

Community Planning Information Meeting (CPIM)

Planning and Zoning Dept.

January 11, 2024



Purpose and Intent

- An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;
- Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;
- Bridge the relationships between developers, residents, and staff
- Occurrence
 - Every 2nd Thursday of each month

Meeting Decorum

- Please be respectful to applicants, citizens, and staff
- Keep questions, comments, and/or concerns relevant to agenda items
 - Staff is available to answer questions for other matters after the CPIM has concluded
- Please wait to ask questions after staff has concluded presenting each petition
- Each citizen/residents will have a maximum of two (2) minutes to ask his/her questions or make statement

RZ23-013

3580 Evans Mill Road

Heather Loveless

Petitioner is seeking to rezone the parcel from
R-100 to R-60 to
develop sixty single-family detached units.



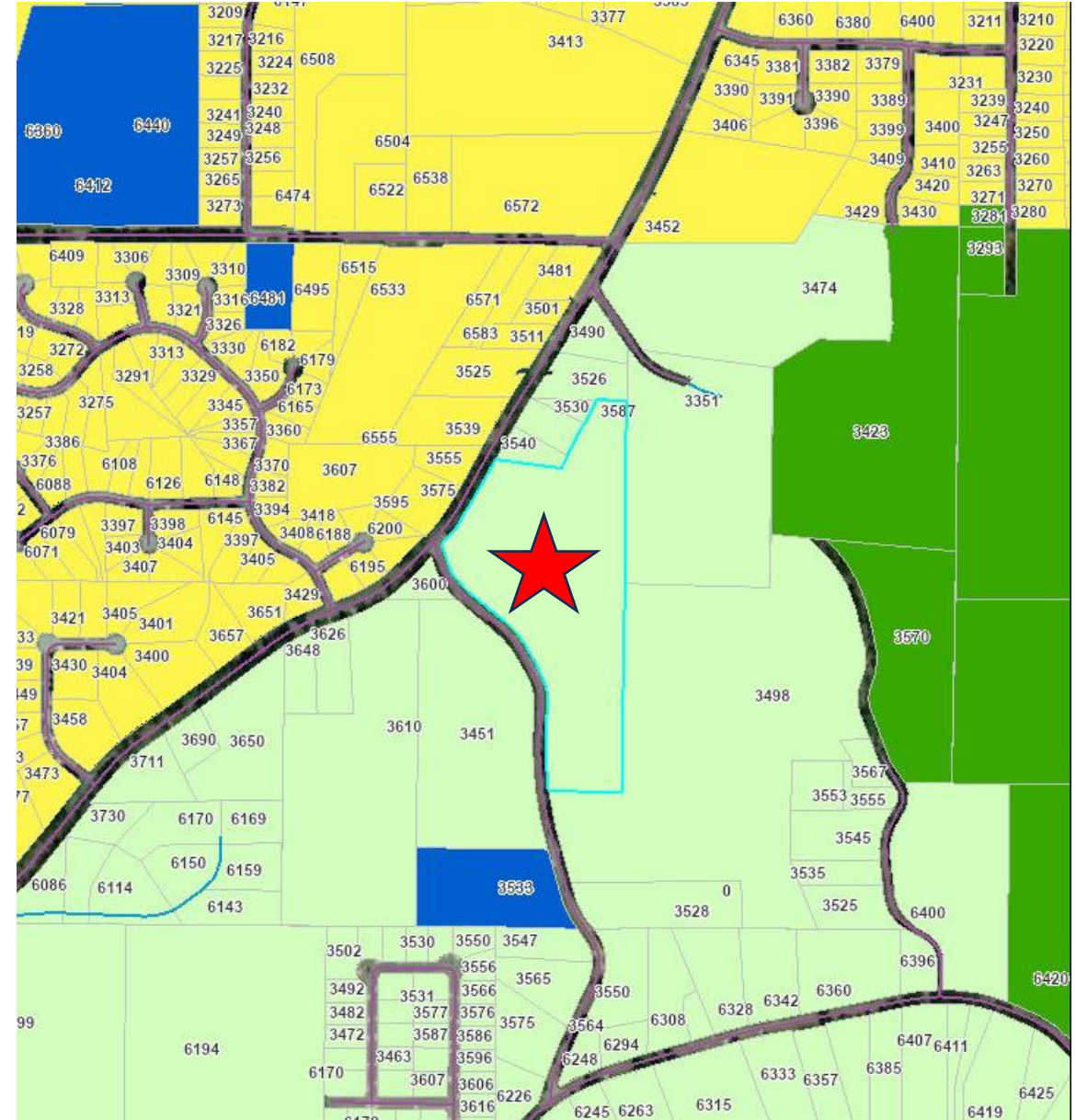
Facts and Background

- Property is undeveloped
- 2 street frontages (Evans Mill Road & Ragsdale Road)
- Adjacent properties are R-100 (Medium Density Residential)
- Applicant desires to develop sixty (60) single-family detached units.

