

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
- II. ROLL CALL
- III. APPROVAL OF THE AGENDA
- IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated July 2, 2024.*
- V. ANNOUNCEMENT(S)
- VI. OLD BUSINESS
- VII. NEW BUSINESS:

1. 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.

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.

2. DECISION(S):

C. DECISION 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.

D. DECISION CASE # CASE #: SLUP 24-007

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

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

VIII. ADJOURNMENT



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: TBD

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)



COMPREHENSIVE PLAN ELEMENTS

LAND USE

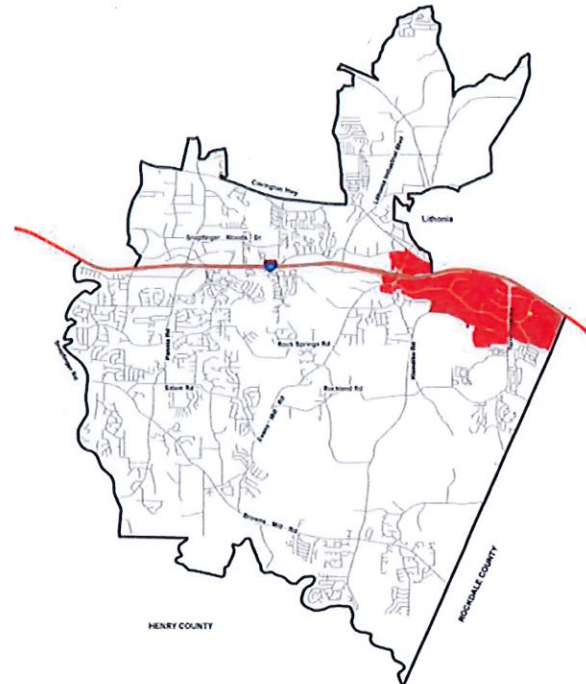
Regional Center (RC)

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



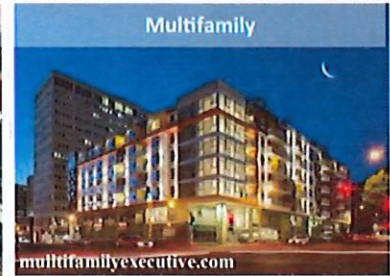


COMPREHENSIVE PLAN ELEMENTS

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

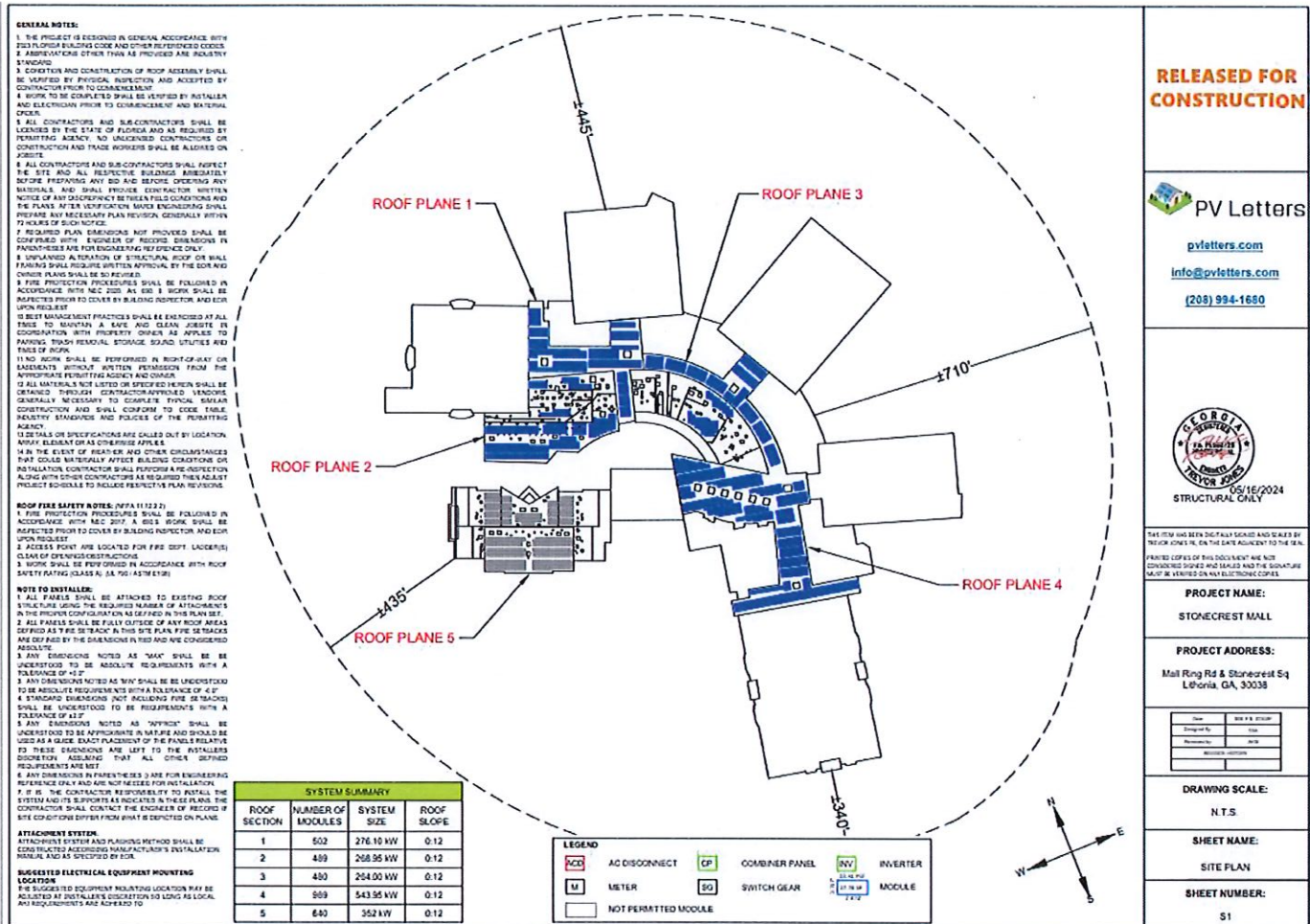
HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, OI, OIT



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

ADDRESS: 2929 Turner Hill Road

CURRENT ZONING: C-1 (Local Commercial) District

OVERLAY: Stonecrest Overlay Tier 1

FUTURE LAND USE: Regional Center (RC)

