



ZONING MODIFICATION

Prepared By: Felleshia Blair, Planner/ Deputy Director Ellis Still

Petition Number: ZM24-000004

Applicant: Jose Ayala DBA
Las Colinas
lascolinaslithonia@gmail.com

Property Owner's Address: Panola Plaza Inc
6600 Stonehedge Way
Stone Mountain, GA 30087

Project Location: 2193 Panola Road Stonecrest, GA 30058
Parcel ID [16 039 04 020](#)

District: 2 – Councilperson Terry Fye

Acreage: +/- 2.49 acres

Existing Zoning: C-1 - Local Commercial District

Proposed Zoning: C-1 - Local Commercial District - Zoning Modification to existing RZ-19-005

Overlay: n/a

Future Land Use: SUB - Suburban

Proposed Development/Request: The applicant is requesting amendment to rezoning case *File # RZ-19-005* to modify zoning condition **(1). (d). Barber Shop/Beauty Salon and/or similar personal service establishments**. The condition restricts specific uses in the plaza.

CPIM: December 12, 2024

Planning Commission: January 7, 2025

Mayor & City Council: January 27, 2025

Sign Posted/ Legal Ad(s) submitted: November 26, 2024

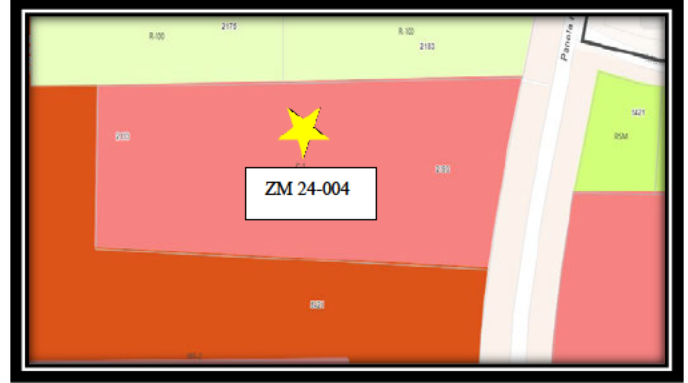
Staff Recommendations: **Approval with Condition**

PROJECT OVERVIEW

Location

The subject property is located at 2193 Panola Road, Stonecrest, GA 30058. The property means of ingress and egress access is granted through an easement of the neighboring townhome development. The site has a newly constructed multi-tenant commercial building permitted for retail and a restaurant space. The development is currently pending buildout of additional unknown tenant spaces.

The property abuts a public right-of-way to the east of the site. The abutting property along the north property line is R-100 (Residential Medium Lot) District with MR-2 (Medium Density Residential) District abutting the property to its west property line and south property line.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Med Lot) District	Residential (Detached Single Family Home)
Adjacent: West	MR-2 (Medium Density) Residential District	Townhomes
Adjacent: East	RSM (Small Lot Residential) & C-1 (Local Commercial)	Residential (Detached Single-Family Homes) Commercial (Retail)
Adjacent: South	C-1 (Local Commercial District)	Advance Auto Parts/ LA Fitness



Background

The subject property was formerly zoned R-100 Residential Medium Lot District. It was rezoned to C-1 Local Commercial under case #RZ-19-005. Prior to its rezoning the site contained a single-family home. Conditions (see page 3) were placed on the property while rezoning the subject site from R-100 (Residential Medium Lot) District to C – 1 (Local Commercial) District.



Below are the listed conditions that were approved under case # RZ-19-005.

1. The use of the Subject Property for any of the following shall be strictly prohibited:
 - a. Convenience Store
 - b. Child day care center and/or kindergarten
 - c. Blood collection center
 - ➔ d. Barber shop / Beauty Salon or similar establishments
 - e. Check to cash establishment to include automobile title loan and pay day loan establishment
Gold-Buying establishment
 - g. Heavy truck and equipment and materials storage
 - h. Indoor/Outdoor open flea market
 - i. Restaurant with drive-through
 - j. Automobiles, boats, and trailers new and used sales
 - k. Automobile repair major and minor
 - l. Funeral home and/or crematory
 - m. Fraternity or sorority house
 - n. Boarding or rooming house
 - o. Self-storage or mini warehouses
 - p. Liquor and/or package stores
 - q. Pawn shops
 - r. Pool hall and/or sports bar
 - s. Adult Entertainment or bookstores, etc.
 - t. Nightclub
 - u. Skating rink; and
 - v. indoor and/or outdoor recreation
 - w. Gas stations
2. The site shall be developed in general conformance with the site plan received by the City on May 7th, 2019.
3. Exterior elevations shall be similar to the elevations received by the City on May 7th, 2019. Final elevations shall be subject to review and approval of the Community Development Director.
4. Owner/Developer shall install a five foot (5') wide sidewalk along the entire frontage of Panola Road.
5. Owner/Developer shall dedicate additional right-of-way along the entire frontage of Panola Road to provide a minimum of fifty feet (50') from the road centerline, twelve feet (12') from the back of curb, or two feet (2') from the future back of the sidewalk, whichever is greater.
6. Owner/Developer shall obtain all permits required by the City of Stonecrest in accordance with the development of the subject property.



