



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

PUBLIC HEARING- PROPERTY TAX INCREASE

VIRTUAL MEETING

July 13, 2020

6:00PM

I. CALL TO ORDER: Mayor Jason Lary

1. PUBLIC HEARING

i. Property Tax Increase

II. ADJOURNMENT

Americans with Disabilities Act

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

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



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Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL WORK SESSION

VIRTUAL MEETING

July 13, 2020 at Immediately following

Public Hearing

Citizen Access: URL

I. CALL TO ORDER: Mayor Jason Lary

II. AGENDA ITEMS:

1. Transportation Master Plan Update
2. Public Works IGA Update
3. South DeKalb YMCA After-School Program Update
4. Follow up discussion on the officers of the city within the charter
5. Discuss the process of staff dismal/removal
6. Policy on council meeting/work session agenda packets and minutes
7. Discuss funding source of the Stonecrest Cares program
8. Stipend for Planning Commission Members

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9. Mayor and Council 2022 Salary

III. ADJOURNMENT

In the event the Work Session agenda is not completed by 7:00pm, the Work Session agenda will recess for the Council Meeting and will then resume at the completion of the Council Meeting.

Americans with Disabilities Act

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Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL MEETING AGENDA

VIRTUAL MEETING

July 13, 2020

7:00 p.m.

Citizen Access: URL

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** Megan Reid, City Clerk
- III. **INVOCATION**
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA**
- VI. **MINUTES:**
 - a. Approval of the June 22, 2020 City Council Meeting Minutes
 - b. Approval of the July 6, 2020 11am Special Called Public Hearing
 - c. Approval of the July 6, 2020 6pm Special Called Public Hearing
- VII. **PRESENTATIONS:**
 - a. N/A
- VIII. **APPOINTMENTS:**
 - a. N/A
- IX. **PUBLIC COMMENTS**

(since this meeting will be conducted virtually, the public comments received via email in advance of the meeting will be read into the minutes by the City Clerk)

X. WORK SESSION ITEMS

- i. N/A

XI. PUBLIC HEARINGS:

- a. N/A

(since this meeting will be conducted virtually, public hearing comments received via email in advance of the meeting will be read by the City Clerk, City Hall will be open to the public for those who would like to)

XII. OLD BUSINESS:

- a. Ordinance for Rezoning Application RZ-20-001 (6086 & 6100 Hillandale Drive)

XIII. NEW BUSINESS:

- a. 2020 Millage Rate Ordinance
b. Final Plat for Bentley Estates
c. Final Plat for Lakeview at Stonecrest subdivision (Phase I)

XIV. EXECUTIVE SESSION: (if necessary)

WHEN AN EXECUTIVE SESSION IS REQUIRED, ONE WILL BE CALLED FOR THE FOLLOWING ISSUES: 1) PERSONNEL, 2) LITIGATION, 3) REAL ESTATE

XV. CITY MANAGER COMMENTS

XVI. CITY ATTORNEY COMMENTS

XVII. MAYOR AND COUNCIL COMMENTS

XVIII. ADJOURNMENT

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MINUTES:

- a. Approval of the June 22, 2020 City Council Meeting Minutes
- b. Approval of the July 6, 2020 11am Special Called Public Hearing
- c. Approval of the July 6, 2020 6pm Special Called Public Hearing



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

June 22, 2020

7:00 p.m.

Virtual Meeting Available to the Public via YouTube Live

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** All members present.
- III. **INVOCATION:** Invocation was led by Council Member Rob Turner.
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA:**

Mayor Jason Lary suggested amending the agenda to add Setting the Meeting Time for the Mid-Year Budget Review on July 22, 2020 under New Business.

Motion 1- was made by Council Member Rob Turner to approve the agenda with the suggested amendment and was seconded by Council Jimmy Clanton.

Motion passed unanimously.
- VI. **MINUTES:**
 - a. **May 26, 2020 Minutes Council Meeting Minutes**

Council Member Tammy Grimes would like to correct her Comments under XVI. Mayor and Council Comments to reflect:
Council Member Grimes has been working with her sorority to distribute Census and Voting Information at New Birth. Council Member Grimes wants to go into Evans Mill Townhomes to inform them of the Complete Census Check and inform the hard to reach population and make sure they have completed their Census Forms.

Motion 2- was made by Council Member Rob Turner to approve the minutes from May 26, 2020 with the suggested changes made by Council member Grimes and was seconded by Council Member George Turner.

Motion passed unanimously.

b. Approval of the June 8, 2020 City Council Meeting Minutes

Motion 3- was made by Council Member George Turner to approve the minutes from June 8, 2020 and was seconded by Mayor Jason Lary.

Motion passed unanimously.

c. Approval of the June 16, 2020 at 4:00pm Special Called Meeting Minutes

Council Member George Turner asked for clarification of the time of the meeting. The meeting was at 11:00am and City Clerk Megan Reid agreed that that was the correct date.

Motion 4- was made by Mayor Jason Lary to approve the minutes from June 16, 2020 at 11am and make sure the time was reflected correctly and was seconded by Council Member Rob Turner.

Motion passed unanimously.

d. Approval of June 16, 2020 at 6:00pm Special Called Meeting Minutes

Motion 5- was made by Council Member Rob Turner to approve the minutes from June 16, 2020 at 6:00pm and was seconded by Council Member George Turner.

Motion passed unanimously.

VII. PRESENTATIONS:

- a. Mayor Lary proclaimed June 22, 2020 as Plez Joyner Day.
- b. Historic Resource Survey Presentation- Presented by the Atlanta Regional Commission.

VIII. APPOINTMENTS:

Nonw.

IX. PUBLIC COMMENTS

a. City Clerk Megan Reid read aloud the Public Comments.

Anthony Cobb submitted a public Comment via email.

Dear Mrs Reid hoping this email reaches you in time for the city Council meeting tonight. I am a resident of the city of Stonecrest.

I am very disappointed that another family dollar is being created in my neighborhood. I thought the purpose of us becoming city was to prevent the locating of box stores within our neighborhood.

I think the city Council should take drastic measures to prevent the store from opening we have two family dollars within a 2 mile radius of this location. help us to understand what's the value that will be added to the store being included in this location?

I think the city Council board members should encourage the residents of Stone crest not to patronize this store, causing it to close that location.

What dollar value has the existing locations given back to this community? have they contributed to the DeKalb county parks and recreation on Browns Mill? have they donated any money to browns mill elementary or Salem or Bouie or flat rock?

We must take action to prevent this store from succeeding in our neighborhood. Or they must truly partner by giving to the Schools and organization within our neighborhood.

I'm appealing to the board members that we work on a plan to prevent the store from being successful or truly partner in our community!!

Thanks for your time the Taylor Cobb Family!!

Dave Marcus submitted a public Comment via email.

Good evening, Mayor and Council,

It was great to hear that once we get business licenses collected in mid-July, we will close the year-to-date revenue gap. It would be good to understand more about that. In 2019, we collected \$1,409,836 for business licenses - per the Business Licenses line item - and by the end of May in 2020, that amount was \$989,551. So that line item takes care of \$420,285 of the end-of May shortfall. Could someone explain how are will close the rest of the gap - what other line items were deferred to July?

Also, good as always to hear from the internal auditor, who seemed to say that the city isn't really sure if what the shortfall will be - did I hear that correctly?

And by the way - I am not an amateur. My first career was as a hotel auditor, then an assistant controller for Hyatt Hotels, then controller for Total Audio Visual Services. Which is why I was able to say that there were four reasons that an apparent shortfall could be present — and the second one (timing) was indeed the one for this portion. That was part of the social media discussion.

And also, by the way, it would have been good to get a response to my Open Records Request regarding planning for shortfalls. No answer was received.

And also - if the Mayor knew the sources of the shortfall, it would have been great for him to have shared that in order to prevent a brouhaha on social media — it would have taken about two sentences. That would be part of keeping constituents informed and involved.

Dave

X. PUBLIC HEARING

a. None.

XI. NEW BUSINESS

a. Setting the time for the Mid-Year Budget Review on July 22, 2020

Motion 6- was made by Mayor AJason Lary to set the July 22, 2020 Mid-Year Budget Review to begin at 5:00pm and was seconded by Council Member Tammy Grimes.

Motion passed unanimously.

XII. OLD BUSINESS

a. Ordinance for Rezoning Application RZ-20-001 (6086 & 6100 Hillandale Drive)

Motion 7- was made by Council Member Rob Turner to table this item until July 13, 2020 and was seconded by Council Member George Turner.

Motion passed unanimously.

XIII. EXECUTIVE SESSION

None.

XIV. CITY MANAGER UPDATE

None.

XV. CITY ATTORNEY

None.

XVI. MAYOR AND COUNCIL UPDATES

Council Member Tammy Grimes- All is well.

Council Member George Turner- Now that the election is over he needs all hands on deck for the Complete Census Count 2020.

Council Member Jazzmin Cobble- Publicly thanked the residents of the Woodgrove Subdivision for inviting her and Council Member Grimes for a Rally/Protest. It was a great turnout and she enjoyed listening to the residents.

Council Member Rob Turner- Remember to be safe amid Covid-19.

Council Member Jimmy Clanton- Will keep Council Member George Turner's granddaughter in his prayers. Thanked the Mayor for inviting him and he enjoyed the speakers including Mayor Jason Lary, Council Member George Turner, Council Member Rob Turner, and Deputy City Manager Plez Joyner. It was a great turnout. District 1 meetings will reconvene in July.

Mayor Jason Lary- Thanked Glencroft Subdivision for inviting him out and encourages other neighborhoods to do the same as long as everyone practices Social Distancing and the CDC Guidelines.

Addressed the "I am my Brothers' Keeper" Event. HE thanked everyone who came out and thanked Tee Foxx and her team for putting the event together and for Adrion Bell helping out as well.

XVII. ADJOURNMENT

Motion 8- was made by Council Member Jimmy Clanton to adjourn and was seconded by Mayor Rob Turner.

Motion passed unanimously.

Read and adopted in the regular meeting of the City Council held on this ____ day of _____, 2020.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk



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Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

July 6, 2020

11:00 a.m.

Virtual Meeting Available to the Public via YouTube Live and in person

I. CALL TO ORDER: Mayor Jason Lary

II. ROLL CALL: All members present.

III. PUBLIC HEARING

a. Property Tax Increase

Motion 1- was made by Mayor Jason Lary to open the Public Hearing and was seconded by Council Member George Turner.

Motion passed unanimously.

Deputy City Manager Plez Joyner read aloud the state requirements pertaining to the Property Tax Increase.

Below are comments submitted via email. City Clerk Megan Reid read them aloud.

- *Hello, My name is Aikeem Cooper, and I am a resident of 3068 Bonnes Drive, Stonecrest, GA 30038. I am writing you this e-mail to oppose any tax increase which would NOT transfer over the homestead exemption and other exemptions from Dekalb County. Thank You, Aikeem Cooper, Esq*
- *Councilwoman Grimes, Council & Mayor, I am submitting this letter as my public comment regarding my opposition to creating a Public Works department at this time. I also am concerned that the current management of the city does not warrant enough expertise to move forward in that direction. I do want to encourage you, your fellow council members & mayor to start the search for an experienced city manager with a minimum of 5-10 years of experience in running/managing a city similar in size. Too many costly taxpayer dollars are*

*being wasted due to the many mistakes that have, and are continuing to be made, and it needs to stop. You all have a fiduciary responsibility to the citizens and taxpayers of Stonecrest to allow this to continue with no accountability. I do not want to be told that the city is solvent and in good condition. I would like to see the **true** numbers for myself, so that I can be made comfortable in knowing that the city has a balanced budget. I have made requests via the Open Records Act, and still to no avail. Please bear in mind that we are not just community folk, rather, we are savvy, educated and experienced enough to make that determination on our own.*

Lastly, I want to make note of the fact that the advertising of the hearings concerning the tax increase was done with the AJC in a timely manner, however, when I checked on the city's website the hearing was just posted on late Thursday evening prior to a holiday weekend. I am not sure why they were not posted at the same time, and do not want my suspicions to guide me otherwise. I simply asked that we the citizens, stakeholders and taxpayers be given the very best in making sure that we have and represent that of a model city, because currently we do not.

Regards,

Cheryl Moore-Mathis, Chaparral Woods Subdivisions resident, Klondike Area Civic Association President, (KACA) A founding member of Citizens for Accountable Government in Stonecrest, (CAGStonecrest)

Cc: Councilman/Mayor Pro-Tem George Turner Councilman Robert

- *NO*

Shawn Dunham

Campus Recycling Foreman

Office of Solid Waste Management & Recycling

Georgia Institute of Technology

151 Sixth St. N.W.

Atlanta, Ga. 30332-0350

www.recycle.gatech.edu

- *Good afternoon my name is Tenika Kemp and I live in District 5. I am OPPOSED of the city to take on public works at this time. Based on city council meetings the city does not have Actual cost of the services. Until WE get actual numbers for these cost We are not ready. Please vote NO for this at this time.*
- *Hello, I would like to voice my vote as no for millage tax increase!! I don't think this was a good time for a meeting on this issue during the pandemic! People have lost jobs and we're still in Phase 1 and more jobs may be lost! So again I stress no!!! Thank you. Sherie Randolph-Dunham 6038 Idlewood Trace*
- *I am vehemently opposed to the mileage rate increase and Stonecrest's proposal to take over public works from DeKalb County. With all due respect, Stonecrest is not ready to take on yet another responsibility from the county. This in no way is a reflection on the administration, but speaks to the inexperience, the number of open positions, and the number of other already existing issues that need your attention to deal with before you take on additional matters. Many of us are paying attention, and many of us aren't. IMO, "selling" this tax increase as not really a tax increase because you are taking over public works and the money we are*

paying to the county will now come to Stonecrest for a zero change to the citizens' tax liability, FAILS to mention the unknown liabilities associated with the new responsibility of Public Works and Stonecrest's inexperience and the various vacancies that exist. As someone already said, taking over Public Works from the County does NOT have to happen right now, especially in such a time of uncertainty that we are experiencing now. I fear that Stoncrest is setting itself up to collapse under its own weight. I am opposed to the tax increase at this time because I oppose taking over Public Works at this time. I think that Public Works, and the taxes that fund it, is NOT a prudent move at this time of great uncertainty. Thank you for your time. -Clara DeLay

- *I am a homeowner and resident of Stonecrest. I am not in favor of the proposed millage rate increase nor the move to add Public Works to the City's responsibilities at this time. I believe that the council and mayor should focus on hiring a City Manager and Finance Director and circle back to review millage rate and adding Public Works in 12-18 months. Thank you, Malaika Wells*
- *Dave Marcus-*

Ladies and Gentlemen,

Tonight you will vote on setting a millage rate for Stonecrest's first property taxes. You are being asked to set a rate that will pay for Parks and Recreation operations during 2020, and will also pay for the creation of a Public Works Department and its operations in 2021.

I urge you to vote for enough of a millage rate to cover Parks and Recreation operations. I think that simply makes sense since they are being paid for already out of the city's operating budget, and this budget will be strained by any revenue shortfalls that occur because of the economy's slow-down.

I also urge you to stop there and to not vote for a millage rate increase that will force the city to take over Public Works six months from now. Keep in mind that while state law requires the city to take over Public Works, the law does not specify when that needs to happen.

Why not take over Public Works right now? Here are five reasons:

ONE. At the previous hearing on this, the city administration showed you a cost estimate for creating and operating Public Works. One figure was shown, with no breakdown or backup. The figure, if I recall correctly, was \$3.7 million.

That amount is over twice as much, if I remember the figures correctly, as DeKalb spends on Public Works in Stonecrest. The amount is nearly as much as the total that Stonecrest would get for Parks and for Public Works combined.

