

PLANNING COMMISSION MEETING
Stonecrest City Hall - 6:00 PM *In-Person Meeting
June 4, 2024



Summary Meeting Minutes

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

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

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in-person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov on the day of hearing, no later than 2:00 PM, to be read into the record at the hearing.

When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minutes time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

I. Call to Order

Vice Chairperson Erica Williams (District 1) called the meeting to order at 6:04 p.m.

II. Roll Call

Vice Chairperson Erica Williams (District 1) called the roll. Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were all present. Chairperson Eric Hubbard (District 3) did not attend the meeting.

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Planner Fellisha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance. City Attorney Alicia Thompson attended the meeting virtually.

III. Approval of the Agenda

Commissioner Hawkins requested to accept the withdrawal letter for case SLUP 24-004 Theresa Owusu D/B/A G & T Care Services LLC without prejudice and to amend the agenda to remove the case.

Vice Chairperson Erica Williams made a motion to **WITHDRAW** case SLUP24-004 without prejudice from the agenda. The motion was seconded by Commissioner Walker. **APPROVED** by unanimous vote. **4-0-0**

Commissioner Hawkins requested for an agenda amendment to move the DRAFT -City of Stonecrest 2038 Comprehensive Plan 5-Year Update to be heard last on the agenda.

Vice Chairperson Erica Williams made a motion to move the DRAFT -City of Stonecrest 2038 Comprehensive Plan 5-Year Update to be the last item heard on the agenda. The motion was seconded by Commissioner Hollis. This was **APPROVED** by a unanimous vote. **4-0-0**

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IV. Approval of Meeting Minutes: Planning Commission meeting minutes dated April 2, 2024.

Commissioner Hawkins made a motion to **APPROVE** the meeting minutes dated April 2, 2024. The motion was seconded by Commissioner Hollis. **APPROVED** by a unanimous vote.

4-0-0

V. Announcement: None

VI. Old Business:

1. CASE #: SLUP 24-002

APPLICANT: Terry Boomer D/B/A LJA Engineering

LOCATION: 6350 Hillandale Drive, Stonecrest, GA

OVERLAY DISTRICT: Stonecrest Tier 6

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

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

***Terry Boomer** the applicant spoke. He stated that out of the seven (7) acres only +/- two (2) acres of the property will be developed. The main goal is to provide a service for the existing truck facilities in the area. He stated that there will be no intrusion into the surrounding neighborhoods and overnight parking will not be permitted.*

There was one (1) attendee to speak in support of the petition.

***Eric Stanford**, the broker of the proposed location, spoke. He stated that the tax base and the usage will bring what can be developed and needed to this location.*

There were attended who spoke in opposition of the petition.

***Faye Coffield**, a resident spoke. She stated a concern about the sign locations. She also stated that there are other uses for that property and that there are several gas stations in the area. Her concern was that convenience stores bring traffic and crime.*

***Dave Marcus**, a resident, spoke. He stated that the development would bring more traffic and that there are other uses available for the land.*

***Charmaine Phillips**, a resident spoke. She stated that the roads will have to be changed and that more traffic signs, turning lanes, as well as lights will need to be added. It is dangerous for residents to leave their neighborhood with trucks traveling down the road. More road maintenance will be needed on Hillandale.*

***Monica Williams**, a resident, spoke. She stated that the development will bring crime, more traffic, and is not needed.*

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Brenda Richardson, a resident spoke. She stated that the truck stop was initially proposed in Rockdale County. It will bring crime and traffic.

Dana Oniel, a resident spoke. She stated that it is hard to get out of her neighborhood due to traffic and the gas station will cause extra traffic. She also stated that the roads need repairing.

Terry Boomer the applicant came back for a rebuttal. He stated that the property is not in their neighborhood and that they are planning for a deceleration lane to help with traffic. It will not be a 24-hour truck stop and they are not trying to bring in additional crime but provide a service.

*Commissioner Hawkins made a motion to **DENY** the application. The motion was seconded by Commissioner Hollis and **DENIED** by unanimous vote. 0-4-0*

1. CASE #: **SLUP 24-004**

APPLICANT: Theresa Owusu D/B/A G&T Care Services

LOCATION : 5673 La Fleur Trail, Stonecrest, GA

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

This applicant submitted a written request before the meeting to withdraw their application.

The Planning Commission voted to accept the withdrawal without prejudice. 4-0-0

VII. New Business:

1. CASE #: **RZ 23-011**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 5137 Browns Mill Road, Stonecrest, GA

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

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Staff recommends a **conditional approval** of the rezoning request with the following conditions:

1. Project shall conform to the attached conceptual site plan and comply with all Local Commercial (C-1) zoning and development standards.
2. Any deviations from the approved conceptual site plan to final plan approval shall be resubmitted to the Planning and Zoning Department for review and final approval by City Council.
3. Applicant/developer must submit approval of any/all roadway improvements from the Georgia Department of Transportation.
4. Applicant/developer shall provide a 5FT sidewalk for the entire parcel frontage of the proposed development.
5. Applicant/developer shall submit a Land Disturbance Permit (LDP) for approval prior to groundwork.
6. The proposed development must have the following:
 1. Interactive greenspace amenities.
 2. A minimum of one (1) rooftop dining area.
 3. Adequate lighting throughout development per an approved lighting plan.
 4. An adequate waste management plan to ensure consistent cleanliness of the development.
7. The list of prohibited uses shall include;
 1. Package/Liquor store or similar use(s).
 2. Smoke Shops or similar.
 3. Convenience stores with fuel pumps or similar use(s).

Herman Howard, the architect, spoke. He stated that the development would represent healthy living. The development will feature three (3) phases with phase one (1) focused on fresh healthy food and urban agriculture being brought to the community. Phase two (2) may feature a farmers' market. He stated that quality and success will be ensured by the current owners' plans to keep the property after development and grow with the community. There will be space for medical offices as well as creative meeting spaces. There will be access to the site from Panola and Browns Mill Rd.

There were attendees who spoke in support of the petition.

Dave Marcus, a resident, spoke. He stated that he would like the development to be approved, but there should be conditions placed that no trees are cut unless they can show the contracts for businesses that they will be partnering with.

Bella Toleshaye, a resident spoke. She stated that she was in support but had some concerns about the project timeline and cost estimates. She also requested information detailing the percentages of retail shops, restaurants, and other businesses. No tree shall be cut until there is a clearance for financing.

There were attendees who spoke in opposition of the petition.

Faye Coffield, a resident spoke. She stated that nothing should happen on the land until the applicant shows the financing and that they (should) stick to what is proposed. She also stated that she does not want the development to have convenience stores or take-out restaurants.

Cornelius Norman, a resident spoke. He stated that they do not fully understand the totality of the proposed project and are concerned about traffic.

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Valenica Miller, a resident, spoke. She stated that the traffic in the area is unbearable, and the street conditions are not maintained. She also stated that the development seems to be targeted to projected demographics rather than the people who currently live there. She asked that more information be provided.

Melvin Williams, a resident spoke. He stated that the traffic in the area is horrendous.

Wilbert Paynes, a resident, spoke. He stated that what is presented will not be what is developed. He is concerned about the land being used for anything other than what is offered if sold to another entity. He would like the area to remain a neighborhood.

Mashe Hancock, a resident, spoke. She stated that the traffic in the area is already bad due to other developments. It is hard for her to access her subdivision. She also believes that the proposed location will not support that type of development and it should be put in an area that is already zoned commercial.

Micheal McQueen a resident spoke. He asked if information of mobility measures, volume-to-capacity ratios, travel delays, buffer index, and planning time index were taken into consideration for the congestion issues in the area.

Angela Genus, a resident spoke. She stated that there are schools in the area and the congestion in the morning affects the school buses. She also inquired about other businesses that will be associated with this development.

Franklin Kemp, the CEO of Advanced Business Solutions spoke (rebuttal). He stated that his company owns the land and that the design of the project as presented reflects what the community has stated they would like to see. He also stated that ingress and egress lanes have been approved by the Department of Transportation. There will also be other travel lanes added in the area as well as sidewalks.

After no additional comments, the Public Hearing was closed.

Commissioner Walker asked the applicant(s) to have the spoken to to any high-end restaurant companies. She also asked about the timeline of completion for the project.

Franklin Kemp stated that he spoke with restaurants and that the development will also feature space for medical offices. He also mentioned that they expect phase one (1) to take 18 to 21 months to be completed. Also, environmental tests have been conducted to see if the land could hold the proposed development.

Herman Howard stated that this would be an urban gathering space for people to come together.

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Commissioner Hawkins asked if there was a transportation study that was submitted as well as if additional conditions could be placed on the property.

Director Qawi stated that there was a study submitted and that the Planning Commission could add additional conditions.

Commissioner Hollis stated her concerns about the lack of information in the presentation, ensuring that they have been in conversations with high-end restaurant businesses.

Herman Howard stated that one of their contractors, a vegan restaurant, has several different locations and one of them features a high-end restaurant design.

Vice Chairperson Williams stated that the application has too many gaps and that there needs to be more committed contractors present to be a part of the development.

Commissioner Hawkins stated that current development has moved away from the mall model and if built, people would come. He also stated that there was not enough information for him to move forward.

Commissioner Hollis stated that she agrees with the concept, but additional information is needed.

Chairperson Williams stated that she would like more information on traffic, commitments, surety of all phases, financing, the design, no convenience stores, and partnerships with surrounding facilities. She also asked for the applicant to have another community meeting to hear the concerns of the citizens who reside in the surrounding neighborhoods.

Chairperson Williams made a motion to **DEFER/TABLE** this application to the next planning commission meeting. The motion was seconded by Commissioner Pearl Hollis. It was recommended to **DEFER/TABLE** to the July 2nd Planning Commission meeting by a unanimous vote. **4-0-0**

2. CASE #: **RZ 23-012**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 3893 Panola Road, Stonecrest, GA

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

Chairperson Williams made a motion to **DEFER/TABLE** this application to the next planning commission meeting. The motion was seconded by Commissioner Hollis. It was **DEFERRED/TABLED** by a unanimous vote. **4-0-0**

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3. CASE #: **RZ 23-014**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 3893 Panola Road, Stonecrest, GA

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

Commissioner Hawkins made a motion to DEFER this application to the July 2nd 2024 planning commission meeting. The motion was seconded by Commissioner Hollis. It was **DEFERRED** by a unanimous vote. **4-0-0**

4. **Public Hearing: DRAFT** -City of Stonecrest Comprehensive Plan 5-Year Update

APPLICANT: City of Stonecrest/SIZEMORE Group, LLC

LOCATION: City-Wide

A public hearing to discuss the *DRAFT* City of Stonecrest Comprehensive 5-Year Update Plan.

The public hearing was opened and there were attendees who spoke in support.