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

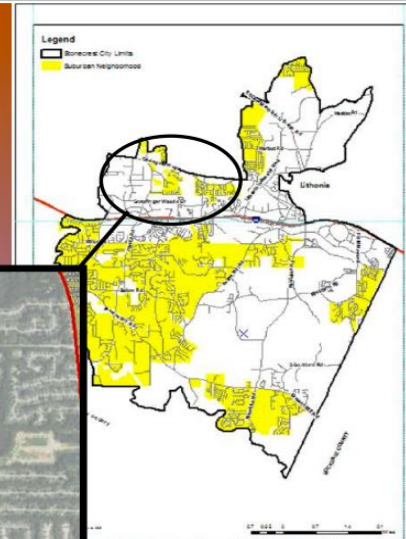
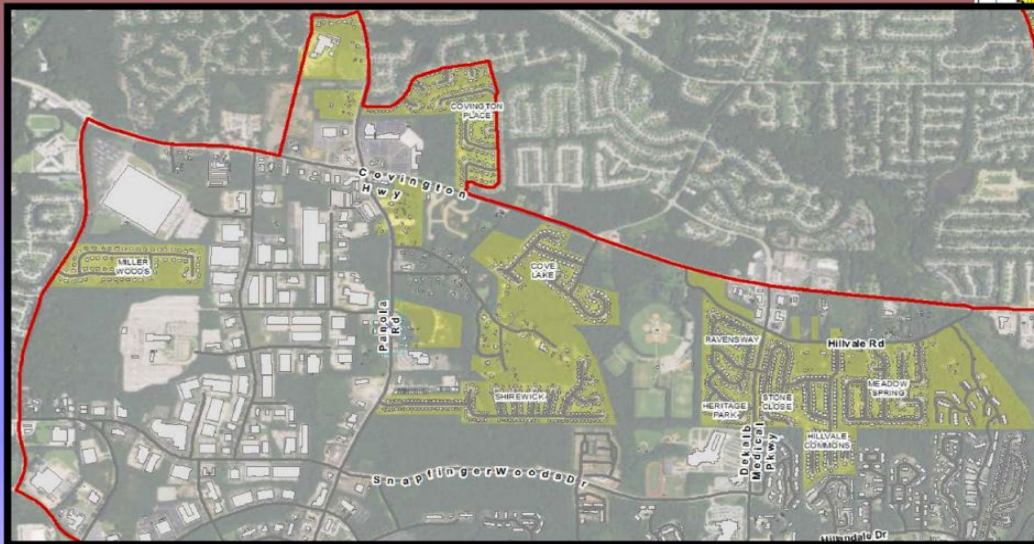
Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development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

