



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, August 26, 2024 at 6:00 PM

Mayor Jazzmin Cobble

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

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

Council Member Tammy Grimes - District 5

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

- I. CALL TO ORDER:** George Turner, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**

a. Approval of Meeting Minutes - City Council Meeting, July 22, 2024

VII. PUBLIC COMMENTS

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

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address,

position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

a. Public Hearing - SLUP 24-006 2929 Turner Hill Road - *Shawanna Qawiy, Planning & Zoning Director*

b. For Decision - Ordinance for SLUP 24-006 2929 Turner Hill Road - *Shawanna Qawiy, Planning & Zoning Director*

c. Public Hearing - SLUP 24-007 8060 Mall Parkway - *Shawanna Qawiy, Planning & Zoning Director*

d. For Decision - Ordinance for SLUP 24-007 8060 Mall Parkway - *Shawanna Qawiy, Planning & Zoning Director*

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

XIII. NEW BUSINESS

a. For Decision - 2024 Budget Adjustment - *Gia Scruggs, City Manager*

XIV. CITY ATTORNEY COMMENTS

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

XVIII. ADJOURNMENT

Americans with Disabilities Act

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

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



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 22, 2024 at 6:00 PM

Mayor Jazzmin Cobble

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

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

Council Member Tammy Grimes - District 5

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

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

The meeting began at 6:10pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Mayor Cobble present via zoom.

III. INVOCATION: Bhante Wajjrabuddhi, Abbot – Georgia Buddhist Vihara

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

V. APPROVAL OF THE AGENDA

Motion – made by Councilmember Tammy Grimes to approve the agenda as printed. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - City Council Work Session, June 12, 2024

Motion – made by Councilmember Tara Graves to approve the meeting minutes from the June 12, 2024, City Council Work Session. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

- b. Approval of Meeting Minutes - Special Called Meeting, June 13, 2024, 11:00am

Motion – made by Councilmember Terry Fye to approve the meeting minutes from the June 13, 2024, Special Called Meeting, 11:00am. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- c. Approval of Meeting Minutes - Special Called Meeting, June 13, 2024, 6:00pm

Motion – made by Councilmember Tammy Grimes to approve the meeting minutes from the June 13, 2024, Special Called Meeting, 6:00pm. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

- d. Approval of Meeting Minutes - City Council Meeting, June 26, 2024

Motion – made by Councilmember Terry Fye to approve the meeting minutes from the June 26, 2024, City Council Meeting. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

VII. PUBLIC COMMENTS

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All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

Donna Priest-Brown

Would like to know what is next in regard to the Economic Development Plan Steering Committee sharing updates for projects, etc. She is also asking that the city not issue a license of certificate of occupancy for Metro Green.

Malaika Wells

Congratulations to Parks and Rec on the repairing of Salem Park.

Faye Coffield

Asked what has happened to 1.2 million of ARPA funds given to the Board of Education. She is also asking the council to drive on 212 and compare it to Stonecrest. She attended a luncheon with Senator Ossoff who stated money was given out. Has Stonecrest been given any? Where is the Federal Grant money coming from?

Jim Kelley

Member of the Lithonia Industrial Counsel and the Stonecrest Business Alliance and came to speak on the lack of public input in the Pedestrian Bicycle/Walkway plan.

Jerome Edmonson

President of EDM Communications and Technology, stating he looks forward to working with the City of Stonecrest and continuing the legacy of Mr. Bill Allen.

Leighton Hull

Spoke on the loss of Mr. Bill Allen.

Matthew Hampton

Spoke on the loss of Mr. Bill Allen, and his vision and goals.

Renee Cail

Spoke against Metro Green.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

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

a. Public Hearing - RZ 23-011 5137 Browns Mill Road - Shawanna Qawiy, Planning & Zoning Director

It was stated that the three public hearing items are in reference to one potential development and there will be three actions on this item.

Presentation by Planning & Zoning Director Shawanna Qawiy referencing all three rezoning items. For agenda item a, Director Qawiy stated the applicant Kemp White & Associates, Inc. with Advanced Business Solution is seeking a rezoning and map amendment for parcels from R-100 (Residential Medium Lot) to C-1 (Local Commercial) for a commercial business development. Agenda items c and e are rezoning requests as well as a request for a land use amendment from suburban neighborhood to neighborhood center. There was a review of facts and background, zoning map, future land/character area, aerial maps, proposed site plan, conceptual diagram, and submitted renderings. Staff recommended approval for both properties with the conditions as outlined. The Planning Commission also recommended approval with an additional condition to create an advisory board. Public hearings can be held individually.

Motion – made by Councilmember Tammy Grimes to open public hearing for RZ 23-011 5137 Browns Mill Road. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

In favor

Kemp White & Associates Inc.
Thurman Howard, Design Firm

Malaika Wells
Vivian Pollard

In opposition

Donna Priest-Brown
Maxine Young
Juvan Young
Faye Coffield

Motion – made by Councilmember Terry Fye to close public hearing for RZ 23-011 5137 Browns Mill Road. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- b. For Decision** - Ordinance for RZ 23-011 5137 Browns Mill Road - *Shawanna Qawiy, Planning & Zoning Director*

Motion – made by Mayor Pro Tem George Turner to deny RZ 23-011 5137 Browns Mill Road. Seconded by Councilmember Tara Graves.

Motion passed 4-1 with Councilmember Alecia Washington voting Nay.

- c. Public Hearing** - RZ 23-012 3893 Panola Road (Map Amendment) - *Shawanna Qawiy, Planning & Zoning Director*

Comments by the applicant in regard to the road expansion, stating they are building according to the official GDOT plans and that the city will be handling road infrastructure and repairs. It was stated this is a small to medium-scale development, only eight acres, and has support from businesses around the area.

It was also stated they have currently have pre-approval and will be fully funded.

Motion – made by Councilmember Terry Fye to open public hearing for RZ 23-012 3893 Panola Road (Map Amendment). Seconded by Councilmember Tara Graves.

Motion passed unanimously.

In favor

Darius Moore
Ashley Scott

In opposition

Gregory Baranco
Faye Coffield

*Additional emails in opposition were received and not read due to time limits from Nakia Fowler, Christopher Harrison. One impartial email was received from Bola Tolase.

Motion – made by Councilmember Terry Fye to close public hearing for RZ 23-012 3893 Panola Road (Map Amendment). Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- d. For Decision** - Ordinance for RZ 23-012 3893 Panola Road (Map Amendment) - *Shawanna Qawiy, Planning & Zoning Director*

Motion – made by Mayor Pro Tem George Turner to deny RZ 23-012 3893 Panola Road (Map Amendment). Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- e. **Public Hearing** - RZ 23-014 3893 Panola Road (Land Use) - *Shawanna Qawiy, Planning & Zoning Director*

The applicant, Mr. Shareef, responded to questions raised by citizens. He stated he did not say GDOT was responsible, but that they are building according to GDOT.

Motion – made by Councilmember Tara Graves to open public hearing for RZ 23-014 3893 Panola Road (Land Use). Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

In favor

None

opposition

Donna Priest-Brown

Faye Coffield

It was stated that South DeKalb Mall, North DeKalb Mall and Greenbriar Mall were studied. This is not a mall but a neighborhood upscale destination place. The applicant shared a petition from citizens in the community that are in favor of this item.

Motion – made by Councilmember Tammy Grimes to close public hearing for RZ 23-014 3893 Panola Road (Land Use). Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- f. **For Decision** - Ordinance for RZ 23-014 3893 Panola Road (Land Use) - *Shawanna Qawiy, Planning & Zoning Director*

There was a review of the zoning map. There is at least 23,000-25,000 square feet for restaurants, and at least 500 parking spaces. The May CPIM had over 20-30 people, and they have had several meetings with the community via zoom. The financial support letter of intent was dated June 24, 2024, and there is a current letter that can be submitted.

In regard to accepting a reversion condition, it was stated that is no problem and has already been agreed upon. There will be two exits; one off Panola and one off of Browns Mill. Councilwoman Grimes stated she is concerned and cautious. The applicant stated the development is compatible with other corners. The site plan was reviewed, mentioning sidewalks and everything mentioned. This project was well planned and thought out.

Motion – made by Mayor Pro Tem George Turner to deny RZ 23-014 3893 Panola Road (Land Use). Seconded by Councilmember Tammy Grimes.

Motion passed 3-2 with Councilmembers Terry Fye and Alecia Washington voting Nay.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS**XI. REPORTS & PRESENTATIONS****XII. OLD BUSINESS****XIII. NEW BUSINESS**

- a. For Decision** - Adoption of Bicycle Pedestrian and Trail Plan - *Hari Karikaran, City Engineer*

Presentation by City Engineer Hari Karikaran stating the consultant that was hired to complete the bicycle pedestrian plan, completed the study in November 2023. Staff is asking the council to adopt the plan, which has gone through extensive public hearings, July 15, 2023, July 25, 2023, October 11, 2023, as well as a SPLOST Committee presentation. Staff would like to start working on funding, and applying for grants, etc.

City Engineer Karikaran had meetings with the Arabia Mountain Alliance, going through each project. Staff has collected traffic data for trails, received public input and used data for propensity analysis. There are short term, mid term and long term recommendations. All in the public right of way. The final report has everyone's input,

Motion – made by Councilmember Terry Fye to approve the Adoption of Bicycle Pedestrian and Trail Plan. Seconded by Councilmember Alecia Washington.

Motion passed 3-1 with Councilmember Tara Graves being away from mic and Councilmember Tammy Grimes voting Nay.

- b. For Decision** - Southeast Athletic Complex Restroom Construction - *Hari Karikaran, City Engineer*

Presentation by City Engineer Hari Karikaran stating the city awarded a state approved contract to Gordian for construction design of the restrooms and concession stand at the Southeast Athletic Complex on November 27, 2023. Gordian has since completed the design and staff is asking for approval of \$509,887 for the build out. There will be 4 urinals, 4 toilets and 2 wash stations on the male side and 4 wash stations and 8 toilets in the female restroom. The concession stand will contain storage for park staff.

Motion – made by Councilmember Terry Fye to approve the Southeast Athletic Complex Restroom Construction in the amount of \$509,887. Seconded by Councilmember Tammy Grimes.

Motion passed 4-0 with Councilmember Tara Graves being away from mic.

- c. For Decision** - Dynamic Security Ratification - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs stating the ratification is for Dynamic Security, the security company currently in place. The city would like to change the contract end date to August 31, 2024.

The preamble of the resolution was read by the City Clerk.

Motion – made by Mayor Pro Tem George Turner to approve the Dynamic Security Ratification to August 31, 2024. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

d. For Decision - Law Enforcement Services Agreement - *Gia Scruggs, City Manager*

Presentation by City Manager Gia Scruggs mentioning the City of Stonecrest would like to enter into an IGA with the City of Lithonia to provide law enforcement services. The City of Stonecrest has several facilities and multiple city events throughout the year and would like to have armed security who can enforce the laws of the State of Georgia and the City of Stonecrest. In preparation, conversations with the City of Lithonia Administrator and Police Chief have been discussed to employ them their city to provide security for the city buildings, properties and events through an agreement. The agreement is based on an agreed compensation of \$55.00 per hour. The funding for this service will come from the General Operation Security line item. The officers will be post-certified officers from the City of Lithonia. The City of Stonecrest will give a two-week advance scheduling for the City of Lithonia to allow proper handling of all administrative work associated with providing security. The City of Stonecrest will only employ DeKalb County Enforcement Services depending on the size of the city event. The Stonecrest Police Chief should read Public Safety Director. Correction with legal will happen before signatures are applied and executed. The effective date will be the execution date of the IGA. There may be some overlap in security services. September 1, 2024, will be the satisfied date.

The City Manager and Public Safety Director will be provided with scheduling and is not in chain of command. The Public Safety Director will speak to the Police Chief of Lithonia to inform them of possible situations and incidents and will also manage the IGA to ensure services, scheduling and coverage. Mayor Cobble added that the IGA for Law Enforcement Services includes the city’s 8 parks, 1 aquatic center and 2 city facilities, which is currently done by a security team and not law enforcement. This will not replace DeKalb County as they will continue to provide services as public safety arms for the City of Stonecrest. The law enforcement officers are sworn and have the ability to execute all laws including citations and/or arrests within the City of Stonecrest.

Motion – made by Councilmember Tammy Grimes to approve the Law Enforcement Services Agreement. Seconded by Councilmember Alecia Washington.
Motion passed unanimously.

XIV. CITY ATTORNEY COMMENTS

No Comments.

XV. CITY MANAGER UPDATE

Thanks to the public and council for attending events and supporting the Parks Department as we navigate through Parks month.

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Jazzmin Cobble – Stonecrest had a great Education Fest. Thanks to everyone who came out to that event and Everett Park. Stay engaged as there are lots of events going on in the city. Thanks to the staff.

District 1 - The hazardous waste event was a success. Thanks to Mayor Cobble, City Clerk Isom, and Council. This Thursday she will be hosting a certification training. Join her in volunteering with the DeKalb County schools.

District 2 – Thanks to the legal team, Denmark Ashby.

District 3- Everyone be safe as the children are going back to school. Enjoy the rest of your month.

District 4 – Thank you to Salem Middle School, Browns Mill, Salem Park, and everyone. Everyone be safe.

District 5 – Referencing the event at Everett Park, shout out to the staff and Donnie’s Tree Service. If you haven’t gone, please go. The Garden Party was amazing. Go by Browns Mill this Saturday from 1-4pm for the Salem Middle School Block Party. There will be book bags, supplies, etc. New Birth is giving out supplies for teachers this weekend. Please get registered to vote and go vote.

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to regular scheduled City Council Meeting. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the minutes from the Executive Session. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

XVIII. ADJOURNMENT

Motion – made by Councilmember Terry Fye to adjourn the meeting. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

The meeting adjourned at 10:20pm.

Americans with Disabilities Act

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CITY COUNCIL AGENDA ITEM

SUBJECT: SLUP 24-006 2929 Turner Hill Road

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 - NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 - OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

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

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

Current Council Meeting: Monday, August 26, 2024

SUBMITTED BY: Planning and Zoning Department

PRESENTER: Shawanna Qawiy, Planning & Zoning Director

PURPOSE: The applicant is seeking a Special Land Use Permit (SLUP) to install solar panels.

FACTS: Click or tap here to enter text.

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

RECOMMENDED ACTION: Approve with Conditions

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Draft PC Meeting Minutes
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

Prepared By: Ellis Still, Deputy Director of Planning and Zoning

Petition Number: SLUP 24-006

Applicant: Dean Hodge – Go Solar Power
933 Clint Moore Road
Boca Raton, FL 33487
permits@gosolapower.com

Property Owner: Craig Delasin, Chief Executive Officer
2929 Turner Hill Road, Suite 106
Lithonia, GA 30038
cdelasin@urbanretail.com

Project Location: 2929 Turner Hill Road (Parcel ID 16 170 01 002)

District: 1 – Councilwoman Tara Graves

Acreage: +/- 28.89 acres

Existing Zoning: C-1 (Local Commercial) District

Overlay: Stonecrest Overlay Tier 1

Future Land Use: Regional Center (RC)

Proposed Development/Request: The applicant is seeking to install solar PV roof-mounted system with 2274 panels on the roof of the Stonecrest Mall.

CPIM: July 7, 2024 (sign posted June 27, 2024)

Planning Commission: August 6, 2024

Mayor & City Council: August 26, 2024

Sign Posted/ Legal Ad(s) submitted: July 12, 2024

Staff Recommendations: **Conditionally Approved**

Planning Commission: **Conditional Approval with staff recommended conditions**

Location

The subject property is located at 2929 Turner Hill Road, Stonecrest, GA 30038. The property has access from multiple access points including Stonecrest Parkway and Stonecrest Concourse which leads to Turner Hill Road. Mall Parkway is classified as a major arterial and is maintained by the City of Stonecrest.

The property zoned C-1 (Local Commercial) zoning district and all of the surrounding properties are zoned C-1 (Local Commercial).

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	C-1 (Local Commercial) District	Commercial (Stonecrest Mall)
Adjacent: West	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: East	C-1 (Local Commercial) District	Commercial (Stonecrest Mall)
Adjacent: South	C-1 (Local Commercial) District	Commercial (Stonecrest Mall)

Background

The subject property zoning classification is C-1 – Local Commercial.

The property is developed as the Stonecrest Mall which opened in 2002 and consists of 1.2 million square feet. The proposed project is to install 2274 solar panel on the roof of the building. The movie theater is currently not operating and has been closed since 2021. According to the applicant, the development will showcase a comprehensive approach, incorporating a mix of amenities and services.

Traffic and Environmental Assessment

According to the applicant there will not be a direct impact on traffic based on the proposed project.

PROJECT OVERVIEW



According to [Division 26, Section 2.26.1](#) the purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows 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, to implement the future development map of the city's comprehensive plan.



- 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)

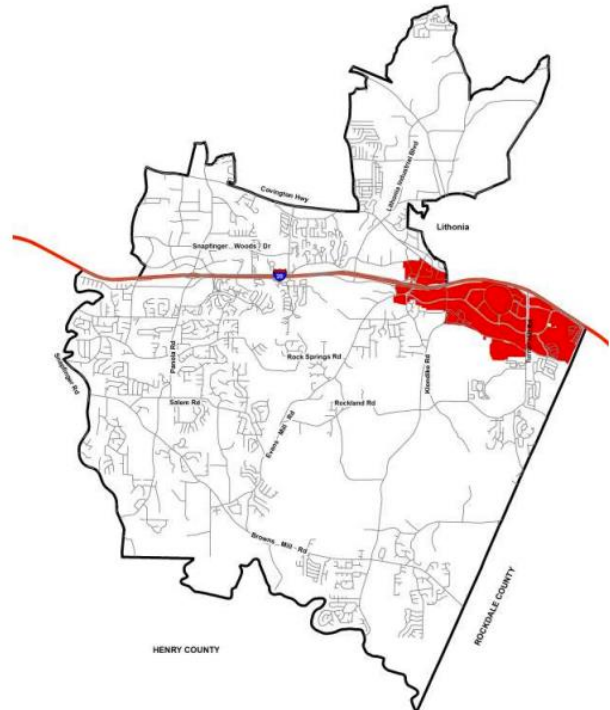
Regional Center (RC)

The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.

Regional Center Character Area Locations

- Turner Hill & Mall Parkway
- Klondike Road & Mall Parkway
- Evans Mill Road & I-20



COMPREHENSIVE PLAN ELEMENTS

LAND USE

Regional Center Primary Land Uses

- Stacked Townhouses
- 8+ Story Condominiums and Lofts
- High Rise Apartments
- Regional Healthcare Facilities
- Large-Scale Retail and Commercial
- Regional Corporate Offices
- Education and Institutional Uses
- Entertainment and Cultural Facilities
- Parks, Recreation Facilities, and Sports Complexes
- Public and Civic Facilities



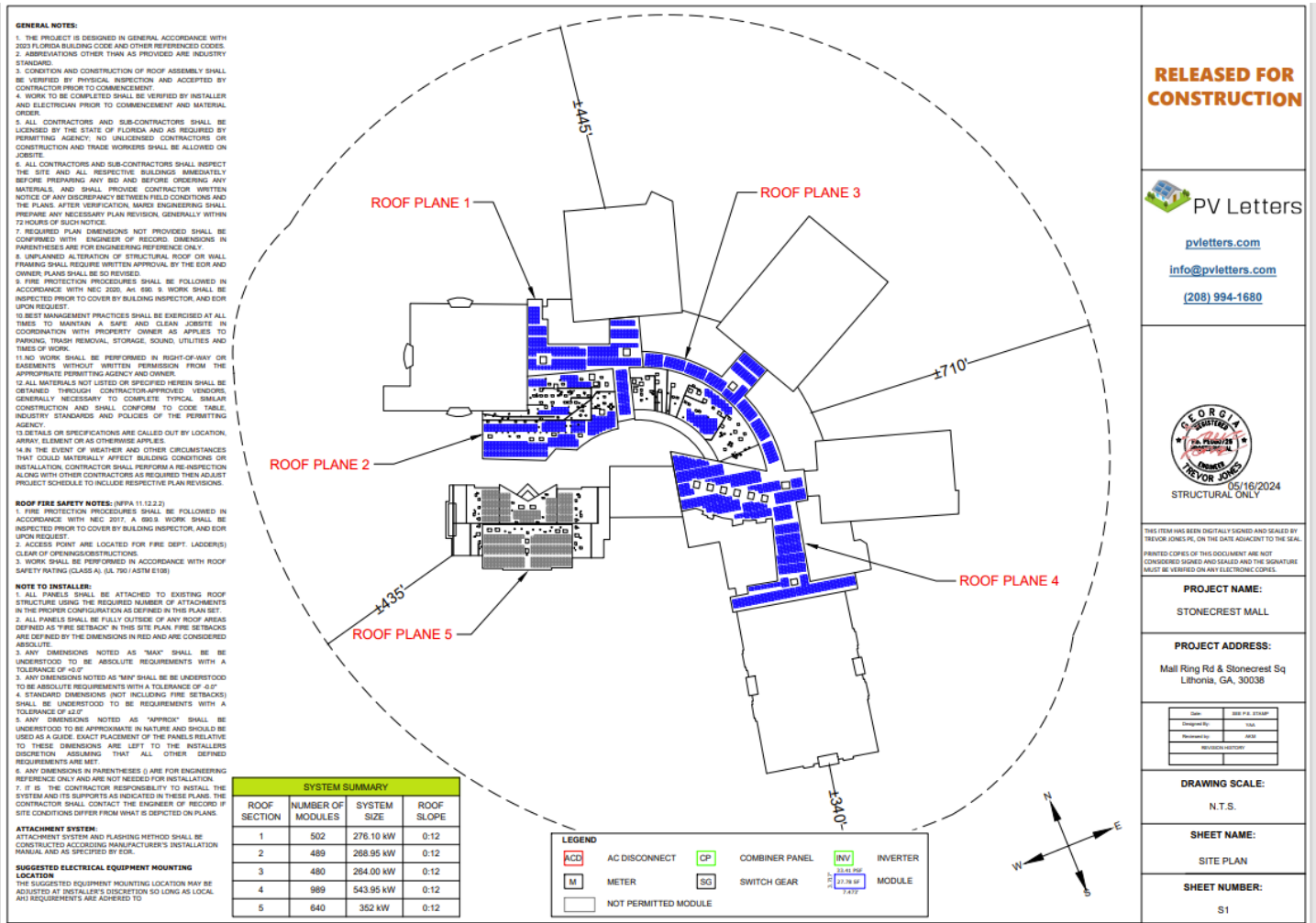
Permitted Zoning in RC Areas
HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, OI, OIT



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in July 2024. The Community Planning Information Meeting (CPIM) was held on July 7, 2024, at 6:00 pm at city hall. There were no residents in attendance at the meeting.

