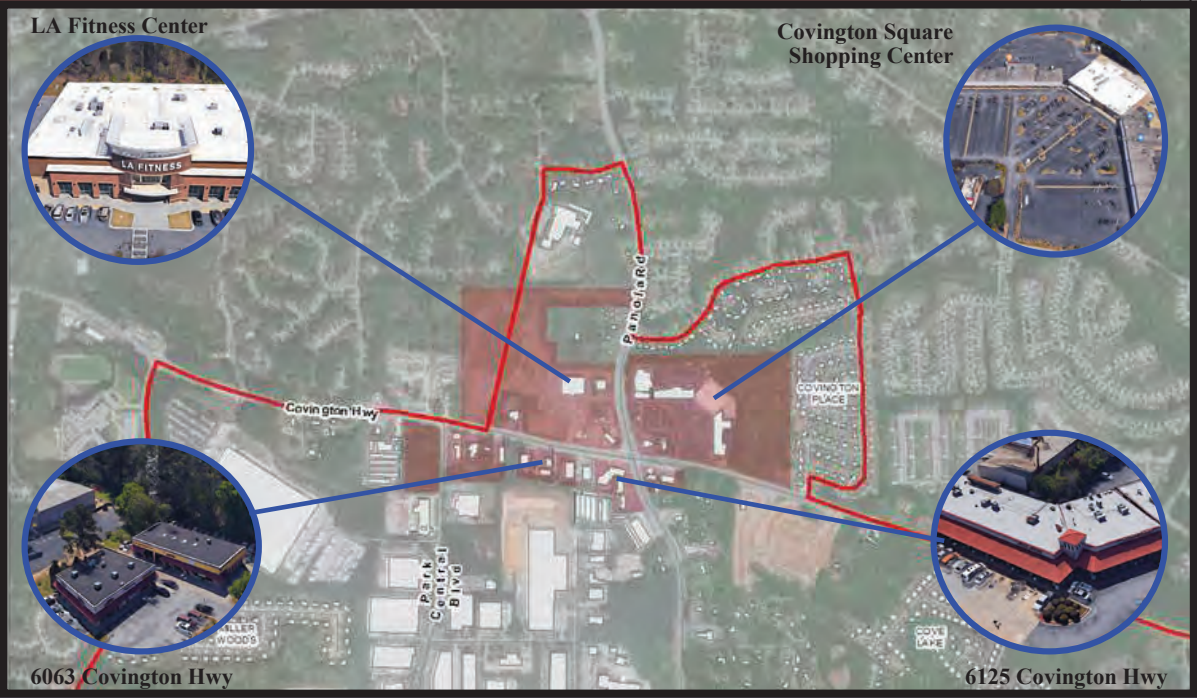
The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

Neighborhood Center Character Area Locations

- Covington Hwy and Panola Road
- Salem and Panola Roads
- Browns Mill and Panola Roads
- Browns Mill and Klondike Roads

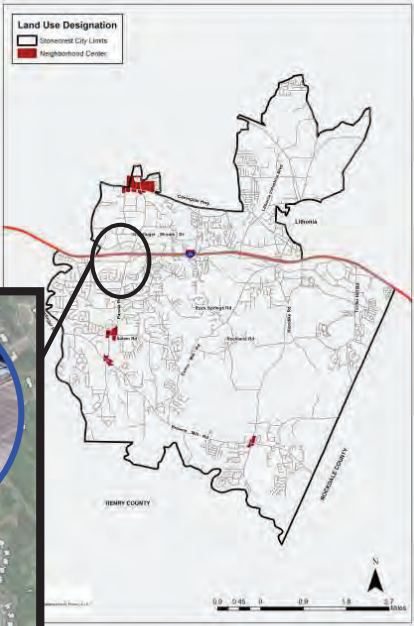


Neighborhood Center (NC)



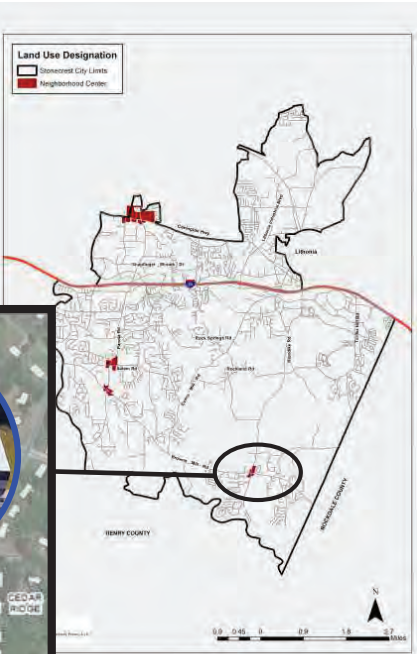
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Neighborhood Center (NC)



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Neighborhood Center (NC)



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COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center Primary Land Uses

- Townhouses
- 4-8 Story Condominiums and Lofts
- Healthcare Facilities
- Small scale Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Parks and Small Scale Recreation Facilities
- Public and Civic Facilities

Public Market



plannersweb.com

Neighborhood Retail



metrocommercial.com

Permitted Zoning in NC Areas

RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, C-1, OI, OIT

Art Studio



studio1219.com

Medical Clinic



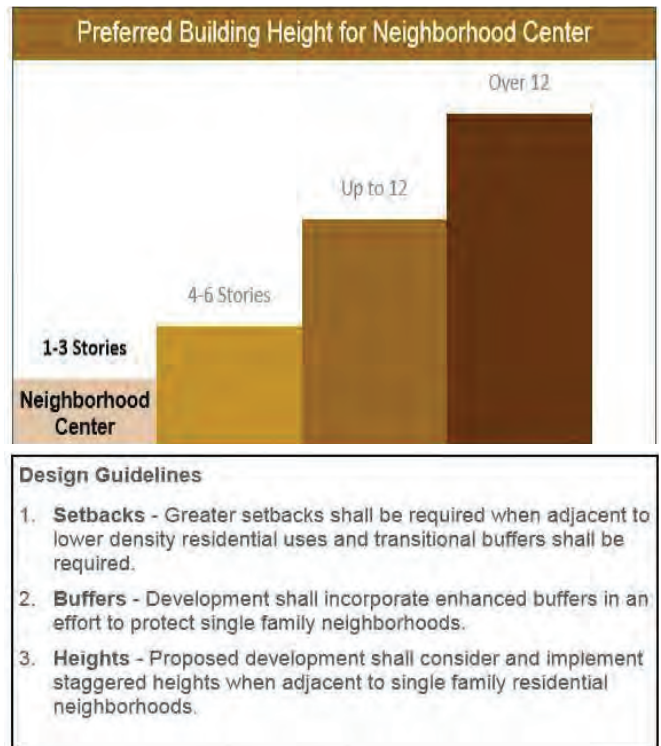
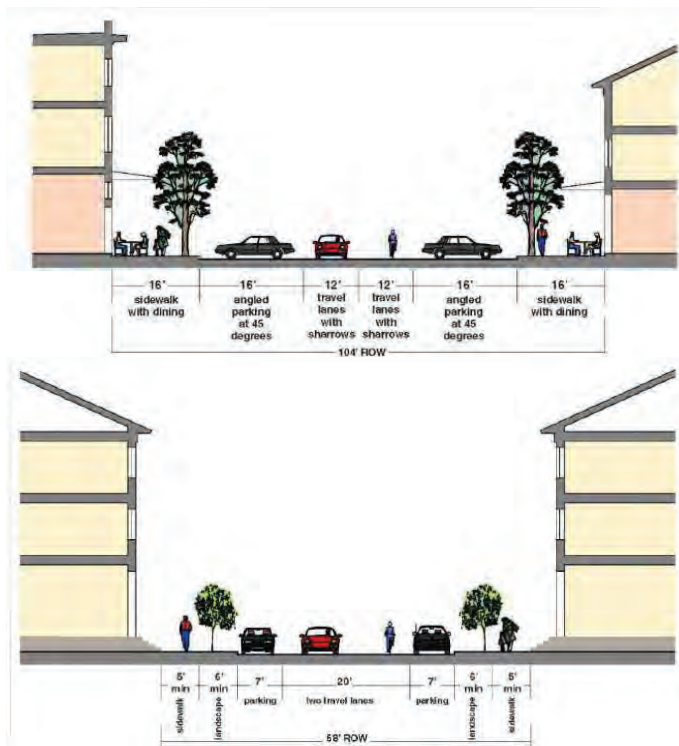
yelp.com

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COMPREHENSIVE PLAN ELEMENTS

LAND USE



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Neighborhood Center Development Policies

1. **Maximum Density**—Encourage the maximum density of residential in mixed use projects not to exceed 24 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Neighborhood Center. Properties located along the outer edges of the Neighborhood Center shall be sensitive to the building height and density of adjacent single family residential.
2. **Retrofitting** - Foster retrofitting for conformity with traditional neighborhood principles.
3. **Pedestrian Scale Development** - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
4. **Mixed Use Development** - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
5. **Transitional Buffers** - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.
6. **Staggered Heights** - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.
7. **Streetscaping** - Improve street character with consistent signage, lighting, landscaping and other design features.
8. **Pocket Parks** - Create focal points through the use of existing pocket parks and squares for community activities.
9. **Parking** - Clearly define road edges by locating buildings near the roadside with parking in the rear.
10. **Open Space and linkages** - Encourage development and redevelopment in nodes to provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.
11. **Healthy Neighborhoods** - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity.
12. **Pedestrian Enhancements** - Create pedestrian-friendly environment, by adding sidewalks that link neighborhood amenities.
13. **Traffic Calming** - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.
14. **Pedestrian Oriented Design** - Design shall be pedestrian-oriented with walkable connections between different uses.
15. **VMT** - Promote new and redevelopment at or near development nodes as a means of reduce vehicle miles traveled (VMT).
16. **Preferred Uses** - Each Neighborhood Center shall include a medium- high density mix of retail, office, services, and employment to serve neighborhoods.

DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. Statement of purpose and intent.

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

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

(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03 , § 1(Exh. A, § X), 8-23-2021)

Sec. 2.26.2. Permitted and special land uses.

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

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
 - 2. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Child care facility, 6 or more.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Child day care center.
 - e. Hotel/motel.
 - f. Live/work unit; see section 4.2.
 - g. Nursing care facility or hospice.
 - h. Personal care home, 6 or less; see section 4.2.
 - i. Personal care home, 7 or more; see section 4.2.
 - j. Shelter for homeless persons, 7—20; see section 4.2.
 - k. Transitional housing facilities, 7—20 persons; see section 4.2.
 - 3. Institutional/Public.
 - a. Club, order or lodge, fraternal, non-commercial.

-
- b. Coliseum or stadium/not associated with church or school; see section 4.2.
 - c. Colleges, universities, research and training facilities.
 - d. Funeral home, mortuary.
 - e. Government facilities.
 - f. Library or museum.
 - g. Places of worship; see section 4.2.
 - h. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - i. School, public kindergarten, elementary, middle or high schools.
 - j. School, specialty; see section 4.2.
 - k. School, vocational; see section 4.2.
 - l. Swimming pools, commercial; see section 4.2.
 - m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
4. Commercial.
- a. Adult daycare center, 7 or more; see section 4.2.
 - b. Adult daycare facility, up to 6; see section 4.2.
 - c. Ambulance service or emergency medical services, private.
 - d. Animal hospital, veterinary clinic; see section 4.2.
 - e. Art gallery.
 - f. Automobile brokerage; see section 4.2.
 - g. Automobile or truck rental or leasing facilities; see section 4.2.
 - h. Automobile or truck sales; see section 4.2.
 - i. Automobile wash/was service; see section 4.2.
 - j. Automobile repair, minor; see section 4.2.
 - k. Banks, credit unions or other similar financial institutions.
 - l. Barber shop/beauty salon or similar establishments.
 - m. Brewpub/beer growler.
 - n. Building or construction office; see section 4.2.
 - o. Catering establishments.
 - p. Check cashing establishment, accessory; see section 4.2.
 - q. Child day care facility, up to 6; see section 4.2.
 - r. Child day care center (kindergarten), 7 or more.
 - s. Clinic, health services.
 - t. Coin laundry.
 - u. Commercial greenhouse or plant nursery; see section 4.2.

-
- v. Dog day care; see section 4.2.
 - w. Dog grooming; see section 4.2.
 - x. Drive-through facilities; see section 4.2.
 - y. Dry cleaning agencies, pressing establishments or laundry pick-up stations.
 - z. Farmer's market, permanent; see section 4.2.
 - aa. Fitness center.
 - bb. Kennel, commercial.
 - cc. Kidney dialysis center.
 - dd. Medical or dental laboratories.
 - ee. Landscape business.
 - ff. Mini-warehouse; see section 4.2.
 - gg. Office, medical.
 - hh. Office, professional.
 - ii. Parking, commercial lot; see section 4.2.
 - jj. Parking, commercial garage.
 - kk. Personal services establishment.
 - ll. Recreation, indoor.
 - mm. Recreational vehicle, boat and trailer sales and service.
 - nn. Restaurants (accessory to hotel/motel).
 - oo. Restaurants (non drive-thru).
 - pp. Retail, 5,000 sf or less (with the exception of small box discount stores).
 - qq. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center).
 - rr. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage.
 - ss. Shopping center.
 - tt. Special events facility.
 - uu. Taxi stand.
 - vv. Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building.
 - ww. Trade shops.
- 5. Communications—Utility.
 - a. Essential services.
 - b. Satellite television antenna; see section 4.2.
 - 6. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility; see section 4.2.

-
- b. Carrier on Wheels (declared emergency); see section 4.2.
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
- 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Institutional/Public.
 - a. School, vocational; see section 4.2.
 - 3. 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.
 - 4. Wireless Telecommunications.
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - b. New support structure from 50 feet up to 199 feet; see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
- C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
- 1. Residential.
 - a. Hotel/motel, extended stay; see section 4.2.
 - b. Shelter for homeless persons for no more than 6 persons; see section 4.2.
 - 2. Institutional/Public.
 - a. Cultural facilities.
 - 3. Commercial.
 - a. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
 - b. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf; see section 4.2.
 - c. Alcohol outlet—package store, primary; see section 4.2.
 - d. Automobile service stations; see section 4.2.
 - e. Bus or rail stations or terminals for passengers.
 - f. Crematoriums; see section 4.2.
 - g. Fuel pumps; see section 4.2.
 - h. Heliport; see section 4.2.
 - i. Liquor store (see alcohol outlet); see section 4.2.

-
- j. Nightclub or late night establishment; see section 4.2.
 - k. Restaurants with a drive-thru configuration; see section 4.2.
- D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
- 1. Residential.
 - a. Accessory uses or structures.
 - b. Dormitory.
 - 2. Commercial.
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
 - b. Kennel, breeding.
 - 3. Industrial.
 - a. Recycling collection.

(Ord. of 8-2-2017, § 1(2.26.2); Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 2.26.3. Dimensional requirements.

Dimensional requirements for the C-1 (Local Commercial) District shall be as provided in Table 2.24, Nonresidential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.26.3))

Sec. 2.26.4. 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(2.26.4))



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

May 9, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting, May 8, 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, Deputy Director Ellis Still, and Planner Fellisha Blair were in attendance.

The meeting was called to order at 6:00 p.m.

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

A review was given by staff.

- III. **Item(s) of Discussion:**

PETITION:	Draft -City of Stonecrest Comprehensive Plan 5-Year Update
PETITIONER:	City of Stonecrest/SIZEMORE Group
LOCATION:	City-Wide
REQUEST:	Public Hearing: Review of the <i>draft</i> City of Stonecrest Comprehensive Plan 5-Year Update.

Director Shawanna Qawiy informed the attendees that the Draft City of Stonecrest Comprehensive 5 -Year Plan updated is available for review.

Dave Marcus a resident made comments on the Plan and referenced density, the future land use map updates, cost estimates of the work program projects and the general fund, the establishment of a city police/public safety department, patrol officers, better response time from DeKalb County police, the historical elements and beaches.



CITY OF STONECREST, GEORGIA

Larry Kaiser representing the Stonecrest Industrial Council referenced Roger Lake and Maddox Road not listed on the roadway functional classification map. Roger Lake and Maddox Road listed as light Industrial and not heavy industrial.

CASE Nos. RZ 23-011/ RZ 23-012/ RZ 23-014

PETITIONER: KEMP WHITE AND ASSOCIATES, INC. D/B/A ADVANCED BUSINESS SOLUTIONS

RZ- 23-011 5137 Browns Mill Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for a commercial business development

RZ- 23-012 3893 Panola Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for commercial business development.

RZ - 23-014 3893 Panola Road, Stonecrest, GA

The applicant is seeking a future land use map amendment to change the land use of the parcel from SUB (Suburban Neighborhood) to NC (Neighborhood Center) for a commercial business development

.

The applicant(s) presented all cases under one presentation.

Ihsan Sharif, the applicant spoke. He stated that the proposal is a comprehensive development that will be used to increase property values by improving the diminishing area. The (development) team representative stated that he and his team have had several meetings with the community where they solicited a list of what the locals support and did not support. They will partner with BREEAM for this project to incorporate sustainable.

Herman Howard, the architect, spoke. His goal is to make sure the site is a quality-built development focused on working, shopping, and playing. Parking will be provided for 300 cars with the decks being covered with garden walls. They also wanted to make sure that access was provided from Browns Mill and Panola Rd. The type of materials ample open space is priority.

Franklin Kemp, the CEO of Advanced Business Solutions spoke. He stated that his team has been working on this project for four (4) years and during those years met with the community for input. He stated that the community's priorities are to gain a financial institution, public safety in the area, upscale restaurants, urgent care facility, business center, offices, parking deck, and a Sky Zone. He explained their solution for traffic concerns with proposed GDOT improvements.

The following attendees made comments, questions, and/or stated their concerns.

Julie Taylor Cobb, a resident, spoke. She stated that her property value has increased since she bought her home. She liked the idea of the proposal and said that potential traffic issues have been addressed. She gave ideas for the open space and asked about how businesses will be sustained.

Bola Tolesa a resident, spoke. She asked about funding for the development and maintaining the longevity of the commercial businesses. She also asked about soil testing to determine the amount of buildable land that is available. She also inquired about the percentage makeup of the proposed uses, sidewalks, overlay districts, and the projected timeline for the development.



CITY OF STONECREST, GEORGIA

Anita Aaron, a resident, came to speak. She wanted to address lighting and security. She also stated that the property values have increased in the area and asked about the type of businesses that will come. Traffic is a concern.

Dave Marcus, a resident asked if the developer would accept zoning conditions one including that the land will not be cleared until they have received commitments from businesses that will satisfy the community. He also asked about the effect potential competitors would have on these proposed developments.

Renee Kale, a resident asked about the push for the cleanliness of the area and waste management.

Director Qawi assisted with facilitating the comments, questions and concerns from the public at this time.

Franklin Kemp the CEO of Advanced Business Solutions responded to the comments, questions, and concerns. He stated that they have a partnership with Foris for financing and they expect Phase one (1) to be completed in 18 months. The proposed office spaces will be for medical facilities, retail and dining. Questions about crime, sidewalks, topography, traffic studies, sustaining businesses, and zoning conditions were addressed. The property owners stated that they do not plan to sell the 140,000 square feet upscale development once completed.

I. **ADJOURNMENT** The meeting was adjourned at 7:17 p.m.

Americans with Disabilities Act

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

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

Respectfully submitted by Cobi Brown

APPROVED:

Shawanna Qawi

May 16, 2024

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

May 20, 2024

SECRETARY

DATE



CITY OF STONECREST, GEORGIA



Petition Number: RZ 23-014

Applicant: Ihsan Sharif D/B/A Advance Business Solutions
Kemp White and Associates, Inc.
Info@theabsnetwork.com

Property Owner: Panola Road Group Holdings, LLC
1420 Peachtree Street, Suite 100
Atlanta, GA 30309
Info@theabsnetwork.com

Project Location: 3893 Panola Road (Parcel ID 16 019 01 010)

District: 4 – Councilman George Turner, Jr

Acreage: +/- 5.95 acres

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

Overlay: N/A

Future Land Use: Suburban Neighborhood (SN)

Proposed Future Land Use: Neighborhood Center (NC)

Proposed Development/Request: The applicant is seeking a future land use map amendment to change the land use of the parcel from SUB (Suburban Neighborhood) to NC (Neighborhood Center) for commercial business development.

CPIM: May 9, 2024

Planning Commission: June 4, 2024

Mayor & City Council: June 26, 2024

Sign Posted/ Legal Ad(s) submitted: April 23, 2024

Staff Recommendations: Approval

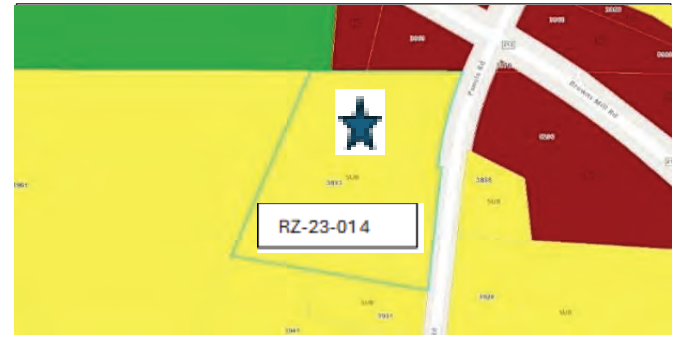
Planning Commission: TBD

PROJECT OVERVIEW

Location

The subject property is located at 3893 Panola Road, Stonecrest, GA 30058. The property currently has one (1) access point on Panola Road. Panola Road is classified as a major arterial road and is maintained by Dekalb County.

The property abuts NC (Neighborhood), land use designation to the north and SUB (Suburban Neighborhood) to the west and east.



Adjacent & Surrounding Properties	Future Land Use	Proposed Future Land Use
Adjacent: North	Neighborhood Center	Neighborhood Center
Adjacent: West	Suburban Neighborhood	Suburban Neighborhood
Adjacent: East	Neighborhood Center & Suburban Neighborhood	Neighborhood Center & Suburban Neighborhood
Adjacent: South	Suburban Neighborhood	Suburban Neighborhood

Background

The subject property has a SUB (Suburban) land use designation.

The property is undeveloped land and heavily wooded with no display of any floodway nor floodplain on the subject property. Proposed development of the site envisions combining three parcels into a unified zoning category. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, a Sport's Shop, in addition to alternative uses. According to the applicant, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy's Net Zero energy model.

Traffic and Environmental Assessment

The applicant submitted a traffic study and an environmental assessment that's included in the application packet.

COMPREHENSIVE PLAN ELEMENTS

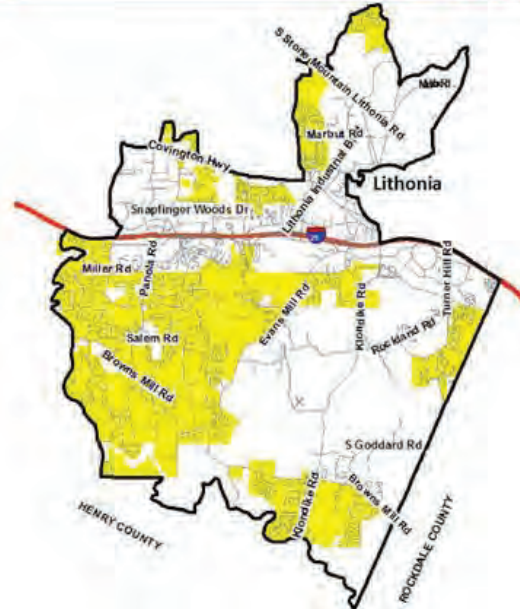
LAND USE

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



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



COMPREHENSIVE PLAN ELEMENTS

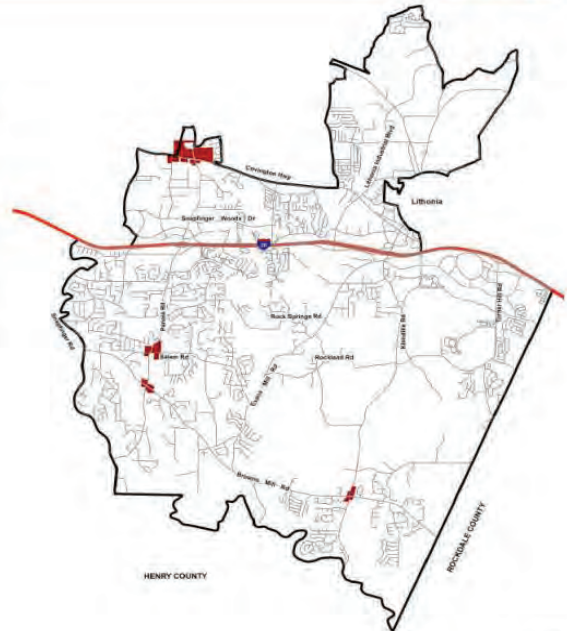
LAND USE

Neighborhood Center (NC)

The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

Neighborhood Center Character Area Locations

- Covington Hwy and Panola Road
- Salem and Panola Roads
- Browns Mill and Panola Roads
- Browns Mill and Klondike Roads



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COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center Primary Land Uses

- Townhouses
- 4-8 Story Condominiums and Lofts
- Healthcare Facilities
- Small scale Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Parks and Small Scale Recreation Facilities
- Public and Civic Facilities

Public Market



Neighborhood Retail



Permitted Zoning in NC Areas

RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, C-1, OI, OIT

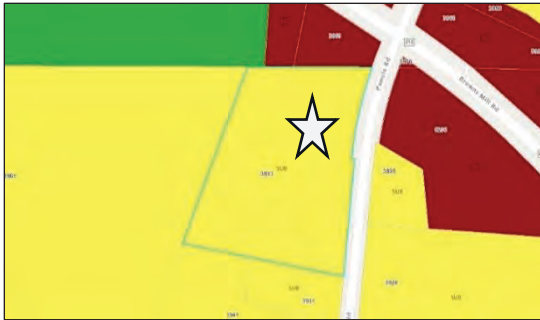
Art Studio



Medical Clinic



Current Future Land Use Map



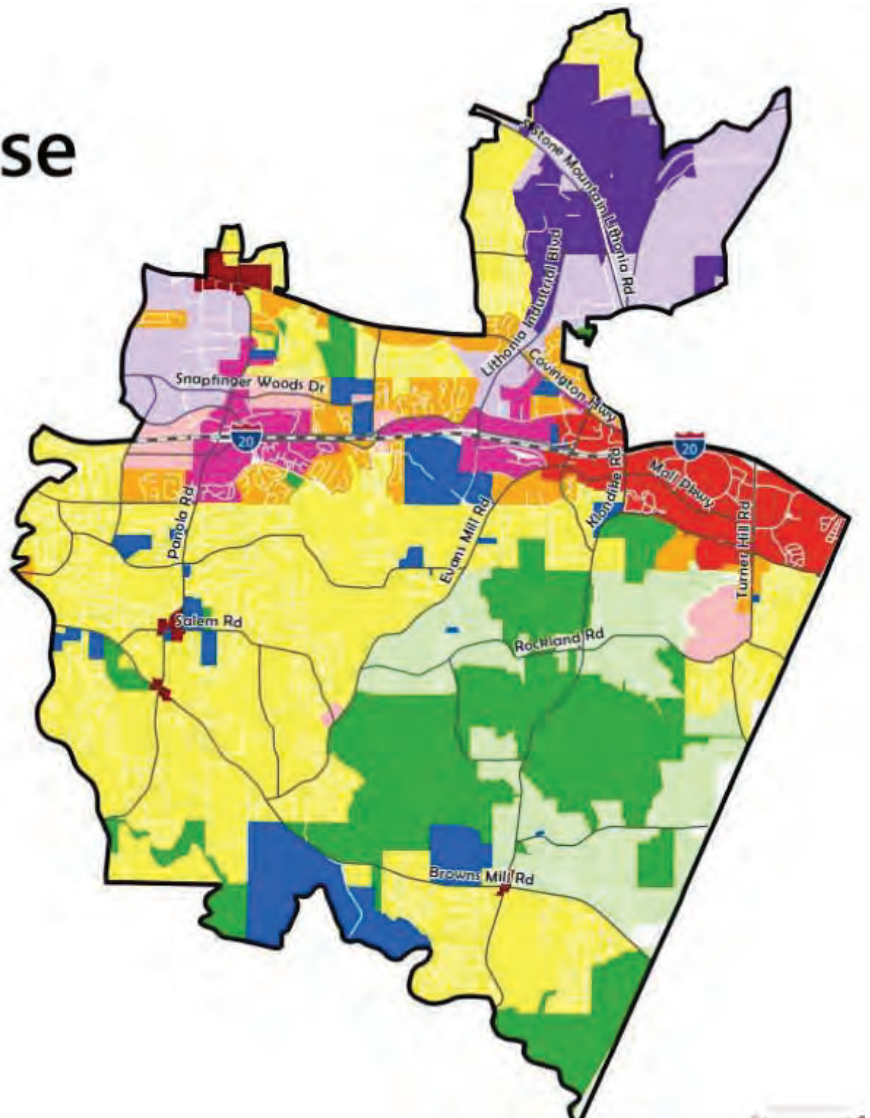
Legend

Future Land Use		Neighborhood Center
Conservation/Openspace		Suburban

Proposed Future Land Use Map

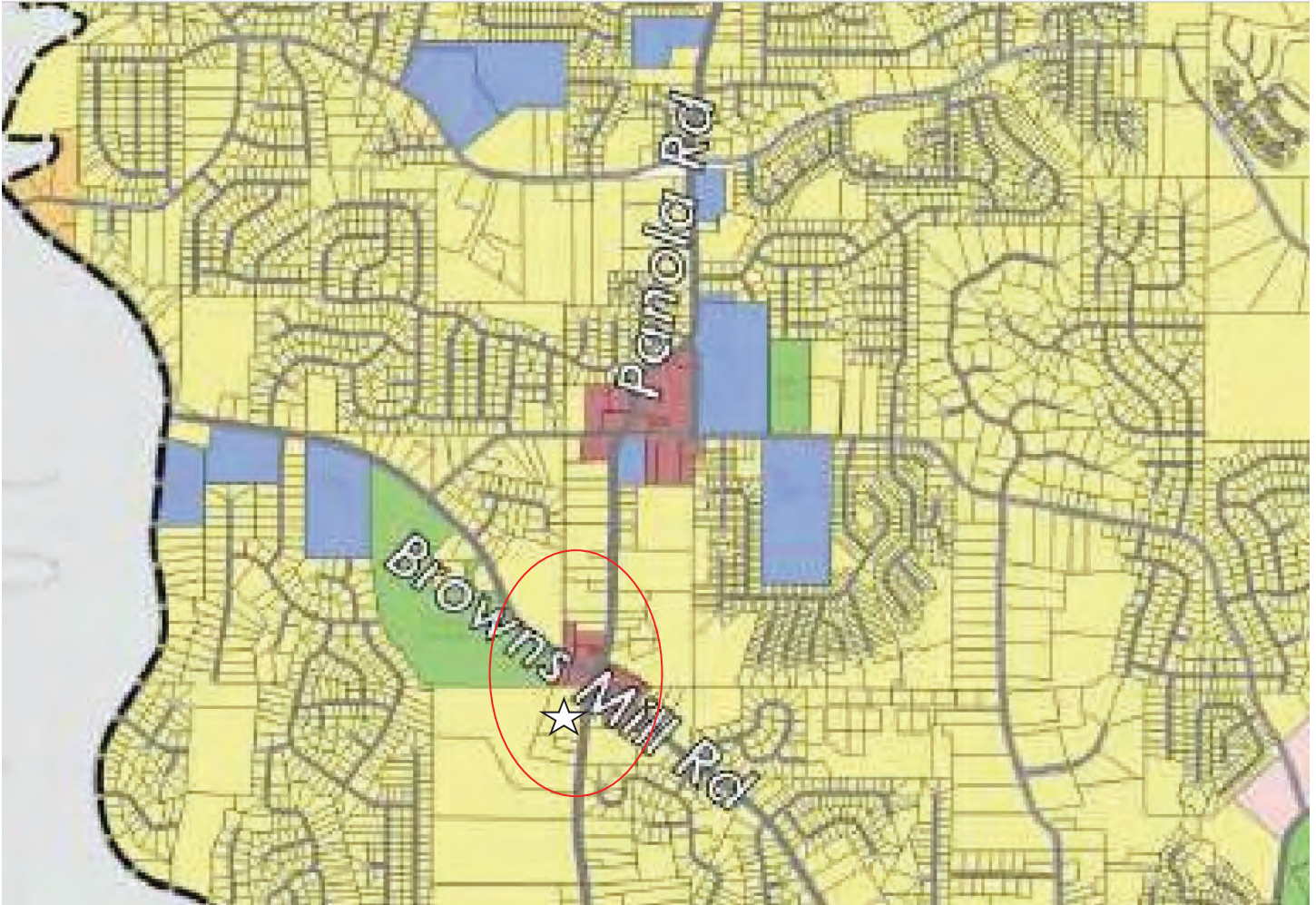
2038 Future Land Use Map

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



Future Land Use Map

Enlarged





STANDARDS OF REZONING REVIEW

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

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

The land use change is suitable as the proposed uses and existing nearby uses for land to the north carries the identical future land use classification requested (NC). The land use change does not create an adverse impact for land use categories in the area.

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

The land use change would permit the development of uses that carries a minor degree of intensity. Though the intensity is present, it isn't an adverse effect of compatibility of uses, as there are requirements established for zoning districts transition. Transitional buffers and transitional heights requirements diminishes the mildly adverse impact between zoning classifications that allows effective coexistence.

The vacant parcels abutting the subject site to its south boundary line have existing street frontage for access, and opportunity for development in accordance with applicable zoning requirements on the land. The existing lots nearby developed with legally permitted uses may continue their use and any proposed improvements in accordance with the applicable zoning regulations.

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

A traffic study was completed for vehicular flow frequency. The traffic study indicates there could be a moderate impact from the land use change produced by the proposed improvements of the existing roadway.

Communication with Dekalb County for management of the infrastructure is in discussion. The proposed land use change has no impact on the existing school system.

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

The Neighborhood Center lists "Entertainment and Cultural Facilities" as a Primary Land Use. The proposed development would be such a use. The NC Development Policies include Pedestrian Scale Development, Mixed Use Development, Transitional Buffers, Streetscaping, Pocket Parks, Parking (building near the roadway), Healthy Neighborhoods, VMT (vehicle miles traveled) and Preferred Uses. These policies would be incorporated into the proposed development.

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



There are no known impacts on property or properties in an adjoining governmental jurisdiction. The proposed development could provide additional services such as restaurants, entertainment, retail, and more given its proximity to the jurisdiction of Dekalb, Rockdale, and Henry Counties.

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

Currently, there are no active land development construction projects, and no additional discussion with the Planning & Zoning Department for this area.

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

There are no known historic buildings, sites, districts, or archaeological resources near or on the subject site that would be affected. The site is heavily wooded and does not appear to have been developed. The applicant will likely have to provide more informations regarding archeological resources during the development process.

STAFF RECOMMENDATION

Staff recommend **APPROVAL** of the rezoning request.

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

TBD



Attachment(s): RZ 23-014 Application Materials

LETTER OF INTENT

APPLICATION FOR REZONING CITY OF STONECREST, GEORGIA

Kemp White and Associates, Inc. dba Advanced Business Solutions (the “Applicant”) hereby submits a request for the Rezoning of properties 3893 Panola Rd (Parcel Identification Number 16 019 01 010), and 5137 Browns Mill Rd (Parcel Identification Number 16 020 03 006). This request seeks to change the zoning from R100 and R100 to C1, with the intention of modifying the zoning conditions to allow for a Commercial Development.

The current status of the properties comprises vacant lots, predominantly zoned for residential use. The proposed project envisions combining these parcels into a unified development. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, and a Sports Shop, in addition to alternative uses. Please refer to the attached renderings for comprehensive details. Pedestrian and vehicular access will be facilitated from the north and west sides of the properties, with sidewalks seamlessly connecting to storefronts and a recreational park situated at the heart of the development.

Renamed as The Kemps at Stonecrest, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy’s Net Zero energy model. This approach aligns with the BREEAM method for construction, ensuring an eco-friendly and sustainable system governs the entire built environment.

Given these alterations and the alignment of the requested Rezoning with the stipulations outlined in Section 2.19.1 of the City of Stonecrest Zoning Ordinance, as detailed in the enclosed Zoning Impact Analysis, the Applicant respectfully urges the City Manager and City Council of the City of Stonecrest to approve the Rezoning as presented.

Sincerely,

Kemp White and Associates, Inc. dba Advanced Business Solutions

Ihsan Sharif

Amendment Application

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



Amendment Application

PROPERTY

Site Address(es): 5137 Browns Mill Rd. Stonecrest, GA 30038	Parcel #:	Zip:	
Project Name (If applicable):			
Current Zoning	Residential	Proposed Zoning	Commercial
Current Use	Single Family House	Proposed Use	Commercial Business Center

OWNER INFORMATION

Name:	Elliot Marlon		
Address:			
Email:	Derrickelliot49@aol.com	Phone:	(404) 844-6899

APPLICANT

Name:	Kemp White & Associates, Inc. ... Franklin Kemp		
Address:	1420 Peachtree St. Suite 100 Atlanta, GA 30309		
Email:	Info@theabsnetwork.com	Phone:	(404) 418-8116

AFFIDAVIT

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

Applicant's Name:	Franklin Kemp		
Applicant's Signature:		Date:	31 Oct 23

NOTARY

Sworn to and subscribed before me this 31 Day of Oct 20 23			
Notary Public:	Ashley Robinson		
Signature:		Date:	31 Oct 23

Ashley Robinson
NOTARY PUBLIC



Amendment Application

All applications and plans must be submitted through the [City's eServe 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:	Marlon Derrick Elliott		Zip: 30038
Address:	4086 Windermere Dr	City, State: Stonecrest GA	
Signature:		Date:	10-29-2023
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 Carolyn Pleasant		

Additional Property Owner (if applicable)			
Name:	Antoinette Elliott		Zip: 30038
Address:	4086 Windermere Dr	City, State: Stonecrest GA	
Signature:		Date:	10-29-23
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 Carolyn Pleasant		

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:	Kemp White & Associates, Inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	
Sworn to and subscribed before me this <u>31</u> day of <u>Oct</u> , 20 <u>23</u>			
Notary Public:		Ashley Robinson NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 03/15/2027	

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:			

Amendment Application

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



Campaign Disclosure Statement

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

☐ Yes

☒ No

Applicant/Property Owner			
Name:	Kemp White & Associates, inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:			Date: 10/31/2023

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

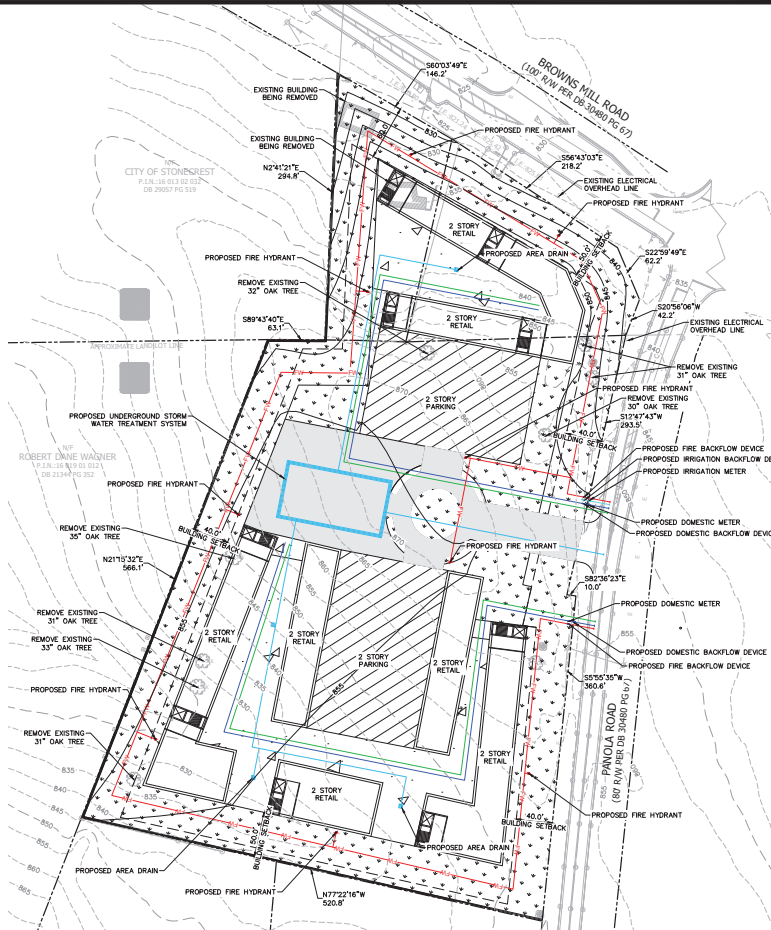
Date	Government Official & Position	Description	Amount

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 20 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning in the center of Browns Mill Road at a point located 356.9' northwesterly from the intersection of the center line of Browns Mill Road (100' right-of-way) and the center line of Panola Road, as measured along the center line of Browns Mill Road, and running thence northwesterly along the center line of Browns Mill Road a distance of 125.0'; thence leaving said center line and running S0°20'W a distance of 376.0' to an iron pin found on the south line of said land lot; thence N88°33'E along said land lot line a distance of 40.0' to an iron pin; thence continuing along said land lot line N88°33'E a distance of 49.6' to an iron pin; thence N12°17'E a distance of 227.6' to an iron pin set on the southwestern right-of-way of Browns Mill Road; thence N60°13'W a distance of 49.9' along the southwestern right-of-way of Browns Mill Road to an iron pin; thence leaving said right-of-way and running N12°26'E a distance of 62.3' to the center of Browns Mill Road at the point of beginning; according to plat of survey dated March 22, 1957, made by Richard T. Conner, Georgia Registered Land Surveyor, for H. W. Chandler, who was the same person as Hoyt W. Chandler, erroneously named as H.C. Chandler, as grantee in warranty deed from E. L. Mulkey to H. C. Chandler (correct name H. W. Chandler) dated May 31, 1951, of record in Deed Book 877, Page 11, DeKalb County, Georgia Records, which referenced warranty deed described the western portion of the above described property.

Parcel ID: 16 020 03 006



LEGEND

---	EXISTING PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED SENDER LINE
---	PROPOSED IRRIGATION LINE
---	PROPOSED FIRE WATER LINE
---	PROPOSED DOMESTIC WATER LINE
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT
---	PROPOSED LANDSCAPING

LEGAL DESCRIPTION
 LAND LOT 19 & 20, 16TH DISTRICT, DEKALB COUNTY

SITE INFORMATION

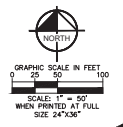
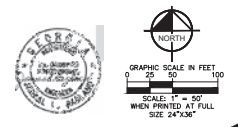
APN: 16 020 03 008
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 020 03 008
 EXISTING ZONING: C1 - LOCAL COMMERCIAL DISTRICT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 019 01 010
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

PROJECT AREA: 7.62 AC / 331,927 SF
 PROPOSED BUILDING AREA/PERCENTAGE: 140,000 SF
 PROPOSED IMPERVIOUS AREA/PERCENTAGE: 196,552 SF / 59.28%
 PROPOSED PERVIOUS AREA/PERCENTAGE: 135,375 SF / 40.78%
 PROPOSED PARKING SPACES: 280 SPACES
 PARKING REQUIRED: (1 CAR PER 500 SF): 280 SPACES

SITE PLAN **3893 PANOLA ROAD, STONECREST GA**





Address: 3869 Panola Road,
3893 Panola Road and
5137 Browns Mill Road
Stonecrest, GA 30038



VICINITY MAP (NOT TO SCALE)

THIS SITE



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

COMPREHENSIVE PLAN ELEMENTS

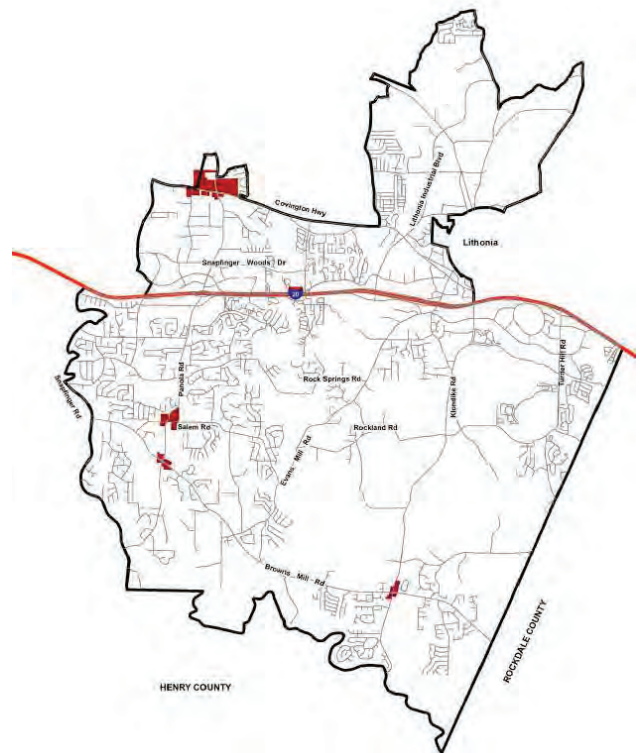
LAND USE

Neighborhood Center (NC)

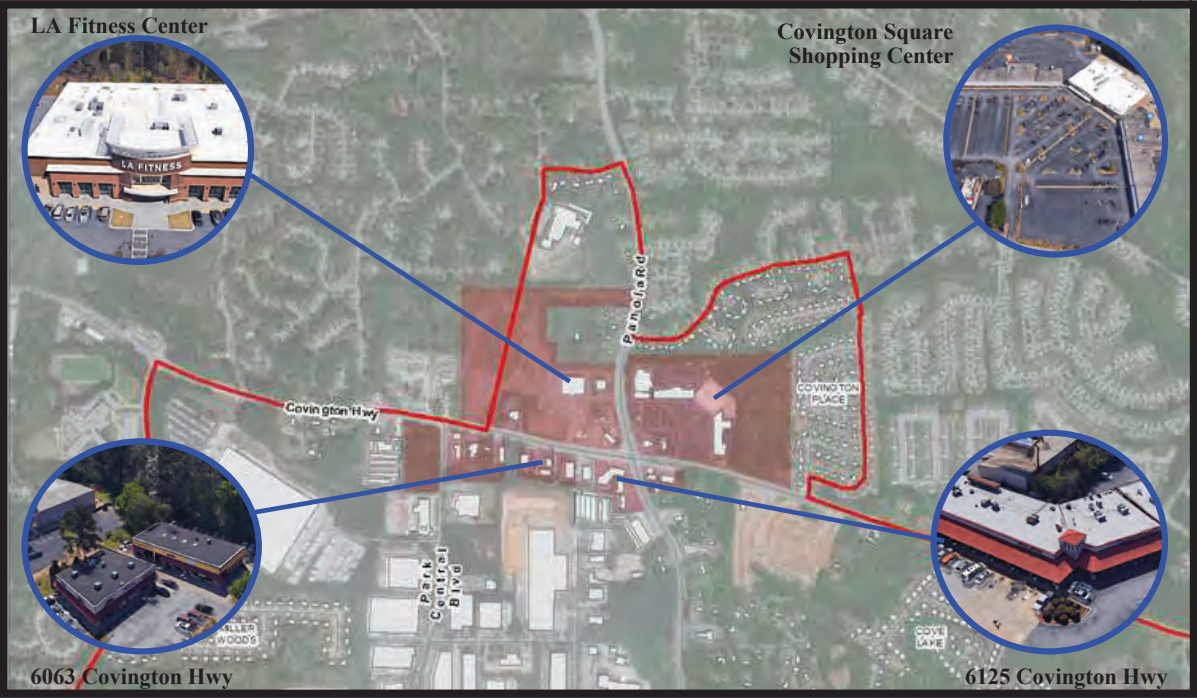
The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

Neighborhood Center Character Area Locations

- Covington Hwy and Panola Road
- Salem and Panola Roads
- Browns Mill and Panola Roads
- Browns Mill and Klondike Roads

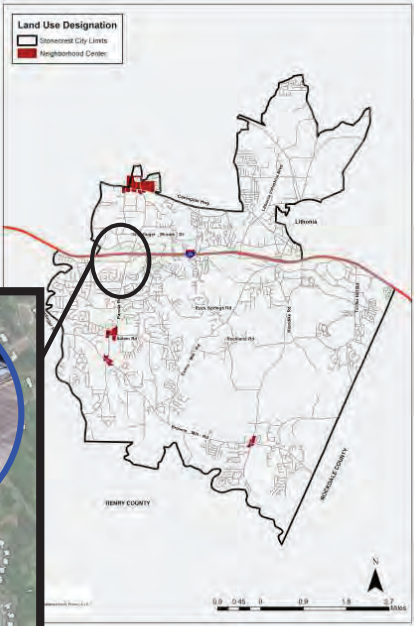


Neighborhood Center (NC)



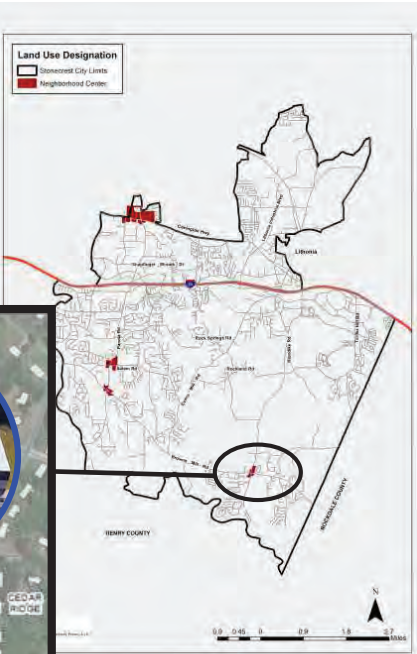
Building Community, Culture & Commerce For Now and Into The Future!

Neighborhood Center (NC)



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Neighborhood Center (NC)



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COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center Primary Land Uses

- Townhouses
- 4-8 Story Condominiums and Lofts
- Healthcare Facilities
- Small scale Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Parks and Small Scale Recreation Facilities
- Public and Civic Facilities

Public Market



plannersweb.com

Neighborhood Retail



metrocommercial.com

Permitted Zoning in NC Areas

RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, C-1, OI, OIT

Art Studio



studio1219.com

Medical Clinic



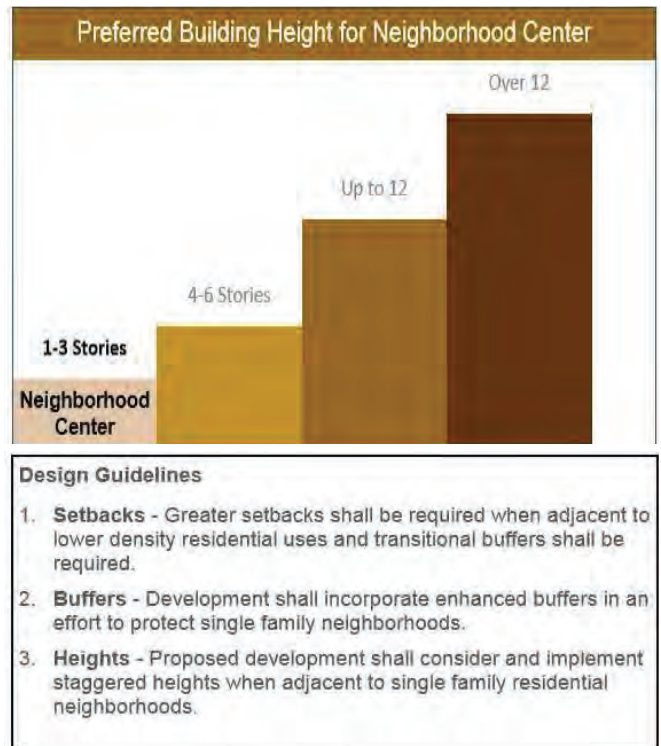
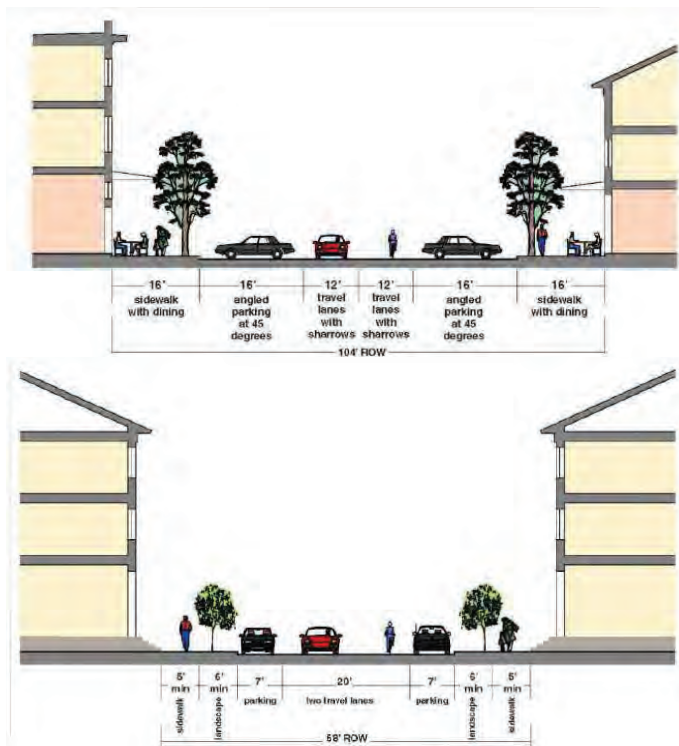
yelp.com

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COMPREHENSIVE PLAN ELEMENTS

LAND USE



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Neighborhood Center Development Policies

1. **Maximum Density**—Encourage the maximum density of residential in mixed use projects not to exceed 24 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Neighborhood Center. Properties located along the outer edges of the Neighborhood Center shall be sensitive to the building height and density of adjacent single family residential.
2. **Retrofitting** - Foster retrofitting for conformity with traditional neighborhood principles.
3. **Pedestrian Scale Development** - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
4. **Mixed Use Development** - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
5. **Transitional Buffers** - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.
6. **Staggered Heights** - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.
7. **Streetscaping** - Improve street character with consistent signage, lighting, landscaping and other design features.
8. **Pocket Parks** - Create focal points through the use of existing pocket parks and squares for community activities.
9. **Parking** - Clearly define road edges by locating buildings near the roadside with parking in the rear.
10. **Open Space and linkages** - Encourage development and redevelopment in nodes to provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.
11. **Healthy Neighborhoods** - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity.
12. **Pedestrian Enhancements** - Create pedestrian-friendly environment, by adding sidewalks that link neighborhood amenities.
13. **Traffic Calming** - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.
14. **Pedestrian Oriented Design** - Design shall be pedestrian-oriented with walkable connections between different uses.
15. **VMT** - Promote new and redevelopment at or near development nodes as a means of reduce vehicle miles traveled (VMT).
16. **Preferred Uses** - Each Neighborhood Center shall include a medium- high density mix of retail, office, services, and employment to serve neighborhoods.

DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. Statement of purpose and intent.

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

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

(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03 , § 1(Exh. A, § X), 8-23-2021)

Sec. 2.26.2. Permitted and special land uses.

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

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
 - 2. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Child care facility, 6 or more.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Child day care center.
 - e. Hotel/motel.
 - f. Live/work unit; see section 4.2.
 - g. Nursing care facility or hospice.
 - h. Personal care home, 6 or less; see section 4.2.
 - i. Personal care home, 7 or more; see section 4.2.
 - j. Shelter for homeless persons, 7—20; see section 4.2.
 - k. Transitional housing facilities, 7—20 persons; see section 4.2.
 - 3. Institutional/Public.
 - a. Club, order or lodge, fraternal, non-commercial.

-
- b. Coliseum or stadium/not associated with church or school; see section 4.2.
 - c. Colleges, universities, research and training facilities.
 - d. Funeral home, mortuary.
 - e. Government facilities.
 - f. Library or museum.
 - g. Places of worship; see section 4.2.
 - h. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - i. School, public kindergarten, elementary, middle or high schools.
 - j. School, specialty; see section 4.2.
 - k. School, vocational; see section 4.2.
 - l. Swimming pools, commercial; see section 4.2.
 - m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
4. Commercial.
- a. Adult daycare center, 7 or more; see section 4.2.
 - b. Adult daycare facility, up to 6; see section 4.2.
 - c. Ambulance service or emergency medical services, private.
 - d. Animal hospital, veterinary clinic; see section 4.2.
 - e. Art gallery.
 - f. Automobile brokerage; see section 4.2.
 - g. Automobile or truck rental or leasing facilities; see section 4.2.
 - h. Automobile or truck sales; see section 4.2.
 - i. Automobile wash/was service; see section 4.2.
 - j. Automobile repair, minor; see section 4.2.
 - k. Banks, credit unions or other similar financial institutions.
 - l. Barber shop/beauty salon or similar establishments.
 - m. Brewpub/beer growler.
 - n. Building or construction office; see section 4.2.
 - o. Catering establishments.
 - p. Check cashing establishment, accessory; see section 4.2.
 - q. Child day care facility, up to 6; see section 4.2.
 - r. Child day care center (kindergarten), 7 or more.
 - s. Clinic, health services.
 - t. Coin laundry.
 - u. Commercial greenhouse or plant nursery; see section 4.2.

-
- v. Dog day care; see section 4.2.
 - w. Dog grooming; see section 4.2.
 - x. Drive-through facilities; see section 4.2.
 - y. Dry cleaning agencies, pressing establishments or laundry pick-up stations.
 - z. Farmer's market, permanent; see section 4.2.
 - aa. Fitness center.
 - bb. Kennel, commercial.
 - cc. Kidney dialysis center.
 - dd. Medical or dental laboratories.
 - ee. Landscape business.
 - ff. Mini-warehouse; see section 4.2.
 - gg. Office, medical.
 - hh. Office, professional.
 - ii. Parking, commercial lot; see section 4.2.
 - jj. Parking, commercial garage.
 - kk. Personal services establishment.
 - ll. Recreation, indoor.
 - mm. Recreational vehicle, boat and trailer sales and service.
 - nn. Restaurants (accessory to hotel/motel).
 - oo. Restaurants (non drive-thru).
 - pp. Retail, 5,000 sf or less (with the exception of small box discount stores).
 - qq. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center).
 - rr. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage.
 - ss. Shopping center.
 - tt. Special events facility.
 - uu. Taxi stand.
 - vv. Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building.
 - ww. Trade shops.
- 5. Communications—Utility.
 - a. Essential services.
 - b. Satellite television antenna; see section 4.2.
 - 6. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility; see section 4.2.

-
- b. Carrier on Wheels (declared emergency); see section 4.2.
 - B. Special Administrative Uses. The following uses are permitted only with administrative approval:
 - 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Institutional/Public.
 - a. School, vocational; see section 4.2.
 - 3. 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.
 - 4. Wireless Telecommunications.
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - b. New support structure from 50 feet up to 199 feet; see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
 - C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
 - 1. Residential.
 - a. Hotel/motel, extended stay; see section 4.2.
 - b. Shelter for homeless persons for no more than 6 persons; see section 4.2.
 - 2. Institutional/Public.
 - a. Cultural facilities.
 - 3. Commercial.
 - a. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
 - b. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf; see section 4.2.
 - c. Alcohol outlet—package store, primary; see section 4.2.
 - d. Automobile service stations; see section 4.2.
 - e. Bus or rail stations or terminals for passengers.
 - f. Crematoriums; see section 4.2.
 - g. Fuel pumps; see section 4.2.
 - h. Heliport; see section 4.2.
 - i. Liquor store (see alcohol outlet); see section 4.2.

-
- j. Nightclub or late night establishment; see section 4.2.
 - k. Restaurants with a drive-thru configuration; see section 4.2.
- D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
- 1. Residential.
 - a. Accessory uses or structures.
 - b. Dormitory.
 - 2. Commercial.
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
 - b. Kennel, breeding.
 - 3. Industrial.
 - a. Recycling collection.

(Ord. of 8-2-2017, § 1(2.26.2); Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 2.26.3. Dimensional requirements.

Dimensional requirements for the C-1 (Local Commercial) District shall be as provided in Table 2.24, Nonresidential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.26.3))

Sec. 2.26.4. 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(2.26.4))



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

May 9, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting, May 8, 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, Deputy Director Ellis Still, and Planner Fellisha Blair were in attendance.

The meeting was called to order at 6:00 p.m.

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

A review was given by staff.

- III. **Item(s) of Discussion:**

PETITION:	Draft -City of Stonecrest Comprehensive Plan 5-Year Update
PETITIONER:	City of Stonecrest/SIZEMORE Group
LOCATION:	City-Wide
REQUEST:	Public Hearing: Review of the <i>draft</i> City of Stonecrest Comprehensive Plan 5-Year Update.

Director Shawanna Qawiy informed the attendees that the Draft City of Stonecrest Comprehensive 5 -Year Plan updated is available for review.

Dave Marcus a resident made comments on the Plan and referenced density, the future land use map updates, cost estimates of the work program projects and the general fund, the establishment of a city police/public safety department, patrol officers, better response time from DeKalb County police, the historical elements and beaches.



CITY OF STONECREST, GEORGIA

Larry Kaiser representing the Stonecrest Industrial Council referenced Roger Lake and Maddox Road not listed on the roadway functional classification map. Roger Lake and Maddox Road listed as light Industrial and not heavy industrial.

CASE Nos. RZ 23-011/ RZ 23-012/ RZ 23-014

PETITIONER: KEMP WHITE AND ASSOCIATES, INC. D/B/A ADVANCED BUSINESS SOLUTIONS

RZ- 23-011 5137 Browns Mill Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for a commercial business development

RZ- 23-012 3893 Panola Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for commercial business development.

RZ - 23-014 3893 Panola Road, Stonecrest, GA

The applicant is seeking a future land use map amendment to change the land use of the parcel from SUB (Suburban Neighborhood) to NC (Neighborhood Center) for a commercial business development

.

The applicant(s) presented all cases under one presentation.

Ihsan Sharif, the applicant spoke. He stated that the proposal is a comprehensive development that will be used to increase property values by improving the diminishing area. The (development) team representative stated that he and his team have had several meetings with the community where they solicited a list of what the locals support and did not support. They will partner with BREEAM for this project to incorporate sustainable.