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

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

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

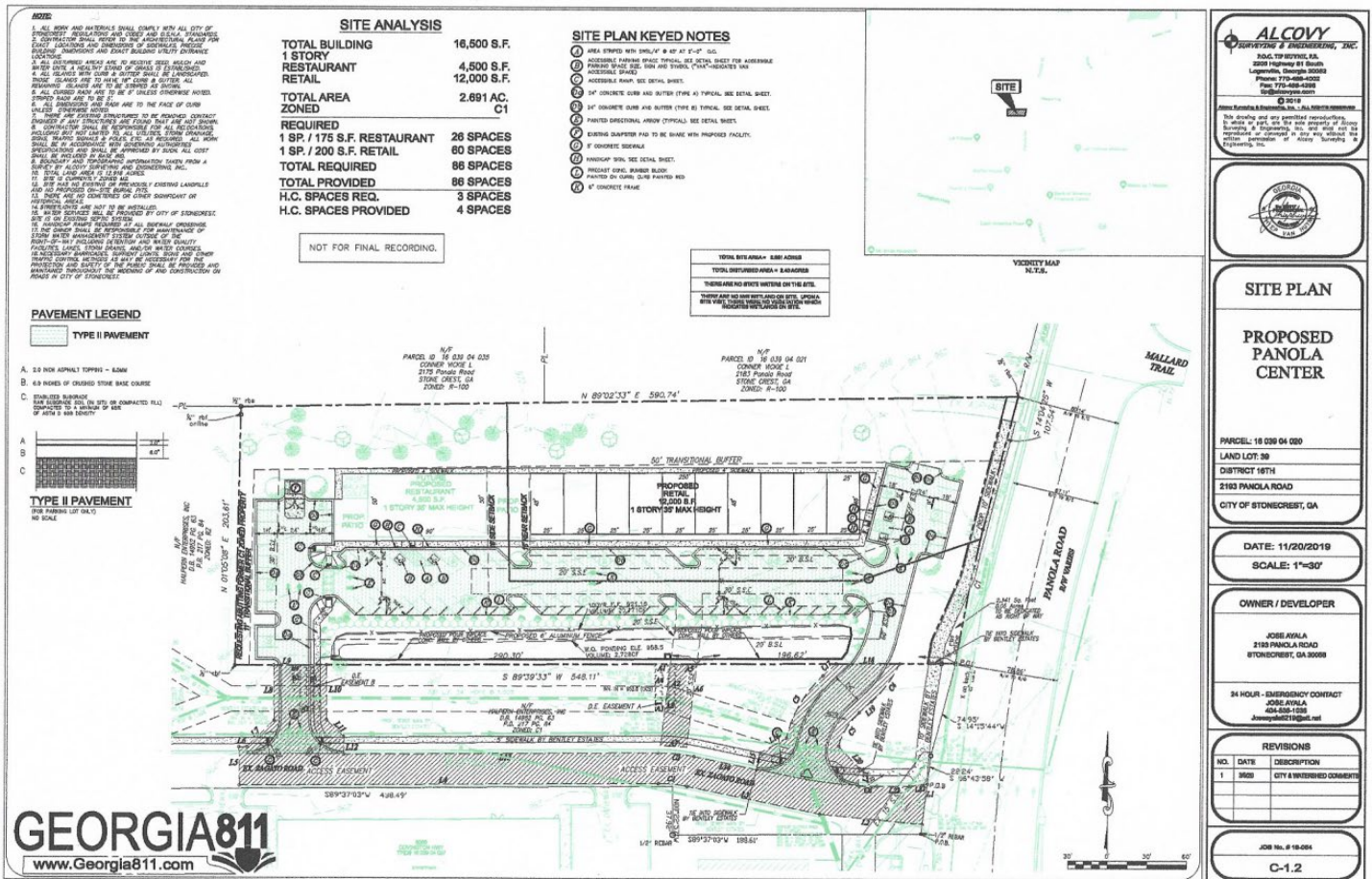
Suburban Neighborhood (SN)



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in November. The Community Planning Information Meeting (CPIM) was held on December 12, 2024, at 6:00 pm at city hall. There was a concern expressed during the CPIM by a resident regarding the number of personal care establishments currently in the area. The applicant stated the requested business would operate as a Brazilian Wax business.

Existing (Approved) Site Plan (May 7, 2019-DeKalb County)