Future Land Use/Character Area

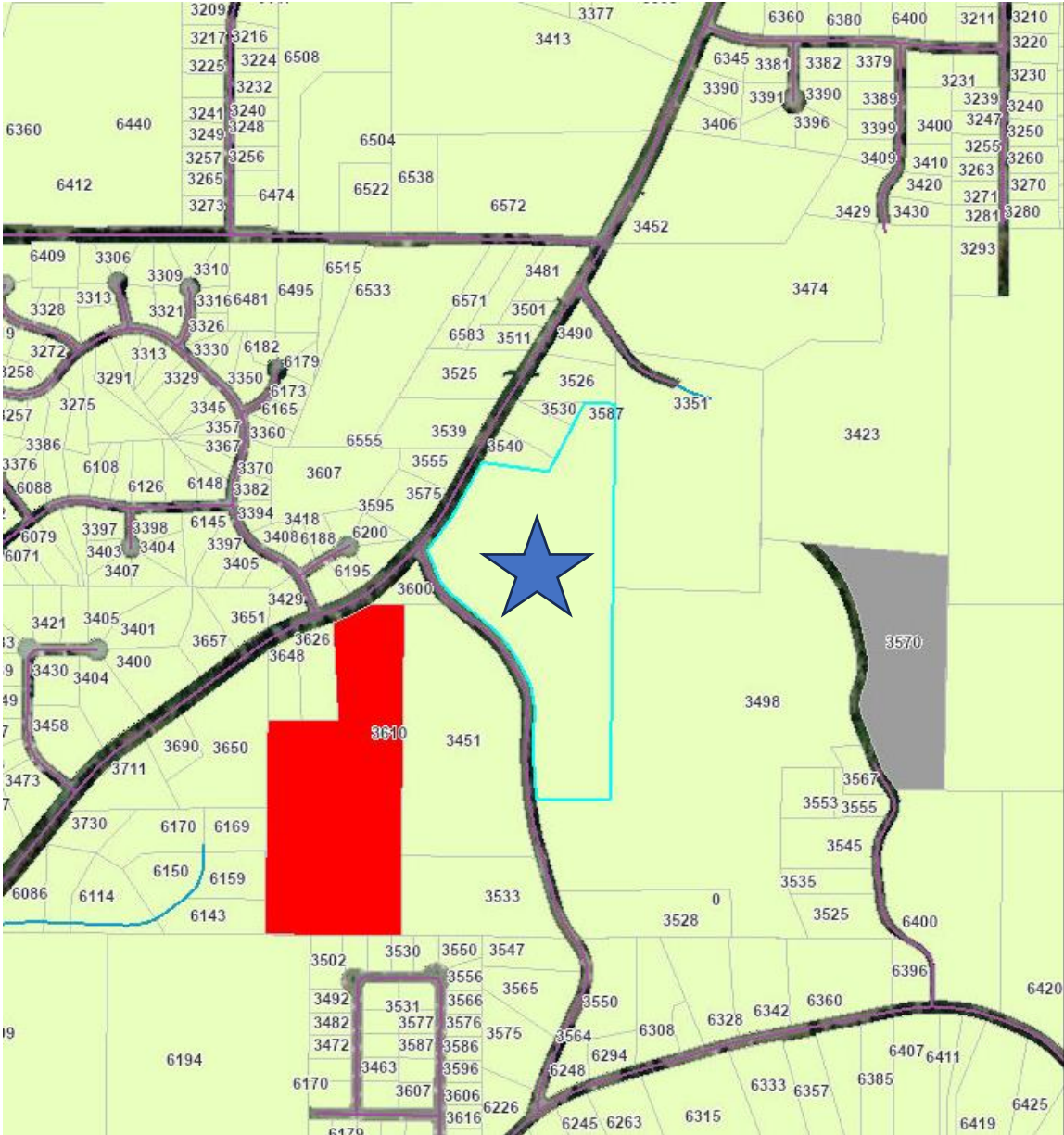
Rural Residential (RR) Character Area

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



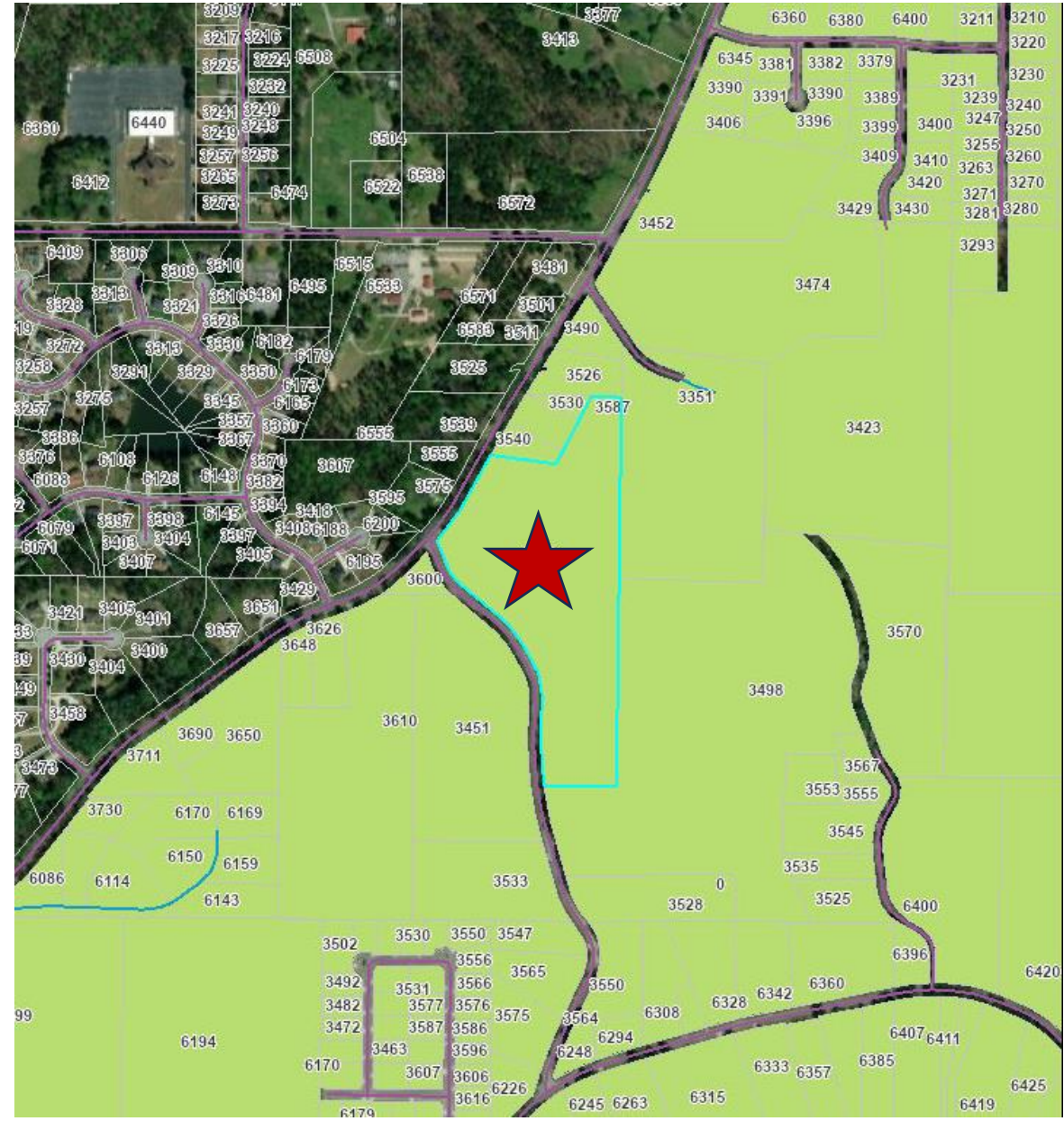
Zoning Map