Herman Howard, the architect, spoke. His goal is to make sure the site is a quality-built development focused on working, shopping, and playing. Parking will be provided for 300 cars with the decks being covered with garden walls. They also wanted to make sure that access was provided from Browns Mill and Panola Rd. The type of materials ample open space is priority.

Franklin Kemp, the CEO of Advanced Business Solutions spoke. He stated that his team has been working on this project for four (4) years and during those years met with the community for input. He stated that the community's priorities are to gain a financial institution, public safety in the area, upscale restaurants, urgent care facility, business center, offices, parking deck, and a Sky Zone. He explained their solution for traffic concerns with proposed GDOT improvements.

The following attendees made comments, questions, and/or stated their concerns.

Julie Taylor Cobb, a resident, spoke. She stated that her property value has increased since she bought her home. She liked the idea of the proposal and said that potential traffic issues have been addressed. She gave ideas for the open space and asked about how businesses will be sustained.

Bola Tolesa a resident, spoke. She asked about funding for the development and maintaining the longevity of the commercial businesses. She also asked about soil testing to determine the amount of buildable land that is available. She also inquired about the percentage makeup of the proposed uses, sidewalks, overlay districts, and the projected timeline for the development.



CITY OF STONECREST, GEORGIA

Anita Aaron, a resident, came to speak. She wanted to address lighting and security. She also stated that the property values have increased in the area and asked about the type of businesses that will come. Traffic is a concern.

Dave Marcus, a resident asked if the developer would accept zoning conditions one including that the land will not be cleared until they have received commitments from businesses that will satisfy the community. He also asked about the effect potential competitors would have on these proposed developments.

Renee Kale, a resident asked about the push for the cleanliness of the area and waste management.

Director Qawi assisted with facilitating the comments, questions and concerns from the public at this time.

Franklin Kemp the CEO of Advanced Business Solutions responded to the comments, questions, and concerns. He stated that they have a partnership with Foris for financing and they expect Phase one (1) to be completed in 18 months. The proposed office spaces will be for medical facilities, retail and dining. Questions about crime, sidewalks, topography, traffic studies, sustaining businesses, and zoning conditions were addressed. The property owners stated that they do not plan to sell the 140,000 square feet upscale development once completed.

I. **ADJOURNMENT** The meeting was adjourned at 7:17 p.m.

Americans with Disabilities Act

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

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

Respectfully submitted by Cobi Brown

APPROVED:

Shawanna Qawi

May 16, 2024

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

May 20, 2024

SECRETARY

DATE

Plan Element	Document Sections (MR = Main Report; A = Appendix)	Page #
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Needs and Opportunities		
Needs and Opportunities	MR: Existing Conditions	pp. 98
Existing Conditions Assessment	MR: Existing Conditions	pp. 23-82
Report of Accomplishments	MR: Introduction	pp. 122-132
Community Work Program	MR: Implementation	pp. 16-21
Broadband Services Element	MR: Existing Conditions	pp. 36
Economic Development Element	MR: Existing Conditions	pp. 58 - 67
Land Use Element		
Land Use Assessment	MR: Existing Conditions	pp. 40 - 47
Future Land Use Map	MR: Implementation	pp. 118-121
Transportation Element	MR: Existing Conditions	pp. 68-82
Housing Element	MR: Existing Conditions	pp. 54 - 57
Regional Water Plan and Environmental Planning	MR: Existing Conditions	pp. 38 - 39
Community Involvement		
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General Public Engagement	MR: Community Engagement; A: General Project Announcements	pp. 84-87
Public Hearings Announcements	A: General Project Announcements	p. 9
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Community Meetings Announcements	A: General Project Announcements	pp. 23-26
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Community Meetings 1 - 5	MR: Community Engagement; A: Community Meetings	MR: pp. 84 - 87 A: pp. 8
Community Survey	A: Online Survey Results	pg. 42



JAZZMIN RANDALL COBBLE
MAYOR

5-2-2024

Atlanta Regional Commission
229 Peachtree Street, NE
Suite 100, International Tower
Atlanta, GA 30303

RE: City of Stonecrest – 5-Year Comprehensive Plan Update Submittal

The City of Stonecrest has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in the development of the plan. Evidence of required public meetings and hearings is included with our submittal.

I certify that we have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in updating our plan.

If you have any questions concerning our submittal, please contact Shawanna Qawiy, Director of Planning and Zoning at sqawiy@stonecrestga.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jazzmin Cobble".

Jazzmin Cobble
Mayor

Enclosures (5)

- Checklist of Requirements
- Stonecrest 2038 Comprehensive Plan Report Update (spreads)
- Stonecrest 2038 Comprehensive Plan Report Update (8.5x11 printable)
- Appendix
- Character Area Map/Future Land Use Map GIS digital vector data



CITY OF STONECREST

STONECREST 2038

COMPREHENSIVE PLAN UPDATE





CITY OF STONECREST

STONECREST 2038

COMPREHENSIVE PLAN UPDATE



Source: Prepared by Sizemore Group in association with Kimley-Horn and Sycamore Consulting.
Source: Unless otherwise specified, all images are provided by the consultant team or courtesy of the City of Stonecrest.



CREDITS

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Hon. George Turner Mayor Pro Tem
Alan Burnette Community Representative
Martha Carter District #3 Representative
Revonda Cosby Arabia Mountain Alliance
Antonio Davis District #1 Representative
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KIMLEY-HORN AND ASSOCIATES, INC.
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Elena Oertel Land Use Planner

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INTRODUCTION

INTRODUCTION

ABOUT STONECREST

In November 2016, the City of Stonecrest was established by the Georgia General Assembly, granting it distinct executive and legislative powers. Stonecrest is situated in DeKalb County, Georgia, primarily in the southeastern corner, with a smaller portion extending north of Interstate 20. It shares borders with Lithonia, Rockdale, and Henry counties. With a population of roughly 59,000 spread across thirty-two square miles, Stonecrest is a bustling community encompassing various businesses and residential areas along I-20. It's iconic rock geology has served as natural backdrop and economic windfall for the area. Major corridors include Panola Road, Evans Mill Road, and Browns Mill Road, and Covington Highway. The Stonecrest Mall has served as a regional retail outlet for nearly twenty years. Located roughly eleven miles east of Atlanta, Stonecrest is strategically positioned to be the regional epicenter of growth, employment, and entertainment.

The city is home to rock quarries, natural attractions, rivers, heavy transportation warehousing, industrial centers, and a portion of the Arabia Mountain National Heritage Area. Arabia Mountain National Heritage Area is one of the 49 National Heritage Areas designated by Congress where history, culture, and nature converge in nationally significant landscapes. It started approximately 400 years ago when geologic forces began to create what is known today as Arabia Mountain. This rock is where nature thrives and generations of Georgians have made their marks.



Caption: *The City of Stonecrest and its context in DeKalb County and adjacent counties*

In July 2017, the city opened its doors for business; Stonecrest is the 12th municipality of DeKalb. The area is home to the Mall at Stonecrest, the Davidson-Arabia Nature Preserve, and the Arabia Mountain National Heritage Area. Stonecrest is highlighted for having one of the top EIC (Environment as an Integrating Context for learning) Model Schools in the state, providing an Environmental, Energy and Engineering Magnet Program for grades 9-12.

Breathtaking monadnocks are the cornerstones of the Arabia Mountain National Heritage Area (AMNHA), which serves to celebrate these otherworldly rock outcrops and the surrounding region as a recreational wonder and cultural treasure. Lying east of Atlanta, the AMNHA includes pristine natural areas, former quarry and agricultural sites, spiritual centers, historic communities and buildings. This patchwork of wilderness and former farmland began with the formation of the monadnocks, Arabia and Panola Mountains, about 400 million years ago.

Quarries at and around Arabia Mountain extracted granite for construction and chicken feed well into the 20th century. Lithonia, meaning “city of stone” in Greek, grew into a bustling quarry town, with Lithonia granite sent off to build structures such as the U.S. Naval Academy in Annapolis, Maryland. Operating in southeast DeKalb County, the Davidson Minerals Company was once the largest granite producer in the world. In 1972, Davidson Minerals donated nearly 500 acres to DeKalb County - thus beginning the Davidson-Arabia Mountain Nature Preserve. The preserve, now 2,500 acres, and includes hiking and biking trails, a visitor’s center, and as its centerpiece – Arabia Mountain.

Connected to the rest of the AMNHA by the South River, the Monastery of the Holy Spirit provides a place for peace and reflection in the midst of 400 million years of history.

Vaughters’ Barn is an iconic remnant of DeKalb County’s rural past and a part of Panola Mountain State Park. DeKalb County was at one point the biggest dairy producer in the state of Georgia. Vaughters’ Farm was part of that patchwork of agriculture, and S. B. Vaughters was one of the most successful dairy farmers in the area. As urban sprawl inched out of Atlanta over the course of the 20th century, Mr. Vaughters sought a different future for his land: “I didn’t want that here,” he said. He sold his land to the state in 2002. Today, Vaughters’ farm is part of Panola Mountain and offers visitors a glimpse of the county’s rural past.



Caption: View of Stonecrest City Hall

Flat Rock

Flat Rock is a historic African American community in DeKalb County, Georgia. It is located within the city of Stonecrest, as well as the Arabia Mountain National Heritage Area. Flat Rock is believed to be one of the oldest African American settlements in DeKalb County. In 1820, the area rested along the border of Creek and Cherokee Nation hunting grounds when it was settled during the Georgia Land Lottery. In 1865, after the end of the Civil War, the era of reconstruction provided opportunity for former enslaved people to stay in the area to build schools, churches, and civic organizations and create the tight knit African American Flat Rock Community.

The South River and Everett Park

The City previously accepted a \$190,663 grant obtained by the South River Watershed Alliance to facilitate park upgrades at its June 29, 2022 Council meeting.

Everett Park stands as a hidden treasure, inviting kayakers and paddlers to discover the serene beauty of Stonecrest’s riverside. Through this joint investment, Everett Park is poised to become a thriving outdoor haven, uniting the community with nature trails and access to the scenic South River. This transformation promises to elevate Everett Park into a beloved destination, fostering connections among residents while providing ample opportunities for outdoor recreation along the river’s banks.

The project is designed to enhance the overall quality of life in Stonecrest. The upgrades will maintain visitors’ access to the river near Klondike Road’s bridge crossing and improve drainage at Everett Park’s parking lot. The parking lot’s dimensions will not increase with the buildout.



Caption: View of Arabia Mountain

Arabia Mountain Path

The Arabia-Mountain Path is a multi-use trail that winds throughout Stonecrest and will take path-goers by the Davidson-Arabia Mountain, Vaughters Farm, Flat Rock Archives, and the AWARE Animal Rescue Sanctuary. Beyond Stonecrest, the path also passes by the Monastery of the Holy Spirit (home of the Trappist Monks), the Panola Mountain State Park, and historic downtown Lithonia. With over 30 miles of paved and unpaved surfaces, there are several historic sites and natural gems to see along the Arabia Mountain Path.

Even though Arabia Mountain has bare rock, little soil, limited moisture and extreme temperature changes, the area has beautiful foliage. The mountain is populated with various lichen, diamorph or elf-orphine, hairy lipferns, glade rushfoil, hairy spiderwart, and all kinds of grasses.



Caption: View of Arabia Mountain

Dairy Heritage

In the early 1920’s, the agricultural landscape of DeKalb County changed as fields full of cotton began to disappear. Cotton was the state’s main money making crop, but the arrival of the boll weevil along with other factors forced farmers to change how they used their land. Some moved to the city for factory jobs while others cultivated new crops and raised livestock. In DeKalb County many farmers filled their fields with dairy cows with the hope that dairy would sustain life on the farm. Milk production was changing too. For decades individual families produced their own milk or relied on small, hometown dairies to produce, package and deliver milk. The rise of automobile and mechanized farm equipment transformed local dairy production and distribution into a huge commercial industry in Georgia.

Silvey Brice “S.B.” Vaughters was a prolific educator and farmer. He taught vocational agriculture at a nearby school after graduating from the University of Georgia. He bought 144 acres in 1946 to realize his dream of owning a dairy farm. He began selling milk in 1948 with two purebred Jersey cows and five heifers. He began selling to a local dairy plant, but eventually sold his milk to Atlanta Dairies, a large processing and distribution plant that served the entire Atlanta area. Mr. Vaughters ran a successful dairy farm in what would become Stonecrest for 20 years. Mr. Vaughters led the DeKalb Farm Bureau in 1948 and again in 1999 – at the age of 88 years old. Vaughters was also a community leader who left an enduring legacy in DeKalb County. His motto “Learning to Do; Doing to Earn; Earning to Live; Living to Serve” was evident in his life and legacy. He sold his land to the state of Georgia in 2002 so that a piece of DeKalb County history would be preserved for future generations. Today, the dairy barn and stone farmhouse are the last remaining buildings on the farm. During his farming days, the farmhouse was a place to store equipment and house animals. The landscape of the 144 acres serve as a reminder to the area’s agricultural past. It is also an excellent habitat for animals like deer, turkeys, and songbirds.



Caption: View of Vaughters Farm dairy barn

WHY WE PLAN

The Georgia Planning Act mandates local jurisdictions to craft and uphold Comprehensive Plans that guide long-term development. Stonecrest’s qualified local government (QLG) status is contingent on maintaining this foundational document. These plans adhere rigorously to the Georgia Department of Community Affairs’ (DCA) Minimum Standards and Procedures for Local Comprehensive Planning, encompassing elements such as land use, economics, housing, and transportation.

The City of Stonecrest Comprehensive Plan 2038 guides sustainable growth by providing a transparent roadmap for future development. It prioritizes residents’ quality of life, ensuring access to public services and economic opportunities while honoring the city’s cultural heritage, unique natural environment, and historical charm. Stonecrest embraces future opportunities while maintaining its distinct identity, striving for a prosperous and inclusive future.

The Comprehensive Plan serves as a blueprint for building stronger, more vibrant communities that contribute to Georgia’s overall prosperity and competitiveness by aligning with the state’s fundamental interests of promoting of thriving, healthy municipalities, and counties.

By fostering collaboration and synchronization among governmental entities, the City of Stonecrest Comprehensive Planning initiative nurtures a unified approach to development. This ensures that the concerns of all stakeholders are carefully weighed, enabling well-informed decisions that harmonize economic growth, environmental stewardship, and community well-being. Through thoughtful and progressive planning, Stonecrest can perpetuate its evolution as a paradigm of prosperity and vitality.

A primary focus of this document is on catalyzing a downtown “heart” of the City, creating a space for large, regional activity, and leveraging the cultural, environmental and historical elements of the burgeoning City. This approach artfully blends necessary Civic Services, Commercial Activity and Public Gathering Spaces that positions Stonecrest as major hub of harmonious urban development in East DeKalb.

Similarly, the Stonecrest Comprehensive Plan represents a five-year update to the its long-range development blueprint, building upon previous initiatives like the 2018 Comprehensive Housing Strategy, the 2024 Economic Development Study, the Davidson-Arabia Mountain Nature Preserve Master Plan, MARTA’s I-20 East TOD Community Plan, Emory’s Community Health Needs Assessment, and HouseATL’s Recommendations to Advance Affordable Housing in the Atlanta Region. This Comprehensive Plan serves as a foundational document for Stonecrest’s growth, delineating the city’s objectives, and providing a roadmap for decision-makers to address essential questions about the city’s status and its envisioned future.



Caption: Community meeting held at Dope Coffee

WHAT IS THE COMPREHENSIVE PLAN PROCESS?

The Stonecrest 2038 Comprehensive Plan Update process is a collaborative effort involving residents, business owners, and elected officials to shape the future growth and development of the city. It entails a thorough analysis of the community’s physical, economic, social, and political factors, with robust public engagement to gather input and insights from stakeholders.

Comprehensive plans are designed to cover a long-range period and establish guiding principles for a community’s growth and development. In the case of the City of Stonecrest, this plan update will serve as a blueprint for the city’s trajectory over the next decade and it will be regularly updated to ensure that the city’s vision for the future remains relevant and achievable in the face of evolving challenges and opportunities.

By involving diverse voices and perspectives in the planning process, the 2024 Comprehensive Plan Update aims to reflect the collective aspirations and priorities of the Stonecrest community. Through strategic planning and informed decision-making, the plan will help shape a prosperous, equitable, and sustainable future for all residents of the city.

In the comprehensive planning process, the city meets the requirements set by the Georgia Department of Community Affairs, which include:

- A physical, economic, social, and political analysis
- Public engagement
- Guiding principles for community growth
- Five-year reassessment



Caption: View of vision and goals boards during a community meeting

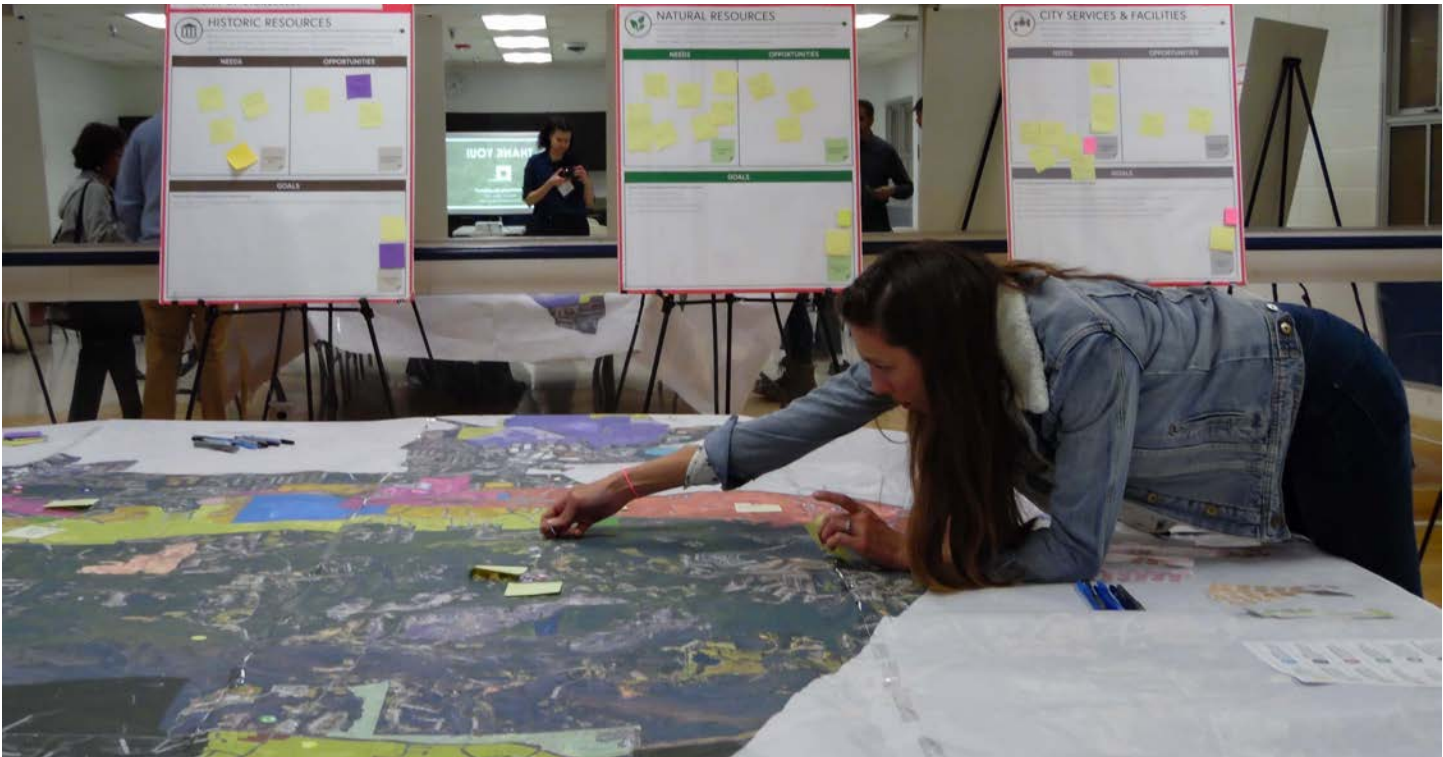
Source: Paul D McPherson Jr Photography

THE BENEFITS OF A COMPREHENSIVE PLAN

The planning process for the community yields several benefits that positively impact the entire community:

- 1. **Quality-of-life improvement:** Through thoughtful planning, the community can maintain and enhance its quality of life, ensuring that residents have access to essential services, recreational opportunities, and a safe and healthy environment.
- 2. **Shared vision:** The planning process fosters a shared vision for the future of the community, where residents, businesses, and stakeholders collaborate to articulate common goals and aspirations.
- 3. **Protection of property rights:** The planning process safeguards private property rights while promoting responsible development that respects the rights and interests of property owners.
- 4. **Encouragement of economic development:** Comprehensive planning encourages and supports economic development initiatives that stimulate job creation, investment, and prosperity within the community.
- 5. **Guidance for development:** The planning process outlines clear guidelines for where, how, and when development will occur, as well as strategies for managing associated costs. This ensures that development aligns with community values and priorities.
- 6. **Creation of community spaces:** Comprehensive plans guide the creation of vibrant and functional community places and spaces that foster social interaction, recreation, and cultural enrichment.

By engaging residents, planning experts, city staff, and elected officials in discussions about land development, transportation, economic development, and other objectives, the planning process enables the community to make informed decisions that promote long-term sustainability and well-being.



Caption: View of participants engaging at a community meeting

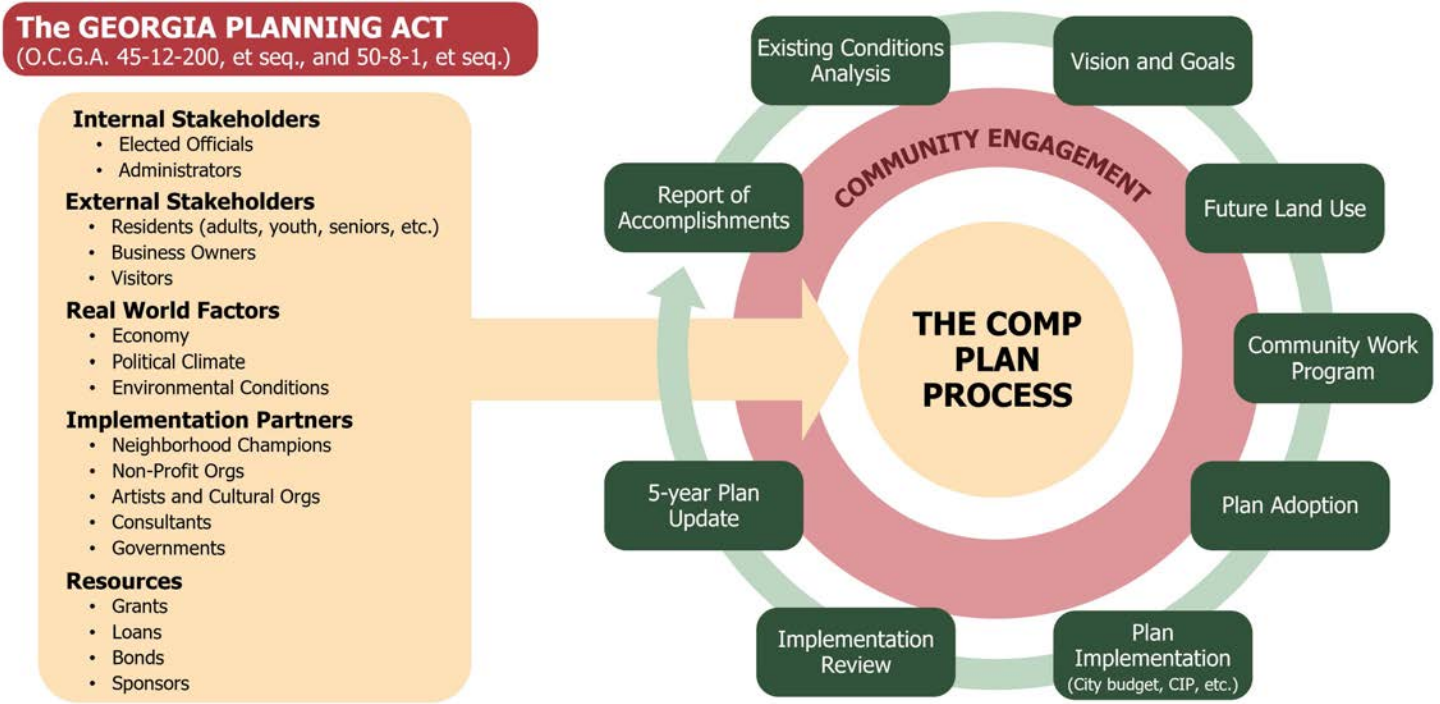
HOW TO USE THIS COMPREHENSIVE PLAN

The State of Georgia’s Department of Community Affairs (DCA) mandates the Comprehensive Plan as a crucial tool to guide regional development, blending local community input with professional planning expertise. After a thorough nine-month revision process, the Plan is poised to steer the City of Stonecrest’s growth over the next five years until its next comprehensive update, in line with Georgia’s municipal planning cycle.

During this period, the Plan’s policies and recommendations will shape the Stonecrest’s governance, informing key decisions such as annual budgets and capital improvements. The Community Work Program (CWP) will serve as a blueprint, directing community-vetted actions deemed essential for the city’s progress. Furthermore, the Future Land Uses outlined in the Plan will guide the conservation efforts and development activities within Stonecrest.

Community engagement has been a foundational element in the development of this planning process. As the city transitions from planning to implementation, maintaining effective engagement and communication with the local stakeholders remains essential. Stonecrest’s residents and business owners are urged to utilize this plan to advocate for issues concerning land use and development – thereby, holding the city accountable.

Acknowledging external influences, the Comprehensive Plan remains adaptable to unforeseen challenges and opportunities and provides a clear path forward. The updated Comprehensive Plan recognizes the collaborative efforts of internal and external stakeholders necessary for its success and highlights available resources that, if coordinated effectively, will epitomize the desired City of Stonecrest – *where community, commerce, and culture work together as a world-class city.*



Caption: A diagram of the comprehensive plan process

REPORT OF ACCOMPLISHMENTS

Since its inception, the City of Stonecrest has been steadfastly pursuing essential enhancements for its residents and businesses.

In 2024 alone, significant investments were approved to fortify transportation infrastructure. The city allocated \$6M for street resurfacing and paving, along with an additional \$100K for traffic signal maintenance, with the aim of optimizing car navigation. Furthermore, \$300K was earmarked for sidewalk construction along Covington Highway, underscoring the city’s commitment to pedestrian safety and accessibility.

Prioritizing community well-being, the city greenlit nearly \$2M for park and playground upgrades, promoting healthier recreational spaces. Moreover, over \$1M was designated for signage and monuments, solidifying Stonecrest’s unique identity in its surroundings. Additionally, the groundwork is being laid for expansive projects like a botanical garden, a downtown civic center, and a regional entertainment district.

Despite being relatively new, having recently developed its inaugural comprehensive plan, Stonecrest has made rapid progress. Drawing on past experiences and best practices in urban planning, the city has initiated various strategic plans, including the Panola Road Study, Bicycle Pedestrian and Trail Plan (2023), Economic Development Strategy (2024), Public Works Study (2024), Freight Cluster Plan (2024), and Film, Music, and Digital Entertainment Strategic Plan, among others.

Guided by a dedicated leadership team, burgeoning departments, and an unwavering commitment to excellence and accountability, the City of Stonecrest remains resolute in its mission to propel forward in the right direction, attuned to the needs and aspirations of its citizens.

The Report of Accomplishments is an account and explanation of all the projects listed in the Community Work Program from the previous Comprehensive Plan. The projects are identified with the following terminology:

- Items labeled “**Completed**” have been finished within the five-year reporting period.
- Items labeled “**Ongoing**” have been initiated or have made partial progress as of the end of the five-year reporting period. They have been carried over into the new five-year reporting period for the next five-year work program.
- Items labeled “**No Longer Relevant**” have been deemed to no longer be relevant to the city and will not be carried over into the next five-year work program.

Goal: Historic Preservation			
#	Description	Status	Notes
HP-1	Develop historic guidelines for historic resources that include historic and archaeological resource surveys	Ongoing	
HP-2	Collaborate with Georgia Trust for Historic Preservation to preserve the integrity of historic resources	Ongoing	
HP-3	Establish a Stonecrest Historic Commission for conservation and preservation activities	Ongoing	

Goal: Natural and Cultural Resources			
#	Description	Status	Notes
NC-1	Identify and map significant wetland resources, both on public and private land	Completed	Engineering, GIS
NC-2	Adopt and enforce the Department of Natural Resources Protection Standards for Wetlands	Completed	Engineering
NC-3	Modify Subdivision regulations to require set-aside of Wetlands	Ongoing	Engineering, Community Development
NC-4	Update development codes to promote green infrastructure, low impact development techniques and environmentally-sensitive site design to reduce the amount of impervious surfaces in a development	Ongoing	Engineering, Community Development
NC-5	Develop greenways plan to improve access to rivers and streams	Ongoing	Engineering, Community Development
NC-5	Develop Watershed Improvement Plan for all w	Ongoing	Engineering, Community Development
NC-6	Create a dedicated funding source for stormwater management	Ongoing	Engineering, Community Development

Goal: City Services and Facilities			
#	Description	Status	Notes
CS-1	Collaborate with DeKalb County regarding water and sewer capacity needs to meet City’s future land use plan	Completed	Engineering
CS-2	Create policies for burying utilities along specific corridors	Ongoing	Engineering
CS-3	Develop a Parks and Recreation Master Plan	Completed	Completed in 2020
CS-4	Develop Neighborhood Watch Programs that meet regularly with the Police Department to discuss the issues and solutions	Ongoing	Stonecrest Public Safety Liaison, DeKalb County Police
CS-5	Initiate a feasibility study to explore and establish a city Public Safety Department	Completed	Completed in 2019
CS-6	Document Historic Resources by undertaking a historic and resource survey	Ongoing	
CS-7	Undertake an evaluation to ensure access to emergency services	Ongoing	Stonecrest Public Safety Liaison, DeKalb County Police, City Manager, Mayor’s Office

Goal: Economic Development			
#	Description	Status	Notes
ED-1	Create an Economic Development Plan and Market Strategy to execute The City of Innovation and Excellence	Completed	Completed in 2024
ED-2	Adopt & implement a Tax Allocation District (TAD)	Ongoing	
ED-3	Implement a marketing plan	Completed	
ED-4	Adopt and implement an Opportunity Zone	Ongoing	
ED-5	Develop a business retention and expansion program along major corridors, and commercial and industrial areas	Ongoing	
ED-6	Develop a relationship with Stonecrest's business community	Ongoing	
ED-7	Maintain a database of the City's available real estate portfolio	Completed	
ED-8	Partner with local business leaders and economic development partners to identify funding for economic development initiatives	Completed	Recurring task
ED-9	Create an Incentive Plan to attract businesses. Incentives may include TADs and Public/Private Partnerships	Completed	The Stonecrest Development Authority has been established that has an incentive program
ED-10	Promote the growth of small businesses by providing information to help businesses have access to capital, identify public and private resources, opportunities for networking, so businesses can aid one another	Ongoing	
ED-11	Develop an Economic Development website with GIS capabilities. Also, develop printed materials (e.g. maps, brochures) for commercial and industrial inquires about the City of Stonecrest	Ongoing	
ED-12	Create a Community Improvement District to brand and assist in the development of infrastructure improvements	Completed	A committee was formed to evaluate the need to activate a Stonecrest CID. The ED Plan recommends that the city wait to establish a CID, but should be more involved with the existing East Metro CID Department update: City Council, Econ Dev, Community Development

Goal: Economic Development (continued)			
#	Description	Status	Notes
ED-13	Conduct a residential market study on Transit Oriented Development to understand the market impact of the mall area development	Ongoing	Will start in 2024 Department update: Econ Dev, Community Development
ED-14	Develop a Master Plan for a Town Center to include Stonecrest's long-term City Hall and civic needs	Ongoing	
ED-15	Inventory available sites for Town Center	Ongoing	
ED-16	Secure sites for Town Center	Ongoing	
ED-17	Establish customer service training program with assistance from Stonecrest Business Alliance (SBA)	Ongoing	Will start in 2024, but not solely partnered with the SBA
ED-18	Promote a strategy to identify and address vacancies at the Mall at Stonecrest and along the city's main commercial corridors.	Ongoing	

Goal: Quality of Life			
#	Description	Status	Notes
Q-1	Promote opportunities for community involvement on boards and commission by creating an application process	Completed	Recurring: City Council, Community Engagement, Community Development
Q-2	Enhance the City's communication with the public by holding public forums to learn about government services	Ongoing	Recurring task Department update: City Council, Community Engagement
Q-3	Establish an annual City Magazine	Ongoing	Will begin in 2024; the city has not yet created a City Magazine, but uses the CVB Magazine and the Mayor sends out a weekly e-blast
Q-4	Create and implement a public art program	Ongoing	The city has incorporated art programming within our parks & recs programs. Department update: Parks & Recs, Community Engagement
Q-5	Create an information dashboard	Ongoing	The city is currently using the city website to serve in this role
Q-6	Host community health fair and Farmers Market	Completed	Recurring Community Engagement

Goal: Transportation			
#	Description	Status	Notes
T-1	Define City’s limits by establishing gateway monument program	Ongoing	Department update: Engineering
T-2	Undertake a strategic wayfinding and branding study that includes signage, landscaping, lighting standards for major Stonecrest corridors	Ongoing	Department update: Engineering, Community Development, Economic Development, Parks
T-3	Develop a strategic plan for Transit-Oriented Development in Interstate-20 East corridor	Ongoing	Will start in 2024 Department update Engineering, Community Development, Economic Development
T-4	Create a citywide streetscape and street enhancement plan	Ongoing	Department update Engineering, Economic Development
T-5	Continue repaving and road repairs	Completed	Recurring task; Started in 2019 Department update: Engineering
T-6	Develop a Comprehensive Transportation Plan of City to include bike and pedestrian infrastructure	Completed	Completed in 2020 Department update: Engineering
T-7	Implement streetscape improvements	Ongoing	Department update: Engineering

Goal: Housing			
#	Description	Status	Notes
H-1	Enforce the housing code for apartment structures which are substandard and use the police power to upgrade and comply with building code	Completed	Recurring task
H-2	Undertake a block-by-block strategic approach in inspecting and enforcement services throughout the City	Ongoing	
H-3	Blank		
H-4	Create architectural design standards to encourage development of appropriate size and scale, quality, and appropriateness, while encouraging innovative design and a variety of housing types and styles based on community conservation and character areas	Ongoing	Department update: Econ Dev, Community Development
H-5	Develop a housing needs assessment and affordable housing implementation plan to address housing affordability in the City	Completed	Department update: Econ Dev, Community Development

Goal: Land Use			
#	Description	Status	Notes
LU-1	Revise Zoning Ordinance to align with Comp Plan 2038	Completed	In progress, Community Development
LU-2	Establish streetscape standards for major roads within the city’s department codes based on Complete Street Standards	Ongoing	Department update: Engineering, Community Development
LU-3	Revise the Stonecrest Overlay District	Ongoing	Will start in 2024
LU-4	Revise the Interstate-20 Overlay District	Ongoing	Will start in 2024
LU-5	Establish Architectural Design Standards	Ongoing	Will start in 2024 Department update: Community Development, Economic Development
LU-6	Update Stonecrest Livable Centers Initiative (LCI) Study	Ongoing	Department update: Community Development, Economic Development
LU-7	Define City’s limits by establishing a gateway monument program	Ongoing	Department update: Community Development, Economic Development
LU-8	Draft small area plans for Industrial, Regional, Town, Neighborhood Centers	Ongoing	Department update: Community Development, Economic Development

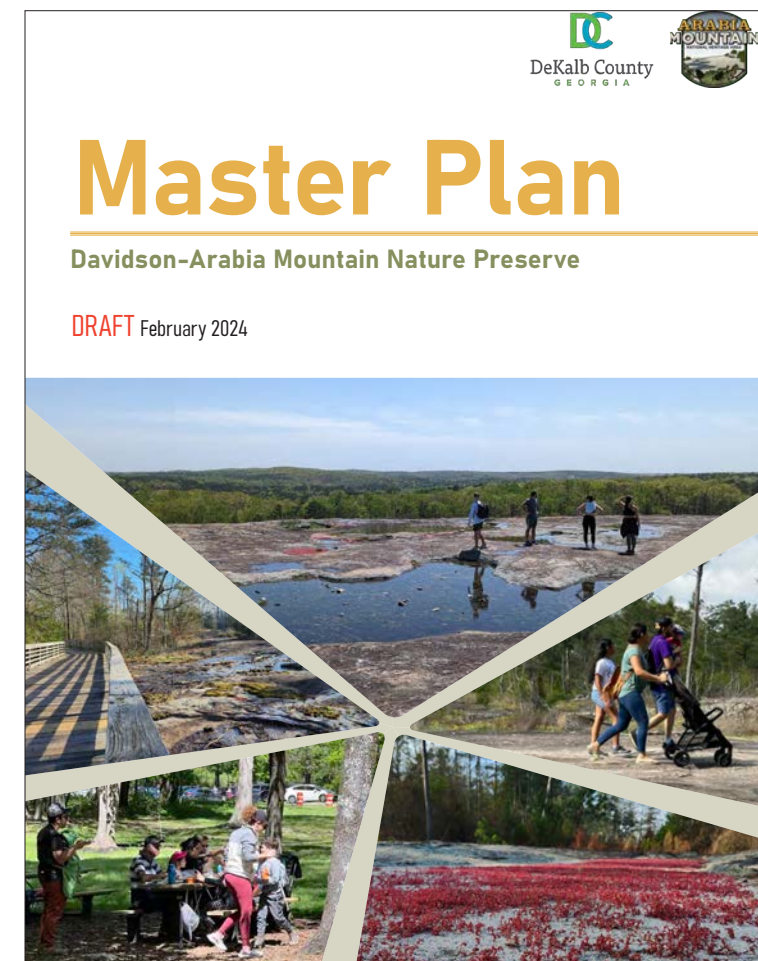


EXISTING CONDITIONS

The following section summarizes existing conditions in the City of Stonecrest specific to DCA required elements: Existing Studies and Plans, Economic Development, Housing, Transportation, Broadband Services, Regional Water Plan, and Land Use.

EXISTING STUDIES AND PLANS

The drafting of this Comprehensive Plan included analysis of additional local small area plans that were utilized to aide in addressing issues and policy statements identified in these earlier plans. Significant community input was utilized during many of the plan developments. These plans include the DeKalb County 2035 Comprehensive Plan, the Stonecrest Livable Centers Initiatives (LCI), and the I-20 (Interstate-20) East Transit Oriented Development (TOD) Strategic Plan. The plans referenced were adopted and managed under the DeKalb County Board of Commissioners prior to the incorporation of the City of Stonecrest. Many of the findings and recommendations of the plans and studies provide context, as well as a valuable background on existing policies.

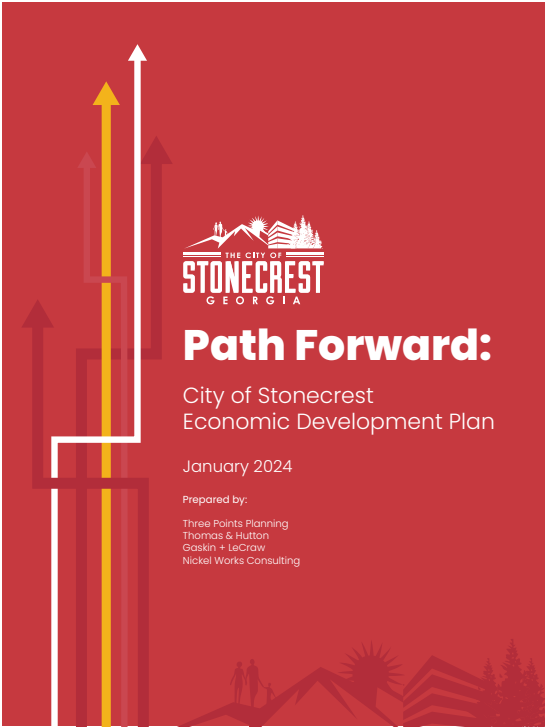


Davidson-Arabia Mountain Nature Preserve Master Plan (Draft, 2024)

The Davidson-Arabia Mountain Nature Preserve (DAMNP) is valued as a significant historical and cultural greenspace in DeKalb County. The most recent master plan regarding the DAMNP proposed three main values: fostering a healthy and balanced lifestyle, actively engaging in local outreach initiatives, and maintaining the preserve as an important local and regional asset. Key elements of the preserve, such as the Nature Center, the Stonecrest Library Trailhead, and Vaughters Farm, are located within Stonecrest-owned lands and are integral parts of the city's landscape.

An evaluation of management and programming by key partners—including the City of Stonecrest, DeKalb County, the Arabia Alliance, and the Georgia Department of Natural Resources—revealed positive collaboration, but emphasized the need for more formal agreements to enhance internal communication and engagement with residents and users. The DAMNP is renegotiating management and maintenance of Vaughters Farm, which is currently

under a lease agreement between Department of Natural Resources (DNR) and Arabia Alliance. The plan outlines a series of goals, one of which specifically called for the establishment of a 'Working Group' for better communication between DeKalb Parks, The City of Stonecrest, GA State Parks, and the Arabia Alliance. As both the Alliance and the DAMNP are located within Stonecrest city limits, the maintenance of a cooperative management structure is imperative to the success, preservation, and expansion of these natural, historic, and cultural resources.

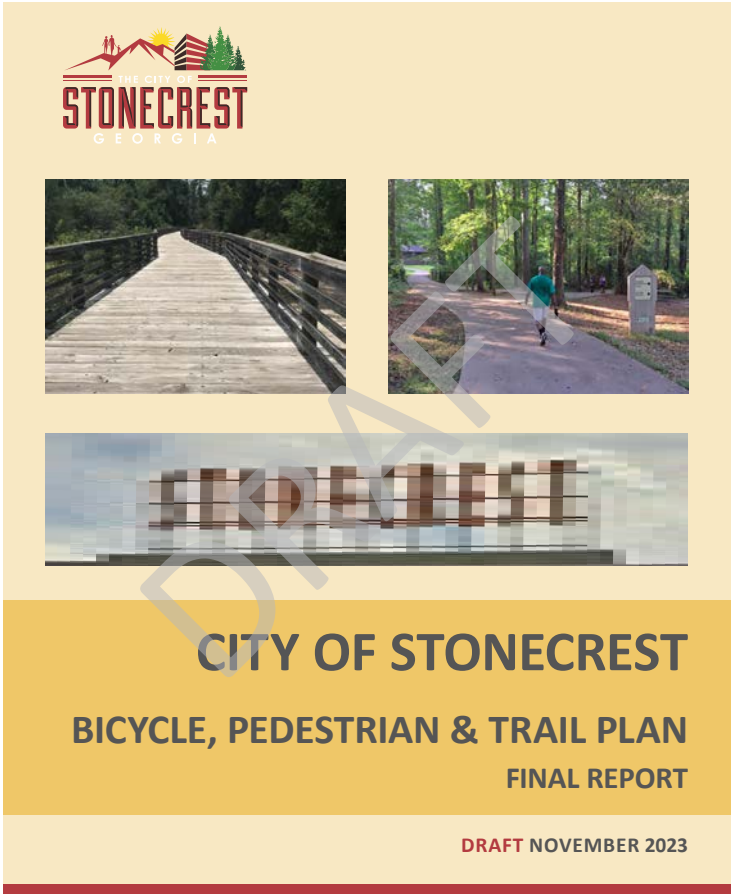


Path Forward: City of Stonecrest Economic Development Plan (2024)

Path Forward is the city’s concerted effort to foster economic opportunities in alignment with its aspirations, existing assets, and development objectives. The vision of the plan sets to establish a robust organizational framework which would support and enhance residents’ well-being, increase the tax base, generate high-quality employment opportunities, and attract high-value businesses and services to the city. The plan outlines five key priority areas: organizational infrastructure, marketing, land development, targeted economic sectors, and workforce infrastructure. In conjunction with these focuses, the plan highlights the need for improved government processes, including optimization, increased transparency, and greater communication and collaboration between departments, local and regional bodies, and with business and residential communities. The plan integrates actionable recommendations alongside a timeline delineating prioritized projects and partnerships with key organizations in order to realize these objectives.

Stonecrest Bicycle, Pedestrian & Trail Plan (Draft, 2023)

The goal of the Stonecrest Bicycle, Pedestrian & Trail Plan is to provide the city - and its residents - with a safe, connected, and integrated network of pedestrian, bicycle, and multipurpose trail facilities. This network will serve both destinations within the City and connect to a regional network in DeKalb County and beyond. This comprehensive plan outlines a series of recommendations and a prioritized implementation strategy structured into three tiers, alongside provisions for securing project funding. Ten corridors were targeted for improvements: Browns Mill Road (SR 212), Covington Highway (US 278/SR 12), Evans Mill Road, Fairington Road, Hillandale Drive, Klondike Road, Lithonia Industrial Boulevard, Mall Parkway/Iris Drive, Panola Road, and Turner Hill Road. By addressing key issues such as missing sidewalks, inadequate connections to bus stops, insufficient roadway crossings, and opportunities to enhance trail connectivity and pedestrian safety, the plan aims to enhance the urban fabric and promote active transportation modes.



HouseATL Recommendations (2023)

HouseATL is a coalition of various community members and professionals committed to addressing the issue of housing affordability in the region through a series of guiding principles and recommendations. The 2023 document update included twenty-three total recommendations in the following eight categories: homebuyers, homeownership preservation, community retention, public resources, multi-family housing preservation, under 50% area median income (AMI), private resources, and resilience. This list was selected based on a criteria of impact, interest, and feasibility, and was further prioritized through member voting. The plan included a implementation timeline through the year 2026, as well as identifying critical elements such as potential key partners, key metrics, HouseATL’s role in implementation, and estimated budgetary allocations. Ensuring the provision of high-quality and affordable housing is a crucial component of this comprehensive plan, and the recommendations within this update have been aligned to HouseATL’s recommendations accordingly.

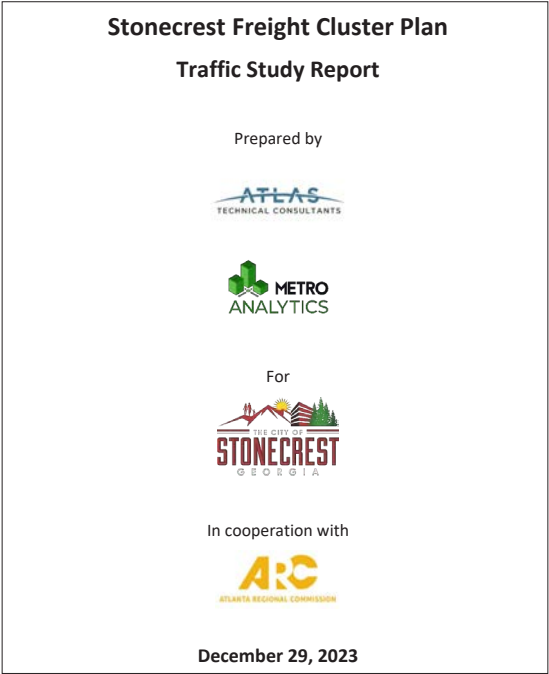


Stonecrest Film, Music, & Digital Entertainment Strategic Plan (2023)

Leveraging Georgia’s increasing prominence in film production and entertainment, the City of Stonecrest took a proactive step in establishing the Film and Entertainment Commission in 2018, with the aim of positioning Stonecrest as a regional destination of creative expression and cultural enrichment. The commission’s strategic plan inventoried and evaluated the existing entertainment industry landscape, identifying areas where the city could provide enhancement and support. Proposed efforts included additional licensing and permitting, expansion of educational and marketing resources, and increasing community awareness and engagement. The plan outlined a series of recommendations and implementable actions, all supporting the overall conclusion that the film, music, and digital entertainment industries were viable and well worth strategic and financial investments in the city.

Panola Road Scoping Study (2023)

In August 2023, the Stonecrest City Council adopted the Panola Road Scoping Study, a comprehensive assessment which identified essential safety and operational enhancements along a 2.2-mile stretch of the Panola Road corridor, spanning from Browns Mill Road to Minola Drive/Fairington Road. Components of the study included conceptual plans, a benefit/cost analysis, and prioritization of recommended improvements. Notable recommendations include implementing various intersection enhancements like roundabouts, mini-roundabouts, and turn lane improvements, as well as establishing a continuous sidewalk and shared-use path throughout the corridor. In pursuing these recommendations, Stonecrest demonstrates its commitment to fostering safer, more efficient transportation infrastructure, enhancing connectivity, and promoting pedestrian and cyclist-friendly design principles along the Panola Road corridor.



Stonecrest Freight Cluster Plan (2023)

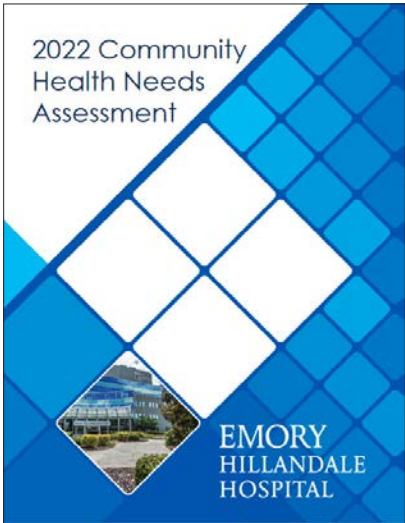
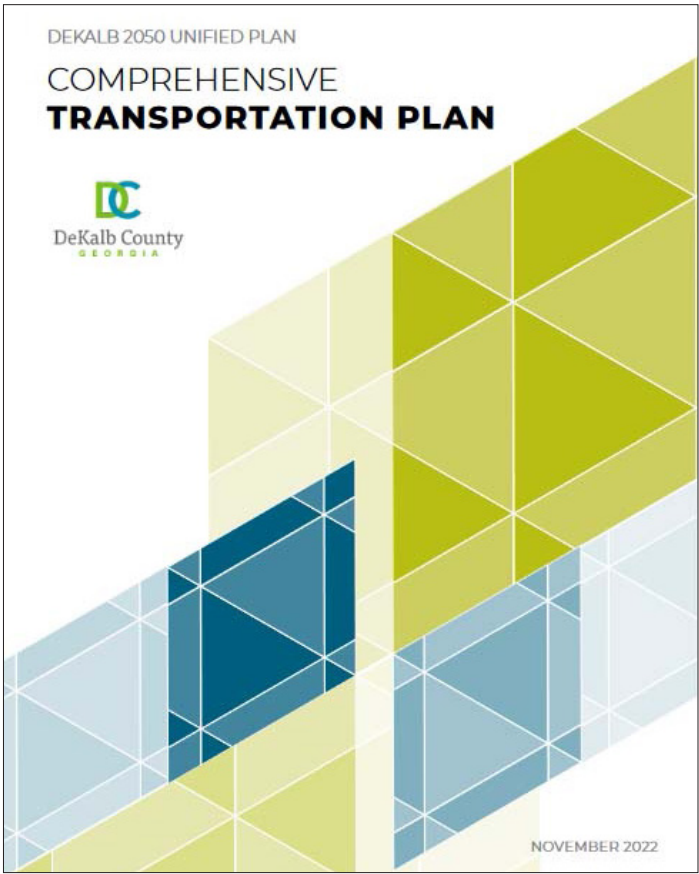
In collaboration with ARC, the City of Stonecrest has developed a comprehensive freight cluster plan aimed at fostering a secure, well-balanced transportation system conducive to freight and multimodal travel. Central to this initiative was the promotion of economic growth and the establishment of a cost-effective, strategically aligned work program which would coordinate both current and future projects. The Lithonia Industrial Park and Park Central/Panola Road Corridor were determined to be focus areas and pivotal zones for development. The plan emphasized the need for more effective coordination among various planning initiatives to optimize the potential for future multimodal connectivity. By unifying these efforts, Stonecrest aims to optimize its transportation infrastructure, bolster economic vitality, and cultivate a more vibrant and interconnected urban landscape.

DeKalb 2050 Unified Plan Comprehensive Transportation Plan (2022)

The DeKalb County 2050 Unified Plan consolidates two vital long-term strategies: the Comprehensive Transportation Plan, which outlined priority transportation projects and policy directives, and the Comprehensive Land Use Plan, which set a framework for future growth and development. Recognizing the intrinsic link between transportation and land use, this unified approach promoted a cohesive, synchronized strategy which addresses a spectrum of factors, including arts and culture, housing, health and wellness, public safety, sustainability, retail, and annexation.

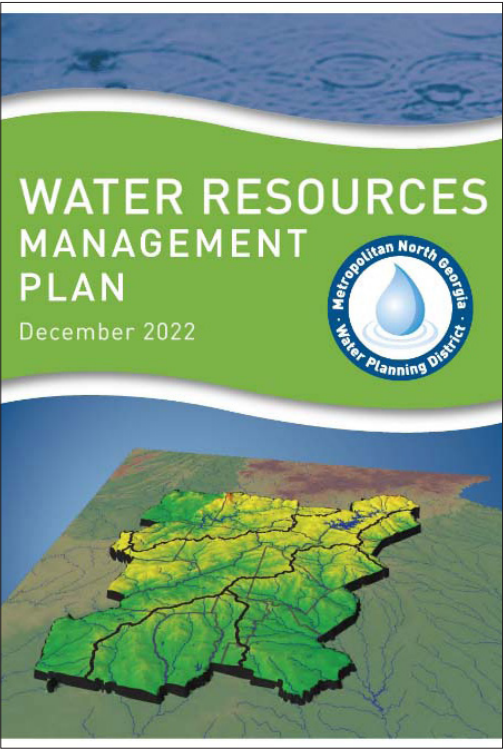
Key priorities outlined within the Comprehensive Transportation Plan include enhancing transportation options by fostering connectivity across various modes; prioritizing pedestrian and bicycle infrastructure; promoting active living to enhance community well-being; and the equitable incorporation of safety improvements for all users, especially in under-served communities.

The DeKalb County Unified Plan encompasses county-wide recommendations which overlap with various municipality systems, such as truck route networks and restrictions, high-capacity transit, mobility hub improvements, signal improvements, and trail connections. The resulting recommendations and priority projects from this planning initiative encourage DeKalb County leadership to make informed decisions regarding transportation projects, leveraging both local and external funding opportunities. The plan also offers guidance for growth and development within DeKalb activity centers, aligning with emerging market trends and evolving community needs.



Emory Hillandale Hospital Community Health Needs Assessment (2022)

The Emory Hillandale Hospital (EHH) Community Health Needs Assessment evaluates the shortcomings and opportunities of EHH’s primary service area, spanning eight ZIP codes within DeKalb County. Emory Healthcare undertook comprehensive community health needs assessments (CHNAs) to gain insights into the health challenges, followed by subsequent review and adoption by associated boards and governing bodies in the summer of 2022. Each hospital within Emory Healthcare developed three-year implementation plans, which were subject to further approval and final adoption in the fall of 2022. In addition to health concerns and lack of access to resources, key feedback from the community and stakeholders noted that a major issue in Stonecrest was the lack of sidewalks and transportation accessibility, as MARTA has not extended its east rail to the city.



Water Resources Management Plan (2022)

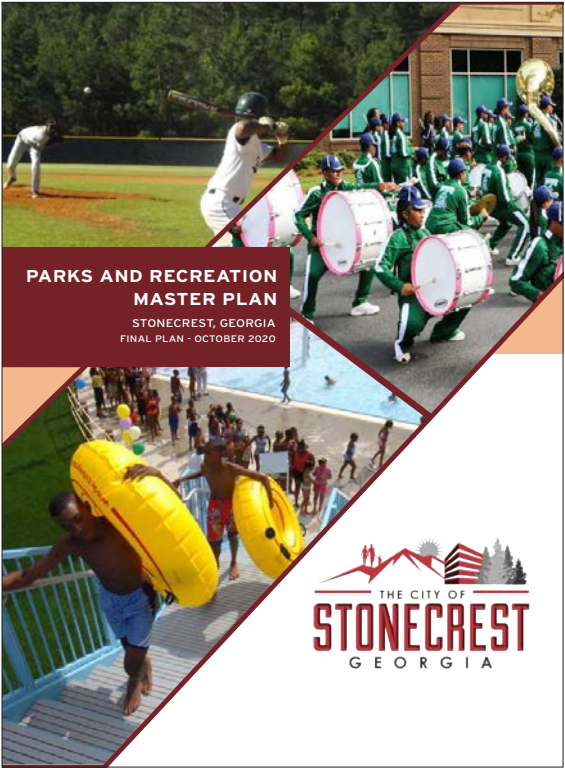
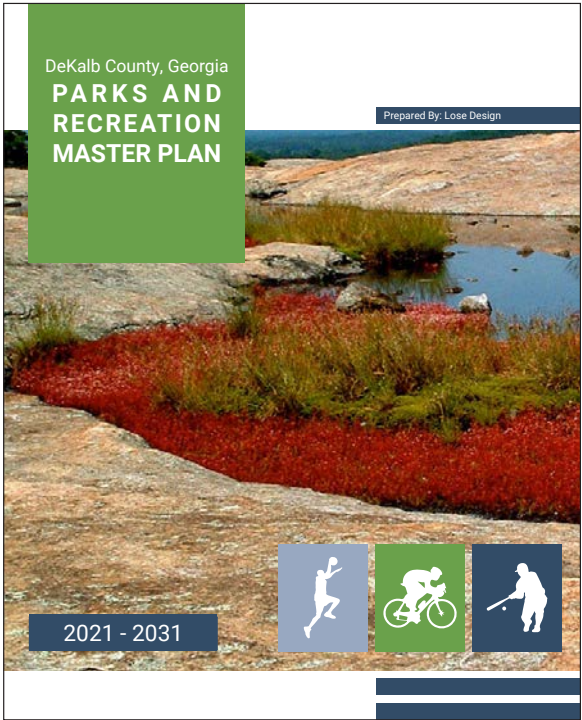
This Water Resources Management Plan is a data-driven approach to water resources management for the 15-county Metropolitan North Georgia Water Planning District. It consolidates plans for Water Supply and Conservation, Wastewater Management, and Watershed Management into a larger approach, providing an overview of current conditions and future projections for water resources and infrastructure in the region and offering management strategies that balance economic, environmental, and social considerations for overall well-being of the region.

As it relates to Stonecrest, the plan outlines strategies and recommendations for managing stormwater, protecting water quality, and enhancing watershed resilience. Local measures include implementing ordinances for post-development stormwater management, floodplain regulation, stream buffer protection, and comprehensive land use planning. Additionally, initiatives such as green infrastructure, education programs, and watershed improvement projects are highlighted to support sustainable water management practices at the local level.

DeKalb County Parks and Recreation Master Plan (2021)

The DeKalb County Department of Recreation Parks and Cultural Affairs (RPCA) conducted a comprehensive assessment of the county’s public parks and recreation system, resulting in a thorough overview of existing facilities and actionable recommendations. Guided by a mission to enrich the lives of DeKalb County residents by facilitating access to outstanding parks, recreational venues, and inclusive programs promoting active lifestyles, the master plan provided a strategic framework for park development and recreational initiatives over the next decade. Through the master planning process, the department identified community recreational needs, anticipated future demand, and proposed operational enhancements addressing budgetary, staffing, and programmatic considerations.

Recognizing Arabia Mountain as a valuable asset, the plan highlights concerns such as increased visitor traffic visitor, potentially disruptive developments, and ecological challenges like invasive species. The plan includes a thorough facilities assessment, forecasts trends in parks and recreation, explores potential partnerships (including with the City of Stonecrest parks and recreation agencies), and evaluates strategies for cost recovery.

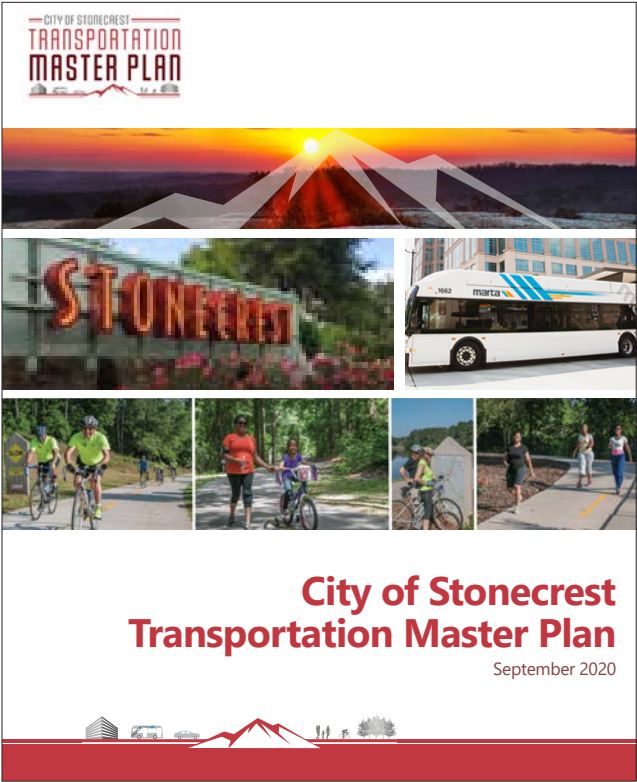


City of Stonecrest Parks and Recreation Master Plan (2020)

The Parks and Recreation Master Plan serves to guide the City of Stonecrest in its strategic vision for parks and recreation development over the next five to ten years and exists in alignment with the aforementioned DeKalb County Parks and Recreation Master Plan. The plan inventoried approximately 349.5 acres of parks and facilities across eight locations, which were evaluated to optimize the park and recreation system and better align it with the evolving needs of residents and the city’s growth trajectory. Key focuses included the maintenance of current facilities, strategic expansion of new ones, the introduction of innovative programs, and the enhancement of service delivery. The plan set forth four major goals, each accompanied by specific objectives, actionable items, and designated timeframes:

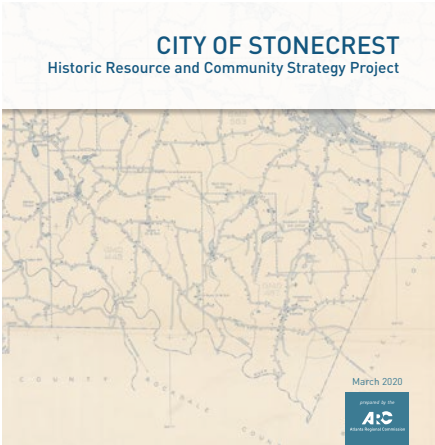
- Continuing to enhance events, programs, and service delivery.
- Improving existing facilities and amenities.
- Enhancing organizational efficiencies.
- Expanding financial opportunities for sustainable growth and development.