Proposed Site Plan



SLUP 24-006

2929 Turner Hill Road

6

SLUP 24-006

ADDRESS: 2929 Turner Hill Road

CURRENT ZONING: C-1 (Local Commercial) District

OVERLAY: Stonecrest Overlay Tier 1

FUTURE LAND USE: Regional Center (RC)

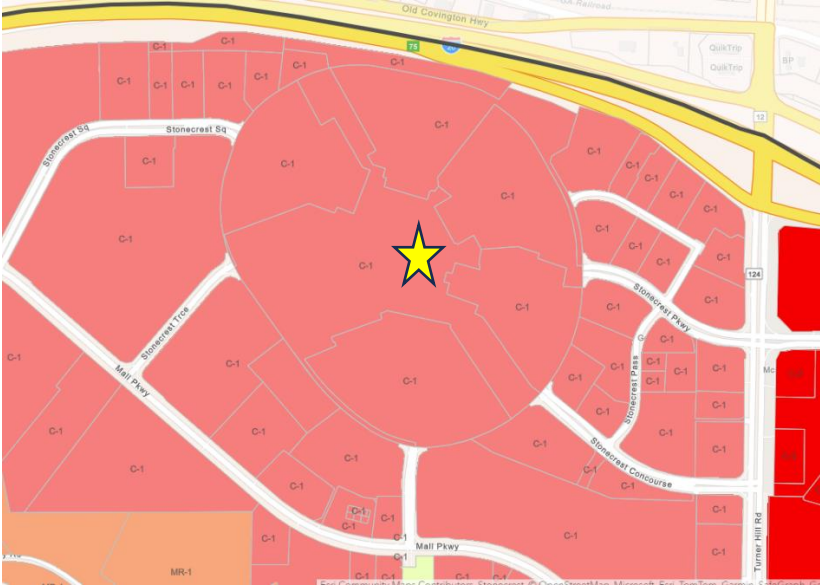


Subject Property

Aerial Map

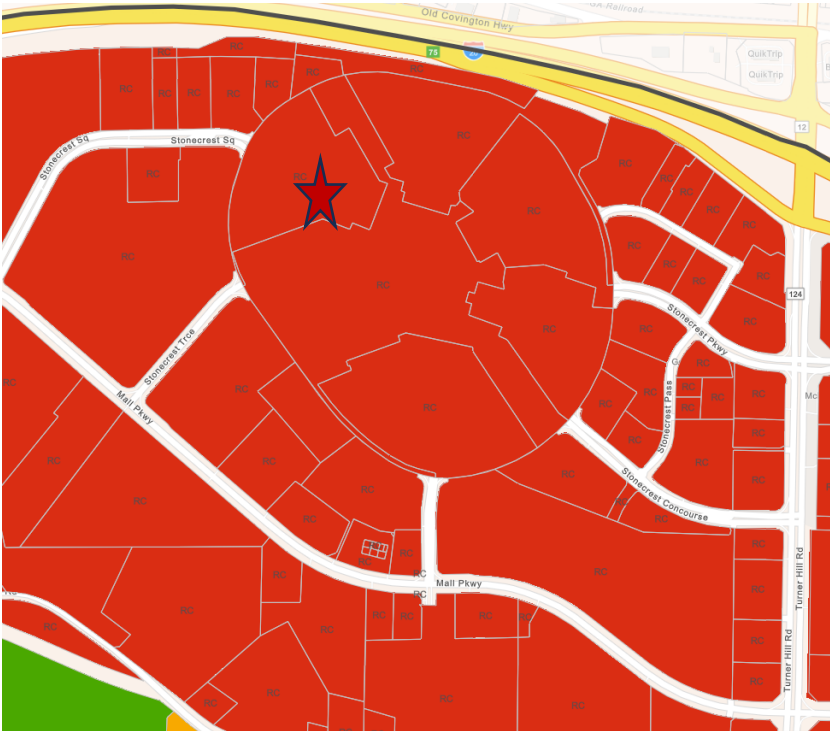


Zoning/ Land Use Maps



Legend /Zoning

 C-1 - Local Commercial



Legend/Land Use

 Regional Center

CRITERIA TO BE CONSIDERED

Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff analysis.

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

The subject property consists of approximately +/-28.89 acres of commercially zoned land. The property was developed in 2001 as Stonecrest Mall. The building (mall) is more than 1.2 million square feet. There is adequate parking, open space, required yards and building roof space available for the proposed project. The request is to install 2274 roof mounted solar panels on the roof of the building. The solar panels system will tie into the mall's electrical system thereby producing energy for the mall. This will not affect the need or requirements for parking or open space and will not change the footprint of the existing development.

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

The proposal is for an alternative energy production (system) which would be an accessory use to the existing shopping center. At the time of this report there are no other alternative energy systems in the area. The proposed use should not have any adverse effect on the compatibility or land use in the area. The use will be on the roof of the building and will be unnoticeable according to the applicant to the general public and neighboring properties.

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

The property address(es) encompasses Turner Hill Road, which is a major collector, and Mall Parkway which is a minor collector. The area is heavily developed and has all public facilities and utilities in place. The proposed project will be added to the roof of the mall and will not impact the current operations of the public services or public facilities that currently exist. The proposal will connect into the mall's current electrical circuitry to produce electrical energy from a solar source.

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

The proposal is abutting Interstate 20, Turner Hill Road and Mall Parkway. There is adequate traffic-carrying capacity for the proposed use. The use will not affect traffic in the area as it is roof-mounted and will only require limited maintenance and installation requirements based on the codes for the State of Georgia.

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

The existing land uses located in the area will not be adversely affected by the character of the vehicles or volume of traffic generated by the proposed use. The use will be ancillary to the existing retail (mall) use. There should be minimal traffic associated with this secondary use. Once installed, it is anticipated by the applicant that there will be little maintenance required.

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

There is adequate ingress and egress to the subject property to the proposed development. There is infrastructure in place related to pedestrian and automotive safety, traffic flow and access in the event of fire or other emergencies. The existing access will not be affected, however the existing fire plan for the current development (Stonecrest Mall) will require amending according to the DeKalb County Fire Marshal's office. Any required changes will be detailed during the plan review process when applicable for a building permit.

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

The proposed use should not adversely impact adjoining land uses by reason of noise, smoke, odor, dust, or vibration generated by this use. The solar panels do not create any of the listed nuisances. The applicant(s) shall consider the potential for reflective glare that could possibly adversely impact adjoining land uses. The installation location of all panels shall be taken under consideration by the applicant.

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

The proposed use is for the installation of solar panels and does not have set hours of operation.

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

The proposed use will not adversely impact any adjoining land use by reason of manner of operation. The applicant shall take under consideration the installation location of the solar panels that may impact reflective glare on adjacent properties and potential uses.

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

The proposed use is permitted per Article 4 – Use Regulations Table 4.1 – Use Table. Although this proposed use is permitted, there have not been any similar uses developed in the area.

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

The use is listed as a permitted use that requires the approval of a special land use permit. The comprehensive plan states “a centralized location that allows a variety of uses.” Though there have not been similar uses in the past, there could be the potential for this type of use in the future.

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

The proposed use will be located on the roof of the Mall and should not affect the buffer zones and transitional buffer zones. This use will not change the footprint on the property.

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

According to the applicant there are adequate provisions of refuse, and the existing services will not be affected.

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

The applicant indicated that installation of the solar system is anticipated to be 6 to 8 weeks, from the approval date. Staff find no reason the use should be limited in duration.

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

The size, scale and mass of the proposed development of the solar panels is a concern given the number of solar panels proposed for installation. There is concern about the excessive weight that will be added to the roof structure. There is also concern surrounding fire safety and monitoring in case of emergency.

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

The proposed use will not adversely affect historic buildings, sites, districts or archaeological resources. There are no historical buildings or archeological resources that staff is aware of in the area.

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

There are no required supplemental regulations that would affect this special land use permit.

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

The proposed use shall not create a negative shadow impact on any adjoining lot or building as a result of building height. There are no other buildings in close enough proximity to be affected by the building height.

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

The proposed use may be a benefit to the community as a whole by producing energy on-site, reducing the amount of energy consumed from traditional sources and providing a place where the community can benefit from this production.

The proposed use is not specifically listed in the comprehensive plan, however, based on public input from the community during the 2038 Stonecrest Comprehensive Plan update, *“the City should be more proactive when it comes to sustainability, such as wind, solar, and technology. Additionally, the City should promote and incentivize these businesses to locate in the City.”* This use would be consistent with the overall objectives of the Comprehensive plan.

STAFF RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** of the special land use permit request with the following conditions:

1. A current detailed structural analysis report shall be prepared and submitted for review by City Staff during the building permit process to confirm the roof can support the additional weight of the proposed solar panels.
2. The proposed use must satisfy all requirements for structural load, installation, wiring and wind testing for the roof of the building.
3. The proposed use must meet all Fire Safety requirements including submitting an updated Fire Safety Plan for the Mall.
4. The proposed use and location of the solar panels shall not disrupt any adjacent properties due to reflective glare from the installation of any of the solar panels.

PLANNING COMMISSION RECOMMENDATION – August 6, 2024

TBD

Attachment(s): SLUP 24-006 Application Materials



**Special Land Use Permit
Application**

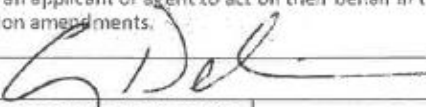
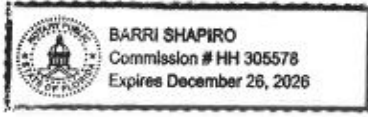
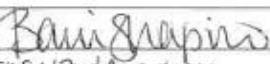
Applicant Information	Name: Dean Hodge - Go Solar Power		
	Address: 933 Clint Moore Rd Boca Raton FL 33487		
	Phone: 561-228-4483	Fax:	Email: permits@gosolarpower.com
	Owner's Name: STONECREST MALL SPE II LLC	Owner's Address: 2929 Turner Hill Rd Sute# 106 Lithonia GA 30038	
Owner Information	Phone: 312-479-1702	Fax:	Email: cdelasin@urbanretail.com
	Property Address: 2929 TURNER HILL RD LITHONIA GA 30038	Acreage:	
	Parcel ID: 16 170 01 002	Current Zoning Classification:	
	Proposed Use of Property: commercial	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No	
Property Information	Property Information: Stonecrest Mall is a regional shopping mall that features various retailers, restaurants, and a movie theater.		
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: Dean Hodge		
	Applicant's Signature: <i>Dean Hodge</i>	Date: 5/28/2024	
	Sworn to and subscribed before me this 28 Day of May 20 24		
	Notary Public: Shihchien Yuan		
	Signature: <i>Shihchien Yuan</i>	My Commission Expires: 6/27/2026	
Notary	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee Fee: \$ _____ Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> CC Date: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____		

08-03-2017



**Property Owner(s)
Notarized Certification**

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

Property Owner (If Applicable)	Signature: 	Date: 5/28/24	
	Address: 2929 Turner Hill Rd Ste# 106	City, State: Lithonia, GA	Zip: 30038
	Phone: 312-479-1702		
	Sworn to and subscribed before me this 28 day of May, 2024		
Notary Public:			
Property Owner (If Applicable)	Signature: 	Date: 5/28/24	
	Address: 505W 3rd Ave #411	City, State: Boca Raton, FL	Zip: 33432
	Phone: 561-702-0427		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			
Property Owner (If Applicable)	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			



**Applicant/Petitioner
Notarized Certification**

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

Applicant / Petitioner	Signature: Dean Hodge <i>Dean Hodge</i>	Date: 5/28/2024
	Address: 933 Clint Moore Rd	City, State: Boca Raton, FL
	Phone: 561-228-4483	Zip: 33487
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>24</u>	
Notary Public:		
Attorney / Agent	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		



Jul 31, 2024

Attn: Cobi Brown, Planning Administrative Technician

Letter of Intent - City of Stonecrest Zoning Review

Dear City of Stonecrest,

We have revised our solar panel design for The Stonecrest Mall installations. We're now installing a Solar PV roof-mounted system with a total of 2,866 panels split between the main mall meter and the movie theater meter. We changed the panel to be used to a higher wattage panel thus causing a reduction in overall panel count.

2,274 - Modules to be installed and connected to 2929 Turner Hill Rd. Meter # VY6674 (Main Mall) 1.353 MW DC

592 - Modules to be installed and connected to 8060 Mall Parkway. Meter # 3138834 (Movie Theater) 353.34 KW DC

The larger system with 2,274 panels will be connected to the mall meter, requiring a shutdown (power disconnect and reconnect).

Evan Pfretzschner

Evan Pfretzschner
Director of Commercial Operations
Go Solar Power LLC
(561) 237-5396

Scope of Work:

This set of plans details the installation of a 1.353 MW DC Grid Interactive Solar Photovoltaic System, consisting of 2274 RSM120-8-595BMDG Modules, with 8 SE120K-US. Modules to be attached to existing roof with Solar stack mounting system.

Site Details:

Property Owner Name: Stonecrest Mall
Site Coordinates: 33.70042, -84.09901
Property Address: Mall Ring Rd & Stonecrest Sq, Lithonia, GA, 30038

CODE TABLE & CERTIFICATIONS

STRUCTURAL CODE: 2018 IBC/IEBC/IRC
ELECTRICAL CODE: 2020 NEC, 2020 IEC
FIRE SAFETY CODE: 2018 IFC
(With Local AHJ Amendments, if applicable)

STRUCTURAL CERTIFICATION

I, TREVOR JONES, PE (050726), CERTIFY THAT THE INSTALLATION OF THE SOLAR MODULES IS IN COMPLIANCE WITH THE 2018 IBC, IEBC/IRC. BUILDING STRUCTURE WILL SAFELY ACCOMMODATE WIND LATERAL AND UPLIFT FORCES, AND EQUIPMENT DEAD LOADS.

INVERTER: UL1741SA
ENERGY: UL1703
JUNCTION BOX: NEMA 4X (ROOF)

EXPOSURE NOTES:

CATEGORY: B
DESIGN REQ.: 115 mph
STRUCTURE: TYPE II /ENCL

LEGEND












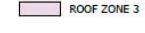



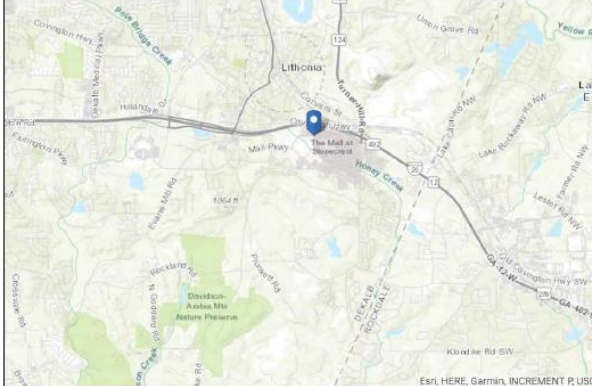
 AC DISCONNECT	 RAILS	 FIRE SETBACK
 COMBINER PANEL	 ATTACHMENT	 ROOF ZONE 1
 METER	 EXPOSED MODULE	 ROOF ZONE 2
 PANEL	 MODULE	 ROOF ZONE 3
 MAIN DISTRIBUTION PANEL	 MODULE UNDER SEPARATE PERMIT	
 # OF PLANE		

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Sheet	Description	REV.
G1	COVER PAGE	0
S1	SITE PLAN	0
S2.1 - S2.5	WIND CALCULATIONS & ARRAY LAYOUT & EQUIPMENT LOCATION	0
S3.1 - S3.5	ATTACHMENT DETAIL & ARRAY LAYOUT	0
S4.1 - S4.2	MOUNTING & FLASHING DETAILS	0
A1-S	APPENDIX - DATA SHEETS, MODULE WIND RATINGS & WIND SIMULATION	0



RELEASED FOR CONSTRUCTION

 PV Letters

pvletters.com
info@pvletters.com
(208) 994-1680



07/18/2024
STRUCTURAL ONLY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TREVOR JONES PE, ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date:	REV P.E. STAMP
Designed By:	TJM
Reviewed By:	TJM
Revision History:	

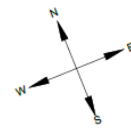
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N.T.S.

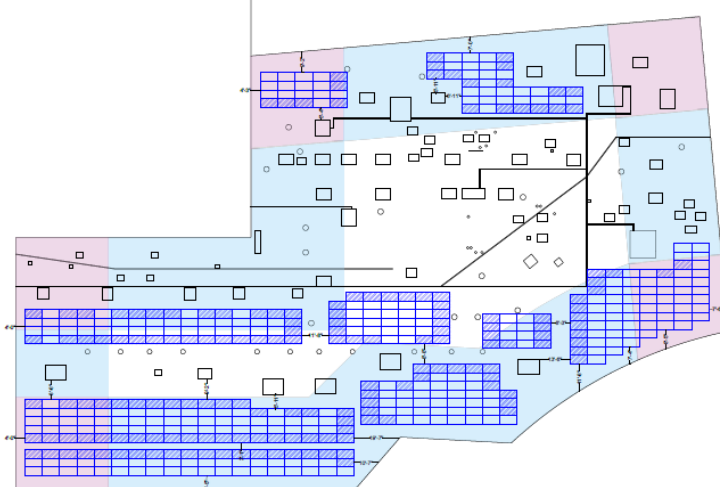
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COVER PAGE

SHEET NUMBER:
G1

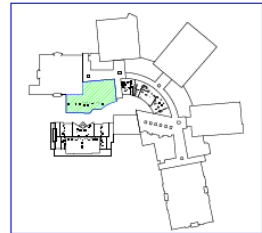
<p>Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec. 29.4.3 (All wind pressures include a load factor of 0.6)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>EXPOSED (DOWNWARD/ UPLIFT)</th> <th>NOT EXPOSED (DOWNWARD/ UPLIFT)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>NONE</td> <td>NONE</td> </tr> <tr> <td>2</td> <td>NONE</td> <td>NONE</td> </tr> <tr> <td>3</td> <td>19.25/-28.93</td> <td>19.25/-19.29</td> </tr> </tbody> </table> <p>Existing Structure & Limiting Factors</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Roof Type</td><td>Flat</td></tr> <tr><td>Roof Material</td><td>Concrete</td></tr> <tr><td>Sheathing</td><td>Plywood</td></tr> <tr><td>Framing</td><td>Wood Trusses, 24" O.C.</td></tr> <tr><td>Fire Rating</td><td>Class A</td></tr> <tr><td>Roof Slope</td><td>0.12</td></tr> <tr><td>Mean Roof Height (h) [ft]</td><td>145</td></tr> <tr><td>Overhang (OH) [ft]</td><td>None</td></tr> <tr><td>Dead Load [psf]</td><td>48.3</td></tr> <tr><td>Live Load [psf]</td><td>20</td></tr> <tr><td>a = Width for Zone 2 and 3 determination (per CBC figure) [ft]</td><td>90</td></tr> <tr><td>b/2 = Width used to determine if exposed [ft]</td><td>22.50</td></tr> <tr><td>b1 = Distance from roof to lower panel edge: Min (hwy, hsp) [ft]</td><td>1.00</td></tr> <tr><td>b2 = Distance from roof to upper panel edge: Max (hwy, hsp) [ft]</td><td>1.00</td></tr> <tr><td>d1 = limit for adjacent panels [ft]</td><td>4.00</td></tr> <tr><td>Minimum height above roof edge [ft]</td><td>2.00</td></tr> </table>		EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)	1	NONE	NONE	2	NONE	NONE	3	19.25/-28.93	19.25/-19.29	Roof Type	Flat	Roof Material	Concrete	Sheathing	Plywood	Framing	Wood Trusses, 24" O.C.	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a = Width for Zone 2 and 3 determination (per CBC figure) [ft]	90																																																																																																																																							
b/2 = Width used to determine if exposed [ft]	22.50																																																																																																																																							
b1 = Distance from roof to lower panel edge: Min (hwy, hsp) [ft]	1.00																																																																																																																																							
b2 = Distance from roof to upper panel edge: Max (hwy, hsp) [ft]	1.00																																																																																																																																							
d1 = limit for adjacent panels [ft]	4.00																																																																																																																																							
Minimum height above roof edge [ft]	2.00																																																																																																																																							
Chord length [ft]	7.473																																																																																																																																							
Width [ft]	3.717																																																																																																																																							
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Thickness [ft]	0.115																																																																																																																																							
Weight [lbs]	72.09																																																																																																																																							
Angle to Roof [degrees °]	5																																																																																																																																							
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Velocity Pressure (q)	24.46																																																																																																																																							
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Module Design Pressure [psf]	-75.18	33.41																																																																																																																																						
Worst Case Pressure [psf]	10.80	-16.30																																																																																																																																						
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)																																																																																																																																						
Net Load Pressure [psf]	15.95	-15.87																																																																																																																																						
Margin [psf]	-88.51	47.08																																																																																																																																						
Safety Factor (OK IF OVER 1.0)	-5.64	-2.44																																																																																																																																						
Minimum Number of Attachments	1124																																																																																																																																							
Total Array Weight [lbs]	35802.24																																																																																																																																							
Total Array Area [sqft]	14134.8																																																																																																																																							
Total Roof Area [sqft]	727652.08																																																																																																																																							
Total Roof Weight [sqft]	21829625.00																																																																																																																																							
Total Panel, Inverter & Attachments Weight [lbs]	49642.27																																																																																																																																							
Total Increase in Dead Load Weight (N)	0.02																																																																																																																																							
Percentage of Total Occupied Roof Area (%)	1.94																																																																																																																																							
Total Array Uplift [lbs]	-365484.82																																																																																																																																							
Force per Attachment [lbs]	-325.16																																																																																																																																							
Max Allowed Force Per Fastener [lbs]	833																																																																																																																																							
Safety Factor (OK IF over 1.50)	2.56																																																																																																																																							
ROOF ZONE 1	AC DISCONNECT																																																																																																																																							
ROOF ZONE 2	INVERTER																																																																																																																																							
ROOF ZONE 3	COMBINER PANEL																																																																																																																																							
EXPOSED MODULE	SWITCH GEAR																																																																																																																																							
MODULE	METER																																																																																																																																							
	MODULE																																																																																																																																							
Date	06/16/2024																																																																																																																																							
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Reviewed by	ANA																																																																																																																																							
Workflow/History																																																																																																																																								

Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec. 29.4.3 (All wind pressures include a load factor of 0.6)		PV Module Data																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>EXPOSED (DOWNWARD/ UPLIFT)</th> <th>NOT EXPOSED (DOWNWARD/ UPLIFT)</th> </tr> </thead> <tbody> <tr> <td>1 7.21/-10.81</td> <td>7.21/-7.21</td> </tr> <tr> <td>2 9.5/-14.25</td> <td>9.5/-9.5</td> </tr> <tr> <td>3 10.8/-16.2</td> <td>10.8/-10.8</td> </tr> </tbody> </table>	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)	1 7.21/-10.81	7.21/-7.21	2 9.5/-14.25	9.5/-9.5	3 10.8/-16.2	10.8/-10.8	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Chord length [ft]</td> <td>7.473</td> </tr> <tr> <td>Width [ft]</td> <td>3.717</td> </tr> <tr> <td>Area [sqft]</td> <td>27.78</td> </tr> <tr> <td>Thickness [ft]</td> <td>0.115</td> </tr> <tr> <td>Weight [lbs]</td> <td>72.09</td> </tr> <tr> <td>Angle to Roof [degrees °]</td> <td>5</td> </tr> </table>	Chord length [ft]	7.473	Width [ft]	3.717	Area [sqft]	27.78	Thickness [ft]	0.115	Weight [lbs]	72.09	Angle to Roof [degrees °]	5		
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Angle to Roof [degrees °]	5																							
Existing Structure & Limiting Factors		Environmental Data																						
Roof Type	Flat	Design Wind Speed (V)	115																					
Roof Material	Concrete	Directional Wind Speed (Wd)	0.85																					
Sheathing	Plywood	Elevation Factor (Ke)	1.0																					
Framing	Wood Trusses, 24" O.C.	Topographic factor (Kzt)	1.0																					
Fire Rating	Class A	pressure exposure (Kz)	0.85																					
Roof Slope	0.12	Velocity Pressure (qh)	24.46																					
Mean Roof Height (h) [ft]	±20																							
		PV Module Loads																						
Overhang (OH) [ft]	None	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Downward</th> <th>Up/ft</th> </tr> </thead> <tbody> <tr> <td>Module Design Pressure [psf]</td> <td>-75.18</td> <td>33.41</td> </tr> <tr> <td>Worst Case Pressure [psf]</td> <td>10.80</td> <td>-16.20</td> </tr> <tr> <td>Worst Case Roof Zone</td> <td>3 (Exposed)</td> <td>3 (Exposed)</td> </tr> <tr> <td>Net Load Pressure [psf]</td> <td>13.33</td> <td>-13.67</td> </tr> <tr> <td>Margin [psf]</td> <td>-88.51</td> <td>47.08</td> </tr> <tr> <td>Safety Factor (OK IF OVER 1.0)</td> <td>5.64</td> <td>2.44</td> </tr> </tbody> </table>		Downward	Up/ft	Module Design Pressure [psf]	-75.18	33.41	Worst Case Pressure [psf]	10.80	-16.20	Worst Case Roof Zone	3 (Exposed)	3 (Exposed)	Net Load Pressure [psf]	13.33	-13.67	Margin [psf]	-88.51	47.08	Safety Factor (OK IF OVER 1.0)	5.64	2.44	
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Dead Load [psf]	48.3																							
Live Load [psf]	20																							
a = Width for Zone 2 and 3 Classification (per ASCE Figure) [ft]	40																							
b/2 = Width used to determine if exposed [ft]	10.00																							
b1 = Distance from roof to lower panel edge: Min (Dim, hsp) [ft]	1.00																							
b2 = Distance from roof to upper panel edge: Max (Dim, hsp) [ft]	1.00																							
d1 = limit for adjacent panels [ft]	4.00																							
Minimum height above roof edge [ft]	2.00																							
		Total Array Calculations																						
		Minimum Number of Attachments	3094																					
		Total Array Weight [lbs]	34076.32																					
		Total Array Area [sqft]	13769.35																					
		Total Roof Area [sqft]	727652.08																					
		Total Roof Weight [sqft]	109147812.50																					
		Total Panel, Inverter & Attachments Weight [lbs]	44560.47																					
		Total Increase in Dead Load Weight (N)	0.04																					
		Percentage of Total Occupied Roof Area (%)	1.89																					
		Total Array Up/ft [lbs]	-188185.49																					
		Force per Attachment [lbs]	-172.02																					
		Max Allowed Force Per Fastener [lbs]	833																					
		Safety Factor (OK if over 1.50)	4.84																					





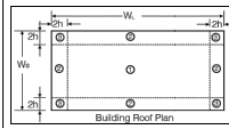
KEY MAP



LEGEND

- ROOF ZONE 1
- ROOF ZONE 2
- ROOF ZONE 3
- EXPOSED MODULE
- MODULE


33.41 PSF
30.46 SF
7.126'



Building Roof Plan

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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date:	SHEET # STAMP
Designed By:	NOV
Checked By:	NOV
REVISION HISTORY	

DRAWING SCALE:
N.T.S.

SHEET NAME:
SECTION 2 WIND CALCULATIONS & ARRAY LAYOUT

SHEET NUMBER:
S2.2

Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec 29.4.3 (All wind pressures include a load factor of 0.6)		
	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	12.7/-19.06	12.7/-12.7
2	16.85/-25.28	16.85/-16.85
3	19.29/-28.93	19.29/-19.29

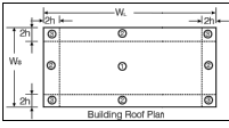
Existing Structure & Limiting Factors	
Roof Type	Upper Flat Roof Lower Flat Roof
Roof Material	Concrete
Sheathing	Plywood
Framing	Wood Trusses, 24" O.C.
Fire Rating	Class A
Roof Slope	0:12
Mean Roof Height (h) [ft]	±45 ±30
Overhang (OH) [ft]	None
Dead Load [psf]	48.3
Live Load [psf]	20
s = Width for Zone 2 and 3 determination (per C.R.C. figure) [ft]	90 40
h/2 = Width used to determine if exposed [ft]	22.50 10
h1 = Distance from roof to lower panel edge: Min (hwy, hwp) [ft]	1.00
h2 = Distance from roof to upper panel edge: Max (hwy, hwp) [ft]	1.00
d1 = limit for adjacent panels [ft]	4.00
Minimum height above roof edge [ft]	2.00

PV Module Data	
Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees °]	5

Environmental Data	
Design Wind Speed (V)	115
Directional Wind Speed (Kd)	0.85
Elevation Factor (Ke)	1.0
Topographic factor (Kzt)	1.0
pressure exposure (Kz)	0.85
Velocity Pressure (qh)	24.46

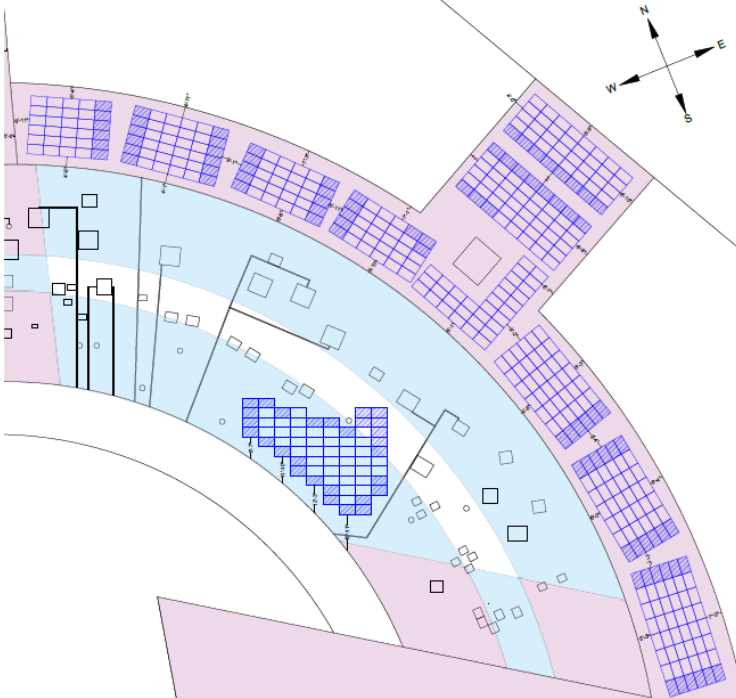
PV Module Loads		
	Downward	Uplift
Module Design Pressure [psf]	-75.38	33.41
Worst Case Pressure [psf]	19.29	-28.39
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)
Net Load Pressure [psf]	21.89	-25.79
Margin [psf]	-97.07	59.20
Safety factor (OK if OVER 1.0)	-3.64	-1.30

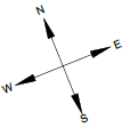
Total Array Calculations	
Total Array Calculations	
Minimum Number of Attachments	3040
Total Array Weight [lbs]	34259.04
Total Array Area [sqft]	13525.34
Total Roof Area [sqft]	727852.08
Total Roof Weight [psf]	21829625.00
Total Panel, Inverter & Attachments Weight [lbs]	49584.46
Total Increase in Dead Load Weight (%)	0.02
Percentage of Total Occupied Roof Area (%)	1.86
Total Array Uplift [lbs]	-349731.16
Force per Attachment [lbs]	-336.28
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK if over 1.50)	2.46



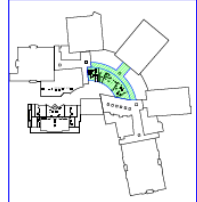
Building Roof Plan

LEGEND	
	ROOF ZONE 1
	ROOF ZONE 2
	ROOF ZONE 3
	EXPOSED MODULE
	MODULE






KEY MAP



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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

DATE:	ISSUE # & REVISION
DESIGNED BY:	TRM
DRAWN BY:	AKB
REVISION HISTORY:	

DRAWING SCALE:
N.T.S.

SHEET NAME:
SECTION 3 WIND CALCULATIONS & ARRAY LAYOUT

SHEET NUMBER:
S2.3

Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 sec 28.4.3 (All wind pressures include a load factor of 0.6)		
	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	NONE	NONE
2	NONE	NONE
3	19.29/-28.93	19.29/-19.29

Existing Structure & Limiting Factors	
Roof Type	Flat
Roof Material	Concrete
Sheathing	Plywood
Framing	Wood Trusses, 24" O.C.
Fire Rating	Class A
Roof Slope	0.12
Mean Roof Height (ft) [ft]	145
Overhang (OH) [ft]	None
Dead Load (psf)	48.3
Live Load (psf)	20
a = Width for Zone 2 and 3 determination (per CBC Figure) [ft]	90
b/2 = Width used to determine if exposed [ft]	22.50
h1 = Distance from roof to lower panel edge: Min (hny,hnp) [ft]	1.00
h2 = Distance from roof to upper panel edge: Max (hny,hnp) [ft]	1.00
d1 = Limit for adjacent panels [ft]	4.00
Minimum height above roof edge [ft]	2.00

PV Module Data	
Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees]	5

Environmental Data	
Design Wind Speed (V)	115
Directional Wind Speed (Kd)	0.85
Elevation Factor(Ke)	1.0
Topographic factor (Kzt)	1.0
pressure exposure (Kz)	0.85
Velocity Pressure (q)	24.46

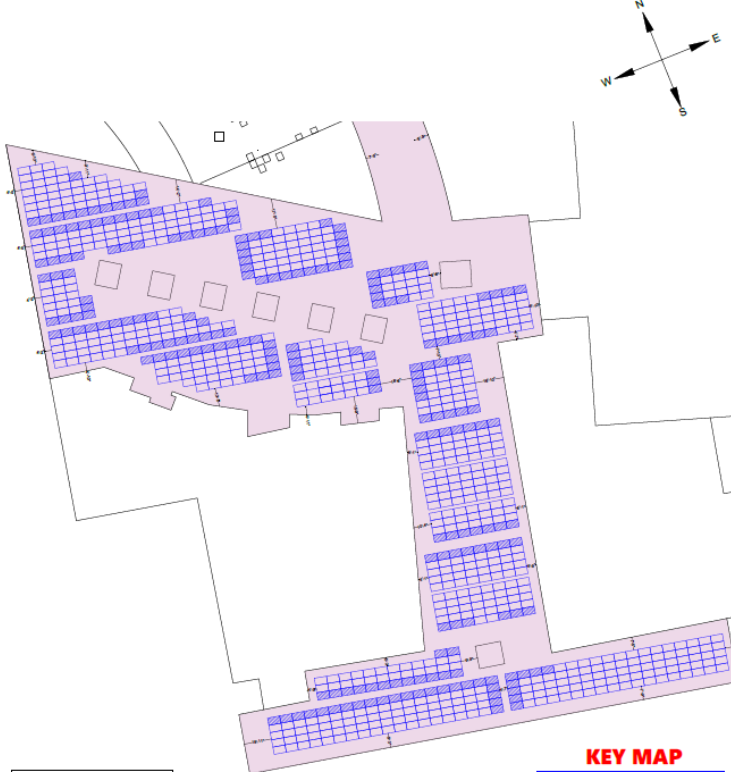
PV Module Loads		
	Downward	Uplift
Module Design Pressure (psf)	-75.18	33.41
Worst Case Pressure (psf)	19.29	-18.30
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)
Net Load Pressure (psf)	21.82	-25.86
Margin (psf)	-87.00	59.27
Safety Factor (OK if OVER 1.0)	-3.45	-1.29

Total Array Calculations	
Minimum Number of Attachments	2202
Total Array Weight [lbs]	70524.24
Total Array Area [sqft]	27843.12
Total Roof Area [sqft]	727652.08
Total Roof Weight [psf]	430591250.00
Total Panel, Inverter & Attachments Weight [lbs]	89967.18
Total Increase in Dead Load Weight (%)	0.02
Percentage of Total Occupied Roof Area (%)	3.83
Total Array Uplift [lbs]	-719942.08
Force per Attachment [lbs]	-326.95
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK if over 1.50)	2.55


LEGEND

- ROOF ZONE 1
- ROOF ZONE 2
- ROOF ZONE 3
- EXPOSED MODULE
- MODULE

33.41 PSF
30.46 SF
7.12'




KEY MAP



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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date	ISSUE #	STAMP
Designed By	TKA	
Reviewed By	ADW	
APPROVED/REVISION		

DRAWING SCALE:
N.T.S.

SHEET NAME:
SECTION 4 WIND CALCULATIONS & ARRAY LAYOUT

SHEET NUMBER:
S24

INSTALLATION INSTRUCTIONS

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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date	REV (P.E. STAMP)
Designed by:	TJA
Reviewed by:	AJM
Revision History	

DRAWING SCALE:
N.T.S.


SHEET NAME:
MOUNTING & FLASHING
DETAIL

SHEET NUMBER:
S4-2

INSTALLING SOLAR STACK PEDESTALS

Dispense adhesive at location of mount, allow space for expansion of adhesive.

NOTE: Polyurethane Foam Adhesive will expand up to 3 times its original size. Take care to allow for expansion and sealant area to Solar Stack Pedestal to ensure performance as designed.




INSTALLING THE MODULE CLAMPS

Clamps hold the modules onto the frame. There are two types: mid-clamp and end-clamp. End-clamps are used at the end of a row of modules. Bring the end one or three, while mid-clamps sit between two panels and ensure they're spaced evenly.

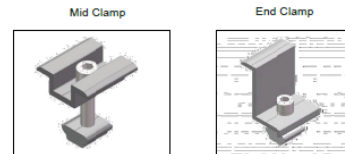
Attach the modules using the clamps as noted on the drawing.

- Insert the middle clamps and tighten them.
- Insert the end clamps laterally on the pedestal. The end clamps are attached and then tightened at the height of the module frame.




INSTALLING THE MODULE CLAMPS

Modules should be installed to the Solar Stack pedestals with the manufacturer approved middle/end clamps. There are different types of clamps available for the module installation.



INSTALLING SOLAR STACK PEDESTALS


Install Solar Stack pedestal into fresh adhesive and allow to cure in accordance with adhesive manufacturer's recommendations. Solar Stack pedestal should be placed into foam within 1-2 minutes after foam is dispensed.



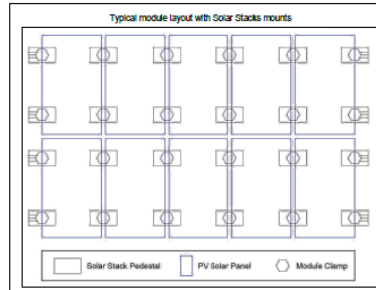
INSTALLING THE MODULES

The next step is to install the solar modules to the Solar Stack pedestals. Modules can be installed in portrait or landscape orientation, according to the engineering plans. As well as taking measurements, we'll check that the modules look straight – not just from where we're sitting on the roof, but from above on the ground too.

Modules will be connected with each other, according to the provided engineering plans in regards to the proper stringing.



INSTALLING THE MODULES



IMPORTANT: Periodic re-inspection of the installation for loose components, loose fasteners and any corrosion, such that if found, the affected components are to be immediately replaced.

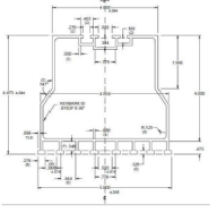
MOUNTING & ADHESIVE COMPONENTS

SOLAR STACK'S COMPONENTS

Solar Stack's innovative design incorporates a patented pedestal used in conjunction with a 305-approved adhesive. Solar Stack's innovative design distributes roof penetrations and allows roof structures (and the roof itself) to remain intact. Since there is no need for anchor penetrations or loading structural connection points, penetration is significantly simplified. Solar Stack's streamlined design also labor and installation time by not involving costly, damaging combinations associated with mounting rails, brackets and racking structures. Installation is simple.

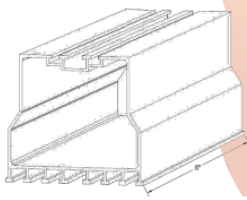
Additionally, Solar Stack's innovative design fits into standard square to round solar panels. And because there is no drilling, you have total peace of mind that roof leaks won't result from installation. Solar Stack has undergone rigorous testing by accredited facilities and earned the most stringent certification from the state of Florida for use in High-Velocity Hurricane Zones, among the industry.

8 IN. "SOLAR STACK" or "DOUBLE DOWN" Solar Pedestal
Overall Product Dimensions



8 IN. "SOLAR STACK" SOLAR STACK

- Suitable for residential and commercial projects
- Parallel to roof - suitable for pitched and flat roofs
- 12" Length of the 88 pedestal (inches)
- Solar modules can be mounted in Portrait or Landscape orientation



DISCLAIMER: EITHER 8" OR 12" PEDESTALS MAY BE USED AS NEEDED BY CONTRACTOR. CALCULATIONS ON SHEET S2 WERE BASED ON WORST CASE CONDITIONS AND ARE ACCEPTABLE FOR BOTH PEDESTALS.

INSTALLING SOLAR STACK PEDESTALS

Determine the spacing of Solar Stack pedestals for your solar array design.
Surface Preparation All roof surfaces must be free of any debris, dirt, grease, oil, and standing water before adhesive is applied. Follow adhesive manufacturers application instructions.

Approved adhesive types used for installation of Solar Stack pedestals are located in the following table.

Uplift Load applied to the Top of "SOLAR STACK GEN 3" or "DOUBLE DOWN GEN 3" Assembly (90° To Roof Surface)				
Adhesive Type:	GEN 3 Pedestal Size:	Paddy Dimensions:	Paddy Weight:	Ultimate Load ² :
ICP Polyset® AH-160	12"	16-5/8" x 8-7/8"	79.9 grams	-833 LBF
ICP Polyset® AH-160	8"	12-3/8" x 8"	62.6 grams	-658 LBF
DOW Tile Bond	8"	10-1/2" x 7"	55 grams	-383 LBF
DOW Hrista-Stik	8"	10-1/2" x 7"	59.8 grams	-400 LBF
DAP Stormbond	8"	10-1/2" x 7"	52.1 grams	-500 LBF

Notes:
1. Ultimate Loads with 0 margin of safety applied to the test loads.
2. Assembly was tested for vertical lift.

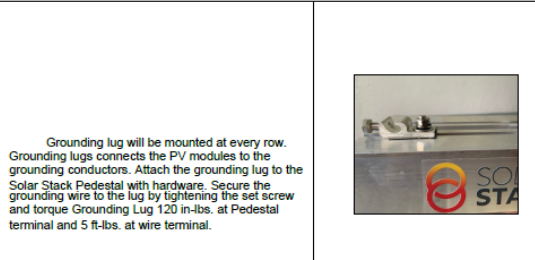
Table 7-1 (Evaluation report for Florida product approval #FL 21074.6 R4)

We strongly recommend that all the installers should have training for proper use of the foam adhesive before they do any installation of the Solar Stacks.

It is very important to use approved foam adhesives only. For proper use of the foam adhesive, manufacturer installation instructions must be followed.

GROUNDING

GROUNDING



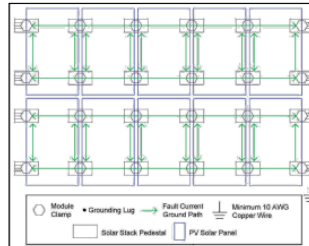
Grounding lug will be mounted at every row. Grounding lugs connects the PV modules to the grounding conductors. Attach the grounding lug to the Solar Stack Pedestal with hardware. Secure the grounding wire to the lug by tightening the set screw and torque Grounding Lug 120 in.-lbs. at Pedestal terminal and 5 ft.-lbs. at wire terminal.