Dave Marcus, a resident, spoke. He stated that the plan is missing several things and that there were not any work items to preserve natural resources and thinks that certain goals should be set to do so. There should be work items and studies for crime reduction. A template should be created for the progress that has been made by the city to reach the stated goals. The future land use map and zoning should have been changed for applicable locations. He also stated that there was not enough opportunity for citizens to discuss the plan after it was drafted.

George Kalechech Chairperson for the Basin Advisory Council spoke. He stated that he represents six (6) counties including Dekalb. He also stated that the comprehensive plan did not include information about the water supplies and the South River. He questioned if development or sustainability is being looked at over the next five (5) years.

There were attendees who spoke in opposition.

Bernie Knight, an attorney, spoke representing Heidelberg Materials Southeast LLC and Brett Miller the Director of Environmental, Sustainability, and Land. He stated that the land that the company sits on was split in half when the city was created. There are 13 parcels associated with the company in total, but 10 are classified incorrectly under the comprehensive plan which should be heavy industrial. He stated that the company has been in the area for around 100 years. He asked if it could be changed. He also stated there needs to be a meeting that will allow dialogue about the draft of the comprehensive plan. He also expressed concerns about CID.

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The public hearing was closed.

Commissioner Hawkins asked for more similar municipalities to be included in the comprehensive plan for (municipality) comparison data. He also asked about the concerns of the conversion of the future land use for the industrial areas and meetings to allow (more) dialogue about the draft plan.

Director Qawi stated that the meetings for dialogue and discussion have been scheduled.

Vice Chairperson Williams stated that she feels that the comp(prehensive) plan has been rushed and the citizens may not have had enough time to discuss it with staff.

Director Qawi stated that the document is still being revised by the ARC/DCA and the comments that are made are being taken into consideration. She also mentioned that staff in not the only reviewing (body) for comments and recommendations. There are other entities and governing bodies.

Commissioner Hawkins made a motion to **APPROVE** the Draft 2038 Comprehensive Plan with conditions that revisions are made after discussion with the citizens before the next public meeting. This motion was seconded by Commissioner Hollis. It was **APPROVED** by unanimous vote. **4-0-0**.

Before adjournment Attorney Thompson requested that the Planning Commission members use the word DEFER for cases RZ 23-011, RZ 23-012, RZ23 -014.

The Planning commission revisited the motion to defer cases RZ 23-011, RZ 23-012, RZ23-014 Unanimously. **4-0-0**

VIII. Adjournment

The meeting was adjourned at 9:26 p.m.

Respectfully submitted by Cobi Brown

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date

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PENDING APPROVAL



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 July 2, 2024
Mayor & City Council:	June 26, 2024 July 22, 2024
Sign Posted/ Legal Ad(s) submitted:	April 23, 2024
Staff Recommendations:	Conditionally Approved
Planning Commission:	Recommendation: Deferral until July 2, 2024 PC Meeting.

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

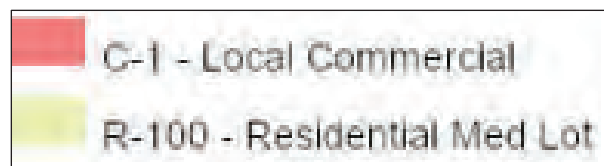
Aerial Map



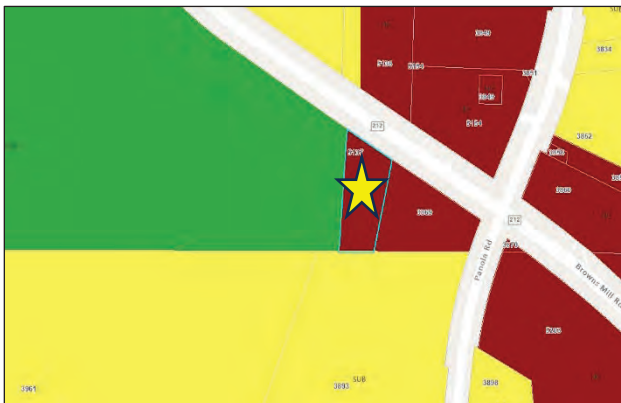
Zoning Map



Legend



Future Land Use Map



Legend





- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
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(s)

Staff recommends a **conditional approval** of the rezoning request with the following conditions:

1. Approval of the rezoning request and official zoning map amendment from R-100 (Residential Medium Lot) to C-1 (Local Commercial.)
2. Project shall conform to the conceptual site plan submitted with cases RZ-23-011 and RZ 23-012 and comply with all Local Commercial (C-1) zoning and development standards.
3. Any deviations from the approved conceptual site plan to final plan approval shall be resubmitted to the Planning and Zoning Department for review and final approval by City Council.
4. Applicant/developer shall submit and follow all requirements for lot combination
5. Applicant/developer must submit approval of any/all roadway improvements from the Georgia Department of Transportation.
6. Applicant/developer shall provide a 5FT sidewalk for the entire parcel frontage of the proposed development.
7. Applicant/developer shall submit a Land Disturbance Permit (LDP) for approval prior to any groundwork.
8. The proposed development shall include the following:
 - Interactive greenspace amenities.
 - A minimum of one (1) rooftop dining area.
 - Adequate lighting throughout development per an approved lighting plan.
 - An adequate waste management plan to ensure consistent cleanliness of the development as approved by staff.
9. The list of prohibited uses shall include;
 - Package/Liquor store or similar use(s).
 - Smoke shops or similar.
 - Convenience stores with fuel pumps/alcohol sales or similar use(s).

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

Deferral until July 2, 2024 Planning Commission meeting.



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 July 2, 2024
Mayor & City Council:	June 26, 2024 July 22, 2024
Sign Posted/ Legal Ad(s) submitted:	April 23, 2024
Staff Recommendations:	Conditionally Approved
Planning Commission:	Deferral until the July 2, 2024 PC Meeting.

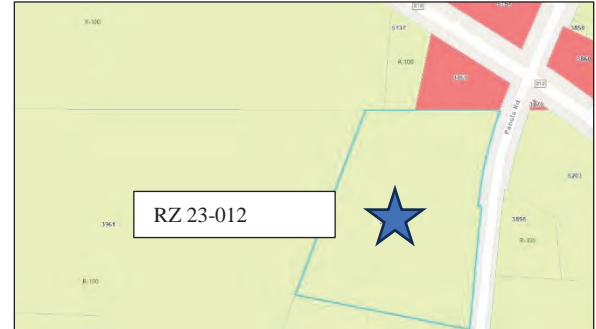
Location

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.



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
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

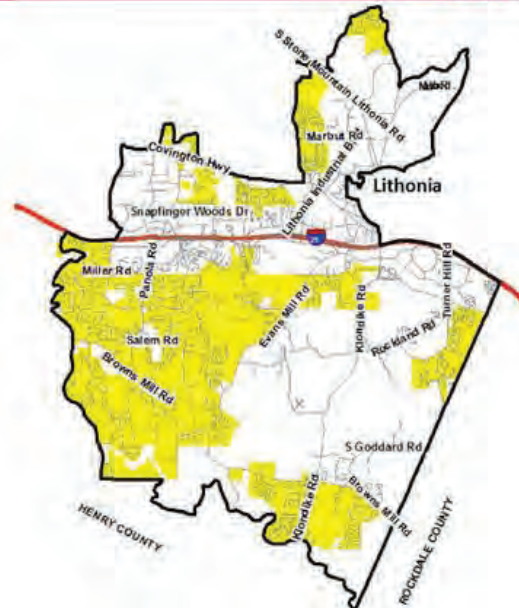
LAND USE

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)

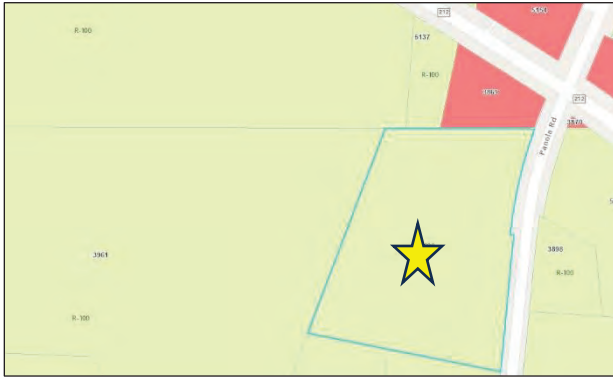


Subject Property

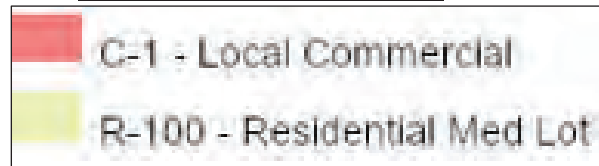
Aerial Map



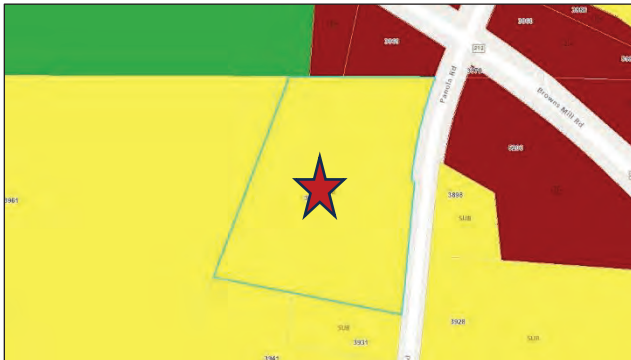
Zoning Map



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. Approval of the rezoning request and official zoning map amendment from R-100 (Residential Medium Lot) to C-1 (Local Commercial.)
2. Project shall conform to the conceptual site plan submitted with cases RZ-23-011 and RZ 23-012 and comply with all Local Commercial (C-1) zoning and development standards.
3. Any deviations from the approved conceptual site plan to final plan approval shall be resubmitted to the Planning and Zoning Department for review and final approval by City Council.
4. Applicant/developer shall submit and follow all requirements for lot combination.
4. Applicant/developer must submit approval of any/all roadway improvements from the Georgia Department of Transportation.
5. Applicant/developer shall provide a 5FT sidewalk for the entire parcel frontage of the proposed development.
6. Applicant/developer shall submit a Land Disturbance Permit (LDP) for approval prior to any groundwork.
7. The proposed development shall include the following:
 1. Interactive greenspace amenities.
 2. A minimum of one (1) rooftop dining area.
 3. Adequate lighting throughout development per an approved lighting plan.
 4. An adequate waste management plan to ensure consistent cleanliness of the development.
8. The list of prohibited uses shall include;
 1. Package/Liquor store or similar use(s).
 2. Smoke shops or similar.
 3. Convenience stores with fuel pumps/alcohol sales or similar use(s).

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

Deferral until the July 2, 2024 Planning Commission Meeting.