If that figure is correct, then DeKalb County today delivers Public Works for nearly half the cost that the city proposes, yet that figure was shown as a justification for us taking it over at the last hearing.

TWO. If that figure is incorrect, then administration has asked you to take this large step without having done due diligence. It appears that, at least as of two weeks ago, the city administration had not done a detailed study to quantify the costs.

You could be buying a pig in a poke tonight if you go ahead. And the current financial climate is risky in and of itself. It is important to be careful and perhaps cautious.

And if the figure has miraculously comes down from \$3.7 million to, say, roughly the \$1.8 million that the county spends, you need to look carefully at the financial model. I myself don't trust any model that has so much error that it can get corrected with such a large swing and end up with the right number.

THREE. There is no professional Finance Director in the city government to conduct a financial analysis. And, if you go ahead, there is no experienced City Manager to oversee building the department. And there is no experienced Procurement Manager to ensure that we are buying and contracting as efficiently as possible. These are all positions that there has been much discussion of in council meetings, but there has been no forward motion on them (although we apparently do have a finance manager starting in July).

FOUR. The city administration staffing is lean, with several senior-sounding positions empty and Jacobs filling in. Building a Public Works department will take energy and talent that could be going towards increased economic development activities and job creation activities.

While there are certainly more jobs and more development in the city's future, we need to maximize them — to get the most quality development and the most good jobs in the shortest amount of time. Isn't that Stonecrest's number 1 need?

FIVE. Taking over Public Works is not critical. It will not increase our quality of life to any real degree. And if it takes our focus off the basics, the citizens lose. And if the costs are not right, either Public Works service will be lower or taxes will be higher. Thank you.

- Stonecrest officials must be fiscally responsible as well as good stewards to avoid property tax increases. The tax transfer from DeKalb County will address this year. What actions need to be taken, or conversely, not taken to help ensure zero to minimum increases to property taxes in the future? What steps need to be taken to continue to operate in the black? Thank you for your public service. Sincerely, Mack and Karen Calhoun mackwcalhoun@gmail.com

Motion 2- was made by Mayor Jason Lary to close the public hearing and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

IV. ADJOURNMENT

Mayor Jason Lary adjourned the meeting at 11:55a.m.

Read and adopted in the regular meeting of the City Council held on this ____ day of _____, 2020.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

July 6, 2020

6:00 p.m.

Virtual Meeting Available to the Public via YouTube Live and in person

I. CALL TO ORDER: Mayor Jason Lary

II. ROLL CALL: All members present.

III. PUBLIC HEARING

a. Property Tax Increase

Motion 1- was made by Mayor Jason Lary to open the Public Hearing and was seconded by Council Member Rob Turner.

Motion passed unanimously.

Deputy City Manager Plez Joyner read aloud the state requirements pertaining to the Property Tax Increase.

There were 2 comments submitted via email. City Clerk Megan Reid read the following comments aloud.

- *Dele Lowman-Smith- The Stonecrest Citizens' Coalition opposes the assumption of the Public Works millage from DeKalb County at this time and is gratified to learn that it has been removed from consideration for 2020. SCC believes that economies of scale are the most ethical and responsible service delivery model for high-cost operations such as public works, law enforcement, and public safety. Citizens have yet to be provided a clear, credible analysis demonstrating the cost-benefit of taking over this service. Furthermore, until Stonecrest has a permanent City Manager and Finance Director, along with a current strategic plan that has the support of City Council and the community, we believe it is unwise to assume this additional liability. We look forward to revisiting this conversation once the appropriate leadership, strategic, and financial planning foundation has been laid.*

- *Zina Bright- To Whom this May Concern: I am emailing about the possible increase of property taxes in our county. How can you talk about increasing tax in the middle of a Pandemic and people (residence) have lost their jobs. Also working less hours now. I do not believe this should be a topic at this point. People are trying to survive feeding their families. I am a homeowner who is trying to stay in my home and not be subject to struggling to pay the mortgage. You will kill our community if you move forward with this tax increase. This is not the right time to increase property taxes for so many that are not sure if they will have a job. The elderly will surely suffers to due to they are and have been in a struggle to stay in their homes. Thanks Zina Bright 2185 Raven Circle*

There was much discussion from Mayor and Council

Motion 2- was made by Mayor Jason Lary to close the public hearing and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

IV. ADJOURNMENT

Mayor Jason Lary adjourned the meeting at approximately 7:10pm.

Read and adopted in the regular meeting of the City Council held on this ____ day of _____, 2020.

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk



CITY COUNCIL AGENDA ITEM

SUBJECT: Final Plat for Bentley Estates Subdivision

ORDINANCE **POLICY** **STATUS REPORT**

DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 07/08/20

Work Section:07/13/20

Council Meeting:07/13/20

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director 

PURPOSE: The applicant (Rockland) requesting final plat approval for Bentley Estates subdivision.

HISTORY: This application was submitted to staff for review in early June

OPTIONS: Approve; Deny; or Defer

RECOMMENDED ACTION:

Staff recommended approval of final plat application.

ATTACHMENTS:

#1 Plat



GRID OA WEST

POD LINE TABLE (FROM POC TO POB)

LOT #	Length	Direction
1	371.96	S86°00'17"W
9	571.33	S87°31'16"W
17	770.82	S85°12'16"W
159	924.84	S66°00'23"W
160	916.45	S67°12'15"W

SITE DATA

GROSS PROPERTY SIZE 29.13 AC (644,576 SQ. FT.)
 ZONING R-100
 PROPOSED LOTS 167
 AVERAGE LOT WIDTH 22.37'
 AVERAGE LOT DEPTH 164.18'
 MINIMUM HEATED FLOOR 1,998 SF
 MAXIMUM BUILDING HEIGHT 20'
 PAVING SPECIES ASPHALT
 CONCRETE 1" EXTRA SPACES + 6" TOTAL SPACES
 SETBACKS (REQUIRED)
 FRONT: 20' BUILDING (FROM EASEMENTS)
 REAR: 10' BUILDING



FINAL PLAT FOR
BENTLEY ESTATES
 CITY OF STONECREST, DEKALB COUNTY, GEORGIA
 LAND LOT 39, DIST 16TH
 AP # 3058019
 REFERENCE AP#3018500(LD) &
 AP#3014356(BOUNDARY LINE ADJUSTMENT)
 PARCEL ID # 16-039-04-063
 CITY OF STONECREST ZONING CASE # AY 18-0601
 SUBDIVISION ENTRANCE COORDINATES:
 LAT: 33°43.61' LONG: -084°10.02'

Curve Table

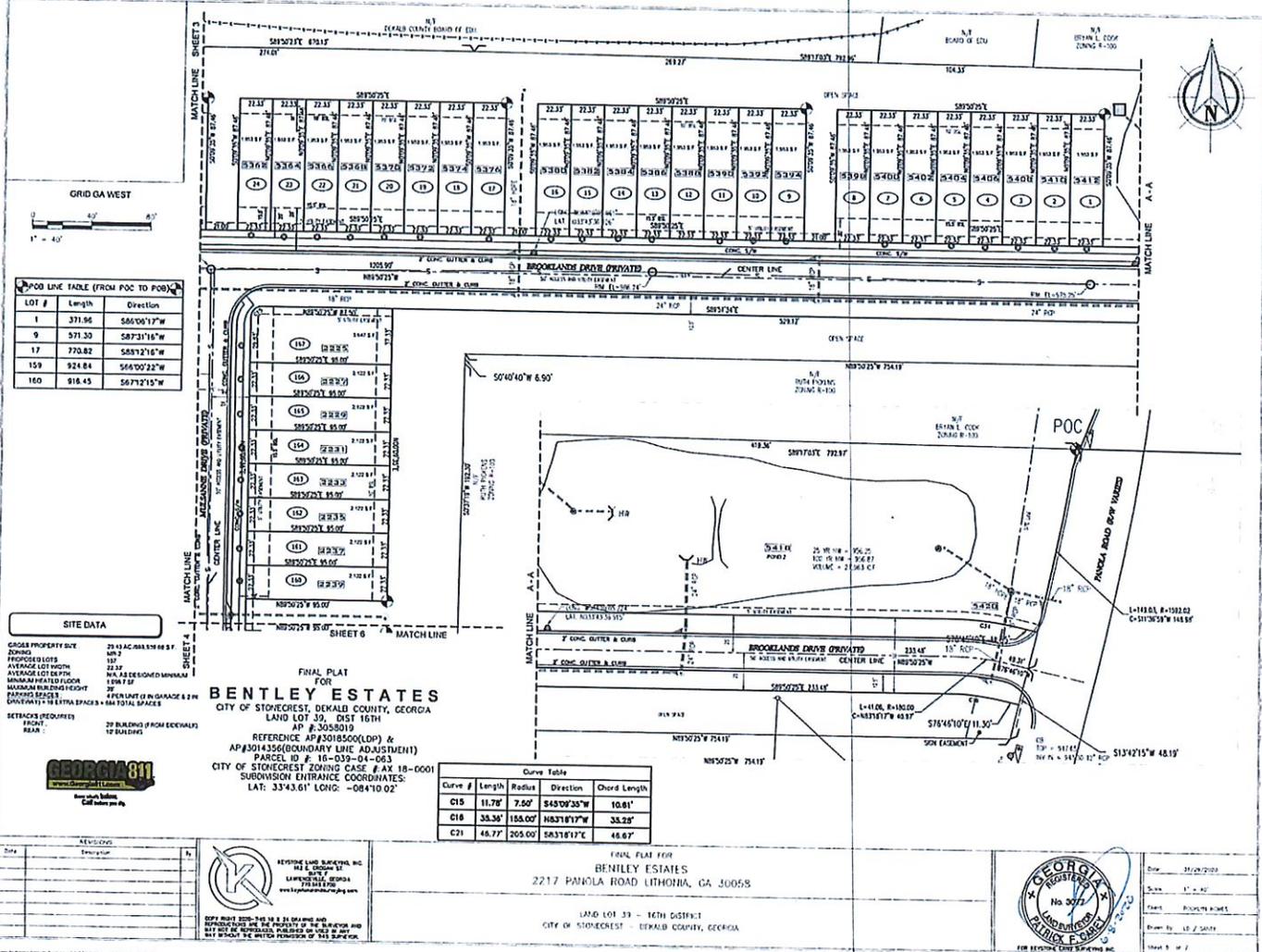
Curve #	Length	Radius	Direction	Chord Length
C15	11.78'	7.60'	S45°00'35"W	10.61'
C16	33.36'	155.00'	N83°18'17"W	33.28'
C21	48.77'	205.00'	S83°18'17"E	48.67'

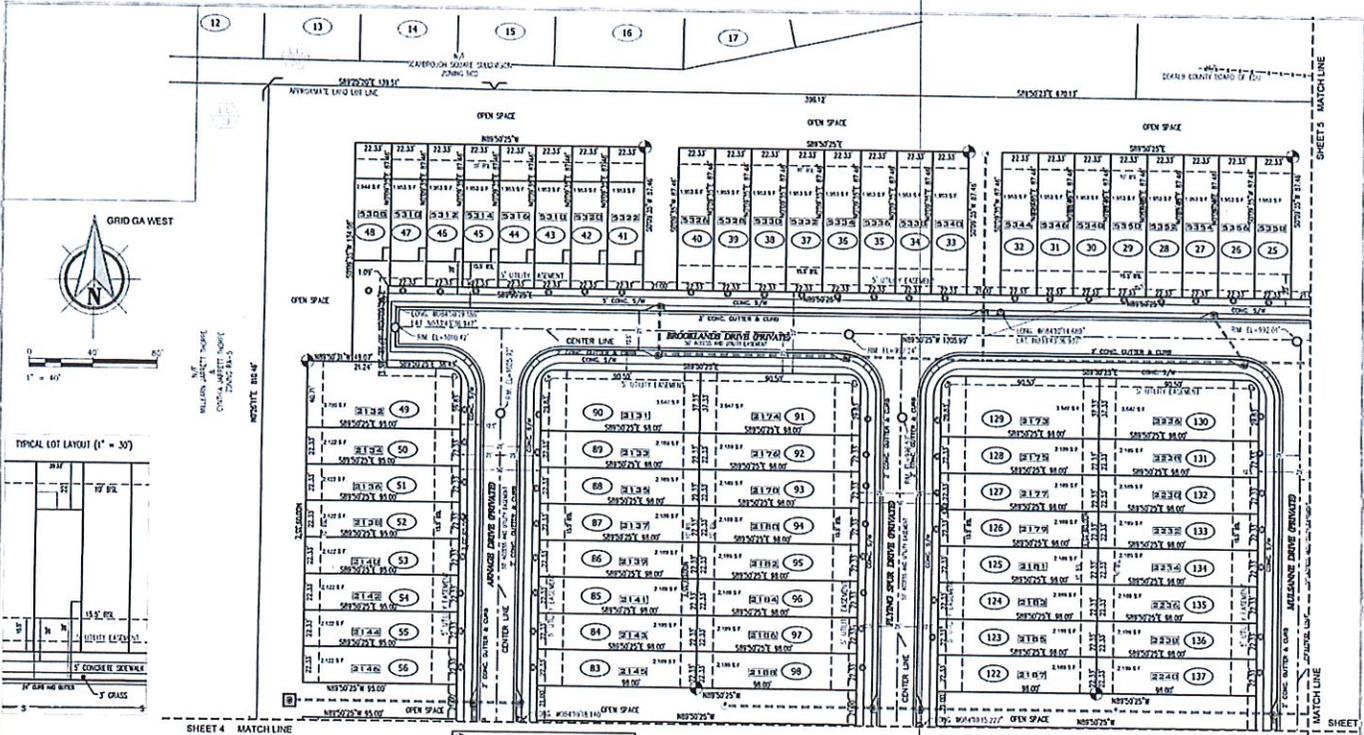
FINAL PLAT FOR
BENTLEY ESTATES
 2217 PANOLA ROAD LITHONIA, GA 30058

LAND LOT 39 - 16TH DISTRICT
 CITY OF STONECREST - DEKALB COUNTY, GEORGIA



Date: 11/20/2020
 Scale: 1" = 40'
 Sheet: 1 of 1
 Drawn by: G.S. / G.S.P.
 Check by: M.P.





FINAL PLAT FOR
BENTLEY ESTATES
 CITY OF STONECREST, DEKALB COUNTY, GEORGIA
 LAND LOT 39, DIST 16TH
 AP # 3055019
 REFERENCE AP#3018500(LDP) & AP#3014356(BOUNDARY LINE ADJUSTMENT)
 PARCEL ID #: 16-039-04-063
 CITY OF STONECREST ZONING CASE # AK 18-0001
 SUBDIVISION ENTRANCE COORDINATES:
 LAT: 33°43'61" LONG: -084°10'02"

POD LINE TABLE (FROM POC TO POC)

LOT #	Length	Direction
25	970.39	S68°26'24"W
33	1170.00	S68°22'18"W
41	1269.63	S69°03'34"W
49	1584.02	S84°20'54"W
83	1379.97	S75°08'53"W
95	1379.97	S75°08'53"W
122	1144.14	S71°37'29"W
137	1144.14	S71°37'29"W

SITE DATA

GRADES PROPERTY SITE	22.41 AC (99,894 SQ FT)
ZONING	M2
PROPOSED LOTS	137
AVERAGE LOT WIDTH	22.37'
AVERAGE LOT DEPTH	104.88'
MINIMUM HEATED FLOOR	1,000 SQ FT
MINIMUM BUILDING HEIGHT	10'
PARKING SPACES	47 PER LOT IN GARAGE & 24 IN TOTAL SPACES
RETRACTS REQUIRED	FRONT: 20' BUILDING FROM SIDEWALKS; 10' BUILDING

Curve Table

Curve #	Length	Radius	Direction	Chord Length
C1	11.78'	7.50'	N44°50'25"W	10.81'
C4	11.78'	7.50'	S48°09'35"W	10.81'
C5	11.78'	7.50'	N44°50'25"W	10.81'
C6	11.78'	7.50'	S48°09'35"W	10.81'
C8	11.78'	7.50'	N44°50'25"W	10.81'

REVISIONS

Date	Description	No.