RZ 24-004

ADDRESS: 2193 PANOLA ROAD

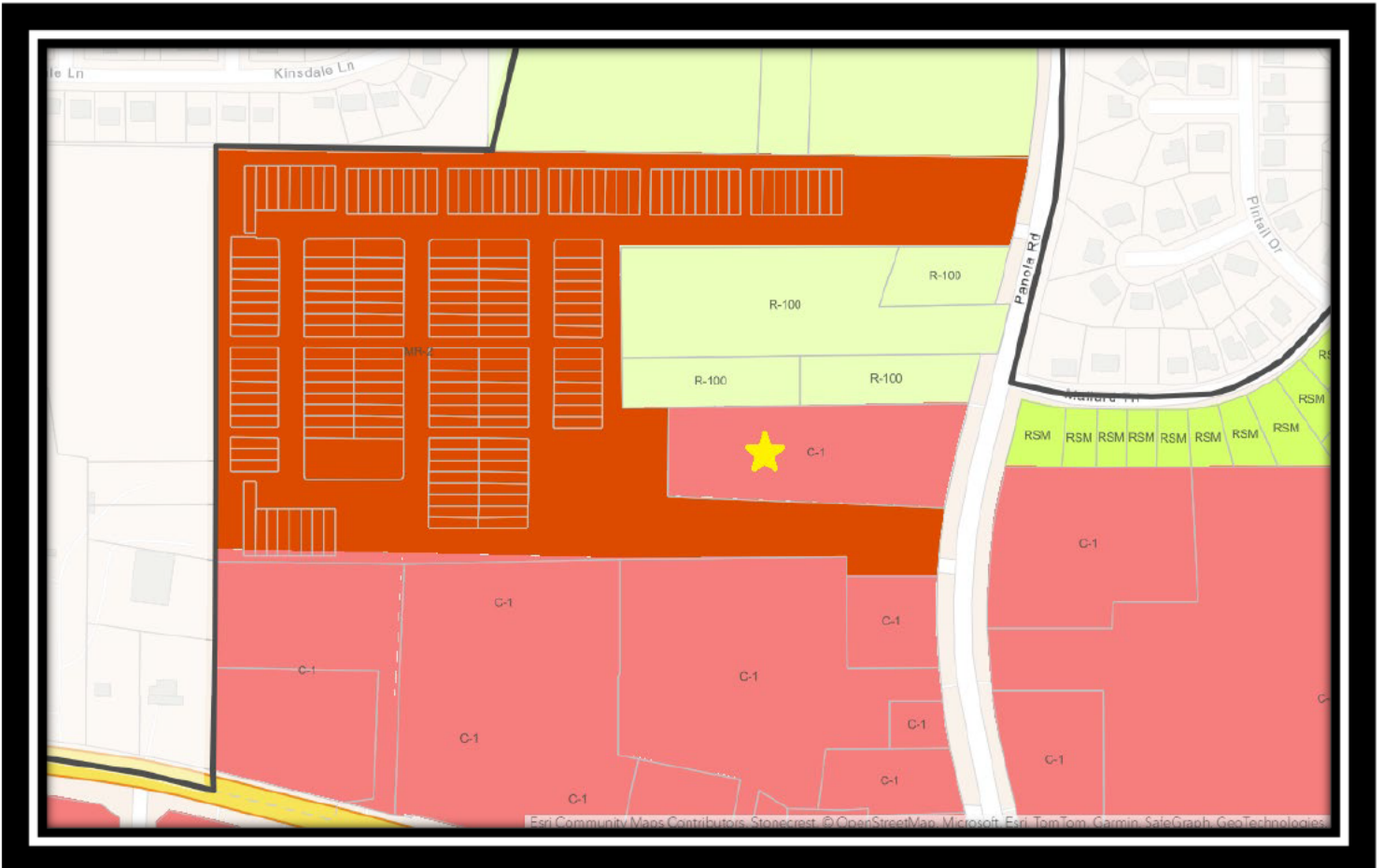
CURRENT ZONING: C -1 (LOCAL COMMERCIAL) DISTRICT

FUTURE LAND USE: SUBURBAN (SUB)