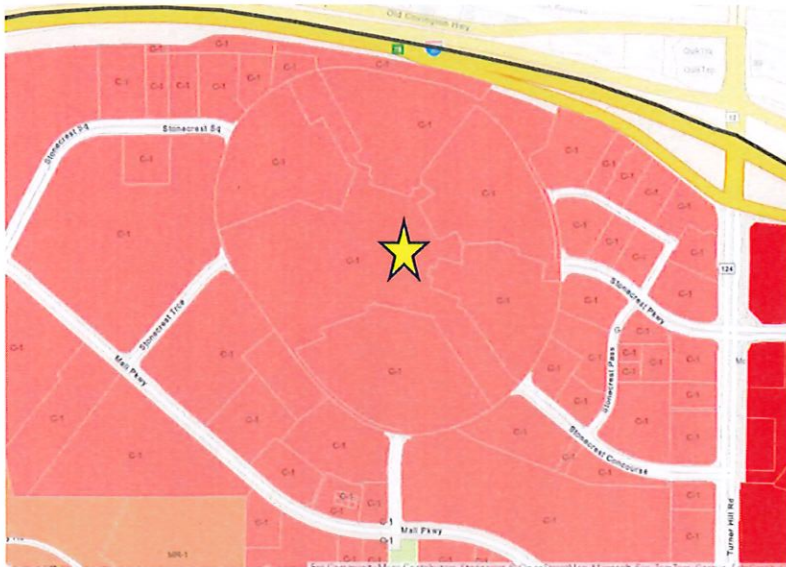


Subject Property

Aerial Map

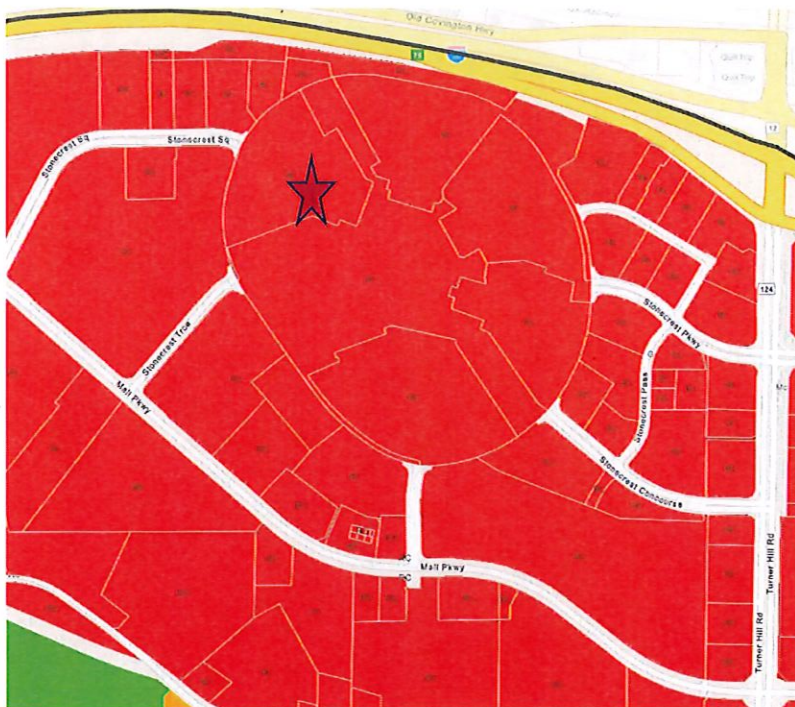


Zoning/ Land Use Maps



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 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		
	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 filling 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	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:		

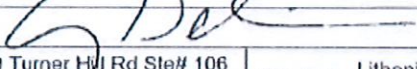



08-03-2017



**Property Owner(s)
Notarized Certification**

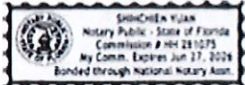
The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing 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
	Phone: 312-479-1702	Zip: 30038
	Sworn to and subscribed before me this 28 day of May, 2024	
	Notary Public: 	
Property Owner (If Applicable)	Signature: Barri Shapiro	Date: 5/28/24
	Address: 505W 3rd Ave #411	City, State: Boca Raton, FL
	Phone: 561-702-0427	Zip: 33432
	Sworn to and subscribed before me this _____ day of _____, 20____	
	Notary Public:	
Property Owner (If Applicable)	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	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>		
Attorney / Agent	Notary Public:		
	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

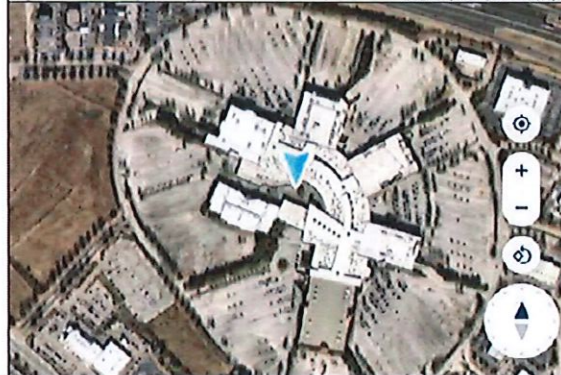
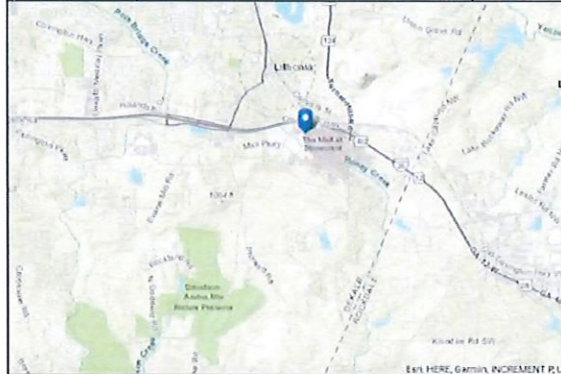
STRUCTURE: TYPE II / ENCL

LEGEND

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
S2.1 - 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
A1-5	APPENDIX - DATA SHEETS, MODULE WIND RATINGS & WIND SIMULATION	0



RELEASED FOR
CONSTRUCTION

PV Letters

pvletters.com

info@pvletters.com

(208) 994-1680

07/16/2024
STRUCTURAL ONLY

THIS SET OF PLANS HAS BEEN DESIGNED AND SEALED BY TREVOR JONES, PE, ON THE DATE ADJACENT TO THE SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE AFFIXED ON ANY ELECTRONIC COPIES.