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

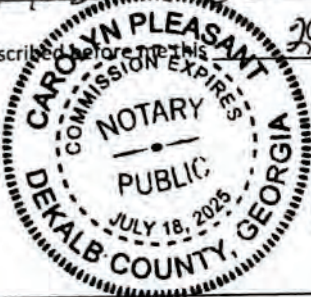


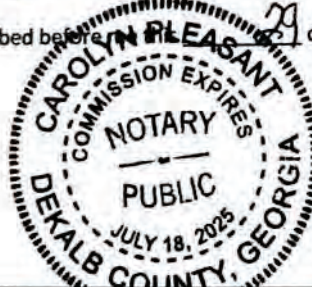
Amendment Application

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:	<i>Marlon Elliott</i>	Date:	10-29-2023
Sworn to and subscribed before me this <u>29</u> day of <u>October</u> , 20 <u>23</u>			
Notary Public:	 <i>Carolyn Pleasant</i>		

Additional Property Owner (if applicable)			
Name:	Antoinette Elliott		Zip: 30038
Address:	4086 Windermere Dr	City, State: Stonecrest GA	
Signature:	<i>Antoinette Elliott</i>	Date:	10-29-23
Sworn to and subscribed before me this <u>29</u> day of <u>October</u> , 20 <u>23</u>			
Notary Public:	 <i>Carolyn Pleasant</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:			

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?

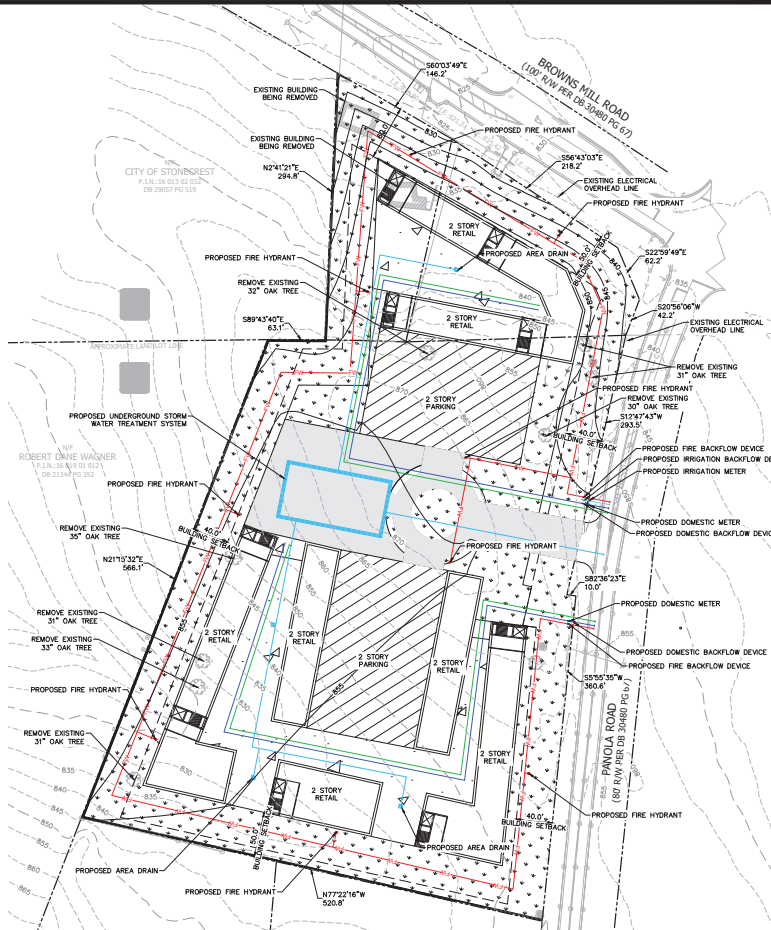
☐ Yes

☒ 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



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

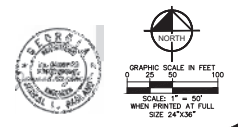
PROPOSED IMPERVIOUS AREA/PERCENTAGE: 196,552 SF / 59.28%

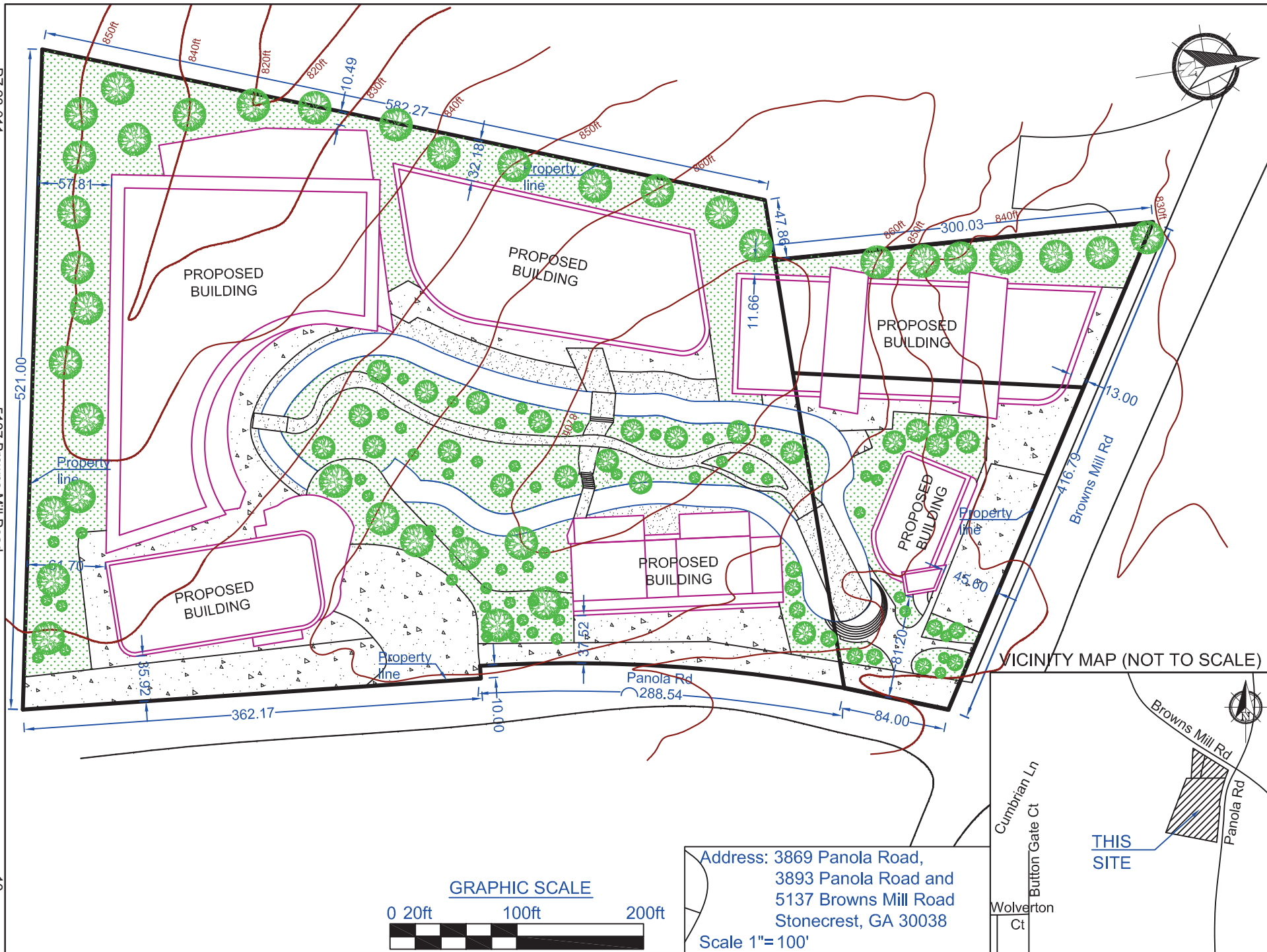
PROPOSED PERVIOUS AREA/PERCENTAGE: 135,375 SF / 40.78%

PROPOSED PARKING SPACES: 280 SPACES

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

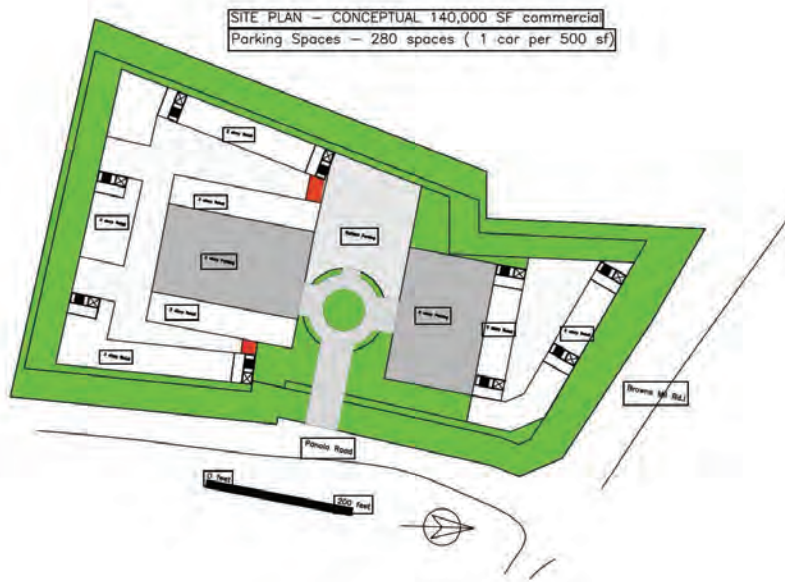
SITE PLAN
3893 PANOLA ROAD, STONECREST GA

