

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 Diane Adoma – District 5

CITY COUNCIL MEETING AGENDA

April 16, 2018

6:00 p.m.

Stonecrest City Hall

3120 Stonecrest Blvd.

Stonecrest, Georgia 30038

- I. CALL TO ORDER:** Mayor Jason Lary
- II. ROLL CALL:** Brenda B. James, Interim City Clerk
- III. INVOCATION:**
- IV. PLEDGE OF ALLEGIANCE:**
- V. PRESENTATIONS:** Stonecrest Comprehensive Plan Kick Off
Mayor's Presentation
- VI. PUBLIC HEARINGS:**
 - 1. Rezoning (RZ 18-0001) 1882 Coffee Road Tract A
 - 2. Parking Industrial Text Amendment (TMOD 18-0002)
 - 3. Special Land Use Permit (SLUP 17-0002) 3185 Evans Mills Road
 - 4. Special Land Use Permit (SLUP 18-0001) 5951 Fairington Farms Lane
- VII. PUBLIC COMMENTS:**
- VIII. MINUTES:** Approval of Minutes of the City Council Meeting of February 19, 2018, Council Meeting of March 19, 2018 and Special Called Meeting of March 21, 2018
- IX. ADOPTION OF THE CITY COUNCIL AGENDA:**

X. AGENDA ITEMS:

XI. Old Business:

5. Ordinance for Amendment to Pouring Hours (Incorporating Dekalb's recent changes)
6. Ordinance to Amend the Building Permit Fee Schedule and Land Development Fee Schedule in the City of Stonecrest

New Business:

7. Execution of Comprehensive SPLOST Management Contract with Grice Consulting Group LLC
8. Adjustment to the Authorized Spending Limit for the Mayor and City Manager
9. Resolution Delegating and Authorizing the Mayor to Sign Certificate of Payments of Costs in Appeals from chapter 27 of Special Land Use Permit Decisions

X. CITY MANAGER COMMENTS:

XI. CITY ATTORNEY COMMENTS:

XII. MAYOR AND COUNCIL COMMENTS:

XIII. EXECUTIVE SESSION:

XIV. ADJOURNMENT:

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

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Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Diane Adoma – District 5

CITY COUNCIL MEETING MINUTES

February 19, 2018

6:00 p.m.

Stonecrest City Hall

3120 Stonecrest Blvd.

Stonecrest, Georgia 30038

- I. **CALL TO ORDER:** Mayor Jason Lary at 6:00 p.m.
- II. **ROLL CALL:** All members were present.
- III. **INVOCATION:** Council Member Rob Turner
- IV. **PLEDGE OF ALLEGIANCE:**
- V. **PRESENTATION:** Mayor Jason Lary gave a presentation in honor of Black History Month and he presented commemorative plaques to each of the Council Members.
- VI. **PUBLIC COMMENTS:**
Khari Lewis shared information pertaining to the Chinese Government offering fully paid scholarships to students having a 3.0 G.P.A. in high school, under 25 years of age with passport. April 1st is deadline.

Dave Marcus inquired about which committees the Mayor shut down, the Economic Development Plan for the city, update on Amazon and contract with Grice Consulting.

Lisa Wright commended the Mayor's presentation for Black History Month and spoke on the city financial statements, budget and road at New Birth Church.

Faye Coffield stated Khari Lewis's assessment of China was correct and spoke on China's generosity, concerns of financial backing for the Atlanta Sports Center and the need for better restaurants.

Louise E. Alexander expressed concerns of Council Member Diane Adoma removal from the position of Mayor Pro Temp and the new road ending at New Birth.

VII. ONE ON ONE WITH THE MAYOR

Mayor Jason Lary delayed this item until the next meeting.