PROJECT NAME:
STONECREST MALL

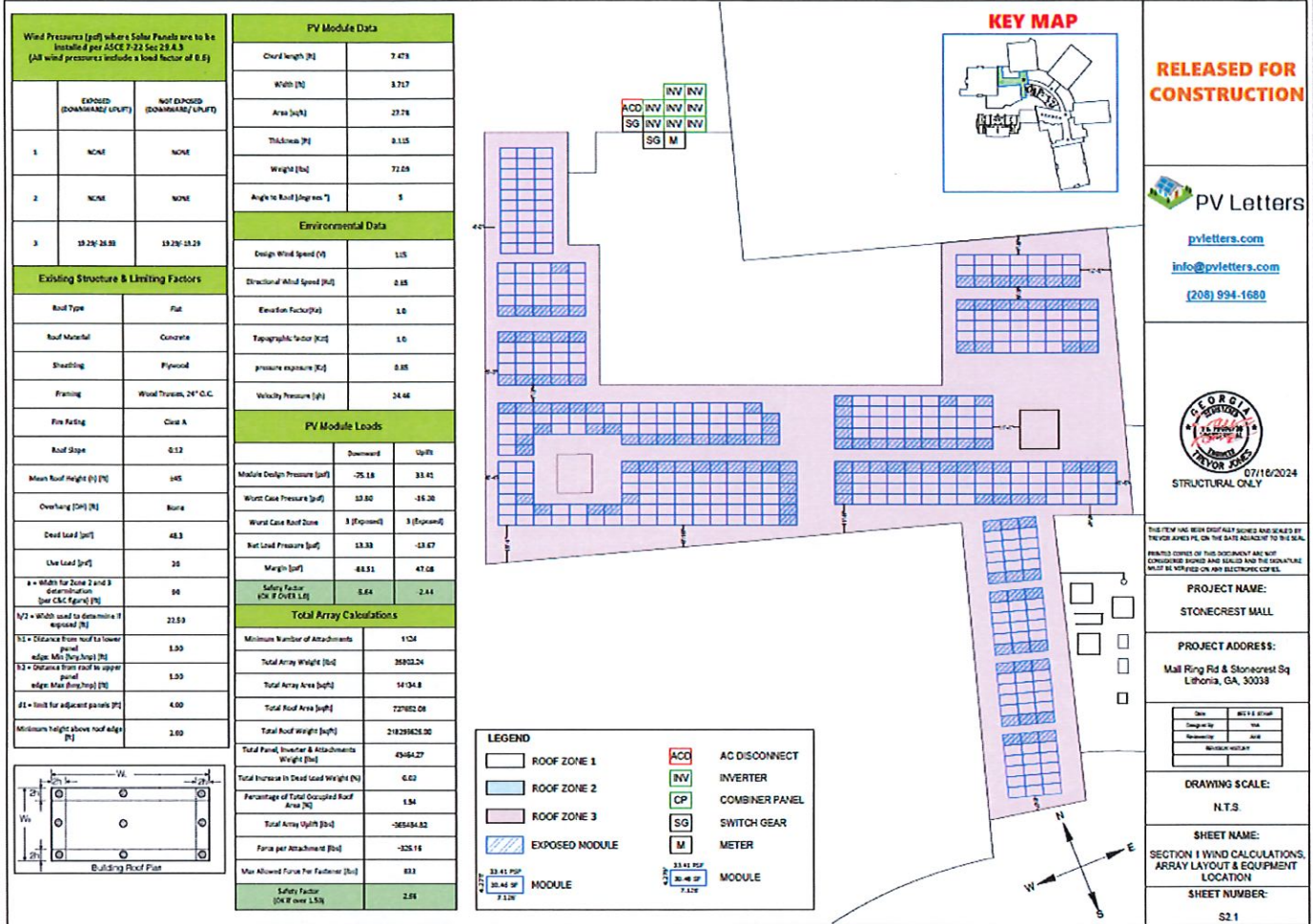
PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Date	08/16/2024
Designed By	me
Drawn By	me
Reviewed By	me
Sealed By	me

DRAWING SCALE:
N.T.S.

SHEET NAME:
COVER PAGE

SHEET NUMBER:
G1



Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22, Sec 29.4.3 (All wind pressures include a local factor of 0.6)		PV Module Data	
EXPOSED (DOWNWIND) (psf)	NOT EXPOSED (DOWNWIND) (psf)	Chord length (ft)	7.473
1	7.25/10.81	Width (ft)	3.717
2	9.5/14.25	Area (sqft)	27.78
3	10.8/15.2	Thickness (ft)	0.105
		Weight (lbs)	72.08
		Angle to Roof (degrees)	5
Existing Structure & Limiting Factors		Environmental Data	
Roof Type	Flat	Design Wind Speed (ft)	115
Roof Material	Concrete	Directional Wind Speed (ft)	0.05
Sheathing	Plywood	Exposure Factor (ft)	1.0
Finishing	Wood Trusses, 24" O.C.	Topography Factor (ft)	1.0
Fin Rating	Class A	Pressure Exposure (ft)	0.05
Roof Slope	0.12	Velocity Pressure (ft)	24.46
Mean Roof Height (ft)	10.0	PV Module Loads	
Overhang (ft)	None	Module Design Pressure (psf)	-75.18
Dead Load (psf)	40.5	Worst Case Pressure (psf)	10.80
Use Load (psf)	20	Worst Case Roof Zone	3 (Exposed)
s = Width for Zone 2 and 3 Administration (per GBC Report) (ft)	40	Hot Load Pressure (psf)	13.33
W = Width used to determine if exposed (ft)	10.00	Margin (psf)	-46.51
S1 = Distance from roof to lower panel edge Min (ft) (ft)	1.00	Safety Factor (OK if OVER 1.0)	1.64
S2 = Distance from roof to upper panel edge Max (ft) (ft)	1.00	Total Array Calculations	
S3 = 1/2 ft for adjacent panels (ft)	4.00	Minimum Number of Attachments	5054
Minimum height above roof edge (ft)	1.00	Total Array Weight (lbs)	84874.32
		Total Array Area (sqft)	13769.25
		Total Roof Area (sqft)	72702.04
		Total Roof Weight (lbs)	133047812.50
		Total Panel, Inverter & Attachments Weight (lbs)	84874.32
		Total Increase in Dead Load Weight (ft)	0.04
		Percentage of Total Occupied Roof Area (ft)	1.93
		Total Array Weight (ft)	-1081.05
		Force per Attachment (ft)	171.42
		Max Allowed Force Per Fastener (ft)	833
		Safety Factor (OK if OVER 1.5)	4.64