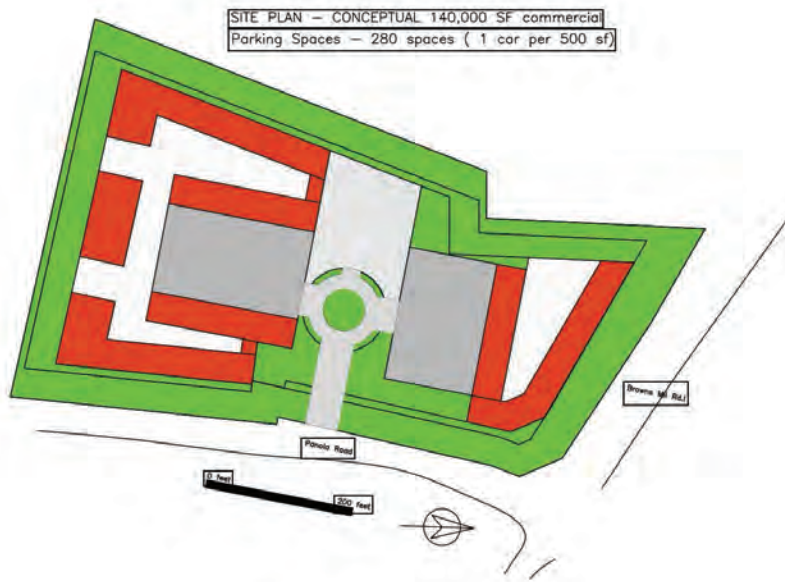


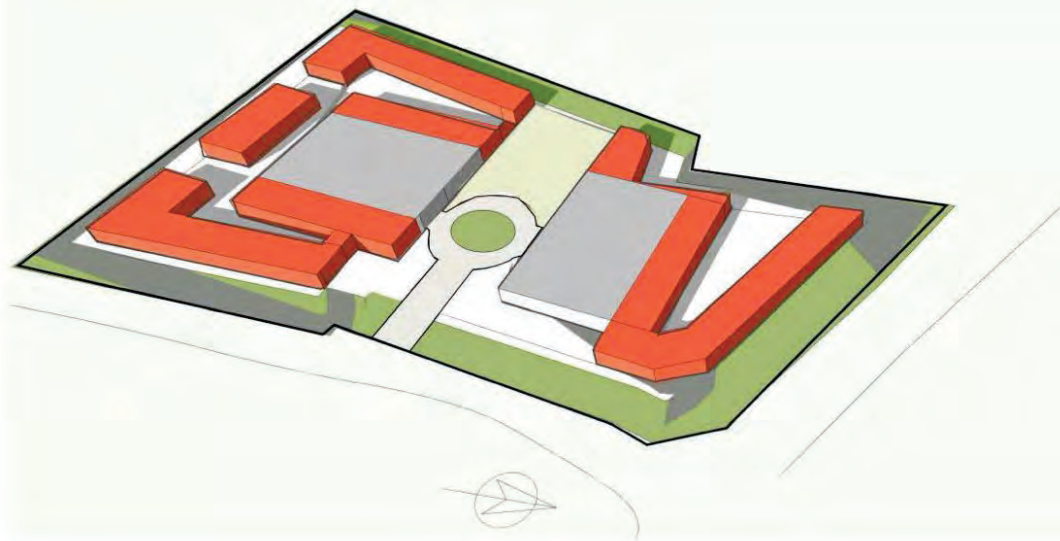


SITE PLAN - CONCEPTUAL 140,000 SF commercial
Parking Spaces - 280 spaces (1 car per 500 sf)









Multifamily Housing (Low-Rise) (220)

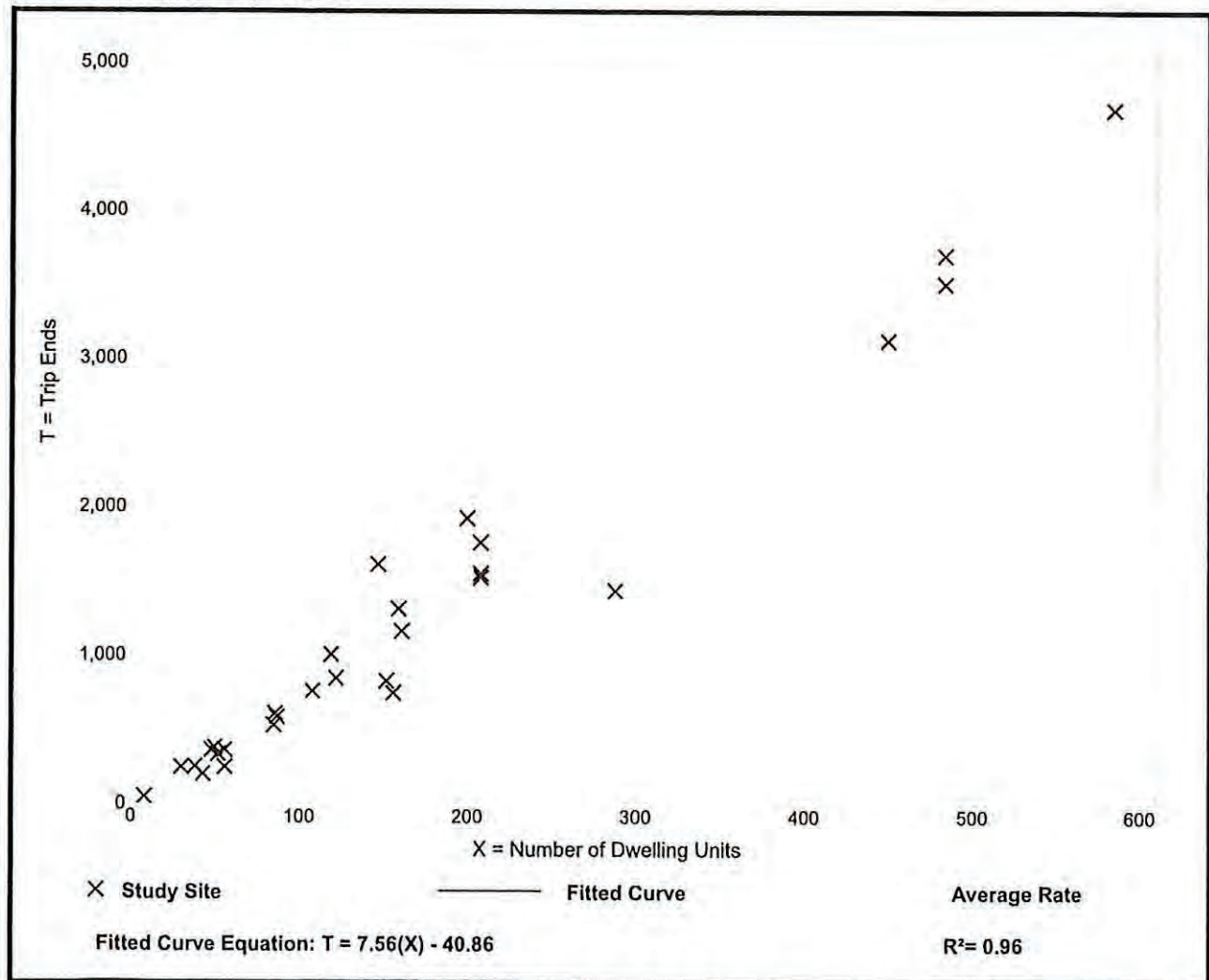
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

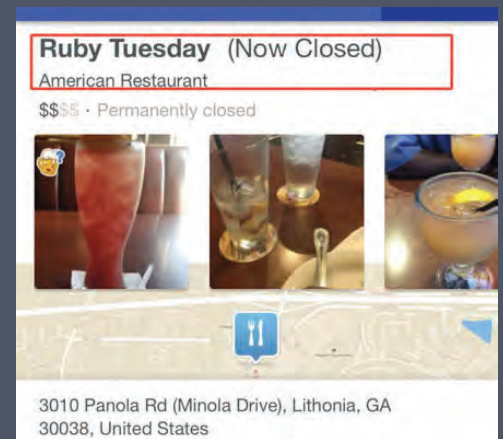
Current Issues



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

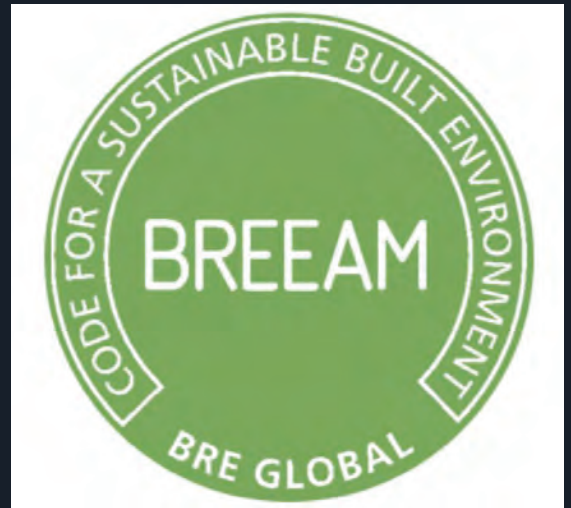
Community Does Not Support

- 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.