Aerial Map



Zoning Map

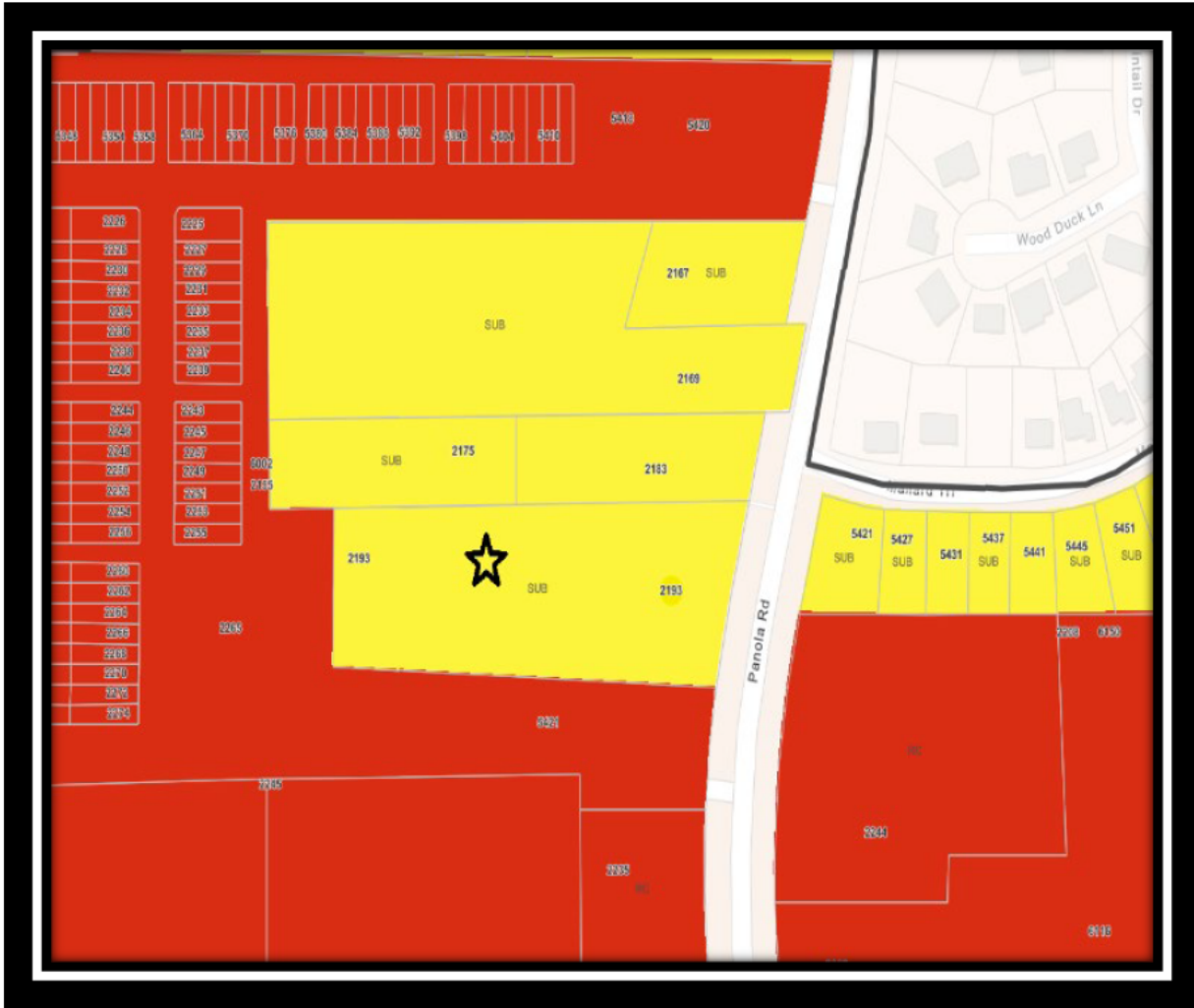


Legend

- RSM - Small Lot Residential Mix
- C-1 - Local Commercial

- R-100 - Residential Med Lot
- MR-2 - Med Density Residential

Future Land Use Map



Legend

- Regional Center
- Suburban



STANDARDS OF REZONING REVIEW

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

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

The subject property is located within the Suburban character area of the Stonecrest Comprehensive Plan. The intent of the Suburban Character Area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility.

The subject property is a commercial development that is one of several connected parcels with the Suburban character designation surrounded by the Regional Commercial character designation. The removal of the proposed conditional uses do not align with the character designation in the Stonecrest Comprehensive Plan and is listed as a prohibited use on the list of conditions.

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

The proposed change in zoning condition will permit a use that would be suitable in the view and development of the nearby and adjacent properties. The proposed use should not increase the level of concern from the community about over saturation of certain uses. According to the applicant the requested use should not create any additional noise that could adversely affect the abutting neighborhood(s).

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

The property is currently zoned C-1 Local Commercial and does have a reasonable economic use as currently zoned. Although there are some restrictions on the uses allowed on the subject property, the proposed use would add a personal service that is not available in the immediate vicinity. The requested modification and/or amendment would allow the development to thrive without potentially adversely affecting the nearby community.

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

The subject property abuts a residential community. There were some concerns surrounding the uses that would be permitted in the plaza during the rezoning process which led to the list of prohibited uses/restrictions. However, the proposed use would not adversely affect the neighborhood if strict hours of operation are established and enforced. The proposed zoning modification would allow an additional service to the area and would not go against the protections that the current conditions were set up to address.