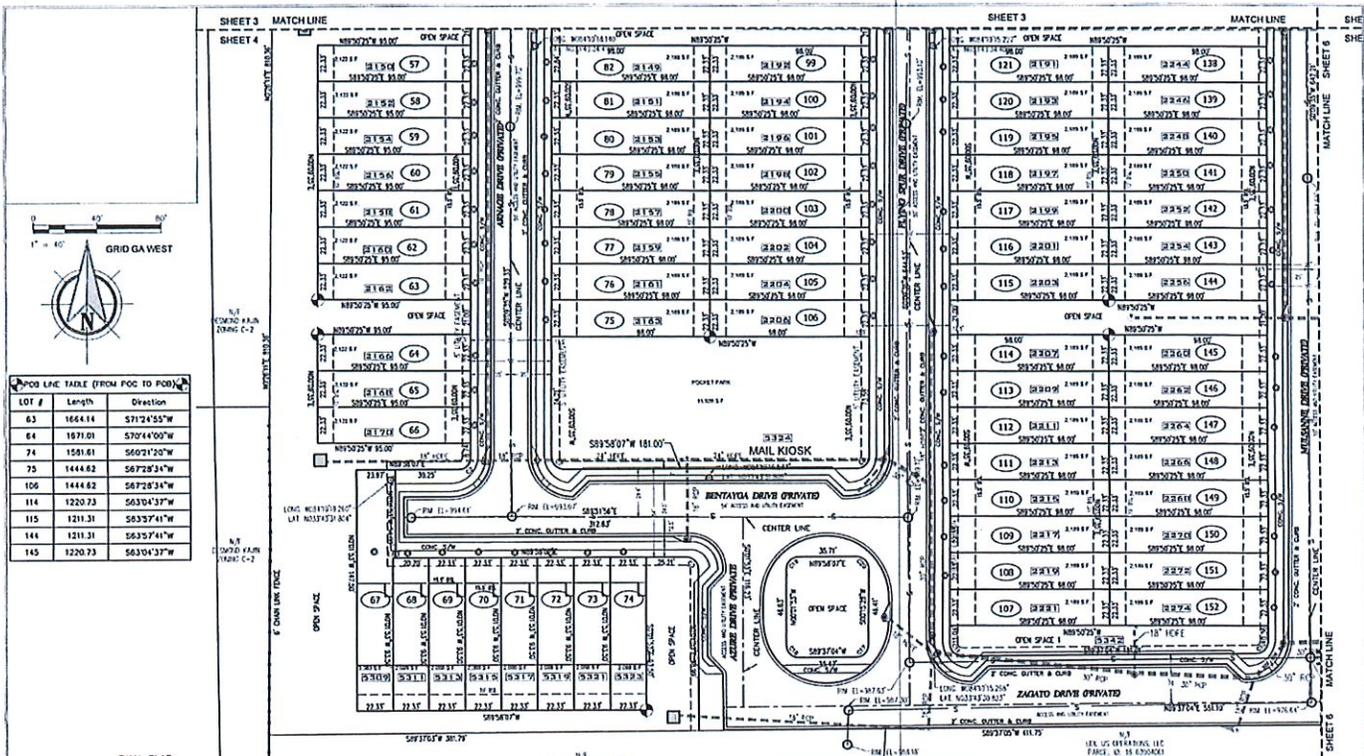


FINAL PLAT FOR
BENTLEY ESTATES
 2217 PAROLA ROAD LITHONIA, GA 30058
 LAND LOT 39 - 16TH DISTRICT
 CITY OF STONECREST - DEKALB COUNTY, GEORGIA



GEORGIA 811
 www.Georgia811.com
 Call before you dig

Date: 05/11/2020
 Scale: 1" = 40'
 Sheet: 137 of 137
 Sheet 3 of 3



POB LINE TABLE (FROM POC TO POB)

LOT #	Length	Direction
63	1664.14	S71°24'55"W
64	1671.01	S70°44'00"W
74	1581.61	S66°24'20"W
75	1444.62	S67°28'34"W
106	1444.62	S67°28'34"W
114	1220.73	S63°04'37"W
115	1211.31	S63°37'41"W
144	1211.31	S63°37'41"W
145	1220.73	S63°04'37"W

FINAL PLAT FOR
BENTLEY ESTATES
 CITY OF STONECREST, DEKALB COUNTY, GEORGIA
 LAND LOT 39, DIST 16TH
 AP # 3056019
 REFERENCE AP#3018000(LDP) &
 AP#3014356(BOUNDARY LINE ADJUSTMENT)
 PARCEL ID # 18-039-01-053
 CITY OF STONECREST ZONING CASE # AX 18-0001
 SUBDIVISION ENTRANCE COORDINATES:
 LAT: 33°43.61' LONG: -084°10.02'

Curve Table					Curve Table				
Curve #	Length	Radius	Direction	Chord Length	Curve #	Length	Radius	Direction	Chord Length
C2	11.78'	7.50'	N43°03'31"E	10.56'	C11	11.83'	7.50'	S45°08'40"E	10.68'
C3	11.78'	7.50'	N43°01'33"W	10.61'	C17	11.70'	7.50'	N44°56'18"E	10.50'
C6	11.78'	7.50'	N43°03'31"E	10.56'	C18	11.83'	7.50'	S45°12'24"E	10.64'
C7	11.81'	7.50'	S44°56'09"E	10.62'	C19	11.78'	7.50'	S44°56'07"W	10.61'
C10	11.71'	7.50'	N44°53'20"E	10.56'	C20	11.82'	7.50'	N44°53'13"W	10.63'

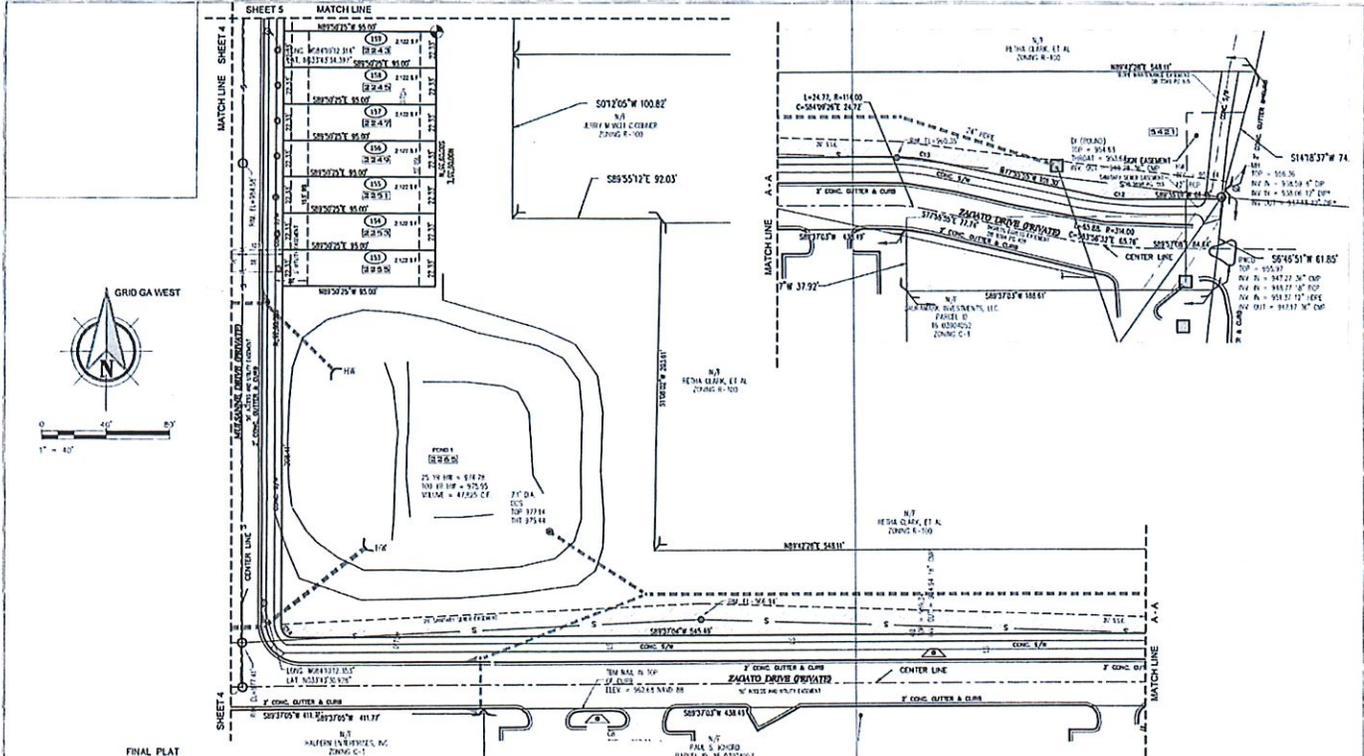
SITE DATA		NOTES	
GROSS PROPERTY SIZE	25.43 AC (174,828 SQ FT)	1. SEE SHEET C-10 FOR ALL LOT INFORMATION	
ZONING	MS-2	2. ALL INTERIOR STREETS ARE PRIVATE WITH NO ACCESS TO PUBLIC ROADS	
PROPOSED LOTS	152		
AVERAGE LOT WIDTH	22.37'		
AVERAGE LOT DEPTH	116.47'		
MINIMUM BUILDING HEIGHT	10 FT		
PARKING SPACES	39		
DRIVEWAYS	14 EXTRA SPACES + 84 TOTAL SPACES		
SETBACKS REQUIRED FROM	20 BUILDINGS FROM SIDEWALKS TO BUILDINGS		

DATE	DESCRIPTION	BY

BENTLEY LAND SERVICES, INC.
 2117 PANOLA ROAD, SUITE 100
 LITHONIA, GEORGIA 30058
 WWW.BENTLEYLANDSERVICES.COM

FINAL PLAT FOR
BENTLEY ESTATES
 2217 PANOLA ROAD LITHONIA, GA 30058
 LAND LOT 39 - 16TH DISTRICT
 CITY OF STONECREST - DEKALB COUNTY, GEORGIA

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FINAL PLAT
FOR
BENTLEY ESTATES
CITY OF STONECREST, DEKALB COUNTY, GEORGIA
LAND LOT 39, DIST 16TH
AP # 3058019
REFERENCE AP#3018500(LDP) &
AP#3014355(BOUNDARY LINE ADJUSTMENT)
PARCEL ID # 16-039-04-083
CITY OF STONECREST ZONING CASE # AX 18-0001
SUBDIVISION ENTRANCE COORDINATES:
LAT: 33°43'61" LONG: -084°10'42"

Curve #	Length	Radius	Direction	Chord Length
C10	11.31	7.50	N44°33'20"E	10.56
C12	18.35	70.00	S84°10'27"E	18.32
C13	31.29	144.00	S84°09'28"E	31.23
C14	11.85	7.50	S45°08'40"E	10.69

REVISIONS	Date	Description

FINAL PLAT FOR
BENTLEY ESTATES
2217 PANGLA ROAD LITHONIA, GA 30058

LAND LOT 39 - 16TH DISTRICT
CITY OF STONECREST - DEKALB COUNTY, GEORGIA

FINAL PLAT
FOR
BENTLEY ESTATES
CITY OF STONECREST, DEKALB COUNTY, GEORGIA
LAND LOT 39, DIST 16TH
AP # 3058019
REFERENCE AP#3018500(LDP) &
AP#3014356(BOUNDARY LINE ADJUSTMENT)
PARCEL ID #: 16-039-04-063
CITY OF STONECREST ZONING CASE # AX 18-0001
SUBDIVISION ENTRANCE COORDINATES:
LAT: 33°43.61' LONG: -84°10.02'