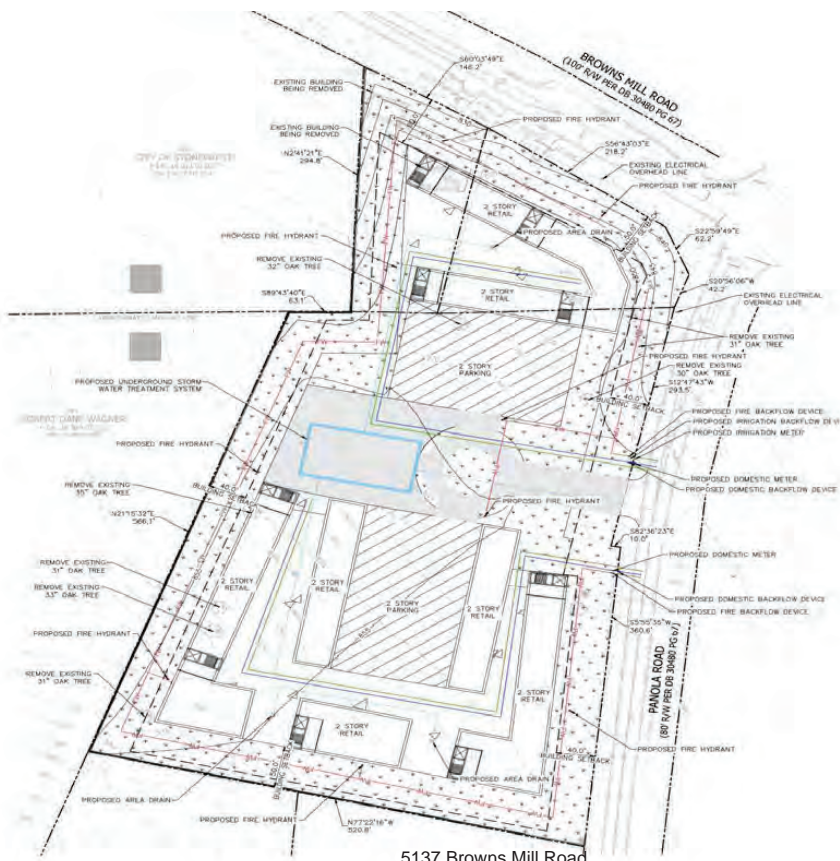




Benefits & Expectations

- 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

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

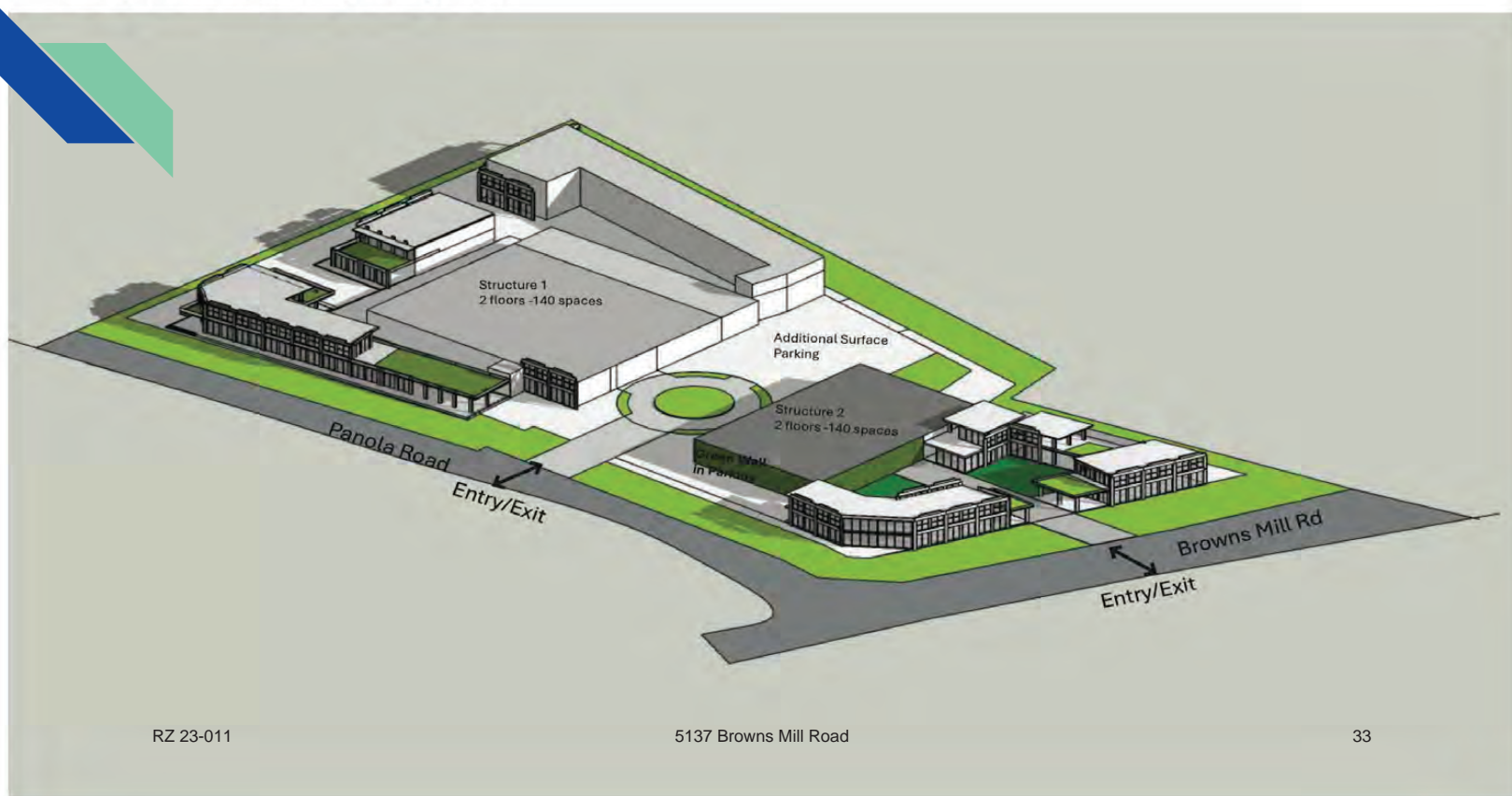
LEGAL DESCRIPTION	
LAND LOT 19 & 20, 16TH DISTRICT, DEKALB COUNTY	
SITE INFORMATION	
APN 16 020 03 006	EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
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APN 16 020 03 009	EXISTING ZONING: C1 - LOCAL COMMERCIAL DISTRICT
APN 16 020 03 010	PROPOSED ZONING: 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





Credit Union or Bank

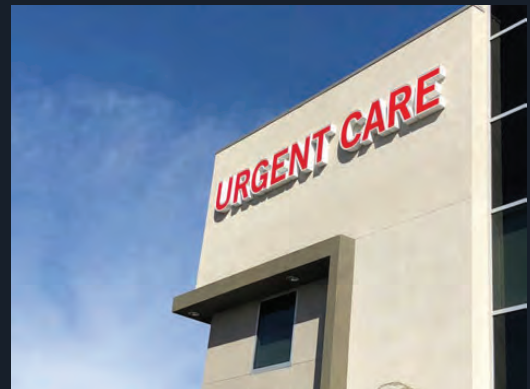
Complimentary Suite
Dedicated to Police
Department or the Sheriff



Upscale Restaurants



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



- SkyZone
Indoor Trampoline Park
- Event Space



Fresh Food Market



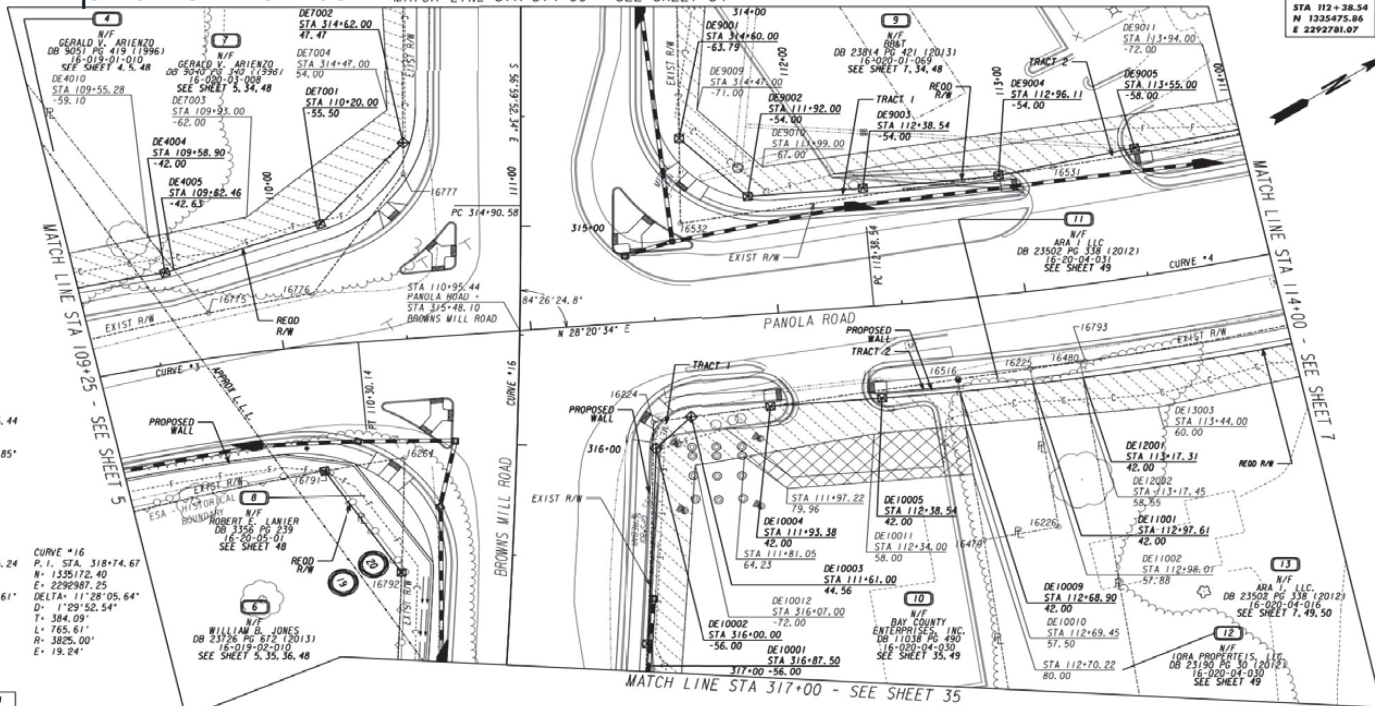
Indoor Commercial Suites...

- 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= 19.24%

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
02/20/17	1. 37 Browns Mill Road BOUNDARY ON PAR 6.

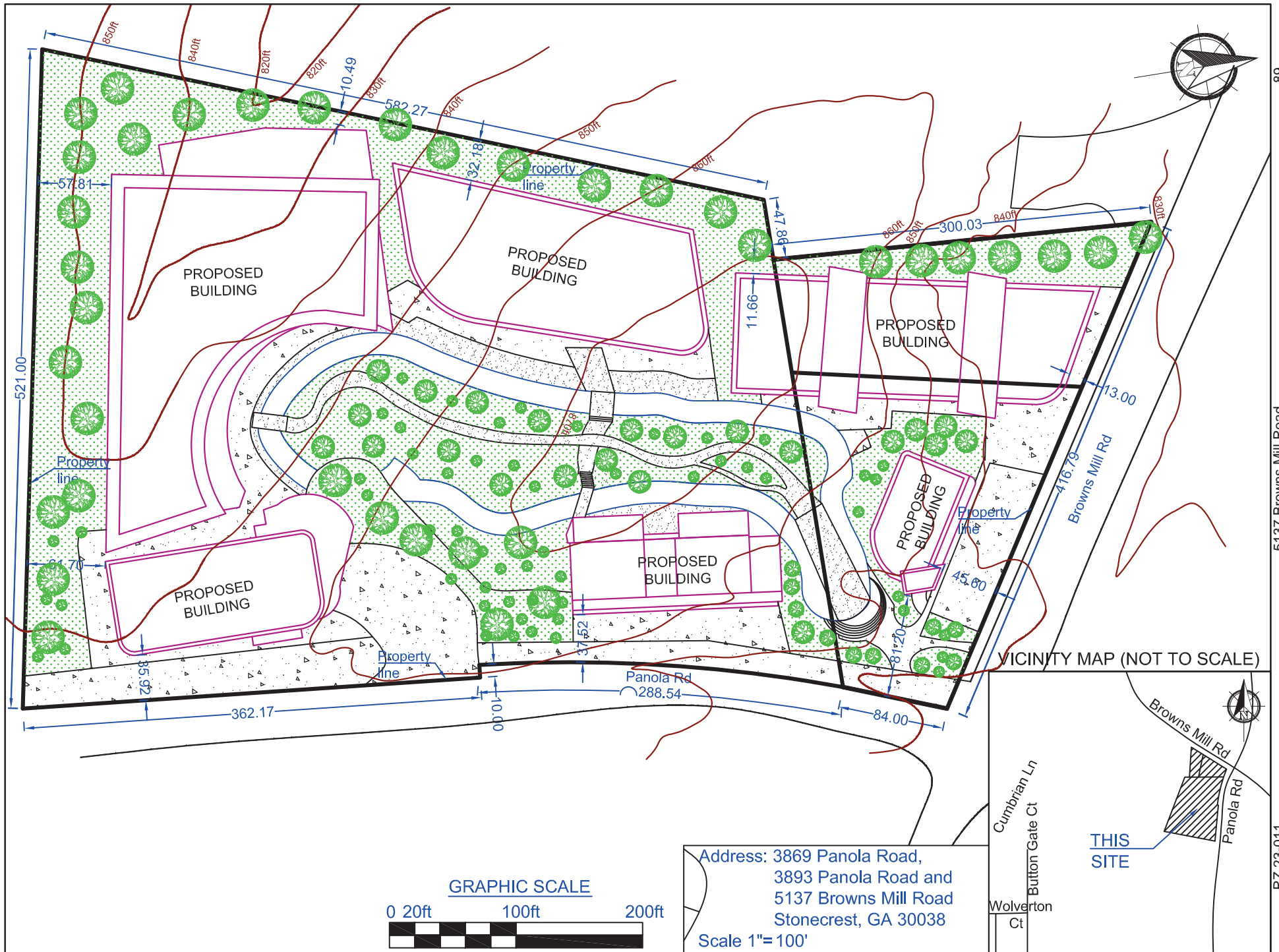
DATE	REVISIONS

DEPARTMENT OF PUBLIC WORKS
DEKALB COUNTY
ATLANTA OF WAY MAP
PROJECT NO: CSSTP-0006-001(879)
COUNTY: DEKALB
LAND LOT NO: 19, 20
LAND DISTRICT: 16
DWD N/A
DATE 2/10/17 SH 6 OF 73