GROUNDING

Entire solar array must be grounded. Modules should be bonded to the Solar Stack pedestals with the manufacturer approved middle/end clamps. Grounding hardware (as part of the module clamps) forms secure electrical bonds with both the module and the pedestal, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.

Grounding wire should be installed, in a way that will electrically bond the module rows between each other. Grounding lug will be installed on the Solar Stack pedestal (one per each row) and bond the grounding wire. Grounding wire should be min #10 AWG (Bare Copper wire) size. If other than specified, then must be determined by a Professional Engineer, in accordance to the National Electric Code.

Grounding conductors, from each row of the array, must be bonded together, in order to form a solid electrical connection/system, which will continue to the closest Junction or Combiner Box. From that point, according to the Professional Engineer ampacity calculations, based on the NEC, proper grounding wire will continue to run all the way down to the determined system grounding point.



The system is a non-separately derived system. The following components have been evaluated for bonding as the fault current ground path: PV module, Mid Clamp, End Clamp, Pedestal and Ground Lugs.

RELEASED FOR
CONSTRUCTION

PV Letters

pvletters.com

info@pvletters.com

(208) 994-1680

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TREVOR JONES P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED BOUND AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

DATE	ISSUE NO.
DESIGNED BY	REV
REVISIONS	APP
REVISIONS	DATE

DRAWING SCALE:
N.T.S.

SHEET NAME:
MOUNTING & FLASHING
DETAIL

SHEET NUMBER:
S4.1



Attachment(s): Community Planning Information Meeting (CPIM) and DRAFT Planning Commission Meeting Minutes



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

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

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting, July 10, 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, Planner Fellysha Blair, and Zoning Administrative Technician Abeykoon Abeykoon were in attendance. Deputy Director Ellis Still was absent.

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

An overview was given by staff.

III. Item(s) of Discussion:

LAND USE PETITION: SLUP 24-006
PETITIONER: Dean Hodge D/B/A Go Solar Power
LOCATION: 2929 Turner Hill Rd, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

LAND USE PETITION: SLUP 24-007
PETITIONER: Dean Hodge D/B/A Go Solar Power
LOCATION: 8060 Mall Parkway, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

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

Evan Pfretzschner and Nataly Lara representatives of Go Solar Power presented their presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the roof top of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two to three weeks.

Director Shawanna Qawiy asked the applicants if wind testing will be conducted for installation

Evan Pfretzschner stated that all their solar projects go through a process that includes submitted plans being stamped and sealed by state licensed engineers. Wind testing is included during this process.



CITY OF STONECREST, GEORGIA

IV. ADJOURNMENT

The meeting was adjourned at 6:08 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

Jawanna N. Dawry
DIRECTOR

APPROVED:

July 16, 2024

PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

7/16/24

SECRETARY

DATE



SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

Prepared By: Ellis Still, Deputy Director of Planning and Zoning

Petition Number: SLUP 24-007

Applicant: Dean Hodge – Go Solar Power
933 Clint Moore Road
Boca Raton, FL 33487
permits@gosolarpower.com

Property Owner: Craig Delasin, Chief Executive Officer
2929 Turner Hill Road, Suite 106
Lithonia, GA 30038
cdelasin@urbanretail.com

Project Location: 8060 Mall Parkway (Parcel ID 16 170 01 002)

District: 1 – Councilwoman Tara Graves

Acreage: +/- 28.89 acres

Existing Zoning: C-1(Local Commercial) District

Overlay: Stonecrest Overlay District – Tier 1

Future Land Use: Regional Center (RC)

Proposed Development/Request: The applicant is seeking to install a solar PV roof-mounted system with 592 panels on the roof of the movie theater building.

CPIM: July 7, 2024 (sign posted June 27, 2024)

Planning Commission: August 6, 2024

Mayor & City Council: August 26, 2024

Sign Posted/ Legal Ad(s) submitted: July 12, 2024

Staff Recommendations: **Conditionally Approved**

Planning Commission: **Conditional Approval with staff recommended conditions**

PROJECT OVERVIEW

Location

The subject property is located at 8060 Mall Parkway, Stonecrest, GA 30038. The property has access from Mall Ring Road which has multiple access points including Stonecrest Parkway and Stonecrest Concourse which leads to Turner Hill Road. Mall Parkway is classified as a major arterial and is maintained by the City of Stonecrest.

The property and all of the surrounding properties are zoned C-1 (Local Commercial).



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	C-1 (Local Commercial) District	Commercial Stonecrest Mall
Adjacent: West	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: East	C-1 (Local Commercial) District	Commercial Stonecrest Mall
Adjacent: South	C-1 (Local Commercial) District	Commercial Stonecrest Mall

Background

The subject property zoning classification is C-1- Local Commercial.

The property is developed as the Stonecrest Mall which opened in 2002 and consists of 1.2 million square feet. The proposed project is to install 592 solar panel on the roof of the area known as the movie theater building. The movie theater is currently not operating and has been closed since 2021.

Traffic and Environmental Assessment

According to the applicant there will not be a direct impact on traffic based on the proposed project.

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 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)

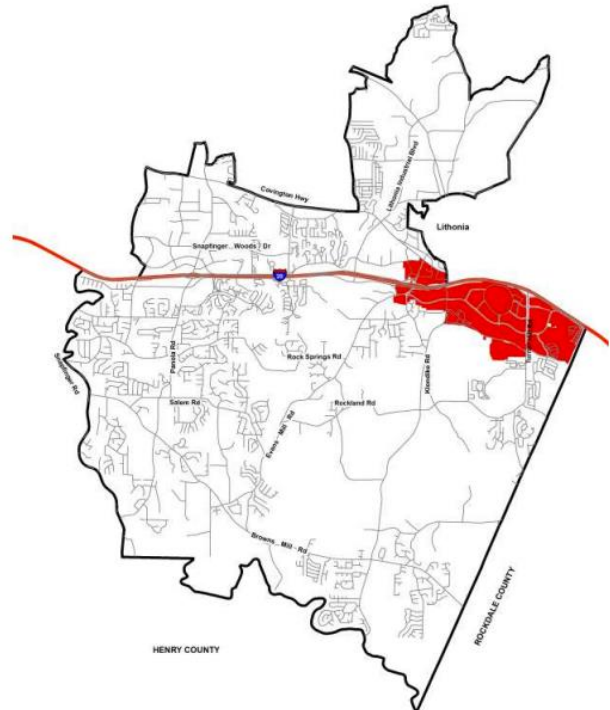
Regional Center (RC)

The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.

Regional Center Character Area Locations

- Turner Hill & Mall Parkway
- Klondike Road & Mall Parkway
- Evans Mill Road & I-20



COMPREHENSIVE PLAN ELEMENTS **LAND USE**

Regional Center Primary Land Uses

- Stacked Townhouses
- 8+ Story Condominiums and Lofts
- High Rise Apartments
- Regional Healthcare Facilities
- Large-Scale Retail and Commercial
- Regional Corporate Offices
- Education and Institutional Uses
- Entertainment and Cultural Facilities
- Parks, Recreation Facilities, and Sports Complexes
- Public and Civic Facilities



Permitted Zoning in RC Areas

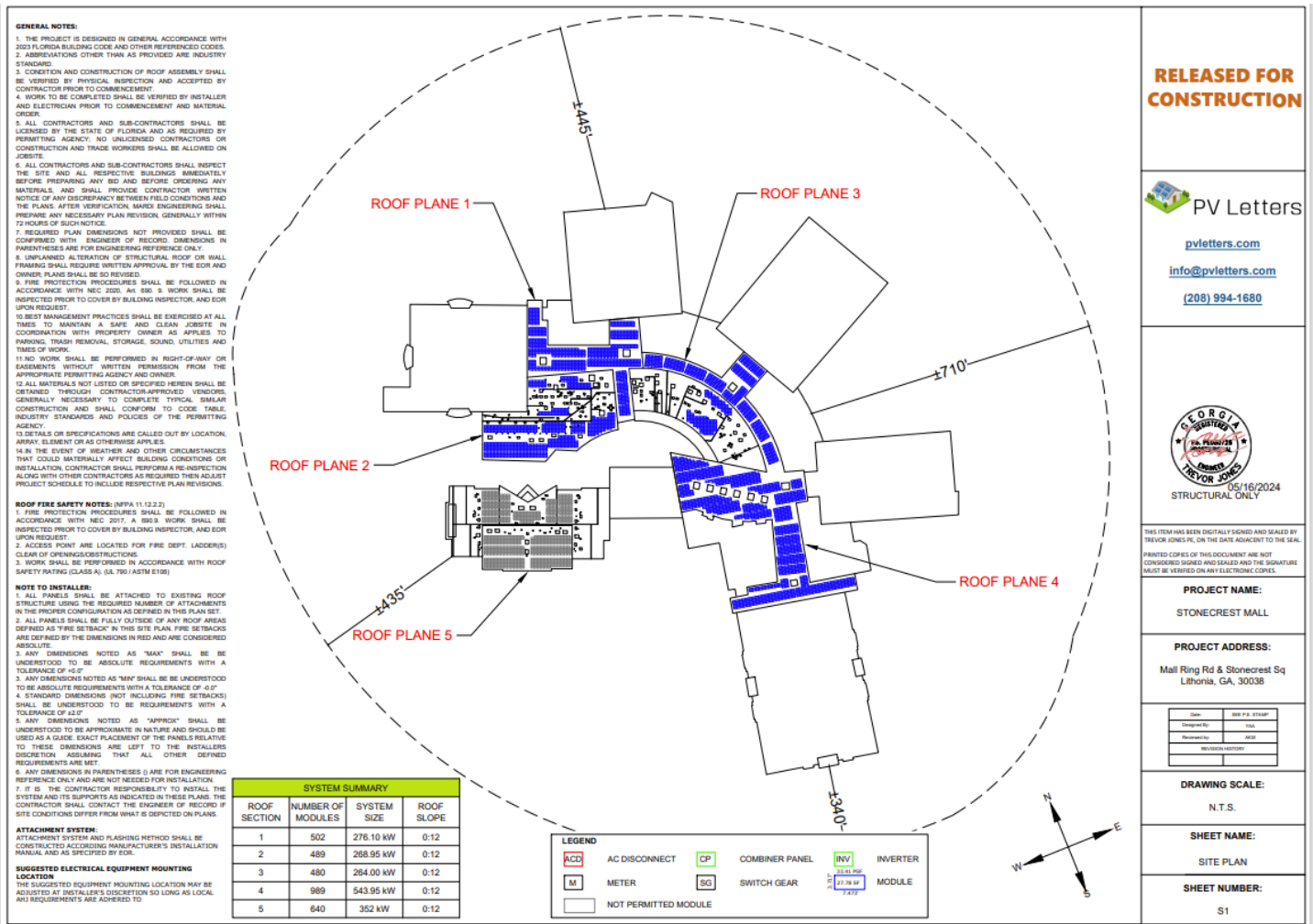
HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, OI, OIT



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in July 2024. The Community Planning Information Meeting (CPIM) was held on July 7, 2024, at 6:00 pm at city hall. There were no residents in attendance at the meeting.

Proposed Site Plan



SYSTEM SUMMARY			
ROOF SECTION	NUMBER OF MODULES	SYSTEM SIZE	ROOF SLOPE
1	502	276.10 kW	0:12
2	489	268.95 kW	0:12
3	480	264.00 kW	0:12
4	989	543.95 kW	0:12
5	640	352 kW	0:12

LEGEND

ACD AC DISCONNECT	CP COMBINER PANEL	INV INVERTER
M METER	SG SWITCH GEAR	MOD MODULE
 NOT PERMITTED MODULE		

Aerial Map

SLUP 24-007

ADDRESS: 8060 Mall Parkway

CURRENT ZONING: C-1 (Local Commercial) District

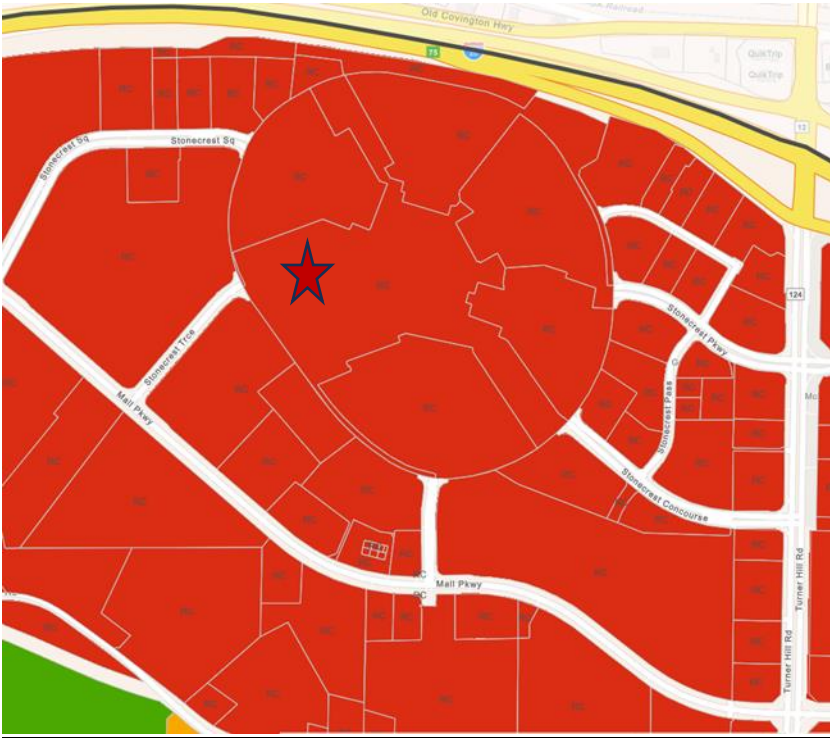
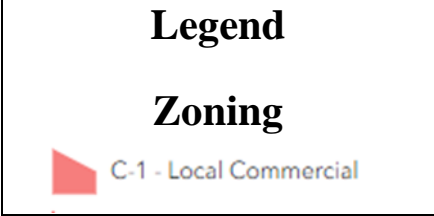
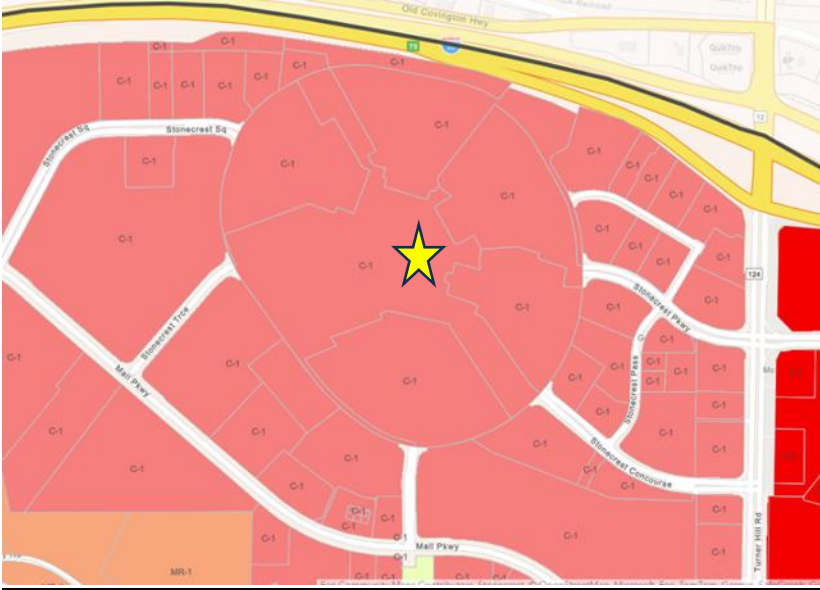
OVERLAY: Stonecrest Overlay District Tier 1

FUTURE LAND USE: Regional Center (RC)

 **Subject Property**



Zoning/Land Use Map



CRITERIA TO BE CONSIDERED

Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff analysis.

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

The subject property consists of approximately +/-28.89 acres of commercially zoned land. The property was developed in 2001 as Stonecrest Mall. The building (mall) is more than 1.2 million square feet. There is adequate parking, open space, required yards and building roof space available for the proposed project. The request is to install 2274 roof mounted solar panels on the roof of the building. The solar panels system will tie into the mall's electrical system thereby producing energy for the mall. This will not affect the need or requirements for parking or open space and will not change the footprint of the existing development.

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

The proposal is for an alternative energy production (system) which would be an accessory use to the existing shopping center. At the time of this report there are no other alternative energy systems in the area. The proposed use should not have any adverse effect on the compatibility or land use in the area. The use will be on the roof of the building and will be unnoticeable according to the applicant to the general public and neighboring properties.

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

The property address(es) encompasses Turner Hill Road, which is a major collector, and Mall Parkway which is a minor collector. The area is heavily developed and has all public facilities and utilities in place. The proposed project will be added to the roof of the mall and will not impact the current operations of the public services or public facilities that currently exist. The proposal will connect into the mall's current electrical circuitry to produce electrical energy from a solar source.

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

The proposal is abutting Interstate 20, Turner Hill Road and Mall Parkway. There is adequate traffic-carrying capacity for the proposed use. The use will not affect traffic in the area as it is roof-mounted and will only require limited maintenance and installation requirements based on the codes for the State of Georgia.

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

The existing land uses located in the area will not be adversely affected by the character of the vehicles or volume of traffic generated by the proposed use. The use will be ancillary to the existing retail (mall) use. There should be minimal traffic associated with this secondary use. Once installed, it is anticipated by the applicant that there will be little maintenance required.

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

There is adequate ingress and egress to the subject property to the proposed development. There is infrastructure in place related to pedestrian and automotive safety, traffic flow and access in the event of fire or other emergencies. The existing access will not be affected, however the existing fire plan for the current development (Stonecrest Mall) will require amending according to the DeKalb County Fire Marshal's office. Any required changes will be detailed during the plan review process when applicable for a building permit.

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

The proposed use should not adversely impact adjoining land uses by reason of noise, smoke, odor, dust, or vibration generated by this use. The solar panels do not create any of the listed nuisances. The applicant(s) shall consider the potential for reflective glare that could possibly adversely impact adjoining land uses. The installation location of all panels shall be taken under consideration by the applicant.

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

The proposed use is for the installation of solar panels and does not have set hours of operation.

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

The proposed use will not adversely impact any adjoining land use by reason of manner of operation. The applicant shall take under consideration the installation location of the solar panels that may impact reflective glare on adjacent properties and potential uses.

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

The proposed use is permitted per Article 4 – Use Regulations Table 4.1 – Use Table. Although this proposed use is permitted, there have not been any similar uses developed in the area.

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

The use is listed as a permitted use that requires the approval of a special land use permit. The comprehensive plan states “a centralized location that allows a variety of uses.” Though there have not been similar uses in the past, there could be the potential for this type of use in the future.

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

The proposed use will be located on the roof of the Mall and should not affect the buffer zones and transitional buffer zones. This use will not change the footprint on the property.

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

According to the applicant there are adequate provisions of refuse, and the existing services will not be affected.

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

The applicant indicated that installation of the solar system is anticipated to be 6 to 8 weeks, from the approval date. Staff find no reason the use should be limited in duration.

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

The size, scale and mass of the proposed development of the solar panels is a concern given the number of solar panels proposed for installation. There is concern about the excessive weight that will be added to the roof structure. There is also concern surrounding fire safety and monitoring in case of emergency.

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

The proposed use will not adversely affect historic buildings, sites, districts or archaeological resources. There are no historical buildings or archeological resources that staff is aware of in the area.

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

There are no required supplemental regulations that would affect this special land use permit.

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

The proposed use shall not create a negative shadow impact on any adjoining lot or building as a result of building height. There are no other buildings in close enough proximity to be affected by the building height.

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

The proposed use may be a benefit to the community as a whole by producing energy on-site, reducing the amount of energy consumed from traditional sources and providing a place where the community can benefit from this production.

The proposed use is not specifically listed in the comprehensive plan, however, based on public input from the community during the 2038 Stonecrest Comprehensive Plan update, *“the City should be more proactive when it comes to sustainability, such as wind, solar, and technology. Additionally, the City should promote and incentivize these businesses to locate in the City.”* This use would be consistent with the overall objectives of the Comprehensive plan.

STAFF RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** of the special land use permit request with the following conditions:

1. A current detailed structural analysis report shall be prepared and submitted for review by City Staff during the building permit process to confirm the roof can support the additional weight of the solar panels.
2. The proposed use must satisfy all requirements for structural load, installation, wiring and wind testing for the roof of the building.
3. The proposed use must meet all Fire Safety requirements including submitting an updated Fire Safety Plan for the Mall.
4. The proposed use and location of the solar panels shall not disrupt any adjacent properties due to reflective glare from the installation of any of the solar panels.