LOT #	ADDRESS	STREET	AREA	LOT #	ADDRESS	STREET	AREA	LOT #	ADDRESS	STREET	AREA
1	5412	BROOKLANDS DR.	1,956 S.F.	59	2154	ARNAGE DR.	2,122 S.F.	117	2199	FLYING SPUR DR.	2,189 S.F.
2	5410	BROOKLANDS DR.	1,956 S.F.	60	2156	ARNAGE DR.	2,122 S.F.	118	2197	FLYING SPUR DR.	2,189 S.F.
3	5408	BROOKLANDS DR.	1,956 S.F.	61	2158	ARNAGE DR.	2,122 S.F.	119	2195	FLYING SPUR DR.	2,189 S.F.
4	5406	BROOKLANDS DR.	1,956 S.F.	62	2160	ARNAGE DR.	2,122 S.F.	120	2193	FLYING SPUR DR.	2,189 S.F.
5	5404	BROOKLANDS DR.	1,956 S.F.	63	2162	ARNAGE DR.	2,122 S.F.	121	2191	FLYING SPUR DR.	2,189 S.F.
6	5402	BROOKLANDS DR.	1,956 S.F.	64	2164	ARNAGE DR.	2,122 S.F.	122	2189	FLYING SPUR DR.	2,189 S.F.
7	5400	BROOKLANDS DR.	1,956 S.F.	65	2166	ARNAGE DR.	2,122 S.F.	123	2187	FLYING SPUR DR.	2,189 S.F.
8	5398	BROOKLANDS DR.	1,956 S.F.	66	2168	ARNAGE DR.	2,122 S.F.	124	2185	FLYING SPUR DR.	2,189 S.F.
9	5396	BROOKLANDS DR.	1,956 S.F.	67	2170	ARNAGE DR.	2,122 S.F.	125	2183	FLYING SPUR DR.	2,189 S.F.
10	5394	BROOKLANDS DR.	1,956 S.F.	68	2172	ARNAGE DR.	2,122 S.F.	126	2181	FLYING SPUR DR.	2,189 S.F.
11	5392	BROOKLANDS DR.	1,956 S.F.	69	2174	ARNAGE DR.	2,122 S.F.	127	2179	FLYING SPUR DR.	2,189 S.F.
12	5390	BROOKLANDS DR.	1,956 S.F.	70	2176	ARNAGE DR.	2,122 S.F.	128	2177	FLYING SPUR DR.	2,189 S.F.
13	5388	BROOKLANDS DR.	1,956 S.F.	71	2178	ARNAGE DR.	2,122 S.F.	129	2175	FLYING SPUR DR.	2,189 S.F.
14	5386	BROOKLANDS DR.	1,956 S.F.	72	2180	ARNAGE DR.	2,122 S.F.	130	2173	FLYING SPUR DR.	2,189 S.F.
15	5384	BROOKLANDS DR.	1,956 S.F.	73	2182	ARNAGE DR.	2,122 S.F.	131	2171	FLYING SPUR DR.	2,189 S.F.
16	5382	BROOKLANDS DR.	1,956 S.F.	74	2184	ARNAGE DR.	2,122 S.F.	132	2169	FLYING SPUR DR.	2,189 S.F.
17	5380	BROOKLANDS DR.	1,956 S.F.	75	2186	ARNAGE DR.	2,122 S.F.	133	2167	FLYING SPUR DR.	2,189 S.F.
18	5378	BROOKLANDS DR.	1,956 S.F.	76	2188	ARNAGE DR.	2,122 S.F.	134	2165	FLYING SPUR DR.	2,189 S.F.
19	5376	BROOKLANDS DR.	1,956 S.F.	77	2190	ARNAGE DR.	2,122 S.F.	135	2163	FLYING SPUR DR.	2,189 S.F.
20	5374	BROOKLANDS DR.	1,956 S.F.	78	2192	ARNAGE DR.	2,122 S.F.	136	2161	FLYING SPUR DR.	2,189 S.F.
21	5372	BROOKLANDS DR.	1,956 S.F.	79	2194	ARNAGE DR.	2,122 S.F.	137	2159	FLYING SPUR DR.	2,189 S.F.
22	5370	BROOKLANDS DR.	1,956 S.F.	80	2196	ARNAGE DR.	2,122 S.F.	138	2157	FLYING SPUR DR.	2,189 S.F.
23	5368	BROOKLANDS DR.	1,956 S.F.	81	2198	ARNAGE DR.	2,122 S.F.	139	2155	FLYING SPUR DR.	2,189 S.F.
24	5366	BROOKLANDS DR.	1,956 S.F.	82	2199	ARNAGE DR.	2,122 S.F.	140	2154	FLYING SPUR DR.	2,189 S.F.
25	5364	BROOKLANDS DR.	1,956 S.F.	83	2199	ARNAGE DR.	2,122 S.F.	141	2153	FLYING SPUR DR.	2,189 S.F.
26	5362	BROOKLANDS DR.	1,956 S.F.	84	2199	ARNAGE DR.	2,122 S.F.	142	2152	FLYING SPUR DR.	2,189 S.F.
27	5360	BROOKLANDS DR.	1,956 S.F.	85	2199	ARNAGE DR.	2,122 S.F.	143	2151	FLYING SPUR DR.	2,189 S.F.
28	5358	BROOKLANDS DR.	1,956 S.F.	86	2199	ARNAGE DR.	2,122 S.F.	144	2150	FLYING SPUR DR.	2,189 S.F.
29	5356	BROOKLANDS DR.	1,956 S.F.	87	2199	ARNAGE DR.	2,122 S.F.	145	2149	FLYING SPUR DR.	2,189 S.F.
30	5354	BROOKLANDS DR.	1,956 S.F.	88	2199	ARNAGE DR.	2,122 S.F.	146	2148	FLYING SPUR DR.	2,189 S.F.
31	5352	BROOKLANDS DR.	1,956 S.F.	89	2199	ARNAGE DR.	2,122 S.F.	147	2147	FLYING SPUR DR.	2,189 S.F.
32	5350	BROOKLANDS DR.	1,956 S.F.	90	2199	ARNAGE DR.	2,122 S.F.	148	2146	FLYING SPUR DR.	2,189 S.F.
33	5348	BROOKLANDS DR.	1,956 S.F.	91	2199	ARNAGE DR.	2,122 S.F.	149	2145	FLYING SPUR DR.	2,189 S.F.
34	5346	BROOKLANDS DR.	1,956 S.F.	92	2199	ARNAGE DR.	2,122 S.F.	150	2144	FLYING SPUR DR.	2,189 S.F.
35	5344	BROOKLANDS DR.	1,956 S.F.	93	2199	ARNAGE DR.	2,122 S.F.	151	2143	FLYING SPUR DR.	2,189 S.F.
36	5342	BROOKLANDS DR.	1,956 S.F.	94	2199	ARNAGE DR.	2,122 S.F.	152	2142	FLYING SPUR DR.	2,189 S.F.
37	5340	BROOKLANDS DR.	1,956 S.F.	95	2199	ARNAGE DR.	2,122 S.F.	153	2141	FLYING SPUR DR.	2,189 S.F.
38	5338	BROOKLANDS DR.	1,956 S.F.	96	2199	ARNAGE DR.	2,122 S.F.	154	2140	FLYING SPUR DR.	2,189 S.F.
39	5336	BROOKLANDS DR.	1,956 S.F.	97	2199	ARNAGE DR.	2,122 S.F.	155	2139	FLYING SPUR DR.	2,189 S.F.
40	5334	BROOKLANDS DR.	1,956 S.F.	98	2199	ARNAGE DR.	2,122 S.F.	156	2138	FLYING SPUR DR.	2,189 S.F.
41	5332	BROOKLANDS DR.	1,956 S.F.	99	2199	ARNAGE DR.	2,122 S.F.	157	2137	FLYING SPUR DR.	2,189 S.F.
42	5330	BROOKLANDS DR.	1,956 S.F.	100	2199	ARNAGE DR.	2,122 S.F.	158	2136	FLYING SPUR DR.	2,189 S.F.
43	5328	BROOKLANDS DR.	1,956 S.F.	101	2199	ARNAGE DR.	2,122 S.F.	159	2135	FLYING SPUR DR.	2,189 S.F.
44	5326	BROOKLANDS DR.	1,956 S.F.	102	2199	ARNAGE DR.	2,122 S.F.	160	2134	FLYING SPUR DR.	2,189 S.F.
45	5324	BROOKLANDS DR.	1,956 S.F.	103	2199	ARNAGE DR.	2,122 S.F.	161	2133	FLYING SPUR DR.	2,189 S.F.
46	5322	BROOKLANDS DR.	1,956 S.F.	104	2199	ARNAGE DR.	2,122 S.F.	162	2132	FLYING SPUR DR.	2,189 S.F.
47	5320	BROOKLANDS DR.	1,956 S.F.	105	2199	ARNAGE DR.	2,122 S.F.	163	2131	FLYING SPUR DR.	2,189 S.F.
48	5318	BROOKLANDS DR.	1,956 S.F.	106	2199	ARNAGE DR.	2,122 S.F.	164	2130	FLYING SPUR DR.	2,189 S.F.
49	5316	BROOKLANDS DR.	1,956 S.F.	107	2199	ARNAGE DR.	2,122 S.F.	165	2129	FLYING SPUR DR.	2,189 S.F.
50	5314	BROOKLANDS DR.	1,956 S.F.	108	2199	ARNAGE DR.	2,122 S.F.	166	2128	FLYING SPUR DR.	2,189 S.F.
51	5312	BROOKLANDS DR.	1,956 S.F.	109	2199	ARNAGE DR.	2,122 S.F.	167	2127	FLYING SPUR DR.	2,189 S.F.
52	5310	BROOKLANDS DR.	1,956 S.F.	110	2199	ARNAGE DR.	2,122 S.F.	168	2126	FLYING SPUR DR.	2,189 S.F.
53	5308	BROOKLANDS DR.	1,956 S.F.	111	2199	ARNAGE DR.	2,122 S.F.	169	2125	FLYING SPUR DR.	2,189 S.F.
54	5306	BROOKLANDS DR.	1,956 S.F.	112	2199	ARNAGE DR.	2,122 S.F.	170	2124	FLYING SPUR DR.	2,189 S.F.
55	5304	BROOKLANDS DR.	1,956 S.F.	113	2199	ARNAGE DR.	2,122 S.F.	171	2123	FLYING SPUR DR.	2,189 S.F.
56	5302	BROOKLANDS DR.	1,956 S.F.	114	2199	ARNAGE DR.	2,122 S.F.	172	2122	FLYING SPUR DR.	2,189 S.F.
57	5300	BROOKLANDS DR.	1,956 S.F.	115	2199	ARNAGE DR.	2,122 S.F.	173	2121	FLYING SPUR DR.	2,189 S.F.
58	5298	BROOKLANDS DR.	1,956 S.F.	116	2199	ARNAGE DR.	2,122 S.F.	174	2120	FLYING SPUR DR.	2,189 S.F.

**ZONING
CONDITIONS**



PLANNING COMMISSION STAFF REPORT

RECOMMENDATION

Staff recommends approval of AX 18-0001 to annex 11.63 acres into the city and rezone the property to M10-2 (Mixed-Use Residential) with the following conditions:

- As a minimum, 2' fence shall be installed along the interior of the eastern boundary of the subject property adjacent to residential zoning.
- The front and sides of the buildings shall predominantly consist of brick. The townhouses shall adhere to Section 5.7.6 - Single Family Attached Buildings.
- The following uses shall not be permitted on this property: self-storage or mini warehouses, liquor and/or package stores, pawn shops, pool hall and sports bar, adult entertainment or hookahs etc., check cashing, nightclub skating rink, indoor and outdoor recreation.
- For the commercial portion of the site to the northern part of the property:
 - Orientation of the building entrances shall be along Covington Highway and are subject to CDOT approval.
 - Provide pedestrian connectivity to the residential development.
 - Screening parking area along Covington Hwy with a continuous hedge not to exceed three (3) feet in height.
 - Provide suitable trash receptacles for patrons.
 - Screen roof-top equipment.
 - All lighting used in this portion shall be high pressure sodium design and have a controlled foot-candle to minimize glare to adjacent residential properties.
- Movement signage shall be used for this project and shall contain brick.
- All refuse areas shall be located to the rear of the site and screened with an enclosure of similar building material to match the primary structure.
- The development shall be limited to one (1) full access driveway and one (1) right in / right out only driveway on Panola Road. The location of full entrances are dependent on adequate spacing and right distance, and subject to the approval of the Stonecrest City Engineer.
- Owner/Developer shall construct a deceleration lane at the site entrance on Panola Road, subject to the approval of the Stonecrest City Engineer.
- Owner/Developer shall install five foot (5') wide ADA compliant sidewalks along the entire frontage of Panola Road.



PLANNING COMMISSION STAFF REPORT

- Owner/Developer shall install five foot (5') wide ADA compliant sidewalks along both sides of all internal streets.
- Proposed private streets shall be constructed to public standards.
- A minimum of twenty-foot (20') setback is required from the back of sidewalk to the face of structure in order to accommodate a parked vehicle in the driveway.
- Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 inch 100 year storm event with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, pervious-paved condition.
- Owner/Developer shall comply with the City of Stonecrest Tree Protection Ordinance concerning tree protection and replacement. A minimum six-inch tree density of 80 trees (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree replacement units as required in the ordinance.
- Water and sewer approval is required by the DeKalb County Department of Watershed Management.

REVISIONS	Date	Description	By

REVITIME LAND SURVEYING, INC.
112 E. DODD ST.
LAKEVIEW, GEORGIA
30143
www.revitime.com

DATE: 05/18/2022
BY: J. L. DODD
REVISIONS: 01
SCALE: AS SHOWN
THIS PLAN IS THE PROPERTY OF REVITIME LAND SURVEYING, INC. AND MAY NOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

FINAL PLAT FOR
BENTLEY ESTATES
2217 PANOLA ROAD LITHONIA, GA 30058
LAND LOT 39 - 16TH DISTRICT
CITY OF STONECREST - DEKALB COUNTY, GEORGIA



Date: 01/31/2023
Scale: 1" = 100'
Client: ROCKY HILL HOMES
Drawn By: LD / SANITY
Sheet 7 of 7



CITY COUNCIL AGENDA ITEM

SUBJECT: Final Plat for Lakeview at Stonecrest Subdivision (Phase 1)

ORDINANCE POLICY STATUS REPORT

DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 07/08/20

Work Section:07/13/20

Council Meeting:07/13/20

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director 

PURPOSE: The applicant (Rockhaven) requesting final plat approval for Lakeview at Stonecrest subdivision (Phase 1).

HISTORY: This application was submitted to staff for review in early June

OPTIONS: Approve; Deny; or Defer

RECOMMENDED ACTION:

Staff recommended approval of final plat application.

ATTACHMENTS:

#1 Plat

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK

FINAL PLAT OF: LAKEVIEW AT STONECREST PHASE ONE

PREPARED FOR (OWNER/DEVELOPER):
STONECREST HOME BUILDERS, INC.
4062 PEACHTREE ROAD, NE, SUITE A #277 ATLANTA, GA 30319
PHONE: 678-446-5004
DEKALB COUNTY COMBINATION AP# 3015671
DEKALB COUNTY LDP AP# 958374



SITE DATA	
OWNER/DEVELOPER:	STONECREST HOME BUILDERS, INC. 4062 PEACHTREE ROAD, NE, SUITE A #277 ATLANTA, GEORGIA 30319 PHONE: 678-446-5004
ENGINEER/SURVEYOR:	SOUTHEASTERN ENGINEERING, INC. 2470 SANDY PLAINS ROAD MARIETTA, GA 30066 PHONE: 770-321-3936
BOUNDARY:	BOUNDARY SURVEY BY SEI, DATED AUG. 8, 2017 AND LDP REVISED AUG. 25, 2017
TOPOGRAPHY:	DEKALB GIS, SUPPLEMENTED WITH FIELD RUN SURVEY BY SEI, DATED AUG. 8, 2017
SITE/DISTURBED AREA:	35.06 AC/27.47 AC.
NUMBER OF LOTS:	145 TOTAL UNITS 78 SINGLE FAMILY DETACHED 67 ATTACHED UNITS
DENSITY:	145 LOTS / 35.06 ACRES = 4.14 UNITS PER ACRE
FLOOD INFO:	A PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13089C0186J, 13089C0187J, DATED 05-16-2013.
EXISTING ZONING:	ZONING OD (OFFICE DISTRIBUTION) - STONECREST OVERLAY TIER III (DEVELOPED AS IR-2)
EXISTING ZONING DEVELOPMENT STANDARDS:	(F) SINGLE FAMILY ATTACHED OR DETACHED UNITS MAY BE PERMITTED AND SHALL COMPLY WITH THE FOLLOWING: LOT WIDTH: MINIMUM 25' STREET FRONTAGE MINIMUM LOT AREA: 3000 SF FRONT SETBACK: 15 FEET SIDE SETBACK: 10 FEET INTERIOR SIDE SETBACK: 3 FEET, WITH A MINIMUM OF TEN FEET SEPARATION BETWEEN STRUCTURES; 5' INTERIOR SIDE SETBACKS SHOWN ON PLAN REAR SETBACK: 10 FEET PARKING: TWO SPACES SHALL BE PROVIDED PER HOME

PLAT APPROVAL
This plat has been submitted to and accepted by the Community Development Department for the City of Stonecrest, GA and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this county.

Director, Department of Community Development Date: _____

OWNER'S ACKNOWLEDGEMENT

I, _____, the owner of the land shown on this plat and whose name is subscribed hereto, acknowledges that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets indicated as public streets and rights-of-way, and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements and public places herein shown for the purposes and considerations herein expressed. In consideration of the approval of this development plan and other valuable considerations, the owner further releases and holds harmless City of Stonecrest from any and all claims, damages or demands arising on account of the design, construction and maintenance of the property shown hereon, on account of the roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer lines, and bridges within the proposed rights-of-way and easements shown; and on account of backwater, the collection and discharge of surface water, or the changing of courses of streams. And further the owner warrants that he owns fee simple title to the property shown hereon and agrees that City of Stonecrest shall not be liable to him, his heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of cross-drain culverts, ditches, structures, streets, culverts, curbs or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and rivers, surface waters and any other matter whatsoever. I further warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and owners subsequent in title to defend by virtue of these presents.

The owner of record of the land shown on this plat and whose name is subscribed thereto in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and dedicates to City of Stonecrest, as noted below, the complete ownership and use of all improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:

Public Street Right-of-Way	5.29	acres
Drainage Easement	_____	acres
Public Access/Pedestrian Easements	_____	acres
Public Water/Sewer Easements to DeKalb County	_____	acres

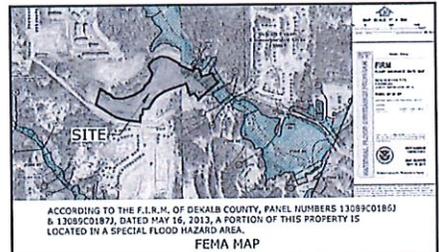
In witness whereof, I have hereunto set my hand this _____ day of _____, 2020.

(Owner): _____
Witness: _____
Notary Public: _____

GEORGIA SURVEYOR CERTIFICATION

This plat has been prepared as required by Subchapter 101 of O.C.G.A. Section 15-6-47. This plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individual(s) signing or approving this plat, the agency or office of that individual(s), and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.