R-100
Medium Density
Residential

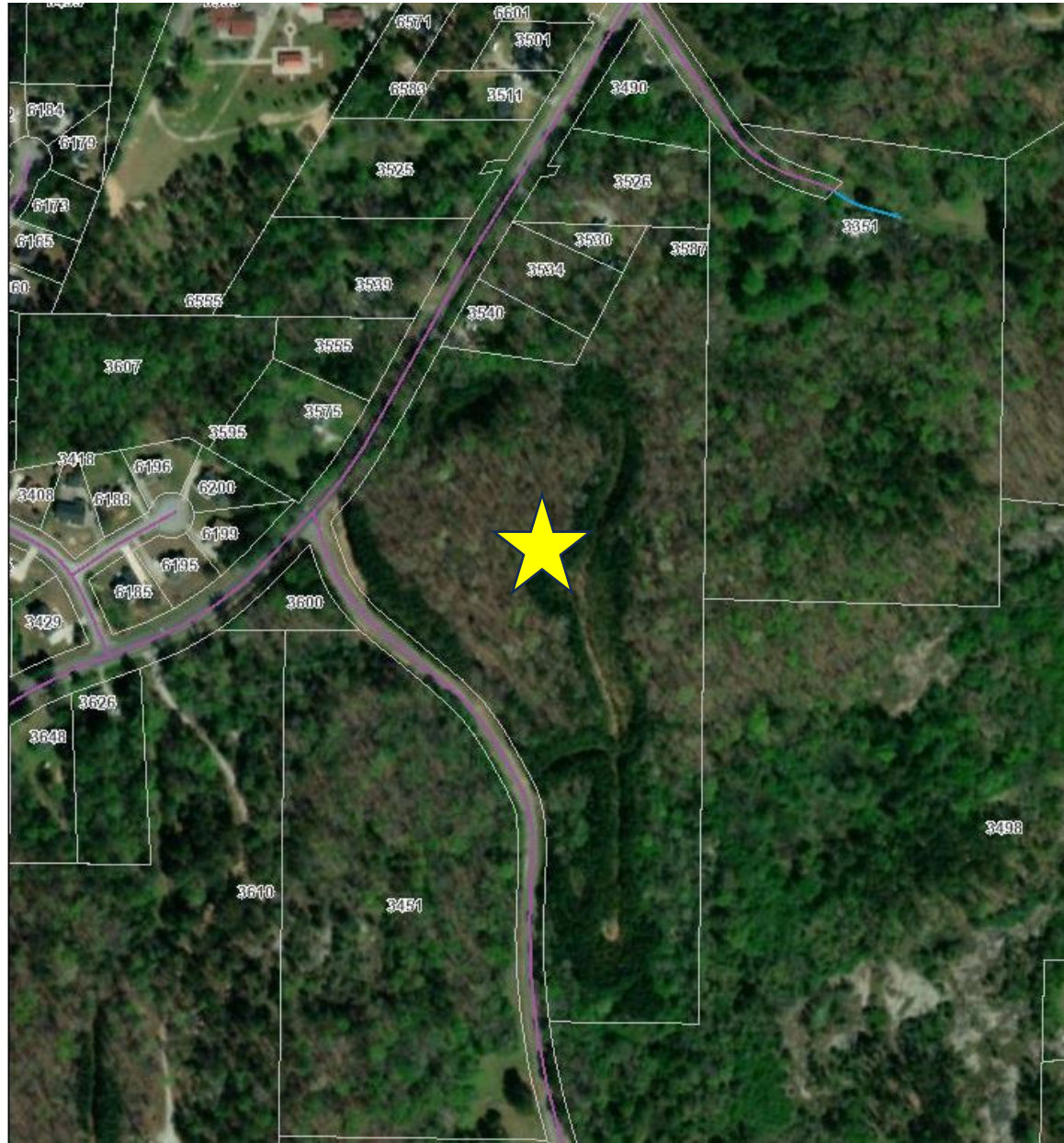


Overlay District Map

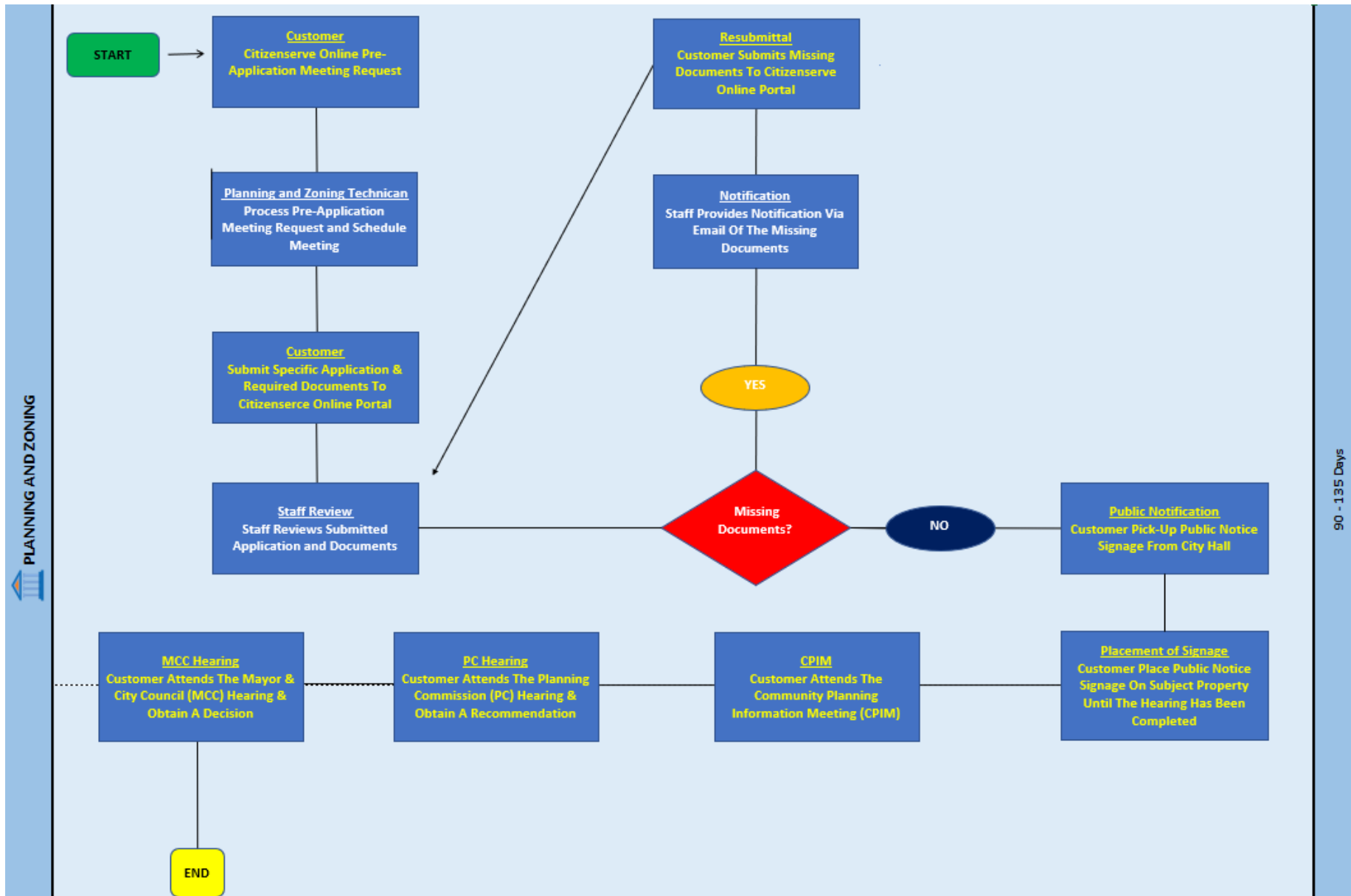
Arabia Mountain



Aerial Map



Rezoning (RZ) Process



Questions? Comments!



SLUP23-015

3153 Pequea Drive

Tajma Washington of The
Gardens of Stonecrest, LLC



Petitioner is seeking a Special Land Use Permit (SLUP) to operate a personal care home.

Facts and Background

- Property is developed
- Existing structure/dwelling is currently on site
- 4 bedrooms and 3 baths currently

Future Land Use/Character Area

Suburban Neighborhood (SN)

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.