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

The current zoning conditions/modifications were established to address concerns about over saturation of uses and noise. The proposed use would be one of none, if any in the surrounding area. The proposed use would not create any additional noise that would adversely affect the neighboring community if hours of operation are established and strictly enforced. This gives supporting grounds for approval of the zoning condition modification.

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

At the time of this request, there are no historic buildings, sites, districts, or archaeological resources acknowledged on the subject property.

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

The proposed use will not result in a use that will or may cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property is designed and built for small neighborhood retail uses.

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

The zoning proposal will not adversely impact the environment or surrounding natural resources.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of the zoning modification request to modify *RZ-19-005 (DeKalb County)* zoning condition *(1). (d). Barber Shop/Beauty Salon and/or similar establishments.*

Staff recommends **APPROVAL** of amending the conditions for *RZ-19-005 (DeKalb County)* to allow for a Brazilian Wax establishment.

PLANNING COMMISSION RECOMMENDATION – January 7, 2025

TBD



Attachment(s): ZM 24-004 Application and Supporting Documents

RZ Application

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



Amendment Application

PROPERTY			
Site Address(es): 2193 Panola Road Stonecrest ga. 30058		Parcel #: 16 039 04 020	Zip: 30058
Project Name (If applicable):			
Current Zoning	C-1	Proposed Zoning	
Current Use		Proposed Use	

OWNER INFORMATION			
Name:	Jose Ayala		
Address:	6600 Stonehedge Way Stone Mountain Ga 30087		
Email:	PANOLAPLAZA@GMAIL.COM	Phone:	404-536- [REDACTED]
APPLICANT			
Name:	Jose Ayala		
Address:	6600 Stonehedge Way Stone Mountain Ga 30087		
Email:	PANOLAPLAZA@GMAIL.COM	Phone:	404-536- [REDACTED]

AFFIDAVIT

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

Applicant's Name:	Jose Ayala	Date:	10/28/24
Applicant's Signature:	<i>Jose Ayala</i>		
NOTARY			
Sworn to and subscribed before me this	28	Day of	October 2024
Notary Public:	<i>Jody Walker</i>	Date:	10/28/24
Signature:	<i>Jody Walker</i>		

My Comm. Expires June 23, 2026

JODY WALKER
NOTARY PUBLIC
Gwinnett County
State of Georgia



Amendment Application

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



Applicant(s) Notarized Certification

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

Applicant

Name:	Jose Ayala		
Address:	6600 Stonehedge Way	City, State: Stone Mountain GA	Zip: 30087
Signature:		Date:	10/28/24
Sworn to and subscribed before me this <u>28</u> day of <u>October</u> 20 <u>24</u>			
Notary Public:			
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">JODY WALKER NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires June 23, 2026</div>			

Applicant (if applicable)

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

Applicant (if applicable)

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

Updated September 2023



RZ Application


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



Property Owner(s) Notarized Certification

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

Property Owner

Name:	Jose Ayala				
Address:	6600 Stonehedge Way	City, State:	Stone Mountain Ga	Zip:	30087
Signature:	<i>J. Ayala</i>	Date:	10/28/24		
Sworn to and subscribed before me this <u>28</u> day of <u>October</u> , 20 <u>24</u>					
Notary Public:					
<div style="border: 1px solid black; padding: 5px; display: inline-block;">JODY WALKER NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires June 23, 2026</div>					

Additional Property Owner (if applicable)

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

Additional Property Owner (if applicable)

Name:					
Address:		City, State:		Zip:	
Signature:		Date:			



Legal Description

All that tract or parcel of land lying and being in Land Lot 39 of the 16th Land District of DeKalb County Georgia. Said tract is shown as 2.691 acres on a plat prepared for Ayala Partners, LLC, prepared by Four Corners Surveying, dated 9/12/18 and bearing the seal of Ronald T. Godwin, Georgia Registered Land Surveyor No. 2696.