Wayne Alan Powers 04-02-2020
WAYNE ALAN POWERS DATE



SURVEYOR'S ACKNOWLEDGEMENT

In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey, and is a correct representation of the land shown and has been prepared in conformity with the minimum standards and requirements of law.

Wayne Alan Powers 04-02-2020
WAYNE ALAN POWERS R.L.S. No. 2891 DATE

GENERAL NOTES

1. Easement Buffers are to remain in a natural and undisturbed condition.
2. Structures, other than approved storm structures, are not allowed in drainage easements.
3. City of Stonecrest and DeKalb County personnel and/or agents that have free and total access to and across all easements.

FLOOD HAZARD

The Special Flood Hazard Areas (SFHA) shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Stonecrest does not, by approving this plat, warrant their accuracy, and does not imply that the land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, the City of Stonecrest does not, by approving this plat nor accepting the public improvements thereon, assume maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to the City of Stonecrest prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the SFHA within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of Stonecrest is required prior to the issuance of a building permit.

DRAINAGE

The owner of record on behalf of himself (self) and all successors in interest specifically releases the City of Stonecrest from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river, or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by city regulations. The City may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of staff and Director, is potentially injurious to life, property, or the public road or utility. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Stonecrest nor abrogate the City of Stonecrest's right to seek reimbursement for expenses from the owner(s) of the property (s) or the lands that generated the condition.

SEI

SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
Tel: 770-321-3936 Fax: 770-321-1935
www.seiengineering.com
(10/16/2015)

PLAT INFORMATION

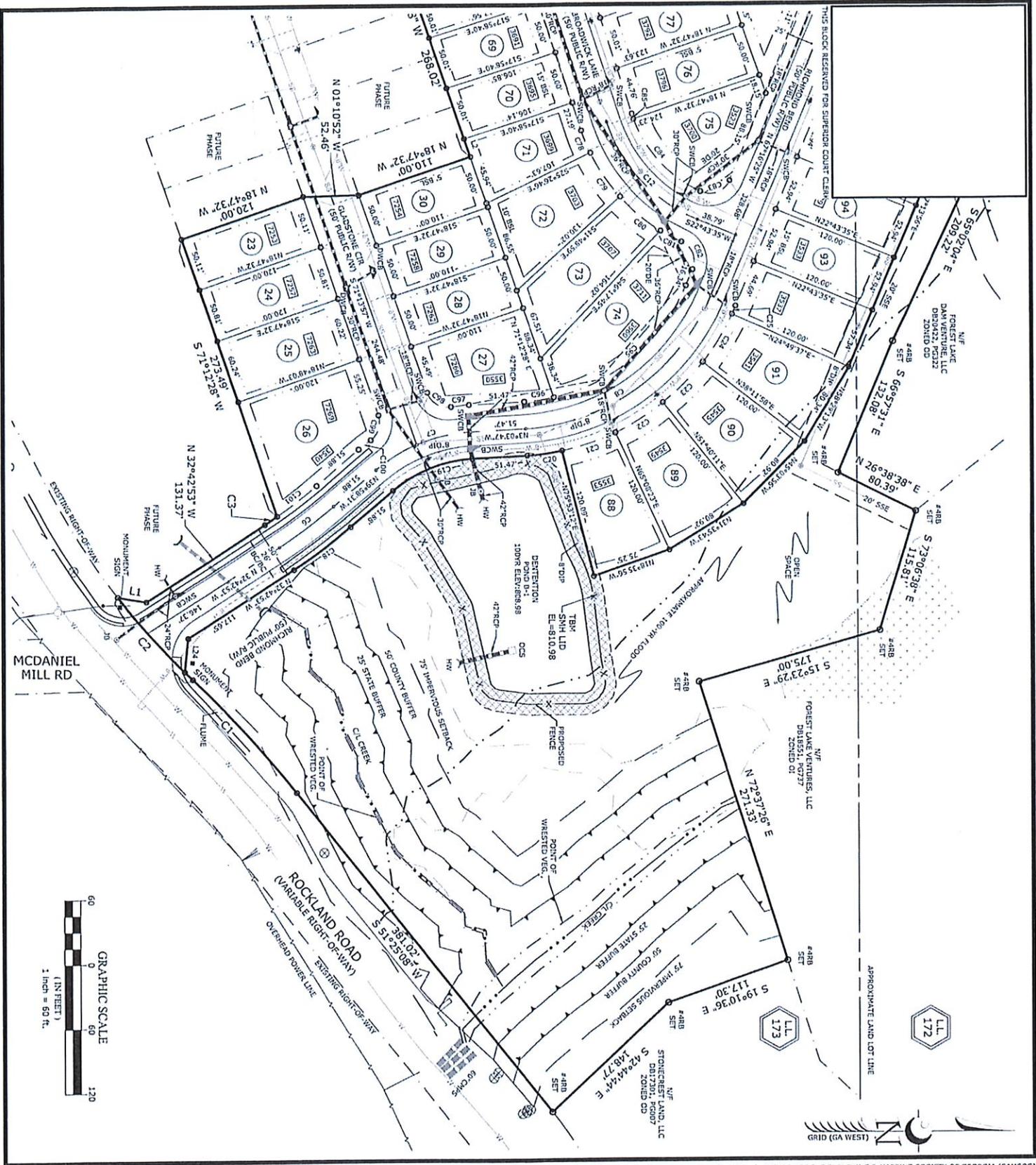
DATE	ISSUED

FINAL PLAT OF:
LAKEVIEW AT STONECREST
PHASE ONE

LOCATED IN: LAND LOTS 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.

Project No: 008-17-218
Surveyed By: SEI
Field Date: 04-01-2020
Drafted By: J. ALLWINE
Issue Date: 04-02-2020

1 OF 8



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Project No.: 608-17-218
Surveyed By: SEI
Field Date: 04-01-2020
Drawn By: J. ALLWINE
Issue Date: 04-02-2020

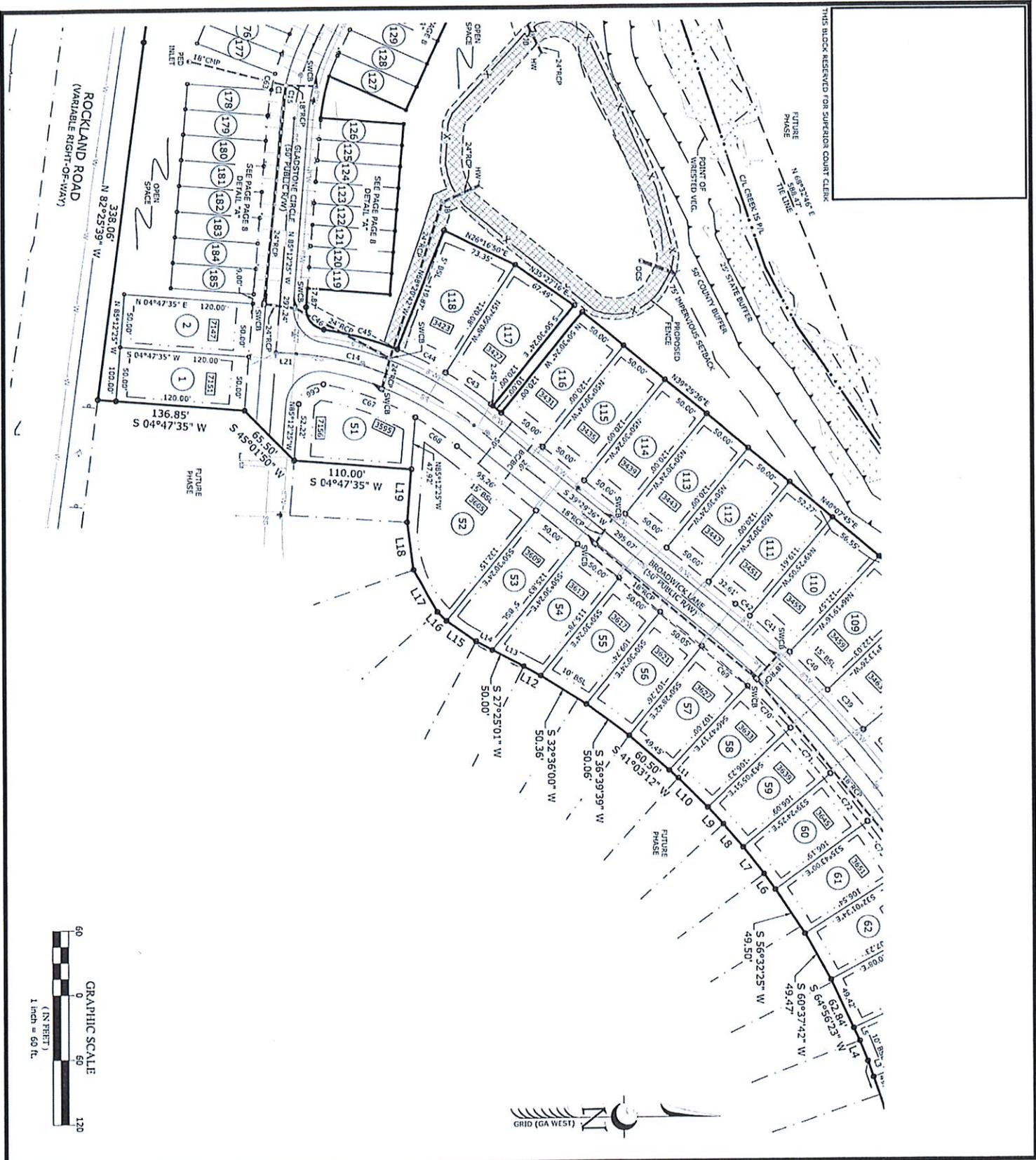


FINAL PLAT OF:
LAKEVIEW AT STONECREST
PHASE ONE
 LOCATED IN:
 LAND LOTS 172 AND 173
 OF THE 16TH DISTRICT
 CITY OF STONECREST,
 DEKALB COUNTY, GEORGIA

PLAT INFORMATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CIRCULAR ERROR OF 1 FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT AND HAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 10,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
 THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RE-IDENTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

No	ISSUED	DATE

SOUTHEASTERN ENGINEERING, INC.
 2470 Sandy Plains Road Marietta, Georgia 30066
 tel: 770-321-1936 fax: 770-321-1935
 www.seiengineering.com
 ESI NO. 000913



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FINAL PLAT OF:
LAKEVIEW AT STONECREST
PHASE ONE
 LOCATED IN:
 LAND LOTS 172 AND 173
 OF THE 16TH DISTRICT
 CITY OF STONECREST,
 DEKALB COUNTY, GEORGIA

PLAT INFORMATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 122,658 FEET AND AN ANGULAR ERROR OF 3.1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR 431.22 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS REAFFIRMATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

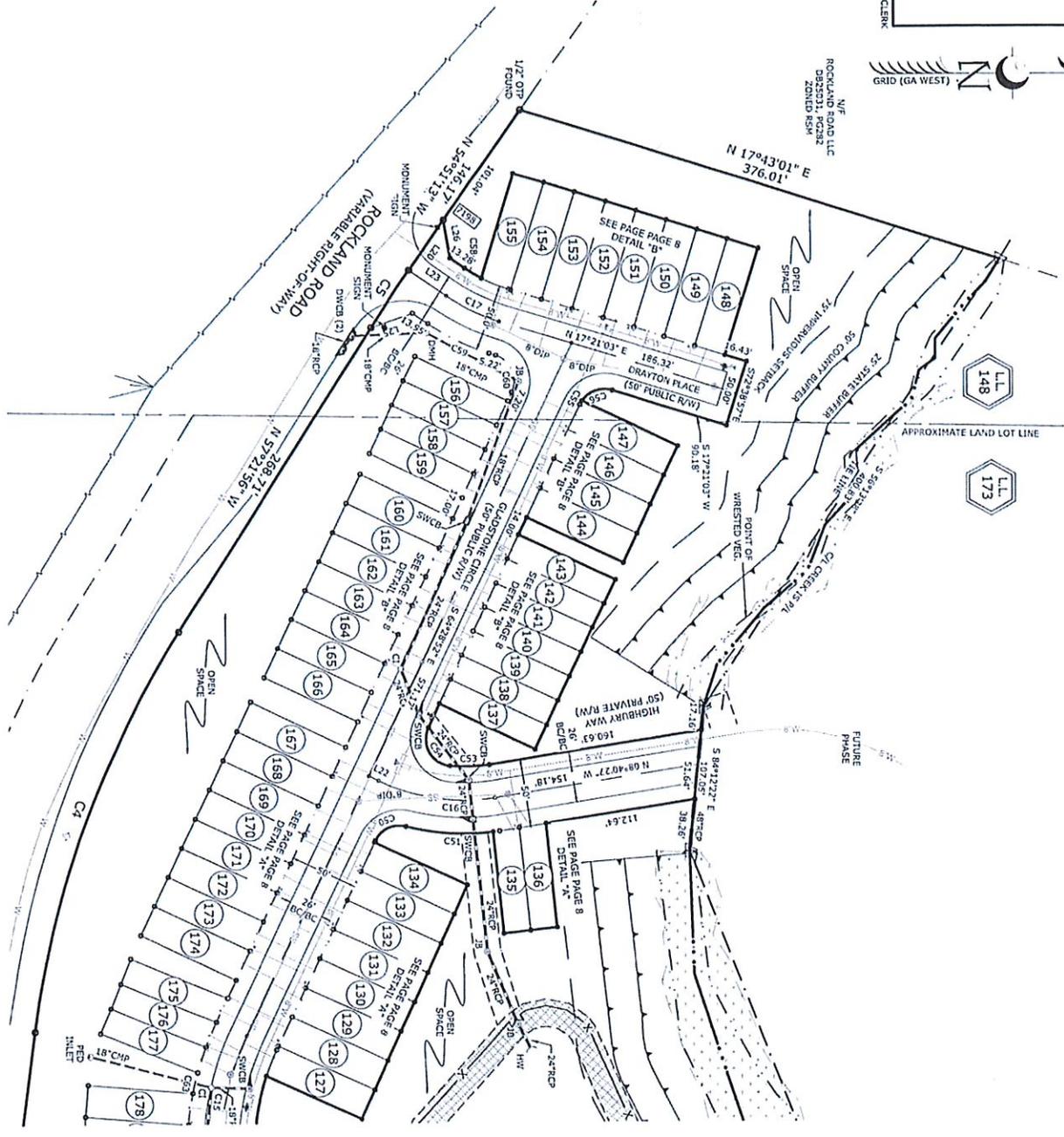
No	ISSUED	DATE

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 SOUTHEASTERN ENGINEERING, INC.
 2470 Sandy Plains Road Marietta, Georgia 30066
 tel: 770-321-3536 fax: 770-321-1935
 www.seiengineering.com
 ESI NO. 000913

Project No.: 608-17-218
 Surveyed By: SEI
 Field Date: 04-01-2020
 Drafted By: J. ALLWINE
 Issue Date: 04-02-2020

6 OF 8

THIS BLOCK RESERVED FOR SUPERIOR COURT CLERK



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Project No.: 608-17-218
 Surveyed By: SEI
 Field Date: 04-01-2020
 Drawn By: J. ALLWINE
 Issue Date: 04-02-2020
7 OF 8



FINAL PLAT OF:
LAKEVIEW AT STONECREST
PHASE ONE
 LOCATED IN:
 LAND LOTS 172 AND 173
 OF THE 16TH DISTRICT
 CITY OF STONECREST,
 DEKALB COUNTY, GEORGIA

PLAT INFORMATION
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 122,639 FEET AND AN ANGLE ERROR OF 2.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 245,278 FEET. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT.
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SOUTHERN ENGINEERING, INC.
 7470 Sandy Plains Road, Marietta, Georgia 30066
 Tel: 770-421-1916 Fax: 770-421-1915
 www.seiengineering.com
 License No. 000913

NEW BUSINESS:

a. 2020 Millage Rate Ordinance

Will have ordinance for Meeting from City Attorney Denmark



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for Rezoning Application
RZ-20-001 (6086 & 6100 Hillandale Drive)

ORDINANCE **POLICY** **STATUS REPORT**
 DISCUSSION ONLY **RESOLUTION** **OTHER**

Date Submitted: 07/08/2020 **Work Section:** **Council Meeting: 07/08/2020**

SUBMITTED BY: Christopher, Wheeler, Planning and Zoning Director 

PURPOSE: To rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.