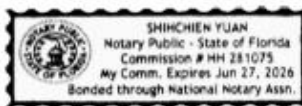
PLANNING COMMISSION RECOMMENDATION – August 6, 2024

TBD

Attachment(s): RZ 23-012 Application Materials



**Special Land Use Permit
Application**

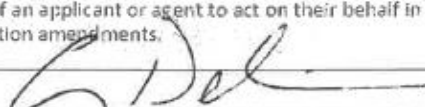
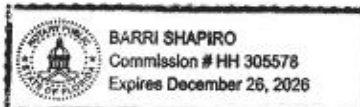
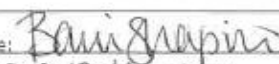
Applicant Information	Name: Dean Hodge - Go Solar Power		
	Address: 933 Clint Moore Rd Boca Raton FL 33487		
	Phone: 561-228-4483	Fax:	Email: permits@gosolarpower.com
Owner Information	Owner's Name: STONECREST MALL SPE II LLC		
	Owner's Address: 2929 Turner Hill Rd Sute# 106 Lithonia GA 30038		
	Phone: 312-479-1702	Fax:	Email: cdelasin@urbanretail.com
	Property Address: 2929 TURNER HILL RD LITHONIA GA 30038	Acreage:	
	Parcel ID: 16 170 01 002		
Property Information	Current Zoning Classification:		
	Proposed Use of Property: commercial		
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No		
Affidavit	Property Information:	Stonecrest Mall is a regional shopping mall that features various retailers, restaurants, and a movie theater.	
	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
Notary	Applicant's Name: Dean Hodge		
	Applicant's Signature: <i>Dean Hodge</i>	Date: 5/28/2024	
	Sworn to and subscribed before me this 28 Day of May 20 24		
	Notary Public: Shihchien Yuan		
	Signature: <i>Shihchien Yuan</i>		
	My Commission Expires: 6/27/2026		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> CC	Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Date:	

08-03-2017



**Property Owner(s)
Notarized Certification**

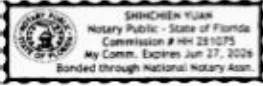
The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing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

Property Owner (If Applicable)	Signature: 	Date: 5/28/24	
	Address: 2929 Turner Hill Rd Ste# 106	City, State: Lithonia, GA	Zip: 30038
	Phone: 312-479-1702		
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>24</u>		
Property Owner (If Applicable)	Notary Public:	 <p>BARRI SHAPIRO Commission # HH 305578 Expires December 26, 2026</p>	
	Signature: 	Date: 5/28/24	
	Address: 505W 3rd Ave #411	City, State: Boca Raton, FL	Zip: 33432
	Phone: 561-702-0427		
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		
	Signature:	Date:	
	Address:	City, State:	Zip:
Property Owner (If Applicable)	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		



**Applicant/Petitioner
Notarized Certification**

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

Applicant / Petitioner	Signature: Dean Hodge <i>Dean Hodge</i>	Date: 5/28/2024
	Address: 933 Clint Moore Rd	City, State: Boca Raton, FL
	Phone: 561-228-4483	Zip: 33487
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>24</u>	
Notary Public:	 <i>[Signature]</i>	
Attorney / Agent	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		



Jul 31, 2024

Attn: Cobi Brown, Planning Administrative Technician

Letter of Intent - City of Stonecrest Zoning Review

Dear City of Stonecrest,

We have revised our solar panel design for The Stonecrest Mall installations. We're now installing a Solar PV roof-mounted system with a total of 2,866 panels split between the main mall meter and the movie theater meter. We changed the panel to be used to a higher wattage panel thus causing a reduction in overall panel count.

2,274 - Modules to be installed and connected to 2929 Turner Hill Rd. Meter # VY6674 (Main Mall) 1.353 MW DC

592 - Modules to be installed and connected to 8060 Mall Parkway. Meter # 3138834 (Movie Theater) 353.34 KW DC

The larger system with 2,274 panels will be connected to the mall meter, requiring a shutdown (power disconnect and reconnect).

Evan Pfretzschner

Evan Pfretzschner
Director of Commercial Operations
Go Solar Power LLC
(561) 237-5396

Scope of Work:
This set of plans details the installation of a 352.24 kW DC Grid Interactive Solar Photovoltaic System, consisting of 592 RSM120-8-595BMDG Modules, with 2 SE120K-US. Modules to be attached to existing roof with Solar stack mounting system.

Site Details:
Property Owner Name: Stonecrest Mall
Site Coordinates: 33.70042, -84.09901
Property Address: Mall Ring Rd & Stonecrest Sq, Lithonia, GA, 30038

CODE TABLE & CERTIFICATIONS
STRUCTURAL CODE: 2018 IBC/IEBC/IRC
ELECTRICAL CODE: 2020 NEC, 2020 IEC
FIRE SAFETY CODE: 2018 IFC
(With Local AHJ Amendments, if applicable)

STRUCTURAL CERTIFICATION
I, TREVOR JONES, PE (050726), CERTIFY THAT THE INSTALLATION OF THE SOLAR MODULES IS IN COMPLIANCE WITH THE 2018 IBC,IEBC/IRC. BUILDING STRUCTURE WILL SAFELY ACCOMMODATE WIND LATERAL AND UPLIFT FORCES, AND EQUIPMENT DEAD LOADS.

INVERTER: UL1741SA
ENERGY: UL1703
JUNCTION BOX: NEMA 4X (ROOF)

EXPOSURE NOTES:
CATEGORY: B
DESIGN REQ.: 115 mph
STRUCTURE: TYPE II /ENCL

LEGEND

ACD	AC DISCONNECT	RAILS	FIRE SETBACK
CP	COMBINER PANEL	ATTACHMENT	ROOF ZONE 1
M	METER	EXPOSED MODULE	ROOF ZONE 2
P	PANEL	MODULE	ROOF ZONE 3
MDP	MAIN DISTRIBUTION PANEL	MODULE UNDER SEPARATE PERMIT	
#	# OF PLANE		

Table Of Contents

Sheet	Description	REV.
G1	COVER PAGE	0
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S2	WIND CALCULATIONS & ARRAY LAYOUT & EQUIPMENT LOCATION	0
S3	ATTACHMENT DETAIL & ARRAY LAYOUT	0
S4.1 - S4.2	MOUNTING & FLASHING DETAILS	0
A1-5	APPENDIX - DATA SHEETS, MODULE WIND RATINGS & WIND SIMULATION	0

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07/16/2024
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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

DATE:	REV. P.L. ENTRY:
DESIGNED BY:	JMS
REVISIONS:	JMS
REVISION HISTORY:	

DRAWING SCALE:
N.T.S.

SHEET NAME:
COVER PAGE

SHEET NUMBER:
G1

GENERAL NOTES:

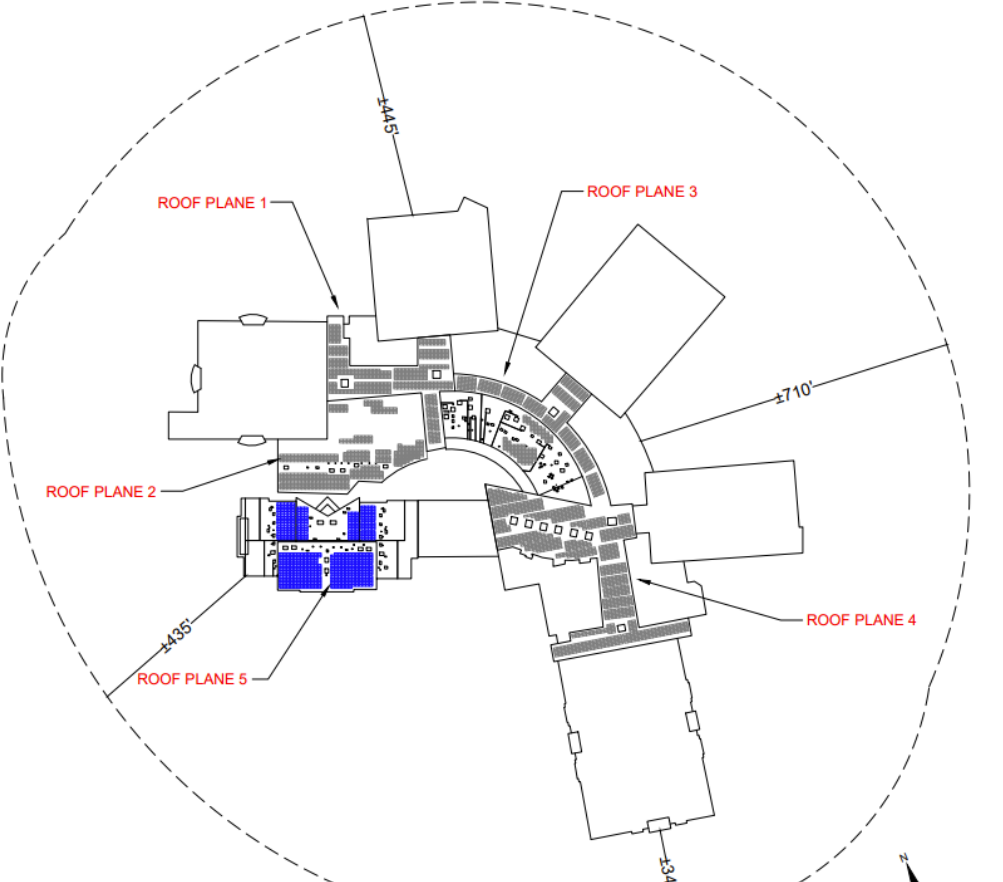
1. THE PROJECT IS DESIGNED IN GENERAL ACCORDANCE WITH 2023 FLORIDA BUILDING CODES AND OTHER REFERENCED CODES.
2. ABBREVIATIONS OTHER THAN AS PROVIDED ARE INDUSTRY STANDARDS.
3. CONDITION AND CONSTRUCTION OF ROOF ASSEMBLY SHALL BE VERIFIED BY PHYSICAL INSPECTION AND ACCEPTED BY CONTRACTOR PRIOR TO COMMENCEMENT.
4. WORK TO BE COMPLETED SHALL BE VERIFIED BY INSTALLER AND ELECTRICIAN PRIOR TO COMMENCEMENT AND MATERIAL ORDER.
5. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AND AS REQUIRED BY PERMITTING AGENCY. NO UNLICENSED CONTRACTORS OR CONSTRUCTION AND TRADE WORKERS SHALL BE ALLOWED ON JOBSITE.
6. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL INSPECT THE SITE AND ALL RESPECTIVE BUILDINGS IMMEDIATELY BEFORE PREPARING ANY BID AND BEFORE ORDERING ANY MATERIALS, AND SHALL PROVIDE CONTRACTOR WRITTEN NOTICE OF ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THE PLANS. AFTER VERIFICATION, MAJOR ENGINEERING SHALL PREPARE ANY NECESSARY PLAN REVISION, GENERALLY WITHIN 72 HOURS OF SUCH NOTICE.
7. REQUIRED PLAN DIMENSIONS NOT PROVIDED SHALL BE CONFIRMED WITH ENGINEER OF RECORD. DIMENSIONS IN PARENTHESES ARE FOR ENGINEERING REFERENCE ONLY.
8. UNPLANNED ALTERATION OF STRUCTURAL ROOF OR WALL FRAMING SHALL REQUIRE WRITTEN APPROVAL BY THE EOR AND OWNER. PLANS SHALL BE SO REVISED.
9. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2020, ARTICLE 690. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
10. BEST MANAGEMENT PRACTICES SHALL BE EXERCISED AT ALL TIMES TO MAINTAIN A SAFE AND CLEAN JOBSITE IN COORDINATION WITH PROPERTY OWNER AS APPLIES TO PARKING, TRASH REMOVAL, STORAGE, SOUND, UTILITIES AND TIMES OF WORK.
11. NO WORK SHALL BE PERFORMED IN RIGHT-OF-WAY OR EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE PERMITTING AGENCY AND OWNER.
12. ALL MATERIALS NOT LISTED OR SPECIFIED HEREIN SHALL BE OBTAINED THROUGH CONTRACTOR-APPROVED VENDORS GENERALLY NECESSARY TO COMPLETE TYPICAL SIMILAR CONSTRUCTION AND SHALL CONFORM TO CODE TABLE INDUSTRY STANDARDS AND POLICIES OF THE PERMITTING AGENCY.
13. DETAILS OR SPECIFICATIONS ARE CALLED OUT BY LOCATION, ARRAY ELEMENT OR AS OTHERWISE APPLIES.
14. IN THE EVENT OF WEATHER AND OTHER CIRCUMSTANCES THAT COULD MATERIALLY AFFECT BUILDING CONDITIONS OR INSTALLATION, CONTRACTOR SHALL PERFORM A PRE-INSPECTION ALONG WITH OTHER CONTRACTORS AS REQUIRED THEN ADJUST PROJECT SCHEDULE TO INCLUDE RESPECTIVE PLAN REVISIONS.

- ROOF FIRE SAFETY NOTES:** (NFPA 11 (2.2.2))
1. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2017, ARTICLE 690. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
 2. ACCESS POINT ARE LOCATED FOR FIRE DEPT. LADDER(S) CLEAR OF OBSTRUCTIONS.
 3. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ROOF SAFETY RATING (CLASS A); (UL 790 / ASTM E109).

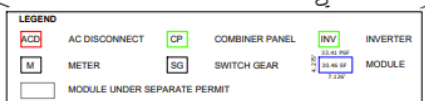
- NOTE TO INSTALLER:**
1. ALL PANELS SHALL BE ATTACHED TO EXISTING ROOF STRUCTURE USING THE REQUIRED NUMBER OF ATTACHMENTS IN THE PROPOSED CONFIGURATION AS DEFINED IN THIS PLAN SET.
 2. ALL PANELS SHALL BE FULLY OUTSIDE OF ANY ROOF AREAS DEFINED AS FIRE SETBACK IN THIS SITE PLAN. FIRE SETBACKS ARE DEFINED BY THE DIMENSIONS IN RED AND ARE CONSIDERED ABSOLUTE.
 3. ANY DIMENSIONS NOTED AS "MAX" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
 4. ANY DIMENSIONS NOTED AS "MIN" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
 5. STANDARD DIMENSIONS (NOT INCLUDING FIRE SETBACKS) SHALL BE UNDERSTOOD TO BE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
 6. ANY DIMENSIONS NOTED AS "APPROX" SHALL BE UNDERSTOOD TO BE APPROXIMATE IN NATURE AND SHOULD BE USED AS A GUIDE. EXACT PLACEMENT OF THE PANELS RELATIVE TO THESE DIMENSIONS ARE LEFT TO THE INSTALLER'S DISCRETION, ASSUMING THAT ALL OTHER DEFINED REQUIREMENTS ARE MET.
 7. ANY DIMENSIONS IN PARENTHESES () ARE FOR ENGINEERING REFERENCE ONLY AND ARE NOT NEEDED FOR INSTALLATION.
 8. IF IT IS THE CONTRACTOR RESPONSIBILITY TO RECALCULATE THE SYSTEM AND ITS SUPPORTS AS INDICATED IN THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF SITE CONDITIONS DIFFER FROM WHAT IS DEPICTED ON PLANS.

ATTACHMENT SYSTEM:
ATTACHMENT SYSTEM AND FLASHING METHOD SHALL BE CONSTRUCTED ACCORDING MANUFACTURER'S INSTALLATION MANUAL AND AS SPECIFIED BY EOR.


SUGGESTED ELECTRICAL EQUIPMENT MOUNTING LOCATION:
THE SUGGESTED EQUIPMENT MOUNTING LOCATION MAY BE ADJUSTED AT INSTALLER'S DISCRETION SO LONG AS LOCAL AND REQUIREMENTS ARE ADHERED TO.




SYSTEM SUMMARY			
ROOF SECTION	NUMBER OF MODULES	SYSTEM SIZE	ROOF SLOPE
5	592	352.24kW	0:12



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07/16/2024

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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date:	08/16/2024
Designed By:	TRJ
Reviewed By:	TRJ
Method:	MANUAL

DRAWING SCALE:
N.T.S.

SHEET NAME:
SITE PLAN

SHEET NUMBER:
S1

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STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

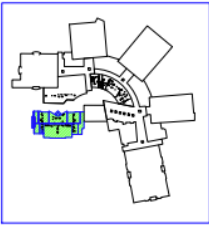
Date:	06/14/2024
Designed By:	TVA
Reviewed By:	BJD
Project No.:	2024-0000000000

DRAWING SCALE:
N.T.S.

SHEET NAME:
WIND CALCULATIONS, ARRAY
LAYOUT & EQUIPMENT LOCATION

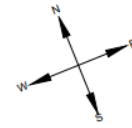
SHEET NUMBER:
S2

KEY MAP



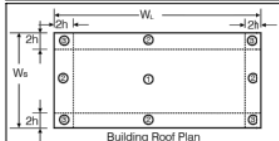
LEGEND

ACD	AC DISCONNECT
INV	INVERTER
CP	COMBINER PANEL
SG	SWITCH GEAR
M	METER
Module	MODULE
Blue Hatched	EXPOSED MODULE



Existing Structure & Limiting Factors

Roof Type	Flat
Roof Material	Concrete
Sheathing	Plywood
Framing	Wood Trusses, 24" O.C.
Fire Rating	Class A
Roof Slope	0.12
Mean Roof Height [ft] [m]	145
Overhang [ft] [m]	None
Dead Load [psf]	48.3
Live Load [psf]	20
a = Width for Zone 2 and 3 determination (per CBC, ignore) [ft]	90
b/2 = Width used to determine if exposed [ft]	22.50
b2 = Distance from roof to lower panel edge: Min (ft/m, hrs) [ft]	1.00
b2 = Distance from roof to upper panel edge: Max (ft/m, hrs) [ft]	1.00
d1 = Limit for adjacent panels [ft]	4.00
Minimum height above roof edge [ft]	2.00



Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec. 29.4.3 (All wind pressures include a load factor of 0.6)

	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	NONE	NONE
2	NONE	NONE
3	19.20/-28.93	19.20/-19.29

PV Module Data

Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees °]	5

Environmental Data

Design Wind Speed (V)	115
Directional Wind Speed (Kd)	0.85
Elevation Factor (Ke)	1.0
Topographic Factor (Kzt)	1.0
pressure exposure (Kz)	0.85
Velocity Pressure (qh)	24.46

PV Module Loads

	Downward	Uplift
Module Design Pressure [psf]	-75.18	33.41
Worst Case Pressure [psf]	19.29	-28.39
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)
Net Load Pressure [psf]	21.89	-25.79
Margin [psf]	-97.07	59.20
Safety Factor (OK IF OVER 1.0)	-3.44	-1.30

Total Array Calculations

Minimum Number of Attachments	1434
Total Array Weight [lbs]	45678.72
Total Array Area [sqft]	18034.06
Total Roof Area [sqft]	727652.08
Total Roof Weight [lbs]	460592250.00
Total Panel, Inverter & Attachments Weight [lbs]	58333.11
Total Increase in Dead Load Weight (%)	0.01
Percentage of Total Occupied Roof Area (%)	2.48
Total Array Uplift [lbs]	-466308.22
Force per Attachment [lbs]	-325.18
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK if over 1.0)	2.56

LEGEND


Light Blue	ROOF ZONE 1	Light Purple	ROOF ZONE 3
Blue	ROOF ZONE 2		

INSTALLATION INSTRUCTIONS

INSTALLING SOLAR STACK PEDESTALS

Dispense adhesive at location of mount, allow space for expansion of adhesive.

NOTE: Polyurethane Foam Adhesives will expand up to 3 times original size. Take care to allow for expansion and contact area to Solar Stack Pedestal to ensure performance as designed.




INSTALLING THE MODULE CLAMPS

Clamps hold the modules onto the frame. There are two types: end-clamps and mid-clamps. End-clamps are used at the end of a row of modules. Mid-clamps are placed between two panels and ensure they're spaced equally.

Attach the modules using the clamps as noted on the drawing:

- Insert the middle clamp and tighten them.
- Insert the end clamps lastly in the pedestal. The end clamps are attached and then tightened at the height of the module frame.



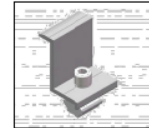
INSTALLING THE MODULE CLAMPS

Modules should be installed to the Solar Stack pedestals with the manufacturer approved middle/end clamps. There are different types of clamps available for the module installation.

Mid Clamp




End Clamp




INSTALLING SOLAR STACK PEDESTALS

Install Solar Stack pedestal into fresh adhesive and allow to cure in accordance with adhesive manufacturer's recommendations. Solar Stack pedestal should be placed into foam within 1-2 minutes after foam is dispensed.




All exposed polyurethane adhesive should be protected from UV exposure. This can be accomplished by coating with an exterior grade acrylic paint/primer or covering the foam adhesive with another method.



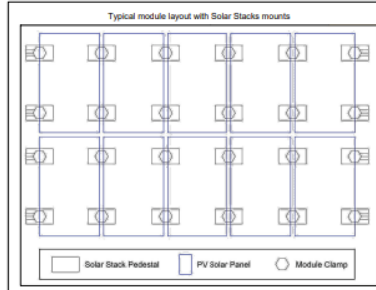
INSTALLING THE MODULES

The next step is to install the solar modules to the Solar Stack pedestals. Modules can be installed in portrait or landscape orientation, according to the engineering plans. As well as taking measurements, we'll check that the modules look straight – not just from where we're sitting on the roof, but from down on the ground too.

Modules will be connected with each other, according to the provided engineering plans in regards to the proper stringing.



INSTALLING THE MODULES



IMPORTANT: Periodic re-inspection of the installation for loose components, loose fasteners and any corrosion, such that if found, the affected components are to be immediately replaced.

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PROJECT NAME:

STONECREST MALL

PROJECT ADDRESS:

Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Scale:	300 PLS. 2/20/20
Designed By:	YSA
Reviewed By:	AKM
Revision:	REVISED 10/20/20

DRAWING SCALE:

N.T.S.

SHEET NAME:

MOUNTING & FLASHING
DETAIL

SHEET NUMBER:

S4.2

MOUNTING & ADHESIVE COMPONENTS

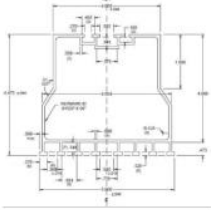
SOLAR STACK'S COMPONENTS

Solar Stack's innovative design incorporates a patented pedestal used in conjunction with a non-approved adhesive.

Solar Stack eliminates potentially disastrous roof penetrations and allows roof warranties paid for by the owner to remain intact. Solar Stack is used for secure penetration of building structural connection points. Installation is significantly simplified. Solar Stack's streamlined design cuts labor and installation time in half, resulting in cost savings comparable to traditional mounting systems and resulting structural connection points.

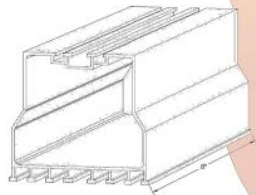
Additionally, Solar Stack eliminates creating hot or cold air gaps to install solar panels. And because there's no drilling, you have total peace of mind that roof leaks won't result from installation. Solar Stack has undergone rigorous testing by accredited facilities and earned the most stringent certifications from the state of Florida for use in High-Wind/Velocity Hurricane Zones, ensuring its durability.

8 in. "SOLAR STACK" or "DOUBLE DOWN" Solar Pedestal
Overall Product Dimensions:



8 in. "SOLAR STACK"

- Suitable for residential and commercial projects
- Parallel to roof - suitable for pitched and - flat roofs
- 12" Length of the 55 pedestals (mounts)
- Solar modules can be mount in Portrait or Landscape orientation



DISCLAIMER: EITHER 8" OR 12" PEDESTALS MAY BE USED AS NEEDED BY CONTRACTOR. CALCULATIONS ON SHEET S2 WERE BASED ON WORST CASE CONDITIONS AND ARE ACCEPTABLE FOR BOTH PEDESTALS.