KEY MAP



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

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PROJECT NAME:
STONECREST MALL

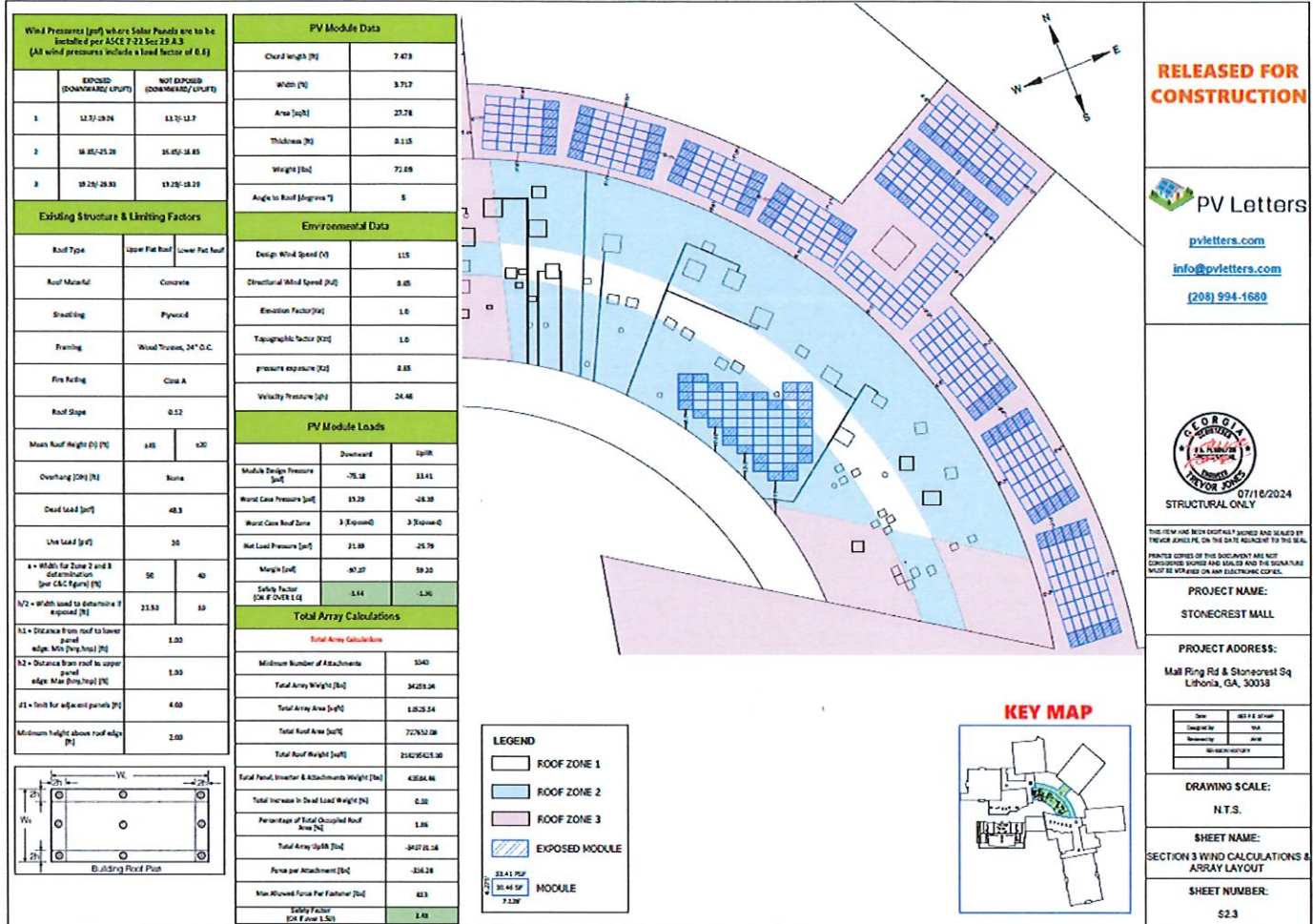
PROJECT ADDRESS:
Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30058

Drawn	W. J. J. J.
Checked	W. J. J. J.
Reviewed	W. J. J. J.
Approved	W. J. J. J.

DRAWING SCALE:
N.T.S.

SHEET NAME:
SECTION 2 WIND CALCULATIONS & ARRAY LAYOUT

SHEET NUMBER:
S2.2



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PROJECT NAME:
STONECREST MALL

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

Drawn	08/11/24
Designed by	MM
Reviewed by	MM
Approved by	

DRAWING SCALE:
N.T.S.

SHEET NAME:
SECTION 3 WIND CALCULATIONS &
ARRAY LAYOUT

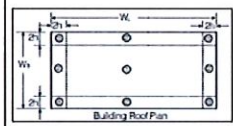
SHEET NUMBER:
62.3

Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec 28.4.3
(All wind pressures include a local factor of 0.5)

	EXPPOSED (DOWNWIND/UPWT)	ROOF EXPOSED (DOWNWIND/UPWT)
1	NONE	NONE
2	NONE	NONE
3	19.25/28.35	11.25/18.25

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]	48.5
Live Load [psf]	20
μ = Width for Zone 3 and 3 Determination (per ASCE Figure 7.3)	30
$1/2 \times$ Width used to determine if exposed [ft]	22.50
$R1$ = Distance from roof to lower panel edge Min (ft) [m]	1.00
$R2$ = Distance from roof to upper panel edge Max (ft) [m]	1.00
$R3$ = Limit for adjacent panels [ft]	4.00
Minimum height above roof edge [ft]	2.00



PV Module Data	
Module length [ft]	7.478
Module width [ft]	8.717
Area [sqft]	27.78
Thickness [ft]	0.105
Weight [lbs]	72.69
Angle to Roof [degrees]	0