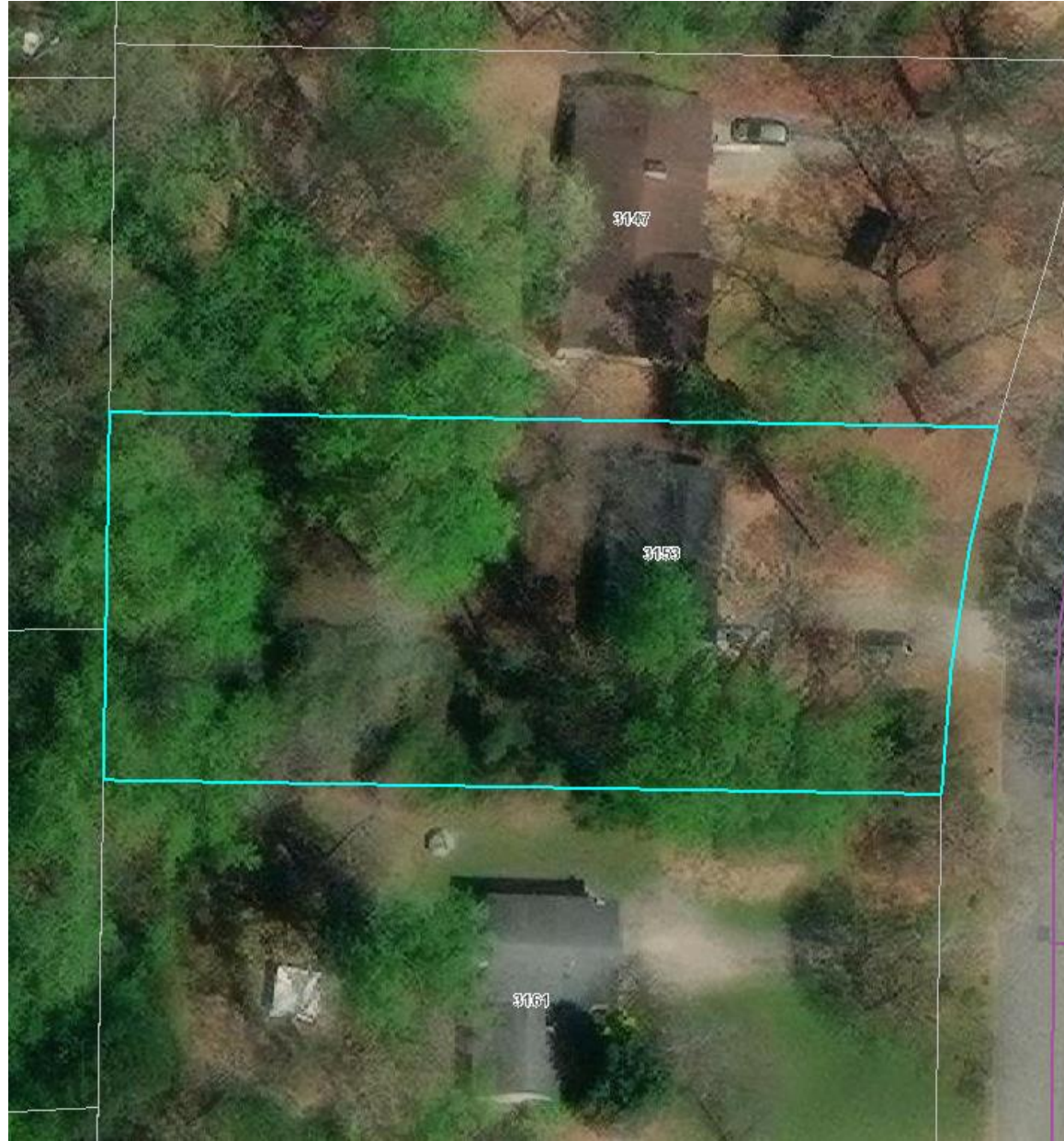
Zoning Map

R-100

Residential Medium Lot



Aerial Map



Site Photo



Submitted Floor Layout



Sec. 4.1.3. – Use Table

Use	KEY: P - Permitted use Pa - Permitted as an accessory use											SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP)													