DRAWING NO.
60-006

Exhibit "A"

5137 Browns Mill Road



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

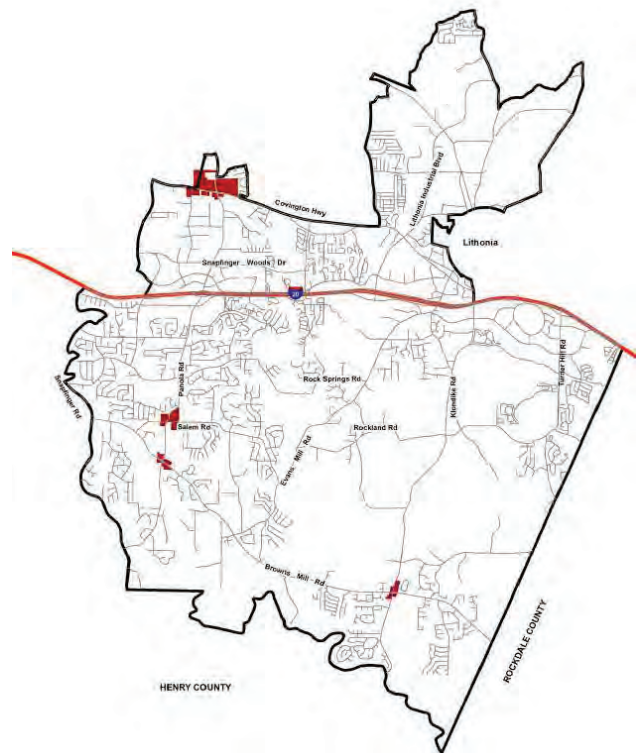
LAND USE

Neighborhood Center (NC)

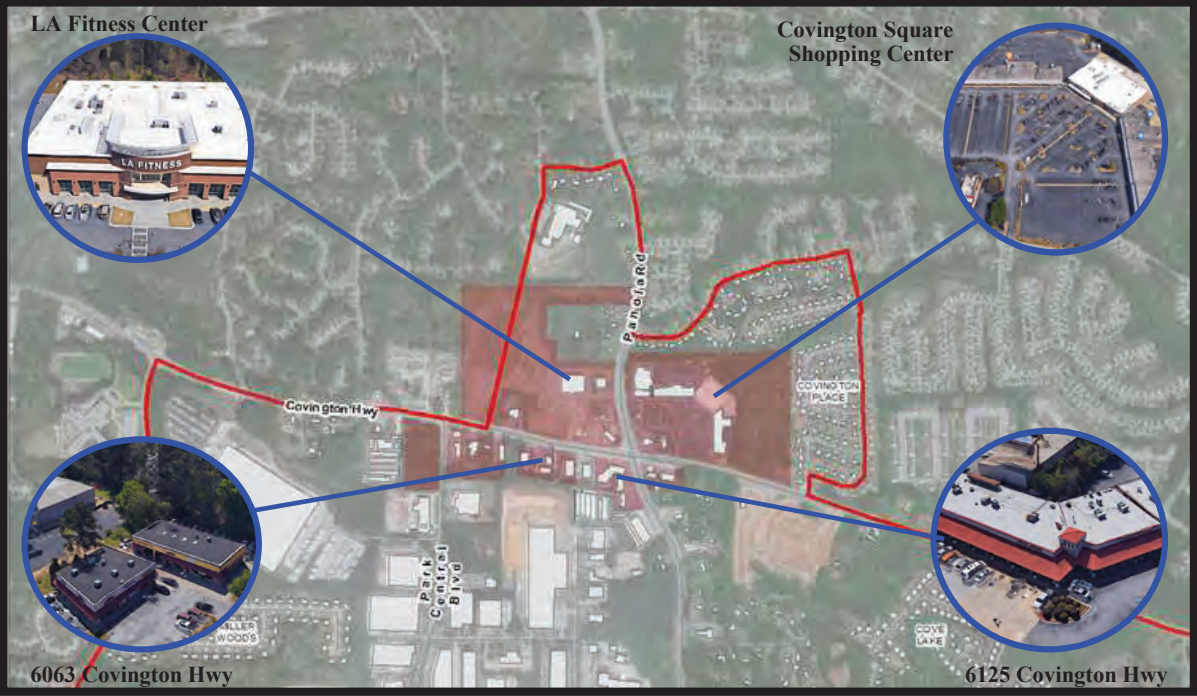
The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. 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

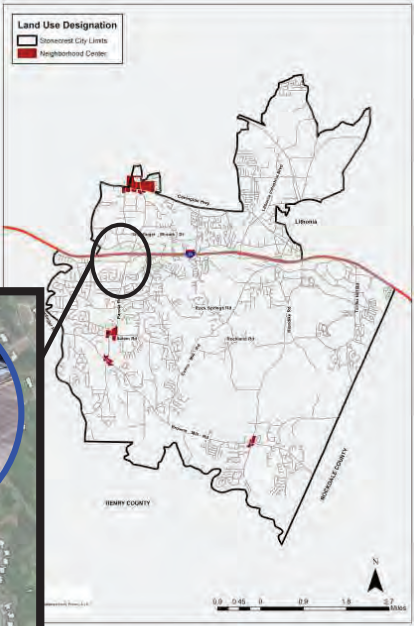


Neighborhood Center (NC)



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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



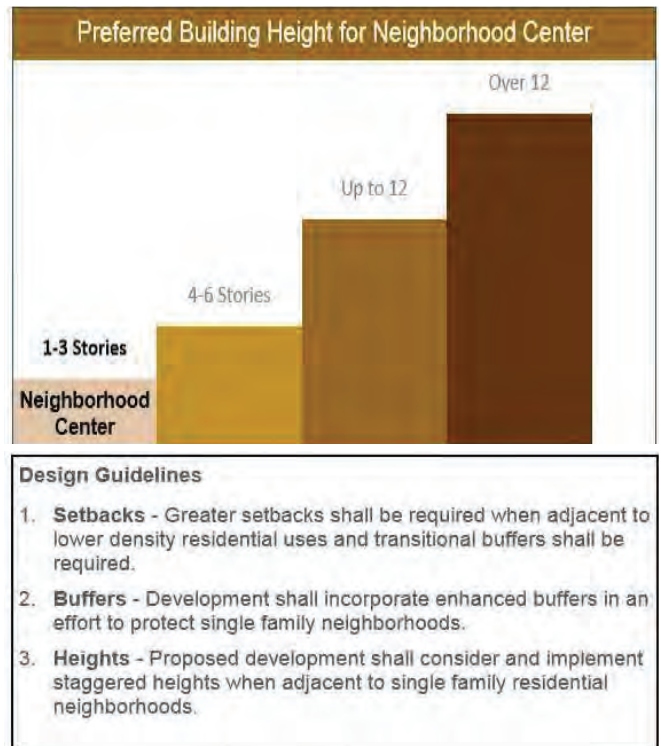
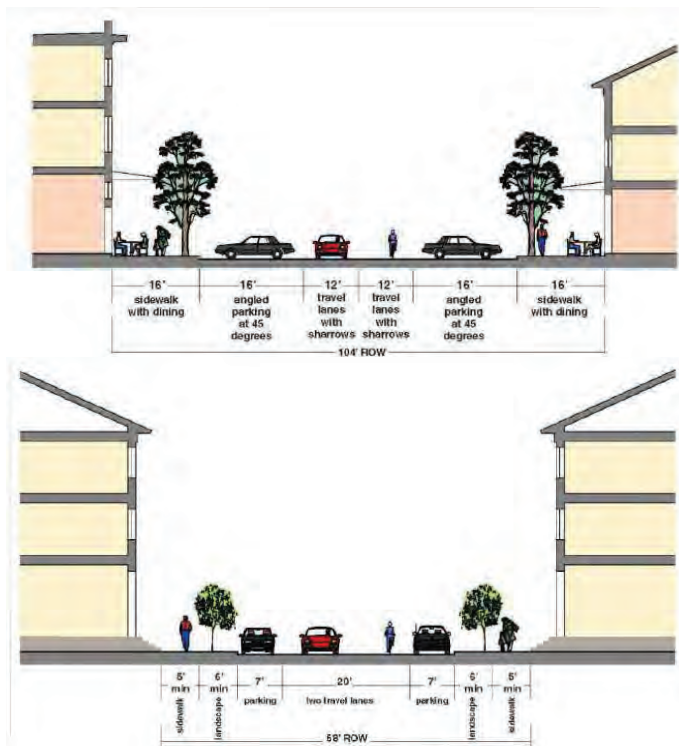
yelp.com

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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 Qawiy 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 Qawiy

May 16, 2024

DIRECTOR, PLANNING & ZONING

DATE

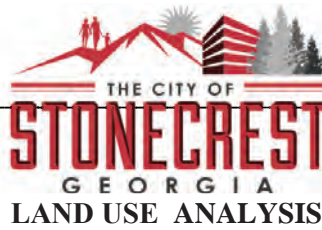
ATTEST:

Cobi Brown

May 20, 2024

SECRETARY

DATE



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 July 2, 2024

Mayor & City Council: June 26, 2024 July 22, 2024

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

Staff Recommendations: **Conditional Approval**

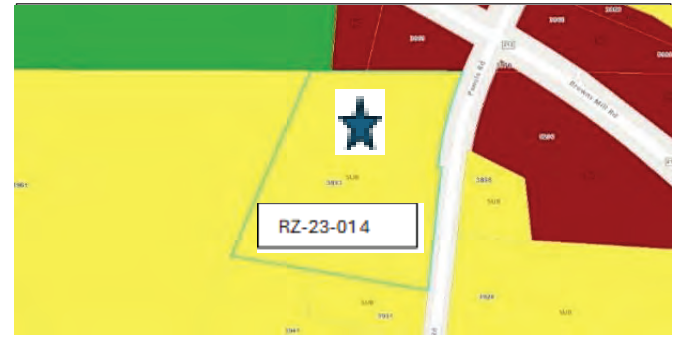
Planning Commission: **Recommendation: Deferral until July 2, 2024 PC Meeting**