Environmental Data	
Design Wind Speed [ft/s]	115
Directional Wind Speed [ft/s]	0.85
Elevation Factor [ft]	1.0
Topographic Factor [ft]	1.0
Pressure exposure [ft]	0.85
Velocity Pressure [ft/s]	24.48

PV Module Loads	
Module Design Pressure [psf]	Downward: -26.18, Upward: 33.41
Wind Case Pressure [psf]	13.29, -28.39
Wind Case Roof Zone	3 [Exposed], 3 [Exposed]
Net Load Pressure [psf]	21.82, -28.68
Margin [psf]	47.00, 59.27
Safety Factor [ft/s]	1.41, 1.29

Total Array Calculations	
Minimum Number of Attachments	2.82
Total Array Weight [lbs]	70524.54
Total Array Area [sqft]	27943.52
Total Roof Area [sqft]	727632.08
Total Panel, Inverter & Attachments Weight [lbs]	80887.58
Total Increase in Dead Load Weight [lbs]	0.00
Percentage of Total Occupied Roof Area [ft]	3.83
Total Array Spacing [ft]	-715942.08
Force per Attachment [ft]	-526.95
Max Allowed Force Per Attachment [ft]	803
Safety Factor [ft/s]	1.55




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



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PROJECT NAME:
STONECREST MALL

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

DATE	06/14/2024
DESIGNED BY	W. H. H. H.
CHECKED BY	W. H. H. H.
APPROVED BY	W. H. H. H.

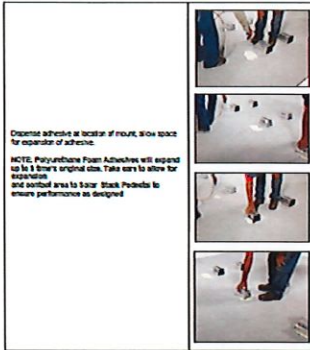
DRAWING SCALE:
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SHEET NAME:
SECTION 4 WIND CALCULATIONS &
ARRAY LAYOUT

SHEET NUMBER:
S24

INSTALLATION INSTRUCTIONS

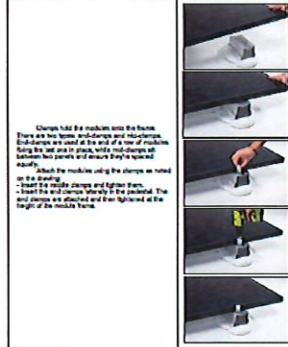
INSTALLING SOLAR STACK PEDESTALS



INSTALLING SOLAR STACK PEDESTALS



INSTALLING THE MODULE CLAMPS



INSTALLING THE MODULE CLAMPS

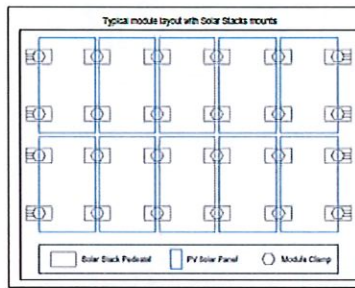
Modules should be installed to the Solar Stack pedestals with the manufacturer approved mid-span clamps. There are different types of clamps available for the module installation.



INSTALLING THE MODULES



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
Lithia, GA, 30038

Rev	2017-11-01
Design by	Rev
Reviewed by	Rev
Approved by	Rev

DRAWING SCALE:
N.T.S.

SHEET NAME:
MOUNTING & FLASHING
DETAIL

SHEET NUMBER:
S4-2

MOUNTING & ADHESIVE COMPONENTS

SOLAR STACK'S COMPONENTS

Stone Stack's innovative design incorporates a patented pedestal used in conjunction with a substrate that is adhesive.

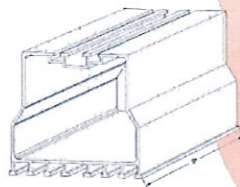
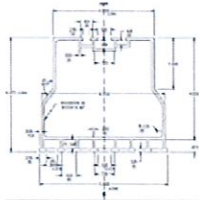
Stone Stack's innovative design incorporates a patented pedestal used in conjunction with a substrate that is adhesive.

Stone Stack's innovative design incorporates a patented pedestal used in conjunction with a substrate that is adhesive.

GEN 3 SOLAR STACK

- Substrate for installation and component properties
- Patented pedestal - substrate for pedestal and "fit" rock
- "12" Length of the 6.5 pedestal (inches)
- Solar modules can be mounted in Parallel or Landscape orientation

8" SOLAR STACK "GEN 3" or "DOUBLE DOWN" Solar Pedestal
Overall Product Dimensions



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 manufacturer's application instructions.

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

Table 7.1 - Uplift Resistance Loads/Pressure ¹				
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 PolyJet® AH-160	12"	10-5/8" x 6-7/8"	79.9 grams	-833 LBF
ICP PolyJet® AH-160	8"	12-1/8" x 6"	62.6 grams	-658 LBF
DOW Tite-Bond	8"	10-1/2" x 7"	55 grams	-381 LBF
DOW Tite-Stik	8"	10-1/2" x 7"	53.8 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 #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.

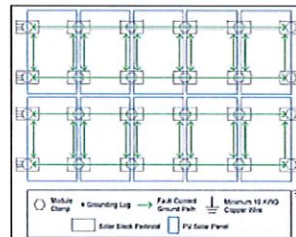


GROUNDING

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, ensuring 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:

Mail Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

DATE: 05/14/2024

DESIGNED BY: N/A

REVIEWED BY: N/A

APPROVED BY: N/A

PROJECT NUMBER: 1

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 Fellisha 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

APPROVED: 
DIRECTOR

July 16, 2024

PLANNING & ZONING

DATE

ATTEST:



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: TBD

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)