By pursuing these goals, Stonecrest endeavors to create vibrant, accessible, and inclusive spaces which enrich the quality of life for residents while also fostering a strong sense of community identity.



City of Stonecrest Transportation Master Plan (2020)

The City of Stonecrest’s Transportation Master Plan (TMP) serves as a strategic blueprint to steer transportation investment decisions across the next thirty years. Tailored to enhance mobility for motorists, pedestrians, cyclists, and transit users, the TMP delineates a hierarchy of priority transportation improvement projects spanning short-term, intermediate, and long-term timeframes to address the city’s evolving transportation landscape . Framed by four overarching goals for the next three decades—improving connectivity for live, work, and play; alleviating traffic congestion; enhancing biking and walking accessibility; and enhancing travel safety—the plan articulates a focused vision for advancing the city’s transportation infrastructure. The TMP also identified viable funding sources to support the realization of key projects, ensuring the plan’s feasibility and efficacy in shaping a more connected, sustainable, and resilient transportation network.



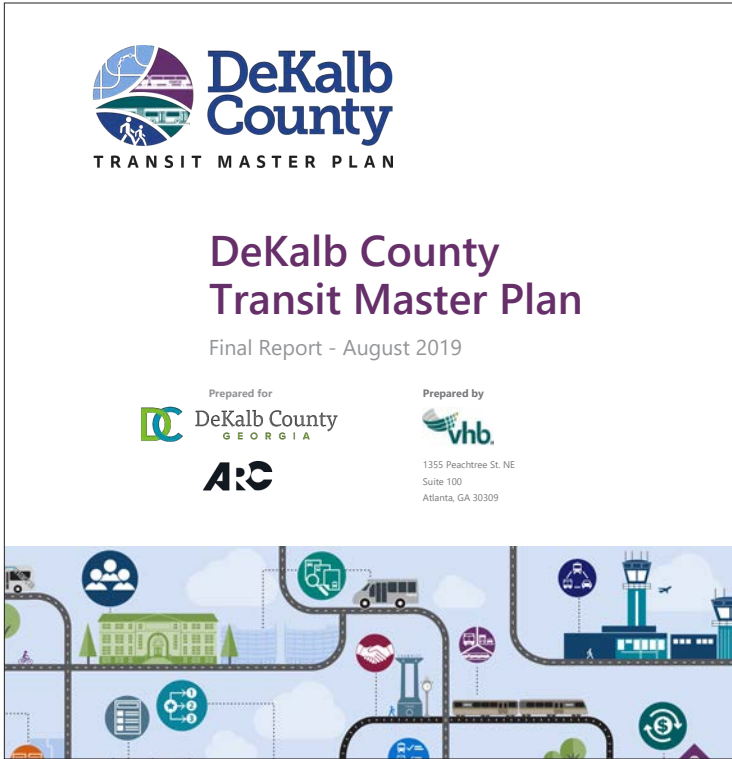
City of Stonecrest Historic Resource and Community Strategy Project (2020)

Through collaboration with the city and the Arabia Alliance, ARC conducted a comprehensive inventory of historic resources within the City of Stonecrest and formulated policy recommendations to better protect and preserve Stonecrest’s rich historical heritage. Key objectives included educating city officials, staff, and residents about the historical significance of identified crossroads, subdivisions, and sites; fostering enthusiasm among residents for maintaining homes within these areas using prescribed techniques; and establishing regulations that strike a balance between the preservation desires of city officials, staff, and affected residents, ensuring the protection for homes within the identified subdivisions.

DeKalb County Transit Master Plan (2019)

The Transit Master Plan (TMP) is a follow-up to a prior conditions assessment report and includes an overall vision through four goals: live, work, play and use transit; ensure that the transit vision is affordable and effective; make sure thriving and emerging areas have transit service; make sure transit is available for everyone.

In alignment with this vision, the plan delineated transit service enhancements for present needs while also identifying expansion opportunities to meet future demands. With a forward-looking perspective, the plan outlined a 30-year, financial strategy for transit investments in DeKalb County. By addressing the county’s mobility challenges, the plan not only supports future development opportunities but also enhances the overall quality of life across DeKalb County’s diverse cities and unincorporated communities.



The report documented technical processes and the extensive public and stakeholder engagement efforts. Key outcomes of the TMP include the development of a comprehensive inventory of transit project concepts, the evaluation of these concepts to define four distinct transit investment scenarios, financial planning and modeling for each scenario, and ultimately, the formulation of final recommendations and actionable steps towards implementation.

I-20 East Transit-Oriented Development (TOD) Community Plan (2019)

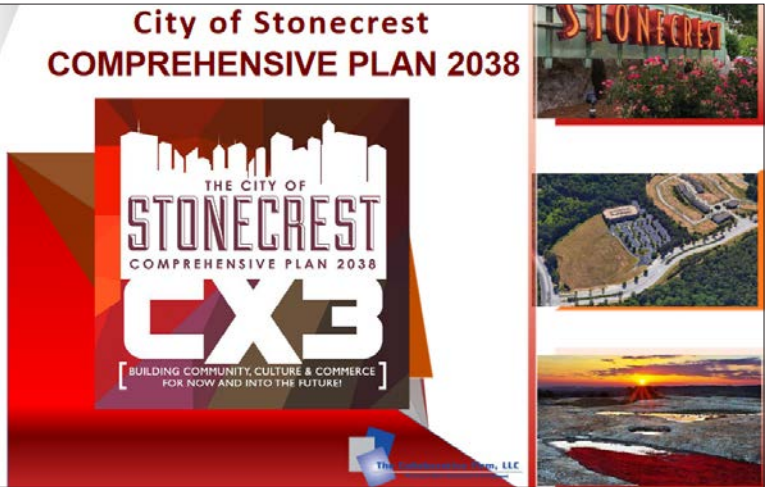
The TOD Community Plan set forth a vision for the I-20 East High-Capacity Transit Corridor (I-20 East Corridor) which would spur equitable economic development and create more livable communities around quality transit. Funded through a grant from the Federal Transit Administration’s (FTA) TOD Pilot Program, supplemented by contributions from the Metropolitan Atlanta Rapid Transit Authority (MARTA) and DeKalb County, this plan was designed to capitalize on the potential of quality transit infrastructure.

With a focus on enhancing community livability, walkability, and transit accessibility, the plan outlined four primary objectives: establishing frameworks for transforming neighborhoods into vibrant, transit-friendly environments; developing a corridor-wide TOD strategy; promoting economic development through the implementation of equitable TOD programs and policies; and delineating how a new high-quality transit service could link job opportunities to anchor institutions, fostering economic growth while leveraging existing resources. In addition to a market study and equitable TOD assessment, a series of recommendations were put forth, accompanied by projected development capacities for each station area improvement, guiding the implementation of the plan’s objectives.

City of Stonecrest Comprehensive Plan 2038 (2019)

The City of Stonecrest adopted its first comprehensive plan in 2019, establishing goals and policies in the following categories: population, economic development, housing, natural resources, historic resources, city services and facilities, land use, and transportation. Beyond these core objectives, the plan also prioritized the establishment of community identities, the identification of area needs and opportunities, the development of zoning frameworks, and the delineation of priority projects. Key priorities highlighted in the plan included:

- Creating multimodal connections between transit stops and vital roadway corridors such as Panola Road, Lithonia Industrial Boulevard, and Klondike Road.
- Expanding the multi-use trail system along waterways to enhance connectivity throughout the city.
- Exploring opportunities to link existing and emerging neighborhood centers with the Arabia Mountain PATH through bicycle and pedestrian facilities.



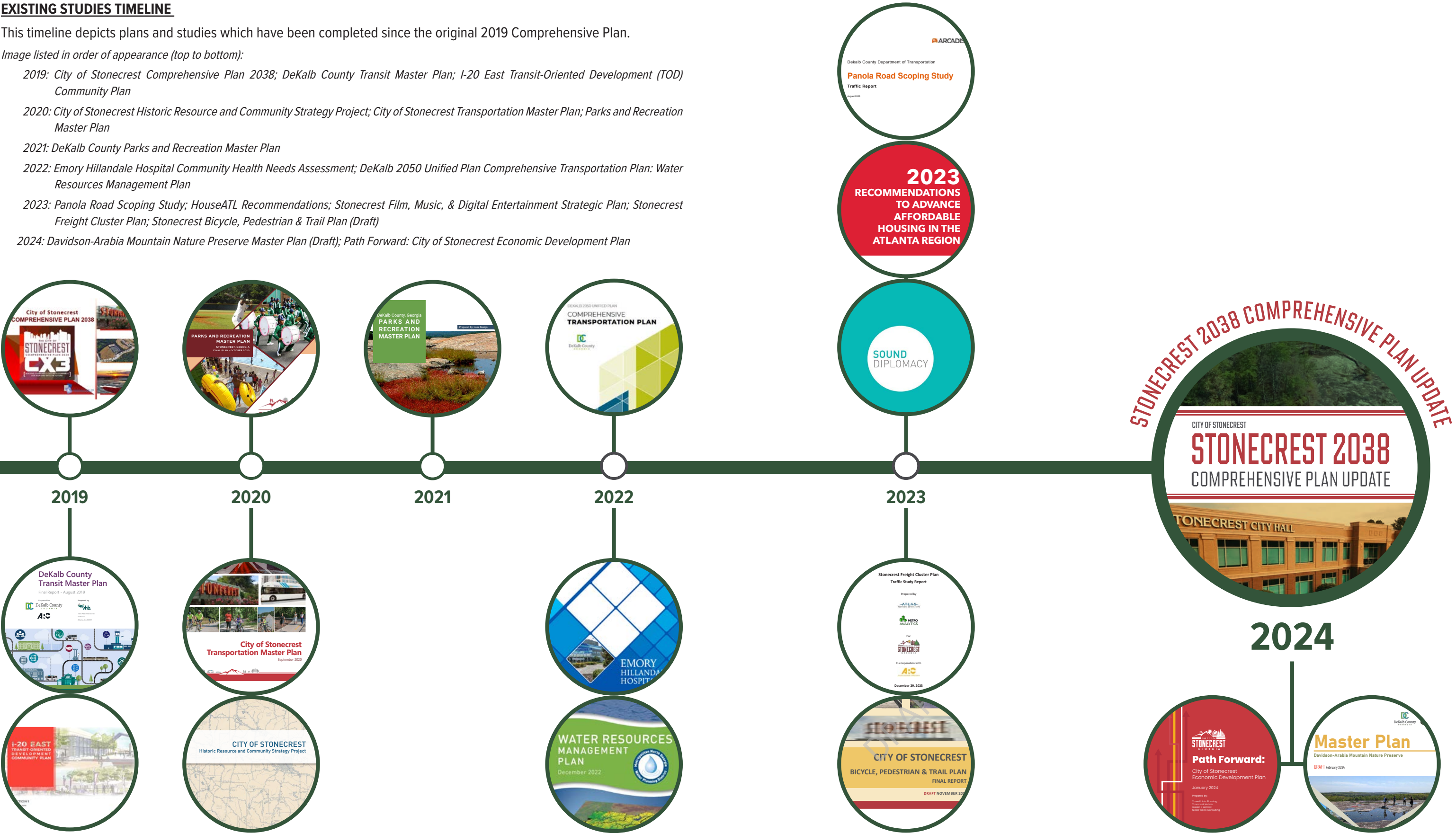
The 2024 update of this comprehensive plan is a direct continuation and evolution of its predecessor, incorporating past action items while expanding and refining the overarching vision and goals. This iterative approach ensures that Stonecrest’s planning efforts remain dynamic, responsive, and aligned with the evolving needs and aspirations of its residents and stakeholders.

EXISTING STUDIES TIMELINE

This timeline depicts plans and studies which have been completed since the original 2019 Comprehensive Plan.









Image listed in order of appearance (top to bottom):



- 2019: City of Stonecrest Comprehensive Plan 2038; DeKalb County Transit Master Plan; I-20 East Transit-Oriented Development (TOD) Community Plan
- 2020: City of Stonecrest Historic Resource and Community Strategy Project; City of Stonecrest Transportation Master Plan; Parks and Recreation Master Plan
- 2021: DeKalb County Parks and Recreation Master Plan
- 2022: Emory Hillandale Hospital Community Health Needs Assessment; DeKalb 2050 Unified Plan Comprehensive Transportation Plan: Water Resources Management Plan
- 2023: Panola Road Scoping Study; HouseATL Recommendations; Stonecrest Film, Music, & Digital Entertainment Strategic Plan; Stonecrest Freight Cluster Plan; Stonecrest Bicycle, Pedestrian & Trail Plan (Draft)
- 2024: Davidson-Arabia Mountain Nature Preserve Master Plan (Draft); Path Forward: City of Stonecrest Economic Development Plan



2019 GOALS SWOT ANALYSIS

The consultant team assessed the primary Issues and Opportunities in Stonecrest during community engagement events. These issues were examined in relation to the city’s original goal categories outlined in the 2038 Comprehensive Development Plan. The aim was to gauge community sentiment towards the original goals set forth in the 2019 plan. Below is a summary of the feedback received for each goal category.

 Transportation 	
Issues	Opportunities
<ul style="list-style-type: none">Lack of bike and pedestrian infrastructureInadequate roadway lightingSignalization challenges	<ul style="list-style-type: none">Pedestrian Safety PlanMulti-use trailsEnhancing MARTA Bus/Train Services
 Economic Development 	
Issues	Opportunities
<ul style="list-style-type: none">Too many low paying, “low value” businessesLack of diversity of jobs, businesses, employment opportunitiesSmall business support	<ul style="list-style-type: none">Workforce development and vocational training in schoolsAgribusiness/AgritourismMore development incentives
 Population 	
Issues	Opportunities
<ul style="list-style-type: none">Lack of family-oriented amenities/programsRising cost of livingSenior displacement	<ul style="list-style-type: none">Attract new residentsDevelop new Live-Work-Play centers
 Historic Resources 	
Issues	Opportunities
<ul style="list-style-type: none">Perceived lack of characterLack of historical and cultural programs/initiativesToo few historical markers	<ul style="list-style-type: none">Develop historical/cultural programs, tours, and initiativesCreate historic walkways/markers

 Housing 	
Issues	Opportunities
<ul style="list-style-type: none">Lack of diverse housing typesDecreasing affordabilityIncompatible housing typesPhysically accessible housing	<ul style="list-style-type: none">Mixed-Use developmentsIncreasing density in key areasRenovating older, underutilized buildingsInnovative housing programs and initiatives
 City Services and Facilities 	
Issues	Opportunities
<ul style="list-style-type: none">Broadband reliabilityWater/Sewage ServicesYouth recreation (beyond sports)	<ul style="list-style-type: none">Public water/sewer linesPublic safety investmentsBetter medical services for vulnerable populationsProvide more recreational opportunitiesPost Office
 Land Use 	
Issues	Opportunities
<ul style="list-style-type: none">Incompatible land usesDevelopment encroachmentResidential units are disconnected from desired amenities	<ul style="list-style-type: none">Increased density around the Mall at StonecrestMore conservation land usesGreenspace and commercial connectivity to residential areas
 Natural Resources 	
Issues	Opportunities
<ul style="list-style-type: none">Lack of access to natural amenitiesEnvironmental impact of new developmentMany local citizens remain unaware of the natural resources and greenspaces in Stonecrest	<ul style="list-style-type: none">Conservation and use of South RiverArabia Mountain trails beautificationCreate additional parks/greenspacesProtection of existing greenspaces and natural amenities

Vision

The community was also asked to share their opinion on the overarching vision for the City of Stonecrest. A list of their common ideas is below.

- A safe city that can provide for the public needs of its residents
- Use the Strategic Plan to guide the work of all Departments and to make a clear alignment with goal, objectives, and action
- An accountable City: comprehensive plan and related documents should be published and publicly available so that citizens can see and understand progress



Caption: View of participants engaging at a community meeting

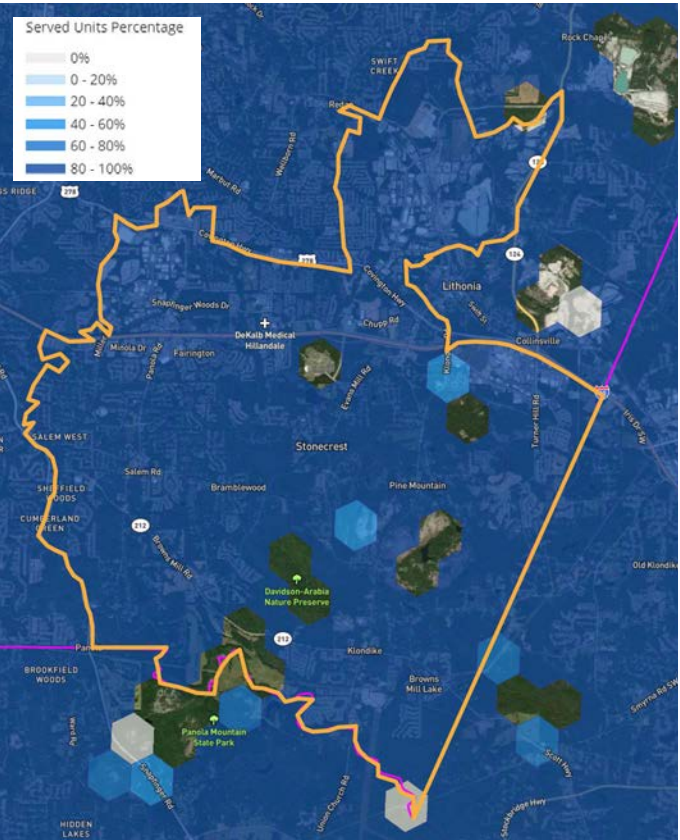
BROADBAND ANALYSIS

Under the DCA Rules for Local Comprehensive Planning, a Broadband Services Element is now mandatory in the Comprehensive Plan of local jurisdictions. Although updates are discretionary, this legislation, known as the “Broadband Strategy for All of Georgia Act,” establishes a voluntary certification program for local governments as “Broadband Ready Communities” through the Georgia Department of Economic Development. Providers expanding networks in such communities can receive exemptions from the state’s sales and use tax on construction equipment if they offer minimum download speeds of 10 megabits per second.

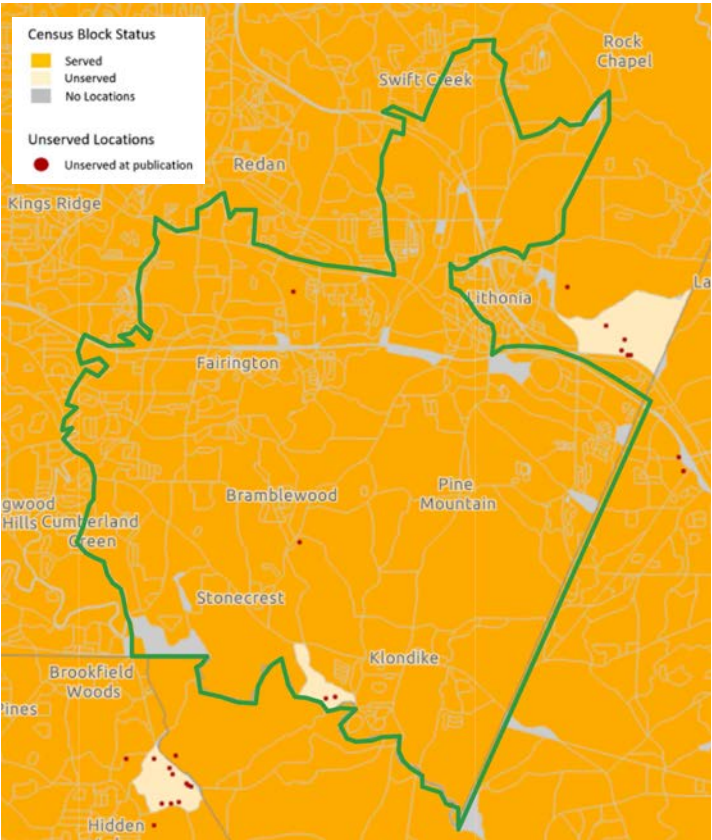
The Federal Communications Commission’s (FCC) Connect America program targets census tracts lacking broadband coverage. Eligible blocks are grouped for bidding in the Connect America Fund Phase II Auction, aiming to bridge connectivity gaps as high-speed internet has become vital for economic and social participation.

With the exception of the Pole Bridge Creek area, the City of Stonecrest has closed its digital divide to ensure access to fast, reliable, and affordable broadband service for its citizens and business partners. The Pole Bridge Creek is the only area in Stonecrest “unserved” with broadband internet connectivity. This area borders the South River and contains the Sewage Treatment Plant Facility. There are no businesses or residential units in this region.

While maps show limited broadband gaps in Stonecrest, testimonials reveal the important concerns of inconsistent connectivity and higher rates compared to similar municipalities. To address this, the City of Stonecrest should adopt policies ensuring access to reliable high-speed internet at competitive rates, meeting DCA standards.



Caption: Stonecrest Broadband Percent Units Served
Source: Federal Communications Commission (FCC) National Broadband Map



Caption: Stonecrest Broadband Served Locations
Source: 2023 Georgia Broadband Availability Map

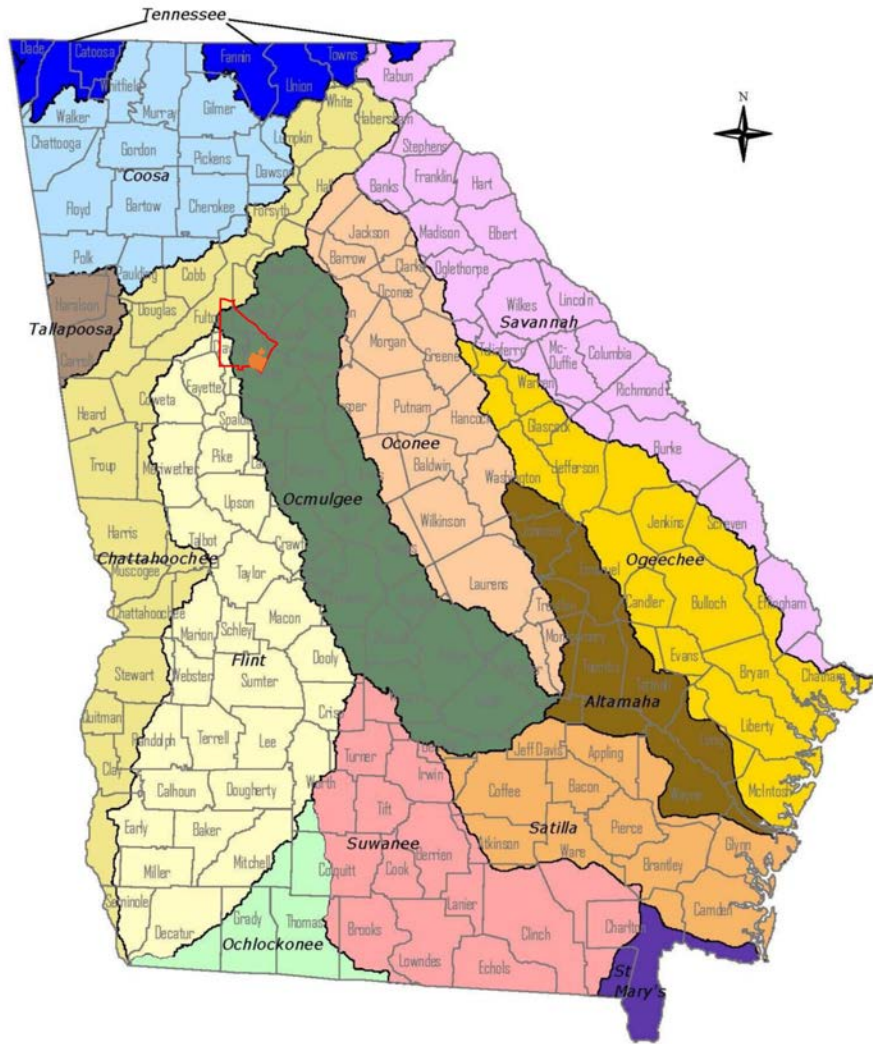
Key Broadband Takeaways

- The City of Stonecrest should continue its efforts to ensure that its residents and business owners have access to reliable and affordable broadband internet service.
- Although there is coverage throughout the City, resident complaints about occasional internet outages and increased broadband rates in Stonecrest should be investigated and mitigated as necessary.

WATER PLAN AND ENVIRONMENTAL PLANNING

The Georgia Department of Community Affairs Minimum Planning Standards mandate that the City of Stonecrest review the plans of the Metropolitan North Georgia Water Planning District (Metro Water District) covering its area, along with the Rules for Environmental Planning Criteria. This review ensures adaptation of local implementation practices or development regulations to safeguard vital resources. The city’s area is encompassed by Regional Water Plans outlined in the DeKalb County Water Supply Conservation Management Plan, Watershed Management Plan, and Wastewater Management Plan, all established by the Metro North Georgia Water Planning District.

As DeKalb County oversees water resources for Stonecrest through an intergovernmental service agreement, the plan addresses existing water supply and treatment facilities, water demand forecasts, conservation analysis, supply sources, facilities, reuse, local planning recommendations, issues, policy recommendations, education, implementation, and future



Caption: Georgia river basins with DeKalb County and Stonecrest overlays
Source: South River Watershed Alliance

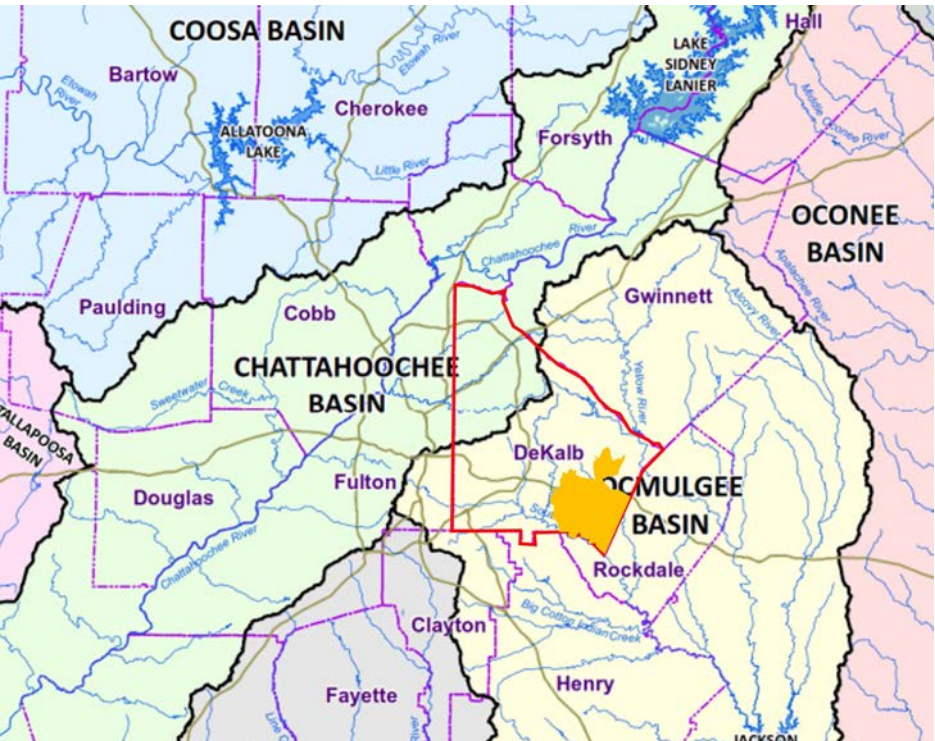
evaluation. Specific action items from the local water planning section include local water waste plans, emergency water plans, watershed protection, and asset management.

Stonecrest lies within the Upper Ocmulgee Watershed (03070103). The Watershed Management Plan offers strategies and recommendations for watershed and stormwater management, as well as water quality protection. Local management measures include ordinances for post-development stormwater management, floodplain management, stream buffer protection, illicit discharge, illegal connections, litter control, comprehensive land use planning, sewer coordination, greenspace, green infrastructure tools, stormwater management standards, education, and watershed improvement projects.

The South River flows through the southern regions of the City of Stonecrest, serving as a significant boundary between DeKalb and Rockdale counties. It holds

the distinction of being one of only two urban-origin rivers in Georgia. Its expansive watershed covers around 544 square miles, encompassing numerous creeks and streams that drain vast areas of Fulton, DeKalb, Clayton, Henry, Rockdale, Newton, and Butts Counties.

As a headwater of Georgia’s largest freshwater system, the Ocmulgee and Altamaha River basins, the South River plays a crucial role in feeding into the Atlantic Ocean. Its presence not only provides essential water resources but also contributes to the ecological balance and overall environmental health of the region.



Caption: Close up of Georgia major river basins with DeKalb County and Stonecrest overlays
Source: Metropolitan North Georgia Water Planning District’s Water Resources Management Plan

Key Water Planning Takeaways

- The City of Stonecrest should continue to work with DeKalb County to ensure that the supply, stormwater management and its sewer systems specially in those areas likely to receive more intense development activity in the near future.
- The City should also continue to enforce the standards to maintain a healthy South River, as this body of water serves as a valued environmental amenity for many residents and visitors or Stonecrest.

FUTURE LAND USE MAP (2019)

The original land use policies of the 2019 Comprehensive Plan were primarily inherited from when the area was part of unincorporated DeKalb County. During the city’s establishment, it largely adopted the future land use and zoning categories set forth by the former government.

Interstate 20 serves as a dividing line within the city, separating it into northern and southern regions. Historically, the northern area was heavily industrialized, with a concentration of quarries and stone shipping operations. Today, this region remains vital for quarrying, warehousing, and logistics.

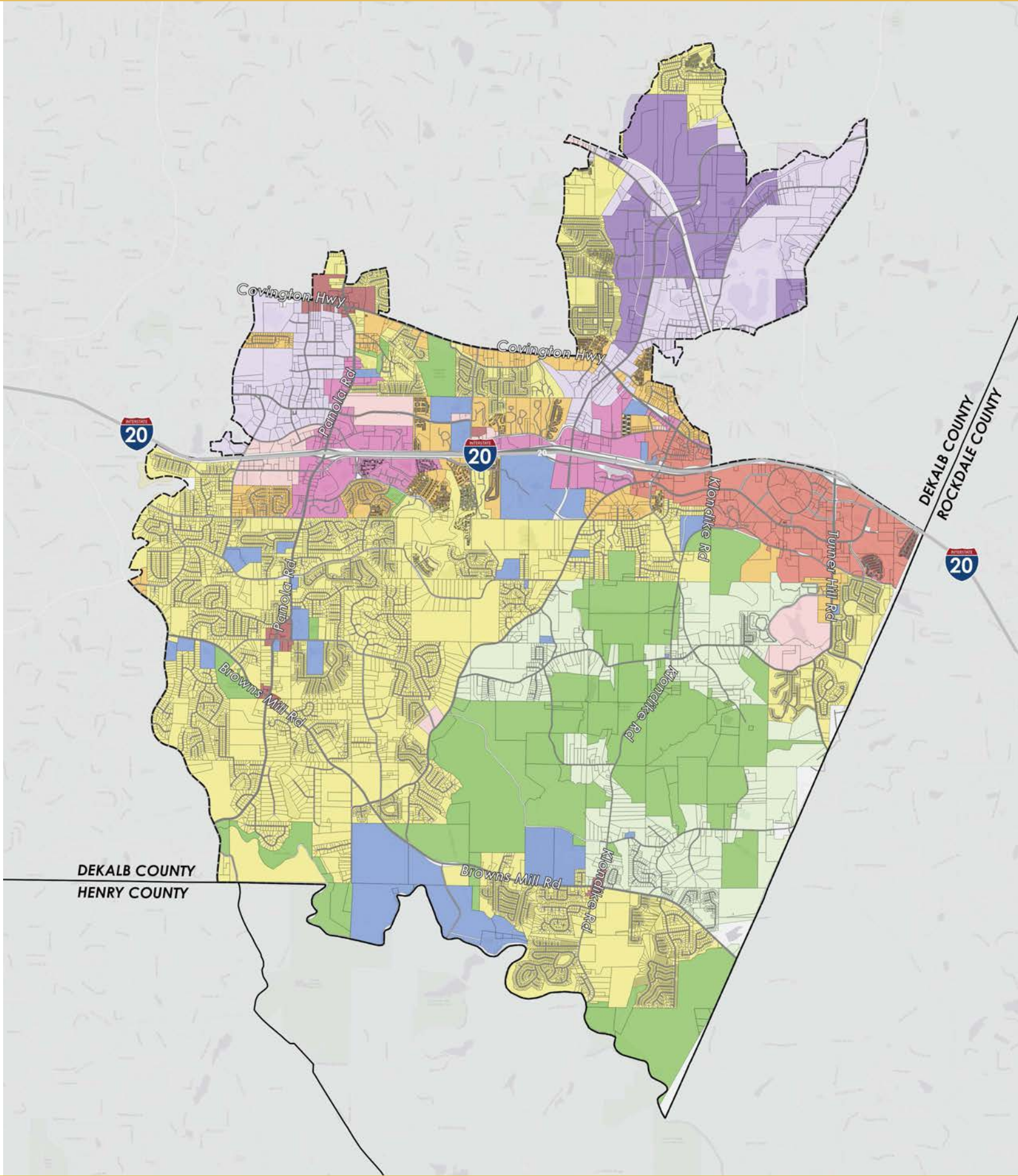
In contrast, the southern part of Stonecrest is predominantly residential, with many former farmlands now developed into suburban neighborhoods. The commercial and dense development focus lies along Interstate 20, where the Mall at Stonecrest, hotels, big-box retailers, and apartment communities are located.

Arabia Mountain, along with the Davidson-Arabia Mountain Nature Preserve and the protective conservation areas, constitute a significant portion of the land use in southern Stonecrest. These areas are renowned for their ecological significance, featuring unique geological formations known as monadnocks, as well as distinctive flora such as yellow daisies and red diamorphas.

Designated as part of the larger National Heritage Area, these protected areas impose limitations on development opportunities within southern Stonecrest. This conservation status underscores the importance of preserving the natural beauty and ecological diversity of the region for future generations.

Future Land Use Map (2019) Legend

	Proposed FLU Category	Area (acres)	% of Area
	Conservation/Open space	3,915	18%
	Institutional	1,268	6%
	Rural Residential	2,296	10%
	Suburban Neighborhood	8,017	36%
	Urban Neighborhood	1,076	5%
	Neighborhood Center	151	1%
	City Center	745	3%
	Regional Center	994	5%
	Office Professional	467	2%
	Light Industrial	1,925	9%
	Heavy Industrial	1,137	5%
	Grand Total	21,992	100%



Zoning Classifications Legend

C-1: Local Commercial	MU-1: Mixed-use Low Density	R-60: Residential Medium Lot-60
C-2 General Commercial	MU-2: Mixed-use Low-Medium Density	R-75: Residential Medium Lot-85
HR-1: High-density Residential 1	MU-3: Mixed-use Medium Density	R-85: Residential Medium Lot-85
HR-1: High-density Residential 2	MU-4: Mixed-use High Density	R-100: Residential Medium Lot-100
HR-1: High-density Residential 3	MU-5: Mixed-use Very High Density	RE: Residential Estate
M: Light Industrial	NS: Neighborhood Shopping	RLG: Residential Large Lot
M-2 Heavy Industrial	OD: Office-distribution	RNC: Residential Neighborhood Conservation
MR-1: Medium-density Residential 1	OI: Office-Institutional	RSM: Small Lot Residential Mix
MR-2: Medium-density Residential 2	OIT: Office-Institutional Transitional	

Land Use Designations

Conservation/Public Land Uses



Caption: Trailhead of Vaughters Farm, an Open Space Land Use in Stonecrest, GA

Conservation/Open Space (COS): The Conservation and Open Space Character Area preserves areas in the city with significant natural and ecological features, as well as environmentally sensitive recreational facilities for public enjoyment. These areas consist of undeveloped natural lands, environmentally sensitive and conservation areas that are not suitable for development. It also includes land used for active recreational purposes that provide for a wide range of activities with some land designated for cultural and historic preservation.

Use Descriptions: Passive Parks, Nature trails; Flood plains, Wetlands, Watersheds; Golf Courses; Athletic Fields; Amphitheaters

Maximum Density, Units/Acre: n/a

Permitted Districts: All



Caption: Image of Emory at Hillandale in Stonecrest, GA, an example of Institutional/Public Land Use

Institutional/Public (IP): The Institutional/Public Character Area designates specific areas that provide institutional and public services. These areas consist of large areas used for religious, civic, educational, and governmental facilities. These areas are integrated into the rural, suburban, and traditional neighborhood character areas as secondary uses and are considered residential support uses.

Use Descriptions: Schools, Colleges, Hospitals, City Community and Recreation Centers, Public Cemeteries, City Hall, and Post Offices, Public & Civic Facilities and Public Parks, Places of Worship

Maximum Density, Units/Acre: Up to 8 dwelling units (du)/ac

Permitted Districts: All

Residential Land Uses



Caption: An example of Rural Residential Land Use in Stonecrest, GA

Rural Residential (RR): The Rural Residential category provides for areas that are suitable for low-density housing with maximum densities of up to four (4) dwelling units per acre. Single-family detached housing is the most appropriate type of development for this district. Stable Low-Density Residential Districts should be protected from encroachment of higher density or intensity uses.

Use Descriptions: Low-density single family detached; Tiny Homes, Agricultural related; Cultural and Historic; Institutional

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

Permitted Districts: NS, RE, RLG, R100, RNC, MHP



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

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

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

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

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



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

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

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

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

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

Commercial Land Uses



Caption: Example of Neighborhood Center in Stonecrest, GA

Neighborhood Center (NC): The Neighborhood Center land use primarily provides for the everyday commercial goods and services for neighborhoods. These areas shall complement the character of surrounding neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional offices, transit, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is between 10 to 24 dwelling units per acre.

Use Descriptions: Local Retail and Commercial; Office; Park & Rec; Institutional; Civic; Townhomes; Condominiums; Apartments

Maximum Density, Units/Acre: 1-3 stories; 10 to 24 du/ac

Permitted Districts: MU 1-2-3, MR-1-2, NS, C1, OI, OIT, RSM



Caption: Example of City Center with festival

City Center (CC): The City Center land use creates a downtown district by concentrating specifically a relatively high-density of public services, office, services and employment. The areas should be a focal point for the City with a variety of activities such as general retail, higher-education, commercial, professional offices, high-density housing, entertainment, transit and recreational uses, along with appropriate public open spaces that are easily accessible by pedestrians. The preferred density for areas of this type is from 20 to 40 dwelling units per acre.

Use Descriptions: Condominiums; Apartments; Retail and Commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care

Maximum Density, Units/Acre: 3-5 stories; 20 to 40 du/ac

Permitted Districts: MU 1-2-3-4-5, MR-1-2, C1, C2, OI, OIT, RSM

Commercial Land Uses



Caption: Example of Regional Center Land Use in Stonecrest, GA

Regional Center (RC): The intent of the Regional Center is to promote the concentration of regional service and employment activities to a centralized location that allows for a variety of uses while reducing automobile travel, promoting walkability, and increasing transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high-density residential, higher-education and transit facilities. These areas are characterized by high vehicular traffic and high transit use, including stops, shelters, and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre.

Use Descriptions: Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care, Technology Centers

Maximum Density, Units/Acre: 3-12 stories; 40 to 120 du/ac

Permitted Districts: MU 1-2-3-4-5, HR 1-2-3, C1, C2, OI, OIT



Caption: Example of Suburban Office-Professional Land use

Office Professional (OP): The Office Professional Character Area primarily promotes the development of office parks and mid- to high-rise office buildings to provide a transitional land use between development nodes or other high-intensity uses and the surrounding residential communities. These districts could also support multi-family uses in a mixed-use environment as well as supporting commercial uses. The locations are characterized by ornate landscaping and public open spaces for employees and patrons. They are often located in close proximity to highly classified traffic arteries with access to public transit as well as on-site parking.

Use Descriptions: Business Parks; Research and Development; Mixed-Use Structure, Self-storage units, Technology Centers and Corporate Headquarters

Maximum Density, Units/Acre: n/a

Permitted Districts: MU 1-2-3, NS, C1, OI, OIT

Industrial Land Uses



Caption: A logistics distribution center located in Stonecrest, GA



Caption: An example of Heavy Industrial activity located in Stonecrest, GA

Light Industrial (M-LI): The intent of the Light Industrial Character Area is to identify areas that are appropriate for industrial-type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low-intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution, or other nuisance characteristics.

Use Descriptions: Warehouse Distribution; Wholesale/Trade; Automotive

Maximum Density, Units/Acre: n/a

Permitted Districts: OD, C2, MU 4-5, M

Heavy Industrial (M-HI): The intent of the Industrial Character Area is to identify areas that are appropriate for more intense land uses that are industrial-related. This designation consists of heavy and light industrial classifications. These uses shall be located to protect residential and commercial areas from potential disturbances generated by industrial land uses. This designation would consist of land used for warehousing, distribution, manufacturing, assembly, and processing. Where these types of uses generate odors, noise, vibration, air pollution, or other nuisances, the Heavy Industrial Land Use Designation would be appropriate.

Use Descriptions: Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive

Maximum Density, Units/Acre: n/a

Permitted Districts: OD, C2, M, M2

Key Land Use Takeaways

- The City of Stonecrest is bifurcated by Interstate 20. North of I-20 are the majority of light and heavy industrial activity in the city. This area not only has kept the long-running rock quarry industry in the area, but has also attracted transportation and warehouse facilities to East DeKalb County. The industrial land uses are important for the City of Stonecrest’s job and tax base.
- South of I-20 are the majority of residential and retail centers and nationally-recognized natural resources in Stonecrest. The majority of the City wants to retain its natural amenities and relative low-density while creating opportunities for mixed-use activities at key intersections. The opportunities for the most dense, multi-use and regionally impactful developments are along the I-20 spine.



Caption: View of a future land use board at a community meeting

DEMOGRAPHIC ANALYSIS

City of Stonecrest, with an estimated population of 59,445, has experienced a growth rate of 11.3% since 2017. The population of DeKalb County has grown by 3.4% during the same period, reaching a total of just over 760,000. The median age in the City of Stonecrest is 34.5, slightly younger than the County median age of 36.3. In terms of average household size, the City of Stonecrest surpasses DeKalb, with 2.90 compared to 2.63. Additionally, around half of the City of Stonecrest households own their homes they reside in, in contrast to the County where over 57.9% of households are homeowners. Lastly, the median household income of \$63,438 in the City of Stonecrest is slightly below the County \$76,044

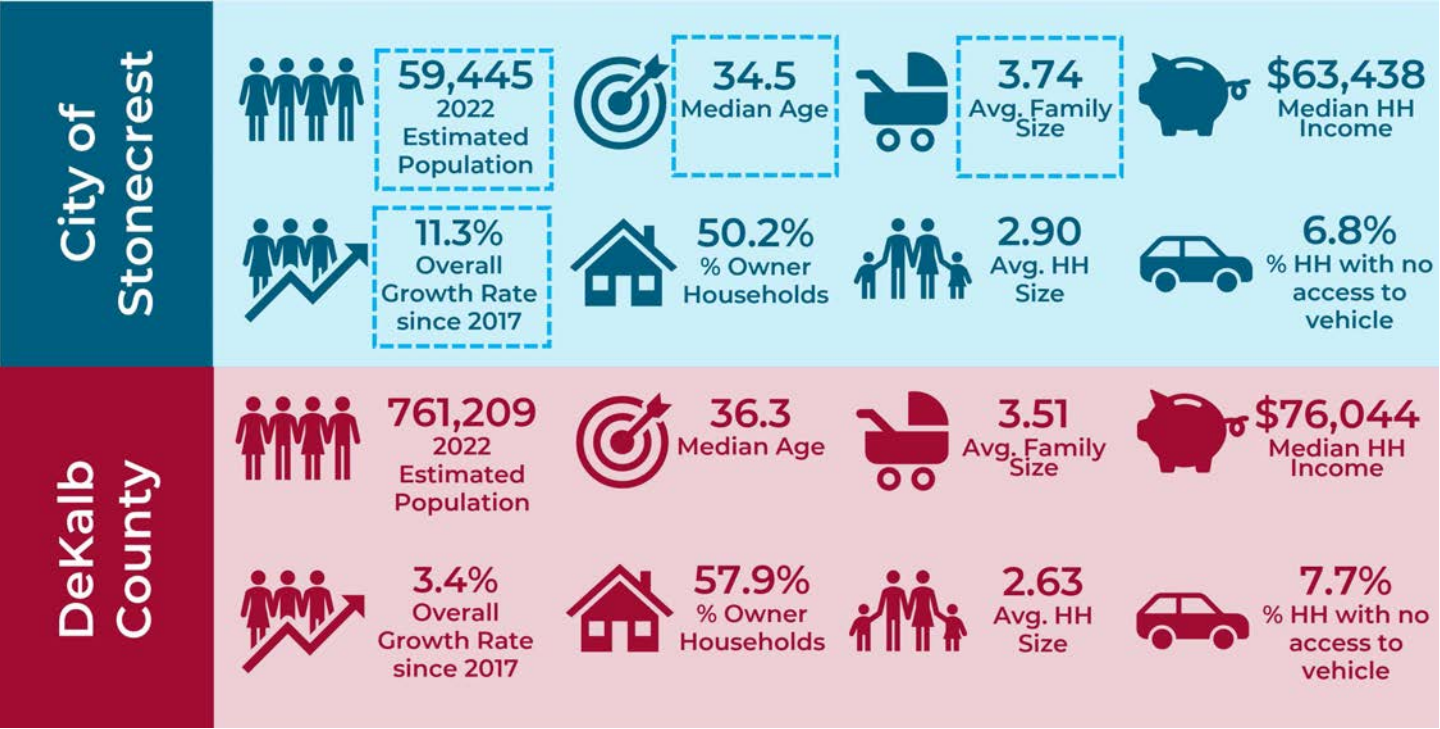


Figure 1. Demographic overview of Stonecrest and DeKalb County
Source: ACS 5-Year 2022

Population Characteristics

Over the past five years, the City of Stonecrest has experienced a notable 11.3% growth, reaching a total population of approximately 59,445 in 2022, and maintaining a compound annual growth rate of 2.2%. The median age in Stonecrest stands at 34.5, with 62.2% of residents being under the age of 34. Stonecrest attracts a considerable number of young families, as evidenced by its average family size of 3.74 and the predominant age group being children under 14. In comparison to DeKalb, Stonecrest has lower percentages of residents aged 55 and above.

Area	Total Population		Annual Growth Rate	2022 Median Age
	2017	2022		
City of Stonecrest	53,420	59,445	11.3%	34.5
DeKalb County	736,066	761,209	3.4%	36.3
Atlanta MSA	5,700,990	6,094,752	6.9%	36.9

Figure 2. Population and Age Comparison
Source: ACS 5-Year 2017 & 2022

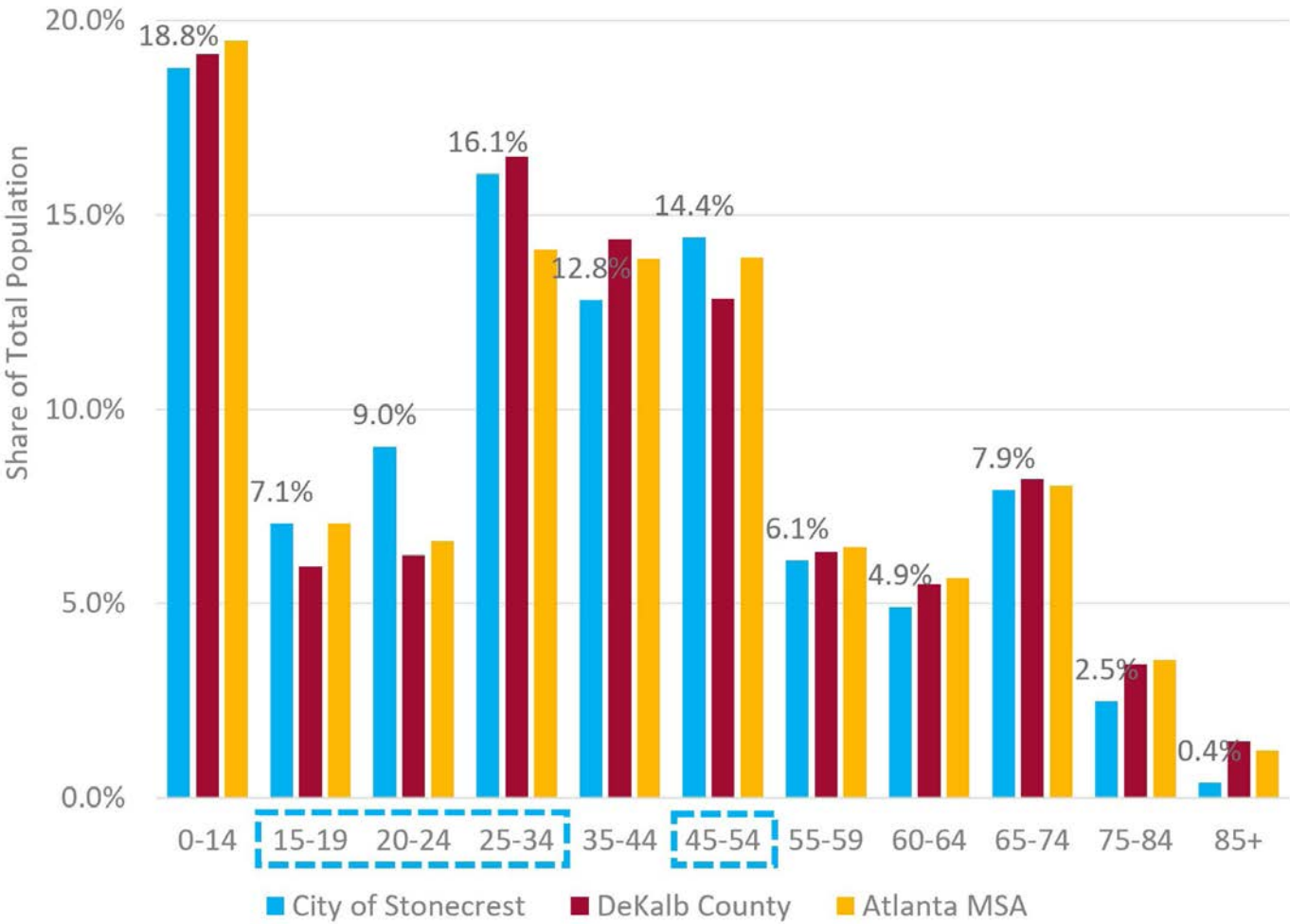


Figure 3. Comparison of Age Cohorts, 2022
Source: ACS 5-Year 2022

The City of Stonecrest is characterized as a minority-majority community, with a racial distribution of 90.9% Black, 2.8% White, 0.1% American Indian, 0.5% Asian/Pacific Islander, 4.7% Two or More Races, and 1.1% Other Race. In comparison, DeKalb County exhibits a racial composition of 31.9% White, 52.8% Black, 0.7% American Indian, 6.3% Asian/Pacific Islander, 5.8% Two or More Races, and 2.5% Other Race. Within Stonecrest, only 2.7% of residents identify as Hispanic, a considerably lower percentage than the 8.5% observed at the County level.

A total of 27.6% of Stonecrest residents aged 25 and above hold a college degree or higher, in contrast to DeKalb County, where 46.6% of the population has attained an advanced degree. 36.4% of Stonecrest residents have completed only a high school diploma or have educational attainment below that level, compared to 29.2% of DeKalb residents

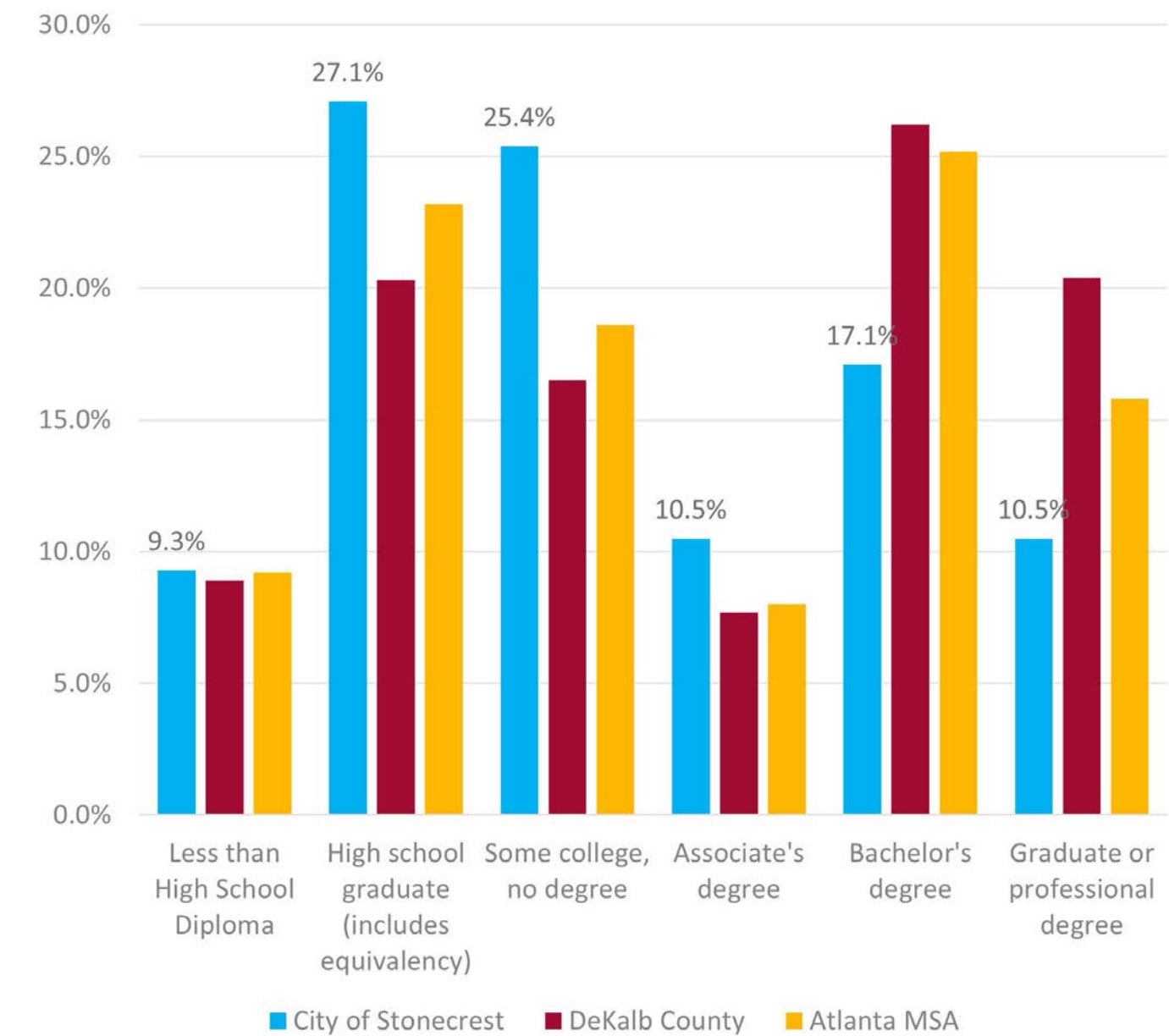
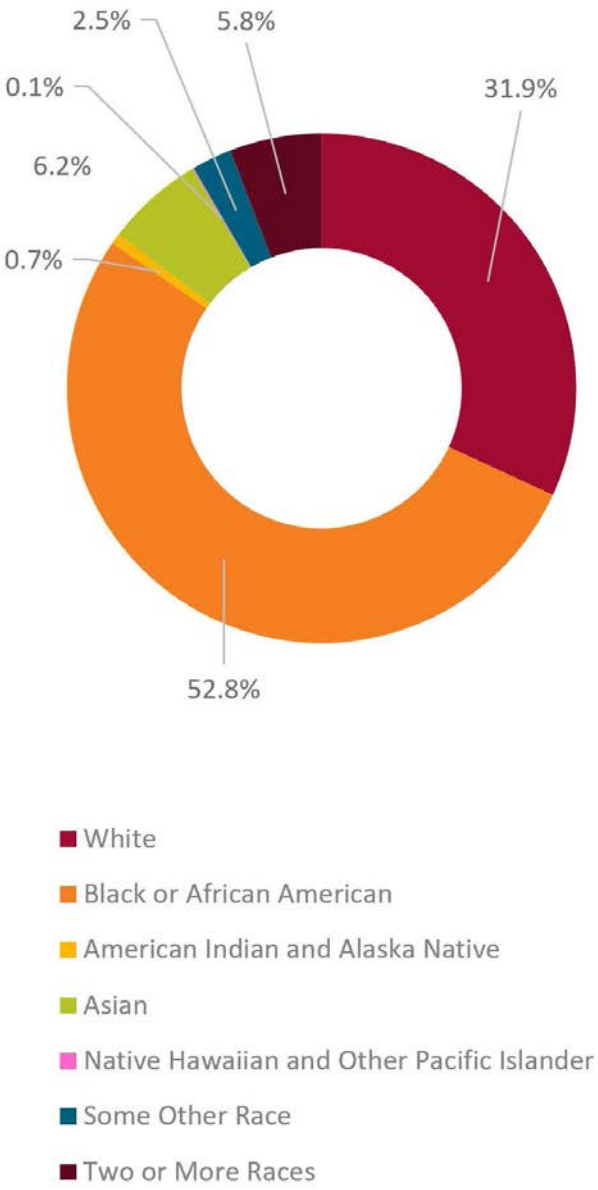


Figure 4. Comparison of Educational Attainment, 2022
Source: ACS 5-Year 2022

DeKalb County



City of Stonecrest

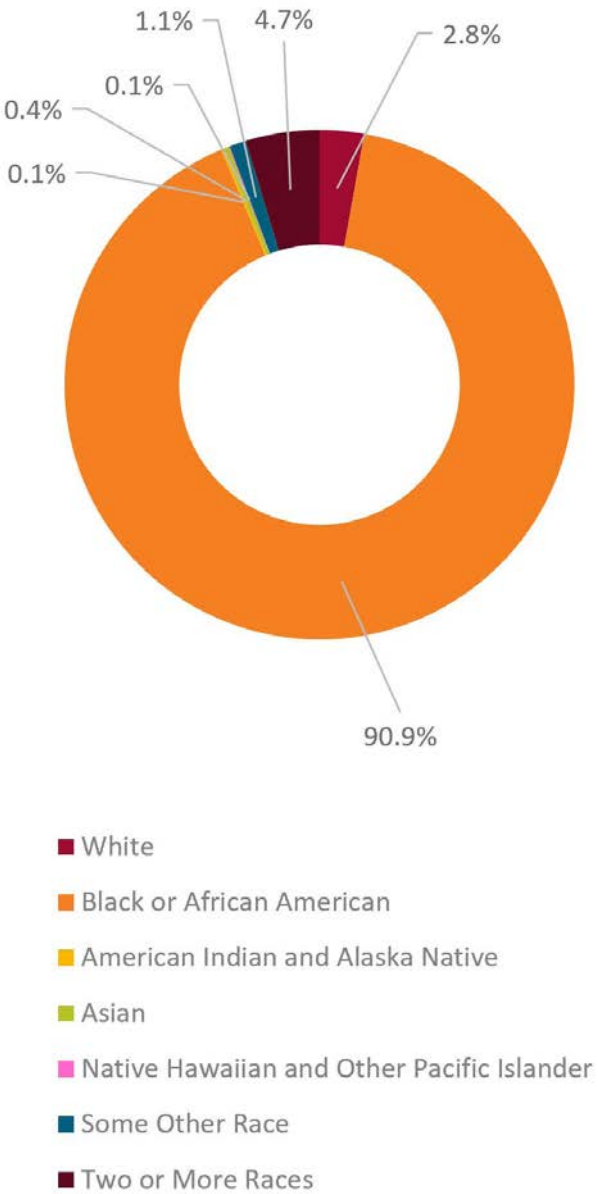


Figure 5. Racial Make-up in DeKalb County and Stonecrest, 2022
Source: ACS 5-Year 2022

Stonecrest Tapestry Segmentation

Developed by ESRI, Tapestry Segmentation classifies households based on 67 distinct classifications that mirror national trends in housing preferences, spending habits, and participation in the labor force. Typically, smaller areas are more uniform, featuring fewer represented segments, while larger areas display a greater number of segments at varying percentages, showcasing a spectrum of diverse households.

Stonecrest is characterized by twelve tapestry segments. There are four segments surpassing the 10% threshold, **Metro Fusion**, **Up and Coming Families**, **Young and Restless**, and **Family Foundations**. This pattern is often observed in smaller geographic areas with more uniform household compositions.

Metro Fusion, the most prominent tapestry segment in the county, represents non-native English speakers in single-parent or single-person households. Members of this segment are diligent professionals focused on advancing their careers and social status.

The second-largest segment, **Up and Coming Families**, are predominately new families in new suburban housing subdivisions who are seeking affordable housing. This group is extremely ambitious and hardworking, with a high labor force participation (71%) and careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others’ opinions.

Young and Restless tapestry represents 14.9% of households, featuring well-educated young workers either living alone or in shared non-family dwellings. This highly mobile market, just beginning their careers, tends to relocate frequently. They are avid internet users and discerning shoppers.

Family Foundations consist of well-educated mix of married couples, single parents, grandparents, and children (young and adults). This group is known for their strong focus on religion and character, as well as style and appearance.

Lastly, **Home Improvements** households, constituting 6.9% of households, are mostly married-couples who own their homes in the suburbs, creating long commutes to work. This group is classified as cautious consumers who do research before buying, and spend heavily on eating out due to their long commutes and busy lives.

The additional segmentations include:

- Home Improvement – 6.9%
- City Strivers – 6.3%
- Workday Drive – 6.2%
- Bright Young Professionals – 5.7%
- Comfortable Empty Nesters – 1.7%
- Modest Income Homes – 1.5%
- Urban Edge Families – 0.6%
- Down the Road – 0.1%



Figure 6. Stonecrest Tapestry Segments
Source: ESRI Business Analyst

Key Demographic Takeaways

- From 2017 to 2022, the City of Stonecrest experienced a 11.3% growth rate, significantly higher than DeKalb growth rate of 3.4%
- The median age in the City of Stonecrest is 34.5, slightly younger than the County median age of 36.3.
- Stonecrest has a smaller percentage of residents with a college degree or higher compared to DeKalb.
- The City of Stonecrest has an average household size of 2.90, compared to 2.63 for DeKalb County.
- Around half of the City of Stonecrest households own their homes they reside in, in contrast to the County where 57.9% of households are homeowners.