VIII. MINUTES: Approval of Minutes of the Regular City Council Meeting January 16, 2018. Council Member Clanton stated that vote for reimbursement to Council Member Adoma for Leadership Dekalb should be a 4-2 vote. Council Member George Turner made a motion to approve the amended minutes with Council Member Rob Turner providing the second. **The motion carried unanimously.**

IX. COMMITTEE APPOINTMENTS:

Mayor Jason Lary reconstituted several committees. The following committees and their members are as follows:

Arabia Mountain Overlay Steering Committee

Mayor Pro Tem, George Turner, District 4, Co-Chair

Ms. Mera Cardenas, Executive Director, Arabia Mountain Heritage Area Alliance, Inc.
Co-Chair

Council Member Diane Adoma, District 5

Council Member Jimmy Clanton, District 1

Mr. Michael Harris, City Manager

Ms. Nicole Dozier, Community Development Director

Mr. Kelly Jordan, Arabia Mountain Heritage Area Alliance, Inc.

Mr. Eric Hubbard, District Outreach Director, Rep. Hank Johnson

Ms. Jetha Wagner, Vice President Avila Development, LLC

One representative from each of the following:

Stonecrest Business Alliance Incorporated.

Parks of Stonecrest Community Civic Association (PSCCA), Incorporated

Klondike Area Civic Association, Inc.

Such other civic associations and businesses as may be designated by Council Member Jimmy Clanton or Council Member Diane Adoma, with the concurrence of the Mayor.

Steering Committee to negotiate IGA with East Metro DeKalb CID

Council Member Jimmy Clanton, Chair

Attorney Bernard Knight, Vice Chair

Stacy Thibodeaux
Edwina Clanton
Matt Hampton
Sabrina Wright

Education Committee

Dr. Barbara Lee, Chairing the team from the Governor's Commission
Vickie Turner, Executive Liaison

Film Commission

Council Member Rob Turner

Finance

Council Member Jazzmin Cobble

Mayor's "City of Innovation" Committee

Mayor Lary and Assistant City Manager, Plez Joyner had an opportunity to visit Chicago. They had an opportunity to see how cities of the future are combining residents, city staff, legislatures and Mayors together to communicate seamlessly across all technologies. This enables constituents to express their concerns and needs immediately. Mayor Lary gave an example of how this would work and said that he will lead this initiative.

X. ADOPTION OF THE CITY COUNCIL AGENDA:

Michael Harris requested an amendment to the agenda for discussion on a zoning amendment to the Stonecrest overlay.

Council Member Rob Turner made a motion to approve the agenda with the zoning amendment added with Council Member George Turner providing the second. **The motion carried unanimously.**

XI. CONSENT AGENDA: The following agenda items shall be considered on the consent agenda. (Before voting on the consent agenda items, the Chair will provide opportunity to add or delete items). Mayor Jason Lary asked the City Attorney to clarify what is meant by "Consent Agenda". Attorney Kurrie provided a full definition of the term "Consent Agenda".

A. Resolution in Support of Georgia Municipal Association Legislative 7.7.

Council Member George Turner made a motion to approve the Resolution in Support of Georgia Municipal Association Legislative 7.7 with Council Member Clanton providing the second. **The motion carried with Mayor Lary, Council Members Clanton, Cobble, George Turner and Rob Turner voting yes and Council Member Adoma voting no.**

B. Approval of Zoning Calendar.

Council Member George Turner made a motion to Approve the Zoning Calendar with Council Member Clanton providing the second. **The motion carried unanimously.**

XI. AGENDA ITEMS:

1. Engagement Letter for Professional Auditing (Mauldin and Jenkins)

City Manager Michael Harris gave an overview regarding the audit and engagement letter. He said the audit should begin in early March and it due to the State of Georgia by June 30th.

Council Member Adoma said she would like to have the audit from when the city began thru December and she is recommending an oversite ethics committee, and she also would like to know when an internal auditor will be hired.

The City Manager said the audit is for the year of 2017, so it will start from when the city began and go until December 31, 2017. He also said he will be meeting with a financial person who has had experience working with other cities regarding audits.

Council Member Clanton said in October 2017 Mayor and Council appointed an Internal Auditor and was the intent to have that person work with the External Auditor.

City Manager, Michael Harris said yes, the internal auditor would audit the day to day and then work with the external auditor when they come. He said the internal auditor previously appointed has withdrawn their name.

The City Attorney said the City Charter requires the city have an internal auditor.