INSTALLING SOLAR STACK PEDESTALS

Determine the spacing of Solar Stack pedestals for your solar array design.
Surface Preparation: All roof surfaces must be free of any debris, dirt, grease, oil, and standing water before adhesive is applied. Follow adhesive manufacturers application instructions.

Approved adhesive types used for installation of Solar Stack pedestals are located in the following table.

Table 7.1
Uplift Resistance Loads/Pressure¹

Uplift Load applied to the Top of "SOLAR STACK GEN 3" or "DOUBLE DOWN GEN 3" Assembly (90° to Roof Surface)

Adhesive Type:	GEN 3 Pedestal Size:	Peddy Dimensions:	Peddy Weight:	Ultimate Load ² :
ICP Polyset® AH-160	12"	16-5/8" x 8-7/8"	79.9 grams	833 LBF
ICP Polyset® AH-160	8"	12-3/8" x 8"	62.6 grams	658 LBF
DOW Tile Bond	8"	10-1/2" x 7"	55 grams	383 LBF
DOW Insta-Stik	8"	10-1/2" x 7"	59.8 grams	400 LBF
DAP Stormbond	8"	10-1/2" x 7"	52.1 grams	500 LBF

Notes:
1. Ultimate Loads with 0 margin of safety applied to the test loads.
2. Assembly was tested for vertical up.

Table 7-1 (Evaluation report for Florida product approval MFL 21074.6 R4)

We strongly recommend that all the installers should have training for proper use of the foam adhesive before they do any installation of the Solar Stacks.

It is very important to use approved foam adhesives only. For proper use of the foam adhesive, manufacturer installation instructions must be followed.

GROUNDING

GROUNDING

Grounding lug will be mounted at every row. Grounding lugs connects the PV modules to the grounding conductors. Attach the grounding lug to the Solar Stack Pedestal with hardware. Secure the grounding wire to the lug by tightening the set screw and torque Grounding Lug 120 in.-lbs. at Pedestal terminal and 5 ft.-lbs. at wire terminal.

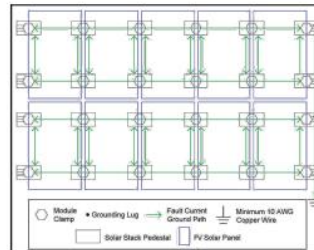


GROUNDING

Entire solar array must be grounded. Modules should be bonded to the Solar Stack pedestals with the manufacturer approved middle/end clamps. Grounding hardware (as part of the module clamps) forms secure electrical bonds with both the module and the pedestal, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.

Grounding wire should be installed, in a way that will electrically bond the module rows between each other. Grounding lug will be installed on the Solar Stack pedestal (one per each row) and bond the grounding wire. Grounding wire should be min #10 AWG (Bare Copper wire) size. If other than specified, then must be determined by a Professional Engineer, in accordance to the National Electric Code.

Grounding conductors, from each row of the array, must be bonded together, in order to form a solid electrical connection system, which will continue to the closest Junction or Combiner box. From that point, according to the Professional Engineer ampacity calculations, based on the NEC, proper grounding wire will continue to run all the way down to the determined system grounding point.



The system is a non-separately derived system. The following components have been evaluated for bonding as the fault current ground path: PV module, Mid Clamp, End Clamp, Pedestal and Ground Lugs.

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PROJECT NAME:

STONECREST MALL

PROJECT ADDRESS:

Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date:	REV. P/E STAMP

DRAWING SCALE:

N.T.S.

SHEET NAME:

MOUNTING & FLASHING
DETAIL

SHEET NUMBER:

S4.1



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

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

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting, July 10, 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, Planner Felisha Blair, and Zoning Administrative Technician Abeykoon Abeykoon were in attendance. Deputy Director Ellis Still was absent.

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**

An overview was given by staff.

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

LAND USE PETITION: *SLUP 24-006*
PETITIONER: Dean Hodge D/B/A Go Solar Power
LOCATION: 2929 Turner Hill Rd, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

LAND USE PETITION: *SLUP 24-007*
PETITIONER: Dean Hodge D/B/A Go Solar Power
LOCATION: 8060 Mall Parkway, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

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

Evan Pfretzschner and Nataly Lara representatives of Go Solar Power presented their presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the roof top of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two to three weeks.

Director Shawanna Qawiy asked the applicants if wind testing will be conducted for installation

Evan Pfretzschner stated that all their solar projects go through a process that includes submitted plans being stamped and sealed by state licensed engineers. Wind testing is included during this process.



CITY OF STONECREST, GEORGIA

IV. ADJOURNMENT

The meeting was adjourned at 6:08 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

Jawanna N. Dawiy
DIRECTOR

APPROVED:

July 16, 2024

PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

7/16/24

SECRETARY

DATE



PLANNING COMMISSION MEETING
 Stonecrest City Hall* - 6:00 p.m.
 *In-Person Meeting
 August 6, 2024

A G E N D A

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

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were all present.

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Planner Felliha 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

Chairperson Hubbard made a motion to **APPROVE** the agenda for August 6, 2024. The motion was moved by Vice Chairperson Willaims and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

IV. APPROVAL OF MEETING MINUTES:

Planning Commission meeting minutes dated July 2, 2024.

Chairperson Hubbard made a motion to **APPROVE** the meeting minutes for August 6, 2024. The motion was moved by Vice Chairperson Willaims and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

V. ANNOUNCEMENT(S): National Night Our Event – August 6, 2024

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

PUBLIC HEARING(S)

A. PUBLIC HEARING- CASE #: SLUP 24-006

APPLICANT: Dean Hodge D/B/A Go Solar Power

LOCATION: 2929 Turner Hill Rd, Stonecrest, GA

The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

Deputy Director Still gave an overview of SLUP 24-006 and SLUP 24-007.

Evan Pfretzschner Director of Commercial Operations with Go Solar Power presented his presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the rooftop of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two (2) to three (3) weeks.

Commissioner Hollis asked about the underage for the solar production that would be produced for the mall. She also asked about a cost-effective report that will show the benefits of the solar panel's installation.

Evan Pfretzschner stated that the number of solar panels that will be placed on the roof is less than the demand due to there not being enough space to place a greater amount on the roof to offset the utility bill by 100%. He stated it would be a benefit of +/- 64%.

The cost-effective report was proposed to Craig Delasin CEO of Urban Retail Properties (Stonecrest Mall).

Commissioner Walker inquired about sunlight dependency

Evan Pfretzschner responded by stating that the solar panels do not operate with batteries and that there will be no energy storage due to there being fewer panels than demand. Production will be offset during daytime hours.

There was one (1) participant in attendance to speak in support of the application(s).

Faye Coffield stated that this is a modern and attractive proposal. She has experience with seeing the benefits of solar power when living in Africa. This will attract businesses to the mall, including a new owner for the currently vacant movie theater and inspire more people to consider this source of energy production in the City of Stonecrest.

Ms. Coffield also stated that she is speaking in support of SLUP 24-007.

With no additional comments from the public, the public hearing was closed

Commissioner Hollis made a motion to recommend for **APPROVAL WITH CONDITIONS** as outlined by staff the application for **SLUP24-006**. The motion was seconded by Chairperson Hubbard. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

B. PUBLIC HEARING - CASE #: SLUP 24-007

APPLICANT: Dean Hodge D/B/A Go Solar Power

LOCATION: 8060 Mall Parkway, Stonecrest, GA

The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

The public hearing was opened. With no additional comments from the public, the public hearing was closed.

Commissioner Hawkins made the motion to recommend **APPROVAL WITH CONDITIONS** as outlined by the staff for **SLUP24-007**. The motion was seconded by Commissioner Hollis. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

VIII. ADJOURNMENT

The meeting was adjourned at 6:29 p.m.

Respectfully submitted by Cobi Brown

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date

Pending Approval

Pending Approval

STATE OF GEROGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

1 **AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST,**
2 **GEORGIA TO APPROVE WITH CONDITIONS SPECIAL LAND USE PERMIT 24-006**
3 **TO INSTALL A SOLAR PV ROOF-MOUNTED SYSTEM ON THE ROOF OF 2929**
4 **TURNER HILL ROAD (STONECREST MALL), PARCEL ID NUMBER 16 170 01 002;**
5 **TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING**
6 **ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO**
7 **PROVIDE FOR OTHER LAWFUL PUPOSES.**

8 **WHEREAS** the governing body of the City of Stonecrest (“City”) is the Mayor and City
9 Council (“City Council”) thereof; and

10 **WHEREAS**, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
11 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

12 **WHEREAS** the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances
13 relating to its property, affairs, and local government; and

14 **WHEREAS** the City of Stonecrest has been vested with substantial powers, rights, and
15 functions to generally regulate the use of real property to maintain health, morals, safety, security,
16 peace, and the general welfare of the City; and

17 **WHEREAS** the City received an application to install a solar PV roof-mounted system
18 with on the roof of 2929 Turner Hill Road (Stonecrest Mall); and

19 **WHEREAS**, pursuant to the City’s Zoning Ordinance applicants must obtain a special
20 land use permit; and

21 **WHEREAS** the matter was heard in the City’s Community Planning Information Meeting
22 pursuant to the provisions of the City’s Zoning Procedures Law; and

23 **WHEREAS**, the City has properly advertised and held a public hearing before the
24 Planning Commission regarding SLUP 24-006, to install a solar PV roof-mounted system on the
25 roof of 2929 Turner Hill Road (Stonecrest Mall); and

26 **WHEREAS**, the City has properly advertised and held a public hearing pursuant to the
27 provisions of Georgia’s Zoning Procedures Law before the City Council prior to the adoption of
28 this Ordinance; and

29 **WHEREAS** the Director of Planning and Zoning recommends approval of special land
30 use permit 24-006 with conditions on the property located at 2929 Turner Hill Road; and

31 **WHEREAS** the health, safety, and welfare of the citizens of the City will be positively
32 impacted by the adoption of this Ordinance.

33 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
34 **THE CITY OF STONECREST, GEORGIA, as follows:**

35
36 **Section 1.** SLUP 24-006, application to install a solar PV roof-mounted system on the roof
37 of 2929 Turner Hill Road (Stonecrest Mall), is **APPROVED WITH CONDITIONS.**

38 **Section 2.** That the conditions on SLUP 24-006 are as followed:

- 39 1. A current detailed structural analysis report shall be prepared and submitted for review
40 by City Staff during the building permit process to confirm the roof can support the additional
41 weight of the proposed solar panels.

42 2. The proposed use must satisfy all requirements for structural load, installation, wiring
43 and wind testing for the roof of the building.

44 3. The proposed use must meet all Fire Safety requirements including submitting an
45 updated Fire Safety Plan for the Mall.

46 4. The proposed use and location of the solar panels shall not disrupt any adjacent
47 properties due to reflective glare from the installation of any of the solar panels.

48 **Section 3.**(a) It is hereby declared to be the intention of the Mayor and Council that all
49 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
50 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

51 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent
52 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is
53 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
54 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
55 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
56 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
57 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

58 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
59 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
60 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
61 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
62 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
63 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
64 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
65 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
66

73 effect.

74
75 **Section 4.** The City Clerk, with the concurrence of the City Attorney, is authorized to
76 correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

77 **Section 5.** All ordinances and parts of ordinances in conflict herewith are hereby
78
79 expressly repealed.

80
81 **Section 6.** The Ordinance shall be codified in a manner consistent with the laws of the
82
83 State of Georgia and the City of Stonecrest.

84
85 **Section 7.** It is the intention of the governing body, and it is hereby ordained that the
86
87 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
88
89 Stonecrest, Georgia.

SO ORDAINED AND EFFECTIVE this _____ day of _____, 2024.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

- 90
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CITY COUNCIL AGENDA ITEM

SUBJECT: SLUP 24-007 8060 Mall Parkway

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

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

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

Current Council Meeting: Monday, August 26, 2024

SUBMITTED BY: Planning and Zoning Department

PRESENTER: Shawanna Qawiy, Planning & Zoning Director

PURPOSE: The applicant is seeking a Special Land Use Permit (SLUP) to install solar panels.

FACTS: Click or tap here to enter text.

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

RECOMMENDED ACTION: Approve with conditions.

ATTACHMENTS:

- (1) Attachment 1 - Staff Report
- (2) Attachment 2 - Draft PC Meeting Minutes
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

Prepared By: Ellis Still, Deputy Director of Planning and Zoning

Petition Number: SLUP 24-007

Applicant: Dean Hodge – Go Solar Power
933 Clint Moore Road
Boca Raton, FL 33487
permits@gosolarpower.com

Property Owner: Craig Delasin, Chief Executive Officer
2929 Turner Hill Road, Suite 106
Lithonia, GA 30038
cdelasin@urbanretail.com

Project Location: 8060 Mall Parkway (Parcel ID 16 170 01 002)

District: 1 – Councilwoman Tara Graves

Acreage: +/- 28.89 acres

Existing Zoning: C-1(Local Commercial) District

Overlay: Stonecrest Overlay District – Tier 1

Future Land Use: Regional Center (RC)

Proposed Development/Request: The applicant is seeking to install a solar PV roof-mounted system with 592 panels on the roof of the movie theater building.

CPIM: July 7, 2024 (sign posted June 27, 2024)

Planning Commission: August 6, 2024

Mayor & City Council: August 26, 2024

Sign Posted/ Legal Ad(s) submitted: July 12, 2024

Staff Recommendations: **Conditionally Approved**

Planning Commission: **Conditional Approval with staff recommended conditions**

PROJECT OVERVIEW

Location

The subject property is located at 8060 Mall Parkway, Stonecrest, GA 30038. The property has access from Mall Ring Road which has multiple access points including Stonecrest Parkway and Stonecrest Concourse which leads to Turner Hill Road. Mall Parkway is classified as a major arterial and is maintained by the City of Stonecrest.

The property and all of the surrounding properties are zoned C-1 (Local Commercial).



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	C-1 (Local Commercial) District	Commercial Stonecrest Mall
Adjacent: West	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: East	C-1 (Local Commercial) District	Commercial Stonecrest Mall
Adjacent: South	C-1 (Local Commercial) District	Commercial Stonecrest Mall

Background

The subject property zoning classification is C-1- Local Commercial.

The property is developed as the Stonecrest Mall which opened in 2002 and consists of 1.2 million square feet. The proposed project is to install 592 solar panel on the roof of the area known as the movie theater building. The movie theater is currently not operating and has been closed since 2021.

Traffic and Environmental Assessment

According to the applicant there will not be a direct impact on traffic based on the proposed project.

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 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)

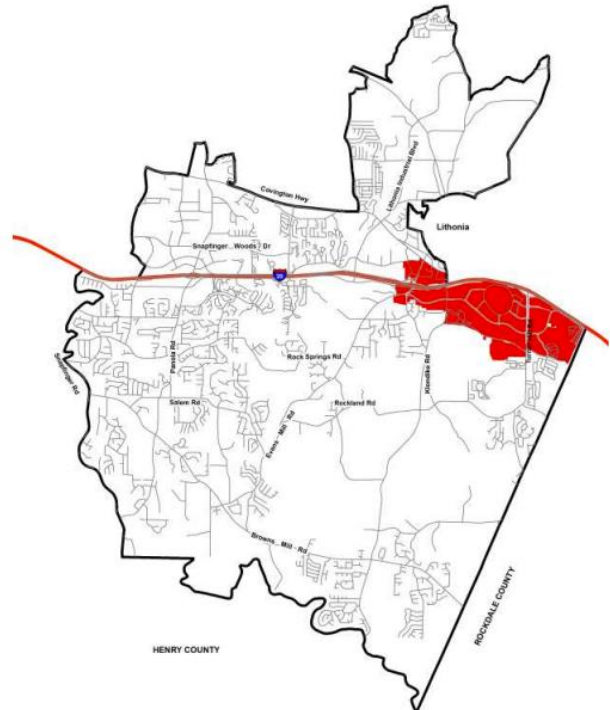
Regional Center (RC)

The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.

Regional Center Character Area Locations

- Turner Hill & Mall Parkway
- Klondike Road & Mall Parkway
- Evans Mill Road & I-20



COMPREHENSIVE PLAN ELEMENTS

LAND USE

Regional Center Primary Land Uses

- Stacked Townhouses
- 8+ Story Condominiums and Lofts
- High Rise Apartments
- Regional Healthcare Facilities
- Large-Scale Retail and Commercial
- Regional Corporate Offices
- Education and Institutional Uses
- Entertainment and Cultural Facilities
- Parks, Recreation Facilities, and Sports Complexes
- Public and Civic Facilities



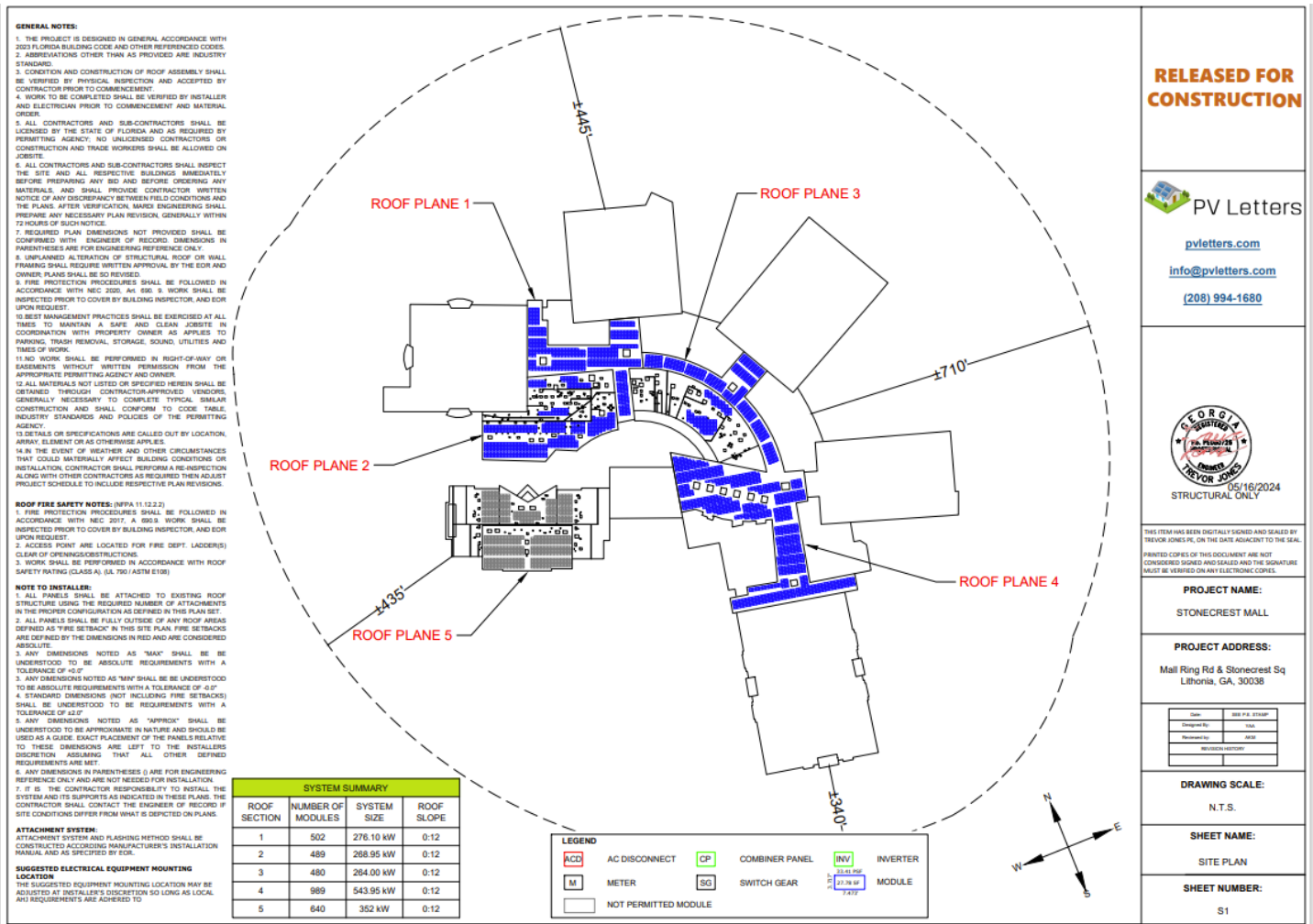
Permitted Zoning in RC Areas
HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, OI, OIT



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in July 2024. The Community Planning Information Meeting (CPIM) was held on July 7, 2024, at 6:00 pm at city hall. There were no residents in attendance at the meeting.