HOUSING ANALYSIS

The City of Stonecrest median household income is \$63,438, which is a lower than DeKalb (\$76,044) and the Atlanta MSA (\$82,625) median household income. In Stonecrest, 58.6% of households earn less than \$75,000. The largest concentration of households in Stonecrest earn \$50,000-74,999, accounting for 19%. 50.5% of DeKalb households and 54% of Atlanta MSA households earn more than \$75,000.

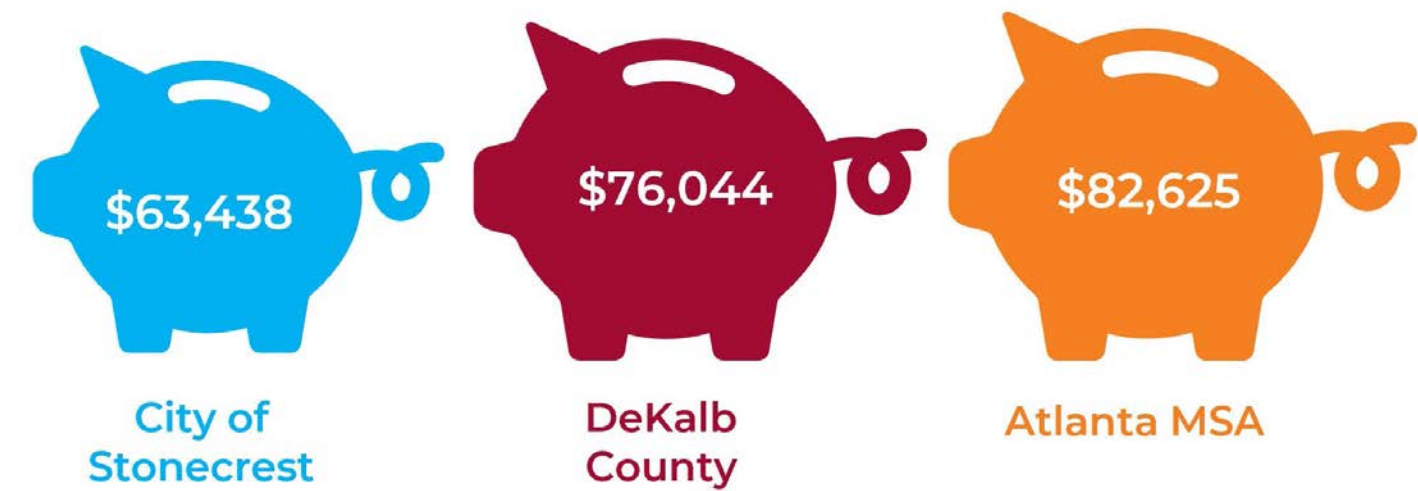


Figure 7. Median Household Income, 2022
Source: ACS 5-Year 2022

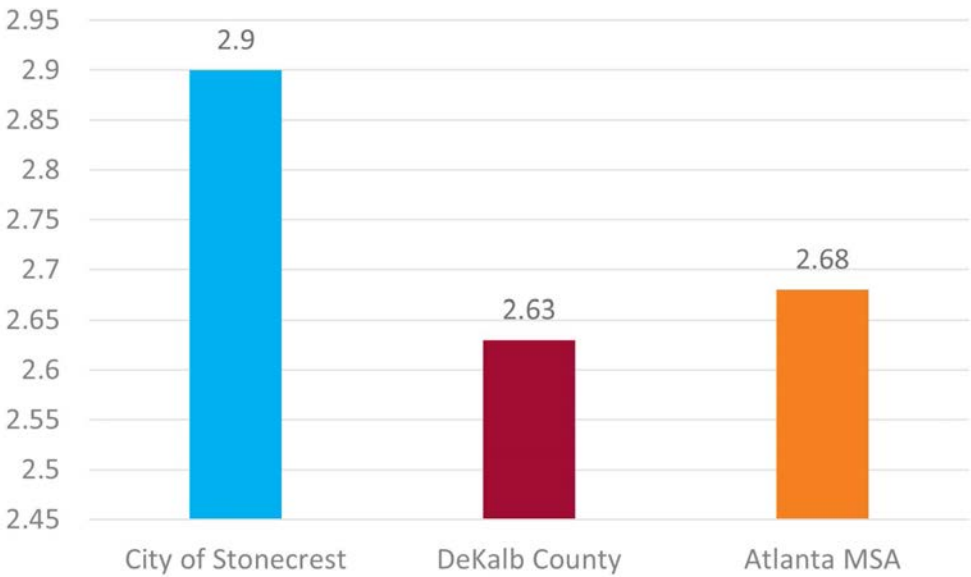


Figure 8. Household Size Comparison, 2022
Source: ACS 5-Year 2022

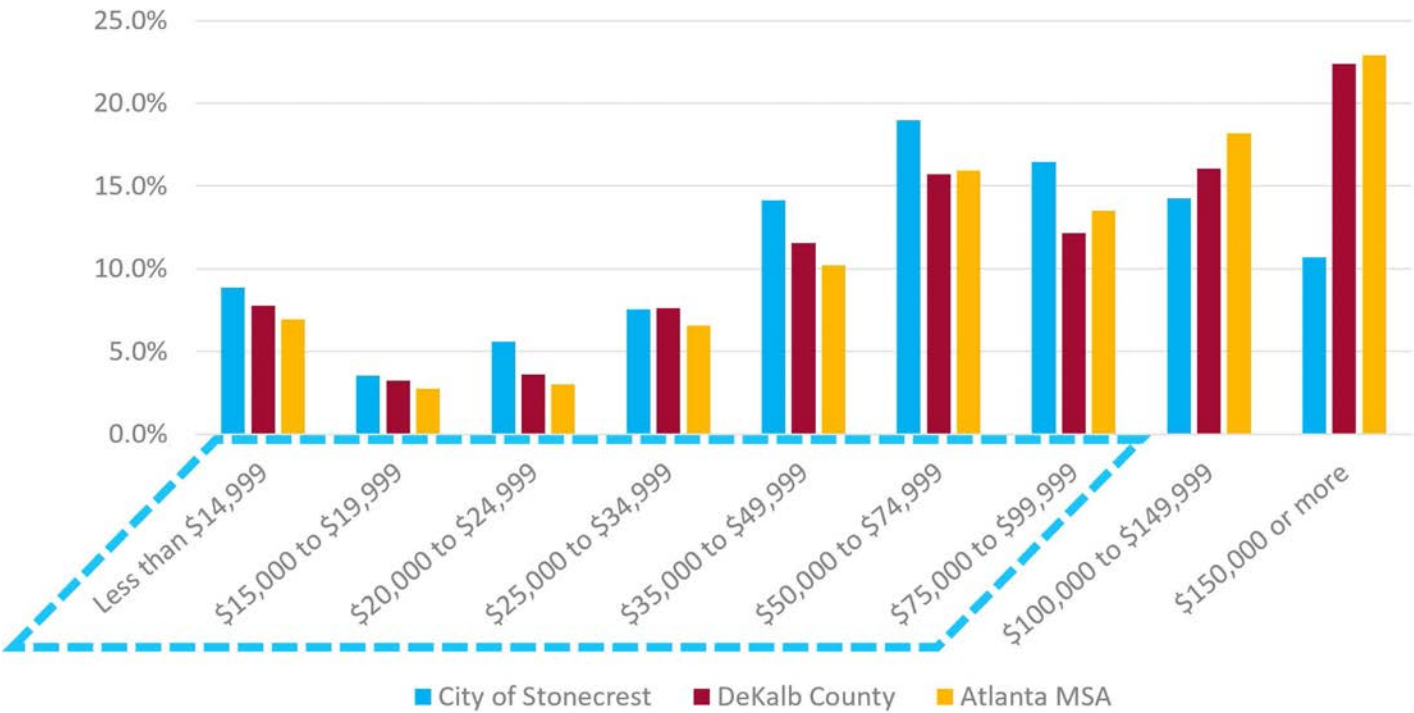


Figure 9. Household Income, 2022
Source: ACS 5-Year 2022

The composition of Stonecrest housing inventory by unit closely mirrors that of DeKalb, with single-family homes comprising the largest segment. The majority of Stonecrest housing stock was built from 1980 to 2010. Whereas, DeKalb has a higher share of housing constructed during the 1960s and 1970s compared to the Stonecrest, slightly aging its housing inventory. Stonecrest maintains an almost equal distribution between owner-occupied and renter-occupied units, in contrast to the County and MSA, which exhibit higher rates of homeownership.

2022	City of Stonecrest	DeKalb County	Atlanta MSA
Owner-Occupied	50.2%	57.9%	65.3%
Renter-Occupied	49.8%	42.1%	34.7%
Median Home Sale Price (2020)	\$156,681	\$250,000	\$216,000

Figure 10. Housing Summary Facts
Source: ACS 5-Year 2022, ARC Metro Atlanta Housing Strategy 2020

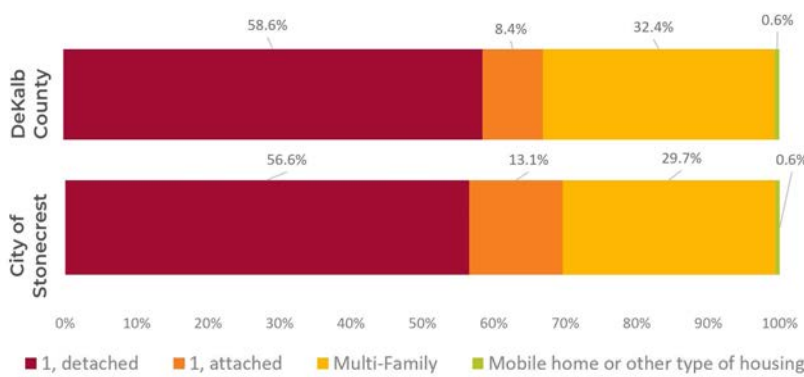


Figure 12. Housing Units by Type, 2022
Source: ACS 5-Year 2022

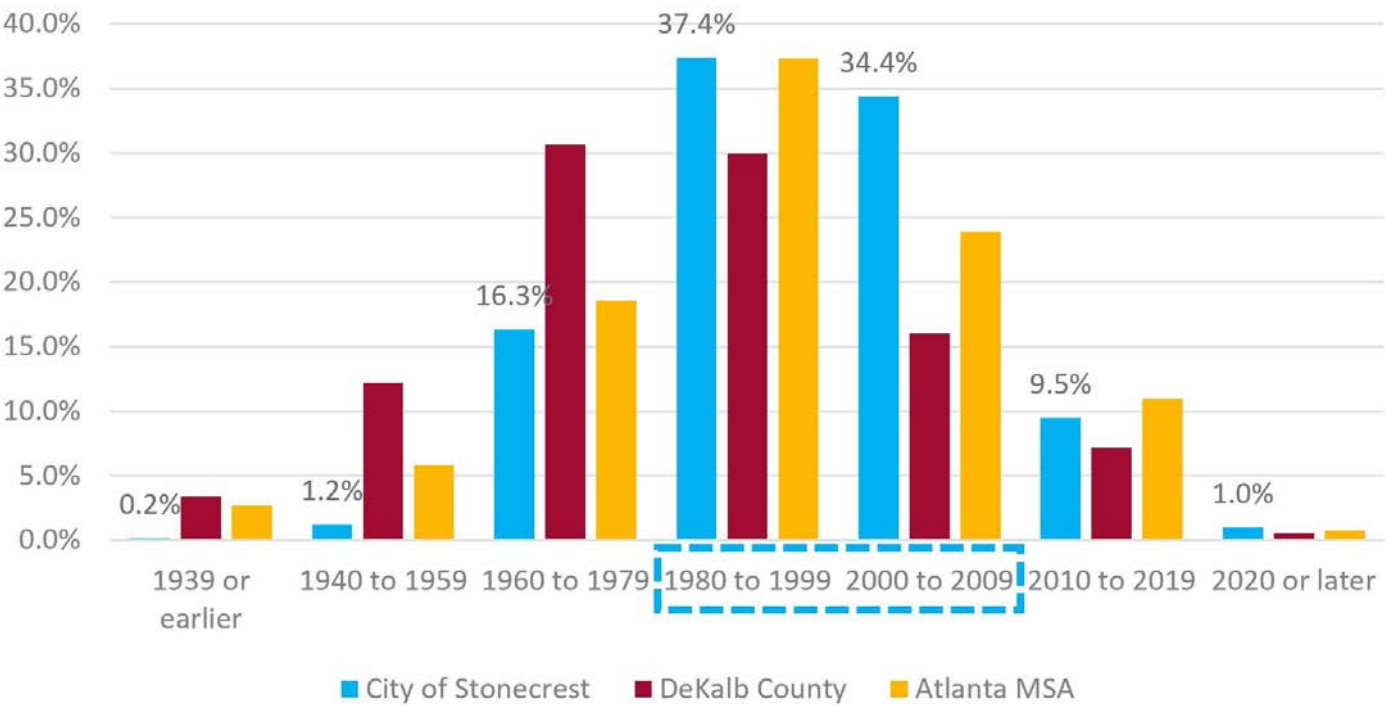
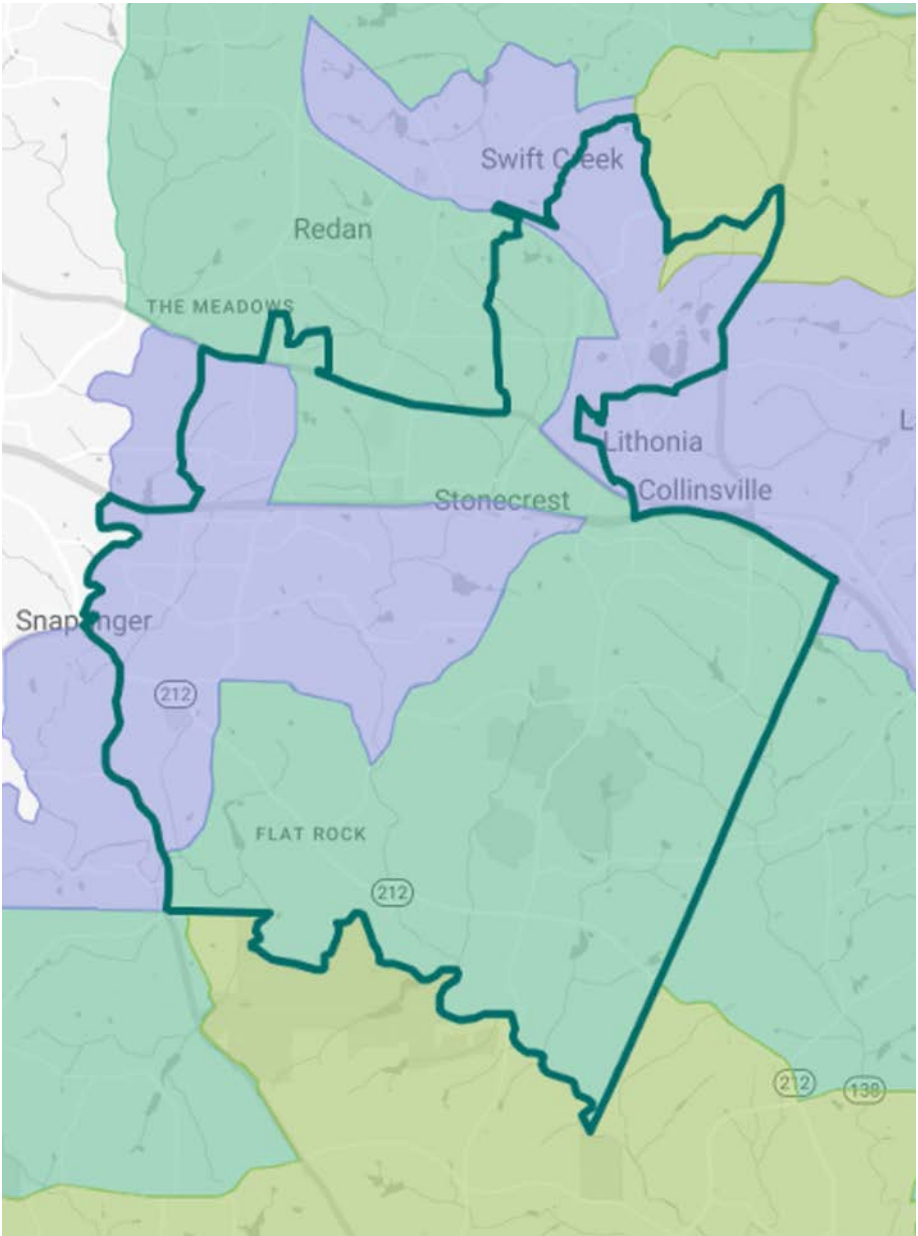


Figure 11. Share Housing Units by Decade Completed
Source: ACS 5-Year 2022

Metro Atlanta Housing Strategy

The Atlanta Regional Commission developed the Metro Atlanta Housing Strategy that provides housing market data and information, as well as potential implementation strategies, for cities and counties throughout the ARC 10 County Region. Stonecrest comprises three submarkets, with the majority featuring suburban neighborhoods offering housing at lower-to-moderate prices. Between 2013 and 2020, there has been a substantial 130% increase in the median home sale price and a significant 90% growth in the price per square foot of homes. As of 2020, the median home sale price stands at \$156,681, with a median building area of 1,628 sq ft.



Stonecrest

64% SUBMARKET 7

Suburban neighborhoods with lower-to-moderate-priced housing, biggest increase in renters

35% SUBMARKET 8

Suburban neighborhoods with lowest-priced single-family homes, mix of renters and owners

1% SUBMARKET 9

Lower-priced rural areas

CITY SNAPSHOT	
Median Home Sale Price (2020)	\$156,681
Change in Median Home Sale Price (2013-20)	+130%
Home Sale Price Per Sq Ft (2020)	\$85.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-20)	+90%
Median Building Area of Home Sales (2020)	1,628 sq ft
Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020. Explore this data further in the DATA EXPLORER	

Figure 13. Stonecrest Snapshot and Subarea map
Source: ARC, Metro Atlanta Housing Strategy

Housing Key Takeaways

- Stonecrest median household income is \$63,438, compared to DeKalb median household income of \$76,044 and the Atlanta MSA of \$82,625.
- Stonecrest has a slightly newer housing stock than DeKalb County and has a lower median home sale price.
- Stonecrest maintains an almost equal distribution between owner-occupied and renter-occupied units, in contrast to the County and MSA, which exhibit higher rates of homeownership.

ECONOMIC ANALYSIS

Evaluating the economic statistics for the City, the largest industrial sector is Manufacturing, accounting for 17.2% of jobs. DeKalb largest job sector is Health Care and Social Assistance, accounting for 16.7% of jobs. Just above a quarter of Stonecrest residents have at least a Bachelor degree, which is lower than the percentage for DeKalb.

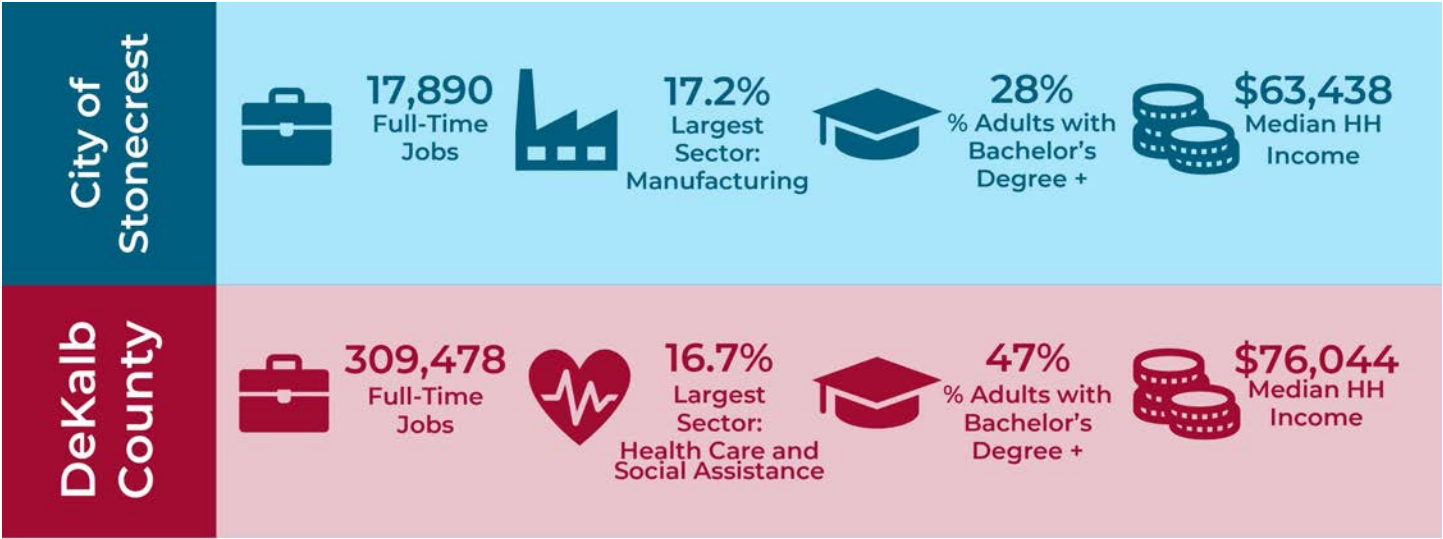


Figure 14. Economic overview of Stonecrest and DeKalb County
Source: ACS 5-Year 2022

Employment Growth

The City of Stonecrest has seen an average annual job growth of 196 positions. During the Great Recession, disruptions mirrored national patterns. Surprisingly, while the pandemic led to job losses nationally, Stonecrest experienced an increase in employment opportunities.

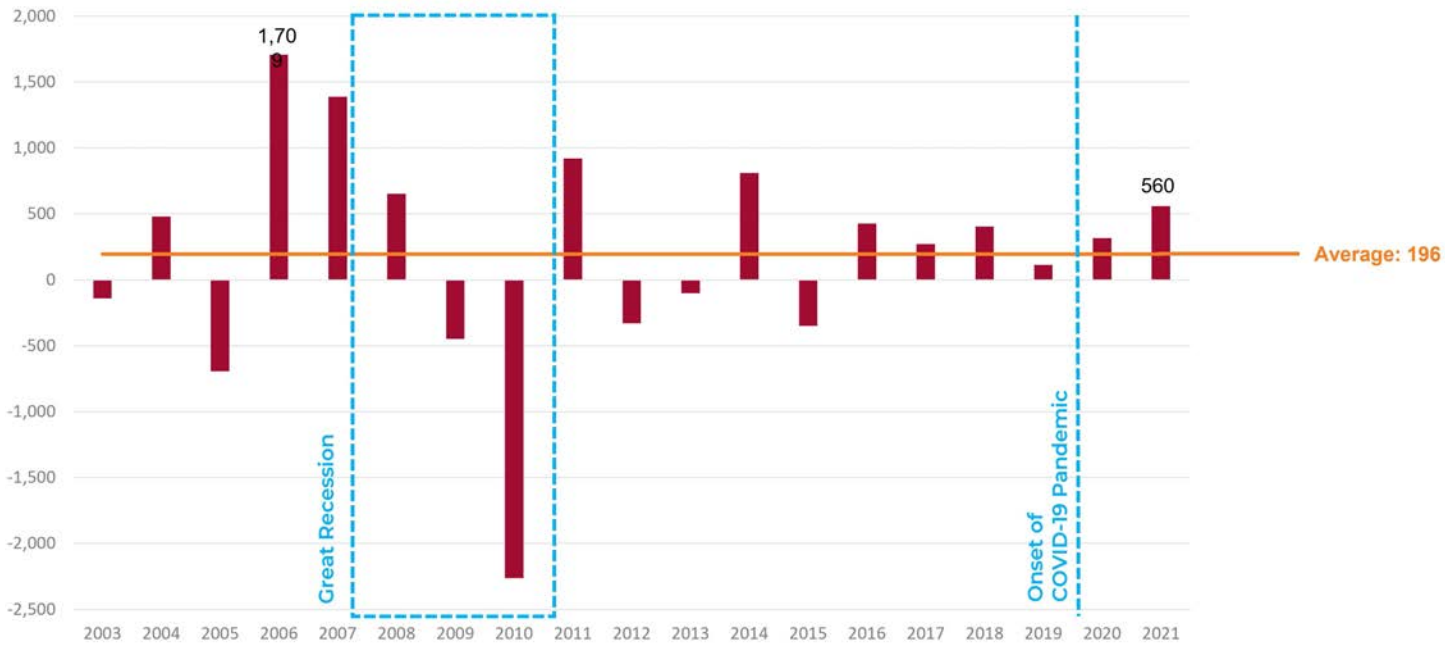


Figure 15. Annualized Job Growth in Stonecrest
Source: ACS 5-Year 2022 and LEHD on the Map

Employment Characteristics

In Stonecrest, the top industry is manufacturing, representing 3,083 positions (17.2% of total jobs). Additionally, DeKalb primary industry is healthcare and social assistance, with 51,813 jobs (16.7% of total employment). In the figures below, red boxes emphasize the commonality of the top industries in both Stonecrest and DeKalb County, including manufacturing and healthcare and social assistance.

DeKalb County Top Three Industries	2021
Health Care and Social Assistance	51,813 (16.7%)
Educational Services	39,958 (12.9%)
Retail Trade	34,648 (11.2%)

City of Stonecrest Top Three Industries	2021
Manufacturing	3,083 (17.2%)
Retail Trade	3,022 (16.9%)
Transportation and Warehousing	2,530 (14.1%)

DeKalb County Industry Classification, 2021

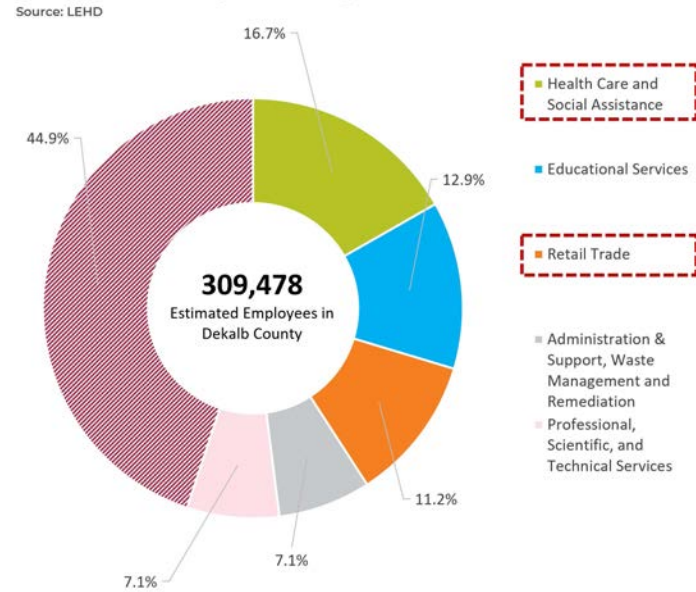


Figure 16. DeKalb County and Stonecrest Industry Classification, 2021
Source: LEHD on the Map

City of Stonecrest Industry Classification, 2021

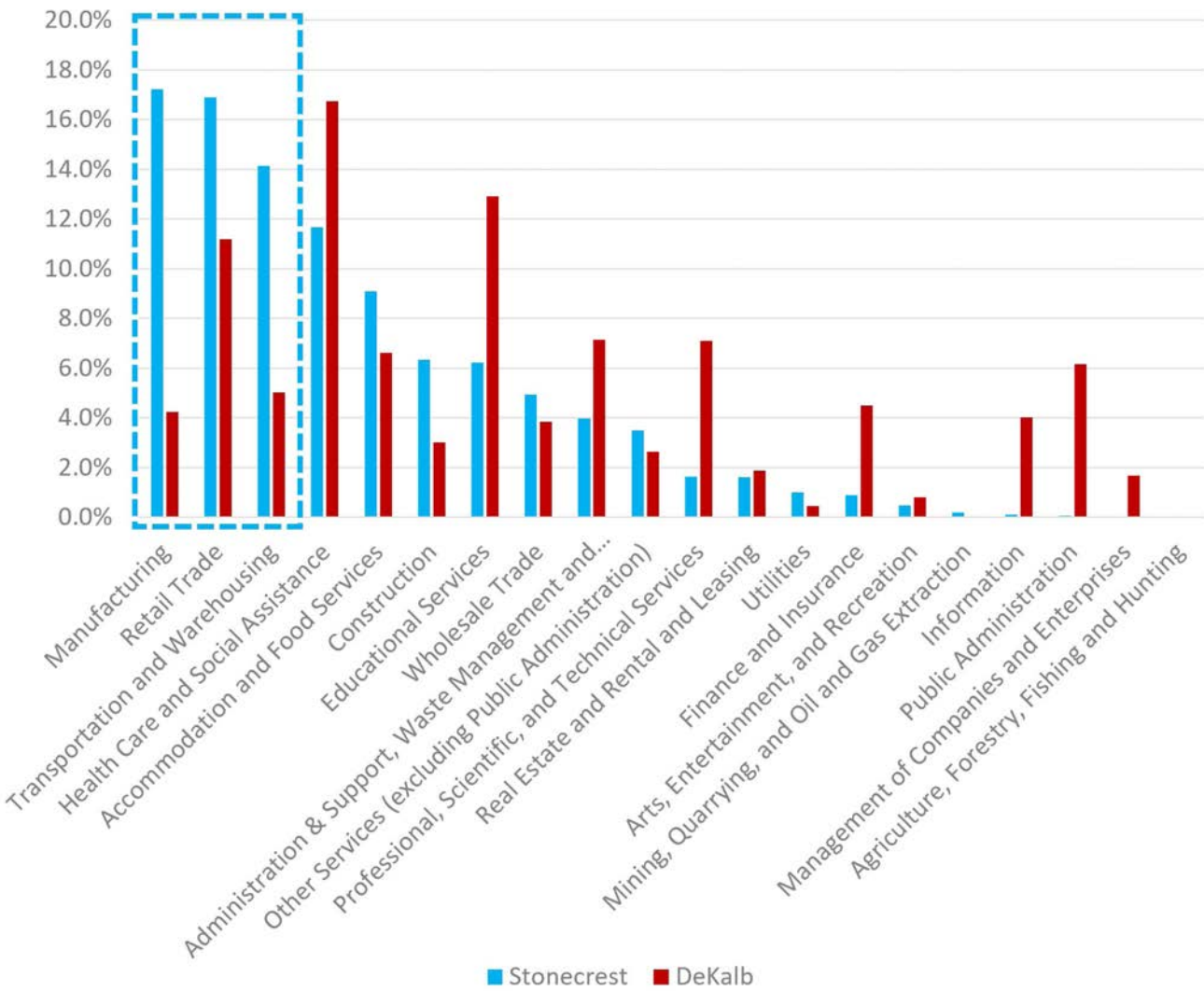
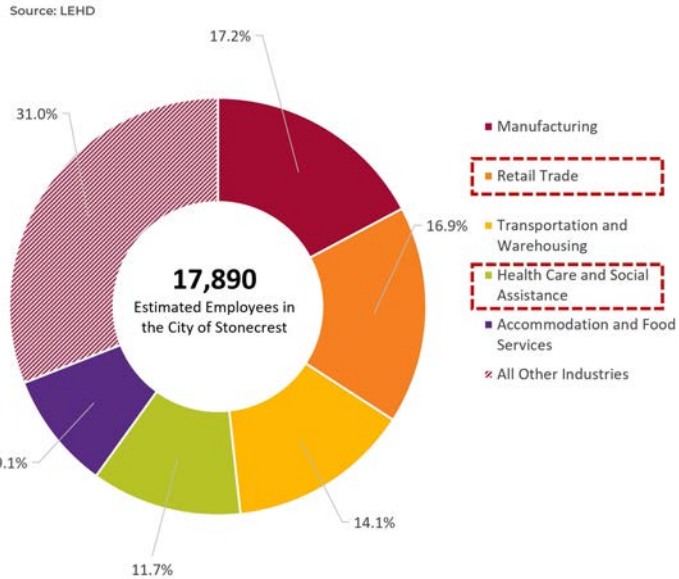


Figure 17. Comparison of Jobs by Industry, 2021
Source: LEHD on the Map

Job Density

The job density maps illustrate the distribution of employment within the City across its five primary industry sectors. A significant portion of employment opportunities in the City are concentrated around I-20 and major arterials, such as Lithonia Industrial Boulevard, Turner Hill Road, Covington Highway, and Stone Mountain Lithonia Road. Manufacturing and transportation and warehousing is primarily situated in the western and northern portions of the City, whereas retail trade, health care and social assistance, and accommodation and food services are predominantly clustered along I-20.

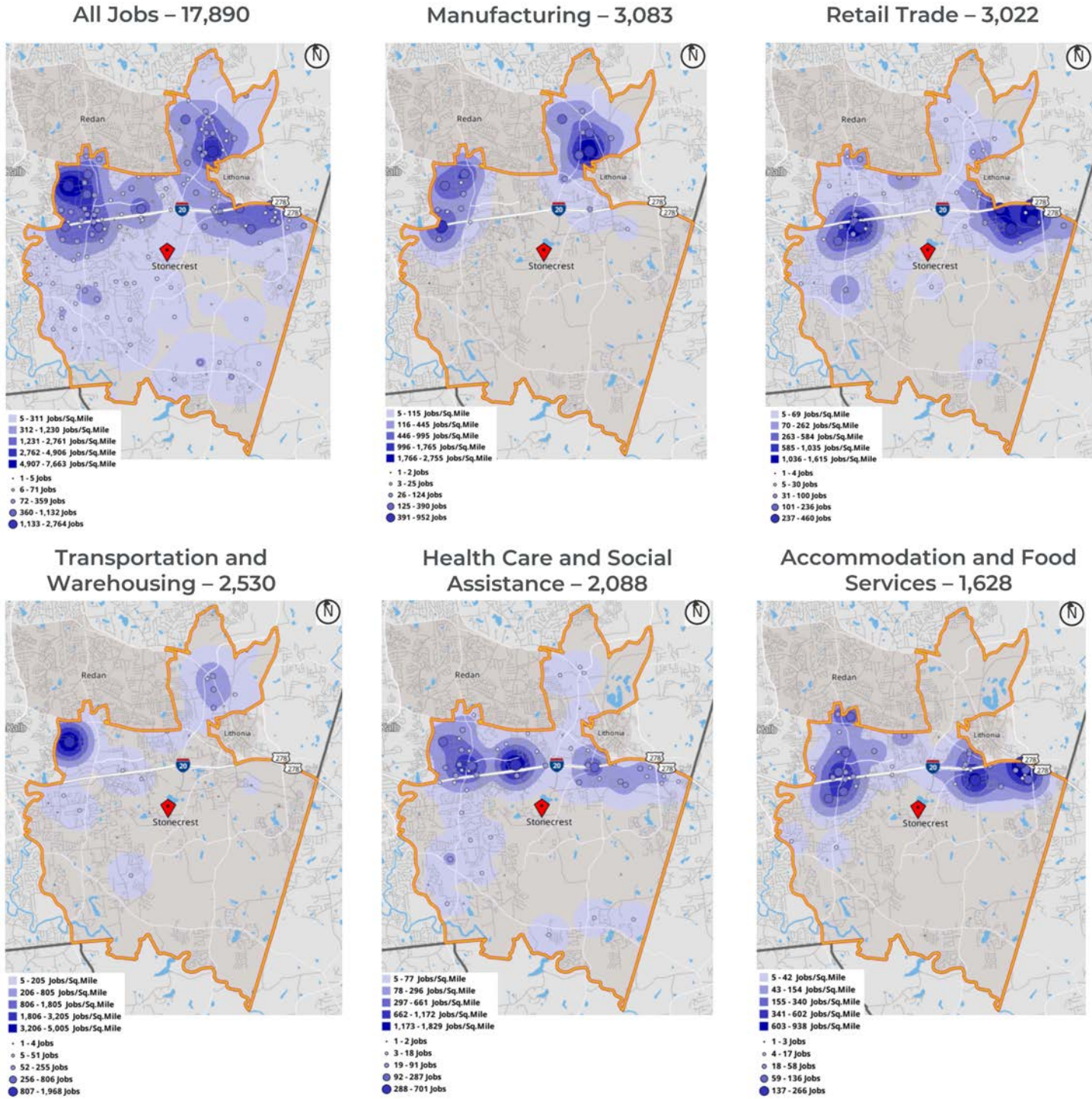


Figure 18. Job density maps
Source: LEHD on the Map

Vehicle Trips

Among its population of commuters, 16,776 individuals journey into Stonecrest daily, 1,114 residents contribute to the local workforce, while 21,261 people commute out of the city for their employment.

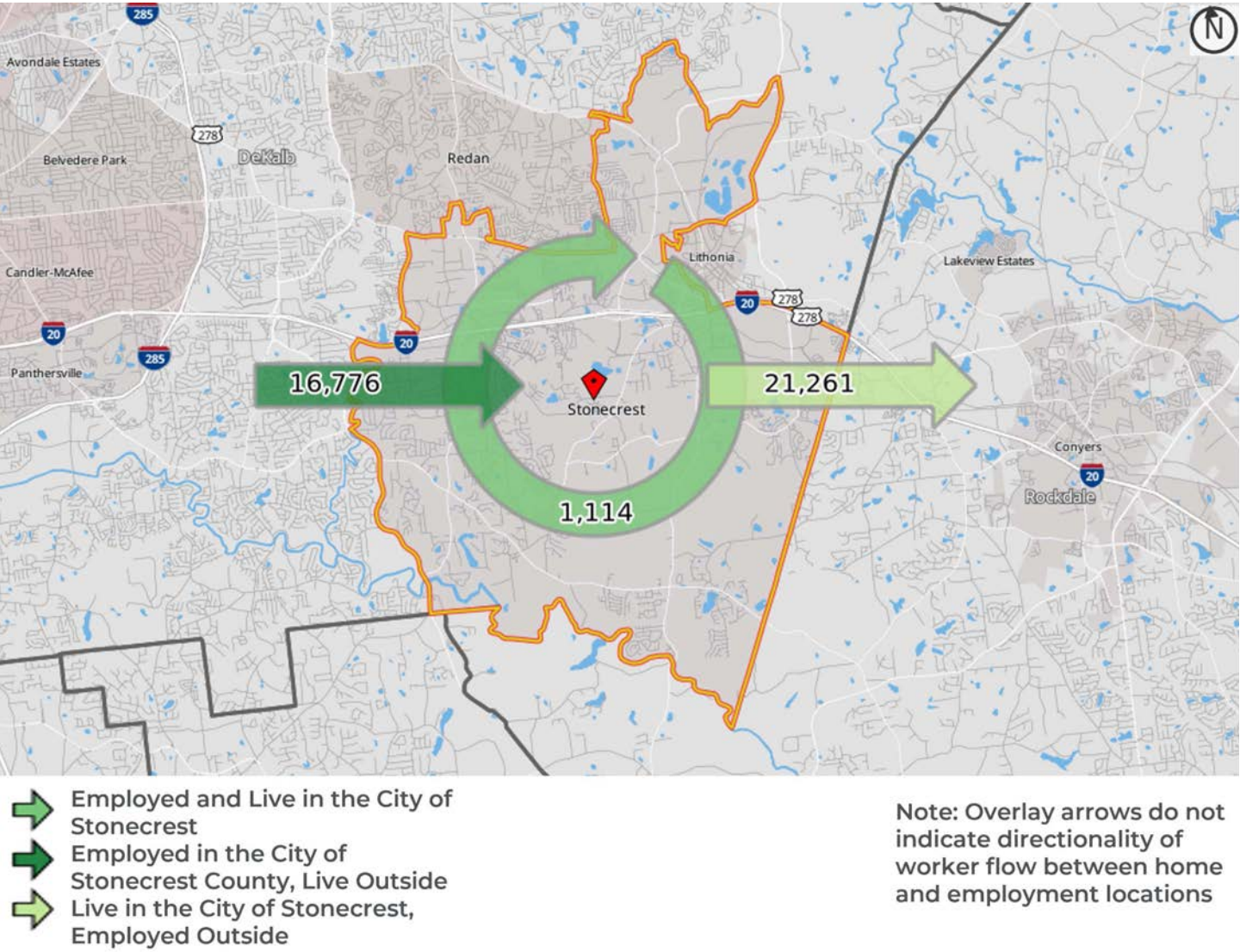


Figure 19. Employment Inflow-Outflow Map, 2021
Source: LEHD on the Map

Where Workers Live Who are Employed in Stonecrest

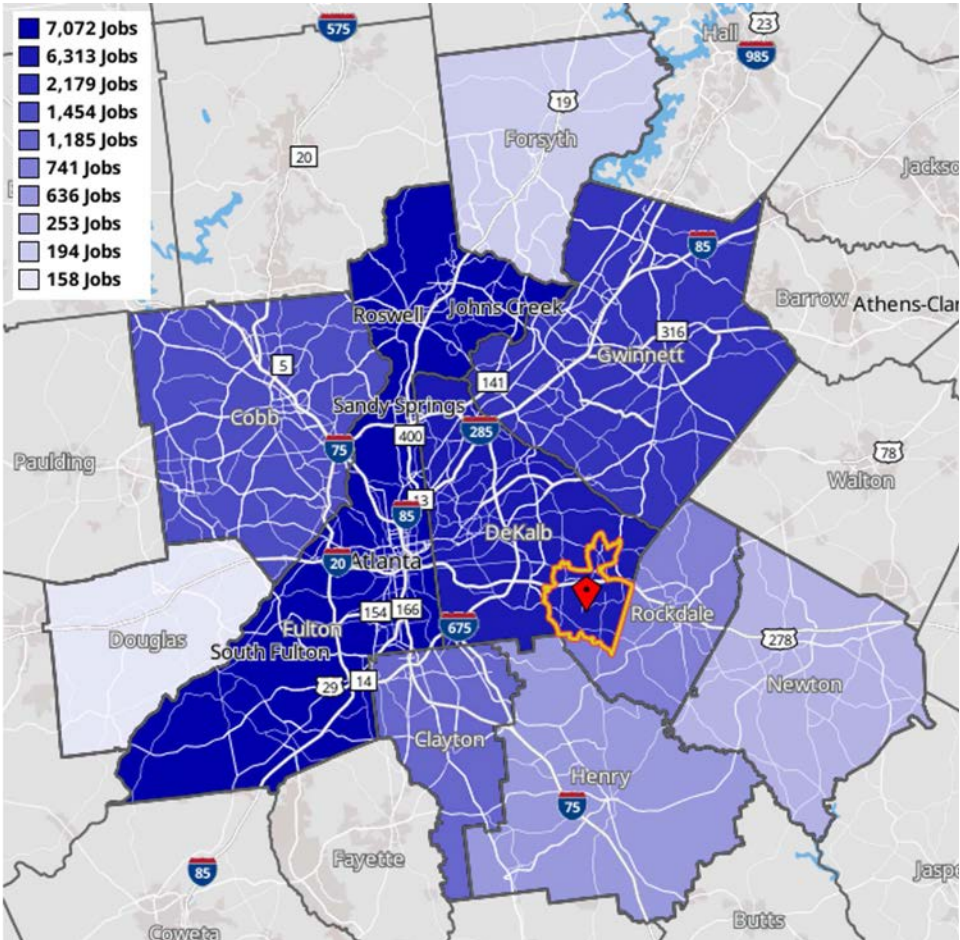
For the 16,776 individuals commuting into Stonecrest primarily originate from Fulton County (31.6%), DeKalb County (28.2%), and Gwinnett County (9.7%).

For the 1,114 residents who live and work within Stonecrest, their internal employment is distributed across various sectors. The majority, comprising 52.7%, find employment in all other services, while 23.9% are employed in the trade, transportation, and utilities sector, and 23.4% are employed in the Goods Producing industries.

Job Counts by Counties Where Workers Live

	2021	
	Count	Share
Fulton County	7,072	31.6%
DeKalb County	6,313	28.2%
Gwinnett County	2,179	9.7%
All Other Locations	6,811	30.4%

Figure 20. Job Counts by Counties Where Workers Live
Source: LEHD on the Map



Where People Who Live in Stonecrest are Commuting to for Work

For the 21,261 residents commuting out of the City of Stonecrest for work predominantly head northwest, seeking opportunities in other areas of DeKalb and Fulton County.

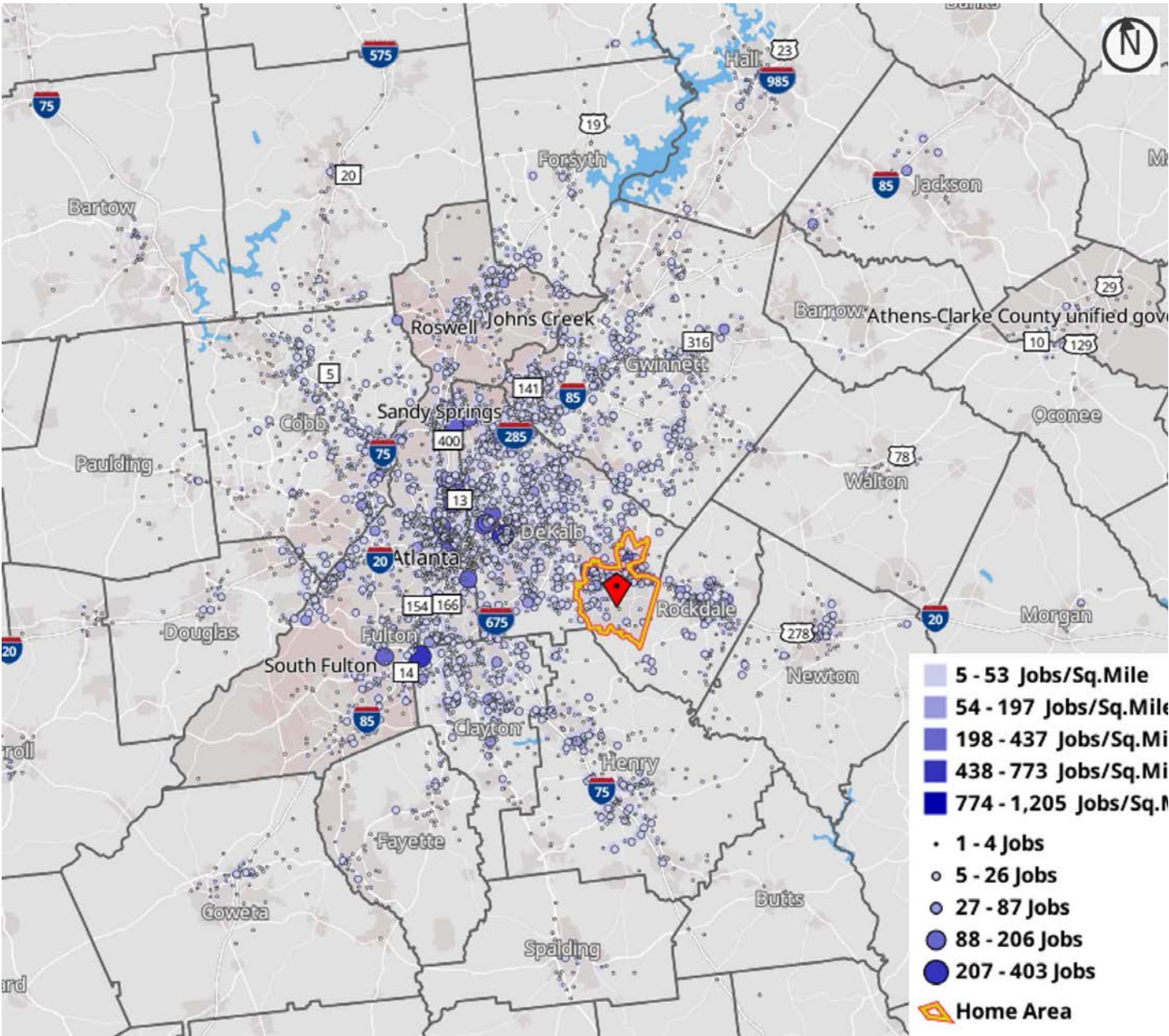
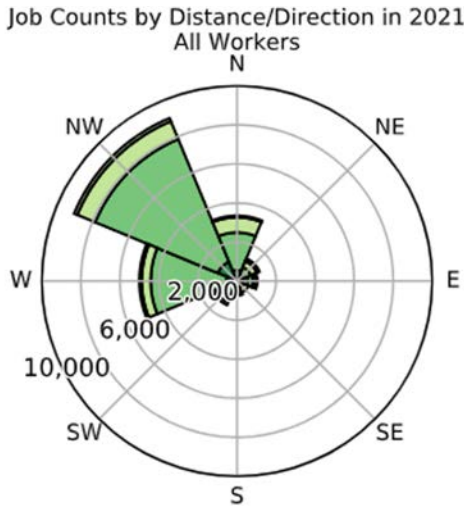


Figure 21. Where people who live in stonecrest are commuting to
Source: LEHD on the Map

Economic Strategy from Path Forward: City of Stonecrest Economic Development Plan, 2024

The City of Stonecrest Economic Development Plan, 2024, identified goals and initiatives to foster economic growth throughout the City. The plan includes recommendations derived from existing and future conditions, community input, stakeholder outreach, and previous planning efforts. As it relates to this comprehensive plan update, notable priority areas and relevant recommendations are included across the following categories: organizational infrastructure, marketing, land development, targeted economic sectors and industries, and workforce infrastructure.

The recommendations for organizational infrastructure encompass a proposal to create additional staff positions geared towards business attraction, recruitment, marketing, and organizing special events. The plan recommends leveraging the Stonecrest Development Authority to aid in desired development and redevelopment efforts, as well as establishing robust relationships with state and regional economic development agencies and organizations to foster collaboration and support. Additionally, there is an emphasis on collaborating with local entities such as the Stonecrest Chamber, Stonecrest Business Alliance, and educational institutions to bolster community engagement and partnerships. Furthermore, coordination with departments responsible for Planning and Zoning, as well as Finance, is recommended to ensure streamlined processes. The plan also explores the possibility of creating a Community Improvement District (CID) or Tax Allocation District (TAD) to further enhance economic development initiatives within the city.

Marketing recommendations include increasing engagement of the Communications Department to better incorporate the overall economic development vision into all marketing materials and developing marketing materials which showcase available programs and inventory.

Land development recommendations encourage the development of a City Center Master Plan, the establishment of a strong sense of identity, and a review of zoning districts to better accommodate desired development. The plan encourages higher density developments which address affordability and increase market demand for retail. The plan also suggests the creation of temporary public places or activities through tactical urbanism strategies.

Targeted economic sectors and industries called out in the plan focus on professional services, health care, film and entertainment, transportation and logistics, light manufacturing, retail, and the tourist trail.

Workforce infrastructure recommendations include collaboration with the Planning Department to preserve industrial areas and land designated for conservation, as well as conducting a survey of businesses and local employees to understand their housing concerns and preferences.

Additionally, alongside the Path Forward, the City of Stonecrest has developed an Economic Strategy derived from Stonecrest’s Film, Music, and Digital Entertainment Strategic Plan. This initiative aims to attract and retain film, music, and digital entertainment companies, reflecting the rapid expansion of this sector in Georgia and along the I-20 Corridor. Key strategies include aligning existing and future initiatives with the Stonecrest Film and Entertainment Commission, establishing an Entertainment District, developing a One-Stop Shop for entertainment-related licensing and regulations, and fostering partnerships with local creative industries, Arabia Mountain Alliance, and other relevant organizations.

Economic Key Takeaways

- Manufacturing represents the largest industry in Stonecrest constituting 17.2% of jobs.
- The majority of existing employment within the City is situated along Interstate 20 and other nearby roadways.
- There is a higher number of individuals commuting out of the City for work compared to those traveling into the City.
- The majority of those commuting to the City are from Fulton, DeKalb, and Gwinnett Counties.
- Those commuting out of the City are primarily traveling northwest to the region’s center and northern employment centers.



Caption: View of Arabia Mountain

TRANSPORTATION ANALYSIS

Roadway Functional Classification

Roadways are divided into categories based on the mobility and accessibility the roadway provides. The categories, depicted on the map on the following page, are:

- Interstates: highest classification, long distance travel, and high speeds
- Principal Arterial: serve major centers of metropolitan areas
- Minor Arterial: connected to principal arterials and provide connectivity to smaller geographical areas
- Major Collector: move traffic through residential, commercial, and industrial areas
- Local Road: direct access to abutting land at lower speeds

Within City of Stonecrest, Interstate 20 runs through the Northern portion of the City, and there is one principal arterial, Snapfinger Rd. Stonecrest has eight minor arterials, including: Browns Mill Rd, Evans Mill Rd, Panola Rd, Covington Hwy, Klondike Rd, Rockland Rd/Turner Hill Rd, Lithonia Industrial Blvd, and S Stone Mountain Lithonia Rd.

Level of Service

Level of Service (LOS) grades how close a roadway is to allowing free flow of traffic. LOS A-D are usually considered acceptable in urban areas. The maps below display level of service throughout the city at rush hour in the morning and evening.

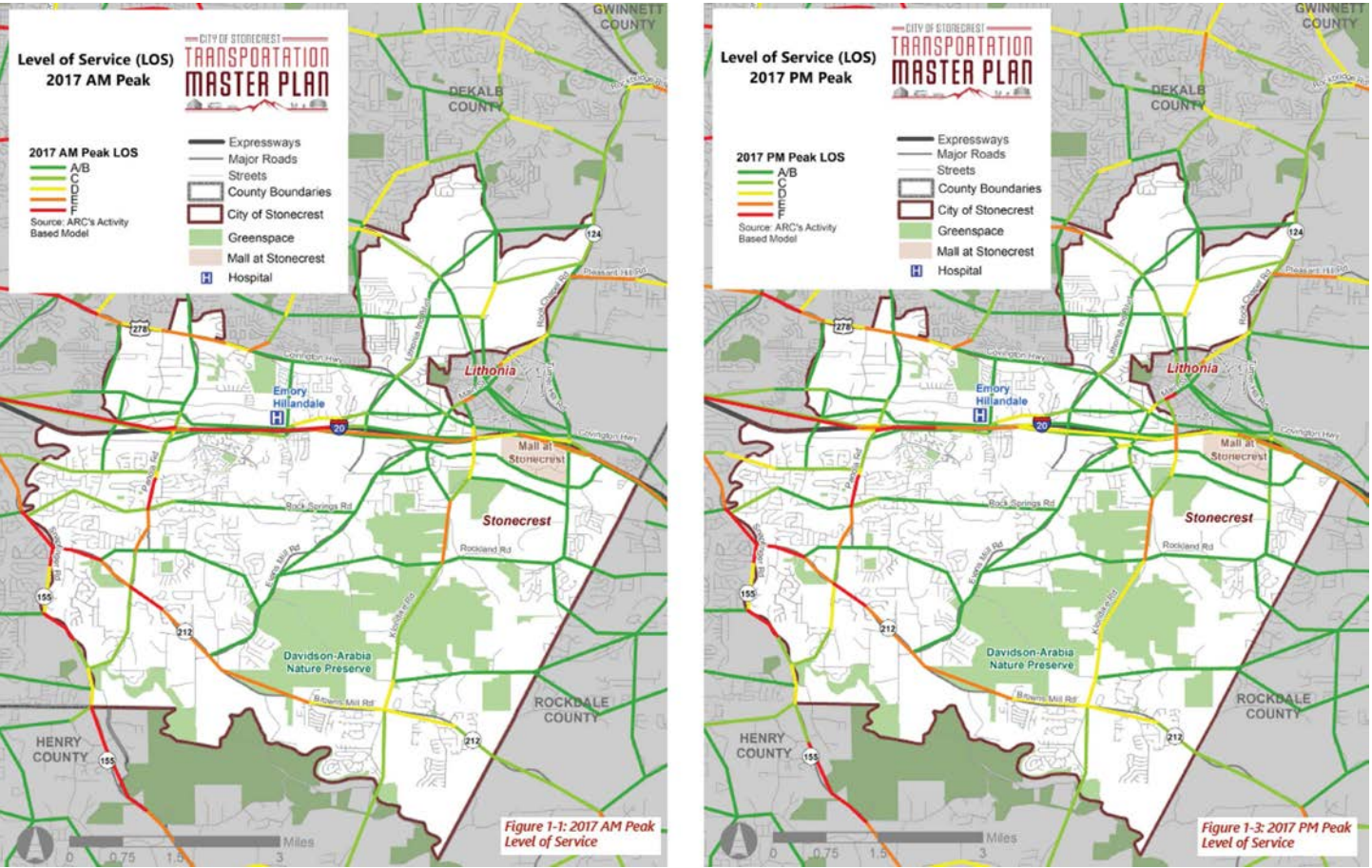


Figure 22. Level of Service AM and PM, 2017
Source: Stonecrest Transportation Master Plan

Roadway Functional Classification Map

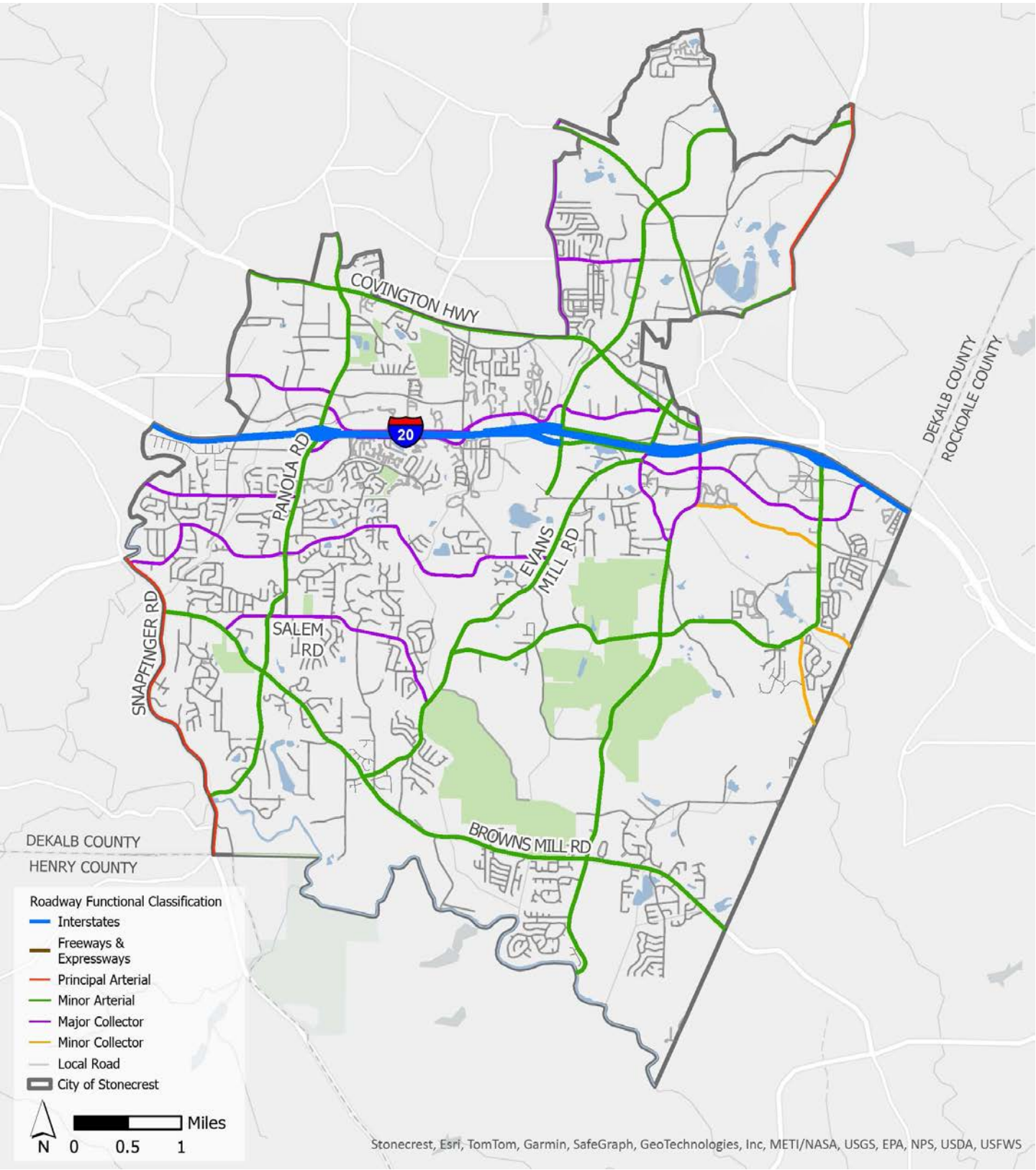


Figure 23. Roadway Functional Classification
Source: GDOT, ESRI, FHWA

Existing Transit Routes

MARTA and Xpress provide transit service throughout Stonecrest as shown in the map. MARTA runs a total of 5 local routes, while Xpress has three commuter routes.