Beginning at an "x" on the curb on the westerly variable right of way of Panola Road and running thence South 89 degrees 39 minutes 33 seconds West a distance of 548.11 feet to a ½" rebar, thence North 01 degrees 05 minutes 08 seconds East a distance of 203.61 feet to a ½" rebar, thence North 89 degrees 02 minutes 33 seconds East a distance of 590.74 feet to a ½" rebar on the westerly variable right of way of Panola Road, running thence along said right of way, South 14 degrees 04 minutes 25 seconds West a distance of 107.54 feet to a point, thence 107.82 feet along the arc of a 1,319.02 foot radius curve to the left, said curve being subtended by a chord of South 10 degrees 50 minutes 05 seconds West a distance of 107.79 feet to an "x" on the curb and the Point of Beginning.



TO: City Of Stonecrest
3120 Stonecrest Blv.
Stonecrest, GA 30038

SUBJECT: Letter Of Intent, 2193 Panola Road Zone Modification

To Whom It May Concern,

A Zone Modification of 2.891 acres is requested for the subject project, for the purpose of having a Barber shop / Beauty Salon or Similar establishments.

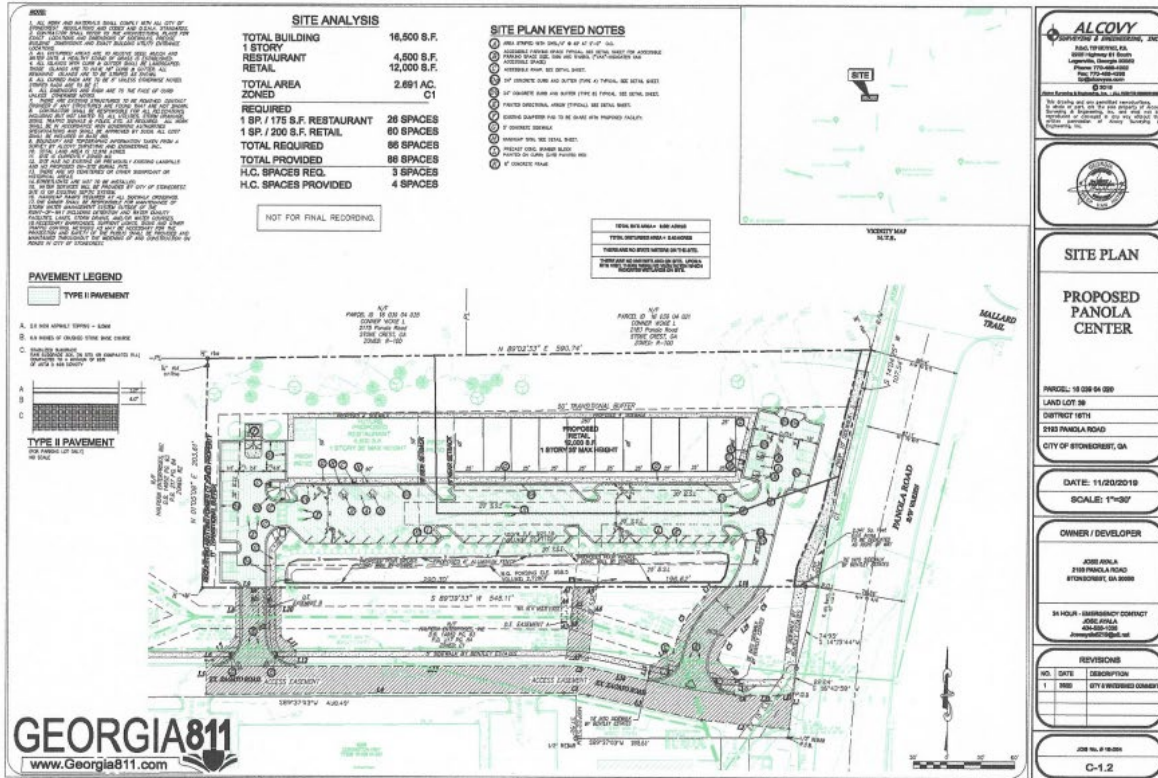
The Property in the city of Stonecrest is currently zoned C-1. We have a tent that has a signed Lease, The name of the Business is Brazilian Waxing and Cosmetics services and have submitted there plans to the city of Stonecrest for approval. Also have other potential tenants that are highly interested with similar services to provide to the community of Stonecrest.

For questions or further information please contact me 404-536- [REDACTED]

Sincerely,

A handwritten signature in black ink, appearing to read "Jose Ayala".