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Personal care home, 7 or more							SP	SP	SP	SP			P	P	SP	P	P				SP	SP	SP	SP	✓
Personal care home, group, 6 or less	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	P	P	SP	P	P								✓



Sec. 4.2.41. – Personal care homes and child caring institutions

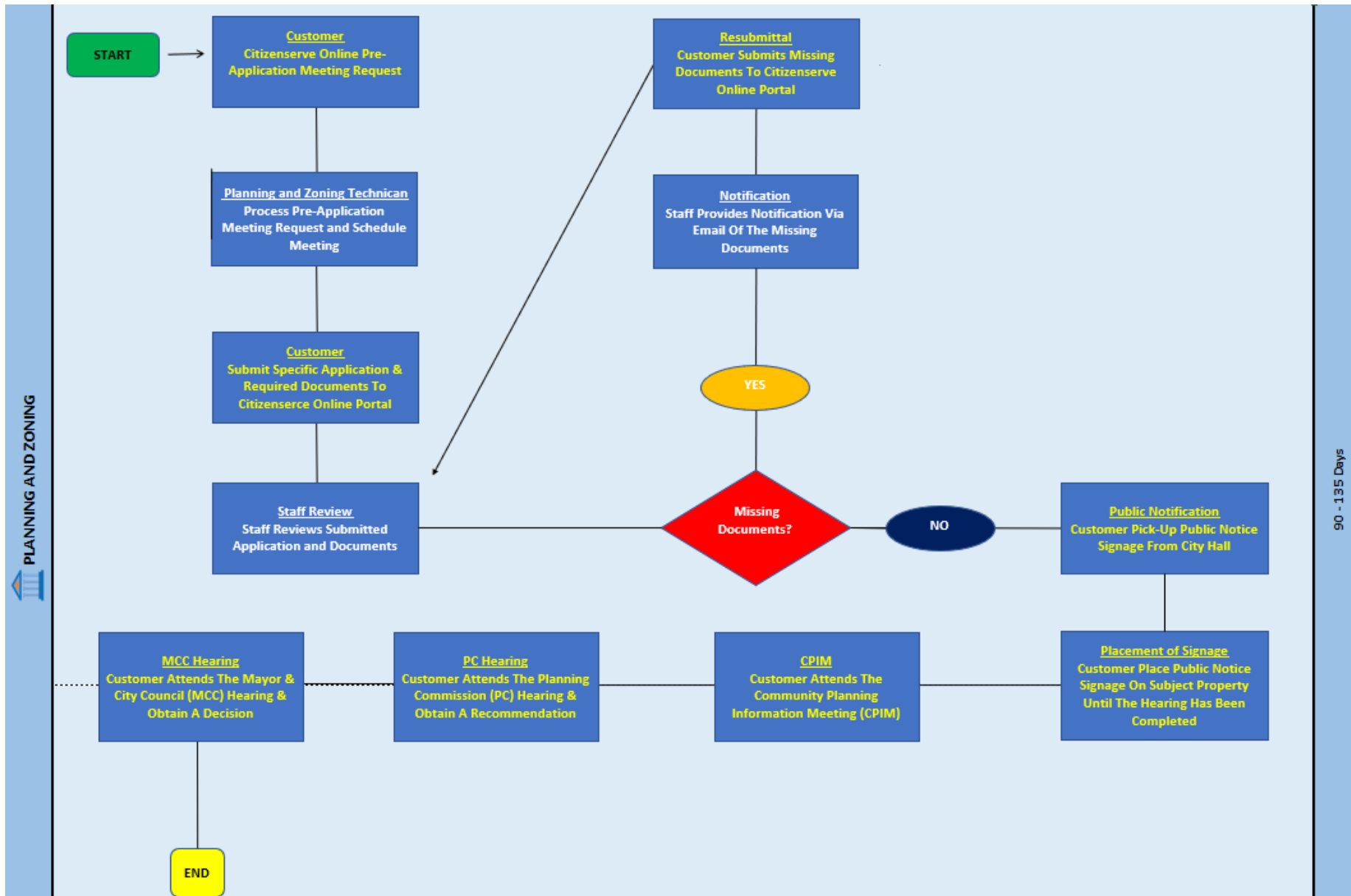
A. *Personal care homes, general requirements.*