MARTA Bus Routes (5):

- Route 86 – Fairington Road
- Route 111 – Snapfinger Woods
- Route 115 – Covington Highway
- Route 116 – Redan Road
- Route 117 – Rockbridge Road/Panola Road

Xpress Bus (3)

- Route 423 – E Conyer/W Conyer/Panola - MT
- Route 426 – E Conyer/W Conyer/Panola - DT
- Route 428 – W Conyers/Panola – Perimeter

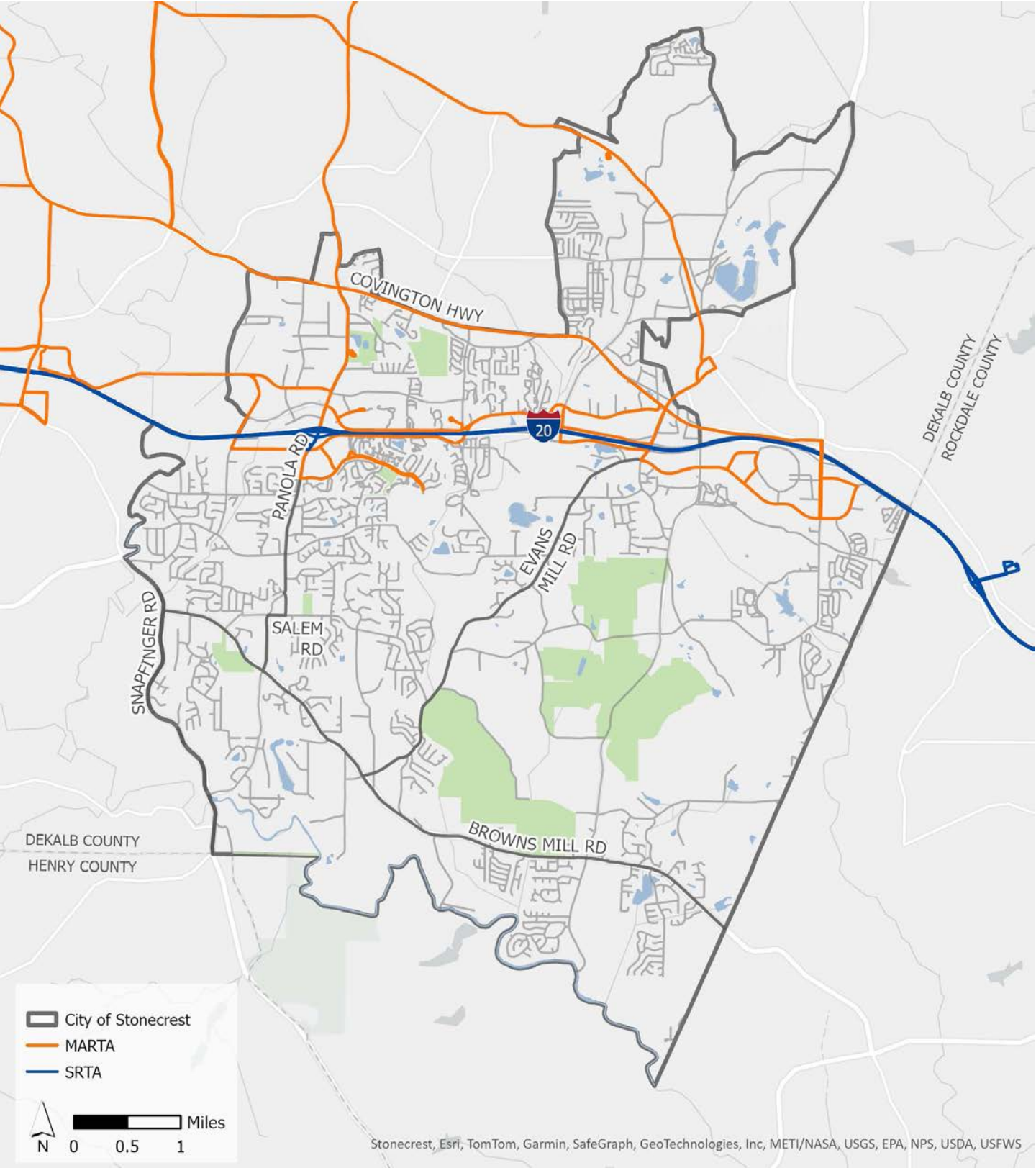


Figure 24. Existing transit routes
Source: GDOT, ESRI, FHWA

Transit Ridership

The Mall at Stonecrest stop sees more than 15 times as much total ridership as any other stop in the city. Covington Highway also sees significant ridership.

Top 10 stops by total boarding (on)/alighting (off)

(Dec 2022 – Apr 2023)

- 1. Mall at Stonecrest (1,037)
- 2. Fairington Road/Chupp Way, Route 86 WB (63)
- 3. Covington Highway/DeKalb Medical Parkway (62)
- 4. Hillandale Drive/Hillandale Park Drive (57)
- 5. Covington Highway/Panola Road, Route 115 WB (53)
- 6. Covington Highway/Phillips Road, Route 115 WB (50)
- 7. Fairington Road/Walmart Drive (49)
- 8. Covington Highway/Panola Road, Route 115 EB (48)
- 9. Covington Highway/Phillips Road, Route 115 EB (45)
- 10. Fairington Road/Chupp Way, Route 86 EB (41)

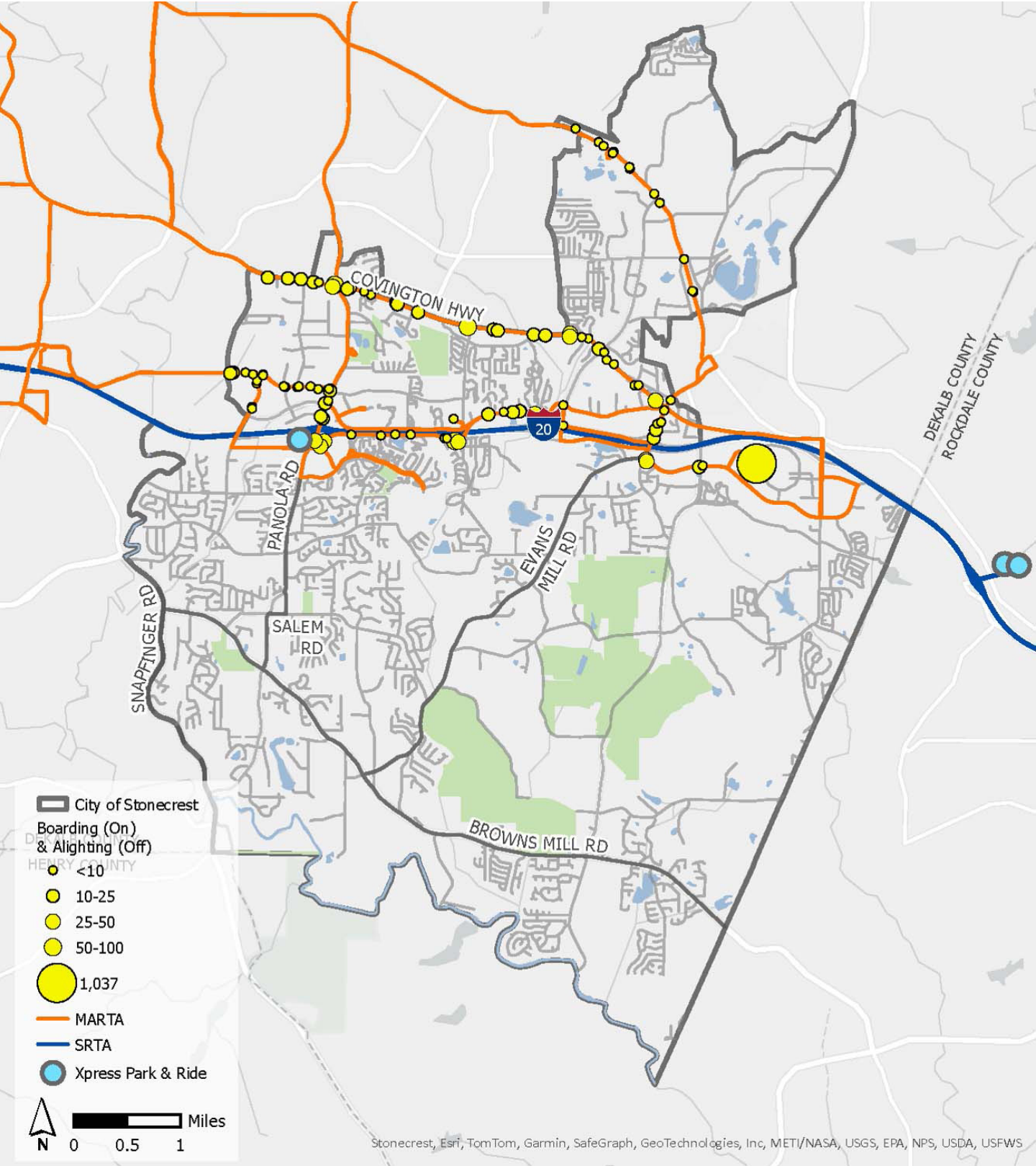


Figure 25. Transit Ridership
Source: GDOT, ESRI, FHWA

All Crash Data

Top 10 Intersections:

- 1. Phillip Bradley Dr and Fairington Parkway
- 2. Easterly Place and Panola Industrial Boulevard
- 3. Hillvale Road and DeKalb Medical Parkway
- 4. Covington Highway and Panola Road
- 5. Covington Highway and Lithonia Industrial Boulevard
- 6. Panola Road and Walden Brook Drive
- 7. Snapfinger Woods Drive and Snapfinger Woods Drive
- 8. Fairington Parkway and Fairington Parkway
- 9. Covington Highway and DeKalb Medical Parkway
- 10. Evans Mill Road and Mall Parkway

Crashes Involving Freight:

- 8% of all crashes
- 10% of all fatal and serious injury crashes

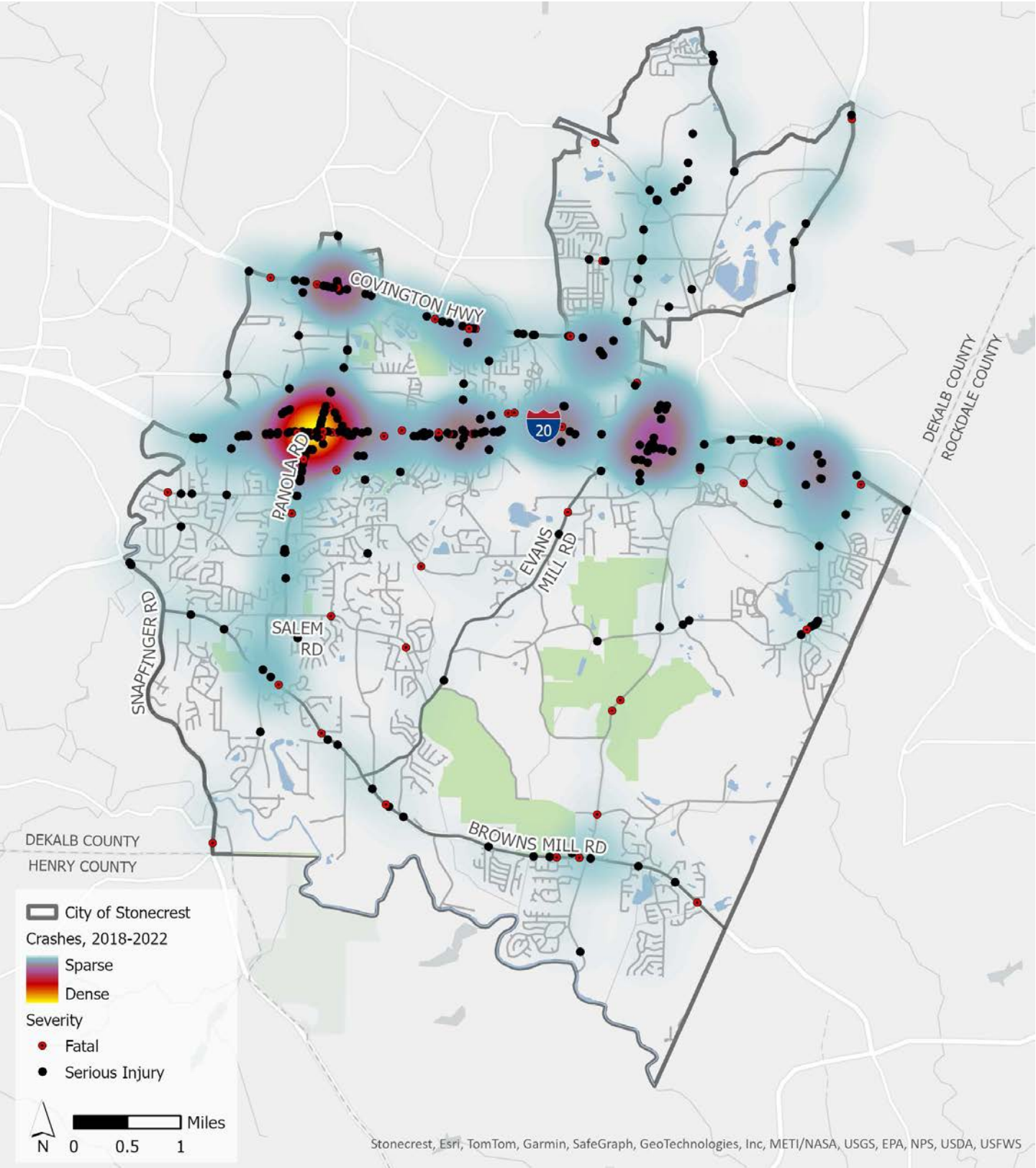


Figure 26. All Crashes in Stonecrest
Source: AASHTOWare, 2018 – 2022

Bicycle/Pedestrian Crash Data

Bicycle/pedestrian crashes are focused along Panola Boulevard, Covington Highway, and at major intersections across the city. Though only 1% of crashes involve pedestrians, 14% of fatal crashes involve them. There were 183 pedestrian crashes (49 fatal or serious injury/353 total), and 15 bicycle crashes (2 fatal or serious injury/353 total).

Top Intersections for Bicycle/Pedestrian Crashes:

- 1. Covington Highway at Panola Road (15 crashes, 2 fatal)
- 2. Chupp Way at Fairington Road (5 crashes)
- 3. Evans Mill Road at Hillandale Drive/Davidson Drive (5 crashes)
- 4. Chupp Road/Covington Highway/Evans Mill Road (5 crashes)
- 5. DeKalb Medical Parkway at Covington Highway (6 crashes, 1 fatal)

Crashes Involving Bicyclists/Pedestrians accounts for:

- 1% of all crashes
- 14% of all fatal and serious injury crashes

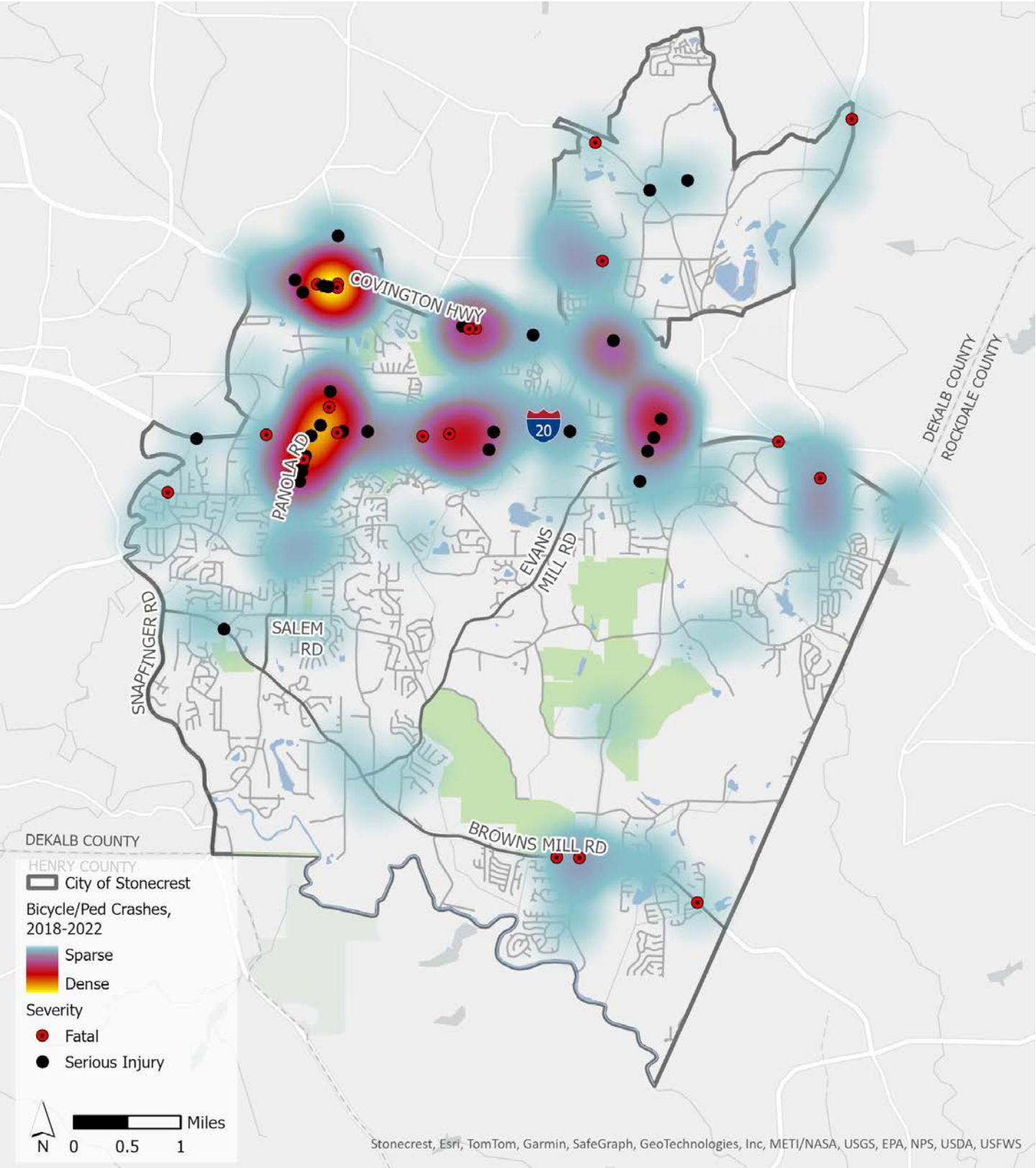


Figure 27. Bike and Pedestrian Crashes
Source: AASHTOWare, 2018 – 2022

Bicycle and Trail Master Plan

The City of Stonecrest Bicycle, Pedestrian, and Trail Plan consists of 76 bicycle and trail projects, including:

- Shared-Use Paths
- Neighborhood Greenways
- Sharrows
- Protected Bicycle Lanes
- Cul-de-Sac Connectors/New Connections

The map includes existing trails, bikeways, and soft trails throughout the City as well. Beyond internal connections to key points of interest within the City, the planned trails and paths also connect to trails in neighboring jurisdictions. This includes Rockdale County to the east, linking additional portions of the Arabia Mountain National Heritage Area and Stone Mountain to the north. These new trail connections will support improvement quality of life within Stone Crest, offering additional recreational and connectivity options for the community.

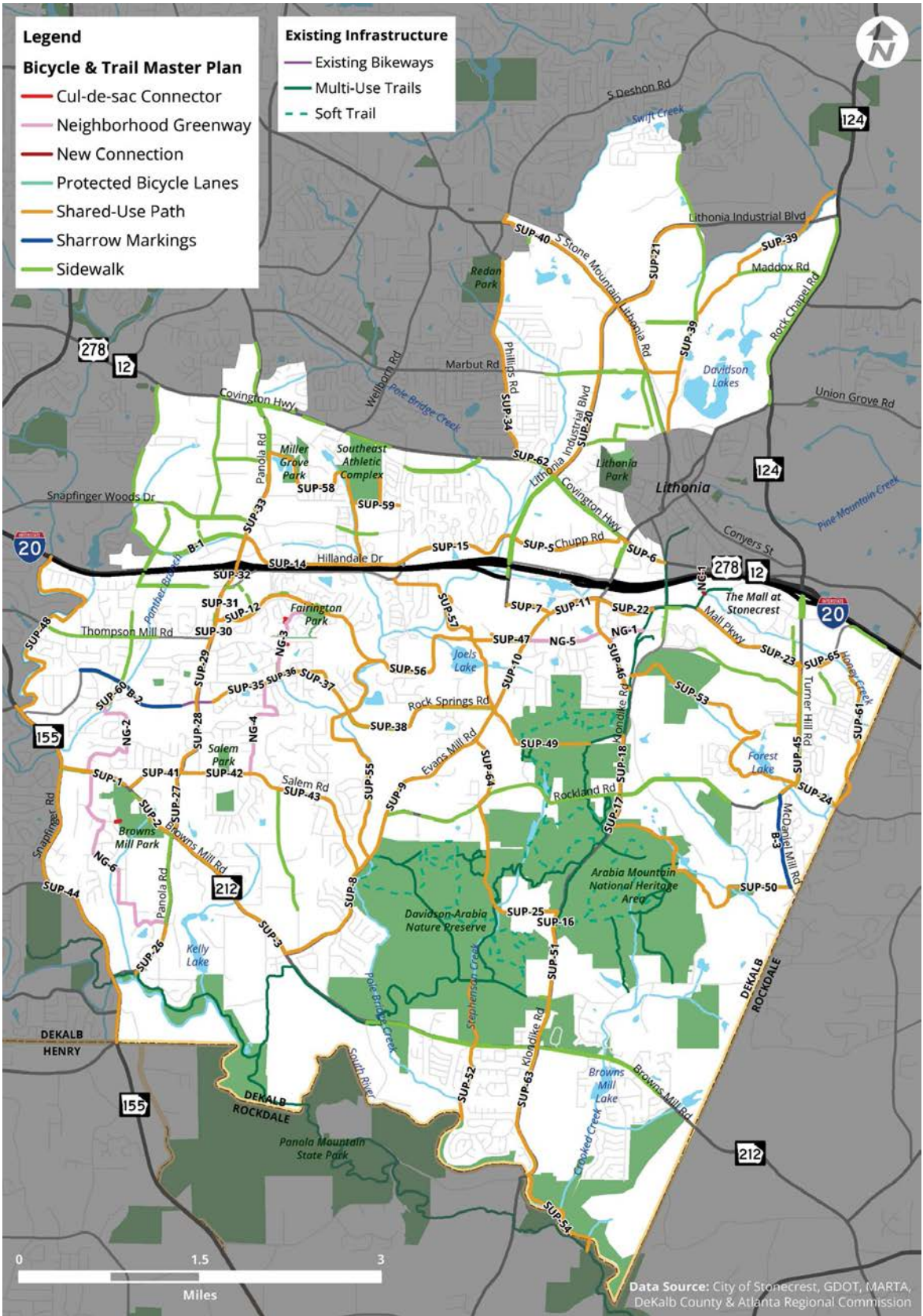


Figure 28. Existing and proposed bike and trail connections
Source: City of Stonecrest Bicycle, Pedestrian, and Trail Plan

Existing Conditions

Sidewalk Master Plan

The Sidewalk Master Plan expands on proposed trails, existing trails, and existing sidewalks to develop citywide connectivity for pedestrians. It consists of 75 projects spanning 41 miles.

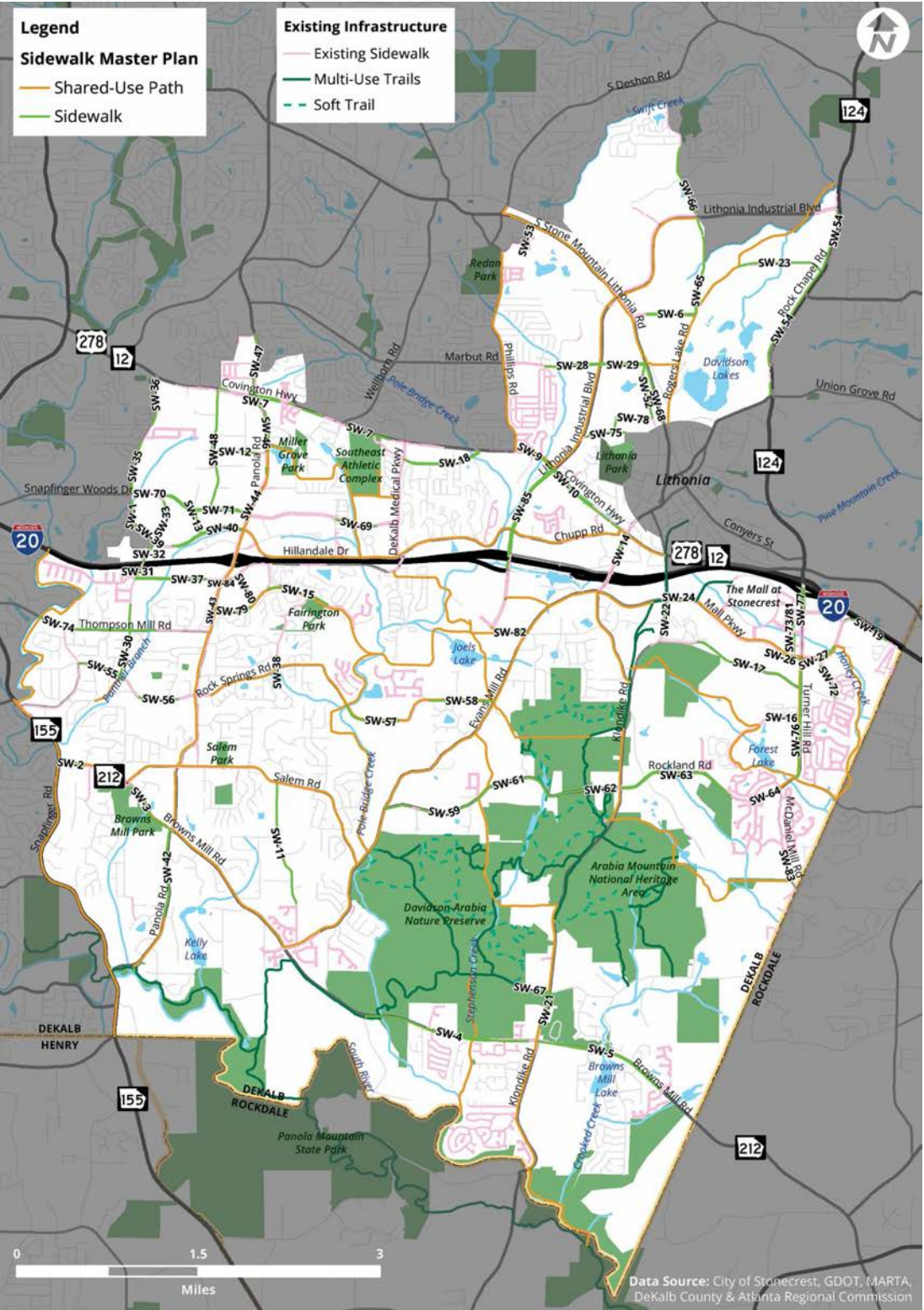


Figure 29. Sidewalk Master Plan
Source: City of Stonecrest Bicycle, Pedestrian, and Trail Plan



Caption: View of a cyclist in front of Vaughters Farm

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT

Public involvement is a key component of any planning effort and is critical for successfully understanding the community's vision, goals, and needs. As such, this process utilized a variety of techniques and levels of involvement to gain a complete understanding of existing conditions, community goals and values, needs and opportunities, and desires for the future. A range of tools and techniques were used in the planning process, including traditional community meetings and presentations, as well as online, digital engagement. These opportunities allowed for broad public involvement and promoted inclusion, ensuring that the community's voice was heard and incorporated into the plan.

As detailed below, this process included both traditional and non-traditional techniques to reach broad and diverse audiences. Additionally, a variety of means were used to promote and encourage engagement including:

- Distribution of press releases the City of Stonecrest Communications Department.
- Distribution of announcements via the City of Stonecrest social media channels.
- Distribution of information by the City of Stonecrest Comprehensive Plan Steering Committee members.
- Distribution of information by Stonecrest City Council members.
- Distribution of flyers to city spaces and community facilities.
- Outreach to principals and counselors at all middle schools within the city boundaries.
- Distribution of weekly email campaign to outreach database.
- Outreach to principals, counselors, and parent/student liaisons at all high schools within the city boundaries.
- Posting of planning process information on City of Stonecrest website.
- Posting of all meeting announcements and summaries on the project website.
- Targeted emails to U.S. and state level elected officials.
- Targeted Facebook campaigns to all Stonecrest residents.
- Targeted Facebook campaigns to Stonecrest residents specifically ages 18 – 35 years old.

This section expands on the various engagement tools, techniques, and methods that were used throughout the planning process.



Caption: Project Manager Randy G. Gibbs presenting the comprehensive plan process during a community meeting

Source: Paul D McPherson Jr Photography

PUBLIC WORKSHOPS AND OPEN HOUSES

A total of seven public workshops and open houses were hosted between January and April 2024. These public workshops and open houses were hosted at key stages in the planning process to educate and gain feedback from stakeholders in and around the City. Each meeting series prioritized different aspects of the comprehensive planning process, and exercises were developed and available at the events to provide attendees with knowledge about the project and encourage active participation in the process.

Community Kick Off

The first public meeting was hosted at the Browns Mill Recreation Center on January 25, 2024 from 6:00 – 8:00 PM and officially kicked off the project, introducing the project’s intent, process and schedule. A total of 32 individuals signed into this meeting. It was also an opportunity to collect input on existing conditions and the previous Comprehensive Plan’s strategies, as well as launch the project website (stonecrest2038.com) and its associated community survey and interactive map. A presentation was delivered to the public followed by an interactive workshop with ten activity boards. For eight of the activity boards, each participant was given sticky notes and directed to write down different needs and opportunities they support and want prioritized within the following nine goal categories displayed on the board. Participants could also respond to the goals identified in the 2019 comprehensive plan to determine if they were still relevant:

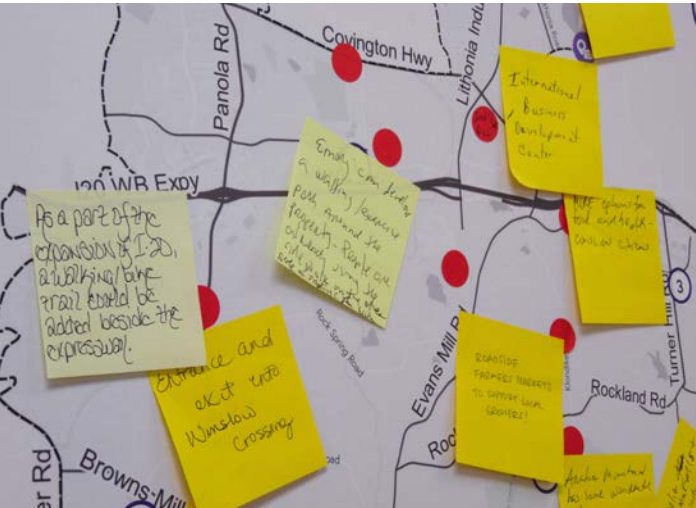
- **Economic Development:** What are the current conditions of economic well-being and prosperity (i.e. workforce development, business attraction, educational services, etc.)?
- **Housing:** What are the current conditions and quality of housing (i.e. renter vs owner-occupied balance, housing type diversity and distribution, etc.)?
- **Historic Resources:** What are the current conditions of historic resources (i.e. historic structures, historic homes, cemeteries, etc.)?
- **Natural Resources:** What are the current conditions and quality of natural resources (i.e. parks, trails, wetlands, etc.)?
- **Population:** What are the conditions of the city’s current and future population (i.e. anticipated growth, diversity, distribution, etc.)?
- **Land Use:** What are the current conditions of land use (i.e. mix of uses, amenity and resource accessibility, sense of identity and place, etc.)?
- **Transportation:** What are the current conditions of transportation (i.e. transit accessibility, walkability and pedestrian safety, connectivity, etc.)?
- **City Services & Facilities:** What are the current conditions of city services and facilities (i.e. public works, waste collection, water management, etc.)?



Caption: Community members participating during a Stonecrest community meeting
Source: Paul D McPherson Jr Photography

Participants were given dot stickers and asked to indicate locations where they would like to see more development. Participants placed colored dots on the designated locations on the study area map provided on the presentation board with the prompt:

- Where are the development opportunities (i.e. land use, transportation, housing, economic development, nature, historic preservation, etc.)?



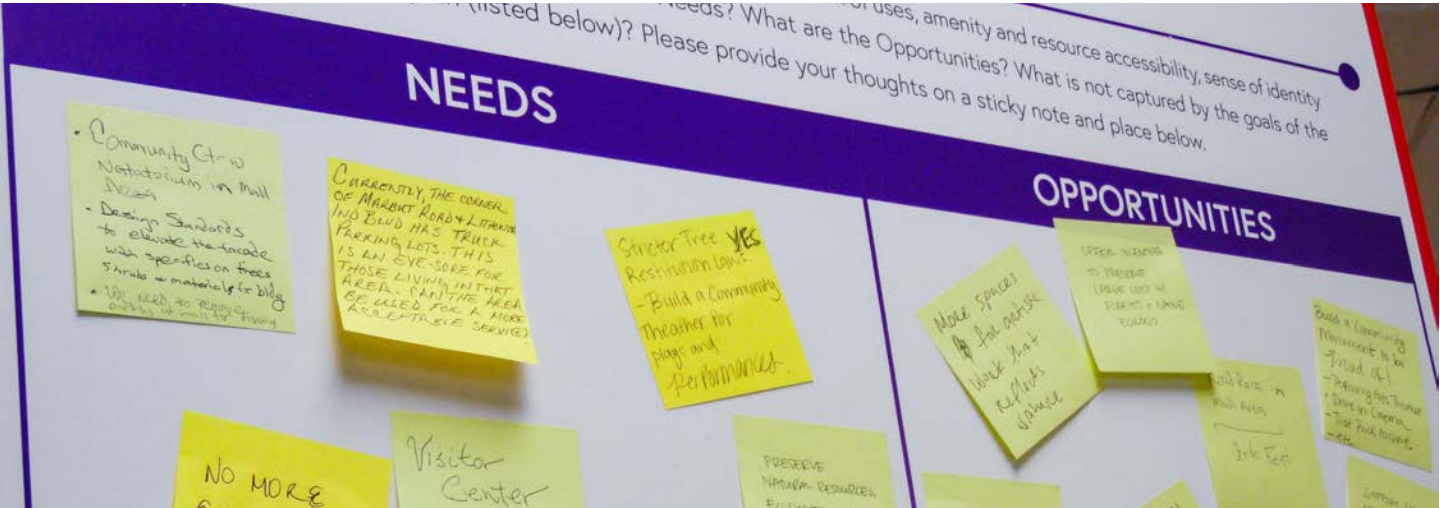
Caption: View of development opportunity comments left by participants at a community engagement event



Caption: View of transportation opportunity comments left by participants at a community engagement event

Participants were also given sticky notes and asked to provide their thoughts on the focus of the Comprehensive Plan Update. Participants wrote down their responses to the following prompt:

- What is your vision for the City of Stonecrest? What is not captured by the previous vision statement (below)? Please provide your thoughts on a sticky note and place below.
 - The 2019 Comprehensive Plan Vision: “Community, Commerce and Culture working together as a world class city.”



Caption: View of comments left on a goal board at a community meeting

Public Meeting Series

The Public Meeting Series consisted of five sessions, one in each City council district, as follows:

- Meeting #1: Dope Coffee Brewery & Roastery (February 8, 2024)
- Meeting #2: Stonecrest Public Library (February 20, 2024)
- Meeting #3: Fairington Elementary School (February 22, 2024)
- Meeting #4: Browns Mill Recreation Center (February 27, 2024)
- Meeting #5: New Birth Missionary Baptist Church (February 29, 2024)

A total of 95 people signed into all of the meetings, collectively. The purpose of this series of public meetings was to get more detailed input from the community on the previous plan’s goals and strategies, and to identify areas of challenge and opportunity in regard to land use and transportation. Each meeting began with a presentation followed by an interactive workshop with the same needs and opportunities boards presented at the first meeting for input on the Comprehensive Plan elements and vision statement. Two large maps were also presented to the community. One map displayed Stonecrest’s current future land use map (FLUM) and highlighted areas where potential FLUM changes would be recommended. Participants were given sticky notes and asked to provide their thoughts on these highlighted areas and indicate other potential development nodes. The other map displayed the City’s road network. Participants were asked to provide their thoughts on mobility challenges throughout the city.

The boards and maps served as a SWOT Analysis, asking for public input on the Strengths, Weaknesses, Opportunities, and Threats within the city. The input received at this juncture not only provided a framework for understanding the current state of the community, but also provided critical input into the development of the goals-centric plan update and new community work program items.



Caption: View of participants engaging at a community meeting

Draft Plan Open House

The Draft Plan Open House was hosted at Stonecrest City Hall on April 4, 2024, and also streamed live via the City’s YouTube channel. A total of 20 individuals signed into this meeting. The purpose of the Draft Plan Open House was to review the draft vision statements, future land use map changes, and new goals/comprehensive plan elements proposed by the project team. The community could also provide more detailed input about potential community work program items. This session began with a presentation followed by an open house period, allowing the public to review and react to the display boards.

Pop-Up Event

In an effort to reach a younger demographic (ages 18 – 35) as well as residents who do not traditionally participate in public planning processes, a pop up event was staged at the Mall at Stonecrest Food Court on April 11, 2024. A total of 15 individuals stopped to provide feedback and ask questions during this outreach opportunity. Presentation boards shown at the Draft Plan Open House were displayed and visitors were engaged in conversations about the information shown. As many of the attendees were new to the comprehensive planning process, this pop up provided the perfect venue for educating the community.



Caption: View of Mayor Cobble presenting at a community meeting



Caption: Pop-event held at Stonecrest Mall

STAKEHOLDER INTERVIEWS

Stakeholder interviews help to further an understanding of the needs that are most important to the community and the opportunities that may exist. They also helped to validate and clarify findings by serving as an outlet for more focused conversations. Interviews were hosted throughout the Community Assessment and Needs and Opportunities phases. A total of twelve stakeholders were consulted between February and March 2024. This feedback was crucial to help guide the Comprehensive Plan in reflecting a wide and representative variety of wants, needs, and desires within the City of Stonecrest.

Below is the list of key stakeholder interviewees:

- Hon. Jazzmin Cobble, Mayor of Stonecrest
 - Hon. George Turner, Mayor Pro Tem
 - Council Members
 - Shawanna Qawiy, Planning and Zoning Director
 - Christian Green, Economic Development Director
 - Hari Karikaran, City Engineer and Public Works
- Property Owners
 - Small Business Owners
 - DeKalb County Police Department
 - DeKalb County Watershed Management
 - Arabia Mountain Alliance
 - Atlanta Regional Commission



Caption: View of community meeting held at Dope Coffee

STEERING COMMITTEE

The Stonecrest Comprehensive Plan Steering Committee was comprised of city staff members, elected officials, and key community stakeholders who provided guidance, input, and feedback during the planning process. The project team hosted three meetings with the Steering Committee, who provided a wide range of perspectives and offered a broad outlook on the overall development of the Comprehensive Plan Update. The meetings took place in December of 2023 and February and April of 2024. Below is the list of the steering committee members:

- Hon. Jazzmin Cobble, Mayor of Stonecrest
 - Hon. George Turner, Mayor Pro Tem
 - Alan Burnette, Community Representative
 - Martha Carter, District #3 Representative
 - Revonda Cosby, Arabia Mountain Alliance
 - Antonio Davis, District #1 Representative
- Eric Hubbard, Planning Commission Chairperson
 - Shelbia Jackson, Decide DeKalb
 - Dave Marcus, Community Representative
 - Jen Schuck, Emory DeKalb Hospital-Emory Hillandale Hospital
 - Aundre Stanton, District #5 Representative
 - Erica Williams, Planning Commission District #1



Caption: View of participants engaging at a community meeting

ONLINE ENGAGEMENT

Online engagement provides a convenient way to engage with the public and to share information. During the first phase of engagement a project website (stonecrest2038.com) was launched as an online hub and central location for project information including an overview and schedule, outreach event announcements, and a robust document library. The site also hosted several engagement activities – a community needs survey, interactive map, community forum, and vision and goals survey – as a convenient way to engage with the public and collect feedback on issues that could influence the comprehensive plan’s visions and goals. Additionally, timely and strategic content was posted on the City’s social media channels as calls to action for engagement opportunities and events.

Online Community Needs Survey and Interactive Map

An online survey and interactive map were launched to collect feedback on issues relating to the City of Stonecrest. Both the survey and the map remained available for feedback from January 22, 2024 until March 15, 2024; each received 161 and 90 responses, respectively. The results from these activities were incorporated into the updated vision and goals for the plan.

Stakeholders and the general public were encouraged to access the community survey through the project website. The community survey was divided into sections based on the major topic areas identified in the previous comprehensive plan (housing, transportation, economic development, and land use). Each section began by presenting a preselected list of priorities derived from the previous comprehensive plan and asked respondents to rank those priorities on a scale from one (low priority) to five (high priority). Respondents then had an opportunity to identify their top priority in a few words before continuing to the remainder of the section-specific questions. Respondents were also asked about their demographic information at the end of the survey.

Similarly, the community contributed to the interactive map by leaving a comment and sharing their thoughts about the City of Stonecrest across six categories (Destinations/Hotspots; Development Concerns; Mobility Issues; Parks and Greenspace; Safety Concerns; Other Ideas and Suggestion). They accomplished this by zooming the map to the area of concern, clicking “Add Comment” at the top of the webpage, deciding which pin category most closely aligned with their comment or concern, and then dragging that pin to the location and dropping it. After placing the pin, they added comments to provide more information and had the option to upload a photo to support the comment or provide an example of a good solution.



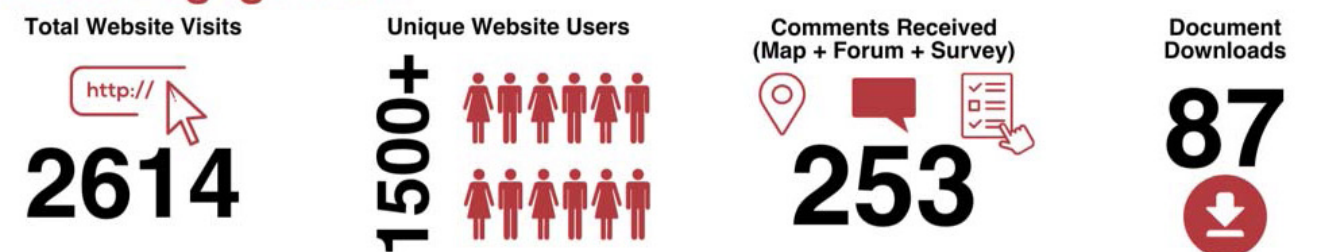
Caption: *View of participants engaging at a community meeting*



Caption: *Vision of Stonecrest word cloud from digital engagement*

Online Engagement Summary

Website Engagement



Targeted Outreach Methods

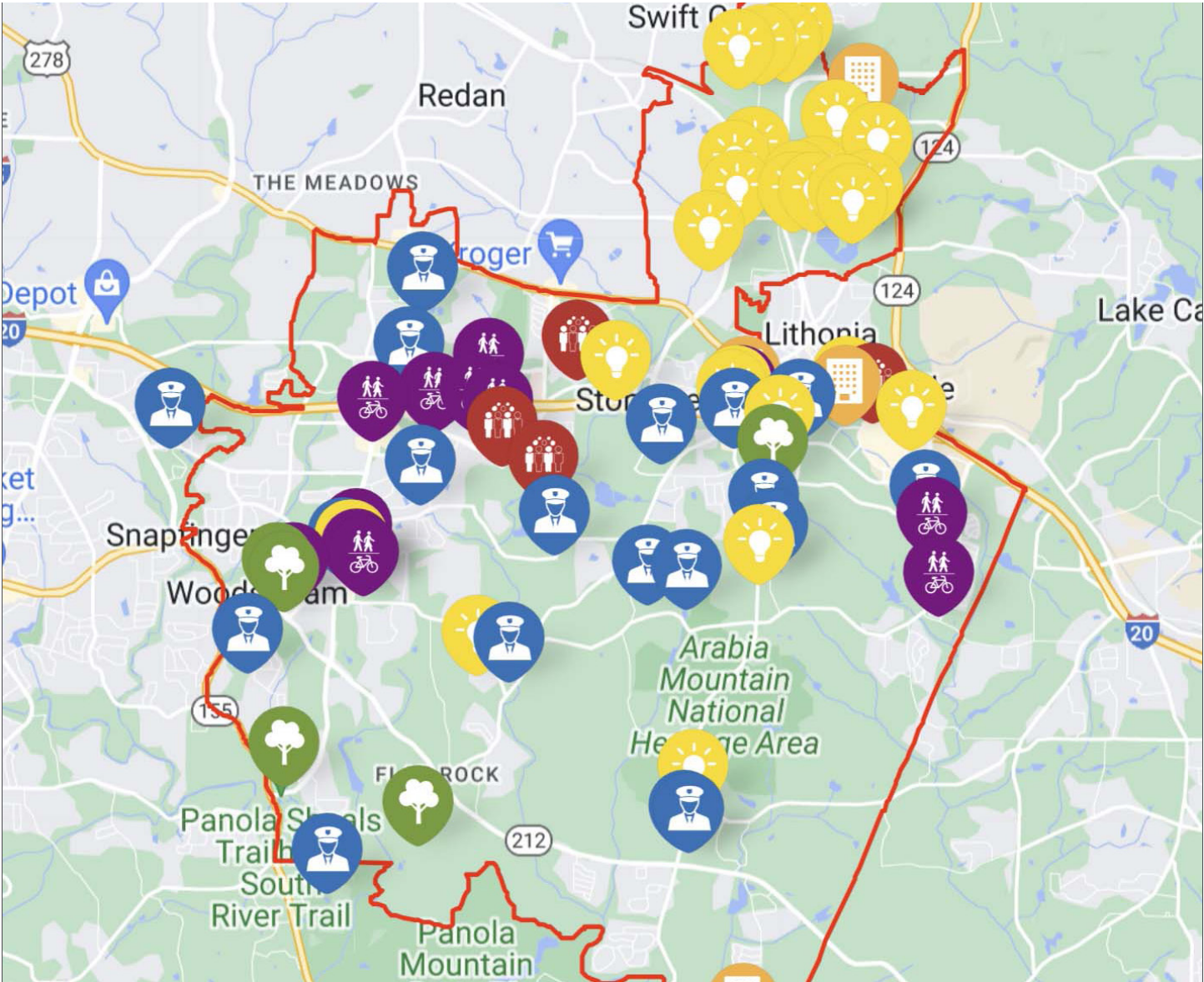


Community Forum

An online community forum was established to collect feedback on the issues and opportunities for housing, population, economic development, transportation, land use, city services and facilities, historic resources, and natural and cultural resources. This information was identical to the display boards shown at the first public meeting and provided a place for users to leave comments and read comments left by other participants. The forum remained available for feedback from February 26, 2024, until March 15, 2024. Collected comments were incorporated into the updated vision and goals for the plan.

Online Vision and Goals Survey

A second online survey was launched to collect feedback on the draft mission, vision and goals statements. This survey remained available for feedback from April 9, 2024 until April 30, 2024. Collected comments were incorporated into the updated vision and goals for the plan.



Caption: SocialPinPoint mapping exercise results

CITY OF STONECREST MUNICIPAL MEETINGS

This Comprehensive Plan update process began with an initial presentation to the Planning Commission on January 2, 2024 and a formal presentation to the Stonecrest City Council by way of Public Hearing on January 22, 2024. These municipal meetings served as the official kick-off to the planning process with the public.

After the Draft Plan Open House and Mall at Stonecrest Pop Up events, a series of adoption hearings was hosted to provide additional opportunities for public input:

- Plan Adoption Hearing #1: Community Planning Information Meeting (May 9, 2024)
- Plan Adoption Hearing #2: Planning Commission Meeting (June 4, 2024)
- Plan Adoption Hearing #3: Transportation, Infrastructure, Parks, SPLOST Committee (June 12, 2024)

Finally, the plan was presented to the Stonecrest City Council at the June 26, 2024 meeting for final adoption.



Caption: View of Project Manager Randy G. Gibbs presenting at a community meeting

WHAT WE’VE HEARD

From the community meetings, stakeholder interviews, pop-events, and online survey efforts, Stonecrest’s residents, business owners, and interested parties of the City of Stonecrest provided their voice to the process. Here are some of the common refrains from what the consultant team heard during the plan development process.

STONECREST NEEDS TO TAKE THIS OPPORTUNITY TO ESTABLISH ITSELF AS A CITY OF THE FUTURE AND ONE THAT TAKES SUSTAINABILITY SERIOUSLY.

CITY NEEDS TO LOOK GOOD FROM THE INTERSTATE.

CITY NEEDS MORE ACTIVITIES FOR CHILDREN AND BETTER STREETS MORE ACTIVITIES.

STONECREST NEEDS “A HEART”, AN ICONIC DOWNTOWN SPACE FOR THE CITY.

WE NEED LIVE, WORK, PLAY COMMUNITIES WITH AFFORDABLE HOUSING.

I SINCERELY PRAY THAT STONECREST BECOMES THE WORLD CLASS CITY THAT HAS BEEN SPOKEN OF FOR SO LONG. WE AS RESIDENTS, BUSINESS OWNERS, AND COMMUNITY STAKEHOLDERS DESERVE QUALITY LIFE AND AMENITIES IN A THRIVING, SAFE COMMUNITY.

WE WANT TO BE ABLE TO TRACK THE IMPLEMENTATION OF THE COMPREHENSIVE PLAN AND CONTINUED INCLUSION OF THE CITY’S PLANNING PROCESS.

STONECREST NEEDS MORE RESTAURANTS, FAMILY ENTERTAINMENT VENUES, NEIGHBORHOOD PARKS AND THINGS FOR YOUNG PEOPLE TO DO.

KEEP DENSITY AND MULTI-USE BY I-20. ARABIA MOUNTAIN AND SOUTH RIVER AREAS SHOULD REMAIN UNDEVELOPED.

WE NEED ACTIVITIES FOR CHILDREN SO WE DON’T HAVE TO TRAVEL FAR FROM OUR NEIGHBORHOOD

PROTECT ARABIA MOUNTAIN AND THE SOUTH RIVER.

WE WANT TO ATTRACT HIGHER QUALITY BUSINESSES AND COMMUNITY/RETAIL SHOPPING IN OUR AREA.

CREATE OPPORTUNITIES FOR AGRITOURISM AND WAYS TO ENJOY NATURAL LANDSCAPE.

MORE MARTA AVAILABILITY. INCREASE LOCAL SHUTTLES.

Community Engagement Key Takeaways

Throughout the course of the community engagement opportunities, several common themes rose to the top as key community concerns, needs, and opportunities. These key community engagement takeaways, combined with data collected during the existing conditions analysis and community input regarding the needs and opportunities in the City of Stonecrest help to inform the community work program, which is at the core of the Comprehensive Plan. The following key takeaways are based on the summary of community input provided during the planning process.

- Strategic Planning and Accountability: There is a strong emphasis on developing and adhering to a strategic plan for the growth and development of Stonecrest. This includes aligning departmental work with clear goals, objectives, and activities, and ensuring accountability through tracking progress.
- Quality of Life and Community Enhancement: Residents are interested in improving the quality of life in Stonecrest by prioritizing sustainability, beauty, and growth. This includes initiatives such as increasing green spaces, developing parks and trails, creating entertainment options, and fostering a sense of community through events and activities.
- Transportation and Infrastructure Improvement: Residents would like to see a focus on enhancing transportation infrastructure, including expanding MARTA public transit options, improving sidewalks and bike lanes for safety and accessibility, and addressing road maintenance issues like potholes and widening roads as needed.
- Housing Diversity and Affordability: Concerns and opportunities related to housing include promoting mixed-use developments, increasing affordable housing options, and supporting home ownership initiatives. Neighbors would like to see intentional steps to ensure that older residents have the opportunity to age in place so that they can remain in Stonecrest when their abilities and housing needs change.
- Economic Development and Diversification: While the Mall at Stonecrest serves as a retail and entertainment anchor of sorts for the city, residents want to attract a diverse range of businesses, including high-quality restaurants and entertainment venues that are more fitting to the needs and lifestyle of city residents. There is also interest in workforce development programs, supporting local businesses, and revitalizing commercial areas to create a vibrant economic environment.
- Create a Heart: Many Stonecrest residents acknowledge the fact that there is a prime opportunity to position Stonecrest as a new and thriving destination east of metro Atlanta. By establishing a central “core “in Stonecrest, this will not only create a stronger sense of place for the city’s residents but will also be a draw for those in adjacent areas not wishing to venture to Atlanta or Decatur for services, goods, and entertainment.
- Preservation of Natural and Cultural Resources: Residents express a desire to preserve and enhance the city’s natural and cultural resources, including Arabia Mountain, the Flat Rock Archives, and Vaughter’s Farm. There is also a focus on sustainability, conservation, and the promotion of environmental and agricultural based tourism.



Caption: Land use discussions during a community meeting

Needs and Opportunities

The following needs and opportunities are a direct result of the community feedback and various analyses conducted during this planning process.

Needs

- There’s a strong need for a downtown in Stonecrest. Common refrain is that Stonecrest needs a “heart” to better establish itself within DeKalb County and the East Metro.
- Need for consistent, reliable broadband service citywide
- Improved sense of public safety
 - Concerns regarding response times of emergency services
 - Desire for police precinct/station within city limits
 - Improved pedestrian safety desired along major corridors within the city
- Greater governmental transparency and accountability is desired by Stonecrest residents.
- Stonecrest’s Zoning, Overlays and Future Land Use maps need consistent alignment – particularly along the I-20 corridor.
- The City of Stonecrest needs greater mix of local jobs. More than 21,000 residents find work outside of city’s limits – as many Stonecrest workers travel east towards Atlanta for employment. Stonecrest’s local employment base is made up of the following industries: Manufacturing, Retailing, Transportation and Warehousing

Opportunities

- There is strong potential for mixed-use and high-density, high-intensity potential along the I-20 corridor.
- Several opportunities exist to leverage the unique natural resources within the city’s limits to include Arabia Mountain National Heritage Preserve, Davidson-Arabia Mountain, the South River, and the Arabia Mountain PATH Trail, and the AWARE Wildlife Center.
- There is an opportunity to also leverage the cultural heritage in Stonecrest, to include the Flat Rock Archives and Vaughter’s Farm.
- The Mall at Stonecrest has tremendous potential to become a major, regional center for retail, business and entertainment – especially East of Decatur.
- Since 2017, the City of Stonecrest’s population has increased by 11.3% which outpaces all of DeKalb County at only 3.4%.
- With the extensive number of plans and studies recently completed, the City of Stonecrest is positioning itself to receive federal and regional funding through the ARC’s Livable Centers Initiatives (LCI) and Transportation Improvement Program (TIP) funds to expedite the implementation of the recommendations from these plans.
- City has made strategic acquisitions and/or entered into partnerships to facilitate the development of catalytic sites throughout the city.



Caption: View of Project Manager Randy G. Gibbs presenting at a community meeting

IMPLEMENTATION

IMPLEMENTATION

New Vision and Goal Setting

Through engagements and stakeholder interviews, it became evident that there is a strong sense of passion for the city among its citizens and business community. They expressed a collective desire for Stonecrest to achieve its vision of “Community, commerce, and culture working together as a world-class city.”

In crafting a compelling vision for the City’s comprehensive plan, a holistic approach was used to realize its ambition of becoming a world-class city. This involved considering the city’s key assets and resources, while also addressing the persistent challenges that have hindered its progress towards reaching its full potential. Accordingly, the recommended vision this plan is as follows:

“The City of Stonecrest aims to propel its community into a world-class city through strategic initiatives and innovative developments intended to celebrate its cultural heritage and elevate its natural resources, foster economic growth, create new recreational experiences, and enhance its urban environment. As we embark on this journey, Stonecrest reaffirms its commitment to the safety, prosperity, and well-being of all its residents, visitors, and business owners. By providing responsible and transparent leadership, we strive to maintain a city where people feel proud to live, work, and do business, ensuring a bright and promising future for generations to come.”

To align with this vision, overarching goal statements were developed rather than isolated categories. This approach aims to foster greater cooperation among the City’s elected and administrative officials and enhance the transparency between the City’s leaders and their constituents. Overarching goal statements will also increase the likelihood of achieving the desired outcomes by promoting a unified focus on shared objectives.



Caption: View of a participant engaging at a community meeting

VISION

"The City of Stonecrest aims to propel its community into a world-class city through strategic initiatives and innovative developments intended to celebrate its cultural heritage and elevate its natural resources, foster economic growth, create new recreational experiences, and enhance its urban environment. As we embark on this journey, Stonecrest reaffirms its commitment to the safety, prosperity, and well-being of all its residents, visitors, and business owners. By providing responsible and transparent leadership, we strive to maintain a city where people feel proud to live, work, and do business, ensuring a bright and promising future for generations to come."

GOALS



Invest in Stonecrest City Center

Stonecrest requires a “heart” or focal point—a shared space where residents can gather and fulfill their essential civic needs. This would encompass public services such as a Police Station/Precinct (for non-emergencies), Post Office, and incorporate a public park.



Create a “Sense of Place” for the Entire City

Stonecrest needs to market/brand itself in such a manner that people know where they are in Stonecrest or when they are passing through Stonecrest.



Bolster and Expand the Economic Base and Local Business Community

Cities need to boost, expand, and retain businesses to stimulate economic growth, create job opportunities, increase tax revenue, and enhance community prosperity. A thriving business environment attracts investment, improves infrastructure, and cultivates a vibrant ecosystem that benefits residents and businesses alike.



Promote Natural Resources and Recreational Amenities for Economic Development

The Arabia Mountain Nature Preserve, Everette Park, Vaughters Farm, Atlanta Wildlife Animal Rescue Effort (AWARE), etc. are iconic places within the City of Stonecrest and should be prominently featured to residents and visitors alike.



Prioritize Public Safety I: Policing

Create a safe and protected environment in Stonecrest, whether for residents or visitors, involves implementing comprehensive strategies that address various aspects of safety and security.



Prioritize Public Safety II: Pedestrians, Cyclists, and Drivers

Allow residents and visitors to feel safe as they travel throughout Stonecrest – on by foot, bicycle, or vehicle.



Ensure High-Quality, Affordable, and Accessible Housing for Residents

Provide safe, clean dwellings for residents at a variety of price points and suitable for the variety of life conditions and stages.



Invest in Stonecrest City Center

Stonecrest requires a “heart” or focal point—a shared space where residents can gather and fulfill their essential civic needs. This would encompass public services such as a Police Station/Precinct (for non-emergencies), Post Office, and incorporate a public park.

Policy Recommendations

- **Smart Growth Principles:** Cities embrace smart growth principles such as compact development, infill development, and sustainable land use patterns to promote efficient land use and transportation, reduce sprawl, and preserve open space. These principles guide downtown development policies to create resilient, equitable, and environmentally sustainable urban centers.
- **Public Realm Enhancements:** Cities invest in public realm enhancements such as streetscape improvements, pedestrian plazas, parks, and public art installations to enhance the attractiveness and usability of downtown spaces. These enhancements create inviting gathering places for residents, workers, and visitors, contributing to a vibrant urban experience.
- **Urban Design Guidelines:** Cities establish urban design guidelines and architectural standards to ensure that downtown development projects contribute to the overall aesthetic quality and urban fabric of the area. These guidelines address issues such as building height, setback, facade design, and public space amenities to create attractive and pedestrian-friendly environments.
- **Transit-Oriented Development (TOD):** Cities prioritize transit-oriented development around major transportation hubs such as bus stations, light rail stations, and subway stops. TOD policies encourage higher-density, mixed-use development with easy access to public transportation, reducing congestion and promoting sustainable urban growth.
- **Incentives for Development:** Cities offer financial incentives, tax breaks, and regulatory assistance to encourage private investment in downtown development projects. These incentives may include tax abatements, grants, low-interest loans, and streamlined permitting processes to attract developers and stimulate economic activity.



Caption: *Inspirational imagery of a vibrant city center*
Source: *Generated by Midjourney*



Create a “Sense of Place” for the Entire City

Stonecrest needs to market/brand itself in such a manner that people know where they are in Stonecrest or when they are passing through Stonecrest.

Policy Recommendations

- **Community Engagement:** Cities prioritize community engagement and participation in the planning, design, and management of public spaces. This involves soliciting input from residents, businesses, and other stakeholders to ensure that placemaking efforts reflect local aspirations, values, and cultural heritage.
- **Complete Streets:** Cities adopt Complete Streets policies that prioritize the needs of pedestrians, cyclists, and transit users alongside vehicular traffic. Complete Streets feature elements such as wider sidewalks, bike lanes, crosswalks, transit shelters, and street furniture that enhance safety, accessibility, and comfort for all users.
- **Public Art and Cultural Expression:** Cities integrate public art and cultural expression into public spaces to enrich the urban environment and celebrate local identity. This can involve commissioning permanent artworks, facilitating community art projects, and incorporating cultural elements into streetscapes and plazas.
- **Green Infrastructure and Sustainable Design:** Cities incorporate green infrastructure and sustainable design principles into placemaking projects to enhance environmental quality and resilience. This can include rain gardens, bioswales, green roofs, permeable pavement, and native landscaping that improve stormwater management, air quality, and biodiversity in public spaces
- **Maintenance and Management:** Cities develop comprehensive maintenance and management plans for public spaces to ensure their long-term sustainability and vitality. This includes regular upkeep, cleaning, landscaping, and security measures, as well as partnerships with community groups and volunteers to steward public spaces.



Caption: *Inspirational imagery of placemaking and city character*
Source: *Generated by Midjourney*



Bolster and Expand the Economic Base and Local Business Community

Cities need to boost, expand, and retain businesses to stimulate economic growth, create job opportunities, increase tax revenue, and enhance community prosperity. A thriving business environment attracts investment, improves infrastructure, and cultivates a vibrant ecosystem that benefits residents and businesses alike.

Policy Recommendations

- **Business Incentives:** Mid-size cities offer various incentives to attract businesses, such as tax breaks, grants, low-interest loans, and fee waivers. These incentives are often targeted towards industries that align with the city’s economic strengths and development goals.
- **Entrepreneurship Support:** Cities provide support for entrepreneurs and small businesses through programs such as business incubators, accelerators, and co-working spaces. These initiatives offer mentorship, networking opportunities, and access to resources to help startups grow and thrive.
- **Workforce Development:** Mid-size cities invest in workforce development programs to ensure that residents have the skills and training needed to fill available job opportunities. This may involve partnerships with educational institutions, vocational training programs, and job placement services.
- **Infrastructure Investment:** Cities invest in infrastructure projects to enhance connectivity, accessibility, and quality of life, which can attract businesses and support economic growth. This may include investments in transportation (roads, bridges, public transit), utilities (water, sewer, broadband), and public amenities (parks, cultural facilities).
- **Downtown Revitalization:** Mid-size cities focus on revitalizing downtown areas as vibrant hubs of economic activity and cultural vitality. This may involve mixed-use development, historic preservation, streetscape improvements, and public space enhancements to attract residents, visitors, and businesses.
- **Tourism Promotion:** Mid-size cities leverage their cultural, natural, and recreational assets to attract tourists and stimulate economic activity in the hospitality, retail, and entertainment sectors. This may involve marketing campaigns, events, festivals, and investments in tourism infrastructure and amenities.
- **Business Retention and Expansion:** Cities focus on retaining and expanding existing businesses by providing support services, addressing regulatory barriers, and facilitating access to financing and markets. Building strong relationships with local businesses and understanding their needs is key to retaining and growing the local economic base.
- **Sustainability and Resilience:** Mid-size cities integrate principles of sustainability and resilience into economic development policies to promote long-term viability and competitiveness. This may include green building standards, renewable energy incentives, climate adaptation strategies, and initiatives to reduce carbon emissions and environmental impact.