HISTORY: This application was heard at the June 22nd City Council Meeting. It was recommended by staff and the applicant for the council to table the application so the staff could advertise again and allow the applicant to provide additional information to the council. The applicant requested to change their zoning from MR-1 to MR-2 for the development of workforce housing.

OPTIONS: Approve; Deny; or make Alternative conditions

RECOMMENDED ACTION:

Planning Commission recommended approval of petition RZ-20-001 at the March 10th, 2019 meeting with conditions.

ATTACHMENTS:

1 7/8/20 Supplemental information submitted by the applicant

June 30, 2020

VIA EMAIL (cwheeler@stonecrestga.gov)

Mr. Christopher Wheeler, Zoning Administrator
City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Re: Rezoning and Land Use Amendment Application Z-20-001
Applicant: Blue Ridge Atlantic Development, LLC

Dear Chris,

I have been retained as legal counsel for the Applicant. This purpose of this letter is to supplement the Letter of Intent that was submitted by the Applicant, Blue Ridge Atlantic Development, LLC, in connection with the above-referenced rezoning. This letter will examine the land use designations and Overlay Districts within the area surrounding the Subject Property, as well as discuss the proposed increase in density in order to facilitate the development of workforce housing on the Subject Property.

Land Use Plan Amendment:

The Subject Property has a land use designation of Office Professional (“OP”) and is zoned MR-1. MR-1, however, is not a permitted zoning district under the OP Land Use Designation. Under the OP land use designation MU-1 thru MU-3 are the only permitted residential zoning district. MU-3 is the mixed-use sister category to MR-2, as both zoning districts provide for a base density of 12 units per acre with density bonuses allowing up to a maximum of 24 units per acre. MU-3, however, unlike MR-2, requires a non-residential component to any development, and the Applicant’s proposed project does not contain any non-residential component. Therefore, the Applicant has no choice but to seek a change in the land use designation for the Subject Property in order to allow for the property to be rezoned to a zoning district that does not mandate a non-residential component and amend its land use designation. Based upon the foregoing, it is the Applicant’s contention that the requested land use amendment from OP to Urban Neighborhood is nothing more than a lateral move from a density perspective and is identical to and consistent with the land use designation for the other apartment complexes along Hillandale Drive.

Hillandale Drive historically has been the location of multi-family developments, along with medical offices hospital at the intersection of DeKalb Medical Parkway and Hillandale Drive. As a result, the predominate land use designation for parcels having frontage on Hillandale Drive is City Center which allows for a density of up to 40 units per acre with up to 60 units per acre with density bonus based upon the residential zoning districts



June 30, 2020

Page 2

that the City has deemed compatible with the City Center land use designation being HR-1 (24-40 units per acre), HR-2 (40-60 units per acre), MU-4 (24-40 units per acre and MU-5 (40-60 units per acre). The City Center land use designation starts at Panola Road and runs east along North side of Hillandale Drive until you approach the hospital area, at which time the land use designation drops in density to the Urban Neighborhood land use designation starting at the Keystone Gates townhome community, and then to Institutional for the hospital and Office Professional for several properties near the corner of DeKalb Medical Parkway and Hillandale Drive. All remaining the properties along the South side of Hillandale Drive up to the end of Hillandale Drive at Lithonia Industrial Parkway have a land use designation of City Center and the properties along the North side of Hillandale Drive have a land use designation of Urban Neighborhood.

Viewing the pattern of land use intensities along Hillandale Drive, it is emphatically clear that the City of Stonecrest views Hillandale Drive as a medium to high density residential corridor for multi-family development. The intent is to have added density to the area at some of the highest levels allowed in the City, except for the Regional Center land use designated area around Stonecrest Mall. This is important to note because this means that any property along Hillandale Drive, including existing apartment complexes that may seek to redevelop their sites, are being encouraged to rezone to higher density zoning districts in order to effectuate the higher densities desired along Hillandale Drive. The higher density also encourages and supports redevelopment of the dated apartment units along Hillandale Drive many of which were built in the 1970s. With land prices, construction costs, and tenant relocation requirements pushing up the cost of redevelopment, allowing for more density is the only way that new complexes, as well as the existing apartment complexes can afford to redevelop and upgrade the quality of the apartment housing stock in the City of Stonecrest. The Applicant's request is therefore consistent with the policies put in place by the City, including the Overlay Zoning Districts currently in place in the area surrounding the Subject Property.

The Stonecrest Overlay District.

Prior to the 2019 amendments to the Stonecrest Overlay District, the area in which the Subject Property is located along DeKalb Medical Parkway, as well as the two properties adjacent to the Subject Property, were in Tier II of the Stonecrest Overlay District. Tier II, then and now, allows for high-rise apartment buildings to be developed with densities at a Floor Area Ratio of 2.5. This is in fact how the senior apartment developed at a density of 24 units per acre by Prestwick Holdings on DeKalb Medical Parkway across from the hospital were built, despite the property being zoned Industrial. We also stand by the fact that target tenant base (workforce vs senior) does not play a role in adjusting the appropriateness of density. For lack of better words, density is density. In 2019, all of the property in the area was removed from Tier II of the Stonecrest Overlay District and put into the Viewshed Tier of the Overlay District. This was done without any real consideration of the impact it would have on all of the properties along Hillandale Drive and DeKalb Medical Parkway, but as the owners of the hospital, as the largest landowner in the area, had no issue with the removal of the property from the Overlay District, along with a few other property owners, not further inquiries were made. Yet, it should be noted that the two parcels adjacent to the Subject Property that had previously been in Tier II of the Stonecrest Overlay would



have been allowed to build an apartment building with in excess of 292 units based on the 2.5 Floor Area Ratio allowed in Tier II sat a height of up to 10 stories.

Adjacent Property			
Parcel ID	Acres	Sq Ft / Acre	
16 088 01 002	1.44	43,560	62,726
16 088 01 013	1.16	43,560	50,530
			<u>113,256</u>
		FAR	<u>2.50</u>
		Sq Ft Allowed	283,140
		(Less) Comm Bldg	5,000
		Net Sq Ft Allowed	<u>278,140</u>
		Units Allowed (assumes 950 sq ft avg)	292.77895

The relevance of this information is that historically the area around the hospital has been intended for high density use, and even though the property has been removed from Tier II of the Stonecrest Overlay District, the underlying land use designations for the area still supports higher densities in the area.

1-20 Corridor Overlay District

With respect to the I-20 Corridor Overlay District, it runs from the Reserve Apartments located at 5650 Hillandale Drive to Panola Road. Both Tiers I and II, which allow for densities up to a FAR of 3.5 and a height of up to 8 stories in Tier II and up to 10 stories in Tier I, are located along Hillandale Drive. This density matches the City Center land use designation for the area, and further highlight the City’s commitment to higher densities along Hillandale Drive.

Land Use and Density Summary

Based upon the City of Stonecrest’s Comprehensive Plan adopted in 2019, the City of Stonecrest supports an increase in density along the Hillandale Drive corridor. The location of medium to high along this corridor makes perfect sense, as it is consistent with the City Center policy guidelines articulated in the Stonecrest Comprehensive Plan to “cluster high density development at nodes & along major corridors outside of established residential areas.” Hillandale Drive fronts I-20 and is a collector street which is designed to handle heavy cut-through traffic. There is easy access to the expressway, and hopefully at some point to the Express Buses lane and eventual MARTA Rapid Transit Line to Stonecrest. Allowing new apartment developments, such as the Applicant’s, to come into the area at higher densities than the existing densities in the area, not only is consistent



June 30, 2020

Page 4

with the land use and Overlay District densities which predominate the area, it also supports the redevelopment of the older complexes by providing old fashion competition as residents in the area seek to relocate to more up to date housing that has upgraded features and are more energy efficient, but still affordable.

Workforce Housing

Finally, there appears to be some confusion as to what exactly “workforce housing” is, and why is it necessary in this area. Workforce housing is affordable housing for working people and is generally defined as housing that costs no more than 30% of an individual’s monthly income earning between 60 and 120 percent of area median income (AMI). With respect to the Applicant’s proposed project, they will be focusing on and marketing to those making between minimum wage and \$60,000 based on a 60% AMI. The location of the workforce housing near commercial and office centers, as well as public transportation is certainly a plus, but it is not imperative, as the need is overwhelmingly present regardless of what is nearby. Attached hereto is the Final Report of the Georgia House Study Committee on Workforce Housing. It states that

Affordability in metro Atlanta is starting to erode. In 2017, 31 percent of all households were “cost-burdened” or spending more than 30% of their income on housing or more than 50% on housing and transportation. ⁽²⁾ At 61%, Georgia has the lowest home ownership rate in the Southeast, and one of the lowest in the United States. ⁽¹⁾ Between 2011 and 2016 the metro Atlanta region saw a 10% growth in wages and a 48% increase in rents. ⁽²⁾ Over the same time period, the number of rental units renting for less than \$800 a month decreased from 27.8 percent to 21.3 percent. ⁽²⁾

With more than 8.1 million extremely low-income American households spending more than half of their income on rent, there is a shortage of approximately 7.4 million homes affordable to households in need. ⁽¹⁰⁾ In Columbus, for example, the average sales price of a home is \$138,000. Over 55% of the local population cannot afford the median listed home, with area median income at \$47,000. ⁽¹²⁾

The workforce housing being proposed by the Applicant is working to meet this urgent need by giving people below the area median income the opportunity to live in quality housing that they can afford, and not be cost-burdened, which gives them more money to save for their own home, support local businesses, pay for educational costs, medical bills, etc. There also seems to be a position that the proposed “services” the applicant intends to program the project with would not be applicable to the “workforce”. Respectfully it is our opinion (and we have had great success with similar programming) that first time homebuyer classes, financial literacy classes, and the like could not be more beneficial to those in the workforce. It is not the applicant’s intention to try to keep the tenants in the workforce housing or even in their current applicable income band. Rather, the applicant is aiming



June 30, 2020

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to arm their tenants with the skills needed and/or wanted to facilitate the further betterment and growth of their lives. This may come in the form of purchasing their own first home, starting their own business, or providing for additional disposable income to inject in to the local economy.

Based upon the foregoing, along with the other materials submitted by the Applicant, we are respectfully requesting the City of Stonecrest's approval of the Applicant's Rezoning and Land Use Amendment Application. In order to preserve the Applicant's constitutional rights in connection with the review of the Application by the City, I am hereby submitting on their behalf the enclosed Notice of Preservation of Constitutional Rights and Allegations.

Sincerely,

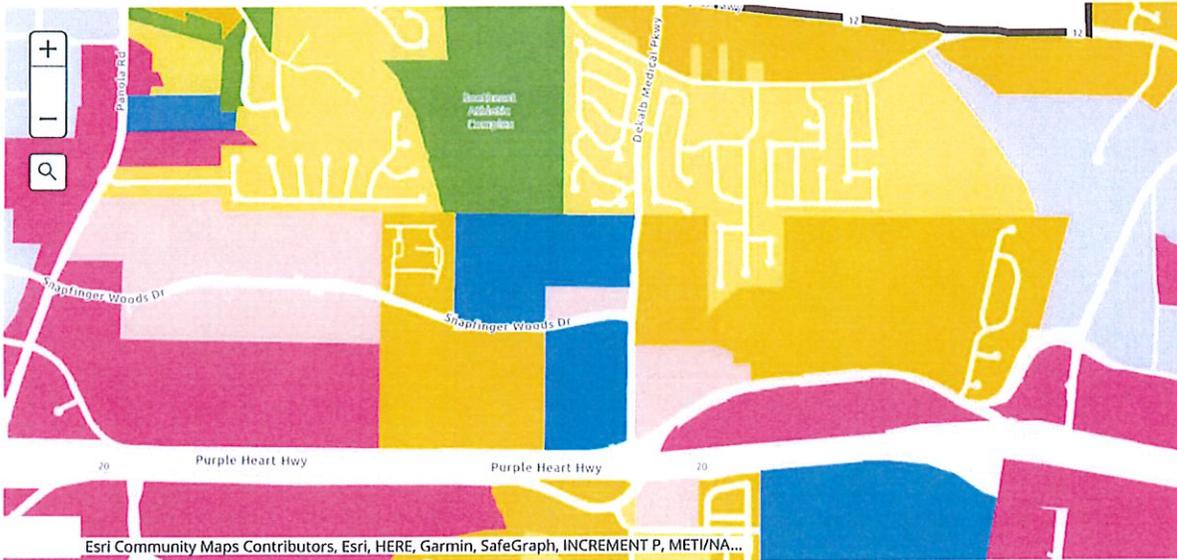
Michèle L. Battle

cc: Members of the Stonecrest City Council
Chris Eisenzimmer

Explore Stonecrest



WELCOME COUNCIL DISTRICTS CURRENT ZONING ZONING OVERLAYS FUTURE LAND USE



City Limits



Future Land Use

Future Land Use

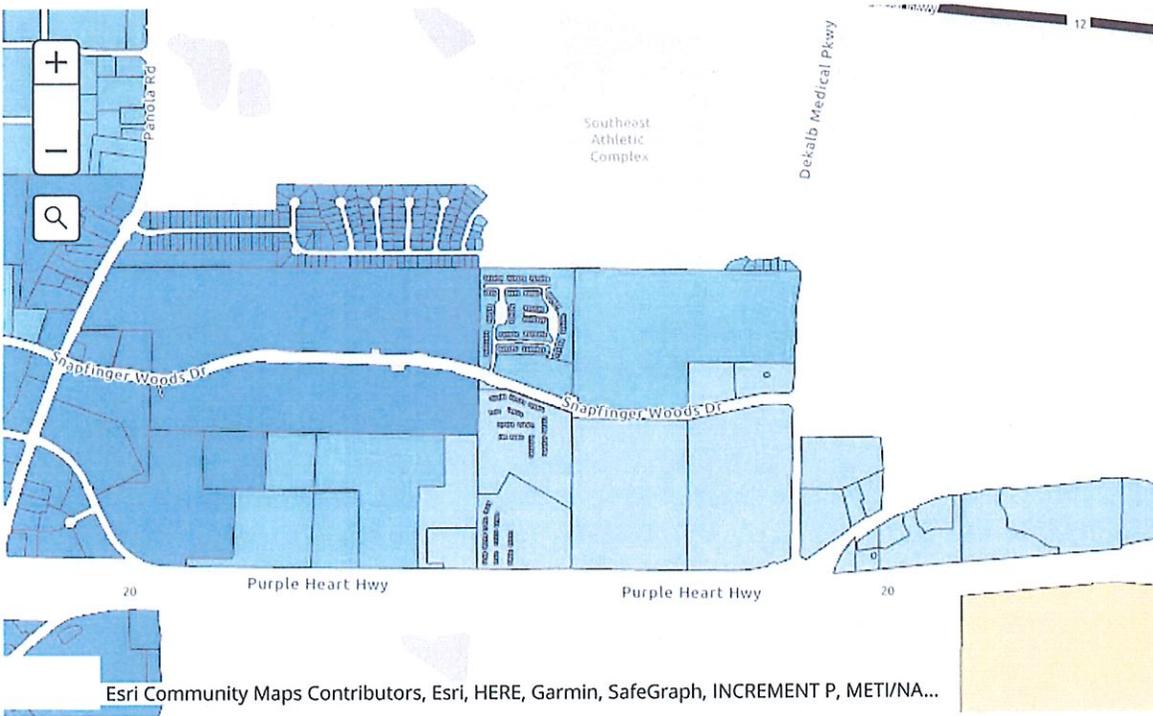
- City Center
- Conservation/Openspace
- Heavy Industrial
- Institutional
- Light Industrial
- Neighborhood Center
- Office Professional
- Regional Center
- Rural Residential
- Suburban
- Urban Neighborhood

Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NA...