Proposed Site Plan



SYSTEM SUMMARY			
ROOF SECTION	NUMBER OF MODULES	SYSTEM SIZE	ROOF SLOPE
1	502	276.10 kW	0:12
2	489	268.95 kW	0:12
3	480	264.00 kW	0:12
4	989	543.95 kW	0:12
5	640	352 kW	0:12

Aerial Map

SLUP 24-007

ADDRESS: 8060 Mall Parkway

CURRENT ZONING: C-1 (Local Commercial) District

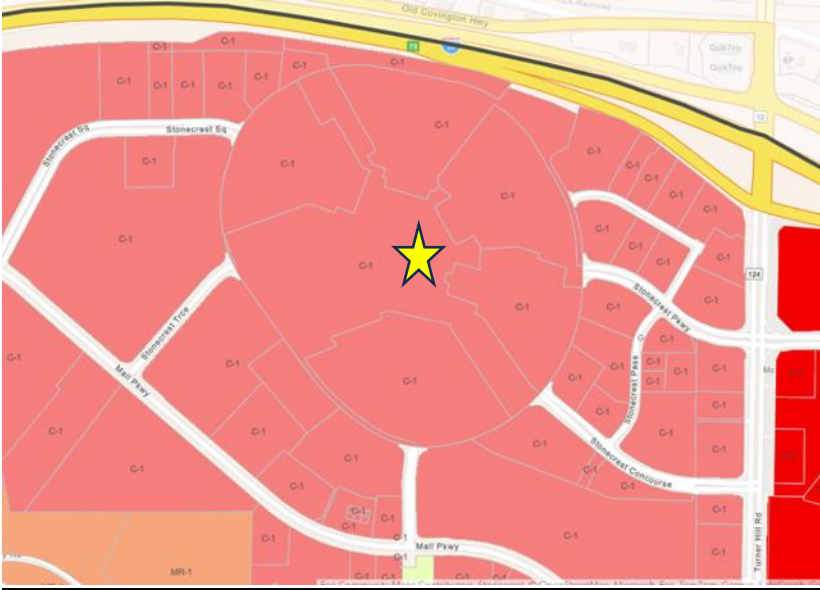
OVERLAY: Stonecrest Overlay District Tier 1

FUTURE LAND USE: Regional Center (RC)

 **Subject Property**




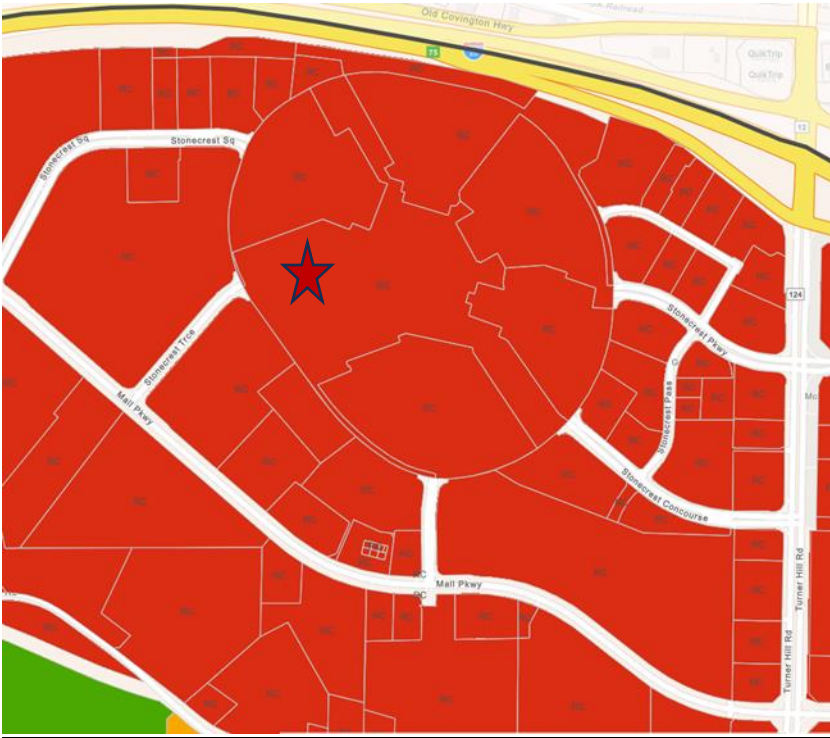
Zoning/Land Use Map



Legend

Zoning

 C-1 - Local Commercial



Legend

Land Use

 Regional Center

CRITERIA TO BE CONSIDERED

Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff analysis.

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

The subject property consists of approximately +/-28.89 acres of commercially zoned land. The property was developed in 2001 as Stonecrest Mall. The building (mall) is more than 1.2 million square feet. There is adequate parking, open space, required yards and building roof space available for the proposed project. The request is to install 2274 roof mounted solar panels on the roof of the building. The solar panels system will tie into the mall's electrical system thereby producing energy for the mall. This will not affect the need or requirements for parking or open space and will not change the footprint of the existing development.

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

The proposal is for an alternative energy production (system) which would be an accessory use to the existing shopping center. At the time of this report there are no other alternative energy systems in the area. The proposed use should not have any adverse effect on the compatibility or land use in the area. The use will be on the roof of the building and will be unnoticeable according to the applicant to the general public and neighboring properties.

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

The property address(es) encompasses Turner Hill Road, which is a major collector, and Mall Parkway which is a minor collector. The area is heavily developed and has all public facilities and utilities in place. The proposed project will be added to the roof of the mall and will not impact the current operations of the public services or public facilities that currently exist. The proposal will connect into the mall's current electrical circuitry to produce electrical energy from a solar source.

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

The proposal is abutting Interstate 20, Turner Hill Road and Mall Parkway. There is adequate traffic-carrying capacity for the proposed use. The use will not affect traffic in the area as it is roof-mounted and will only require limited maintenance and installation requirements based on the codes for the State of Georgia.

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

The existing land uses located in the area will not be adversely affected by the character of the vehicles or volume of traffic generated by the proposed use. The use will be ancillary to the existing retail (mall) use. There should be minimal traffic associated with this secondary use. Once installed, it is anticipated by the applicant that there will be little maintenance required.

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

There is adequate ingress and egress to the subject property to the proposed development. There is infrastructure in place related to pedestrian and automotive safety, traffic flow and access in the event of fire or other emergencies. The existing access will not be affected, however the existing fire plan for the current development (Stonecrest Mall) will require amending according to the DeKalb County Fire Marshal's office. Any required changes will be detailed during the plan review process when applicable for a building permit.

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

The proposed use should not adversely impact adjoining land uses by reason of noise, smoke, odor, dust, or vibration generated by this use. The solar panels do not create any of the listed nuisances. The applicant(s) shall consider the potential for reflective glare that could possibly adversely impact adjoining land uses. The installation location of all panels shall be taken under consideration by the applicant.

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

The proposed use is for the installation of solar panels and does not have set hours of operation.

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

The proposed use will not adversely impact any adjoining land use by reason of manner of operation. The applicant shall take under consideration the installation location of the solar panels that may impact reflective glare on adjacent properties and potential uses.

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

The proposed use is permitted per Article 4 – Use Regulations Table 4.1 – Use Table. Although this proposed use is permitted, there have not been any similar uses developed in the area.

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

The use is listed as a permitted use that requires the approval of a special land use permit. The comprehensive plan states “a centralized location that allows a variety of uses.” Though there have not been similar uses in the past, there could be the potential for this type of use in the future.

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

The proposed use will be located on the roof of the Mall and should not affect the buffer zones and transitional buffer zones. This use will not change the footprint on the property.

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

According to the applicant there are adequate provisions of refuse, and the existing services will not be affected.

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

The applicant indicated that installation of the solar system is anticipated to be 6 to 8 weeks, from the approval date. Staff find no reason the use should be limited in duration.

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

The size, scale and mass of the proposed development of the solar panels is a concern given the number of solar panels proposed for installation. There is concern about the excessive weight that will be added to the roof structure. There is also concern surrounding fire safety and monitoring in case of emergency.

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

The proposed use will not adversely affect historic buildings, sites, districts or archaeological resources. There are no historical buildings or archeological resources that staff is aware of in the area.

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

There are no required supplemental regulations that would affect this special land use permit.

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

The proposed use shall not create a negative shadow impact on any adjoining lot or building as a result of building height. There are no other buildings in close enough proximity to be affected by the building height.

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

The proposed use may be a benefit to the community as a whole by producing energy on-site, reducing the amount of energy consumed from traditional sources and providing a place where the community can benefit from this production.

The proposed use is not specifically listed in the comprehensive plan, however, based on public input from the community during the 2038 Stonecrest Comprehensive Plan update, *“the City should be more proactive when it comes to sustainability, such as wind, solar, and technology. Additionally, the City should promote and incentivize these businesses to locate in the City.”* This use would be consistent with the overall objectives of the Comprehensive plan.

STAFF RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** of the special land use permit request with the following conditions:

1. A current detailed structural analysis report shall be prepared and submitted for review by City Staff during the building permit process to confirm the roof can support the additional weight of the solar panels.
2. The proposed use must satisfy all requirements for structural load, installation, wiring and wind testing for the roof of the building.
3. The proposed use must meet all Fire Safety requirements including submitting an updated Fire Safety Plan for the Mall.
4. The proposed use and location of the solar panels shall not disrupt any adjacent properties due to reflective glare from the installation of any of the solar panels.


PLANNING COMMISSION RECOMMENDATION – August 6, 2024

Conditional Approval with staff recommended conditions.

Attachment(s): RZ 23-012 Application Materials



**Special Land Use Permit
Application**

Applicant Information	Name: Dean Hodge - Go Solar Power		
	Address: 933 Clint Moore Rd Boca Raton FL 33487		
	Phone: 561-228-4483	Fax:	Email: permits@gosolarpower.com
	Owner's Name: STONECREST MALL SPE II LLC		
Owner Information	Owner's Address: 2929 Turner Hill Rd. Sute# 106 Lithonia GA 30038		
	Phone: 312-479-1702	Fax:	Email: cdelasin@urbanretail.com
	Property Address: 2929 TURNER HILL RD LITHONIA GA 30038	Acreage:	
	Parcel ID: 16 170 01 002		
Property Information	Current Zoning Classification:		
	Proposed Use of Property: commercial		
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No		
Affidavit	Property Information: Stonecrest Mall is a regional shopping mall that features various retailers, restaurants, and a movie theater.		
	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
Notary	Applicant's Name: Dean Hodge		
	Applicant's Signature: <i>Dean Hodge</i>	Date: 5/28/2024	
	Sworn to and subscribed before me this 28 Day of May 20 24		
	Notary Public: Shihchien Yuan		
	Signature: <i>Shihchien Yuan</i>		
	My Commission Expires: 6/27/2026		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> CC	Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

08-03-2017

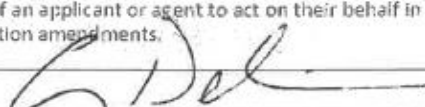
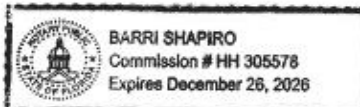
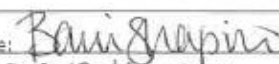


Item VIII. d.



**Property Owner(s)
Notarized Certification**

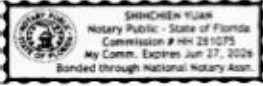
The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing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

Property Owner (If Applicable)	Signature: 	Date: 5/28/24	
	Address: 2929 Turner Hill Rd Ste# 106	City, State: Lithonia, GA	Zip: 30038
	Phone: 312-479-1702		
	Sworn to and subscribed before me this 28 day of May, 2024		
Property Owner (If Applicable)	Notary Public:	 <p>BARRI SHAPIRO Commission # HH 305578 Expires December 26, 2026</p>	
	Signature: 	Date: 5/28/24	
	Address: 505W 3rd Ave #411	City, State: Boca Raton, FL	Zip: 33432
	Phone: 561-702-0427		
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		
	Signature:	Date:	
	Address:	City, State:	Zip:
Property Owner (If Applicable)	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		



**Applicant/Petitioner
Notarized Certification**

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

Applicant / Petitioner	Signature: Dean Hodge <i>Dean Hodge</i>	Date: 5/28/2024
	Address: 933 Clint Moore Rd	City, State: Boca Raton, FL
	Phone: 561-228-4483	Zip: 33487
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>24</u>	
Notary Public:	 <i>[Signature]</i>	
Attorney / Agent	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		



Jul 31, 2024

Attn: Cobi Brown, Planning Administrative Technician

Letter of Intent - City of Stonecrest Zoning Review

Dear City of Stonecrest,

We have revised our solar panel design for The Stonecrest Mall installations. We're now installing a Solar PV roof-mounted system with a total of 2,866 panels split between the main mall meter and the movie theater meter. We changed the panel to be used to a higher wattage panel thus causing a reduction in overall panel count.

2,274 - Modules to be installed and connected to 2929 Turner Hill Rd. Meter # VY6674 (Main Mall) 1.353 MW DC

592 - Modules to be installed and connected to 8060 Mall Parkway. Meter # 3138834 (Movie Theater) 353.34 KW DC

The larger system with 2,274 panels will be connected to the mall meter, requiring a shutdown (power disconnect and reconnect).

Evan Pfretzschner

Evan Pfretzschner
Director of Commercial Operations
Go Solar Power LLC
(561) 237-5396

Scope of Work:
This set of plans details the installation of a 352.24 kW DC Grid Interactive Solar Photovoltaic System, consisting of 592 RSM120-8-595BMDG Modules, with 2 SE120K-US. Modules to be attached to existing roof with Solar stack mounting system.

Site Details:
Property Owner Name: Stonecrest Mall
Site Coordinates: 33.70042, -84.09901
Property Address: Mall Ring Rd & Stonecrest Sq, Lithonia, GA, 30038

CODE TABLE & CERTIFICATIONS
STRUCTURAL CODE: 2018 IBC/IEBC/IRC
ELECTRICAL CODE: 2020 NEC, 2020 IEC
FIRE SAFETY CODE: 2018 IFC
(With Local AHJ Amendments, if applicable)

STRUCTURAL CERTIFICATION
I, TREVOR JONES, PE (050726), CERTIFY THAT THE INSTALLATION OF THE SOLAR MODULES IS IN COMPLIANCE WITH THE 2018 IBC, IEBC/IRC. BUILDING STRUCTURE WILL SAFELY ACCOMMODATE WIND LATERAL AND UPLIFT FORCES, AND EQUIPMENT DEAD LOADS.

INVERTER: UL1741SA
ENERGY: UL1703
JUNCTION BOX: NEMA 4X (ROOF)

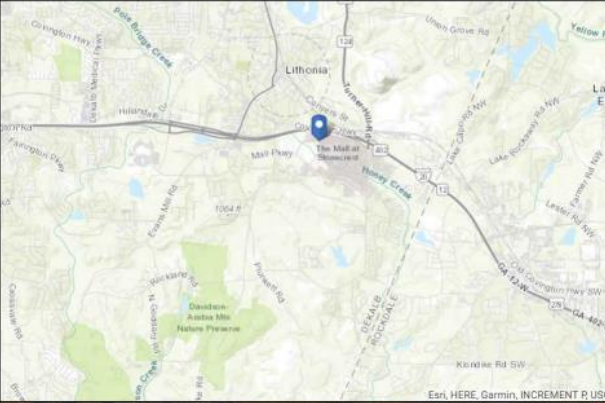

EXPOSURE NOTES:
CATEGORY: B
DESIGN REQ.: 115 mph
STRUCTURE: TYPE II /ENCL

LEGEND

ACD	AC DISCONNECT	RAILS	FIRE SETBACK
CP	COMBINER PANEL	ATTACHMENT	ROOF ZONE 1
M	METER	EXPOSED MODULE	ROOF ZONE 2
P	PANEL	MODULE	ROOF ZONE 3
MDP	MAIN DISTRIBUTION PANEL	MODULE UNDER SEPARATE PERMIT	
#	# OF PLANE		

Table Of Contents

Sheet	Description	REV.
G1	COVER PAGE	0
S1	SITE PLAN	0
S2	WIND CALCULATIONS & ARRAY LAYOUT & EQUIPMENT LOCATION	0
S3	ATTACHMENT DETAIL & ARRAY LAYOUT	0
S4.1 - S4.2	MOUNTING & FLASHING DETAILS	0
A1-5	APPENDIX - DATA SHEETS, MODULE WIND RATINGS & WIND SIMULATION	0

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07/16/2024
STRUCTURAL ONLY

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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

DATE:	REV. P.L. ENTRY:
DESIGNED BY:	JMS
REVISIONS:	JMS
REVISION HISTORY:	

DRAWING SCALE:
N.T.S.

SHEET NAME:
COVER PAGE

SHEET NUMBER:
G1

GENERAL NOTES:

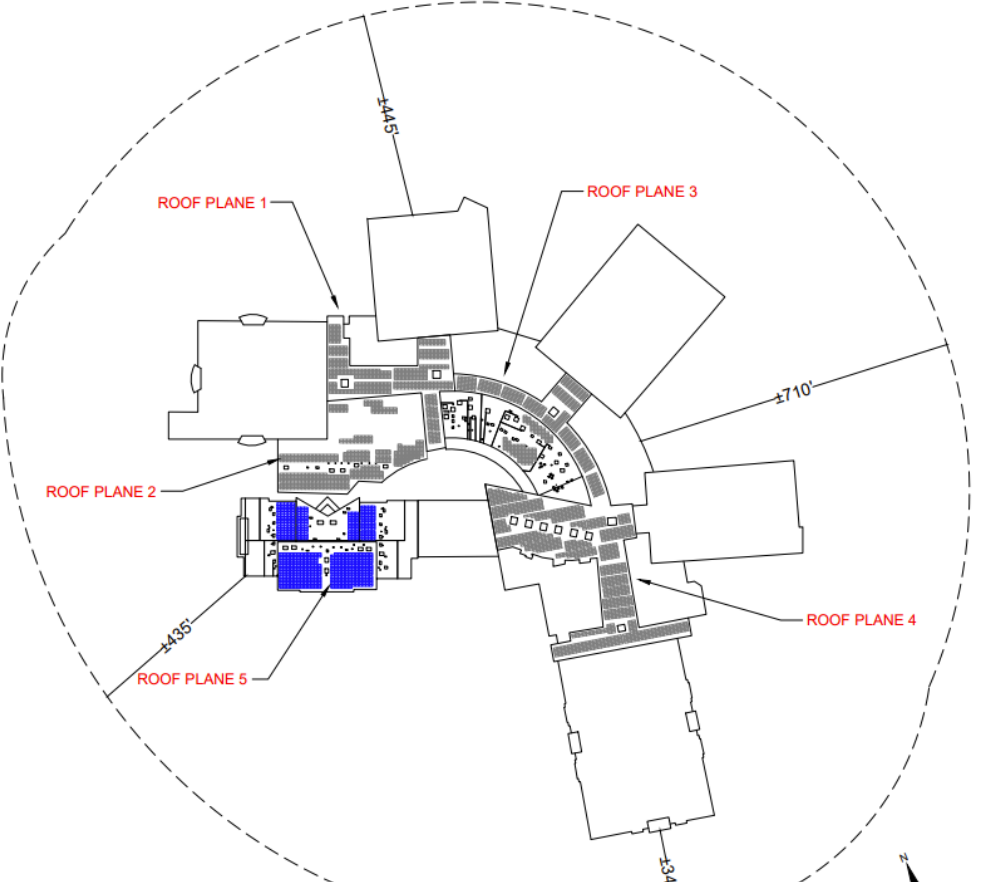
1. THE PROJECT IS DESIGNED IN GENERAL ACCORDANCE WITH 2023 FLORIDA BUILDING CODES AND OTHER REFERENCED CODES.
2. ABBREVIATIONS OTHER THAN AS PROVIDED ARE INDUSTRY STANDARDS.
3. CONDITION AND CONSTRUCTION OF ROOF ASSEMBLY SHALL BE VERIFIED BY PHYSICAL INSPECTION AND ACCEPTED BY CONTRACTOR PRIOR TO COMMENCEMENT.
4. WORK TO BE COMPLETED SHALL BE VERIFIED BY INSTALLER AND ELECTRICIAN PRIOR TO COMMENCEMENT AND MATERIAL ORDER.
5. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AND AS REQUIRED BY PERMITTING AGENCY. NO UNLICENSED CONTRACTORS OR CONSTRUCTION AND TRADE WORKERS SHALL BE ALLOWED ON JOBSITE.
6. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL INSPECT THE SITE AND ALL RESPECTIVE BUILDINGS IMMEDIATELY BEFORE PREPARING ANY BID AND BEFORE ORDERING ANY MATERIALS, AND SHALL PROVIDE CONTRACTOR WRITTEN NOTICE OF ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THE PLANS. AFTER VERIFICATION, MAJOR ENGINEERING SHALL PREPARE ANY NECESSARY PLAN REVISION, GENERALLY WITHIN 72 HOURS OF SUCH NOTICE.
7. REQUIRED PLAN DIMENSIONS NOT PROVIDED SHALL BE CONFIRMED WITH ENGINEER OF RECORD. DIMENSIONS IN PARENTHESES ARE FOR ENGINEERING REFERENCE ONLY.
8. UNPLANNED ALTERATION OF STRUCTURAL ROOF OR WALL FRAMING SHALL REQUIRE WRITTEN APPROVAL BY THE EOR AND OWNER. PLANS SHALL BE SO REVISED.
9. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2020, ARTICLE 690. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
10. BEST MANAGEMENT PRACTICES SHALL BE EXERCISED AT ALL TIMES TO MAINTAIN A SAFE AND CLEAN JOBSITE IN COORDINATION WITH PROPERTY OWNER AS APPLIES TO PARKING, TRASH REMOVAL, STORAGE, SOUND, UTILITIES AND TIMES OF WORK.
11. NO WORK SHALL BE PERFORMED IN RIGHT-OF-WAY OR EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE PERMITTING AGENCY AND OWNER.
12. ALL MATERIALS NOT LISTED OR SPECIFIED HEREIN SHALL BE OBTAINED THROUGH CONTRACTOR-APPROVED VENDORS GENERALLY NECESSARY TO COMPLETE TYPICAL SIMILAR CONSTRUCTION AND SHALL CONFORM TO CODE TABLE INDUSTRY STANDARDS AND POLICIES OF THE PERMITTING AGENCY.
13. DETAILS OR SPECIFICATIONS ARE CALLED OUT BY LOCATION, ARRAY ELEMENT OR AS OTHERWISE APPLIES.
14. IN THE EVENT OF WEATHER AND OTHER CIRCUMSTANCES THAT COULD MATERIALLY AFFECT BUILDING CONDITIONS OR INSTALLATION, CONTRACTOR SHALL PERFORM A PRE-INSPECTION ALONG WITH OTHER CONTRACTORS AS REQUIRED THEN ADJUST PROJECT SCHEDULE TO INCLUDE RESPECTIVE PLAN REVISIONS.

- ROOF FIRE SAFETY NOTES:** (NFPA 11.12.2.2)
1. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2017, ARTICLE 690. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
 2. ACCESS POINT ARE LOCATED FOR FIRE DEPT. LADDER(S) CLEAR OF OBSTRUCTIONS.
 3. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ROOF SAFETY RATING (CLASS A); (UL 790 / ASTM E109).