Caption: *Inspirational imagery of prosperous and diverse businesses*
Source: *Generated by Midjourney*



Promote Natural Resources and Recreational Amenities for Economic Development

The Arabia Mountain Nature Preserve, Everette Park, Vaughters Farm, Atlanta Wildlife Animal Rescue Effort (AWARE), etc. are iconic places within the City of Stonecrest and should be prominently featured to residents and visitors alike.

Policy Recommendations

- **Parks and Open Space Preservation:** Cities prioritize the preservation and creation of parks, green spaces, and natural areas to provide residents with places for recreation, relaxation, and connection with nature. This can involve acquiring land for parks, maintaining existing green spaces, and implementing zoning regulations to protect open space.
- **Trail Systems and Greenways:** Cities develop networks of trails, bike paths, and greenways to promote active transportation and outdoor recreation. These corridors often follow natural features such as rivers, coastlines, and ridgelines, providing opportunities for hiking, biking, jogging, and other activities.
- **Waterfront Development and Access:** Cities focus on enhancing access to waterfront areas such as rivers, lakes, and coastlines for recreational purposes. This may involve creating public parks, promenades, marinas, and beaches, as well as improving water quality and habitat restoration efforts.
- **Environmental Education and Outreach:** Cities engage residents in environmental education and outreach efforts to raise awareness about conservation issues and encourage sustainable behaviors. This can include environmental education programs in schools, community workshops, and volunteer opportunities for environmental stewardship.
- **Public-Private Partnerships:** Cities collaborate with nonprofit organizations, businesses, and community groups to leverage resources and expertise for natural resource conservation and recreational enhancement projects. These partnerships can help to maximize the impact of limited public funding and foster a sense of ownership and stewardship among residents.



Caption: *Inspirational imagery and preserved and enhanced natural resources*
Source: *Generated by Midjourney*

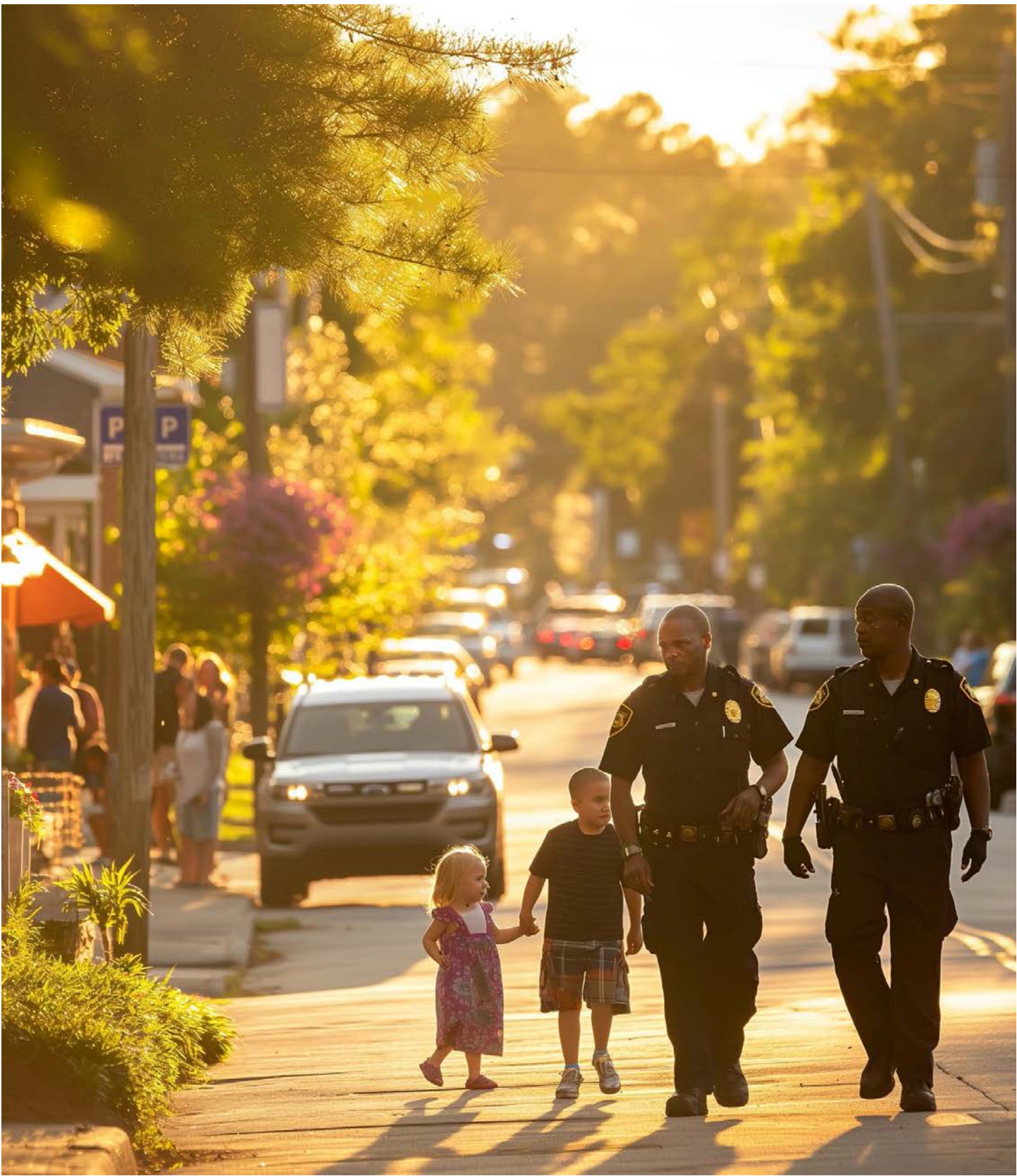


Prioritize Public Safety I: Policing

Create a safe and protected environment in Stonecrest, whether for residents or visitors, involves implementing comprehensive strategies that address various aspects of safety and security.

Policy Recommendations

- **Community Policing:** This approach emphasizes building strong relationships between law enforcement agencies and the communities they serve. It often involves regular patrols, community engagement events, and partnerships with local organizations to address crime and safety concerns.
- **Crime Prevention Programs:** These initiatives focus on deterring criminal activity through various means such as neighborhood watch programs, educational workshops on crime prevention, and the installation of security cameras in public spaces.
- **Traffic Safety Enforcement:** Cities often have policies in place to promote road safety and reduce traffic-related injuries and fatalities. This can include enforcement of speed limits, drunk driving laws, and initiatives to improve pedestrian and cyclist safety.
- **Emergency Preparedness and Response:** Cities develop plans and protocols to respond effectively to emergencies such as natural disasters, terrorist attacks, and public health crises. This may involve training emergency responders, conducting drills and exercises, and coordinating with other agencies at the local, state/provincial, and federal levels.
- **Youth Violence Prevention:** Cities often have programs aimed at addressing the root causes of youth violence and providing support and opportunities for at-risk youth. This can include after-school programs, mentoring initiatives, and efforts to improve access to education and employment opportunities.



Caption: *Inspirational imagery of a safe community*
Source: *Generated by Midjourney*



Prioritize Public Safety II: Pedestrians, Cyclists, and Drivers

Allow residents and visitors to feel safe as they travel throughout Stonecrest – on by foot, bicycle, or vehicle.

Policy Recommendations

- **Complete Streets:** Implementing complete streets policies ensures that roadways are designed and built to accommodate all users, including pedestrians. This involves providing sidewalks, crosswalks, curb ramps, pedestrian signals, and other amenities to enhance pedestrian safety and accessibility
- **Sidewalk Maintenance:** Ensuring that sidewalks are well-maintained and free of obstacles such as debris, snow, and ice is essential for pedestrian safety and accessibility.
- **Safe Routes to School:** Implementing safe routes to school programs promotes walking and biking among students by improving infrastructure and safety measures around schools, such as crosswalks, signage, and traffic calming measures.
- **Traffic Enforcement:** Implementing traffic enforcement measures such as speed enforcement, red-light cameras, and DUI checkpoints can deter unsafe driving behaviors and reduce traffic violations.
- **Bike Infrastructure:** Investing in bike infrastructure such as bike lanes, protected bike lanes, bike boulevards, and multi-use paths can encourage cycling as a safe and convenient mode of transportation.
- **Bike Share Programs:** Implementing bike share programs provides residents and visitors with access to bicycles for short trips, reducing reliance on cars and promoting active transportation.
- **Cyclist Education:** Offering cyclist education programs on topics such as safe riding practices, traffic laws, and bike maintenance can help improve cyclist safety and confidence on the road.



Caption: *Inspirational imagery of safe travel and beautiful streetscapes*
Source: *Generated by Midjourney*



Ensure High-Quality, Affordable, and Accessible Housing for Residents

Provide safe, clean dwellings for residents at a variety of price points and suitable for the variety of life conditions and stages.

Policy Recommendations

- **Preservation of Existing Affordable Housing:** Developing strategies to preserve existing affordable housing stock, such as acquiring properties at risk of being converted to market-rate housing, rehabilitating aging affordable housing units, and providing financial assistance to landlords to maintain affordability.
- **Public-Private Partnerships:** Collaborating with private developers, non-profit organizations, and other stakeholders to leverage resources and expertise for affordable housing development projects. Public-private partnerships can help maximize the impact of limited public funding and facilitate the creation of mixed-income communities
- **Transit-Oriented Development (TOD):** Promoting transit-oriented development around public transportation hubs, which can increase access to affordable housing for residents who rely on public transit and reduce transportation costs for low-income households.
- **Mixed-Income Housing Development:** Encouraging the development of mixed-income housing projects that integrate affordable units with market-rate units. This promotes socio-economic diversity within neighborhoods and prevents the concentration of poverty in certain areas.
- **Land Use Policies:** Adopting land use policies that support the development of affordable housing, such as density bonuses, reduced parking requirements, and streamlined permitting processes for affordable housing projects. These policies reduce development costs and barriers, making it more financially feasible to build affordable housing.
- **Affordable Housing Requirements:** Many cities require developers to include a percentage of affordable housing units in downtown residential projects or contribute to affordable housing funds. These requirements help to address housing affordability challenges and promote socio-economic diversity in downtown neighborhoods.



Caption: *Inspirational housing imagery*
Source: *Generated by Midjourney*

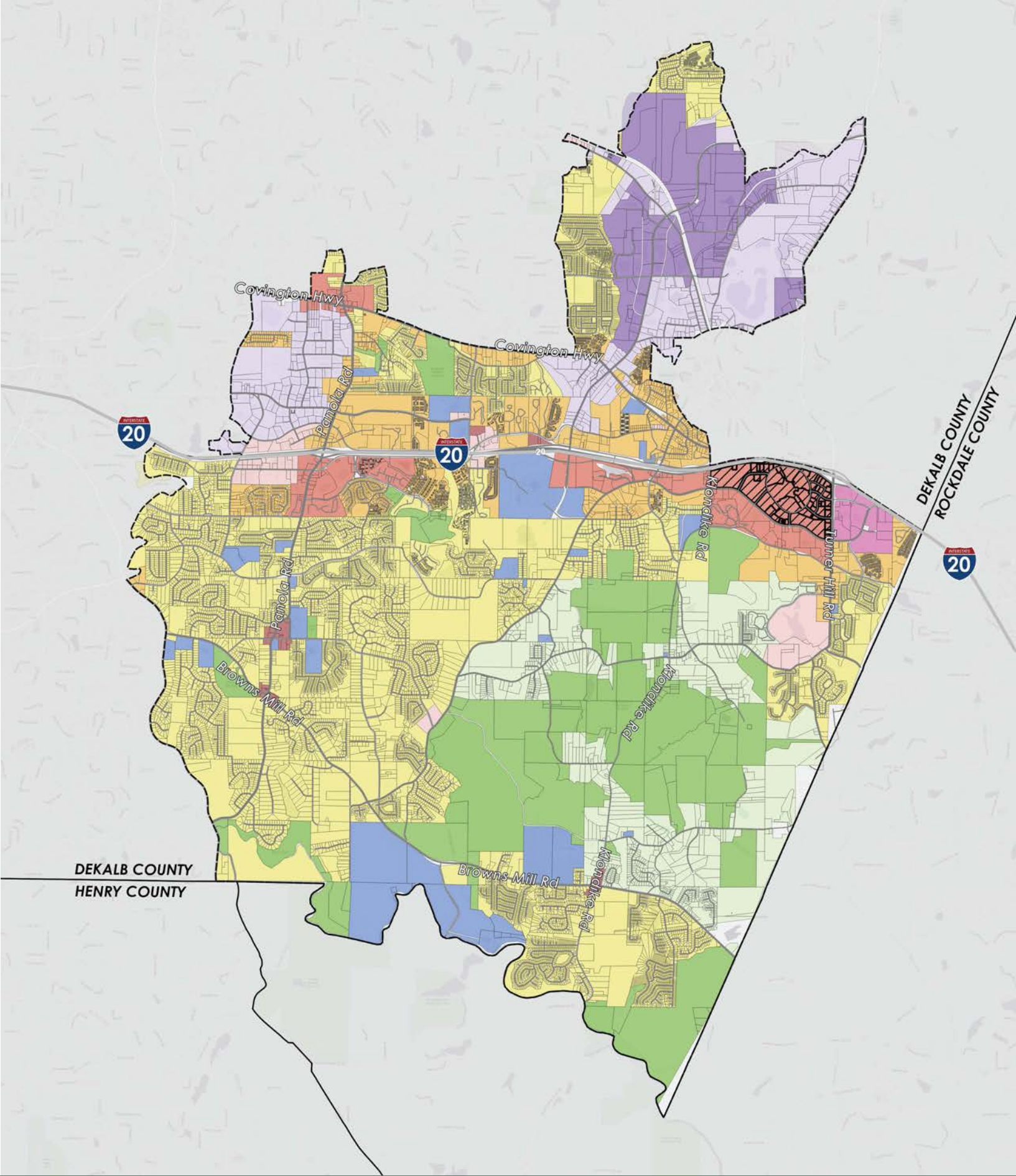
FUTURE LAND USE MAP (2038)

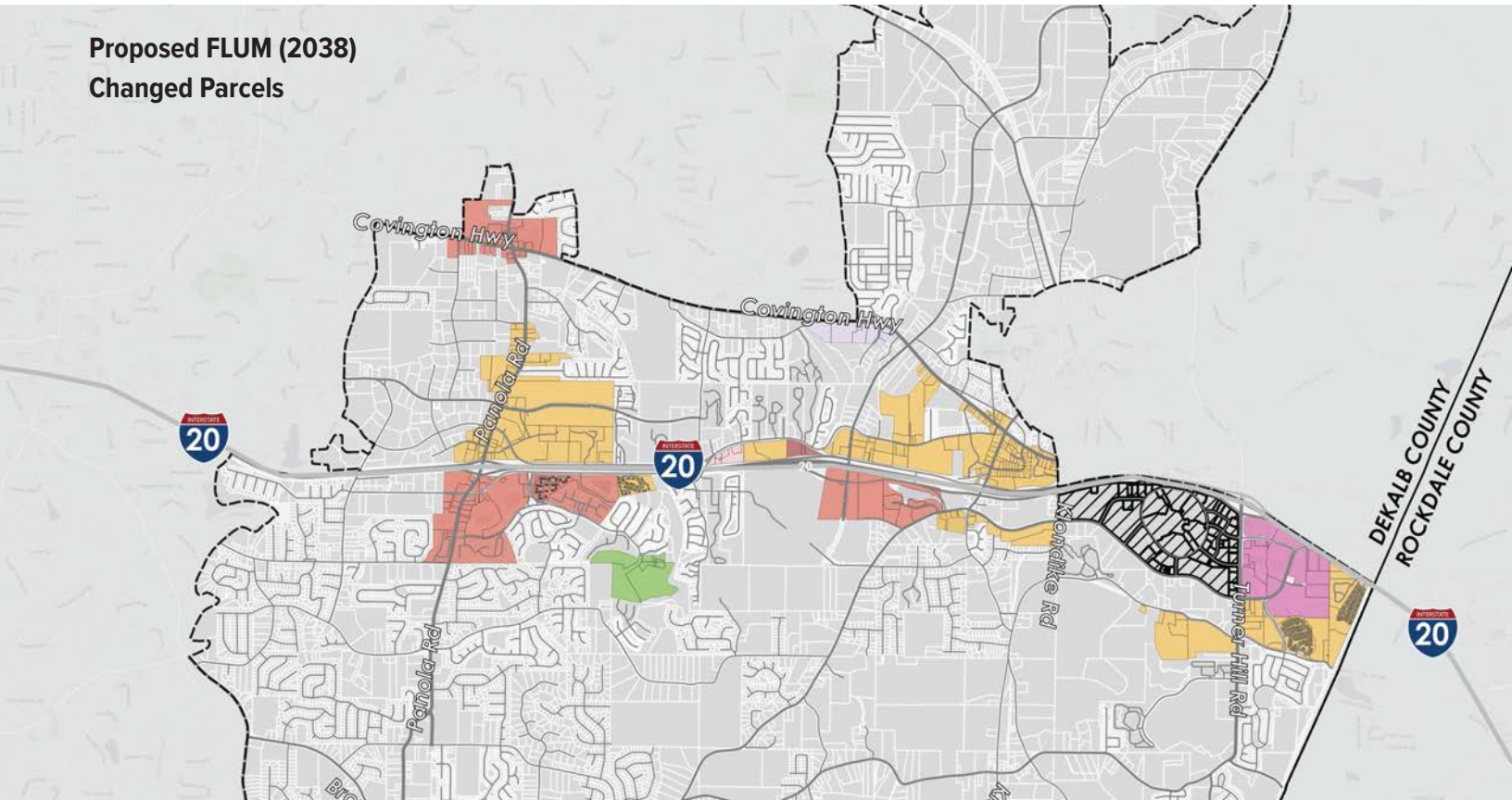
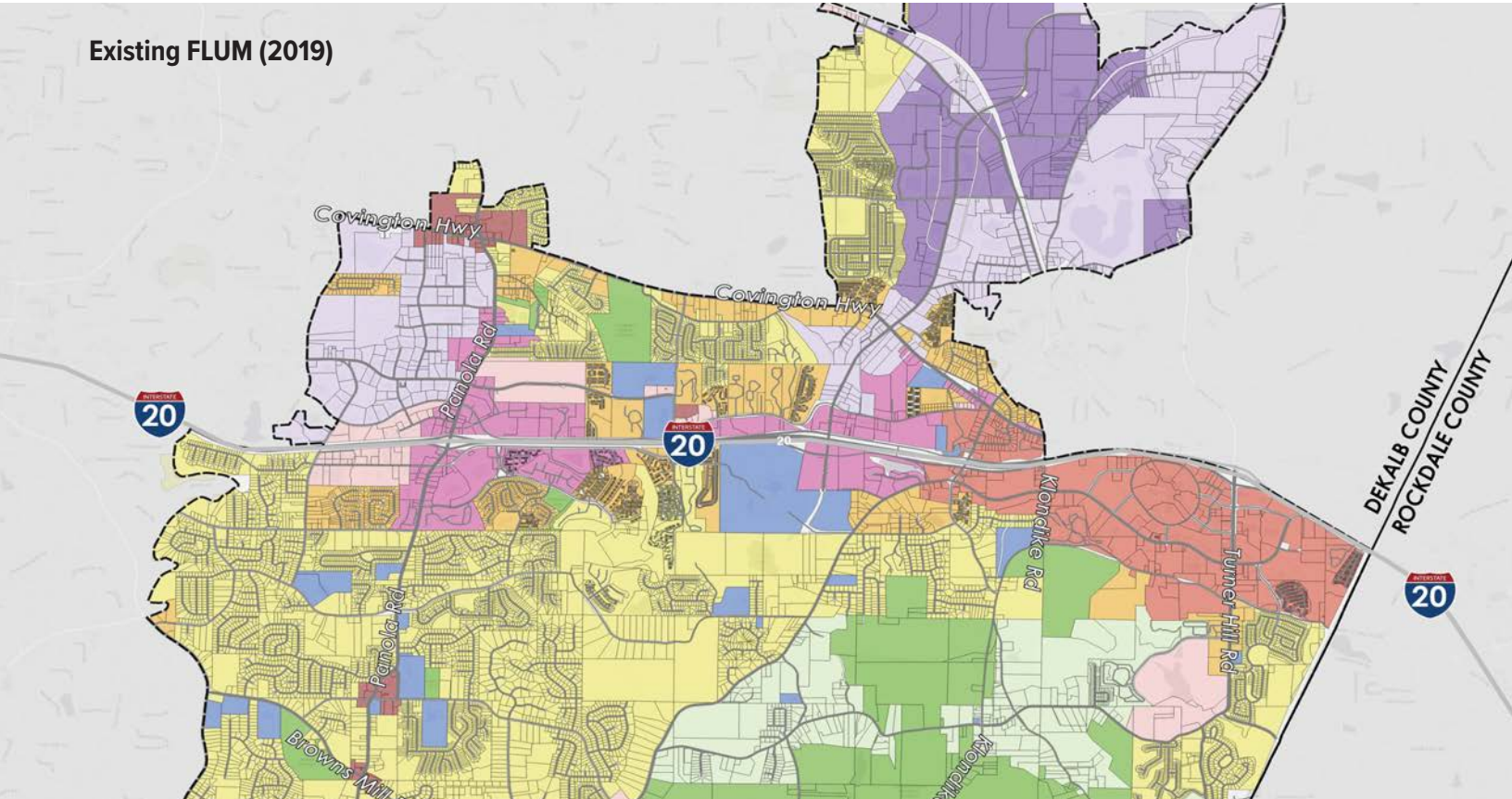
Improving safety for both residents and visitors is a top priority for Stonecrest’s leaders. They are collaborating closely with the DeKalb County Police Department to enhance law enforcement presence and response times within the city’s boundaries. Safety enhancements along major and minor roadways are also being prioritized, with a particular focus on improving the pedestrian and cyclist experience throughout Stonecrest.

The city remains dedicated to highlighting its unique scenery and landscape, with a special emphasis on promoting Arabia Mountain as a key tourist attraction. This commitment not only reinforces existing environmental protections but also holds significant potential for bolstering the city’s economy.

Future Land Use Map (2038) Legend

	Proposed FLU Category	Area (acres)	% of Area
	Conservation/Open Space	3,984	18.06%
	Institutional	1,268	5.75%
	Rural Residential	2,296	10.40%
	Suburban Neighborhood	7,947	36.01%
	Urban Neighborhood	1,920	8.70%
	Neighborhood Center	66	0.30%
	City Center	151	0.68%
	Regional Center	959	4.35%
	Office Professional	378	1.71%
	Light Industrial	1,961	8.89%
	Heavy Industrial	1,137	5.15%
	Entertainment District Overlay	n/a	n/a
	Grand Total	22,067	100%





Stonecrest aims to increase commercial and residential density along the I-20 corridor. Additionally, it seeks to revitalize the area surrounding Stonecrest Mall into a lively tourist and entertainment hub. Regional-scale development and attractions will be concentrated on the south side of I-20, while the north side will continue to support industrial activities.

Furthermore, Stonecrest plans to establish a dedicated City Hall and Civic Center east of Mall at Stonecrest, serving as a central hub for the community. This initiative aims to create a “heart” for Stonecrest, providing residents and visitors with a space for administrative tasks, potential police stations, post offices, and other public services. The main street area will also be transformed into a modern, walkable mixed-use focal point, intended for residents to gather and socialize.

	FLU Category	% of Area 2019 FLU	% of Area 2038 FLU	% change
	Conservation/Open Space	17.80%	18.06%	0.32%
	Institutional	5.77%	5.75%	0.00%
	Rural Residential	10.44%	10.40%	0.00%
	Suburban Neighborhood	36.45%	36.01%	-0.32%
	Urban Neighborhood	4.89%	8.70%	3.81%
	Neighborhood Center	0.69%	0.30%	-0.39%
	City Center	3.39%	0.68%	-2.70%
	Regional Center	4.52%	4.35%	-0.16%
	Office Professional	2.12%	1.71%	0.41%
	Light Industrial	8.75%	8.89%	0.16%
	Heavy Industrial	5.17%	5.15%	0.00%
	Grand Total	100.00%	100.00%	



Caption: View of participants engaging at a community meeting

COMMUNITY WORK PROGRAM

G1: Invest in Stonecrest City Center – Stonecrest requires a “heart” or focal point—a shared space where residents can gather and fulfill their essential civic needs. This would encompass public services such as a Police Station/Precinct (for non-emergencies), Post Office, and incorporate public park. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.									
#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
*G1-1	Develop master plan for the City Hall complex, and pursue next steps such as a City Hall site and program feasibility study; community survey for program and design. (ED-14, 15, 16)	x	x				Office of the Mayor, Economic Development	General Funds; LCI Grants	\$200K
G1-2	Establish City Design Guidelines that include signage, street furniture, landscaping, streetscapes, gateway signage, etc. - especially for the future City Center area. Consider green infrastructure in landscape standards.	x					Planning and Zoning	General Funds	\$150K
*G1-3	Update Stonecrest's Zoning and Overlay Districts ordinances to reflect desired density, intensity, and use for parcels citywide. (LU-3, 4; NC-3)		x	x			Planning and Zoning	General Funds	\$200K
G1-4	Conduct an ADA/ Accessibility Assessment Study to identify barriers and solutions to enhance accessible for all.		x	x			Planning and Zoning, Engineering	General Funds	\$100K
G1-5	Complete small area studies to enhance planning efforts at key nodes (especially near I-20) (i.e. near Botanical Gardens).			x	x		Planning and Zoning, ARC	General Funds, ARC LCI	\$150K
G1-6	Closely coordinate with DeKalb County Stormwater Management on the intended increase of commercial and residential activity along the I-20 corridor.	x	x				Public Works and Engineering, Planning and Zoning	General Funds	Staff Time.

G1: Invest in Stonecrest City Center – Stonecrest requires a “heart” or focal point—a shared space where residents can gather and fulfill their essential civic needs. This would encompass public services such as a Police Station/Precinct (for non-emergencies), Post Office, and incorporate public park. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.									
#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
*G1-7	Identify and address vacancies at the Mall at Stonecrest and along the city’s main commercial corridors. (ED-18)	x	x				Economic Development	General Funds	Staff Time
*G1-8	Develop strategic plan for Transit Oriented Development along I-20 corridor near the Mall at Stonecrest (T-3)		x	x			Office of the Mayor, Economic Development	General Funds	\$200k

*G1-1 : This goal encapsulates multiple tasks associated with developing a town center for stonecrest. Stonecrest has made progress in Identifying its preferred location for its town center - to include acquiring some properties and developing some masterplans. Thus, this goal encompasses the following tasks from the previous CWP: ED-14, ED-15, and ED-16.

*G1-3: This Goal Seeks to align the future land use and zoning regulations, as the current zoning conflicts with some of the desired land uses. Thus, this goal reflects the intent of the following tasks from the previous CWP: LU-3, LU-4, NC-3.

*G1-7: This task is a continuation of Item ED-18 from the previous CWP.

*G1-8: This task is a continuation of item T-3 from the previous CWP.

G2: Create a “Sense of Place” for the Entire City – Stonecrest must establish a strong presence in the east metro-Atlanta submarket, fostering a sense of pride among residents while also enticing visitors to explore further. It’s essential to provide clear and attractive markers that effectively communicate Stonecrest’s location, whether individuals are passing through or specifically traveling to the city. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
*G2-1	Implement public art installations, community gardens, pocket parks and other place-making projects to create vibrant and inviting spaces that reflect the unique character of the city. (H-4, Q-4, T-1, LU-7)	x	x	x	x	x	Planning and Zoning, Economic Development, Partners	General Funds, ARC LCI, Grant Sources, Non-Profits	\$75K
G2-2	Preserve and celebrate the city's history and heritage through promotion of landmarks and cultural sites in City promotional material.		x	x			Planning and Zoning, Economic Development, South River Watershed Alliance, Arabia Mountain Heritage Area Alliance, Discover DeKalb	General Funds, Federal and State Grants, Non-profits	Staff Time
*G2-3	Improve pedestrian infrastructure, such as sidewalks, crosswalks, and bike lanes, to make it easier for residents to navigate the city as pedestrian or cyclist. (T-4, T-7, LU-2)	x	x	x			Planning and Zoning, Public Works and Engineering	General Funds	Staff Time
*G2-4	Create a strong sense of locality and identity. With the rebranding effort, install common and clear signage that designates the City of Stonecrest throughout the City. (LU-5, T-2)	x	x	x			Economic Development, Planning and Zoning, Engineering	General Funds	Staff Time
G2-5	Publish annual calendar of city's cultural events, festivals, and performances that celebrate the diversity and uniqueness of the community.	x	x	x	x	x	Mayor's Office, Economic Development, Discover DeKalb	General Funds	Staff Time
G2-6	Promote local businesses and markets to create economic opportunities and contribute to the city's unique identity and character.	x	x	x			Economic Development, Decide DeKalb	General Funds, Partnerships	Staff Time

G2: Create a “Sense of Place” for the Entire City – Stonecrest must establish a strong presence in the east metro-Atlanta submarket, fostering a sense of pride among residents while also enticing visitors to explore further. It’s essential to provide clear and attractive markers that effectively communicate Stonecrest’s location, whether individuals are passing through or specifically traveling to the city. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
G2-7	Launch campaigns and initiatives that promote civic pride and encourage Stonecrest residents to take ownership of city's identity and future.	x	x	x	x	x	Mayor's Office, Economic Development, Discover DeKalb	General Funds	Staff Time
G2-8	Establish Stonecrest "Zip Code" to ensure majority of residents within the City have a Stonecrest address	x	x				Mayor's Office, US Postal Service	General Funds	Staff Time
*G2-9	Draft small area plans for identified key nodes and corridors in Stonecrest. (LU-6, 8)	x	x	x			Economic Development	LCI Grants, General Funds	\$200K
*G2-10	Identify opportunities to bury utility lines and enhance visual appeal of the City. (CS-2)	x	x				Planning and Zoning, Engineering	General Funds	Staff Time

*G2-1 : This goal encapsulates multiple tasks associated with developing an effective placemaking and public art program in Stonecrest. Stonecrest has made progress in developing both citywide and gateway signage standards. This goal seeks to consolidate the related activities. Thus, this goal encompasses the following tasks from the previous CWP: H-4, Q-4, T-1, LU-7.

*G2-3: This goal consolidates the related tasks pertaining to sidewalks, streetscaping, and pedestrian-oriented street enhancements. Thus, this goal reflects the intent of the following tasks from the previous CWP: T-4, T-7, LU-2.

*G2-4: This goal consolidates the related tasks pertaining to branding, wayfinding and architectural design standards. Stonecrest has made progress in developing citywide signage standards. Thus, this goal reflects the intent of the following tasks from the previous CWP: T-2, LU-5.

*G2-9: This goal combines multiple tasks pertaining to the development of small area plans at catalytic locations within the City of Stonecrest. Thus, this goal reflects the intent of the following tasks from the previous CWP: LU-6, LU-8.

*G2-10: This goal is a continuation of item CS-2 of the previous CWP.

G3: Bolster and Expand the Economic Base and Local Business Community – Cities need to boost, expand, and retain businesses to stimulate economic growth, create job opportunities, increase tax revenue, and enhance community prosperity. A thriving business environment attracts investment, improves infrastructure, and cultivates a vibrant ecosystem that benefits residents and businesses alike. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
G3-1	Implement Recommendations items as identified in Economic Development Study.	x	x				Economic Development	General Funds	Staff Time
*G3-2	Convene regularly with local, regional, and state Economic Development agencies to include Stonecrest Business Alliance, Stonecrest Development Authority, Decide DeKalb, East Metro CID, Georgia EDA. (ED-6)	x	x	x	x	x	Economic Development	General Funds	\$50K
*G3-3	Send out quarterly newsletters apprising the City businesses and residents of economic development activities, new businesses, maps, regulations, and resources. (Q-3; ED-11)	x	x	x	x	x	Economic Development, Discover DeKalb	General Funds	
G3-4	Partner with Discover DeKalb and Decide DeKalb to capitalize on Stonecrest's natural and cultural attractions to boost tourism, supporting local businesses in the hospitality, retail, and entertainment sectors.	x	x	x			Economic Development, Discover DeKalb, Decide DeKalb	General Funds	Staff Time
G3-5	Re-establish relationship with the East Metro Community Improvement Districts (CID) and opportunities for partnership on future projects.		x	x			Economic Development	General Funds	\$100K
G3-6	Identify key industries that align with the city's strengths and assets, such as technology, healthcare, or logistics, and actively recruit businesses in these sectors.	x					Economic Development	General Funds	Staff Time

G3: Bolster and Expand the Economic Base and Local Business Community – Cities need to boost, expand, and retain businesses to stimulate economic growth, create job opportunities, increase tax revenue, and enhance community prosperity. A thriving business environment attracts investment, improves infrastructure, and cultivates a vibrant ecosystem that benefits residents and businesses alike. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
*G3-7	Provide resources and incentives for small businesses to start and grow, including access to funding, mentorship programs, and streamlined permitting processes. (ED-5, 10, 17)		x	x			Economic Development	Grants, Low-Interest Loans	Variable
G3-8	Collaborate with local educational (DeKalb County School District) and training programs (WorkSource DeKalb) to develop pipeline of a young (18-35 y/o), skilled, relevant workforce that meets the needs of businesses desired for the area.		x	x			Economic Development, Discover DeKalb, Decide DeKalb, WorkSource DeKalb	General Funds	Staff Time
*G3-9	Identify, adopt and implement Tax Allocation District and Opportunity Zones. (ED-2, 4)		x	x			Economic Development	General Funds	Staff Time
*G3-10	Identify dedicated funding source for stormwater management (NC-5)	x	x	x			Economic Development, Public Works, Engineering	General Funds	Staff Time

*G3-2 : This goal is an expansion of item ED-6 from the previous CWP. Its intent is to ensure that the Economic Development office establishes and maintains an functional, ongoing relationship between the various entities and organizations.

*G3-3: This goal seeks to align the future land use and zoning regulations, as the current zoning conflicts with some of the desired land uses. Thus, this goal reflects the intent of the following tasks from the previous CWP: LU-3, LU-4, NC-3.

*G3-7: This goal seeks to consolidate the small business support elements tasks in Stonecrest. This includes the development of business retention and expansion programs, incentives, and mentorship programs. This goal reflects the intent of the following tasks from the previous CWP: ED-5, ED-10, ED-17.

*G3-9: This goal is a consolidation of potential funding mechanisms associated with property tax revenues. This goal reflects the intent of the following tasks form the previous CWP: ED-2, ED-4.

*G3-10: This goal seeks to create a dedicated funding source for stormwater management. This is a continuation of NC-5 from the previous CWP.

G4: Promote Natural Resources and Recreational Amenities for Economic Development – The Arabia Mountain Nature Preserve, Everette Park, Vaughters Farm, Atlanta Wildlife Animal Rescue Effort (AWARE), etc. are iconic places within the City of Stonecrest and should be prominently featured to residents and visitors alike. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
G4-1	Prominently feature and celebrate the Davidson-Arabia Mountain National Heritage Area, the Arabia Mountain PATH, Vaughters Farm, Flat Rock Archives, the South River and the other distinct elements of the City in promotional materials and marketing packages.	x	x				Economic Development, Discover DeKalb	General Funds	Staff Time
G4-2	Promote and facilitate agritourism through activities such as farm tours, pick-your-own produce, and seasonal events like pumpkin patches and corn mazes.		x	x			Economic Development, Stonecrest Business Alliance, Planning and Zoning	General Funds	Staff Time
G4-3	Explore feasibility of Local Farmer’s Market, Food Truck, and Pop-Up events to generate sustainable economic interests and activity at catalytic sites.		x	x			Economic Development Planning and Zoning	General Funds	Staff Time
*G4-4	Update development codes to promote greenspace infrastructure and low-impact development techniques, and environmentally-sensitive design. (NC-4)	x	x					General Funds	\$150K
*G4-5	Develop Watershed Improvement Plan and develop Greenway Plan to protect access to Stonecrest’s rivers and streams. (NC-5, 6)	x	x					General Funds	\$50K
*G4-6	Establish Historic Commission to develop historic guidelines for historic resources available in Stonecrest. (HP-1, 2, 3; CS-6)		x	x			Mayor’s Office, Planning and Zoning	General Funds	

*G4-4: This is a continuation for item NC-4 of the previous CWP.

*G4-5: This is a continuation of items NC-5 and NC-6 of the previous CWP.

*G4-6: This goal is a consolidation of the tasks pertaining to the establishment and enforcement of a Historic Commission in the City of Stonecrest. It combines the intent of the following items from the previous CWP: HP-1, HP-2, HP-3, CS-6.

G5: Prioritize Public Safety I: Policing – Create a safe and protected environment in Stonecrest, whether for residents or visitors, involves implementing comprehensive strategies that address various aspects of safety and security. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
G5-1	Establish the new location of the DeKalb County Police Precinct to be in Stonecrest.	x	x				Mayor's Office, DeKalb County Police	General Funds	Staff Time
G5-2	Increase visibility in identified areas that are known safety concerns for patrons, visitors, and travelers (especially pedestrians).		x	x			Planning and Zoning, Engineering	General Funds	Staff Time
G5-3	Install surveillance cameras in key locations can help monitor activities, deter crime, and provide valuable evidence in case of incidents.		x	x			Economic Development, Mayor's Office	General Funds	Staff Time
*G5-4	Develop and regularly update emergency response plans ensures that authorities are prepared to handle various situations effectively, including natural disasters and public safety emergencies. (CS-7)	x	x				Mayor's Office	General Funds	Staff Time
*G5-5	Enhance accountability reporting mechanism from City to citizens. (Q-2, 5)	x	x				Mayor's Office	General Funds	\$30K
*G5-6	Develop Neighborhood Watch Programs to meet regularly with DeKalb County Police Department (CS-4)	x	x				Mayor’s Office	General Funds	\$10K
*G5-7	Establish a “block-by-block” strategic approach to address code enforcement services citywide (H-2)	x	x				Engineering	General Funds	Staff Time

*G5-4: The goal of this item is to ensure that the City of Stonecrest has the appropriate amount of emergency services covering its citizens and territory. This task is both an expansion and continuation of Item CS-7 from the previous CWP.

*G5-5: This goal is both an expansion and continuation of items Q-2 and Q-5 from the previous CWP. The intent is to facilitate communication and transparency between the leaders of Stonecrest and its citizens and stakeholders.

*G5-6: This goal is a continuation of item CS-4 from the previous CWP.

*G5-7: This goal is a continuation of item H-2 from the previous CWP.

G6: Prioritize Public Safety II: Pedestrians, Cyclists, and Drivers – Ensuring safety for residents and visitors in Stonecrest, regardless of their mode of transportation, is crucial for fostering a vibrant and thriving community. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
G6-1	Implement action items as identified in the 2020 Transportation Master Plan, ARC's Regional Transportation Plan, Freight Cluster Plan.	x	x	x	x	x	Mayor's Office, Planning and Zoning, Engineering	General Funds	Staff Time
G6-2	Implement the Tier 1 Group of bicycle and trail projects as identified by the Bicycle, Pedestrian and Trail Plan (2023)	x	x	x	x	x	Mayor's Office, Planning and Zoning, Public Works and Engineering	General Funds	\$71M
G6-3	Work closely with transportation agencies to coordinate efforts and implement safety measures that prioritize the needs of pedestrians and cyclists in transportation planning and infrastructure projects.	x	x	x	x	x	Mayor's Office, Planning and Zoning, Engineering	General Funds	Staff Time
G6-4	Develop and regularly update emergency response plans ensures that authorities are prepared to handle various situations effectively, including natural disasters and public safety emergencies.	x	x				Mayor's Office, Engineering	General Funds	Staff Time
G6-5	Conduct traffic study along Covington Highway, Panola Road, Evans Mill		x	x			Planning and Zoning, Engineering, ARC	ARC's Transportation LCI, Adjacent Jurisdictions	\$200K

G7: Ensure High-Quality, Affordable, and Accessible Housing for Residents – Every community in metro-Atlanta is facing affordable housing challenges – to include Stonecrest. Ensuring that residents have access to safe, clean dwellings at various price points and suited to different life conditions and stages is essential for fostering a diverse and inclusive community. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
G7-1	Review and where appropriate implement recommendations from HouseATL to increase availability of affordable housing stock.	x	x				Planning and Zoning, Economic Development	General Funds	Staff Time
G7-2	Identify developers interested in horizontal and vertical mixed-use projects to support the Urban Neighborhood and City Center concepts.	x	x				Economic Development	General Funds	Staff Time
G7-3	Offer financial incentives, such as tax breaks, density bonuses, or reduced permitting fees, to developers.		x	x	x	x	Planning and Zoning, Economic Development	General Funds	Staff Time
G7-4	Encourage mixed-income developments where affordable units are integrated with market-rate units.		x	x	x	x	Mayor's Office, Economic Development, Planning and Zoning	General Funds	Staff Time
G7-5	Encourage mixed-use, walkable developments where affordable units are integrated with market-rate units.		x	x	x	x	Mayor's Office, Economic Development	General Funds	Staff Time
G7-6	Foster collaborations between government agencies, non-profit organizations, and private developers to pool resources and expertise in developing affordable housing projects.		x				Mayor's Office, Economic Development	General Funds, Private Interests, Private Funds, DDA	Staff Time

G7: Ensure High-Quality, Affordable, and Accessible Housing for Residents – Every community in metro-Atlanta is facing affordable housing challenges – to include Stonecrest. Ensuring that residents have access to safe, clean dwellings at various price points and suited to different life conditions and stages is essential for fostering a diverse and inclusive community. Indicators identified in bold refer to ongoing action items identified in the previous Community Work Program.

#	Activity	Timeframe					Responsible Party	Funding Source	Estimated Cost (2024 Dollars)
		'24	'25	'26	'27	'28			
G7-7	Implement and execute policies to preserve existing affordable housing stock, such as providing financial assistance for property rehabilitation and offering incentives for landlords to maintain affordable rents.		x	x			Mayor's Office, Planning and Zoning, Economic Development	General Funds	Staff Time
G7-8	Strengthen tenant protections, such as rent stabilization measures and eviction prevention programs, to ensure housing stability for low-income residents.		x	x			Mayor's Office	General Funds	Staff Time
*G7-9	Conduct residential market study for Transit-Oriented Development near Mall at Stonecrest (ED-13)		x	x			Mayor's Office, Planning and Zoning, Economic Development	General Funds, LCI Grant	\$50k

*G7-9: This is a continuation for item ED-13 of the previous CWP.

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CITY OF STONECREST

STONECREST 2038

COMPREHENSIVE PLAN UPDATE APPENDIX





CITY OF STONECREST

STONECREST 2038

COMPREHENSIVE PLAN UPDATE APPENDIX



Prepared by Sizemore Group in association with Kimley-Horn and Sycamore Consulting.
Unless otherwise specified, all images are provided by the consultant teams or courtesy of the City of Stonecrest



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APPENDIX

APPENDIX

Supplementary material regarding the Comprehensive Plan Update is included on the following pages. This includes additional information and images from various public meeting announcements, meeting summaries, survey results, and additional analyses.

PLAN UPDATE PRESS RELEASE



The City of Stonecrest seeks public input as the city updates the 2038 Comprehensive Plan

FOR IMMEDIATE RELEASE: 1/2/2024

STONECREST, GA – The City of Stonecrest is excited to announce the launch of its public engagement initiative for the update of the 2038 Comprehensive Plan. With a commitment to transparency and community involvement, the city is inviting residents and businesses to actively participate in shaping the strategic vision for Stonecrest.

The comprehensive plan, a cornerstone document updated every five years, plays a vital role in providing strategic focus and deliverables for the City of Stonecrest. This collaborative effort aims to refine the existing plan, ensuring it aligns with the evolving needs and aspirations of the community.

Date	Event/Meeting	Location	Time
January 2, 2024	Planning Commission Meeting #1	City Hall	6 PM
January 22, 2024	City Council Meeting #1	City Hall	6 PM
January 25, 2024	Community Meeting #1	Browns Mill Recreation Center	6 PM
February 8, 2024	Community Meeting #2	Dope Coffee Roastery & Brewery	6 PM
February 20, 2024	Community Meeting #3	Stonecrest Library	6 PM
February 22, 2024	Community Meeting #4	Farrington Elementary School	6 PM
February 27, 2024	Community Meeting #5	Browns Mill Recreation Center	6 PM
February 29, 2024	Community Meeting #6	New Birth Missionary Baptist Church	6 PM
April 4, 2024	Community Meeting #7	City Hall	6 PM
May 9, 2024	CPIM (Community Planning Information Meeting)	City Hall	6 PM
June 4, 2024	Planning Commission #2	City Hall	6 PM
June 24, 2024	City Council Meeting #2	City Hall	6 PM

The city has unveiled the event calendar, featuring essential dates for committee meetings and consultant sessions. Residents can find the current schedule above and on the City's website, providing insights into the planning process. The project, awarded to the consultant team comprised of [Kimley Horn](#), [Sizemore Group](#) and [Sycamore Consulting](#) in November 2023, is poised to bring a wealth of expertise to the table.

To maximize public engagement, the City is calling upon its residents to actively participate in the planning process. By registering to attend upcoming public events, individuals can contribute their valuable insights and ideas. This collaborative effort aims to foster a sense of community and ensure that the updated comprehensive plan accurately reflects the collective vision for Stonecrest.

Mayor Jazzmin Cobble expresses enthusiasm about the upcoming 2038 Comprehensive Plan meetings, stating, "Our residents are the heartbeat of Stonecrest, and their input is crucial in shaping the future of our city. We invite everyone to join us in this exciting journey towards a vibrant and sustainable Stonecrest."

To receive additional information about the 2038 Comprehensive Plan and updates in regard to the scheduled meetings, interested parties are encouraged to register by going to the webpage below.

<https://lp.constantcontactpages.com/sl/wFAT75v>

###

For more information, please contact: James Upchurch
Communications Director, jupchurch@stonecrestga.gov

CITY COUNCIL MEETING

Meeting Minutes



CITY OF STONECREST, GEORGIA
CITY COUNCIL MEETING – MINUTES
3120 Stonecrest Blvd., Stonecrest, GA 30038
Monday, January 22, 2024 at 6:00 PM

Mayor Jazzmin Cobble

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

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

Council Member Tammy Grimes - District 5

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

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

The meeting began at 6:16pm.

II. ROLL CALL: Sonya Isom, City Clerk

III. INVOCATION: Associate Pastor Todd Murdaugh, Big Miller Grove Missionary Baptist Church

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

V. APPROVAL OF THE AGENDA

There was a request for the following changes to the agenda:

- 1. Add Comprehensive Plan Update Presentation under Appointments & Announcements, for information only
- 2. Under New Business, add Browns Mill Aquatic Center Contract
- 3. Under New Business, pull letter K and add to the February Work Session
- 4. Move SLUP 23-012 from New Business to Public Hearing, letter i
- 5. Move RZ 23-010 from New Business to Public Hearing, letter j

It was confirmed the items moved to Public Hearing have been advertised.

Motion – made by Councilmember Tammy Grimes to approve the January 22, 2024 City Council meeting agenda with the stated changes. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

There was confirmation from Attorney Thompson that although Councilmember Fye was not a member of Council on the date of the meeting, he will vote on approval of the meeting minutes.

a. Approval of Meeting Minutes - City Council Meeting, December 11, 2023

Motion – made by Councilmember Tara Graves to approve the meeting minutes from the December 11, 2023, City Council Meeting. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

VII. PUBLIC COMMENTS

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

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council.

There is a two (2) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

Faye Coffield – Stressed concerns about council members meeting with constituents, length of council meetings, holding additional monthly council meetings, expanding public comments to three minutes, and asked what steps are being taken to get recognized as a city. She also asked about a driveway by the walking trail on Klondike and Mall Parkway and stated the city needs a financial forensic audit.

Dave Marcus - Commented on the size of the agenda packet, plans to get the packet out in advance of the meeting, as well as concerns about the hyperlink listed on the agenda. He also has concerns on where public storage is allowed in the city.

Kennard Turner - Stated he is a non-profit business owner who utilizes the Southeast complex, and has concerns with park repairs, no bids, completion dates and would like a response to an email he sent in August 2023.

Sabrena Farmer - HOA President of Wellington Manor and is thankful for the pavement of streets. She would like the right of way paved in the Wellington Manor Subdivision and also mentioned the rezoning of 5961 Chupp Way, Stonecrest, GA 30038.

Jeremy Scott - Has concerns about the gas station at 6995 Covington Highway and is also asking the council to look at bringing development to the land around Emory Hospital.

Lewis Anderson - President of the Hilson Head HOA, stating concerns with the size of the agenda packet, grammatical errors, the response time for returning calls and submitting documentation for the public hearing. He also had comments on the way motions are made.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. **Public Hearing** - SLUP 23-009 3309 and 3313 Panola Road - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated Darrell Johnson of JDM Consultants, LLC on behalf of the CCC Christ Gospel Parish, is seeking a SLUP for a place of worship. There was a review of facts and background, zoning maps, future land use, an aerial map of property, site plan and proposed renderings and elevations. It was noted there are currently three places of worship within one mile.

Motion – made by Mayor Pro Tem George Turner to open public hearing for SLUP 23-009 3309 and 3313 Panola Road. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

Comments by Mr. Johnson stating he met with the City Engineer and modified suggested changes. He gave information on the church size, capacity, and parking. He also mentioned there was a Planning Commission meeting in January and the requested items have been submitted. The church has been in existence in Decatur for the past twenty years and they are looking for a space where parents and children can worship together.

In Favor
Famakinwa Samuel Bamidele

Motion – made by Councilmember Terry Fye to extend the public hearing speaking time for one minute per side. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

In Favor
Taiwo Adeeko

In Opposition
Faye Coffield
Donna Dees
Lewis Anderson

Motion – made by Councilmember Tara Graves to close public hearing for SLUP 23-009 3309 and 3313 Panola Road. Seconded by Councilmember Alecia Washington.
Motion passed unanimously.

- b. **For Decision** - Ordinance for SLUP 23-009 3309 and 3313 Panola Road - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy informed council that the applicant has submitted additional information and staff has not had time to fully review it. A question was asked regarding the Planning Commission denial and the item being back in full cycle. The applicant completed the checklist for compliance and submitted information as requested by Mayor and Council. There are items that will be brought to aid in making decisions and the council is urged to confirm all material is viewed. The City Attorney urged council to seek an expert opinion on the traffic study before deciding on the item so that the decision can be more informed amongst the council.

Mayor Pro Tem Turner stressed concerns about leaving room for growth. The applicant stated that although not at this time, there is potential for expanding with a family life center. The sanctuary was reduced from 300 seats to 150 seats and the parking lot was reduced from 125 parking spaces to 75 spaces. Parking is based on 1 parking space per 3 seats and 50% of land on the property will be disturbed. No plan on touching the buffer.

Motion – made by Councilmember Tara Graves to defer SLUP 23-009 3309 and 3313 Panola Road to the next city council meeting for decision only. Seconded by Councilmember Alecia Washington.
Motion passed 4-1 with Councilmember Terry Fye voting nay.

- c. **Public Hearing** - SLUP 23-011 5924 Fairington Farms Lane - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated the applicant is seeking a SLUP to operate a home day care. There was an overview including facts and background, future land use, an aerial map and site photos. It was noted the city permit is not transferable and can only be used by Michelle Fennell and a city business license is required. No parking is permitted on the street or lawn, no child shall remain at the property for more than 12 hours per day and the play area shall be fenced and secure. Staff recommends approval with 8 conditions.

Motion – made by Councilmember Terry Fye to open public hearing for SLUP 23-011 5924 Fairington Farms Lane. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

In Favor
Tandra Gibel
Andrea Isaacs Edwards
Jennifer Francis
Myra Miller
Pamela Anderson-Valentine
Kenneth and Sheryl Ricketts
Charlene Battle
Tina Peay
Mr. & Mrs. Clayton Hodges

In Opposition
None

Motion – made by Councilmember Terry Fye to close public hearing for SLUP 23-011 5924 Fairington Farms Lane. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

d. **For Decision** - Ordinance for SLUP 23-011 5924 Fairington Farms Lane - *Shawanna Qawiy, Director of Planning & Zoning*

The applicant stated that the state allows her to serve 6 children at a time. The business is categorized as a Private Educational Institute which allows 3 children. The applicant submitted documentation confirming she was in business prior to the city being formed. Legal non-conforming will allow the applicant to continue with 6 children.

Motion – made by Councilmember Tammy Grimes to approve SLUP 23-011 amending condition 5 from 3 to 6 scholars. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

There was a review of the 8 conditions as listed in the packet.

e. **Public Hearing** - TMOD 23-004 Food Trucks/Vending, 1st Read - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated that the petitioner is seeking to make amendments and updates to Article 19, Article 4, Article 9, Article 3 and Appendix A – Schedule of Fees. The suggested fee for a Food Truck Permit is \$150 for 1 location, 1 Truck, for 30 consecutive days from Monday to Sunday. The Planning Commission recommended adding a reference to mobile BBQ pits and mobile stoves.

Motion – made by Councilmember Tammy Grimes to open public hearing for TMOD 23-004 Food Trucks/Vending, 1st Read. Seconded by Mayor Pro Tem George Turner. **Motion passed 4-0 with District 3 absent during the vote.**

In Favor
None

In Opposition
Dave Marcus

Motion – made by Councilmember Tara Graves to close public hearing for TMOD 23-004 Food Trucks/Vending, 1st Read. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

f. **For Decision** - Ordinance for TMOD 23-004 Food Trucks/Vending, 1st Read - *Shawanna Qawiy, Director of Planning & Zoning*

It was confirmed that the permit fee is \$150 for 30 consecutive days, per location, with a max of 6 locations. The formula used to calculate the fee breakdown: \$150 x (# of locations) + 41.50 {Code Enforcement & Administrative Fee} x (# of additional months). Planning & Zoning confirmed this item was advertised two weeks ago.

The 1st read of the preamble was read by the City Clerk. This item will be added to the February Work Session for additional review. The fee would only change with the number of locations or months. The administrative fee will not change.

g. **Public Hearing** - TMOD 23-007 Micro Home Community (MHC) - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated the city’s current ordinance does not permit any dwellings of less than 800 square feet. There was a review of facts and background, the overlay district map, staff recommendations, a proposed amendment, and general requirements. Staff is proposing to allow micro home communities in overlay districts. The proposed amendment is to permit micro home communities in the high-density residential zoning districts. Staff is proposing the following definitions: 1. Micro House 2. Micro Home Community (MHC) 3. Site-Built Residential Dwelling (Stick-Built).

Motion – made by Councilmember Terry Fye to open public hearing for TMOD 23-007 Micro Home Community (MHC). Seconded by Councilmember Tara Graves.
Motion passed unanimously.

In Favor
None

In Opposition
Faye Coffield
Dave Marcus

Motion – made by Councilmember Tammy Grimes to close public hearing for TMOD 23-007 Micro Home Community (MHC). Seconded by Councilmember Tara Graves.
Motion passed unanimously.

h. **For Decision** - Ordinance for TMOD 23-007 Micro Home Community (MHC) - *Shawanna Qawiy, Director of Planning & Zoning*

Senior Planner Tre’Jon Singletary stated that the self-storages mentioned in this section was in error and an updated staff report will be provided. HRD 1, 2, & 3 are the designated zoning districts and are in one central location. Mayor Cobble stated she disagrees with the first amendment from the Planning Commission, the fourth amendment from the Planning Commission is already represented by the city code and that she is in support of having an overflow parking for guests. She also suggests a more detailed language such as, shared parking code which allows for Planning & Zoning approvals for the overflow parking. The micro home community does not do away with the current existing code. Director Karikaran stated the purpose is not a rental home community, but to promote home ownership. The amounts of roads and maintenance will be minimal.

Motion – made by Mayor Pro Tem George Turner to defer TMOD 23-007 Micro Home Community to the February Work Session. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

- i. **Public Hearing** – SLUP 23-012 4083 Spencer Lane – *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking a SLUP to operate a short-term vacation home. The applicant is requesting withdrawal without prejudice. No public hearing was held.

- j. **For Decision** – SLUP 23-012 4083 Spencer Lane – *Shawanna Qawiy, Director of Planning and Zoning*

Motion – made by Councilmember Tammy Grimes to accept the withdrawal of SLUP 23-012 4083 Spencer Lane, without prejudice. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

- k. **Public Hearing** – RZ 23-010 6039 Hillandale Drive – *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking to rezone the property for expansion of an existing cemetery. The applicant is requesting to withdraw the application without prejudice. No public hearing was held.

- l. **Motion** – made by **For Decision** – RZ 23-010 6039 Hillandale Drive – *Shawanna Qawiy, Director of Planning and Zoning*

Motion – made by Councilmember Tammy Grimes to accept the withdrawal of RZ 23-010 6039 Hillandale Drive, without prejudice. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

- a. Appointment of Charter Review Commission Members

Mayor Pro Tem George Turner stated that the Council has made the appointments and is waiting for 2 appointments to be received from the General Assembly. This item is not ready at this time.

- b. URA Chair Recommendation

Mayor Pro Tem George Turner stated the URA has 3 expirations which are: Chair of the URA, and one member from both District 1 & 2. Mayor Cobble recommends the Chair remains to be URA member Jazzmin Cobble.

To replace Tara Graves of District 1, the Chair recommends Tara Graves with term expiring December 31, 2026.

Motion – made by Mayor Pro Tem George Turner to nominate Tara Graves to exceed Tara Graves for District 1, with an expiration date of December 31, 2026. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

To replace Robert Turner of District 2, the Chair recommends Terry Fye with term expiring December 31, 2026.

Motion – made by Mayor Pro Tem George Turner to nominate Terry Fye to replace Rob Turner for District 2, with an expiration date of December 31, 2026. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

- c. Comprehensive Plan Update

Presenter Randy Gibbs, with Sizemore Group, stated his firm is working with the City of Stonecrest on the Comprehensive Plan, which must be updated every 5 years. Mr. Gibbs stated the Sizemore Group is also working with the Sycamore Group on community engagement and Kimley Horn on economic development and transportation planning. The previous Comp Plan was approved and adopted in 2019. The Comp Plan will keep the city in good standing with the State of Georgia and allows the city to be eligible for CDBG funds as well as funding from the ARC and federal government. There was a review of the comprehensive plan requirements and timeline for the City of Stonecrest. The Sizemore Group has a number of requirements and accomplishments they are looking to produce, in addition to working on getting the revised and revamped plan adopted by July 2024. They are looking at the previous comp plan and ways to build on it. There will be 7 opportunities for community engagement within the next several weeks, and locations were shared. The website for community engagement is www.Stonecrest2038.com. The community is encouraged to pinpoint areas of concern and what you would like to see.

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

- a. **For Decision** - Temporary Certificate of Occupancy Fees Update - *Patrick Moran, Chief Building Official*

Chief Building Official Patrick Moran stated the request to update the fee schedule and have it posted. He stated the fee has been advertised for the required 45 days, and is asking council for the final approval to add this fee to the Schedule of Fees and to be posted.

Motion – made by Mayor Pro Tem George Turner to accept the Temporary Certificate of Occupancy Fees update and have it posted. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

XIII. NEW BUSINESS

a. **For Decision** - City Hall Renovations Vendor Recommendations - *Gia Scruggs, City Manager*

Mayor Pro Tem George Turner stated that the City Manager is not present and recommends deferring this item to the next city council meeting.

Motion – made by Councilmember Terry Fye to defer the City Hall Renovations Vendor Recommendations item to the next scheduled city council meeting. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

b. **For Decision** – Browns Mill Aquatic Center Painting Project – *Sedrick Swan, Director of Parks and Recreation*

Director Sedrick Swann is seeking approval of a contract for painting services at Browns Mill Aquatic Center to Ideas Painting, LLC in the amount of \$68,000. There were 4 bidders, and this vendor has met all of the qualifications. The center will open on May 25, 2024. Staff recommends approval.

Motion – made by Councilmember Tammy Grimes to approve the Browns Mills Aquatic Center Painting Project. Seconded by Councilmember Alecia Washington.
Motion passed unanimously.

c. **For Decision** - GDOT Lighting Agreement for I-285 @ I-20 Eastside Interchange Project - *Hari Karikaran, City Engineer*

City Engineer Hari Karikaran stated this is a typical agreement when there is a GDOT project happening within city limits. There was a review of the limits of maintenance, noting the project starts just west of I-285 and I-20 interchange and goes beyond Fairington Road. DeKalb County has signed the agreement. There is currently no lighting. Staff recommends approval.

Motion – made by Councilmember Tammy Grimes to approve the GDOT Lighting Agreement for I-285 @ I-20 Eastside Interchange Project. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

d. **For Decision** - Salem Park Parking Lot Expansion Construction Contract - *Hari Karikaran, City Engineer*

City Engineer Hari Karikaran stated that council previously approved the design of the Salem Park additional parking lot. Five bids were received, and staff is seeking approval of Summit Construction and Development, LLC as the vendor to develop and construct the Salem Park parking lot. The contract is in the amount of \$373,217 and funds will come from the 2023 SPLOST allocation, which was approved by the council. The contract is for 180 days with about 32 parking spaces. There are currently 6 parking spaces. This is one of the biggest construction projects in the city other than street paving.

Motion – made by Mayor Pro Tem George Turner to approve the Salem Park Parking Lot Expansion Construction Contract. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

e. **For Decision** - Resolution for SDP 23-001 Highland Park Phase I - Preliminary Plat – *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking to subdivide property into 75 lots for Phase 1. There was a review of the preliminary plat and final plat for approval with 75 lots and 1 entrance. Regarding the total buildout, an additional entrance will have to be constructed. The applicant answered a question regarding future plans for the property at this location and stated that the site is fully developed and they will work out a second entrance with staff. The intention is to move forward.

Motion – made by Mayor Pro Tem George Turner to approve the Resolution for SDP 23-001 Highland Park Phase I – Preliminary Plat. Seconded by Councilmember Terry Fye.
Motion passed unanimously.