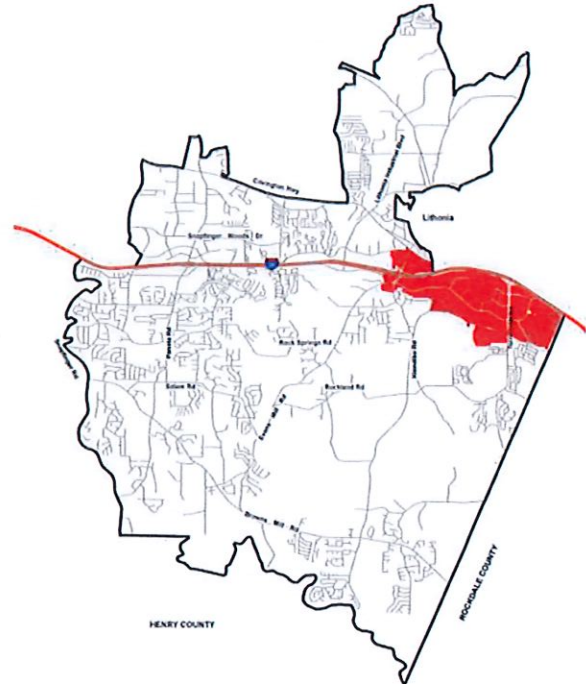
Regional Center (RC)

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

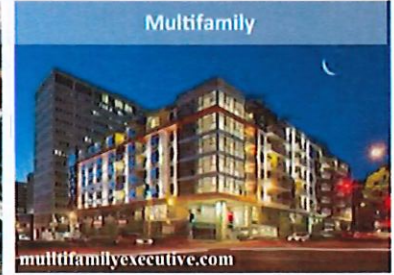
Parks, Recreation Facilities, and Sports Complexes

Public and Civic Facilities

Commercial Retail



Multifamily



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

Commercial Office



Public Plaza







Aerial Map

SLUP 24-007

ADDRESS: 8060 Mall Parkway

CURRENT ZONING: C-1 (Local Commercial) District

OVERLAY: Stonecrest Overlay District Tier 1

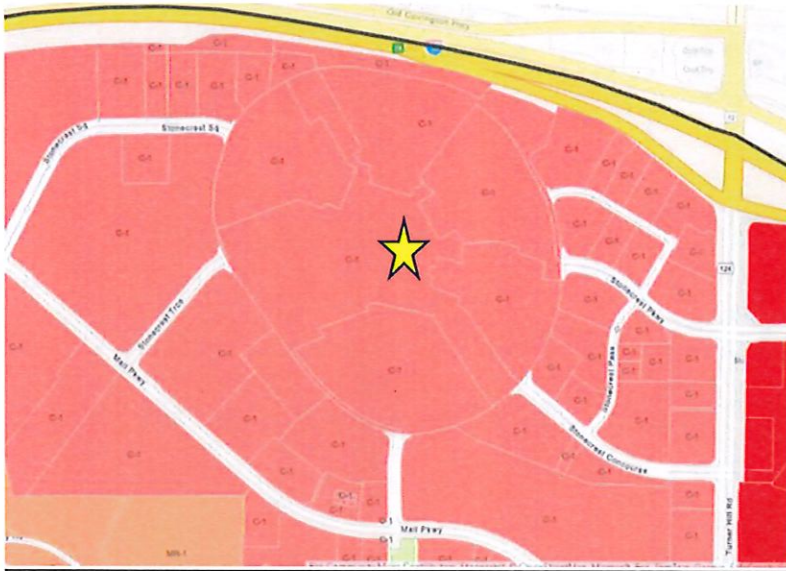
FUTURE LAND USE: Regional Center (RC)



Subject Property




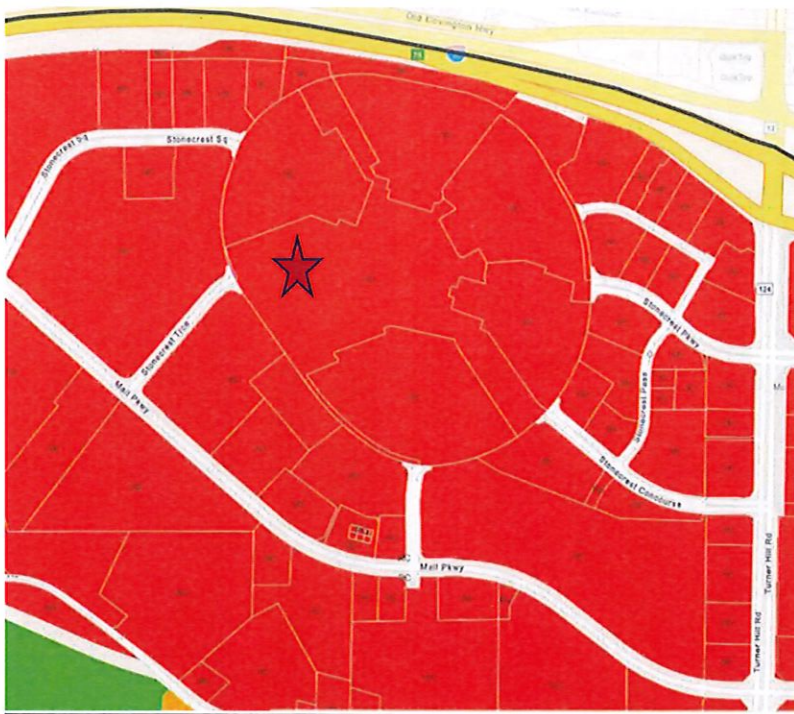
Zoning/Land Use Map



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 592 roof mounted solar panels on the roof of the movie theater building. The solar panels system will tie into the mall's electrical system thereby producing energy for the movie theater. 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 including the movie theater. 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 movie theater 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 (mall/theater) uses. 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 theater) 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'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		
	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 filling 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	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

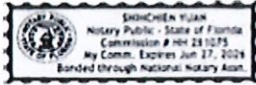
The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing 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
	Phone: 312-479-1702	Zip: 30038
	Sworn to and subscribed before me this 28 day of May, 2024	
	Notary Public:	
Property Owner (If Applicable)	Signature: Barri Shapiro	Date: 5/28/24
	Address: 505W 3rd Ave #411	City, State: Boca Raton, FL
	Phone: 561-702-0427	Zip: 33432
	Sworn to and subscribed before me this _____ day of _____, 20____	
	Notary Public:	
Property Owner (If Applicable)	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	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>	
Attorney / Agent	Notary Public:	
	Signature:	Date:
	Address:	City, State: Zip:
	Phone:	
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:

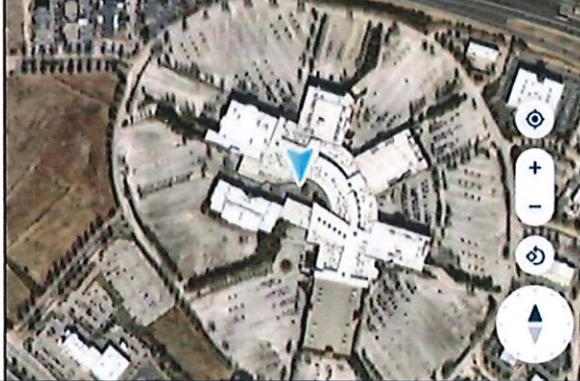
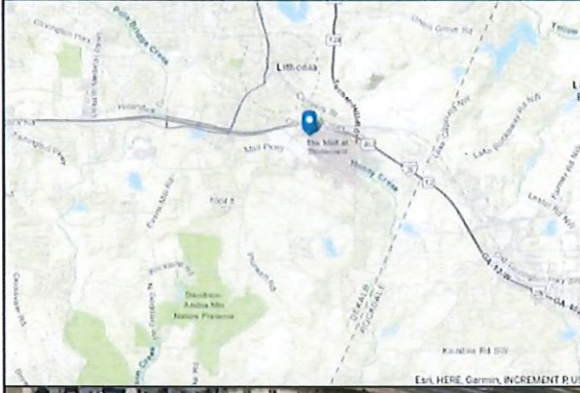
CATEGORY: B
DESIGN REQ.: 115 mph
STRUCTURE: TYPE II /ENCL

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



RELEASED FOR
CONSTRUCTION

PV Letters

pvlletters.com

info@pvlletters.com

(208) 994-1680



STRUCTURAL ONLY

THIS SET 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 AN ELECTRONIC COPY.

PROJECT NAME:

STONECREST MALL

PROJECT ADDRESS:

Mall Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Scale	Scale P.E. 050726
Signature	TJ
Expiry Date	07/16/2024
Seal Number	050726

DRAWING SCALE:

N.T.S.

SHEET NAME:

COVER PAGE

SHEET NUMBER:

G1



GENERAL NOTES:

1. THE PROJECT IS DESIGNED IN GENERAL ACCORDANCE WITH 2021 FLORIDA BUILDING CODE AND OTHER REFERENCED CODES.
2. ADAPTATIONS OTHER THAN AS PROVIDED ARE INDICATED BY STANDARD.
3. CONSTRUCTION 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, WRITTEN ENGINEERING SHALL PREPARE ANY NECESSARY PLAN REVISION, GENERALLY WITHIN 12 HOURS OF SUCH NOTICE.
7. REQUIRED PLAN DIMENSIONS NOT PROVIDED SHALL BE CONFIRMED WITH ENGINEER OF RECORD DIMENSIONS IN PLANS. THESE ARE FOR ENGINEERING REFERENCE ONLY.
8. UNPLANNED ALTERATION OF STRUCTURAL ROOF OR WALL FINISHES SHALL REQUIRE WRITTEN APPROVAL BY THE EOR AND DESIGN PLANS SHALL BE SO REVISED.
9. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NFPA 2201, AS 101, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- ROOF FIRE SAFETY NOTES:** (NFPA 11.2.2.2)
1. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NFPA 2201, AS 101, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

- NOTE TO INSTALLER:**
1. ALL PANELS SHALL BE ATTACHED TO EXISTING ROOF STRUCTURE USING THE REQUIRED NUMBER OF ATTACHMENTS IN THE PROPER CONFIGURATION AS DEFINED IN THIS PLAN SET.
 2. ALL PANELS SHALL BE FULLY OUTSIDE OF ANY ROOF AREAS DEFINED AS "FIRE BREAK" IN THIS SITE PLAN. FIRE BREAKS 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 $\pm 2"$.
 4. ANY DIMENSIONS NOTED AS "MIN" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF $\pm 2"$.
 5. STANDARD DIMENSIONS (NOT INCLUDING FIRE BREAKS) SHALL BE UNDERSTOOD TO BE REQUIREMENTS WITH A TOLERANCE OF $\pm 1/2"$.
 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. IF IS THE CONTRACTOR RESPONSIBILITY TO INSTALL 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

LEGEND

AC DISCONNECT	COMBINER PANEL	INVERTER
METER	SWITCH GEAR	MODULE
MODULE UNDER SEPARATE PERMIT		

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PROJECT NAME:

STONECREST MALL

PROJECT ADDRESS:

Mail Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

DATE

07/16/2024

DESIGNED BY

10/18

REVIEWED BY

10/18

APPROVED BY

10/18

PROJECT NAME

STONECREST MALL

PROJECT ADDRESS

Mail Ring Rd & Stonecrest Sq

Lithonia, GA, 30038

DATE

07/16/2024

KEY MAP



LEGEND

ACD	AC DISCONNECT
INV	INVERTER
CP	COMBINER PANEL
SG	SWITCH GEAR
M	METER
Module	Module
Exposed Module	Exposed Module



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PROJECT NAME:

STONECREST MALL

PROJECT ADDRESS:

Mail Ring Rd & Stonecrest Sq
Lithonia, GA 30038

Owner	BBB & S. STONE
Design By	YES
Reviewed By	NO
Noted on revision	

DRAWING SCALE:

N.T.S.

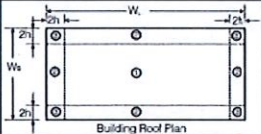
SHEET NAME:

WIND CALCULATIONS, ARRAY
LAYOUT & EQUIPMENT LOCATION

SHEET NUMBER:

S2

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]	44.0
Overhang [ft]	None
Dead Load [psf]	48.1
Live Load [psf]	20
a = Width for Zone 1 and 3 Determination [ft]	90
b/2 = Width used to determine if exposed [ft]	22.50
h2 = Distance from roof to lower panel edge, Min [ft]	1.00
h2 = Distance from roof to upper panel edge, Max [ft]	1.00
h1 = 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 0.9)		
	EXPOSED (DOWNWIND) [psf]	NOT EXPOSED (DOWNWIND) [psf]
1	None	None
2	None	None
3	19.20/28.00	19.20/28.00

PV Module Data	
Chord length [ft]	7.471
Width [ft]	3.717
Area [sq ft]	27.78
Thickness [ft]	0.115
Weight [lb]	72.09
Angle to Roof (degrees)	5