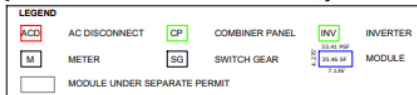
- NOTE TO INSTALLER:**
1. ALL PANELS SHALL BE ATTACHED TO EXISTING ROOF STRUCTURE USING THE REQUIRED NUMBER OF ATTACHMENTS IN THE PROPOSED CONFIGURATION AS DEFINED IN THIS PLAN SET.
 2. ALL PANELS SHALL BE FULLY OUTSIDE OF ANY ROOF AREAS DEFINED AS FIRE SETBACK IN THIS SITE PLAN. FIRE SETBACKS ARE DEFINED BY THE DIMENSIONS IN RED AND ARE CONSIDERED ABSOLUTE.
 3. ANY DIMENSIONS NOTED AS "MAX" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
 4. ANY DIMENSIONS NOTED AS "MIN" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
 5. STANDARD DIMENSIONS (NOT INCLUDING FIRE SETBACKS) SHALL BE UNDERSTOOD TO BE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
 6. ANY DIMENSIONS NOTED AS "APPROX" SHALL BE UNDERSTOOD TO BE APPROXIMATE IN NATURE AND SHOULD BE USED AS A GUIDE. EXACT PLACEMENT OF THE PANELS RELATIVE TO THESE DIMENSIONS ARE LEFT TO THE INSTALLER'S DISCRETION, ASSUMING THAT ALL OTHER DEFINED REQUIREMENTS ARE MET.
 7. ANY DIMENSIONS IN PARENTHESES () ARE FOR ENGINEERING REFERENCE ONLY AND ARE NOT NEEDED FOR INSTALLATION.
 8. IF IT IS THE CONTRACTOR RESPONSIBILITY TO RECALCULATE THE SYSTEM AND ITS SUPPORTS AS INDICATED IN THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF SITE CONDITIONS DIFFER FROM WHAT IS DEPICTED ON PLANS.

ATTACHMENT SYSTEM:
ATTACHMENT SYSTEM AND FLASHING METHOD SHALL BE CONSTRUCTED ACCORDING MANUFACTURER'S INSTALLATION MANUAL AND AS SPECIFIED BY EOR.

SUGGESTED ELECTRICAL EQUIPMENT MOUNTING LOCATION:
THE SUGGESTED EQUIPMENT MOUNTING LOCATION MAY BE ADJUSTED AT INSTALLER'S DISCRETION SO LONG AS LOCAL AND REQUIREMENTS ARE ADHERED TO.



SYSTEM SUMMARY			
ROOF SECTION	NUMBER OF MODULES	SYSTEM SIZE	ROOF SLOPE
5	592	352.24kW	0:12



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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date:	08/16/2024
Designed By:	YSA
Reviewed By:	YSA
Method:	MANUAL

DRAWING SCALE:
N.T.S.

SHEET NAME:
SITE PLAN

SHEET NUMBER:
S1

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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date:	06/16/2024
Designed By:	TJA
Reviewed By:	BJD
Revision:	REVISED HISTORY

DRAWING SCALE:
N.T.S.

SHEET NAME:
WIND CALCULATIONS, ARRAY
LAYOUT & EQUIPMENT LOCATION

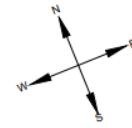
SHEET NUMBER:
S2

KEY MAP



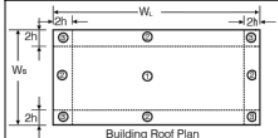
LEGEND

ACD	AC DISCONNECT
INV	INVERTER
CP	COMBINER PANEL
SG	SWITCH GEAR
M	METER
Module	MODULE
Blue Hatched	EXPOSED MODULE



Existing Structure & Limiting Factors

Roof Type	Flat
Roof Material	Concrete
Sheathing	Plywood
Framing	Wood Trusses, 24" O.C.
Fire Rating	Class A
Roof Slope	0.12
Mean Roof Height [ft]	145
Overhang [ft]	None
Dead Load [psf]	48.3
Live Load [psf]	20
a = Width for Zone 3 and 3 determination (per CBC, ignore) [ft]	90
b/2 = Width used to determine if exposed [ft]	22.50
b2 = Distance from roof to lower panel edge: Min (ftng, hng) [ft]	1.00
b2 = Distance from roof to upper panel edge: Max (ftng, hng) [ft]	1.00
d1 = Limit for adjacent panels [ft]	4.00
Minimum height above roof edge [ft]	2.00



Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec. 29.4.3 (All wind pressures include a load factor of 0.6)

	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	NONE	NONE
2	NONE	NONE
3	19.20/-28.93	19.20/-19.29

PV Module Data

Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees °]	5

Environmental Data

Design Wind Speed (V)	115
Directional Wind Speed (Kd)	0.85
Elevation Factor (Ke)	1.0
Topographic Factor (Kzt)	1.0
pressure exposure (Kz)	0.85
Velocity Pressure (qh)	24.46

PV Module Loads

	Downward	Uplift
Module Design Pressure [psf]	-75.18	33.41
Worst Case Pressure [psf]	19.29	-28.39
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)
Net Load Pressure [psf]	21.89	-25.79
Margin [psf]	-97.07	59.20
Safety Factor (OK IF OVER 1.0)	-3.44	-1.30

Total Array Calculations


Minimum Number of Attachments	1434
Total Array Weight [lbs]	45678.72
Total Array Area [sqft]	18034.06
Total Roof Area [sqft]	727652.08
Total Roof Weight [lbs]	460592250.00
Total Panel, Inverter & Attachments Weight [lbs]	58333.11
Total Increase in Dead Load Weight (%)	0.01
Percentage of Total Occupied Roof Area (%)	2.48
Total Array Uplift [lbs]	-466308.22
Force per Attachment [lbs]	-325.18
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK if over 1.0)	2.56

LEGEND

Light Blue	ROOF ZONE 1	Light Purple	ROOF ZONE 3
Blue	ROOF ZONE 2		

INSTALLATION INSTRUCTIONS


INSTALLING SOLAR STACK PEDESTALS



Dispense adhesive at location of mount, allow space for expansion of adhesive.

NOTE: Polyurethane Foam Adhesives will expand up to 3 times original size. Take care to allow for expansion and contact area to Solar Stack Pedestal to ensure performance as designed.

INSTALLING THE MODULE CLAMPS



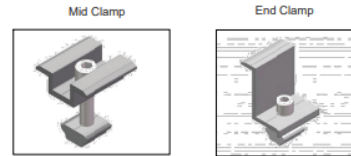
Clamps hold the modules onto the frame. There are two types: mid-clamps and end-clamps. End-clamps are used at the end of a row of modules. Bring the end ones to place, while mid-clamps sit between two panels and ensure they're spaced equally.

Attach the modules using the clamps as noted on the drawing:


- Insert the middle clamp and tighten them.
- Insert the end clamps lastly in the pedestal. The end clamps are attached and then tightened at the height of the module frame.

INSTALLING THE MODULE CLAMPS


Modules should be installed to the Solar Stack pedestals with the manufacturer approved middle/end clamps. There are different types of clamps available for the module installation.



INSTALLING SOLAR STACK PEDESTALS




Install Solar Stack pedestal into fresh adhesive and allow to cure in accordance with adhesive manufacturer's recommendations. Solar Stack pedestal should be placed into foam within 1-2 minutes after foam is dispensed.



All exposed polyurethane adhesive should be protected from UV exposure. This can be accomplished by coating with an exterior grade acrylic paint/primer or covering the foam adhesive with another method.

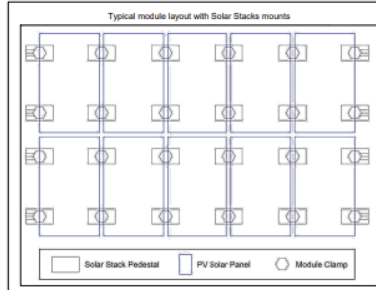
INSTALLING THE MODULES



The next step is to install the solar modules to the Solar Stack pedestals. Modules can be installed in portrait or landscape orientation, according to the engineering plans. As well as taking measurements, we'll check that the modules look straight – not just from where we're sitting on the roof, but from down on the ground too.

Modules will be connected with each other, according to the provided engineering plans in regards to the proper stringing.

INSTALLING THE MODULES



IMPORTANT: Periodic re-inspection of the installation for loose components, loose fasteners and any corrosion, such that if found, the affected components are to be immediately replaced.

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PROJECT NAME:
STONECREST MALL

PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Scale:	300 PLS. 2/20/20
Designed By:	TRC
Reviewed By:	JEM
Revision:	REVISED FOR CONSTRUCTION

DRAWING SCALE:
N.T.S.

SHEET NAME:
MOUNTING & FLASHING
DETAIL

SHEET NUMBER:
S4.2

MOUNTING & ADHESIVE COMPONENTS

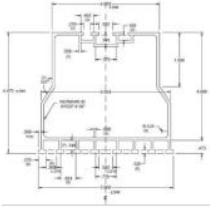
SOLAR STACK'S COMPONENTS

Solar Stack's innovative design incorporates a patented pedestal used in conjunction with a non-approved adhesive.

Solar Stack eliminates potentially disastrous roof penetrations and allows roof warranties past the roof itself to remain intact. Solar Stack's need for anchor penetrations or bonding structural connection points, installation is significantly simplified. Solar Stack's streamlined design cuts labor and installation time in half, resulting in cost savings comparable to traditional mounting systems and resulting structural connection points.

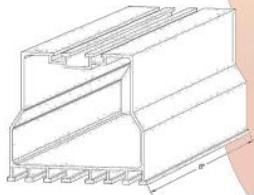
Additionally, Solar Stack eliminates creating hot or cold air gaps to install solar panels. And because there's no drilling, you have total peace of mind that roof leaks won't result from installation. Solar Stack has undergone rigorous testing by accredited facilities and earned the most stringent certifications from the state of Florida for use in High-Velocity Hurricane Zones, ensuring its durability.

8 in. "SOLAR STACK" or "DOUBLE DOWN" Solar Pedestal
Overall Product Dimensions:



8 in. "SOLAR STACK"

- Suitable for residential and commercial projects
- Parallel to roof - suitable for pitched and - flat roofs
- 12" Length of the 55 pedestals (mounts)
- Solar modules can be mount in Portrait or Landscape orientation



DISCLAIMER: EITHER 8" OR 12" PEDESTALS MAY BE USED AS NEEDED BY CONTRACTOR. CALCULATIONS ON SHEET S2 WERE BASED ON WORST CASE CONDITIONS AND ARE ACCEPTABLE FOR BOTH PEDESTALS.

INSTALLING SOLAR STACK PEDESTALS

Determine the spacing of Solar Stack pedestals for your solar array design.
Surface Preparation: All roof surfaces must be free of any debris, dirt, grease, oil, and standing water before adhesive is applied. Follow adhesive manufacturers application instructions.

Approved adhesive types used for installation of Solar Stack pedestals are located in the following table.

Table 7.1
Uplift Resistance Loads/Pressure¹

Uplift Load applied to the Top of "SOLAR STACK GEN 3" or "DOUBLE DOWN GEN 3" Assembly (90° to Roof Surface)

Adhesive Type:	GEN 3 Pedestal Size:	Peddy Dimensions:	Peddy Weight:	Ultimate Load:
ICP Polyset® AH-160	12"	16-5/8" x 8-7/8"	79.9 grams	833 LBF
ICP Polyset® AH-160	8"	12-3/8" x 8"	62.6 grams	658 LBF
DOW Tile Bond	8"	10-1/2" x 7"	55 grams	383 LBF
DOW Insta-Stik	8"	10-1/2" x 7"	59.8 grams	400 LBF
DAP Stormbond	8"	10-1/2" x 7"	52.1 grams	500 LBF

Notes:
1. Ultimate Loads with 0 margin of safety applied to the test loads.
2. Assembly was tested for vertical up.

Table 7-1 (Evaluation report for Florida product approval MFL 21074.6 R4)


We strongly recommend that all the installers should have training for proper use of the foam adhesive before they do any installation of the Solar Stacks.

It is very important to use approved foam adhesives only. For proper use of the foam adhesive, manufacturer installation instructions must be followed.

GROUNDING

GROUNDING

Grounding lug will be mounted at every row. Grounding lugs connects the PV modules to the grounding conductors. Attach the grounding lug to the Solar Stack Pedestal with hardware. Secure the grounding wire to the lug by tightening the set screw and torque Grounding Lug 120 in.-lbs. at Pedestal terminal and 5 ft.-lbs. at wire terminal.

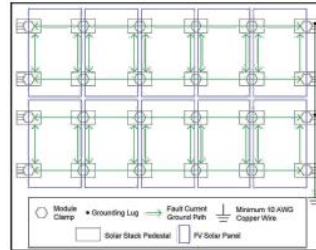


GROUNDING

Entire solar array must be grounded. Modules should be bonded to the Solar Stack pedestals with the manufacturer approved middle/end clamps. Grounding hardware (as part of the module clamps) forms secure electrical bonds with both the module and the pedestal, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.

Grounding wire should be installed, in a way that will electrically bond the module rows between each other. Grounding lug will be installed on the Solar Stack pedestal (one per each row) and bond the grounding wire. Grounding wire should be min #10 AWG (Bare Copper wire) size. If other than specified, then must be determined by a Professional Engineer, in accordance to the National Electric Code.

Grounding conductors, from each row of the array, must be bonded together, in order to form a solid electrical connection system, which will continue to the closest Junction or Combiner box. From that point, according to the Professional Engineer ampacity calculations, based on the NEC, proper grounding wire will continue to run all the way down to the determined system grounding point.



The system is a non-separately derived system. The following components have been evaluated for bonding as the fault current ground path: PV module, Mid Clamp, End Clamp, Pedestal and Ground Lugs.

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PROJECT NAME:

STONECREST MALL

PROJECT ADDRESS:

Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date:	REV. P/E STAMP

DRAWING SCALE:

N.T.S.

SHEET NAME:

MOUNTING & FLASHING
DETAIL

SHEET NUMBER:

S4.1



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

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

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting, July 10, 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, Planner Felisha Blair, and Zoning Administrative Technician Abeykoon Abeykoon were in attendance. Deputy Director Ellis Still was absent.

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**

An overview was given by staff.

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

LAND USE PETITION: *SLUP 24-006*
PETITIONER: Dean Hodge D/B/A Go Solar Power
LOCATION: 2929 Turner Hill Rd, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

LAND USE PETITION: *SLUP 24-007*
PETITIONER: Dean Hodge D/B/A Go Solar Power
LOCATION: 8060 Mall Parkway, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

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

Evan Pfretzschner and Nataly Lara representatives of Go Solar Power presented their presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the roof top of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two to three weeks.

Director Shawanna Qawiy asked the applicants if wind testing will be conducted for installation

Evan Pfretzschner stated that all their solar projects go through a process that includes submitted plans being stamped and sealed by state licensed engineers. Wind testing is included during this process.



CITY OF STONECREST, GEORGIA

IV. ADJOURNMENT

The meeting was adjourned at 6:08 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

Shawanna N. Dawie
DIRECTOR

APPROVED:

July 16, 2024

PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

7/16/24

SECRETARY

DATE



PLANNING COMMISSION MEETING
 Stonecrest City Hall* - 6:00 p.m.
 *In-Person Meeting
 August 6, 2024

A G E N D A

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

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were all present.

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Planner Felliha 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

Chairperson Hubbard made a motion to **APPROVE** the agenda for August 6, 2024. The motion was moved by Vice Chairperson Williams and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

IV. APPROVAL OF MEETING MINUTES:

Planning Commission meeting minutes dated July 2, 2024.

Chairperson Hubbard made a motion to **APPROVE** the meeting minutes for August 6, 2024. The motion was moved by Vice Chairperson Williams and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

V. ANNOUNCEMENT(S): National Night Our Event – August 6, 2024

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

PUBLIC HEARING(S)

A. PUBLIC HEARING- CASE #: SLUP 24-006

APPLICANT: Dean Hodge D/B/A Go Solar Power

LOCATION: 2929 Turner Hill Rd, Stonecrest, GA

The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

Deputy Director Still gave an overview of SLUP 24-006 and SLUP 24-007.

Evan Pfretzschner Director of Commercial Operations with Go Solar Power presented his presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the rooftop of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two (2) to three (3) weeks.

Commissioner Hollis asked about the underage for the solar production that would be produced for the mall. She also asked about a cost-effective report that will show the benefits of the solar panel's installation.

Evan Pfretzschner stated that the number of solar panels that will be placed on the roof is less than the demand due to there not being enough space to place a greater amount on the roof to offset the utility bill by 100%. He stated it would be a benefit of +/- 64%.

The cost-effective report was proposed to Craig Delasin CEO of Urban Retail Properties (Stonecrest Mall).

Commissioner Walker inquired about sunlight dependency

Evan Pfretzschner responded by stating that the solar panels do not operate with batteries and that there will be no energy storage due to there being fewer panels than demand. Production will be offset during daytime hours.

There was one (1) participant in attendance to speak in support of the application(s).

Faye Coffield stated that this is a modern and attractive proposal. She has experience with seeing the benefits of solar power when living in Africa. This will attract businesses to the mall, including a new owner for the currently vacant movie theater and inspire more people to consider this source of energy production in the City of Stonecrest.

Ms. Coffield also stated that she is speaking in support of SLUP 24-007.

With no additional comments from the public, the public hearing was closed

Commissioner Hollis made a motion to recommend for **APPROVAL WITH CONDITIONS** as outlined by staff the application for **SLUP24-006**. The motion was seconded by Chairperson Hubbard. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

B. PUBLIC HEARING - CASE #: SLUP 24-007

APPLICANT: Dean Hodge D/B/A Go Solar Power

LOCATION: 8060 Mall Parkway, Stonecrest, GA

The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

The public hearing was opened. With no additional comments from the public, the public hearing was closed.

Commissioner Hawkins made the motion to recommend **APPROVAL WITH CONDITIONS** as outlined by the staff for **SLUP24-007**. The motion was seconded by Commissioner Hollis. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

VIII. ADJOURNMENT

The meeting was adjourned at 6:29 p.m.

Respectfully submitted by Cobi Brown

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date

Pending Approval

Pending Approval

STATE OF GEROGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

1 **AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST,**
2 **GEORGIA TO APPROVE WITH CONDITIONS SPECIAL LAND USE PERMIT 24-007**
3 **TO INSTALL A SOLAR PV ROOF-MOUNTED SYSTEM ON THE ROOF OF THE**
4 **MOVIE THEATER BUILDING LOCATED AT 8060 MALL PARKWAY PARCEL ID**
5 **NUMBER 16 170 01 002; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL**
6 **OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND**
7 **EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.**

8 **WHEREAS** the governing body of the City of Stonecrest (“City”) is the Mayor and City
9 Council (“City Council”) thereof; and

10 **WHEREAS**, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
11 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

12 **WHEREAS** the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances
13 relating to its property, affairs, and local government; and

14 **WHEREAS** the City of Stonecrest has been vested with substantial powers, rights, and
15 functions to generally regulate the use of real property to maintain health, morals, safety, security,
16 peace, and the general welfare of the City; and

17 **WHEREAS** the City received an application to install a solar PV roof-mounted system on
18 the roof of 8060 Mall Parkway; and

19 **WHEREAS**, pursuant to the City’s Zoning Ordinance applicants must obtain a special
20 land use permit; and

21 **WHEREAS** the matter was heard in the City’s Community Planning Information Meeting
22 pursuant to the provisions of the City’s Zoning Procedures Law; and

23 **WHEREAS**, the City has properly advertised and held a public hearing before the
24 Planning Commission regarding SLUP 24-007, to install a solar PV roof-mounted system on the
25 roof of 8060 Mall Parkway; and

26 **WHEREAS**, the City has properly advertised and held a public hearing pursuant to the
27 provisions of Georgia’s Zoning Procedures Law before the City Council prior to the adoption of
28 this Ordinance; and

29 **WHEREAS** the Director of Planning and Zoning recommends approval of special land
30 use permit 24-007 with conditions on the property located at 8060 Mall Parkway; and

31 **WHEREAS** the health, safety, and welfare of the citizens of the City will be positively
32 impacted by the adoption of this Ordinance.

33 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
34 **THE CITY OF STONECREST, GEORGIA, as follows:**

35
36 **Section 1.** SLUP 24-007, application to install solar PV roof-mounted system on the roof
37 of 8060 Mall Parkway, is **APPROVED WITH CONDITIONS.**

38 **Section 2.** That the conditions on SLUP 24-007 are as followed:

- 39 1. A current detailed structural analysis report shall be prepared and submitted for
40 review by City Staff during the building permit process to confirm the roof can
41 support the additional weight of the solar panels.

- 42 2. The proposed use must satisfy all requirements for structural load, installation,
43 wiring and wind testing for the roof of the building.
- 44 3. The proposed use must meet all Fire Safety requirements including submitting
45 an updated Fire Safety Plan for the Mall.
- 46 4. The proposed use and location of the solar panels shall not disrupt any adjacent
47 properties due to reflective glare from the installation of any of the solar panels.

48 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all
49 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
50 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

51 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent
52 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is
53 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
54 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
55 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
56 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

57 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
58 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
59 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
60 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
61 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
62 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
63 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
64 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
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73 effect.

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75 **Section 4.** The City Clerk, with the concurrence of the City Attorney, is authorized to
76 correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

77 **Section 5.** All ordinances and parts of ordinances in conflict herewith are hereby
78
79 expressly repealed.

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81 **Section 6.** The Ordinance shall be codified in a manner consistent with the laws of the
82
83 State of Georgia and the City of Stonecrest.

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85 **Section 7.** It is the intention of the governing body, and it is hereby ordained that the
86
87 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
88
89 Stonecrest, Georgia.

SO ORDAINED AND EFFECTIVE this _____ day of _____, 2024.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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CITY COUNCIL AGENDA ITEM

SUBJECT: FY24 Budget Amendment

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

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

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

Current Council Meeting: Monday, August 26, 2024

SUBMITTED BY: Gia Scruggs, City Manager

PRESENTER: Gia Scruggs, City Manager

PURPOSE: The City Manager is presenting proposed budget amendments to the FY24 Budget. The results of the budget amendments will not affect the revenue projections. The recommendations are based on changes in operational needs as the city has operated this fiscal year.

FACTS: In accordance with the City’s Financial Management policy, the City Council must approve all increases in total department appropriations, and increases in the personal services budgets (i.e. moving salary or employee benefit to other line items).

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

RECOMMENDED ACTION: Approve

ATTACHMENTS:

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



CITY COUNCIL AGENDA ITEM

- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.