Jose Ayala
Owner





Environmental Site Analysis

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. Conformance to the Comprehensive Plan:

- a. Describe the proposed project and the existing environmental conditions on the site. Existing condition consist of an existing residential and a pole barn at the front of the property and the remainder of the site is wooded in the back.
- b. Describe adjacent properties. Include a site plan that depicts the proposed project. Existing properties to the north are two existing houses with the remainder areas being wooded. The property to the south and west is a proposed townhouse development.
- c. Describe how the project conforms to the Comprehensive Land Use Plan. The project is proposing a commercial development which consist of a restaurant and several retail spaces, therefore it will conform with the future land use of neighborhood center in this area.
- d. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.
Included. Please see Future Land Use Map
- e. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.
The proposed project will align nicely with the City of Stonecrest Comprehensive Plan.

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

- a. Wetlands
 - U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
 - Georgia Geologic Survey (404-656-3214)
 - Field observation and subsequent wetlands delineation/survey if applicableN/A
- b. Floodplain
 - Federal Emergency Management Agency (<http://www.fema.org>)
 - Field observation and verificationN/A
- c. Streams/stream buffers
 - Field observation and verificationN/A
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation
 - United States Geologic Survey Topographic Quadrangle Map
 - Field observation and verificationN/A
- e. Vegetation
 - United States Department of Agriculture, Nature Resource Conservation Service
 - Field observationAll existing trees shown. Please see conceptual plan
- f. Wildlife Species (including fish)
 - United States Fish and Wildlife Service



Trip Generation Report For Proposed Panola Center								
Land Use (ITE Code)	Intensity	Daily	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out	Total
Quality Restaurant (931)	4,800 Gross Square Feet	432	22	5	27	27	17	44
Specialty Retail Center (814)	18,000 Gross Square Feet	807	98	106	204	55	43	98
	Total	1239	120	111	231	82	60	142



Attachment(s): Ordinance(s)

- 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)

Sec. 2.26.2. Permitted and special land uses.

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

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

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

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

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

- i. Liquor store (see alcohol outlet); see section 4.2.
- j. Nightclub or late night establishment; see section 4.2.
- k. Restaurants with a drive-thru configuration; see section 4.2.

D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:

- 1. Residential.
 - a. Accessory uses or structures.
 - b. Dormitory.
- 2. Commercial.
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
 - b. Kennel, breeding.
- 3. Industrial.
 - a. Recycling collection.

(Ord. of 8-2-2017, § 1(2.26.2); Ord. No. 2022-06-01, § 2(Exh. A), 8-2-2022; Ord. No. 2024-02-04, § 1(Exh. A), 2-26-2024)

Sec. 2.26.3. Dimensional requirements.

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

(Ord. of 8-2-2017, § 1(2.26.3))

Sec. 2.26.4. Site and building design standards.

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

(Ord. of 8-2-2017, § 1(2.26.4))



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

December 12, 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 to be read into the record at the meeting.

- I. CALL TO ORDER AND INTRODUCTIONS:** Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, Planner Felleshia Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician were in attendance.

The meeting was called to order at 6:01 p.m.

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

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

PETITION:	ZM24-004
PETITIONER:	Jose Ayala of Panola Plaza
LOCATION:	2193 Panola Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site to allow a barber shop, beauty salon, or similar establishment in the Panola Plaza.

Jose Ayala the applicant spoke. He stated that he has lived in Lithonia and has owned his own business since 1991. He stated that the beauty industry is expected to grow economically and can benefit the city. There has been a lease signed for space in his establishment, but due to the conditions, the business owner's application was denied by the city.

Jeremy Scott a resident of the city spoke. He questioned the specific use of the business and also stated that due to the number of similar businesses in the area, this request should require a special land use permit.

Jose Ayala answered that it would be a Brazilian wax business and also stated that there are none in the area.

Director Qawiy asked the applicant did he know why the conditions were placed on the property.

Jose Ayala response was that he did not know.

There were no additional questions.

- IV. ADJOURNMENT** The meeting was adjourned at 6:11 p.m.


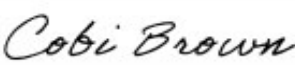


CITY OF STONECREST, GEORGIA

Americans with Disabilities Act

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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.

<i>APPROVED:</i>	 <small>DIRECTOR</small>	<i>12-18-2024</i>
<i>CHAIRPERSON</i>		<i>Date</i>
<i>ATTEST:</i>		<i>12-18-2024</i>
<i>SECRETARY</i>		<i>Date</i>