The preamble to the resolution was read by the City Clerk.

f. **For Decision** - Resolution for SDP 23-007 Highland Park Phase I - Final Plat - *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking to subdivide property into 75 lots for Phase 1. There was a review of the final plat. There was a question regarding submitting the preliminary and final plats at the same time and whether it will interfere with the enforcement of the access point for Phase 2. The City Engineer stated without the preliminary and final plat the applicant will not be able to sell the lots and it is in the best interest of the applicant to recoup their funds and return with the second entrance and present a preliminary and final plat for Phase 2. The preamble to the resolution was read by the City Clerk.

Motion – made by Mayor Pro Tem George Turner to approve the Resolution for SDP 23-007 Highland Park Phase I – Final Plat. Seconded by Councilmember Terry Fye.
Motion passed unanimously.

g. **For Decision** - FY 2024 Meeting Calendar Update - *George Turner; Mayor Pro Tem*

Mayor Pro Tem George Turner stated the meeting dates went out to council individually. The normal meeting dates that would need to be rescheduled include May 27th November 11th and December 23rd.

Motion – made by Mayor Pro Tem George Turner to defer the FY 2024 Meeting Calendar Update to the February City Council meeting. No objections.

h. **For Decision** - Resolution to Establish the T.I.P.S Committee - *George Turner; Mayor Pro Tem*

Mayor Pro Tem George Turner stated that this item was discussed in the work session and members were not selected but should be Mayor, Council and City Manager. It was discussed that the membership would be the city council with the Mayor and City Manager as ex-officio. The preamble to the resolution was read by the City Clerk.

Motion – made by Councilmember Tammy Grimes to approve the Resolution to Establish the T.I.P.S Committee with said members being Mayor Pro Tem George Turner, Councilmember Tammy Grimes, Councilmember Terry Fye, Councilmember Alecia Washington, Councilmember Tara Graves, Mayor as ex-officio, and City Manager or designee as ex-officio. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

It was stated there will be an opportunity for community engagement.

i. **For Decision** - Resolution to Establish the Finance Committee - *George Turner; Mayor Pro Tem*

Mayor Pro Tem George Turner stated this item is being presented to establish the Finance Committee and appoint committee members. The preamble to the resolution was read by the City Clerk.

It was stated the initial members would be as follows: Councilmember George Turner, Councilmember Alecia Washington, Finance Director, Mayor as ex-officio, City Manager or designee as ex-officio with 2 vacancies to be filled. There was a discussion to name all Councilmembers as members of the Finance Committee with the Mayor and City Manager or designee as ex-officio.

Motion – made by Councilmember Terry Fye to approve the establishment of the Finance Committee with the stated members of city council as the initial members of the committee. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

XIV. **CITY ATTORNEY COMMENTS**

Happy New Year from Denmark Ashby. They are ready to work, as they have been.

XV. **CITY MANAGER UPDATE**

XVI. **MAYOR AND COUNCIL COMMENTS**

District 1 – **Councilmember Tara Graves** - Stonecrest Library will be hosting a Taste of Stonecrest on Tuesday, January 31st. There will be 2 sessions: 12pm and 5pm. Information can found on the Stonecrest Library website. Thanks to everyone who participated in the MLK event, to New Black Wallstreet, to the Chair and Superintendent of DeKalb County School Board, and to fellow Councilmembers for support. Sending condolences to the King family on the passing of Dexter King.

District 2 – **Councilmember Terry Fye** - DeKalb Police Department will be hosting a Townhall on Tuesday, January 23, 2024, 6pm at the Stonecrest Library. Encouraging constituents to go out and speak to the police department about their concerns.

District 3 – **Councilmember Alecia Washington** – Thanks to everyone who came out for the MLK event at New Black Wallstreet. FEMA is hiring and interested persons can apply at careerboutique.com. Have a great weekend.

District 5 – **Councilmember Tammy Grimes** – Salem Middle School had an awesome kickoff today with an indoor parade. Salem Middle is no longer a horizon school. Come by to volunteer or drop off highlighters. Thanks to Mayor Pro Tem for acting as a Grand Marshal for the school parade. District 5 get ready for engagement on the comprehensive plan.

Mayor Cobble – Would like to thank everyone who responded to the Wayfinding Design Survey. Continue to look out for future engagement opportunities. Regarding comments on packet size, although this is not the normal practice, when there are several P&Z items, there could be additional information. The City Manager and Directors are working to get the packet out on time. Thanks to Theresa in Communications and staff for spending extra time to get the packet posted. Excellence is a standard we are striving to achieve. Thanks to everyone for participating in the MLK parade with DeKalb NAACP. We always enjoy engaging with our citizens.

District 4 – **Mayor Pro Tem George Turner** – Would like to remind everyone of the Comprehensive Plan meeting that will be held at Browns Mill on Thursday, January 25, 2024. We need our voices to be heard and participate in the process. Everyone have a goodnight.

XVII. **EXECUTIVE SESSION**

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

Motion – made by Councilmember Terry Fye to enter into Executive Session for potential litigation, personnel, or real estate matters. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to exit Executive Session and return to regular scheduled council meeting. Seconded by Councilmember Tara Graves. **Motion passed unanimously.**

Motion – made by Councilmember Terry Fye to approve the Executive Session meeting minutes. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

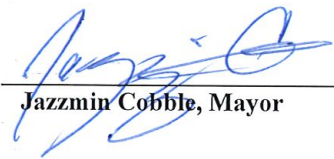
XVIII. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the city council meeting
Seconded by Councilmember Alecia Washington.
Motion passed unanimously.

The meeting ended at 11:16pm

As approved on the 26th day of February, 2024.

CITY OF STONECREST, GEORGIA


Jazzmin Cobble, Mayor

ATTEST:


Sonya Isom, City Clerk

Americans with Disabilities Act

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

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

GENERAL PROJECT ANNOUNCEMENTS

Email Campaigns



Missed the Meeting? Meet Us at the Mall!

If you missed the Comprehensive Draft Plan Open House, come see the meeting displays and tell us what you think at the Mall at Stonecrest. We'll be there on Thursday, April 11th from 6:00 - 7:30 PM near the food court.

The comprehensive plan, a cornerstone document updated every five years, plays a vital role in providing strategic focus and deliverables for the City of Stonecrest. This collaborative effort aims to refine the existing plan, ensuring it aligns with the evolving needs and aspirations of the community.

This plan will be an update to the plan adopted in 2019 and will include both practical and implementable recommendations that promote safe communities, sustained economic development, diverse housing, transportation options, and other development and redevelopment efforts.

[Visit our Website](#)



Have you Taken the Online Survey?


If you missed the public meetings, you can still contribute to the Comprehensive Plan Update process/ Visit the project website to give your input on the community survey. We want to hear from you!

[Take The Survey](#)

What is a Comprehensive Plan?



Facebook Campaign & Insights



Sycamore Consulting
Sponsored ·

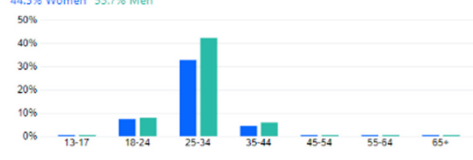
The City of Stonecrest is kicking off the process of updating the Stonecrest 2038 Comprehensive Plan. Your feedback will help us paint a clear picture of the community's vision for how the City should evolve to serve residents and businesses over the next 25 years. We need your input!

[Learn more](#)

Audience
This ad reached 6,463 people in your audience.

People Placements Locations

44.3% Women 55.7% Men

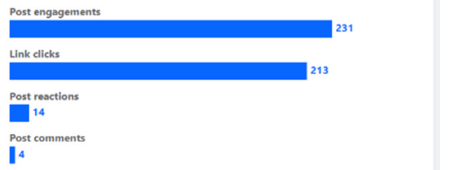


Age Group	Percentage
13-17	0%
18-24	10%
25-34	45%
35-44	10%
45-54	5%
55-64	5%
65+	5%

Performance
\$84.97 spent over 17 days.

Metric	Value
Link clicks	213
Reach	6,463
Cost per Link Click	\$0.40

Activity



Activity	Count
Post engagements	231
Link clicks	213
Post reactions	14
Post comments	4

Plan Adoption Advertisement



2038 COMPREHENSIVE PLAN UPDATE

Plan Adoption Hearings

ALL SESSIONS BEGIN AT 6PM

- THUR. May 9 >> Community Planning Information Meeting (CPIM)
- TUE. June 4 >> Planning Commission Meeting
- WED. June 12 >> Transportation, Infrastructure, Parks, SPLOST (TIPS) Committee Meeting
- WED. June 26 >> City Council Meeting

All Sessions Held at Stonecrest City Hall

Watch the Live Stream via YouTube: @officialcityofstonecrestge6410



www.Stonecrest2038.com

Draft Plan Open House Flyer



2038 COMPREHENSIVE PLAN UPDATE

DRAFT PLAN Open House

Thursday, April 4 @ 6:00 PM

Stonecrest City Hall
3120 Stonecrest Blvd



www.Stonecrest2038.com

Meet Us at the Pop-Up!
Thursday, April 11
6:00 - 7:30 PM
The Mall at Stonecrest
Food Court

Public advertisement



2038 COMPREHENSIVE PLAN UPDATE
Community Meetings
ALL MEETINGS BEGIN AT 6PM

JAN
25

BROWNS MILL
RECREATION CENTER
5101 BROWNS MILL RD

FEB
27

BROWNS MILL
RECREATION CENTER
5101 BROWNS MILL RD

FEB
8

DOPE COFFEE ROASTERY &
BREWERY
5360 SNAPPINGER WOODS
DR, SUITE #1346

FEB
29

NEW BIRTH MISSIONARY
BAPTIST CHURCH
6400 WOODROW RD

FEB
20

STONECREST LIBRARY
3123 KLONDIKE RD

APR
4

STONECREST CITY HALL
3120 STONECREST BLVD

FEB
22

FAIRINGTON ELEMENTARY
SCHOOL
5505 PHILLIP BRADLEY DR



 www.Stonecrest2038.com

COMMUNITY MEETING SERIES 1

Sign-in Sheets

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date: Jan 25, 2024 (33')

NAME	ORGANIZATION	EMAIL ADDRESS
Cardace Tabbs		
Rachel Zeigler	Hunter's Communities HOA	
JACKIE GRINNAGE	REGENCY Woods SUBDIV	
Tenika Kemp		
Marc Colson	CHUPP Road Estate	
Eugenia Gregory		
Dave Marcus		
Bernad Knight	Stonecrest Industrial Council	
George Turner	City Council	
Stacey Echols	Resident	

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date: 1/25/2024

NAME	ORGANIZATION	EMAIL ADDRESS
Spence	Emory Univ	
LAVONZIA Carr		
MELVIN CARR		
Desman Ferguson		
William Bailey	Spring Lake Homes	
DeleLawman		
Charlotte Cain	Stonecrest Fest	
Natalie Givens		
Vinton Pollard	SOS - SENIORS OF STONECREST	
5072 ANGELA LN		
STONECREST GA		

11

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date: JAN 25, 2024

NAME	ORGANIZATION	EMAIL ADDRESS
Kelly Jordan	Arabia Alliance	
Sebronu Harden		
Sunday Fagben		
Teisha Fuller		
Sheldon Fleming	Park	
TONYA FLEMONS	CHESTNUT LAKE HOA	
Quvada Moreland	Chestnut Lake	
Revonda Cosby	Arabia Alliance	
Chuck Logan		
JAMAY LOGAN		

Done

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date:

NAME	ORGANIZATION	EMAIL ADDRESS
RAY SIMS		

Meeting Date/Location

January 25, 2024 at Browns Mill Recreation Center

Meeting Purpose

The purpose of this meeting was to kick off the planning process to the community and to get feedback on the previous plan’s goals and strategies.

Promotion

The following avenues were used to promote the meeting:

- Flyer distribution to city spaces and community facilities.
- Email campaign to outreach database.
- Targeted email to U.S. and state level elected officials.
- Outreach to principals, counselors, and parent/student liaisons at all high schools within the city boundaries.
- Distribution of announcements via the City of Stonecrest social media channels.
- Distribution of information by Comprehensive Plan Steering Committee.
- Distribution of information by Stonecrest City Council members.

Overall Attendance

A total of 30 people signed into the meeting. Attendees at the meeting included community residents, business owners, places of worship, and non-profit organizations.

Summary of Input

Ten activity boards on easels and a table with flyers advertising the project website and stickers were used for the engagement activities. For eight of the activity boards, each participant was given sticky notes and directed to write down different needs and opportunities he/she/they support/s and want prioritized within the following nine goal categories displayed on the board. Participants could also respond to the goals identified in the 2019 comprehensive plan to determine if they are still relevant:

- Economic Development: What are the current conditions of economic well-being and prosperity (i.e. workforce development, business attraction, educational services, etc.)?
- Housing: What are the current conditions and quality of housing (i.e. renter vs owner-occupied balance, housing type diversity and distribution, etc.)?
- Historic Resources: What are the current conditions of historic resources (i.e. historic structures, historic homes, cemeteries, etc.)?
- Natural Resources: What are the current conditions and quality of natural resources (i.e. parks, trails, wetlands, etc.)?
- Population: What are the conditions of the city’s current and future population (i.e. anticipated growth, diversity, distribution, etc.)?
- Land Use: What are the current conditions of land use (i.e. mix of uses, amenity and resource accessibility, sense of

identity and place, etc.)?

- Transportation: What are the current conditions of transportation (i.e. transit accessibility, walkability and pedestrian safety, connectivity, etc.)?
- City Services & Facilities: What are the current conditions of city services and facilities (i.e. public works, waste collection, water management, etc.)?

For activity #2, participants were given dot stickers and asked to indicate locations where they would like to see more development. Participants placed colored dots on the designated locations on the study area map provided on the presentation board with the prompt:

- Where are the development opportunities (i.e. land use, transportation, housing, economic development, nature, historic preservation, etc.)?

For activity #3, participants were given sticky notes and asked to provide their thoughts on the focus of the Comprehensive Plan Update. Participants wrote down their responses to the following prompt:

- What is your vision for the City of Stonecrest? What is not captured by the previous vision statement (below)? Please provide your thoughts on a sticky note and place below.
 - The 2019 Comprehensive Plan Vision: “Community, Commerce and Culture working together as a world class city.”

The results for each activity and photos from the events are attached.

General Feedback/Notes

- Participants sought more transparency about how public input will be solicited from key populations (i.e. young residents) and incorporated into the plan
- Participants requested that action items from the previous plan be presented along with a report of accomplishments to feel confident that the city is progressing on previously established goals before moving onto new goals

Board Responses

Activity #1:

City Services and Facilities:

- Residents stated a wide range of needs and opportunities for city services. They want better broadband access for remote work and education, more youth-oriented recreation outside of sports. They also want public sewage and water service expansion in some areas, better medical services for vulnerable populations, and increased public safety investments.

Economic Development

- Residents want an improvement in the quality and quantity of businesses coming into the city. They think that more programs aimed at youth entrepreneurship could support workforce development efforts, as well as diversifying businesses. They also suggested that incentives for development could attract more viable businesses.

Historical Resources

- Residents see an opportunity to better highlight any historical and cultural resources through historical markers and tours. They also suggested having cultural activities and businesses in an attractive downtown area, along with a historic walkway, could go far in establishing the city’s character.

Housing

- Residents reported a wide range of housing opportunities and needs. They want to ensure that new housing types are brought into the community at different scales to entrench diversity and affordability within the housing stock. Options ranged from mixed use and dense multi-family high rises in areas near the mall, and micro-home options or duplexes in single family homes. Residents also suggested utilizing existing underused buildings as housing.
- Goal addition: To create safe and affordable housing with access to transportation and community resources/amenities

Land Use

- Residents want land uses that are compatible with the vision for the city and its existing strengths. They want density concentrated in key hubs, such as the mall, with less and less density as you move towards the more rural and scenic areas of the county near Arabia Mountain. Residents want to continue to see nature flourish and greenspaces connected to more residential areas. They also want to see more focus placed on conservation matters, such as the protection of the South River.

Population

- Residents want the city to encourage more people to move into the area. They think more whole-family engagement activities open to the public will attract families as well as additional programs aimed at people under 18. They also think maintaining a low cost of living and developing new live-work-play centers will encourage future population growth. Residents also suggested having older adult-focused areas as well to capture older than 55.

Natural and Cultural Resources

- Residents want greater protection for the existing natural beauty of the city and to minimize the impact of new developments and environmental change on the city. They want greater access to existing creeks, rivers, and greenspaces as well as developing new greenspace in the form of community gardens or parks. They mentioned wanting parks that could accommodate outdoor pickleball.

Transportation

- Residents desire more investment in multi-modal transportation solutions, ranging from pedestrian infrastructure to public transit and roadways. They want the city to actualize plans to extend and enhance the sidewalk network, add bike lanes to more of Stonecrest, and develop additional multi-use trails along with appropriate supportive infrastructure (e.g. street/trail lights). Residents also want MARTA services and infrastructure improvements, particularly requesting an extension of a MARTA rail line and for additional bus shelter amenities.

Activity #2:

Development Opportunities (Where are the development opportunities i.e. land use, transportation, housing, economic development, nature, historic preservation, etc.)?

- Residents identified several locations across the county that would be suitable for development. Three dots were placed at Public Meeting 1 and six sticky notes with additional context.

Activity #3:

What is your vision for the City of Stonecrest?

- Residents want the city to devise an actionable and accountable strategy for Stonecrest’s internal operations in order to ensure that the city is functioning in a way to meet its potential as a vibrant and innovative hub. They also want more transparency about the status of action items in meeting the city’s stated goals from the previous plan. Residents also want the city to capitalize on its existing, hidden strengths such as its recreational potential and desire for new amenities.

COMMUNITY MEETING SERIES 2

Sign-in Sheets

2/20/24

Public Meeting

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Date: LIBRARY

NAME	ORGANIZATION	EMAIL ADDRESS
Sheldon Fleming Bernard Knight Fed	Stonecrest SFleming Stonecrest Stonecrest Industrial Council	
Tim Starks	AMV	
Cobi Brown	Planning & Zoning for Stonecrest	
Paul D McPherson Jr	Photographer	
Karen Scott		
Jacqueline Echel	South River Watershed Alliance	
Paul Maffiolo	Self	
Trish G. Freeman	Self	
Greg + Daphne Flanigan	Resident / Homeowner	

2/20/24

Public Meeting LIBRARY

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Date:

NAME	ORGANIZATION	EMAIL ADDRESS
Philip Brown		
T. Pinner		
Tenika Kemp		
Donna Meager		
Imani Redd		
Angela Moore		
Gregory Rivers	Nervet MSP	
Michelle Lennard	Lennard Elite Solutions	
Kimberly Davis		
Jay MG		

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date: 2/27/2024

NAME	ORGANIZATION	EMAIL ADDRESS
Sharon Jeffery		
Michael Lindsey	Mercedes-Benz Stadium	
JACKIE GRINNAGE	REGENCY WOODS	
TAYLOR CURRY	HOMEOWNER	
Millicent Maxwell	Millicent STCLAIRE@gmail	
A. Sabrina Farmer	Wellington Manor HOA	
Linda Stokes	Wellington Manor HOA	
LEQUITA K. OWLEY	WELLINGTON MANOR HOA - D3	
Lauren Cox	Homeowner + Georgia Organics	
MELVYN CARR		

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date: FEB 22, 2024

NAME	ORGANIZATION	EMAIL ADDRESS
JACKIE GRINNAGE	REGENCY WOODS	
Latifa Ward		
Eric Clark	Kw Commercial	
JEN PRICE	SHGAMORE	
Shawanna Rawley	Stonecrest	
Fallecia Blair	Stonecrest	
DAVE MARCUS	COMMITTEE REP	
BERNIE KNIGHT	COMMITTEE REP	
ASHAELA BOWEN	OFFICE BUILDING BROKER	
Candace Tabbs	Resident	

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date: 2/27/2024

NAME	ORGANIZATION	EMAIL ADDRESS
LAVONZIA Carr		

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date: 2/29/24

NAME	ORGANIZATION	EMAIL ADDRESS
Gwendolyn Beavers		
Phillip Blalock		
Tennifer Cooper		
Chris Seabrook		

Meeting Dates

A total of five Meetings were hosted, one in each City council district, as follows:

- Meeting #1: Dope Coffee Brewery & Roastery (February 8, 2024)
- Meeting #2: Stonecrest Public Library (February 20, 2024)
- Meeting #3: Fairington Elementary School (February 22, 2024)
- Meeting #4: Browns Mill Recreation Center (February 27, 2024)
- Meeting #5: New Birth Missionary Baptist Church (February 29, 2024)

Meeting Purpose

The purpose of the second series of public meetings was to get more detailed input from the community on the previous plan’s goals and strategies, and to identify areas of challenge and opportunity in regard to land use and transportation.

Promotions

The following avenues were used to promote the second series of public meetings:

- Targeted Facebook campaign to all Stonecrest residents.
- Targeted Facebook campaign to Stonecrest residents ages 18 – 35 years old.
- Flyer distribution to city spaces and community facilities.
- Weekly email campaign to outreach database.
- Targeted email to U.S. and state level elected officials.
- Outreach to principals, counselors, and parent/student liaisons at all high schools within the city boundaries.
- Distribution of announcements via the City of Stonecrest social media channels.
- Distribution of information by Comprehensive Plan Steering Committee.
- Distribution of information by Stonecrest City Council members.

Overall Attendance

A total of 95 people signed into all of the meetings, collectively. Attendees at the meeting included community residents, business owners, places of worship, and non-profit organizations. State of Georgia Representative Angela Moore attended one of the meetings as did City of Stonecrest elected officials Council member Terry Fye and Council member Tammy Grimes. This document summarizes the questions and comments heard at each meeting.

Summary of Input

MEETING #1: DOPE COFFEE BREWERY & ROASTERY (FEBRUARY 8, 2024)

Questions/Comments

- How is public input being collected and incorporated into the plan?
- How is the team reaching young residents of the city?
- Is the city accountable for completing previous goals and items from the last plan? Participants requested that action

items from the previous plan be presented along with a report of accomplishments to feel confident that the city is progressing on previously established goals before moving onto new goals

MEETING #2: STONECREST PUBLIC LIBRARY (FEBRUARY 20, 2024)

Questions/Comments

- Is there a list of accomplishments to better understand what has been done?
- How are surrounding cities being engaged? Do each of the individual jurisdictions in the area have their own processes?
- How are existing plans incorporated into the Comp Plan process?
- Where in this process is there alignment with other municipal processes to identify potential challenges, conflicts, synergies, etc.?
- Are there other ways that the City of Stonecrest residents can be involved in efforts to hold the City accountable?
- State Rep Moore was in attendance and expressed the need for the city to have its own police department and to take ownership of more city services.

MEETING #3: FAIRINGTON ELEMENTARY SCHOOL (FEBRUARY 22, 2024)

Questions/Comments

- Why is it called a community work program and not a “government work plan”?
- Why are we planning for the year 2038?
- Where can we get more information on the completed projects and the status of the incomplete projects in the work plan? Where can we get an explanation of the line items?
- The National Heritage Area was not intended to be an exclusive greenspace area. It is mixed with industrial.
- In addition to the National Heritage Area and future land use map, the Stonecrest Conservation Overlay District is another tool south of I-20 that was created to set down strict restrictions on development and takes in half of the area south of I-20 in the city of Stonecrest.
- There are some discrepancies between the underlying zoning and overlay allowances.
- With the Arabia Mountain Conservation Overlay, the city wanted to be sure the area is not overly densely developed and there are also more creative solutions for housing in this area. There has to be a tension between overlays and underlying or else there is no need for the overlay.
- Is Lithonia High School correctly located on the map?
- What is the Everrett Park development node?
- Look at the boarded up Citgo and Krystal on Evans Mill Road as places with development potential.
- What are the plans for the Sam’s Club site?
- Are there any Gen-Z team members who are a part of this Comprehensive Plan?

MEETING #4: BROWNS MILL RECREATION CENTER (FEBRUARY 27, 2024)

Questions/Comments

- Is the Comp Plan automatically adopted or is there an iteration process?
- Are there any records to show what’s been done?
- Where are we in this process?
- What governmental entities have to accept the plan?
- On Report of Accomplishments, what is the difference between the black and red X marks?
- Re: the Tax Allocation District, the business community hopes that this process will be promoted and advertised for community engagement
- Will we see a report of accomplishments for the Natural Resources category?
- Showing on the report of accomplishments is the Business Expansion Plan on Major Corridors – where is this plan? How can we see this?
- On the additional list of accomplishments are these a part of the Comp Plan?
 - Augmented County maintenance and litter control is on the list. I don’t see evidence of this happening in District 3 /Fairington area
 - Panola Road improvements – where is this study? Panola Road near Hwy 155 needs attention. There are large potholes and the road needs repair
- How broad/narrow is the category “Manufacturing” in the market analysis? What industries are included in this category?
- How to get business to stay open in Stonecrest is a topic of conversation on the Facebook groups.
- The data shows that there are very few people that work here in Stonecrest; approximately 21K leaving for work. What is it that we can do to give more people jobs here so that they don’t have to leave the city? This is why I-20 is so packed because everyone is leaving for work.
- Need a movie theater in this area.
- What is being said about public safety?
- What about building relationships and engaging with neighboring municipalities (i.e., the City of Lithonia)?


MEETING #5: NEW BIRTH MISSIONARY BAPTIST CHURCH (FEBRUARY 29, 2024)

Questions/Comments

- Where were these population estimates pulled from? Attendees expected to see a higher population total based on their understanding of the population at the city’s incorporation and growth rate
- Have invitations for the next Core Team meeting been sent?
- Were flyers shared with New Birth to advertise the event?
- How were the current city center designations decided in the future land use map?
- Participants stressed the need to revive development around mall and current city hall with more residential properties and amenities.

COMMUNITY MEETING SERIES 3

Sign-in Sheets



SIGN-IN SHEET

Comprehensive Plan Update
Committee Meeting

Meeting Date:

April 4, 2024

Time:

6:00 pm

Place/Room:

Stonecrest City Hall

Name	Telephone
Maxine D. Williams	
Kelly Jordan	
S Fleming Deborah	
Latrice Ward	
BILL BRUCKNER	
SUZANNE FRICK	
Tonya Crenshaw	
Rufus Crenshaw	
Jolita Green	
IS Knight	
ANTONIO DAVIS	
SYLVIA RAYE	

Stonecrest Comprehensive Plan Meeting Sign In Sheet

Public Meeting

Date:

NAME	ORGANIZATION	EMAIL ADDRESS
Alice Blackham		
Rachel Ziegler		
Reunda Cosby	AMNHA	
Gina Mangham		
Joe THIBODEAUX		
Tenika Kemp		
Eric Clark	KW Commercial	

Meeting Dates

A total of two Meetings were hosted as follows:

- Meeting #1: Stonecrest City Hall (April 4, 2024)
- Meeting #2: Mall at Stonecrest (April 11, 2024)

Meeting Purpose

The purpose of the third series of public meetings was to review the draft vision statements, future land use map changes, and new goals/comprehensive plan elements proposed by the project team, as well as get more detailed input from the community about potential community work program items.

Promotions

The following avenues were used to promote the third series of public meetings:

- Targeted Facebook campaign to all Stonecrest residents.
- Targeted Facebook campaign to Stonecrest residents ages 18 – 35 years old.
- Flyer distribution to city spaces and community facilities.
- Weekly email campaign to outreach database.
- Targeted email to U.S. and state level elected officials.
- Outreach to principals, counselors, and parent/student liaisons at all high schools within the city boundaries.
- Distribution of announcements via the City of Stonecrest social media channels.
- Distribution of information by Comprehensive Plan Steering Committee.
- Distribution of information by Stonecrest City Council members.

Overall Attendance

A total of 20 people signed into Meeting #1 and a total of 15 people were engaged during the Pop Up opportunity. Attendees at the meeting included community residents, business owners, places of worship, and non-profit organizations. This document summarizes the questions and comments heard at each meeting.

Summary of Input

MEETING #1 STONECREST CITY HALL (APRIL 4, 2024)

Questions/Comments

- What’s the comp plan website’s address?
- Is there any guidance as to how the city is supposed to report their action items under each item of the comprehensive plan?
 - How do we monitor the progress of action items listed in the plans?
 - Is that a recommendation we can include in the plan to formalize the process?
- Adding the responsible department to the report of accomplishments doc makes the report more legible

- The city is not properly listed across all agencies (state/federal) and thus residents cannot consistently “claim” Stonecrest as their address (voting, passport, mail, etc.)
- Residents are seeking a unified zip code for a “sense of place”
- How do we track that the goals of the previous comprehensive plan were accomplished?
- How are you expanding beyond the silos created in the previous plan?
- What is the timeline for finalizing timelines for projects?
- I like the goals presented tonight and want to offer constructive feedback
- Are we talking about a specific location for downtown Stonecrest?
- Is there a specific plan for the industrial areas of town?
- Could you explain why the maps are differently displayed (current future land use/future land use)?
- Do the codes on the boards align with the report of accomplishments document received?
- Where is the heavy industrial being sited?

MEETING #2 THE MALL AT STONECREST (APRIL 11, 2024)

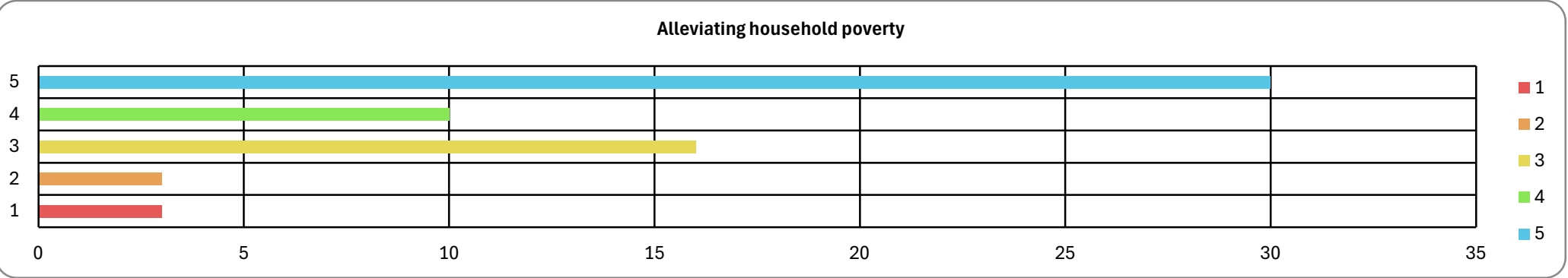
Questions/Comments

- What can be done to protect our senior population? How can they age in place gracefully?
- What can be done to attract higher quality amenities (restaurants, shops, small businesses)?
- What is the City doing to address areas of poor internet/broadband service?
- The city needs a nice dog park for dog owners.
- More recreational opportunities are needed for youth.

Stonecrest Community Survey

Alleviating household poverty

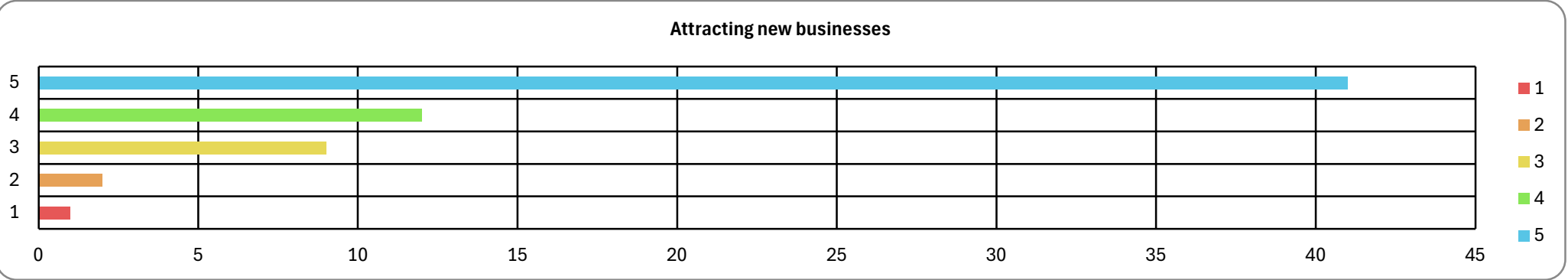
Rating		Responses	
	1	3	4.84%
	2	3	4.84%
	3	16	25.81%
	4	10	16.13%
	5	30	48.39%
Average		3.983870968	
Answered		62	
Skipped		8	



Stonecrest Community Survey

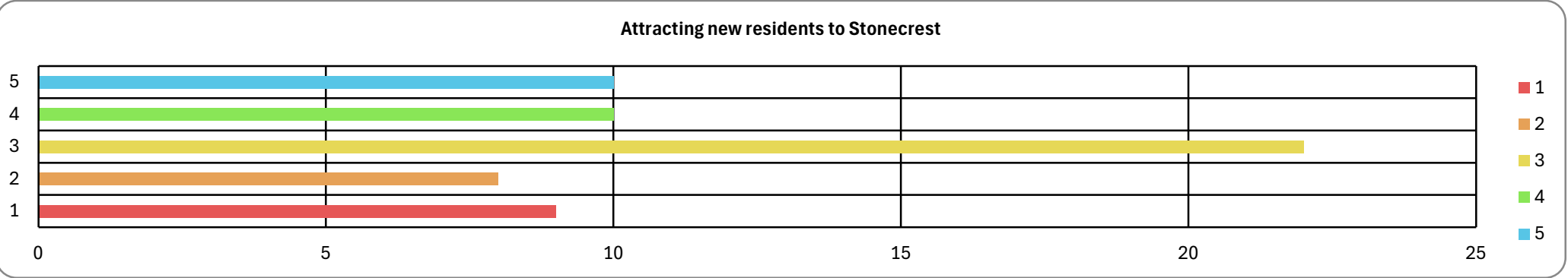
Attracting new businesses

Rating		Responses	
	1	1	1.54%
	2	2	3.08%
	3	9	13.85%
	4	12	18.46%
	5	41	63.08%
Average		4.384615385	
Answered		65	
Skipped		5	



Stonecrest Community Survey
Attracting new residents to Stonecrest

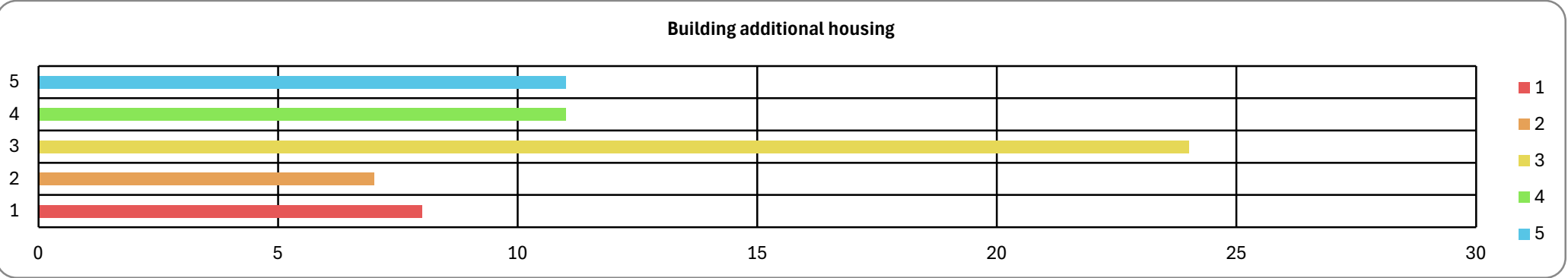
Rating		Responses	
	1	9	15.25%
	2	8	13.56%
	3	22	37.29%
	4	10	16.95%
	5	10	16.95%
Average		3.06779661	
Answered		59	
Skipped		11	



Stonecrest Community Survey

Building additional housing

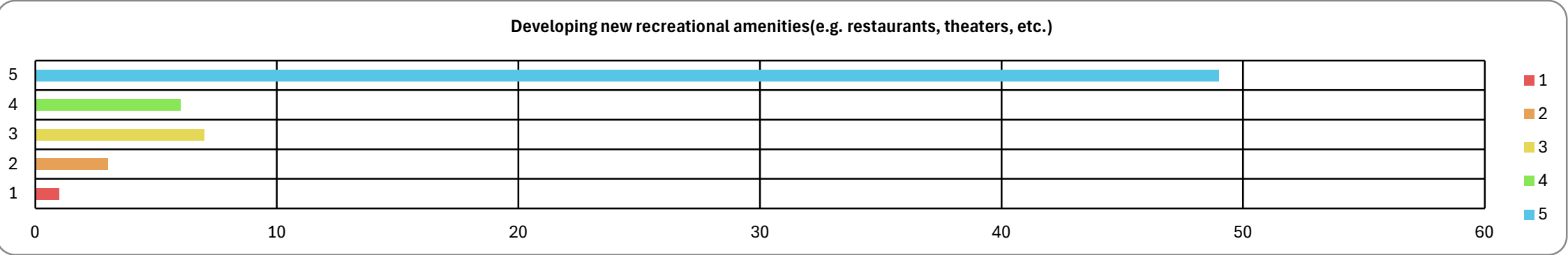
Rating		Responses	
	1	8	13.11%
	2	7	11.48%
	3	24	39.34%
	4	11	18.03%
	5	11	18.03%
Average		3.163934426	
Answered		61	
Skipped		9	



Stonecrest Community Survey

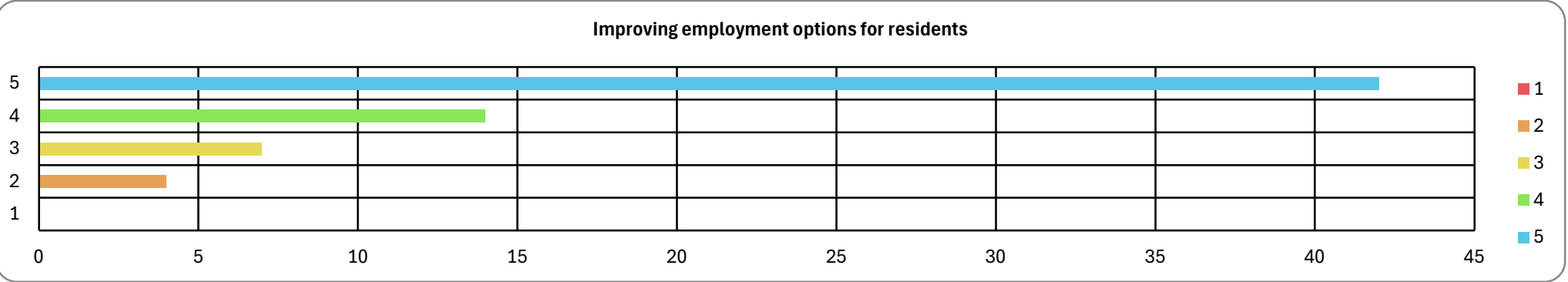
Developing new recreational amenities(e.g. restaurants, theaters, etc.)

Rating	Responses		
1	1	1.52%	
2	3	4.55%	
3	7	10.61%	
4	6	9.09%	
5	49	74.24%	
Average	4.5		
Answered	66		
Skipped	4		



Stonecrest Community Survey
Improving employment options for residents

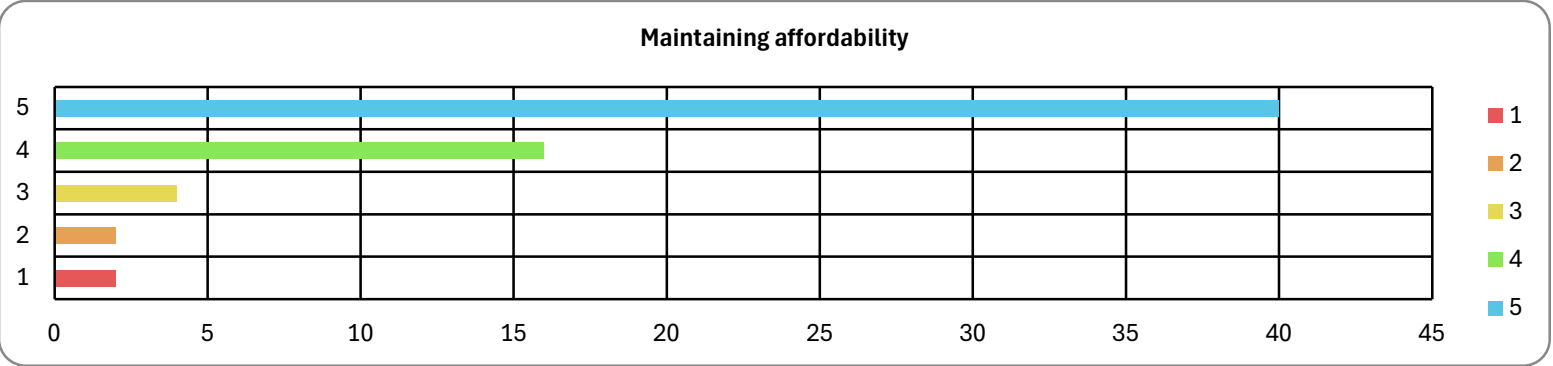
Rating		Responses	
	1	0	0.00%
	2	4	5.97%
	3	7	10.45%
	4	14	20.90%
	5	42	62.69%
Average		4.402985075	
Answered		67	
Skipped		3	



Stonecrest Community Survey

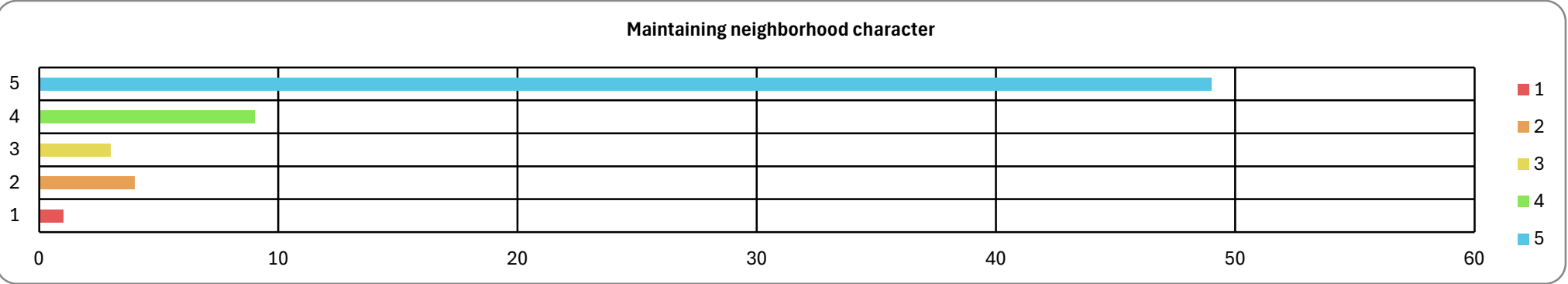
Maintaining affordability

Rating		Responses	
	1	2	3.13%
	2	2	3.13%
	3	4	6.25%
	4	16	25.00%
	5	40	62.50%
Average		4.40625	
Answered		64	
Skipped		6	



Stonecrest Community Survey
Maintaining neighborhood character

Rating		Responses	
	1	1	1.52%
	2	4	6.06%
	3	3	4.55%
	4	9	13.64%
	5	49	74.24%
Average		4.53030303	
Answered		66	
Skipped		4	



Stonecrest Community Survey

What is your top economic development priority for Stonecrest?

Response

Execution of the Economic Development Plan. It should be folded into the Comprehensive Plan update. This question seems out of place.

grocery store, Starbucks, restaurants

maintaining quality of housing developments

Improving security

Starbucks and Trader Joes

Curbing the crime, Beautification, Better amenities

Attracting businesses with higher salaries to increase the stonecrest median income

The type is not as important for keeping them when we get them.

High paying jobs

Mixed- use development

Affordable Housing

Housing for work force

Housing

Build up infrastructure. Getting rid of potholes and widening roads..

we need a Publix , a Kroger , an LA Fitness in the mall area

Attracting more quality businesses to the community/retail shopping is poor in our area

I would like to see better development near Stonecrest Mall. I also wish they would bring Sam's Club Back. There is a real need in this area for Sam's club.

Developing new recreational amenities(e.g. restaurants, theaters, etc.)

Adding facility for the homeless and the mental illness and assisting hospital on treatment

Attracting new diverse and high quality restaurants

better public safety. would also love to see better parks (I travel to any Gwinnett Co. park over what is found more locally)

Jobs , restaurant, entertainment, movie theater

Building affordable work force housing to attract young people starting their careers. These are the folks who will establish families, feed the economy and tax base, and attract new businesses.

Affordable and easily accessible grocery stores and small businesses instead of large corporations

Decent places to enjoy a meal with family and friends To feel safe while doing so

Nice restuarants no fast food

Excellent upscale non-chain restaurants

Things to do

Housing

More restaurants lining shopping communities

More business better schools

Nice places to eat but that I can afford. More medical that isn't in Decatur

More clubs and lounges. Convenient grocery. Coffeehouse.

Attracting innovative new businesses and restaurants to Stonecrest

I would like to see some better restaurants, grocery store like Whole Foods, a large Costco or bring Sam's back.

I moved to here many years ago, because of the quiet, the mountain, and the river, they need better paying jobs, and they need to t ear down low rent retail and replace it with quality, but as they do that they need to preserve the mountain, and the river and the peace. Southern Stonecrest is where you go for peace. Northern Stonecrest is where you go for pizzazz. But the pizzazz needs to be upscaled a ton

Attracting high-quality businesses which will employ local residents. No more dollar stores and storage units.

Prevent commercial and industrial development from changing the character of all the natural places

Amenities alleviate gas stations ridden with owners who cooperate with drug dealers and some who even are suppliers once you have amenities and a low crime rate the residents will come

Attracting high skill employment to Stonecrest in growing industries. Retail and recreational devleopment will naturally follow.

The property around Stonecrest Mall can provide adequate apartment, townhome, and single family housing on smaller lots. The outside architecture must be modern, brick, please no plank siding homes. Developing the land around the mall would focus dollars and foot traffic back into the mall area, hopefully leading to further mix use properties for grocery stores, and more businesses in general.

entertainment and jobs

Industry aligned ocal entrepreneurs and attract higher paying jobs

Bringing new businesses

Ensuring greenspace: Keeping the Arabia Mountain Conservation district as it is and Keeping the land along the South River as undeveloped as it is

More business in stonecrest office spaces etc.

Activities for children so we don't have to travel far from our neighborhood

Dense, tall, multiuse by I-20. Arabia area stay lowdense. Arabia and South River stay undeveloped.

More and better restaurants. Entertainment venues

Preserving as much green space as possible.

Quality stores and restaurants

Supporting and scaling locally owned businesses and lauching and investing in new locally-owned initiatives

Attracting new businesses, restaurants, social, and entertainment district and amenities.

Creating new opportunities for agritourism and ways to enjoy our natural landscape

Locally owned businesses and fewer chain outlets

Quality retail, restaurants, and entertainment

Need more grocery stores and top quality restaurants

I think it would be nice to see intergovernmental cooperation between the Cities of Stonecrest and Lithonia to attract and maintain small business owners that activate and invigorate the historic commercial spaces in Lithonia, and newer commercial spaces along the I-20 corridor in Stonecrest. I could see some of the land cleared just west of Stonecrest Mall along Klondike Rd. (and along the PATH leading to Lithonia) used for mixed residential/commercial development that would increase housing density while not clearing new land for suburban sprawl.

Getting things to do: clubs, movie theater, bowling or ax throwing, concert venues, clubs with live music and all that stuff. Gotta have more parks. Not mess with the parks we have like the stuff at Arabian around Arabia along the south river. That's priceless.

Answered

Skipped

59

11

Stonecrest Community Survey

What is your top housing priority for Stonecrest?

Response

Multi-story (i.e., 5 to 10) story buildings in the Mall / I-20 corridor with retail on the ground floor, possibly a floor of offices, and condos on the remaining floors. To increase population while maintaining character (esp in regards to natural areas and tree cover), we must build UP, not out. high rise apartments and condos at the mall and nice single family homes everywhere else maintaining affordability Ensuring current residents do not suffer from low air quality due to loss of forest and greenspace N/A

To not overwhelm the Stonecrest footprint with low cost housing. There appears to be more lower cost housing than high end quality housing. Having and maintaining adequate and effective zoning laws. Affordability Affordable Affordable housing options Live- work- play availability Apartment Live /Work To maintain affordability Build nicer communities. Stop allowing dollar stores to increase in the city. We do not need anymore apartments The hard working of our area deserve better housing choices/Single Family Homes/Townhomes I would like to see housing be more affordable in Stonecrest. Alleviating household poverty Maintaining Affordable Housing. More single family homes affordability within safer neighborhoods, without those options always being apartment complexes Affordable housing Affordable work force and senior housing. Work force housing to attract young people to Stonecrest and senior housing to keep folks here when they retire. affordable housing and housing projects or systems that are easily accessible to those facing houselessness Affordable housing for seniors Affordable nice housing Apartments affordable Turn mall into housing shopping community more restaurants Sam’s Costco, up keep of townhouses and condo More affordable housing Stop building low-cost, low-quality. More single-family. Rents that seniots can afford Affordability HIGHER QUALITY AND ATTRACTIVE HOMES. Not cheaply built homes. Affordability, high taxes Better quality than the generic junk that is going up, but not too expensive and stop clearcutting Create affordable housing that is for sale, not for rent only.

Use the county's skyrocketing tax income through escalated property valuations to subsidize affordable housing for people who need shelter To build more single family homes apartments breed crime and are nothing more than modern day projects

Increase affordable housing opportunities with alternatives such as tiny homes and higher density mixed use development in appropriate areas.

I would like to see the land around the mall redeveloped into a mix use property, providing housing solution from apartment, townhomes, and single family 3 story homes. I believe it is super critical to have that land be of further use to the residents. Affordability Density- 5 story apartments Building affordable and quality homes Affordable housing and recreational programs for kids, teens Keeping ratchet folks out Quality whether big or small, cheap or not. Stop clearcutting. Affordable but limited housing. Some attractive quality multi-story apartments/condo towers near I-20. Mixed Use and affordable

Strategic development offering variety of affordable and high-end to meet a board and diverse Stonecrest community and future residence. No more clearcut lots for low-budget subdivisions & apartments! If we're building anything new, we need high quality homes with trees and access to greenspace.

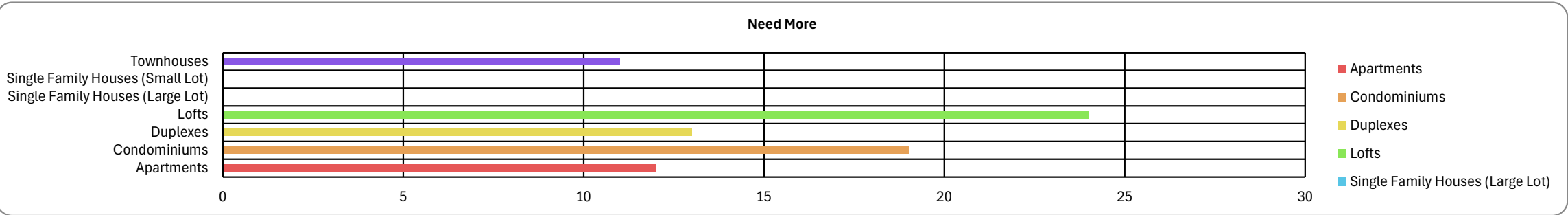
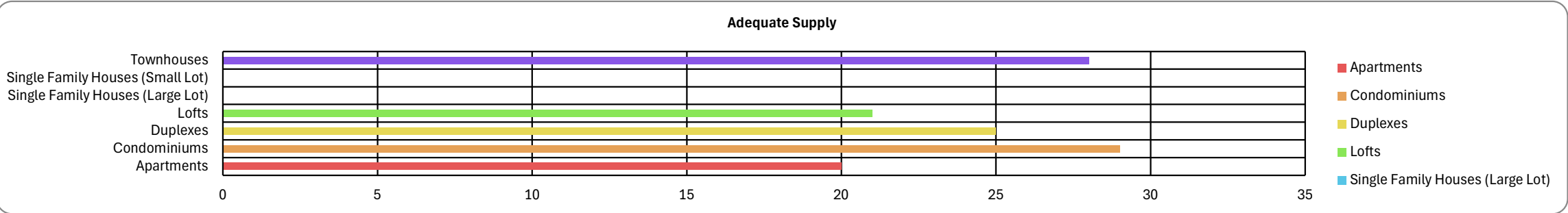
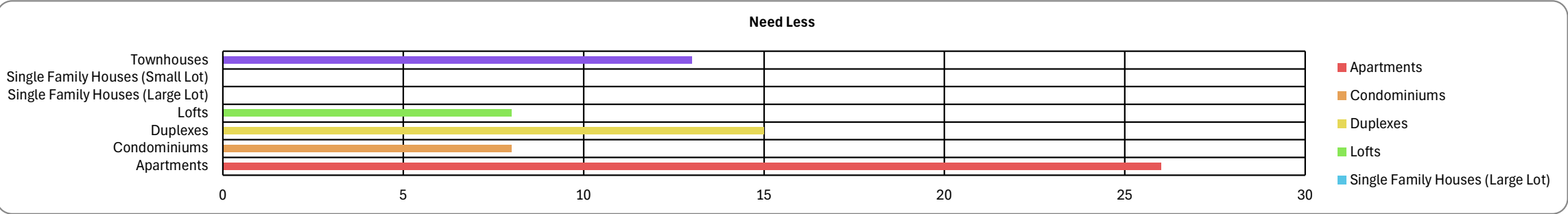
Prevent more subdivisions and disallow build to rent developments. We don’t need to flood the market with cheap housing stock.

High rise condo or apartments near I-20. other housing expansion that does not change the character of different neighborhoods. Lower property taxes Affordability, access to community parks/greenspace, proximity to good schools and amenities.

Stonecrest Community Survey

How would you describe the quantity of these housing types in Stonecrest?

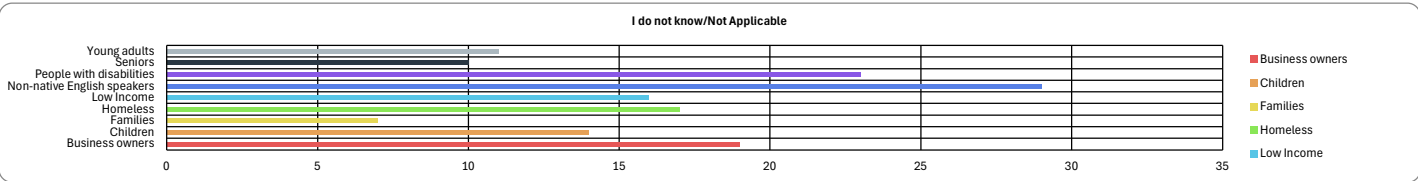
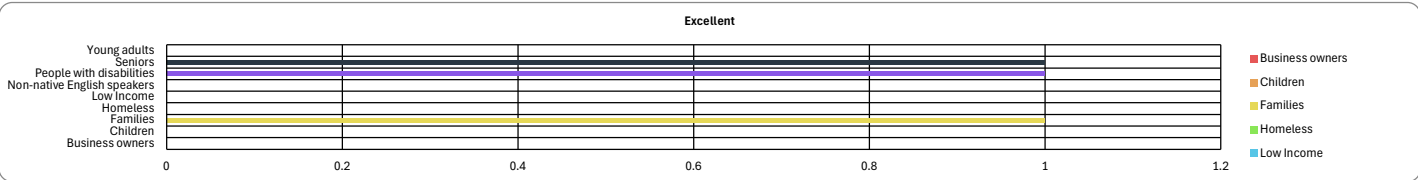
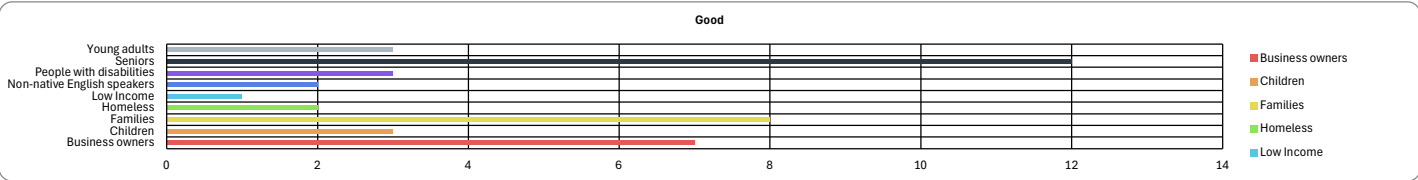
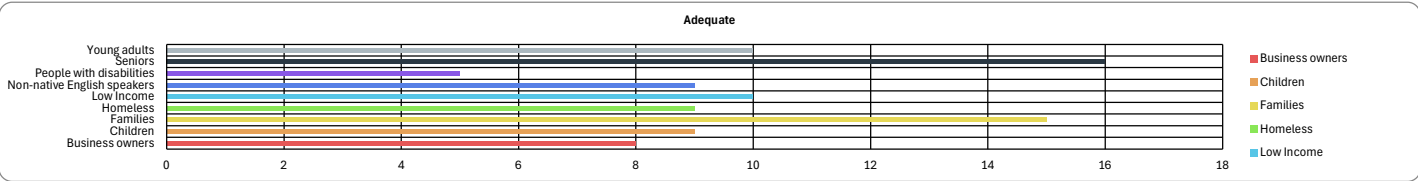
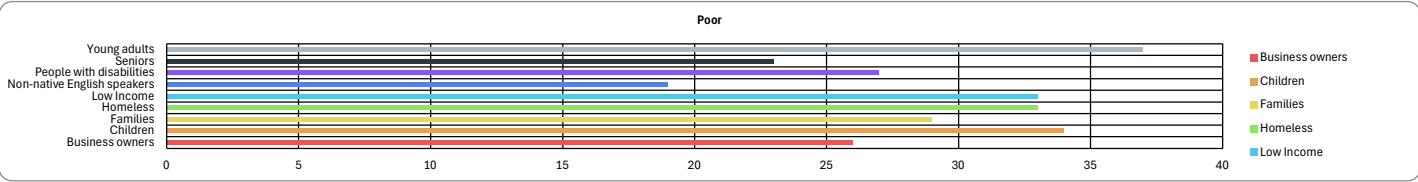
	Need Less		Adequate Supply		Need More	
Apartments	26	42.62%	20	32.79%	12	19.67%
Condominiums	8	13.11%	29	47.54%	19	31.15%
Duplexes	15	24.59%	25	40.98%	13	21.31%
Lofts	8	13.11%	21	34.43%	24	39.34%
Single Family Houses (Large Lot)	0	0.00%	0	0.00%	0	0.00%
Single Family Houses (Small Lot)	0	0.00%	0	0.00%	0	0.00%
Townhouses	13	21.31%	28	45.90%	11	18.03%
Answered	61					
Skipped	9					



Stonecrest Community Survey

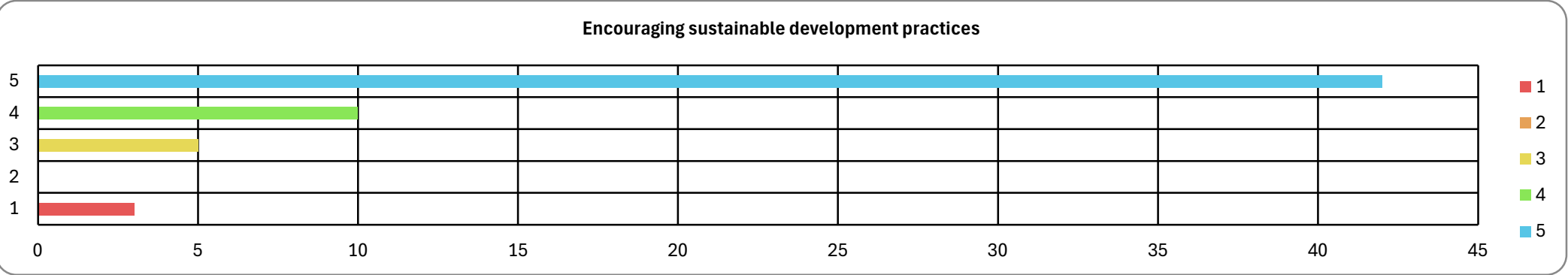
How would you describe the current level of city services provided to the following populations?