Environmental Data	
Design Wind Speed [ft/s]	115
Directional Wind Speed [ft/s]	0.85
Elevation Factor [ft]	0.6
Topographic Factor [ft]	0.0
Pressure Exposure [ft]	0.85
Windy Pressure [ft]	24.66

PV Module Loads	
Module Design Pressure [psf]	-75.18
Wind Case Pressure [psf]	19.20
Wind Case Roof Zone	3 (Exposed)
Net Load Pressure [psf]	21.89
Margin [psf]	47.87
Safety Factor (per ASCE 7.10)	1.44

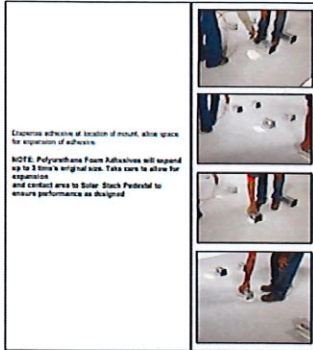
Total Array Calculations	
Minimum Number of Attachments	1458
Total Array Weight [lb]	43878.12
Total Array Area [sq ft]	13034.06
Total Roof Area [sq ft]	727032.08
Total Roof Slope [ft]	43001426.80
Total Panel, Inverter & Attachment Weight [lb]	58113.11
Total Increase in Dead Load Weight [lb]	0.01
Percentage of Total Occupied Roof Area [%]	2.48
Total Array [lb]	-406328.22
Force per Attachment [lb]	325.18
Max Allowed Force Per Attachment [lb]	833
Safety Factor (per ASCE 7.10)	1.54

LEGEND

ROOF ZONE 1	ROOF ZONE 3
ROOF ZONE 2	

INSTALLATION INSTRUCTIONS

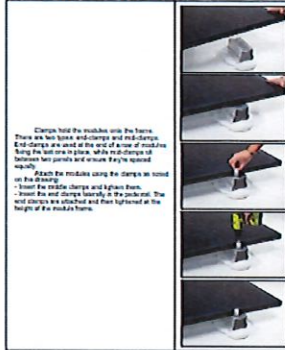
INSTALLING SOLAR STACK PEDESTALS



INSTALLING SOLAR STACK PEDESTALS

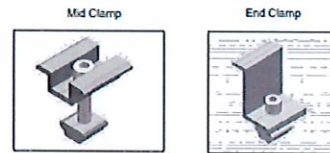


INSTALLING THE MODULE CLAMPS

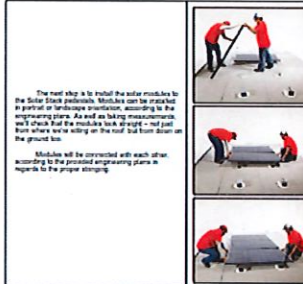


INSTALLING THE MODULE CLAMPS

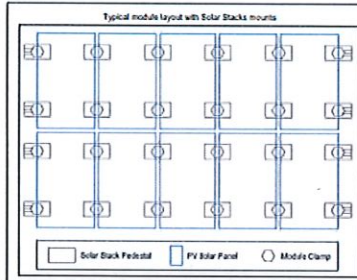
Modules should be installed to the Solar Stack pedestals with the manufacturer approved mid/end clamps. There are different types of clamps available for the module installation.



INSTALLING THE MODULES



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

Drawn	Rev
Designed By	1000
Reviewed By	1000
Approved By	1000

DRAWING SCALE:

N.T.S.

SHEET NAME:

MOUNTING & FLASHING
DETAIL

SHEET NUMBER:

S4.2

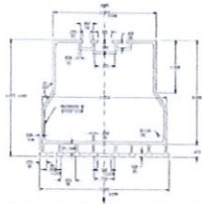
MOUNTING & ADHESIVE COMPONENTS

SOLAR STACK'S COMPONENTS

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

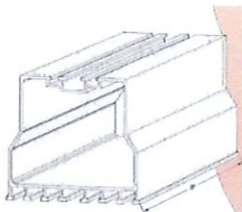
Solar Stack's innovative design, designed for protection and allows roof structure and the roof itself to remain intact. Solar Stack's are used for either protection or bonding structure attachment points. Evaluation is specifically required. Solar Stack's are designed to be used with a variety of roof types and materials. Solar Stack's are designed to be used with a variety of roof types and materials. Solar Stack's are designed to be used with a variety of roof types and materials.

8" SOLAR STACK™ or "DOUBLE DOWN™" Solar Pedestal



8" x 12" SOLAR STACK

- Suitable for residential and commercial projects
- Pedestal is roof - suitable for pitched and - flat roofs
- 12" length of the 8" pedestal (pedestal)
- Solar modules can be mounted in front of or behind the pedestal



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/Pressure ¹				
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	Pedestal Dimensions	Pedestal Weight	Ultimate Load ²
ICP PolyJet® AH-160	12"	16-5/8" x 8-7/8"	79.9 grams	8111 lbf
ICP PolyJet® AH-160	8"	12-1/8" x 8"	62.6 grams	6581 lbf
DOW Tite-Bond	8"	10-1/2" x 7"	55.8 grams	5811 lbf
DOW Alpha-Stik	8"	10-1/2" x 7"	55.8 grams	400 lbf
DAP Steelbond	8"	10-1/2" x 7"	52.1 grams	400 lbf

Notes:
1. Ultimate Loads with 6" margin of safety applied to the test loads.
2. Assembly was tested for vertical up.

Table 7-1 (Evaluation report for Florida product approval #FL 21074 & R1)

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.

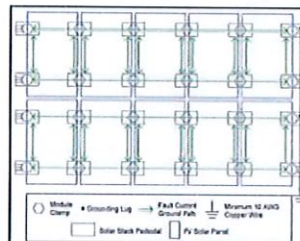


GROUNDING

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

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PROJECT NAME:

STONECREST MALL

PROJECT ADDRESS:

Mail Ring Rd & Stonecrest Sq
Lithonia, GA, 30038

Rev	Rev Description
001	Issue
002	Revise
003	Revise

DRAWING SCALE:

N.T.S.

SHEET NAME:

MOUNTING & FLASHING
DETAIL

SHEET NUMBER:

S41



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 Qawi, Planner Felliha 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 Qawi 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

APPROVED:

Shawanna N. Dawdy
DIRECTOR

July 16, 2024

PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

7/16/24

SECRETARY

DATE