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

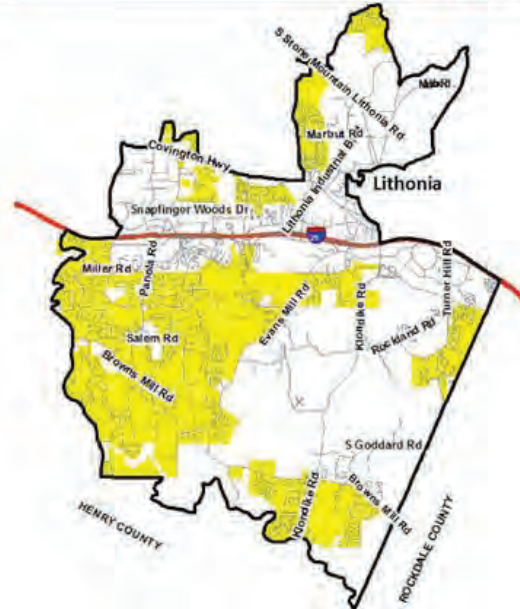
LAND USE

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

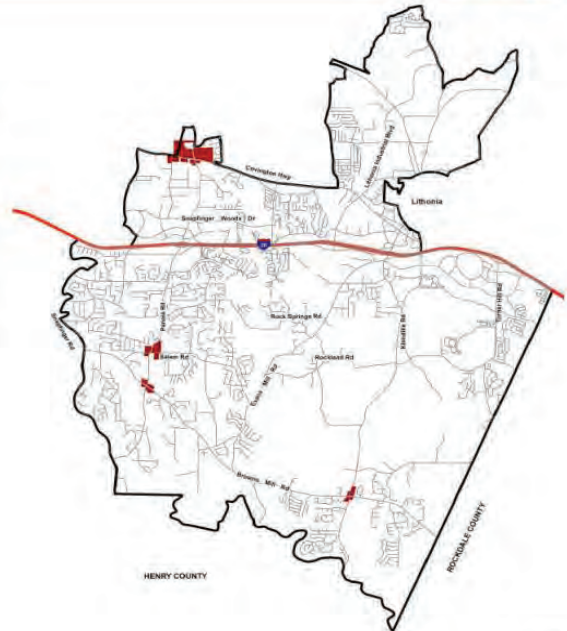
LAND USE

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

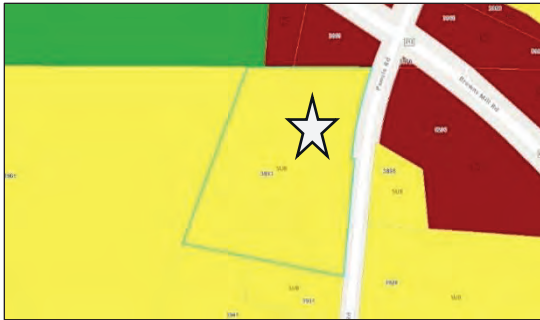
Art Studio



Medical Clinic



Current Future Land Use Map



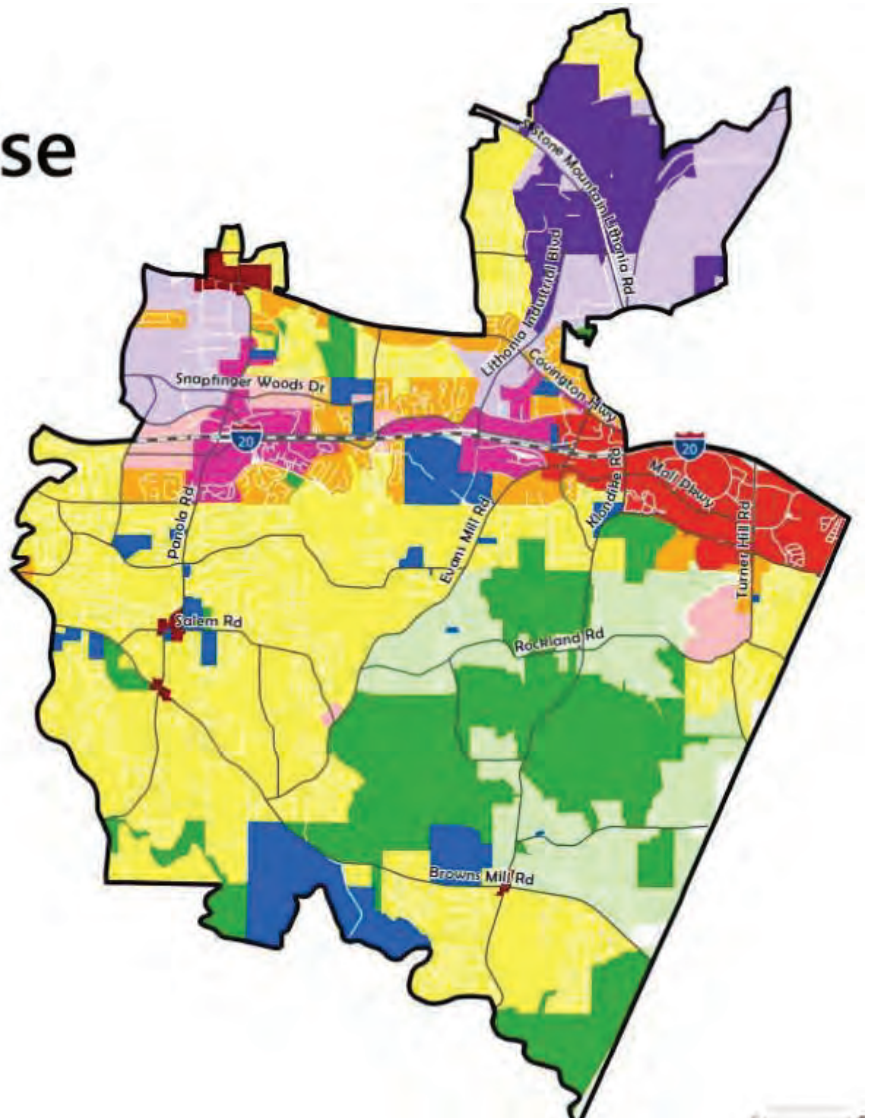
Legend

Future Land Use		Neighborhood Center
Conservation/Openspace		Suburban

Proposed Future Land Use Map

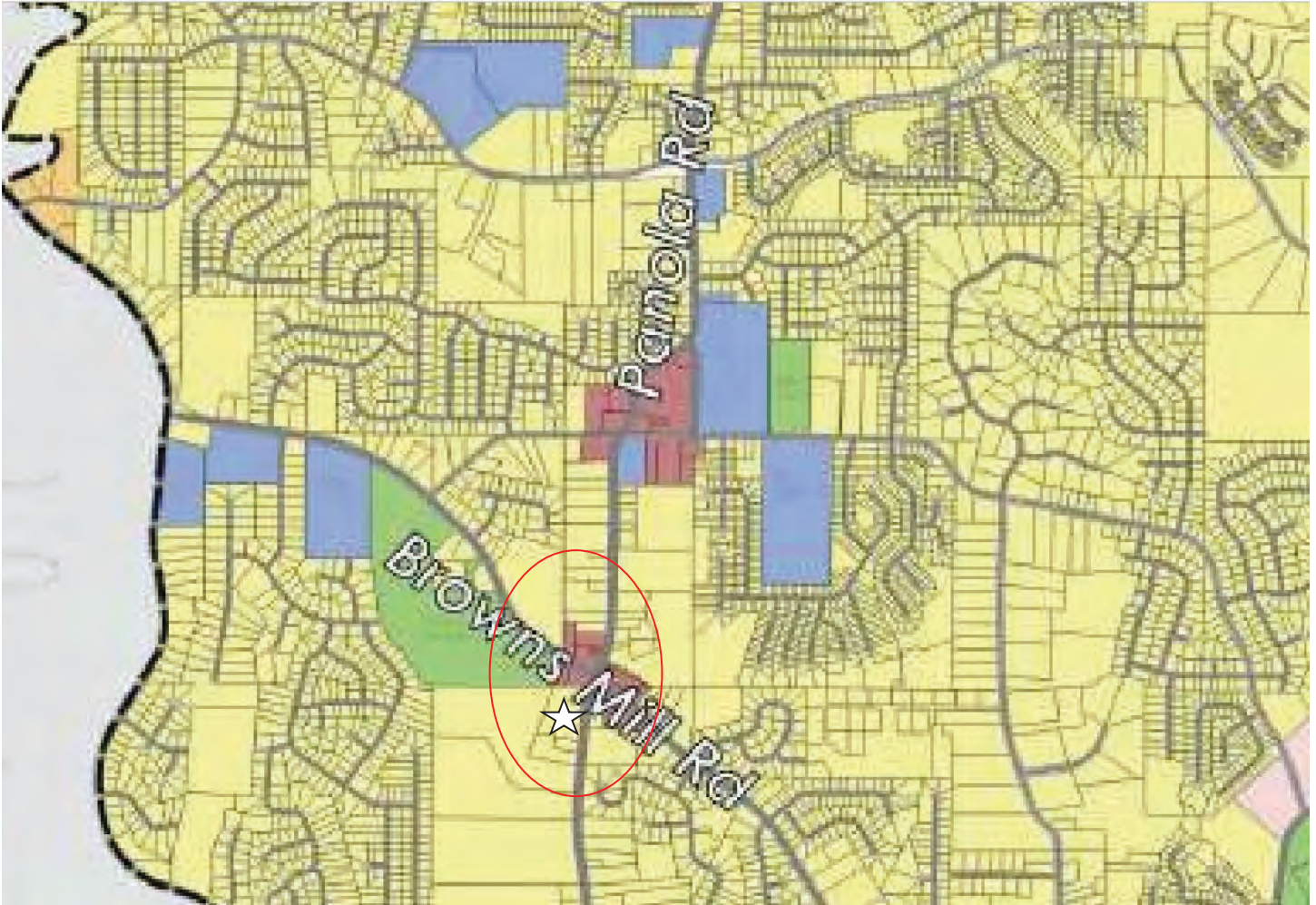
2038 Future Land Use Map

- 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.

Staff recommends approving the future land use map amendment (RZ 23-014) to Neighborhood Center (NC) with the conditions for the approved rezoning cases of RZ 23 011 (5137 Browns Mill Road) and RZ 23 012 (3893 Panola Road) to C-1 Local commercial for a parcel assemblage for a commercial business development project.

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

The Planning Commission recommends deferral until the July 2, 2024 PC Meeting.



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?