Explore Stonecrest



- WELCOME
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City Limits



Overlays

- Zoning Overlays
- ARABIA MOUNTAIN OVERLAY
 - I-20 OVERLAY | TIER 1
 - I-20 OVERLAY | TIER 2

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VANCE SMITH, JR.
Representative, District 133
P O Box 171
Pine Mountain, Georgia 31822
706 616 1501
Vance.Smith@house.ga.gov

House of Representatives

COVERDELL LEGISLATIVE OFFICE BUILDING,
SUITE 601
ATLANTA, GEORGIA 30334
(O) 404-656-0254
(F) 404-651-9715

STANDING COMMITTEES

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Ways & Means

The Final Report of the Georgia House Study Committee on Workforce Housing

Committee Members

Vance Smith, Chairman
Representative, District 133

James Beverly
Representative, District 143

John Corbett
Representative, District 174

Tom McCall
Representative, District 33

Jason Ridley
Representative, District 6

Georgia House of Representatives Staff:
Brian Groome, Budget & Policy Analyst
Justin Speck, House Media Services

The Study Committee on Workforce Housing was created by HR 591 (2019) to review the existing and current practices relating to locally adopted residential design mandates for the purposes of protecting private property rights, allowing for consumer choice, and encouraging the development of affordable housing options.

Study Committee Meeting Dates/Locations:

MEETING ONE

Monday, September 30, 2019

Athens Technical College
800 US-29 Athens, GA 30601

MEETING TWO

Thursday, October 10, 2019

Southern Regional Technical College
52 Tech Drive Tifton, GA 31794

MEETING THREE

Tuesday, November 5, 2019

University of North Georgia
Library Technology Center
122 Thompson Circle SW Dahlonega, GA 30597

MEETING FOUR

Thursday, December 5, 2019

Coverdell Legislative Office Building
Atlanta, GA 30334

Presenting Speakers:

Rep. Spencer Frye (HD 118)
Ryan Willoughby – Executive Director
Habitat for Humanity of Georgia ⁽¹⁾

Sam Shenbaga
Director of Community Development
Atlanta Regional Commission ⁽²⁾

Brittany Holtzclaw
Director of Global Commerce
**Georgia Department of Economic
Development** ⁽³⁾

Rope Roberts
Community Economic Development
Manager, NE Region
Georgia Power ⁽⁴⁾

Tonya Cureton-Curry
Deputy Commissioner
Georgia Dept. of Community Affairs ⁽⁵⁾

Michael Paris – President & CEO
Paul Corley – Chairman of the Board
Council for Quality Growth ⁽⁶⁾

Commissioner Jeff Rader – DeKalb County
Chairman John Daniel – Oconee County
Todd Edwards
**Association of County Commissioners of
Georgia** ⁽⁷⁾

Charlotte Davis
Pete Pyrzenski, City Manager – Tifton
Georgia Municipal Association ⁽⁸⁾

Tom Beyer
Director of Government Affairs
Georgia Forestry Association ⁽⁹⁾

Jim Summerbell – President
Georgia Planning Association ⁽¹⁰⁾

John Clingerman – Certainteed Corp.
Matt Dobson – Vice President
Vinyl Siding Institute ⁽¹¹⁾

Cathy Williams – President
NeighborWorks Columbus ⁽¹²⁾

Terry Lunn
Hazard Mitigation Division Director
Georgia Emergency Mgmt. Agency ⁽¹³⁾

Austin Hackney
Government Affairs Director
Home Builders Association of Georgia ⁽¹⁴⁾

Kyle Hood – Community Development
Ted Miltiades – Construction Codes
Georgia Dept. of Community Affairs ⁽¹⁵⁾

Haydon Stanley
Stan Wall – HR & A Advisors
Georgia Apartment Association ⁽¹⁶⁾

Maureen Bosard – President
Rick Darlington – Immediate Past President
Mo Thrash
Mortgage Bankers Assc. of Georgia ⁽¹⁷⁾

Rusty Sewell
EIFS Industry Members Association ⁽¹⁸⁾

Jimmy Cotty
**Ready Mix Concrete Association
Georgia Manufactured Housing Assc.** ⁽¹⁹⁾

John Hunt– Principal
MarketNstight ⁽²⁰⁾

Frank Norton, Jr. – President
The Norton Agency ⁽²¹⁾

PART ONE

NEED FOR WORKFORCE HOUSING IN GEORGIA

Why is homeownership important for the people of Georgia?

Homeownership can change the trajectory of a person's life in a positive way. Habitat for Humanity has worked in Georgia since 1976 to help 7,466 families obtain sustainable, affordable home ownership. They have found that after becoming homeowners:

- 90% noticed a positive change in their kids' study habits.
- 60% say they are more confident that they'll be able to send their children to college.
- 43% have started or completed higher education or training programs.
- More than 80% feel more financially secure than before.
- 74% are better able to save money.
- 71% are better able to pay bills on time.
- Nearly 70% of those who received public assistance have reduced or eliminated their need for it. ⁽¹⁾

Housing Is Important to Georgia's Economy

Housing is important to Georgia's economy both as an economic driver industry and as a necessary recruitment tool for business expansion and relocation.

In FY19, the Georgia Dept. of Economic Development facilitated the creation of over 28,000 jobs and \$7.4 billion in capital investment through 566 active projects in 419 locations. ⁽²⁾ These new or expanded businesses will need housing for their new employees at all price points. In fact, for every two new jobs created in Georgia, one new housing unit is required. ⁽²¹⁾ To attract the talent and the workforce for the medical, manufacturing, and service sectors, we have to have appropriately priced housing to meet what those industries are being paid. ⁽⁴⁾ Communities that want to attract young workers need to work with developers to provide a product that millennials want, not what the community wants to provide them. ⁽⁴⁾ Workforce housing is critical to economic growth and so-called "sustainable growth" requires a balance of housing and maintenance of community standards. ⁽⁷⁾ We have a workforce housing shortage in the Southeast, the Nation, and specifically Georgia. ⁽³⁾

A healthy residential construction industry has a huge economic impact on the state of Georgia. In 2018, over 40,000 single family home building permits were pulled statewide. The one-year economic impacts of those 40,000 new homes include \$11.5 billion in income for Georgians, \$1.5 billion in taxes and revenue for local governments, and over 160,000 jobs. ⁽¹⁴⁾

Current Status of Georgia's Housing Market

The housing market in Georgia is still recovering from the Great Recession. While any development activity seems like an improvement relative to the Recession doldrums of 2011, the recovery has been slow and the effects have been felt the hardest in the "starter home" market. In today's housing market, the issues are with supply, not demand.

Georgia Housing Trends ⁽²¹⁾

From 1970-1979	275,000 permits
From 1980-1989	436,000 permits
From 1990-1999	518,000 permits
From 2000-2009	654,000 permits
From 2010-2018	285,300 permits

Since 2007, 75% of the building industry has evaporated. Georgia has a shortage of at least 350,000 new housing units. ⁽²¹⁾ People who were building houses at the height of the market left the industry during the Recession and never came back. Meanwhile, Georgia's population never stopped growing. The population of metro Atlanta is projected to grow to 8.3 million people by 2040, increasing the demand for housing. ⁽¹⁶⁾ The region's population increase between 2010 and 2017 was driven primarily by higher wealth households – adding 202,000 households earning more than \$50,000 and only 21,000 households earning less than \$50,000. This increases the competition for housing in desirable neighborhoods. ⁽¹⁶⁾ From 2011-2018, the average single-family home sales price in Georgia jumped from \$162,220 to \$301,000, an increase of 85.5%. ⁽²¹⁾

The hottest new home markets in the country are moderating. Atlanta is the third hottest housing market behind Houston and Dallas/Ft. Worth. ⁽²⁰⁾ In the recent past, first time homebuyers made their purchase at age 25 on average. Today, buyers are waiting until age 33 to purchase their first home. ⁽²⁰⁾ Different buying trends combined with a lack of attainable product in the market has led to a slowdown in development.

Affordability in metro Atlanta is starting to erode. In 2017, 31 percent of all households were "cost-burdened" or spending more than 30% of their income on housing or more than 50% on housing and transportation. ⁽²⁾ At 61%, Georgia has the lowest home ownership rate in the Southeast, and one of the lowest in the United States. ⁽¹⁾ Between 2011 and 2016 the metro Atlanta region saw a 10% growth in wages and a 48% increase in rents. ⁽²⁾ Over the same time period, the number of rental units renting for less than \$800 a month decreased from 27.8 percent to 21.3 percent. ⁽²⁾

With more than 8.1 million extremely low-income American households spending more than half of their income on rent, there is a shortage of approximately 7.4 million homes affordable to households in need.⁽¹⁰⁾ In Columbus, for example, the average sales price of a home is \$138,000. Over 55% of the local population cannot afford the median listed home, with area median income at \$47,000.⁽¹²⁾

The ability of the average American to qualify for a mortgage is fragile. Nationally, for every \$1,000 increase in the price of a home, about 127,560 American households are priced out and unable to meet the mortgage requirements.⁽¹⁴⁾ Based on conventional assumptions and underwriting standards, it takes an income of about \$27,556 to purchase a \$100,000 home.⁽¹⁴⁾ The average priced house in Georgia is \$301,000.⁽²¹⁾

PART TWO

BARRIERS TO WORKFORCE HOUSING IN GEORGIA

There are existing barriers to the development of attainable workforce housing in Georgia which can be organized by the “Four L’s”: **LABOR, LAND, LUMBER, & LAWS.**

- The construction industry **LABOR** market is tight. The average age of a construction worker in metro Atlanta is 45.⁽⁶⁾ Labor costs rose 5.5% from Q1 2018 to Q2 2019.⁽⁶⁾
- **LAND** costs have skyrocketed in the metro Atlanta area. In Forsyth County, the average finished lots price in 2018 was \$120,000. Between June 2018 and December 2018, the average lot price in Cherokee County increased from \$66,248 to \$95,364, or 44%.⁽¹⁴⁾
- **LUMBER** refers to the cost of all building materials, which continues to rise.
 - Vinyl siding remains the most popular exterior cladding material in the United States and Canada for over 20 years.⁽¹¹⁾
 - A third of all U.S. lumber is used to build new homes or apartment buildings.⁽⁹⁾
- **LAWS**, or land use regulations, account for 24.3% of the final price of a new single-family home. The national average for regulatory costs for an average single-family home went from \$65,224 in 2011 to \$84,671 in 2016 – a 29.8% increase. The national average price of a new home sold went from \$260,800 to \$348,900 over that span. By comparison, disposable income per capita increased by 14.4% from 2011-2016.⁽¹⁴⁾
 - Public policy related to the cost of housing and the incentives to develop, maintain, or improve affordable housing vary widely through the State and are typically affected by

local policies over which the state has little control. Georgia's status as a 'home rule' state means that a patchwork of local laws govern land use. ⁽¹⁹⁾

- o Lot development costs range from \$25,000 in Columbia, SC to \$60,000 in Atlanta, GA. ⁽²⁰⁾

What are Zoning Conditions vs. Building Codes?

Zoning is the way the local governments control the physical development of land and the kinds of uses to which each individual property may be put. Zoning laws typically specify the areas in which residential, industrial, recreational, or commercial activities may take place. ⁽¹¹⁾ Zoning conditions may include restrictions on land use; the height, width, area, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of the population; the location and use of buildings, structures, and land; lot coverage, lot width, lot area, and setbacks; spacing between buildings and structures; buffer zones, parking requirements; landscaping requirements; and aesthetic design requirements. ⁽¹⁴⁾

Building Codes are a set of rules that specify the standards for the construction of buildings. The main purpose of building codes is to protect public health, safety, and general welfare related to the construction and occupancy of buildings and structures of all types and uses. ⁽¹¹⁾ In 1991, Georgia adopted statewide mandatory minimum standards for construction, replacing the previous system of different construction standards enforced by each local government building department. ⁽¹⁹⁾ For example, Chapter 14 "Exterior Walls" of the International Code Council's "International Building Code (IBC)", provides the minimum standards for wall coverings, openings, windows, building envelope, and trim, with specifications for moisture, material performance and standards, installations requirements, weather protection (wind and water), fire safety, and provisions for non-combustible and combustible construction. ⁽¹¹⁾

If there are concerns about fire safety and product performance of building materials, zoning codes aren't the appropriate place to regulate that. The statewide mandatory building codes are vetted at international and statewide levels by industry experts. Duplicative regulations between the zoning codes and building codes result in unnecessary construction costs. ⁽¹¹⁾

Unnecessary Government Regulations Add Hard Costs to Housing

Land use regulations are complex and very diverse in form. They can be found in a multitude of locations, including zoning ordinances, development regulations, code of ordinances, or supplemental regulations such as design guidelines. They are prepared by a variety of players and lack any uniformity in administration and fees. ⁽¹⁰⁾

Multi-family Housing

Local government policies can significantly impact multi-family rents. Although each local regulation or fee may seem to have a small individual impact, the cumulative impact of all policies can substantially increase rents. A recent study that analyzed hypothetical local policies including a tax increase of 10% annually, a project delay of six months, an impact fee increase, a municipal utility linkage fee, a community exaction, and a 12% density reduction necessitated a 20% increase in rental rates.⁽¹⁶⁾ In 2017, the City of Atlanta adopted an ordinance that required every new multi-family development provide electric vehicle charging station equipment for 20% of the parking spaces. Developers claim this requirement will add between \$2,500-\$10,000 per parking space.⁽¹⁶⁾ Most neighborhoods in south and west Atlanta cannot support new development due to low market rents. Neighborhoods with supportable rents are overwhelmingly zoned for single-family residential development. Multi-family development can only occur where zoning and market feasibility align, constricting supply and raising rents.⁽¹⁶⁾

“Inclusionary zoning” policies stipulate that on any new zoning approved, a certain percent of the new units created must be offered at “affordable” below market rates. Some IZ policies provide incentives to developers to offset this cost such as tax abatements or density bonuses. Some allow developers to buy their way out of compliance with fees ranging from \$130,000 to \$187,000 per unit.⁽¹⁶⁾ Inclusionary zoning around the Atlanta Beltline requiring affordable units in market rate developments has not proven hugely successful – the investment threshold was too high for developers, and they simply moved outside the geographic zone where it was required.⁽⁶⁾

Manufactured Housing

A Georgia town recently banned manufactured homes as a “permitted use” in several residential zones, segregating them into one special overlay zone in one area of the city. Another Georgia county recently requires a minimum of five acres for the placement of manufactured home on private property.⁽¹⁹⁾