	Poor		Adequate		Good		Excellent		I do not know/Not Applicable	
Business owners	26	42.62%	8	13.11%	7	11.48%	0	0.00%	19	31.15%
Children	34	55.74%	9	14.75%	3	4.92%	0	0.00%	14	22.95%
Families	29	47.54%	15	24.59%	8	13.11%	1	1.64%	7	11.48%
Homeless	33	54.10%	9	14.75%	2	3.28%	0	0.00%	17	27.87%
Low Income	33	54.10%	10	16.39%	1	1.64%	0	0.00%	16	26.23%
Non-native English speakers	19	31.15%	9	14.75%	2	3.28%	0	0.00%	29	47.54%
People with disabilities	27	44.26%	5	8.20%	3	4.92%	1	1.64%	23	37.70%
Seniors	23	37.70%	16	26.23%	12	19.67%	1	1.64%	10	16.39%
Young adults	37	60.66%	10	16.39%	3	4.92%	0	0.00%	11	18.03%
Answered	61									
Skipped	9									



Stonecrest Community Survey
Encouraging sustainable development practices

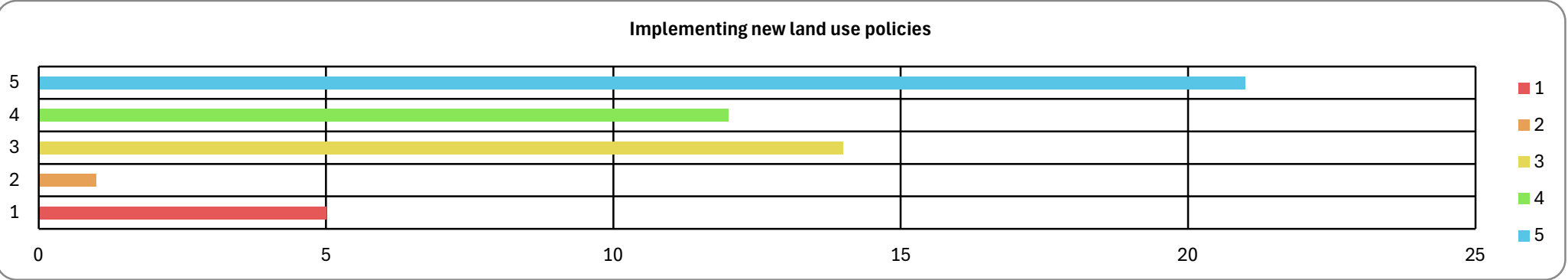
Rating		Responses	
	1	3	5.00%
	2	0	0.00%
	3	5	8.33%
	4	10	16.67%
	5	42	70.00%
Average		4.46666667	
Answered		60	
Skipped		10	



Stonecrest Community Survey

Implementing new land use policies

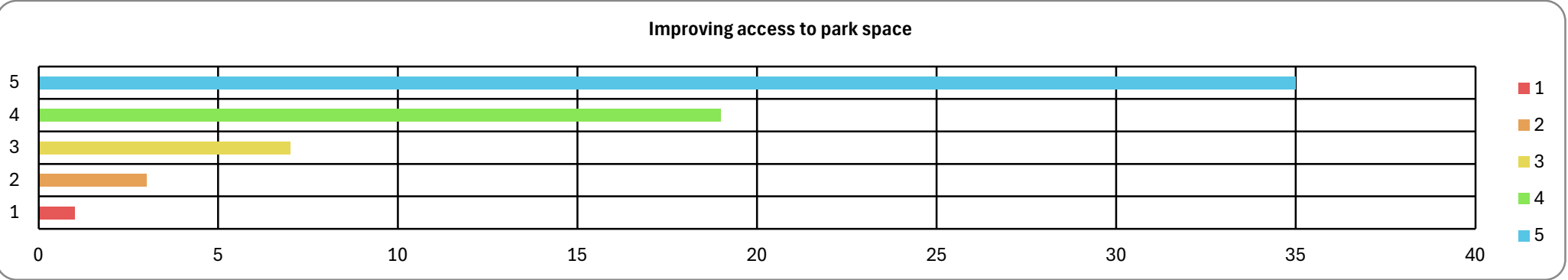
Rating		Responses	
	1	5	9.43%
	2	1	1.89%
	3	14	26.42%
	4	12	22.64%
	5	21	39.62%
Average		3.811320755	
Answered		53	
Skipped		17	



Stonecrest Community Survey

Improving access to park space

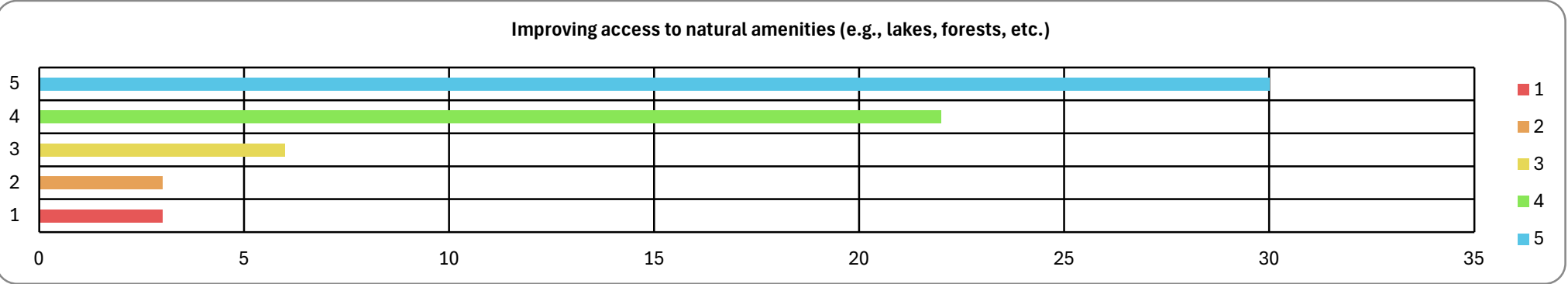
Rating		Responses	
	1	1	1.54%
	2	3	4.62%
	3	7	10.77%
	4	19	29.23%
	5	35	53.85%
Average		4.292307692	
Answered		65	
Skipped		5	



Stonecrest Community Survey

Improving access to natural amenities (e.g., lakes, forests, etc.)

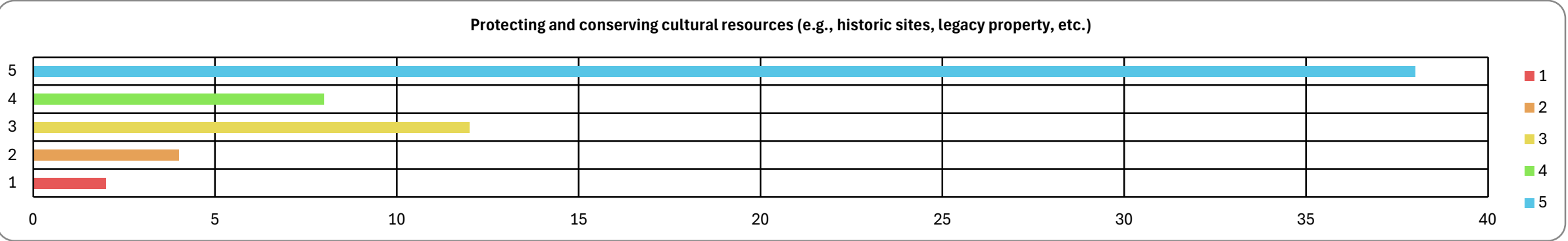
Rating	Responses		
	1	3	4.69%
	2	3	4.69%
	3	6	9.38%
	4	22	34.38%
	5	30	46.88%
Average	4.140625		
Answered	64		
Skipped	6		



Stonecrest Community Survey

Protecting and conserving cultural resources (e.g., historic sites, legacy property, etc.)

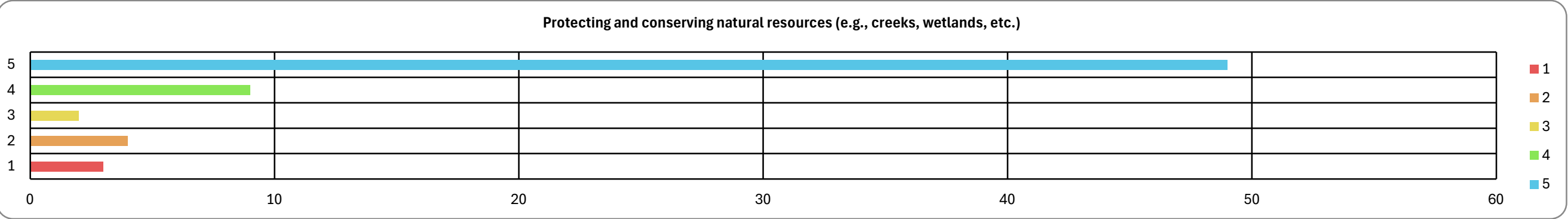
Rating		Responses	
	1	2	3.13%
	2	4	6.25%
	3	12	18.75%
	4	8	12.50%
	5	38	59.38%
Average		4.1875	
Answered		64	
Skipped		6	



Stonecrest Community Survey

Protecting and conserving natural resources (e.g., creeks, wetlands, etc.)

Rating		Responses	
	1	3	4.48%
	2	4	5.97%
	3	2	2.99%
	4	9	13.43%
	5	49	73.13%
Average		4.447761194	
Answered		67	
Skipped		3	



Stonecrest Community Survey

What is your top land use priority for Stonecrest?

Response

Multi-story mixed use in the Mall area and the I-20 corridor.
multiuse buildings at the mall area and preserving south river and arabia mountain areas
protection and conservation of natural resources
Protecting and conserving natural resources (e.g., creeks, wetlands, etc.)
More parks. Buy the land while you can.
Using the land for better amenities. We do not need anymore gas stations, car washes, and other property that's oversaturated in Stonecrest.
Need more city parks. Need to protext greenspaces, Arabia and the South River
Mixed-use
Mixed- use
Housing
Housing
Build more parks!
more parks.
Recreational/Retail/Residential
Top land priority for Stonecrest is parks and walking trails.
mproving access to natural amenities (e.g., lakes, forests, etc.)
More parks and recreation
park space that supports protecting and conserving natural resources
Parks
I would like to see incentives for installing solar and installing electric charging stations.
conserving natural resources and amenities such as wildlife parks and habitats for native species
Schools
protect Arabian mountain and the river
Housing
More restaurants things for young people To do
More restaurants. Family entertainment
More neighborhood parks.
MORE ACCESSIBILITY VIA WALKWAYS AND BIKE PATHS
Preserving the banks of the Sputh River from development. Maintaining the character of Arabia Mountain.
Teach all citizens indigenous practices for living in harmony with nature and the land
New land use
Utilizing existing land use areas as they are designated. Stop recategorizing industrial and commercial to residential and vice-versa.
Residential, recreational, and commercial development of land
Conserving creeks and historic sites
Natural areas and parks
Protecting and conserving natural resources
Pot holes
Project S river and arabia
Shops and restaurants
Protect and conserve the natural resources and green space.
Walkability and bikability
Improving zoning to attract new businesses and balance existing and new housing development to represent the identity of a diverse and growing Stonecrest population
Preservation of large lots by offering incentives and opportunities for owners to reduce property taxes (conservation tax credits), create businesses (environmental/agritourism) and thereby create more jobs
Develop a plan to allow agricultural and ecological
making sure that industrial stays north of the interstate; that highest density retail and housing centers in the general area of the mall; that density tapers off as you go south frm I-20; and density along the south river is maintained as is.
Parks

Embracing and protecting our finite natural resources in the form of uplifting our state parks, National Heritage Areas, Historic Sites, creeks and rivers, open meadows, and large lot agricultural/residential properties; and enhancing the already-fantastic recreational trails that interconnect these assets. Beyond current and future conservation, I would like to see land use and zoning language that permits large-parcel land owners to conduct land-based businesses (e.g. agri-tourism, commercial production of agricultural products, ability to host workshops and events of a certain size) that attracts tourism as well as employment opportunities, invigorates the local economy, and ultimately conserves the rural character of natural beauty of Stonecrest. Get more parks. Get more green space. Don't mess with the green space and the trails and stuff around Arabia mountain and the south river. Build high-rise stuff around I 20, like with Atlantic Station where you have all the stuff to do and to live and eat

Answered

Skipped

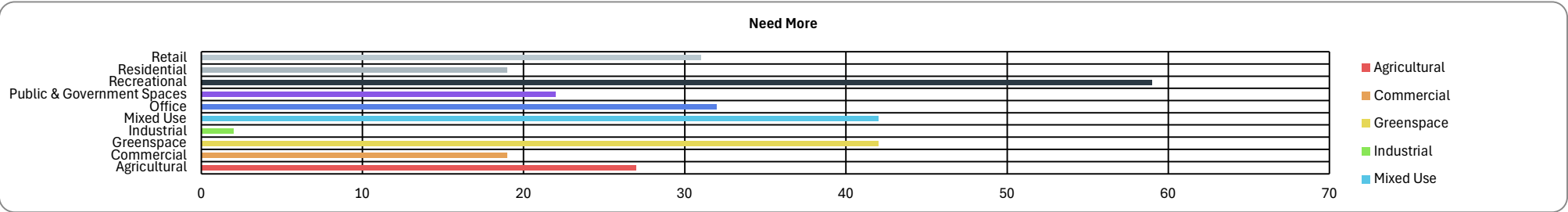
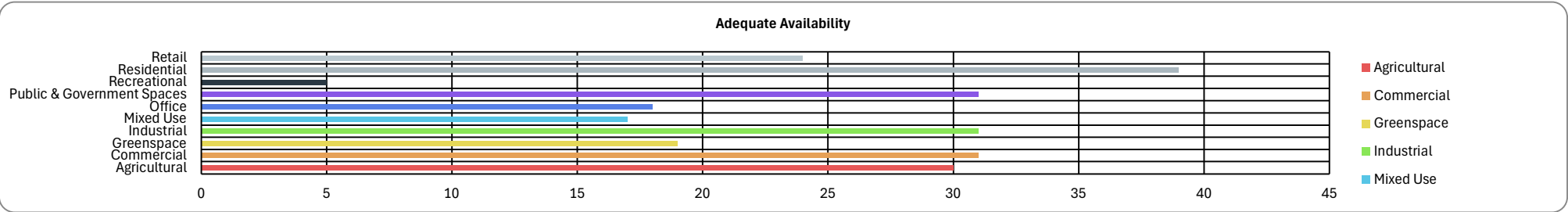
48

22

Stonecrest Community Survey

How would you describe the availability of the following land uses?

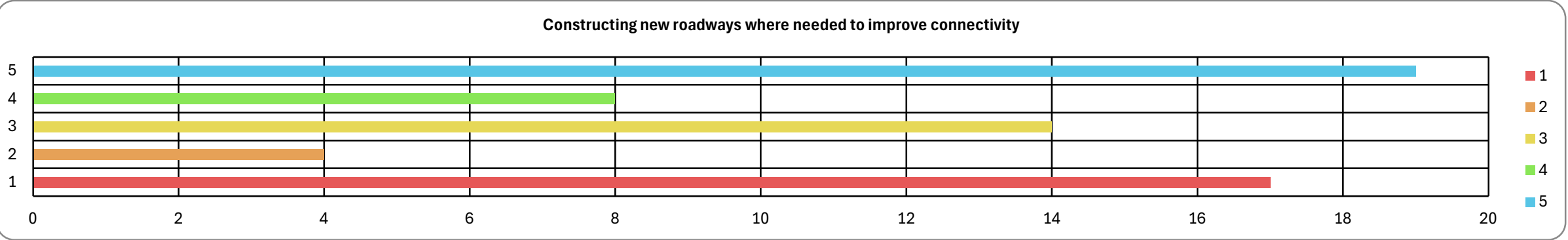
	Need Less		Adequate Availability		Need More	
Agricultural	2	2.99%	30	44.78%	27	40.30%
Commercial	8	11.94%	31	46.27%	19	28.36%
Greenspace	0	0.00%	19	28.36%	42	62.69%
Industrial	28	41.79%	31	46.27%	2	2.99%
Mixed Use	3	4.48%	17	25.37%	42	62.69%
Office	6	8.96%	18	26.87%	32	47.76%
Public & Government Spaces	3	4.48%	31	46.27%	22	32.84%
Recreational	0	0.00%	5	7.46%	59	88.06%
Residential	2	2.99%	39	58.21%	19	28.36%
Retail	5	7.46%	24	35.82%	31	46.27%
Answered	67					
Skipped	3					



Stonecrest Community Survey

Constructing new roadways where needed to improve connectivity

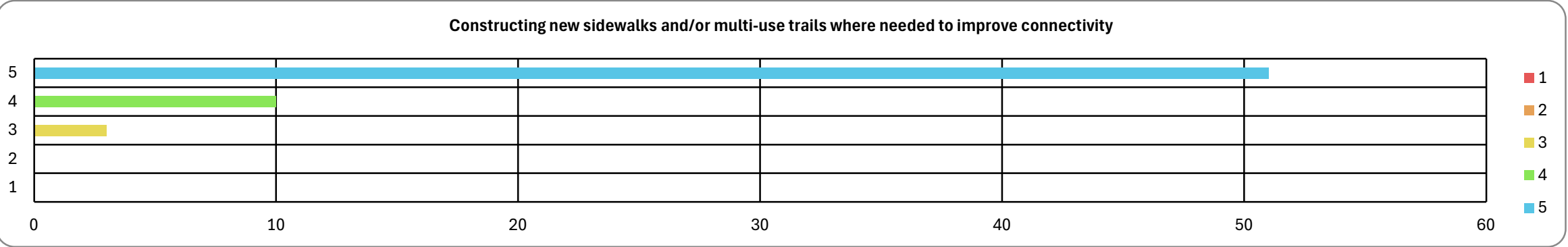
Rating		Responses	
	1	17	27.42%
	2	4	6.45%
	3	14	22.58%
	4	8	12.90%
	5	19	30.65%
Average		3.12	90.32258
Answered		62	
Skipped		8	



Stonecrest Community Survey

Constructing new sidewalks and/or multi-use trails where needed to improve connectivity

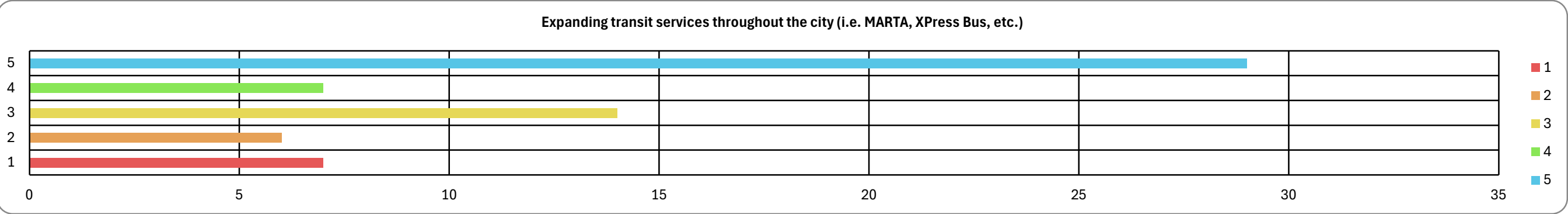
Rating		Responses	
	1	0	0.00%
	2	0	0.00%
	3	3	4.69%
	4	10	15.63%
	5	51	79.69%
Average		4.75	
Answered		64	
Skipped		6	



Stonecrest Community Survey

Expanding transit services throughout the city (i.e. MARTA, XPress Bus, etc.)

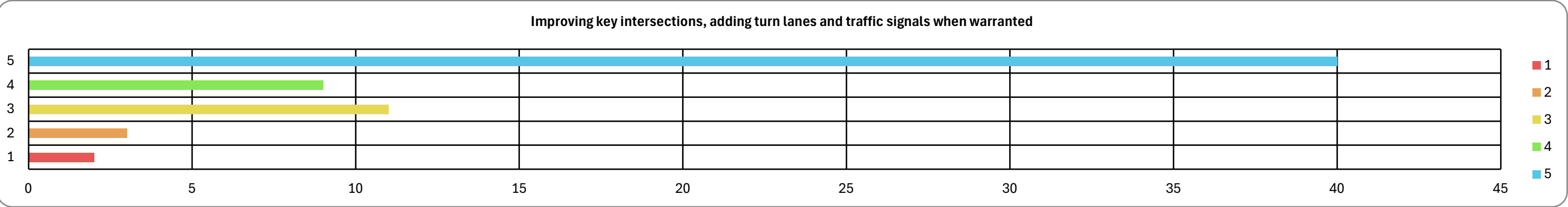
Rating	Responses	
1	7	11.11%
2	6	9.52%
3	14	22.22%
4	7	11.11%
5	29	46.03%
Average	3.714285714	
Answered	63	
Skipped	7	



Stonecrest Community Survey

Improving key intersections, adding turn lanes and traffic signals when warranted

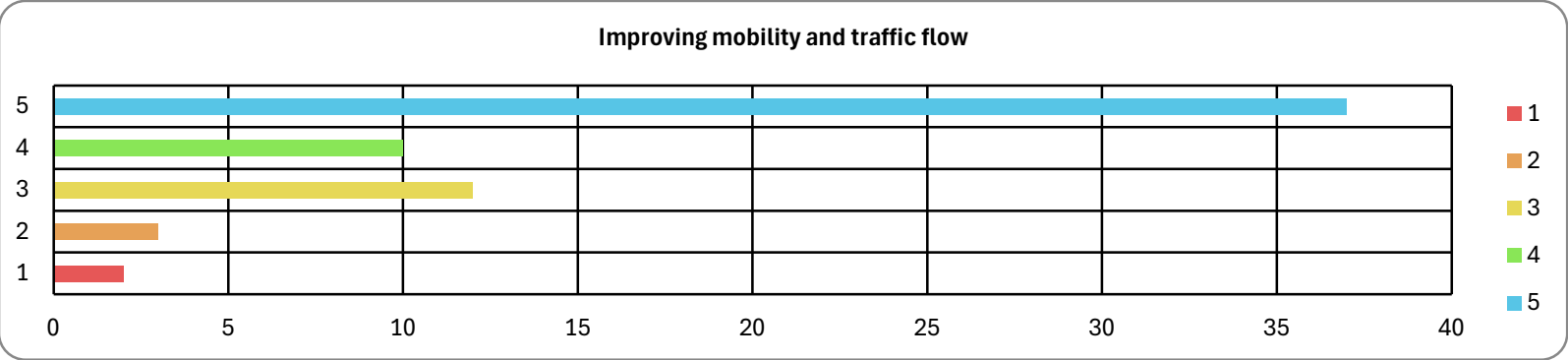
Rating		Responses	
1		2	3.08%
2		3	4.62%
3		11	16.92%
4		9	13.85%
5		40	61.54%
Average		4.261538462	
Answered		65	
Skipped		5	



Stonecrest Community Survey

Improving mobility and traffic flow

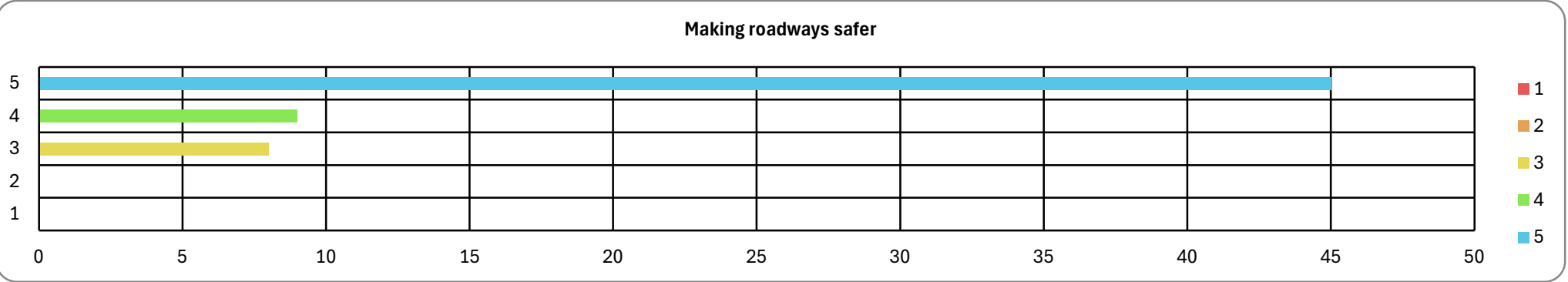
Rating		Responses	
	1	2	3.13%
	2	3	4.69%
	3	12	18.75%
	4	10	15.63%
	5	37	57.81%
Average		4.203125	
Answered		64	
Skipped		6	



Stonecrest Community Survey

Making roadways safer

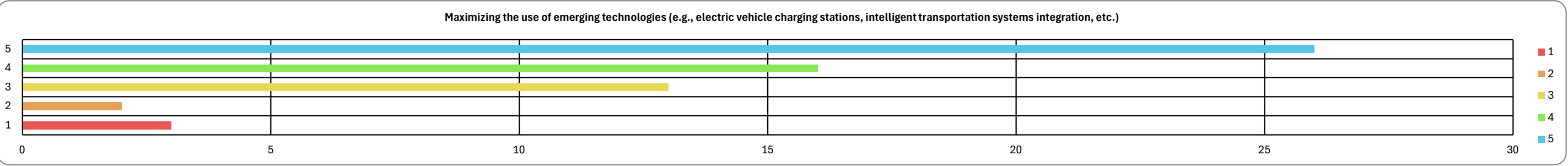
Rating		Responses	
	1	0	0.00%
	2	0	0.00%
	3	8	12.90%
	4	9	14.52%
	5	45	72.58%
Average		4.596774194	
Answered		62	
Skipped		8	



Stonecrest Community Survey

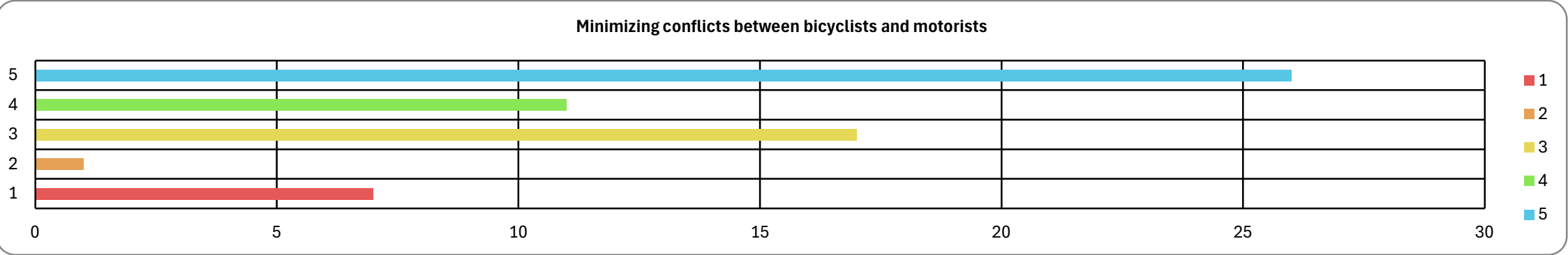
Maximizing the use of emerging technologies (e.g., electric vehicle charging stations, intelligent transportation systems integration, etc.)

Rating	Responses		
1	3		5.00%
2	2		3.33%
3	13		21.67%
4	16		26.67%
5	26		43.33%
Average	4		
Answered	60		
Skipped	10		



Stonecrest Community Survey
Minimizing conflicts between bicyclists and motorists

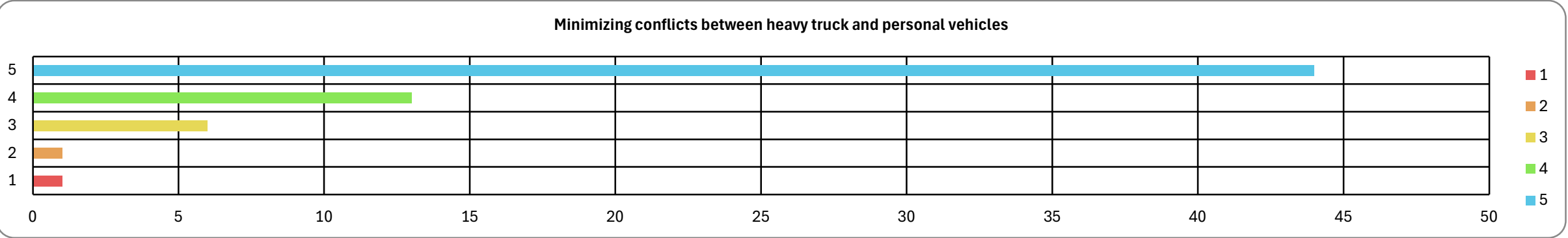
Rating	Responses		
	1	7	11.29%
	2	1	1.61%
	3	17	27.42%
	4	11	17.74%
	5	26	41.94%
Average	3.774193548		
Answered	62		
Skipped	8		



Stonecrest Community Survey

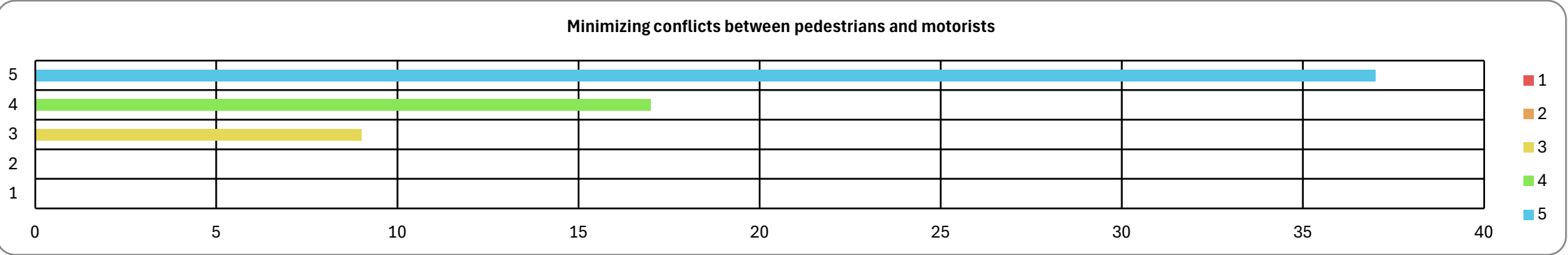
Minimizing conflicts between heavy truck and personal vehicles

Rating		Responses	
	1	1	1.54%
	2	1	1.54%
	3	6	9.23%
	4	13	20.00%
	5	44	67.69%
Average		4.507692308	
Answered		65	
Skipped		5	



Stonecrest Community Survey
Minimizing conflicts between pedestrians and motorists

Rating		Responses	
	1	0	0.00%
	2	0	0.00%
	3	9	14.29%
	4	17	26.98%
	5	37	58.73%
Average		4.444444444	
Answered		63	
Skipped		7	



Stonecrest Community Survey

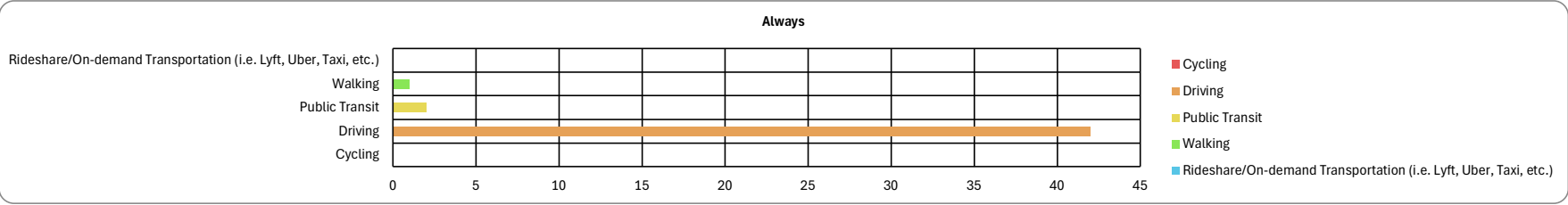
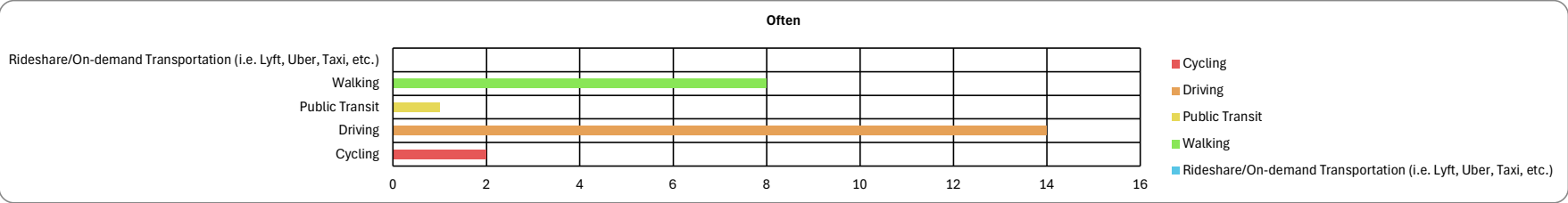
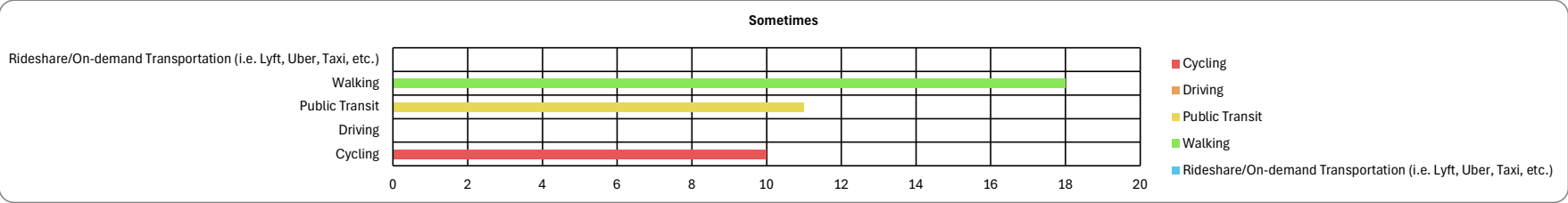
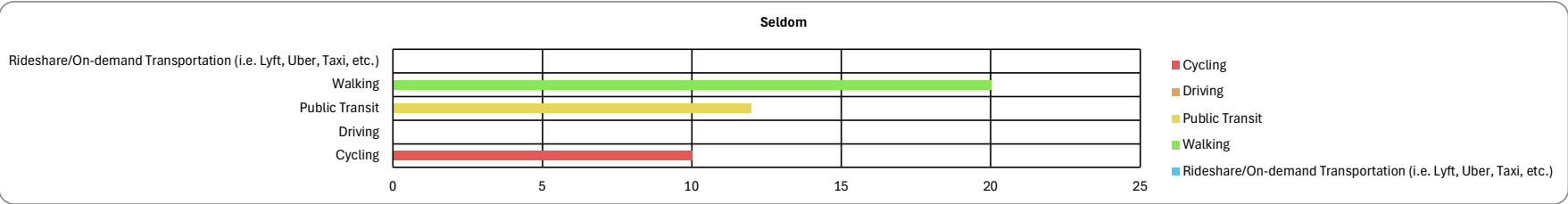
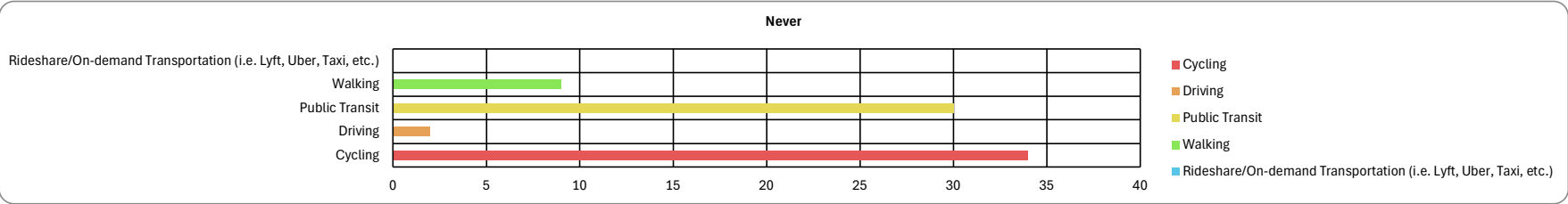
What is your top transportation priority for Stonecrest?

Response
Trails connecting neighborhoods to parks, libraries, and schools and, to some degree, retail.
multis trails connecting housing to parks schools and libraries
making roadways safer + increasing sidewalks + making roads safe for biking
Constructing new sidewalks and/or multi-use trails where needed to improve connectivity
light rail to ATL or Decatur
MARTA train station
Expanding transit. With the foot traffic and congestion with heavy traffic, we need less cars on the road. Too many people speeding through residential areas. We need to cut down on pollution.
Light or Heavy rail (not more buses) between Stonecrest and metro Atlanta
Unsure if this fit here: Putting needed traffic lights without deaths caused by accidents at intersections without traffic lights.
Road maintenance
Seats lights
Railway
Seniors
Signal Light timing
Personal vehicles
Improve the roads, build sidewalks, widen roads and make better alternatives then just taking interstate.
better roads, fix re pave roads
Safer Roadways by improving key intersections/New roadways
I would like to see all the road ways have adequate paving, and covering of pot holes.
Improving key intersections, adding turn lanes and traffic signals when warranted
Improving traffic flow
improved transit services. would love to see more electric vehicle charging stations
X-press bus
Sidewalks and street lighting
making the entire city more walkable and/or public transportation centric so it's accessible to people unable or unwilling to drive which in turn would make it safer for everyone as a whole
Rail tranist
Better lighting on road ways speed signs
Seniors
Marta, ride share, lift, uber
Intelligence traffic lights
Traffic
MOBILITY AND TRAFFIC FLOW
Please add more reflector lights on the roads and repaint the lines. It is difficult to see on Panola Rd and on Lith. Ind. Rd when it is dark and raining. Reflectors and repainting the white lines would help.
Marta light rail. Sidewalks. Street lights.
Constructing new sidewalks to create a connected pedestrian network along our main roads.
Sidewalks and bike trails everywhere possible
The are many intersections and road ways that need improvements such as proper traffic signals and redesigned turns the road ways and traffic flow is being outpaced by development
SIDEWALKS!!! Intersection improvements, bike lanes/paths, limit tractor-trailer access to residential areas.
Infrastructure
Shuttle service
Local shuttles
More Marta availability
No bikes keep them out they are hazardous to the roads
MARTA rail to decatur
Lite rail
Improving access and traffic on major roads, as well as quality of paved surfaces
Widen lanes and fix deteriorating roads across main corridors (Covington HWY, Ponola Rd, Evans Mills Rd, and etc)
Constructing new sidewalks and/or multi-use trails where needed to improve connectivity
More roundabouts at key intersections
moving traffic more quickly through intersections that are controlled by red lights
Marta rail to Mall at Stonecrest
Safety all around, especially with regards to pedestrian access to- and from commercial spaces, pedestrian and cyclist safety when accessing multi-use trails and pathways
Train to downtown and Decatur
Answered
Skipped

Stonecrest Community Survey

How often do you use these transportation modes to get around your neighborhood and the city?

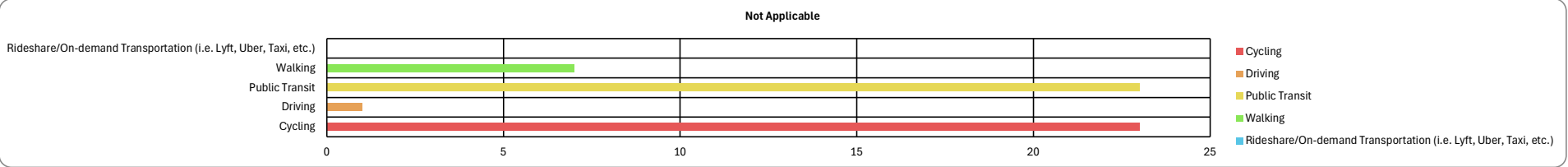
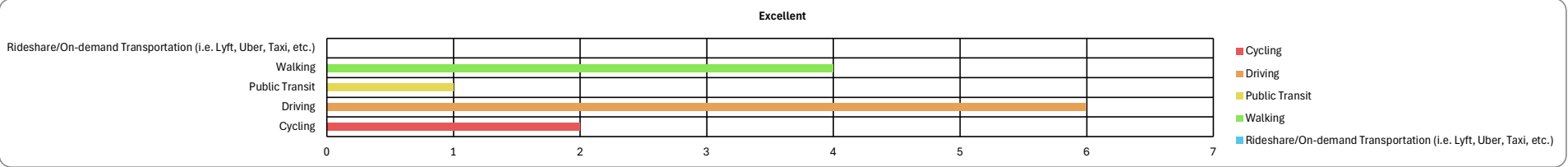
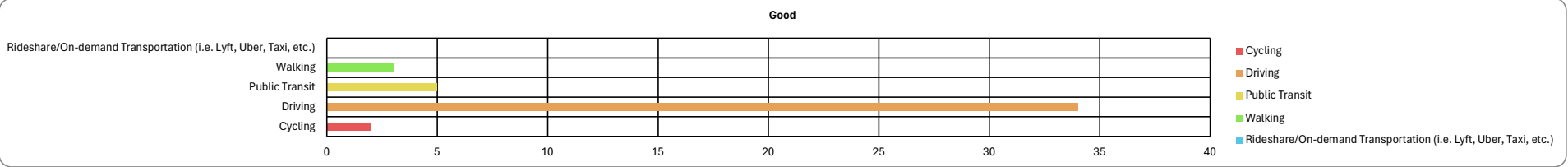
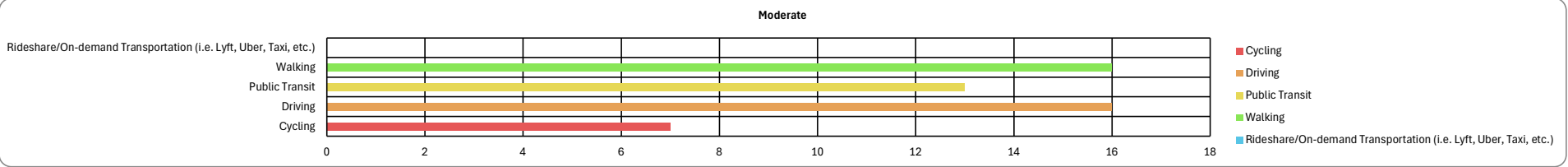
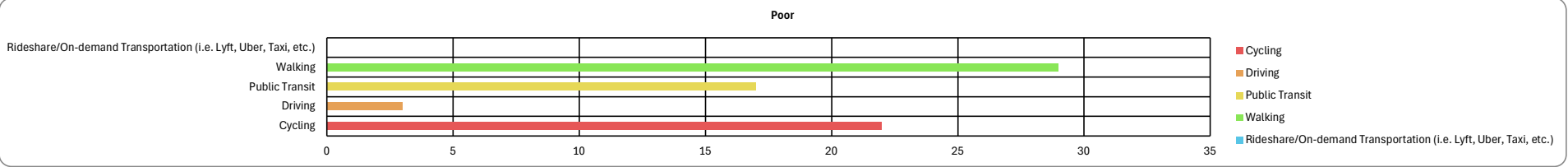
	Never		Seldom		Sometimes		Often		Always	
Cycling	34	58.62%	10	17.24%	10	17.24%	2	3.45%	0	0.00%
Driving	2	3.45%	0	0.00%	0	0.00%	14	24.14%	42	72.41%
Public Transit	30	51.72%	12	20.69%	11	18.97%	1	1.72%	2	3.45%
Walking	9	15.52%	20	34.48%	18	31.03%	8	13.79%	1	1.72%
Rideshare/On-demand Transportation (i.e. Lyft, Uber, Taxi, etc.)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Answered	58									
Skipped	12									



Stonecrest Community Survey

How would you describe the experience of getting around your neighborhood and the city using the these transportation modes?

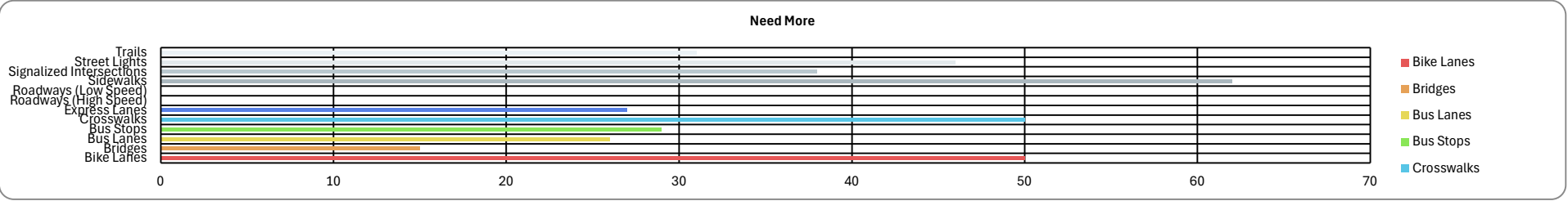
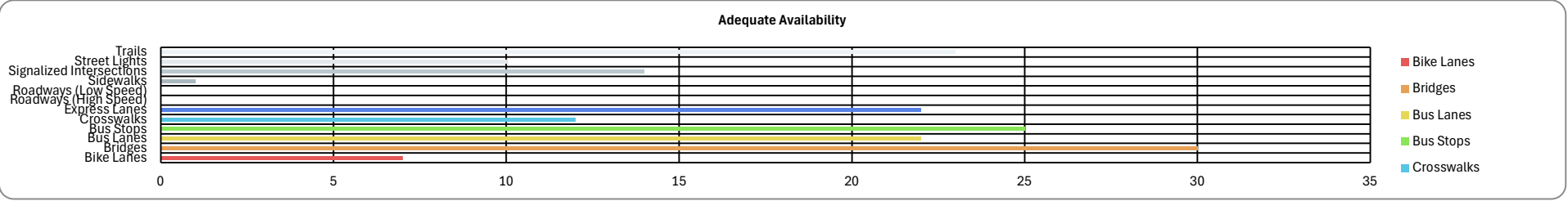
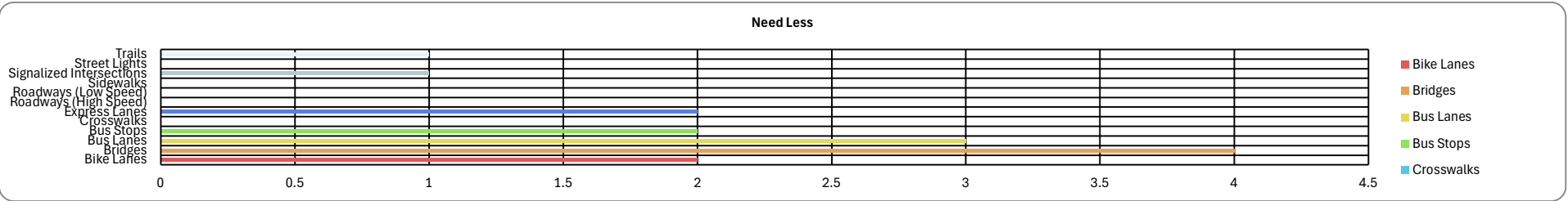
	Poor		Moderate		Good		Excellent		Not Applicable	
Cycling	22	36.07%	7	11.48%	2	3.28%	2	3.28%	23	37.70%
Driving	3	4.92%	16	26.23%	34	55.74%	6	9.84%	1	1.64%
Public Transit	17	27.87%	13	21.31%	5	8.20%	1	1.64%	23	37.70%
Walking	29	47.54%	16	26.23%	3	4.92%	4	6.56%	7	11.48%
Rideshare/On-demand Transportation (i.e. Lyft, Uber, Taxi, etc.)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Answered	61									
Skipped	9									



Stonecrest Community Survey

How would you describe the availability of the following transportation infrastructure/facilities?

	Need Less		Adequate Availability		Need More	
Bike Lanes	2	3.13%	7	10.94%	50	78.13%
Bridges	4	6.25%	30	46.88%	15	23.44%
Bus Lanes	3	4.69%	22	34.38%	26	40.63%
Bus Stops	2	3.13%	25	39.06%	29	45.31%
Crosswalks	0	0.00%	12	18.75%	50	78.13%
Express Lanes	2	3.13%	22	34.38%	27	42.19%
Roadways (High Speed)	0	0.00%	0	0.00%	0	0.00%
Roadways (Low Speed)	0	0.00%	0	0.00%	0	0.00%
Sidewalks	0	0.00%	1	1.56%	62	96.88%
Signalized Intersections	1	1.56%	14	21.88%	38	59.38%
Street Lights	0	0.00%	10	15.63%	46	71.88%
Trails	1	1.56%	23	35.94%	31	48.44%
Answered	64					
Skipped	6					



Stonecrest Community Survey

What's your relationship to Stonecrest?

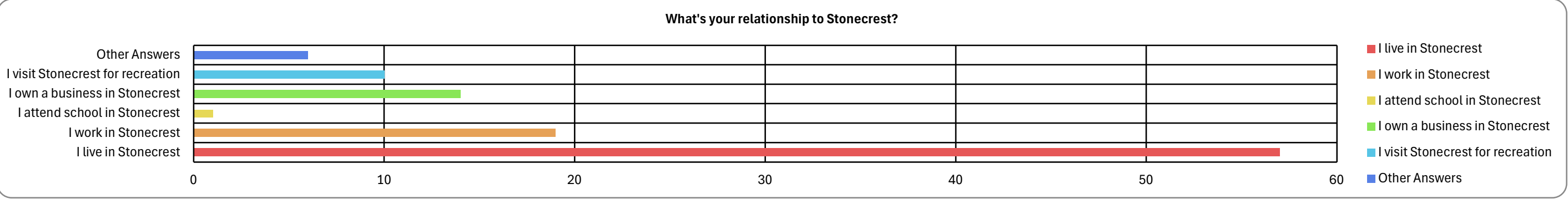
Choice	Responses	
I live in Stonecrest	57	81.43%
I work in Stonecrest	19	27.14%
I attend school in Stonecrest	1	1.43%
I own a business in Stonecrest	14	20.00%
I visit Stonecrest for recreation	10	14.29%
Other Answers	6	8.57%

I volunteer and support community events within Stonecrest.

Thirty five years in 30038 zip code Before this mess with Stone Crest

Shopping

I'd like to shop in Stonecrest for groceries, especially. I have to go outside the city for quality markets.



Stonecrest Community Survey

How do you access the internet in your household?

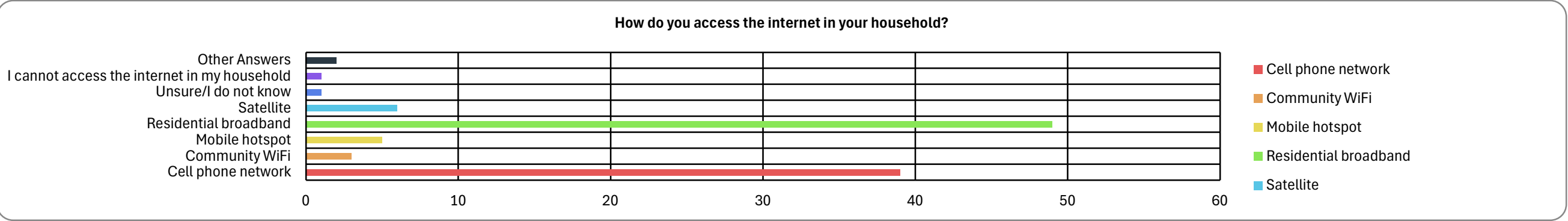
Choice	Responses	
Cell phone network	39	60.94%
Community WiFi	3	4.69%
Mobile hotspot	5	7.81%
Residential broadband	49	76.56%
Satellite	6	9.38%
Unsure/I do not know	1	1.56%
I cannot access the internet in my household	1	1.56%
Other Answers	2	3.13%

I have internet

We have Xfinity but it is not reliable, and the AT&T cell service is VERY unreliable if not impossible.

Answered64

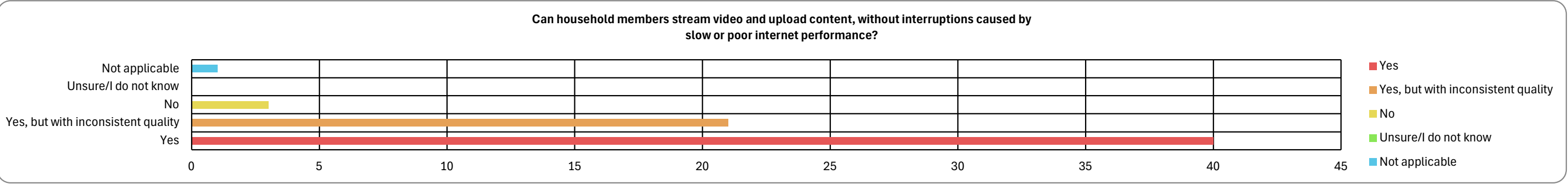
Skipped6



Stonecrest Community Survey

Can household members stream video and upload content, without interruptions caused by slow or poor internet performance?

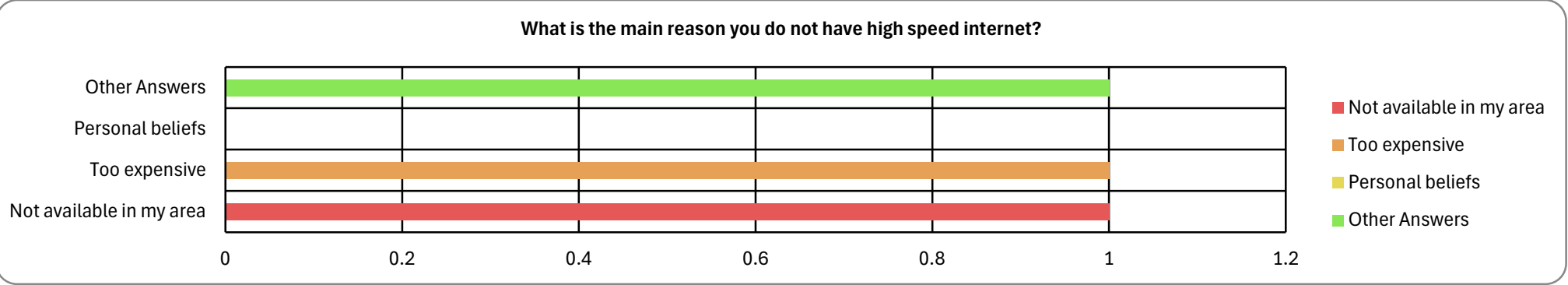
Choice	Responses	
Yes	40	61.54%
Yes, but with inconsistent quality	21	32.31%
No	3	4.62%
Unsure/I do not know	0	0.00%
Not applicable	1	1.54%
Answered	65	
Skipped	5	



Stonecrest Community Survey

What is the main reason you do not have high speed internet?

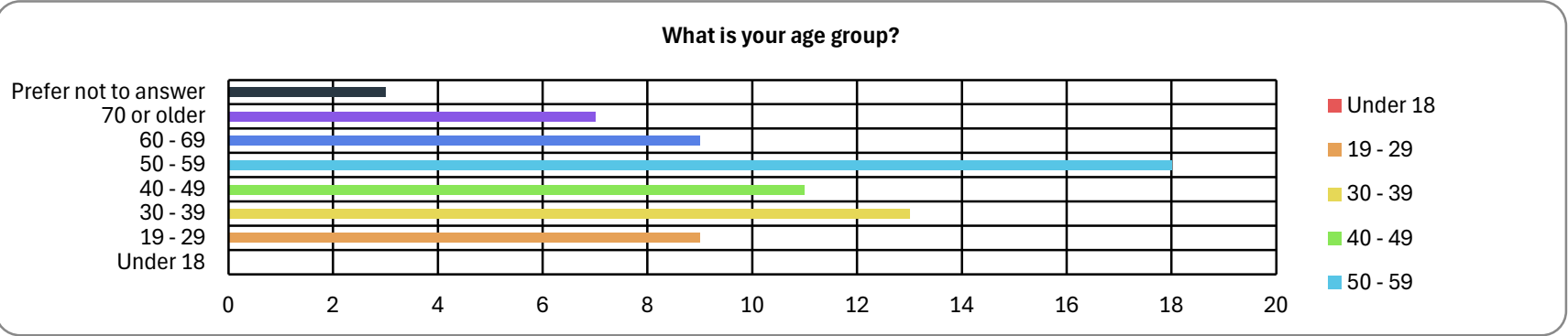
Choice	Responses	
Not available in my area	1	33.33%
Too expensive	1	33.33%
Personal beliefs	0	0.00%
Other Answers	1	33.33%
I use cellular service and haven't installed wifi		
Answered	3	
Skipped	67	



Stonecrest Community Survey

What is your age group?

Choice	Responses	
Under 18	0	0.00%
19 - 29	9	12.86%
30 - 39	13	18.57%
40 - 49	11	15.71%
50 - 59	18	25.71%
60 - 69	9	12.86%
70 or older	7	10.00%
Prefer not to answer	3	4.29%
Answered	70	
Skipped	0	



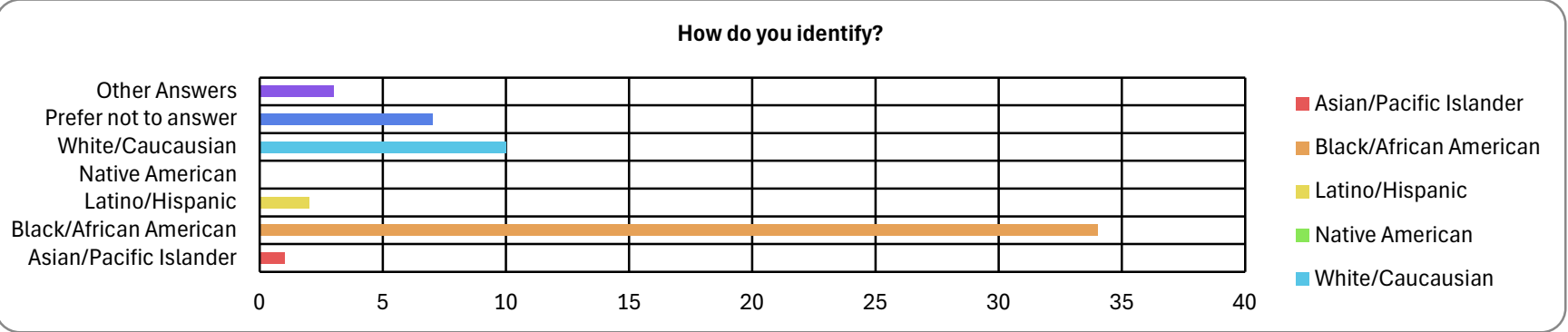
Stonecrest Community Survey

How do you identify?

Choice	Responses	
Asian/Pacific Islander	1	1.75%
Black/African American	34	59.65%
Latino/Hispanic	2	3.51%
Native American	0	0.00%
White/Caucasian	10	17.54%
Prefer not to answer	7	12.28%
Other Answers	3	5.26%

Human race.
Mixed heritage
Hebrew (Black)

Answered57



Stonecrest Community Survey

Please use the space below to add other comments or input.

Response

Crime is a big problem at Stonecrest. The ugliness of what visitors see when they get off the interstate is a problem, esp. at Evans Mill Rd. Even at Turner Hill and Panola, the casual visitor is unlikely to be impressed by what they see.

I sincerely pray that Stonecrest becomes the world class city that has been spoken of for so long. We as residents, businessowners, and community stakeholders deserve quality life and amenities in a thriving, safe community.

Include in the Comprehensive Plan components that will allow Stonecrest to become a smart city and an attractive candidate to receive government funding such as the Biden-Harris Administrations' funding of Tech and Innovation hubs throughout the US. The White House October 23, 2023, fact sheet noted 31 overlooked regions across the US that will receive funding. Adding an additional economic focus, specifically tech, to Stonecrest would help increase Stonecrest's attractiveness and financial viability. Technology advancement is the present and the future. We need more economic sectors beyond industrial, film, and agriculture. Increased and diversified sectors enhance sustainability if a sector has a period of downturn (e.g. if a prolonged actor/writer strike led to a slowdown of filming in Stonecrest.)

We need more affordable housing-Mixed-use

Need live - work play communities

Childcare services

Affordable housing Childcare subsidies

Housing Police 911

Please build more scenic parks, improve roadways with sidewalks, street lights, and drainage. Build a better alternative of driving east to west than just taking the interstate. Decrease the availability of corporate rental homes. Decrease the amount of "dollar" incorporated in the community. Entice corporations or more businesses to so business in Stoncrest. Most important invest in a Stonecrest downtown/ or cityscape where people can walk, dine, shop and be entertained.

my most important issue is the lack of choices for grocery . We would benefit greatly with a Publix and Kroger as well as a gym such as Planet Fitness or LA Fitness near the Stonecrest mall. I live less than a mile from the mall, my only option nearby is Walmart for groceries . I have to travel to Lithonia for a gym . We could also use a Dunkins, Starbucks and Chipotle . Thanks

n/a

Stonecrest needs to take this opportunity to establish itself as a city of the future and one that takes sustainability seriously. It should woo businesses that work in solar and wind technology, electric mobility, etc. It should build infrastructure and pass legislation to help attract these businesses. Retail and new tax paying residents will follow them here.

I used to love living here before the

The City of StoneCrest was created by those crooks high jacked the town of Lithonia.You all in charge now need to do a better job than what’s being done for this City.Remember who pays the bills

Fix road ways like Fairington Road and Hillandale Road, pavement sidewalks speed bumps signs

4.3 Goals & Policies : Housing

H1 Housing/ Mixed Use Development along transit corridor's. Policy T #12

Incentives affordable housing around transit stations Policies and Funding mechanisms

I love to walk by the river. My friend picks me up snd we go to Panola Shoals park.

Need to increase quality eating and shopping opportunities. Whatever happens, need to make sure the city doesn't shoot itself in the foot by developing in and around natural resources such as Arabian mountain, vaughters farm,, south river, etc.

Invite representatives from DOT and and member of the school board to planning meetings

Thanks for all the efforts to gain community engagement.

Thank you

It is imperative that development remain balanced there are 2 many gas stations ridden with crime and perpetuated by ownership. The roads are becoming a hazard where new development has taken place and updates were not made i.e the new quick trip is a complete hazard at every entrance constant accidents there are many new developments along Covington hwy and there has been minimal to zero updates to signals amd the flow of traffic. Also there are several roads in the city that need signage and repaying and pot wholes filled. The gas stations are major issues I would never buy a home or rent a home by choice in a city where everything I go to buy gas or a cup of coffee I am asked if I would like to buy drugs repeatedly while the shopkeepers turn a blind eye and house the dealers in the gambling rooms.

We need more amenities no one with middle to high income wants to live where there are a lack of amenities amd walkability trails green spaces there are a number of eye sore buildings especially on evens mill and throughout the city's main roads the aesthetician need to be upgraded drastically Panola road is displeasing to the eye with all the large signs and bad food choices and the flow of traffic is disastrous. The city needs a face lift and a good pressure washing it has potential but the priorities must be organized properly

There is adequate space and land use for everything we need in Stonecrest. It is the pressure/desire/compulsion to prohibit industrial development in those areas and to convert most uses to R100 residential that upsets the balance of available land uses and limits our opportunities for future development.

I would like for the city to entice younger residents by using the lands around the mall to develop aesthetically modern architecture for mixed use residential/commercial purpose.

Create retail, restaurant, small parks within these mixed use properties to focus tax dollars back into the city.

Please more activities for children less bikes better streets more activities like they have in dunwoody dectur. More healthy clean grocery stores

Stop clearcutting.

Thanks for listening to community input.

I love Stonecrest but am concerned that we are trying to attract too many low quality businesses and industrial businesses and are building low quality housing. Being only 20 minutes from Atlanta and having a huge wealth of natural amenities, park land, historic farms, natural beauty, etc. we should be capitalizing on quality of life and allowing our area to increase in value rather than becoming another low income suburb.

The city needs a visitor center.

The businesses north and south of I 20 on EVANS Mill Road are low rent and poorly maintained. They need to be upgraded in order to give visitors a good impression.

The city needs tons more sidewalks and streetlights.

City growth needs to happen but it needs to do so without reducing the attractiveness of Arabia mountain and green space, including the south river and its banks

Crime and the perception of crime needs to be addressed.

Oshau Park needs to be reopened to give access to the river and the beach. the city has been very very delinquent and addressing that.

The city needs to be buying land in order to get more parks. They don't need to be developed right away but the longer the city weights, the less land will be available on the more expensive it will be. This needs to be done for neighborhood park that build the social ties within the community.

We need a Whole Foods and/or a Sprouts in the mall area. Top tier hotels at the mall would be a game changer as well.

Thank you all for creating this space allowing for input! Looking forward to reviewing the final draft and the contributions of the Sizemore Group.

Highest priorities:

1. Keeping the land along the South River as undeveloped as possible.

2. Keeping the Arabia Mountain Conservation district as it is.

City needs to look good when you get off the interstate. Nice streets and sidewalks and attractive stores. There's too much junk