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.
2. Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia before beginning to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
3. No personal care home may display any exterior signage that violates the sign ordinance in [chapter 21](#) of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
4. Personal care homes may apply for an FHA Accommodation Variance as provided for in [section 7.5.9](#) of this chapter.
5. No city permit for the operation of the personal care home shall be transferable.

B. *Personal care home, group (up to six persons).*

1. Two copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each group personal care home must provide at least four parking spaces within a driveway, garage or carport and must comply with any applicable requirements in [article 6](#).
3. The home must be at least 1,800 sq. ft in size.
4. In order to prevent institutionalizing residential neighborhoods, no group personal care home located in a residential zoning district may be operated within 1,000 feet of any other group personal care home. The 1,000-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

Special Land Use Permit (SLUP) Process



Questions? Comments!



Upcoming Meeting(s)

REZONING, SPECIAL LAND USE PERMIT, AND ZONING CONDITION MODIFICATION APPLICATION CYCLE

SUBMITTAL DEADLINE	CPIM	PLANNING COMMISSION (PC)	MAYOR & CITY COUNCIL (MCC)
11/07/2023	12/14/2023	01/02/2024	01/22/2024
12/05/2023	01/11/2024	02/06/2024	02/26/2024
01/02/2024	02/08/2024	03/05/2024	03/25/2024
02/06/2024	03/14/2024	04/02/2024	04/22/2024
03/05/2024	04/11/2024	05/07/2024	05/27/2024
04/02/2024	05/09/2024	06/04/2024	06/24/2024
05/07/2024	06/13/2024	07/02/2024	07/22/2024
06/04/2024	07/11/2024	08/06/2024	08/26/2024
07/02/2024	08/08/2024	09/03/2024	09/23/2024
08/06/2024	09/12/2024	10/01/2024	10/28/2024
09/03/2024	10/10/2024	11/05/2024	11/25/2024
10/01/2024	11/14/2024	12/03/2024	TBA
11/05/2024	12/12/2024	01/07/2025	01/27/2025

REZONING, SPECIAL LAND USE PERMIT, ZONING CONDITION MODIFICATION APPLICATION CYCLE

PLANNING COMMISSION MEETS EVERY 1ST TUESDAY OF THE MONTH

HEARING STARTS AT 6:00 PM IN CITY COUNCIL CHAMBERS



THE CITY OF

STONECREST

GEORGIA