Single-Family Housing

Locally enforced residential design standard ordinances place requirements on single-family homes for exterior color, exterior cladding materials, style of roof structures or porches, architectural ornamentation, the location and styling of windows and doors, including garage doors, and can prohibit certain building techniques, like using a poured slab foundation vs. a crawlspace or basement.⁽¹⁴⁾ Home builders report compliance with these onerous zoning conditions can add \$10,000, \$20,000, even \$30,000 to the price of a new home.⁽¹⁴⁾ For an average 2,700 square foot two-story house in Atlanta (30301), requiring a homeowner to build with a brick exterior (\$18,738.50) rather than a vinyl exterior (\$6,436.89) costs that homeowner an

extra \$12,301.61. ⁽¹⁴⁾ For those building in the affordable market, driveway requirements, permit fees and minimum lot size are big issues. ⁽¹⁾ Oconee County placed a restriction on the use of monolithic concrete slab foundations in “major subdivisions” jurisdiction-wide, with some exceptions for the stated purpose of protecting homeowners from septic tank failures and from developers not following the state building code requirements for dirt fill. ⁽⁷⁾ Edward Andrews Homes, Inc. builds homes in the metro Atlanta area and saw their price per home increase \$7,000-9,000 over the last 12 months. ⁽⁶⁾

A “Defense of Residential Design Standards” – city officials say residential design standards:

- Protect the investments of owners and residents
- Can be a marketing tool to sell properties
- Offer workers a higher quality of life, which is considered by relocating businesses
- Result in a positive economic impact from investments, residency and tourism ⁽⁸⁾

Design guidelines are typically enacted to highlight and enhance unique local characteristics and to support economic development efforts and preserve housing values – addressing NIMBY concerns. ⁽¹⁰⁾ It's a home rule issue, Georgia is a home rule state. Local governments have the right to decide what kind of local growth initiative to pursue – it might increase the cost of housing but if it's what they want, it's what they want. ⁽¹⁰⁾ In home sales since 2009 in Bryan County, the average annual appreciation of a home with vinyl predominant exterior cladding has been 3.31%, while a home with a brick exterior has appreciated at a rate of 2.37% over that same time period. ⁽²⁰⁾

Time Delays in Permit Processing

NeighborWorks Columbus is a local non-profit organization working to provide access to homeownership to people with low or moderate income. Since 1999, they have had an impact on 2,125 new homeowners and built or rehabilitated 229 homes. In a recent project rehabilitating mill housing into modern senior housing units, staff waited for over a year for a “Notice to Proceed” from the State Historic Preservation office. Final construction costs after the delay totaled over \$100,000 for the 750 square foot 2 bed 1 bath units. ⁽¹²⁾

There is no uniformity for permitting among jurisdictions. It is very difficult to compare application fees, zoning fees, or timelines between jurisdictions. There is no single database of land use regulations in the state. ⁽¹⁰⁾

Flexibility for Mortgage Applications

The Consumer Financial Protection Bureau (CFPB) is the federal agency regulating the mortgage lending industry. One of the main regulations facing mortgage brokers and their

customers is “Qualified Mortgage and Ability to Repay” which places a limit on the customer’s debt-to-income ratio at 43%. Many people who are credit-worthy but have a higher debt-to-income ratio have qualified for a mortgage because of certain work-arounds in the regulation, which are set to expire January, 2021. In 2018 nationwide there were approximately one million loans for \$260 billion that exceeded the debt-to-income ratio.

Allowing this “patch” to expire would have a disproportionately negative impact on low- and moderate-income Georgians. Allowing mortgage brokers to have responsible flexibility regarding the debt-to-income ratio allows more qualified customers to purchase homes. ⁽¹⁷⁾

PART THREE

PROGRAMS FOR WORKFORCE HOUSING IN GEORGIA

There are several state and local government programs focused on improving the availability of attainable workforce housing in Georgia. While these programs are helpful to Georgia’s citizens, they are not enough to adequately meeting Georgia’s workforce housing needs. They are summarized below.

State Programs Affecting Workforce Housing

Low Income Housing Tax Credit (LIHTC) – This federal program provides developers of multi-family properties with a tax credit of either 4 percent or 9 percent and requires the property to have rents affordable to those people earning 50-60 percent of Area Median Income. The program incentivizes projects that provide housing for seniors seeking independent living, working families, and individuals with disabilities. There is no low-income housing tax credit available for single-family housing at the federal level, but legislation is currently pending in Congress. ⁽⁵⁾

Community Home Investment Program (CHIP) – This program awards federal HUD HOME funds to local governments in Georgia for the rehabilitation and new construction of single-family homes. The program allocates \$3-6 million to 10-15 grantees annually. Over the past 20 years CHIP has provided \$34 million in assistance to over 4,000 households. ⁽⁵⁾

Georgia Dream Homeownership Program – This program provides affordable mortgages and down payment assistance for first-time homebuyers. Home buyer counseling is required for applicants. All eligible homebuyers may qualify for \$5,000 in down payment assistance. Public protectors, educators, healthcare providers, and active military are eligible for up to \$7,500 in

down payment assistance. The program is limited to housing priced at \$250,000 in metro Atlanta or \$200,000 outside metro Atlanta to families with household incomes under \$87,500. ⁽⁵⁾

HomeSafe Georgia – This Great Recession-recovery program uses federal dollars to support homeowners who are underwater or behind on mortgage payments. Eligible homeowners can receive up to \$50,000 in “principal reduction” assistance. Eligible homeowners have a household income of less than 140 percent of the county’s Area Median Income, the property must have been purchased prior to 2015 and be the applicant’s primary place of residence and have a loan to value ratio greater than 110 percent. Since 2011, the program has helped nearly 15,000 Georgians stay in their homes. ⁽⁵⁾

Georgia Initiative for Community Housing (GICH) – This program is a partnership between the Georgia Department of Community Affairs, Georgia Power, University of Georgia – College of Family and Consumer Sciences, and the Georgia Municipal Association which was created to provide technical assistance and capacity building program for communities engaging in local housing planning efforts. A GICH community makes a 3-year commitment to develop and implement a “Housing Work Plan” through collaborative retreats which focus on facilitated work sessions, expert presentations, hosted city tours, and networking and sharing ideas. Local government participants learn how to leverage housing resources from DCA and USDA to address local needs. Since 2004, the state has invested more than \$361 million across 71 GICH communities. ⁽⁵⁾

Georgia’s State Codes Advisory Committee (SCAC) – This program at the Department of Community Affairs is comprised of 21 industry stakeholders including local building officials, builders, suppliers, specialty trades, fire officials, architects & engineers, and more. This committee reviews new editions of International Code Council publications and amends them to be Georgia-specific. These industry experts conduct a cost-benefit analysis of the proposed new building codes to balance the intended improvement in material or technique with the cost to the consumer. New code editions are adopted every 6 years but are amended through the SCAC annually. ⁽¹⁵⁾

Post-disaster Grants for Property Owners – This program is administered by the Georgia Emergency Management Agency to assist homeowners who have been affected by natural disasters. These grants may be used by local governments to buy disaster prone property from homeowners or for homeowners to bring their disaster-affected homes up to current building standards. ⁽¹³⁾ The negative effects of natural disasters are felt disproportionately for low- and moderate-income people in workforce housing.

Residential Safe Room Grants – This GEMA administered program provides grants for the construction of safe rooms, which are structures specifically designed to protect the occupants inside during a tornado. In Georgia the structure must be designed to withstand winds of up to 250 miles per hour and comply with certain impact standards.

Local Programs Addressing the Issue

Local comprehensive plans are required by the Georgia Planning Act and are implemented through local policies, ordinances, and capital investment. The state should bring more resources to the table in the form of coordinated state investment, compatible design and service delivery standards and incentives to jurisdictions that implement their planning objectives.⁽⁷⁾

The Disaster Resilient Building Codes are optional state building codes that local governments can adopt in order to enforce a higher standard of natural disaster protections for buildings. The codes provide specifications for building elevation requirements, wind load requirements, and allowable building materials.⁽¹³⁾

Local governments should enforce the codes they have and utilize the tools at their disposal first before writing new ordinances banning certain materials, construction techniques, or styles of homes. Those tools include blights taxes, code enforcement, property seizure and auctions, and the Abandoned Mobile Home Act.⁽¹⁹⁾

PART FOUR

RECOMMENDATIONS FOR WORKFORCE HOUSING IN GEORGIA

RECOMMENDATION 1: Removing Unnecessary Aesthetic Restrictions

The House Study Committee on Workforce Housing recommends ending the practice of government-mandated residential design standards in Georgia. When government regulations add cost to the construction of a home but do not provide any increase in safety or building integrity, those regulations have a negative impact on the marketplace's ability to provide workforce housing. Government regulations must protect the private property rights of Georgians, not take them away.

Local residential aesthetic ordinances place requirements on exterior color, exterior cladding materials, style of roof structures or porches, architectural ornamentation, the location and styling of windows and doors, including garage doors, and can prohibit certain building techniques, like using a poured slab foundation vs. a crawlspace or basement.⁽¹⁴⁾ Local governments claim aesthetic restrictions on new residential development protect the values of

existing properties. ⁽⁸⁾ Home builders report compliance with these onerous zoning conditions can add \$10,000, \$20,000, even \$30,000 to the price of a new home. ⁽¹⁴⁾

Other states have passed laws pre-empting a local government's ability to enact unnecessary aesthetic restrictions: North Carolina, Texas, and Arkansas. ⁽¹¹⁾ In 2017, Georgia passed HB 876 to pre-empt local governments from banning wood as a building material through local zoning conditions. ⁽¹⁹⁾ Local government planners should promote a diversity of housing needs and products. Consider lifecycle housing – In each stage of our lives our housing needs change. ⁽¹⁰⁾

RECOMMENDATION 2: Encourage Local Governments to Loosen Zoning Restrictions

The House Study Committee on Workforce Housing recommends that state planning policies, planning officials, and local governments work together to loosen zoning restrictions that have the effect of excluding workforce housing from Georgia's communities. Out-dated zoning policies may stifle the types of development desired by the workforce. Local codes are requiring what empty nesters (one of our largest population subsets) wanted 15 years ago, mandating what today's market doesn't want.

Density Overlays provide opportunities to increase density in appropriate locations, which will be necessary for keeping prices affordable and mortgage payments comparable to rents in high growth areas. ⁽⁶⁾ Good design facilitates higher density through lower land, infrastructure and operating costs. ⁽⁷⁾

89% of all residential land in North Metro Atlanta is zoned exclusively for single-family residential. ⁽¹⁶⁾ A monoculture of a single housing type limits growth. Domination of a single demographic strains the tax base, stunts employment, and puts pressure on public service delivery. ⁽⁷⁾ The "missing middle" of the housing market have been zoned out of existence – but it's not too late to bring them back. Small scale multi-family developments within a single-family neighborhood can add density without affecting aesthetics. ⁽²⁰⁾ Manufactured housing should be seen as a viable option in communities where traditional home builders are scarce.

Innovative design cuts costs and builds value – low-cost, high-design affordable housing can be attractive within communities and give people of limited means the ability to own and to build equity within their houses. Design strategies can improve affordability – smaller footprints, good layout, integrated indoor/outdoor spaces can make a difference in the lives of the people who can live in them. ⁽⁷⁾

Create affordable housing zones that provide allowances and exchanges exclusively for affordable housing. Strip out impact fees and permit fees in those zones. ⁽²¹⁾

RECOMMENDATION 3: Allow for Innovations in Building Material Technology

The House Study Committee on Workforce Housing recommends that state and local governments in Georgia allow for innovations in building material technology which could have a positive impact on the development of workforce housing. If a building material has been tested and approved by the governing international codes body and adopted by DCA's State Codes Advisory Committee, then the citizens of Georgia should have access to that building material.

"Mass timber" is an emerging building material technology which fuses wood panels together to create a stronger engineered product. The material has recently been approved by the International Codes Council for use in structural components for buildings up to 18 stories. Using mass timber materials provides a significant cost savings versus traditional materials. ⁽⁹⁾

RECOMMENDATION 4: Expand the Low Income Housing Tax Credit to Include Single-family Homes

The House Study Committee on Workforce Housing recommends that the state LIHTC be expanded to include single-family housing projects developments. The state currently provides a dollar for dollar match of the federal LIHTC, unless changes are made to the federal program, this expansion would be applicable only to the state portion of the credit.

Respectfully Submitted,



Vance Smith
Chairman

NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the Stonecrest County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the Stonecrest Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the Stonecrest City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST

RESOLUTION 2020-____-____

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA TO FIX THE MILLAGE RATE FOR AD VALOREM PROPERTY TAXES OF THE CITY OF STONECREST FOR THE FISCAL YEAR 2020 AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Stonecrest, Georgia (“City”) is charged with operating and maintaining City Government pursuant to its Charter to provide for the assessment of ad valorem property taxes on all real and personal property subject to such taxation; and

WHEREAS, the millage rate set by the City of Stonecrest for tax year 2019 was 0.00 mills; and

WHEREAS, the City Charter authorizes the governing authority to set millage rate up to 3.35 mills plus the amount of any rollback or reduction by DeKalb County of its millage rate imposed for ad valorem taxes on real property within the corporate limits of the City for services assumed by the City from DeKalb County by resolution; and

WHEREAS, the City has an agreement with the Tax Commissioner of DeKalb County, Georgia to serve as Tax Collector for the City for the collection of ad valorem taxes; and

WHEREAS, the City must consider the fixing of the 2020 fiscal year ad valorem tax rate as a “tax increase” because the City is unable to calculate a rollback millage rate as defined by state law since no millage rate has been set by the City previously; and

WHEREAS, DeKalb County imposed a combined millage rate of 2.421 for Special Services (public works and parks and recreation service delivery) in Fiscal Year 2019; and

WHEREAS, by way of an intergovernmental agreement with DeKalb County, the City assumed and began providing parks and recreation services in August of 2019; and

WHEREAS, DeKalb County intends to eliminate parks and recreation from its Special Services millage rate and intends to only impose a millage rate for public works services in the amount of 0.983 in Fiscal Year 2020; and

WHEREAS, the Mayor and City Council have given proper notice and held three (3) public hearings in accordance with state law on July 6, 2020 at 11:00 a.m. and 6:00 p.m., and on July 13, 2020 at 6:00 p.m. for the purpose of receiving relevant evidence, testimony, and public comment concerning the tentative millage rate for ad valorem property taxes; and

WHEREAS, the Mayor and City Council, after hearing and duly considering all such relevant evidence, testimony, and public comment, have determined that it is in the best interest of, and necessary to meet the expenses and obligations of, the City of Stonecrest to set a City levy in the amount of 1.438 on each \$1,000.00 taxable value for all property subject to ad valorem taxation by the City.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA as follows:

SECTION 1. The ad valorem tax at the rate for the City of Stonecrest, Georgia for the 2020 fiscal year on property subject to ad valorem taxation by the City, is hereby fixed at 1.438 on each \$1,000.00 of taxable value or any part thereof of the value of all real and personal property, which under the laws of this state are subject to taxation within the corporate limits of the City for this purpose. Said millage rate is hereby levied for Parks and Recreation Service Delivery.

SECTION 2. In accordance with the approved contract with the Tax Commissioner of DeKalb County, the billing date and due date for ad valorem taxes for the City shall be the same as those for DeKalb County.

SECTION 3. The Tax Commissioner of DeKalb County or other designated tax collector is hereby authorized to provide services related to billing and collecting ad valorem taxes for the City of Stonecrest based on the millage rate set herein and to take, on behalf of the City, such actions authorized by the approved contract between the City and the Tax Commissioner and state law as may be necessary for these purposes.

SECTION 4. The Deputy City Manager is hereby authorized to execute the Millage Rate Rollback Calculation Worksheet based upon the millage rate hereby adopted by the Mayor and Council and submit same and any other necessary documents to the Tax Commissioner of DeKalb County.

SECTION 5. This resolution hereby repeals any and all conflicting resolutions.

SECTION 6. This resolution shall become effective immediately upon its adoption by the Mayor and City Council.

SO RESOLVED, this 13th day of July, 2020.

CITY OF STONECREST, GEORGIA:

Attest:

Approved:

Megan Reid, City Clerk

Jason Lary, Sr., Mayor

Approved as to Form:

City Attorney