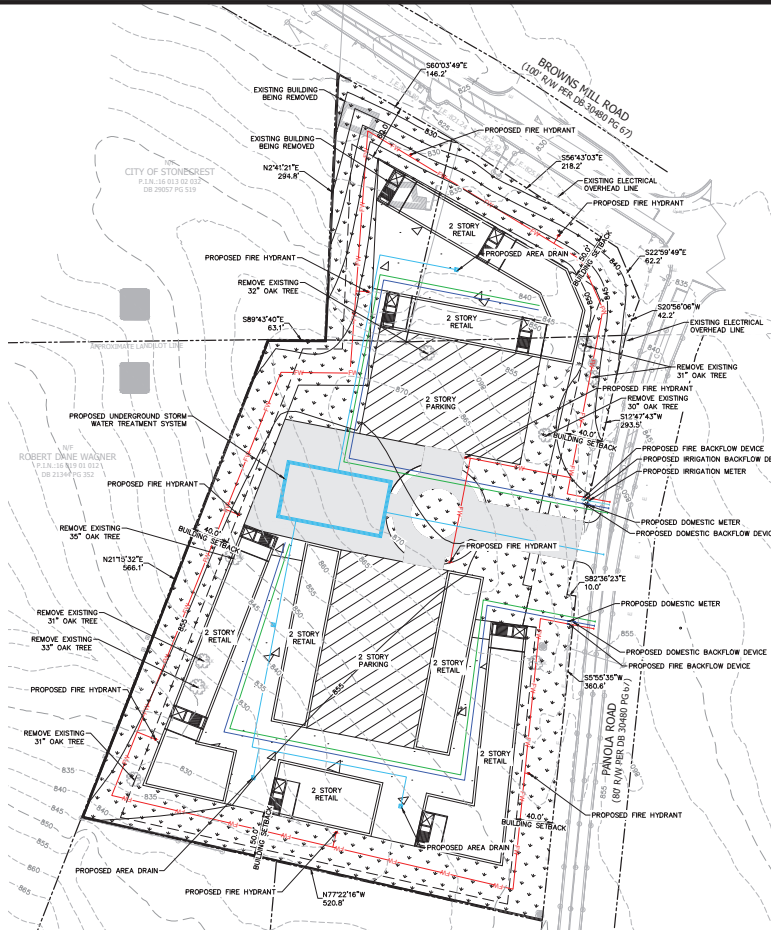
☐ Yes

☒ 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



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

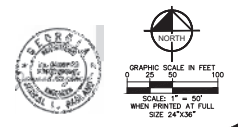
PROPOSED IMPERVIOUS AREA/PERCENTAGE: 196,552 SF / 59.28%

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**





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

COMPREHENSIVE PLAN ELEMENTS

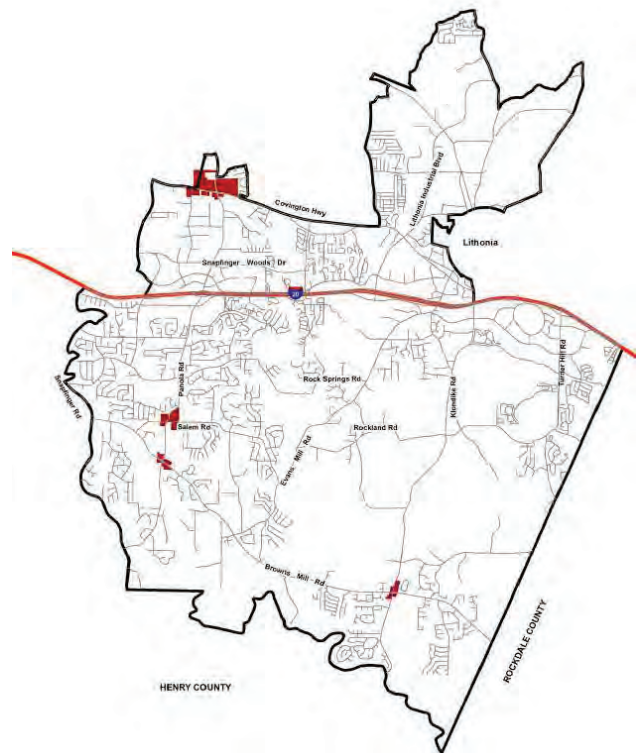
LAND USE

Neighborhood Center (NC)

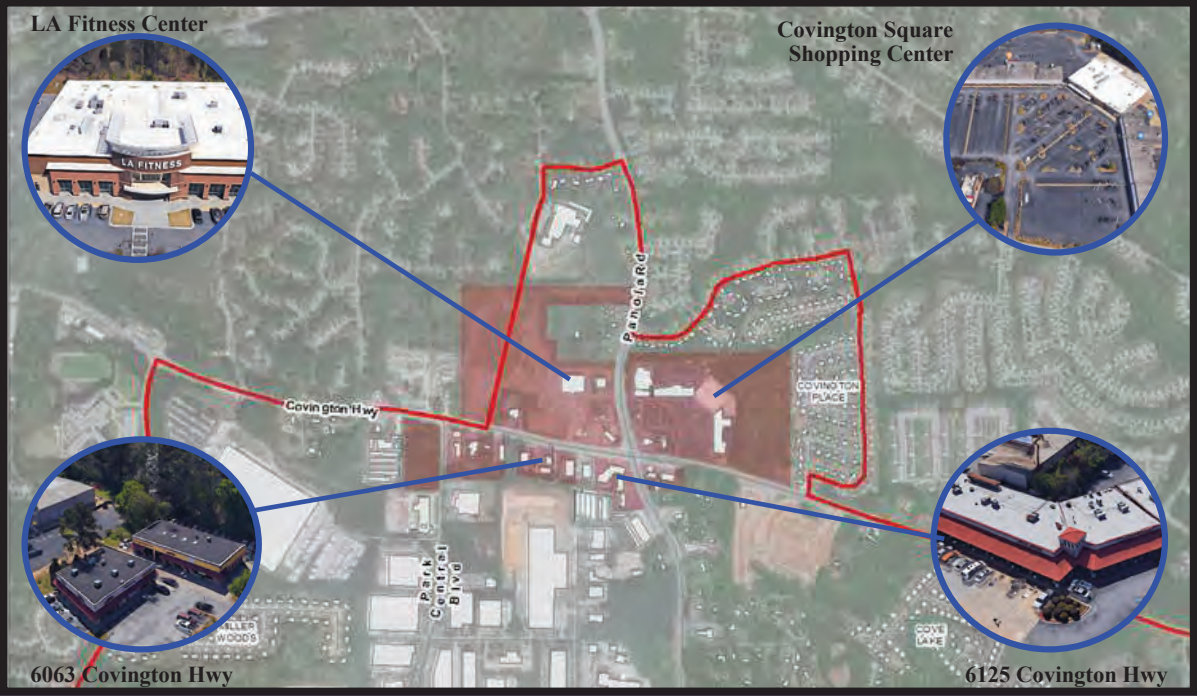
The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. 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

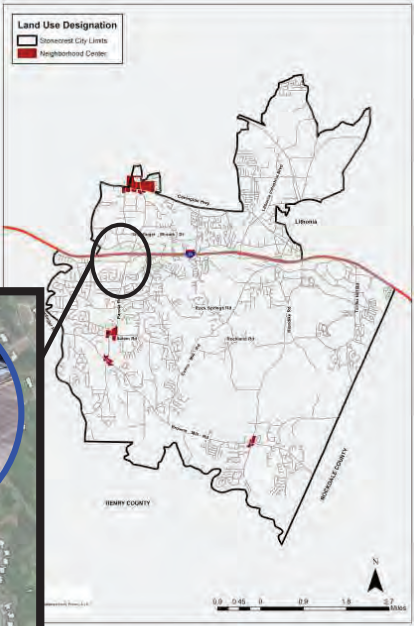


Neighborhood Center (NC)



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

Neighborhood Center (NC)



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

Neighborhood Center (NC)



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

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



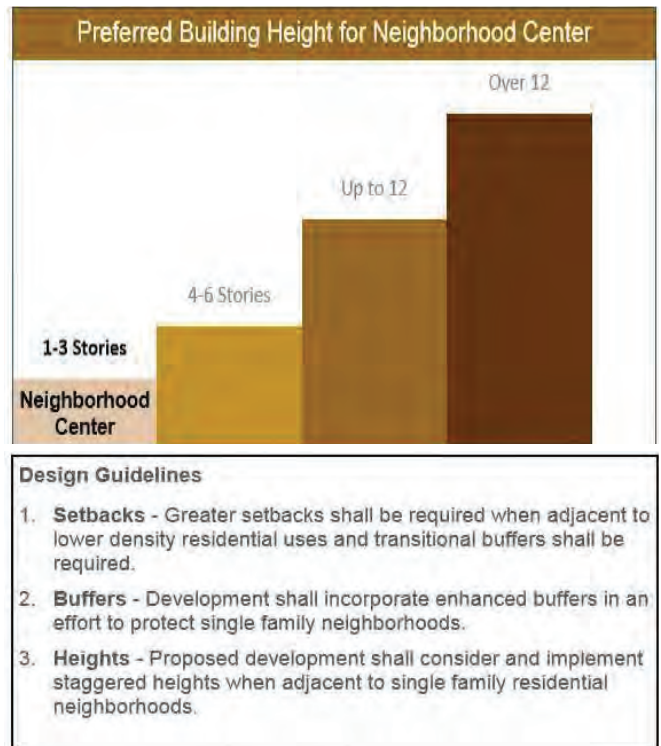
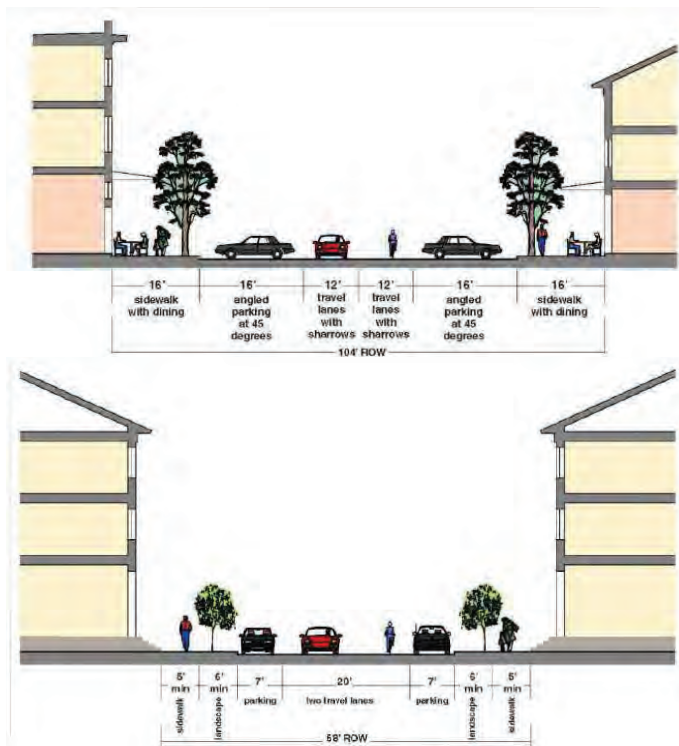
yelp.com

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

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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