Council Member Adoma made a motion to approve the Engagement Letter for Professional Auditing with Mauldin and Jenkins with Council Member George Turner providing the second. **The motion carried unanimously.**

2. Amendment to Pouring Hours (incorporating DeKalb's recent changes)

The Amendment was deferred pending more information and input from local businesses.

3. Chapter 7 of the Stonecrest Ordinance—First Read

First Read Only.

4. Planning Commission Items (Public Hearings)

A. Zoning Amendment/Special Land Use (SLUP 0002) Child Care

Spoke in Favor:

Mr. Jim Bow spoke in support of the child care center
Ms. Green, human service provider spoke in support
Felicia Parker spoke in support
Earnest spoke in support
Frieda spoke in support

Spoke Against:

Faye Coffield spoke in opposition
Dr. Barbara Lee spoke in opposition
Dr. Edwards spoke in opposition
Louise Alexander spoke in opposition
Dave Marcus spoke in opposition
Eloise Alexander spoke in opposition

Council Member Adoma expressed concerns if this type of home is not suited for the location. She said she had received emails and Attorney Kurrie requested she forward them to staff so that they can be included in the record.

Council Member George Turner stated this is not a good fit for the community and under Georgia law the facility would allow up to three individuals. He also said the way it was presented to him the person who owns the facility would live in the facility. Council Member Rob Turner and Council Member Cobble made a motion to defer this item back to the Planning Commission. Council Member Clanton provided the second. **The motion carried with Council Members Rob Turner, Cobble, Clanton and Mayor Lary voting yes and Council Member George Turner and Adoma voting no.**

C. Zoning Amendment/Special Land Use (SLUP 17-0003) Popeye's

Council Member Clanton made a motion to open the public hearing with Council Member Adoma providing the second. **The motion carried unanimously.**

Mr. David C. Kirk representative for the owners RCG Ventures presented the information to the Mayor and Council.

Spoke in Favor:

None

Spoke Against:

Dr. Barbara Lee
Villicent Maxwell
Robert Foster
Mudiwa Mbele
Dave Marcus

Council Member Clanton made a motion to close the public hearing with Council Member Rob Turner providing the second. **The motion carried unanimously.**

Council Member Rob Turner made a motion to deny the Zoning Amendment/Special Land Use (SLUPP-17-003) Popeyes with Council Member Clanton providing the second for discussion. **The motion carried unanimously.**

D. Zoning Amendment/Special Land Use (SLUP 0004) Personal Care Home

Council Member Clanton made a motion to open the public hearing with Council Member Rob Turner providing the second. **The motion carried unanimously.**

The applicant and owner, Mr. Willie Jenkins provided information about the personal care home.

Spoke in Favor:

None

Spoke Against:

Waldo Bennet
Faye Coffield
Ben'neel Suhail

Council Member Adoma made a motion to close the public hearing with Council Member Clanton providing the second. **The motion carried unanimously.** Council Member George Turner made a motion to deny the Zoning Amendment/Special Land Use (SLUP 0004) with Council Member Adoma providing the second. **The motion carried unanimously.**

E. Amendment to the Stonecrest Overlay

Mayor Jason Lary made a motion to open the public hearing with Council Member Rob Turner providing the second. **The motion carried unanimously.**

Spoke in Favor:

None

Spoke Against:

Bernard Knight
Faye Coffield
Mera Cardenas

Council Member Adoma made a motion to close the public hearing with Council Member George Turner providing the second. **The motion carried unanimously.**

Mayor Jason Lary made a motion to table the amendment with Council Member Adoma providing the second. **The motion carried unanimously.**

XII. CITY MANAGER COMMENTS: Mr. Harris stated that going forward the quarterly reports will be available. Mr. Harris provided copies of the fourth quarter report of 2017.

XIII. CITY ATTORNEY COMMENTS: Attorney Kurrie touched on three topics. 1) Economic Development; 2) SPLOST; 3) Ethics Complaint filed.

XIV. MAYOR AND COUNCIL COMMENTS:

Council Member Adoma informed the Mayor and Council about the Opportunity Development Empowerment Zone where funding opportunities could be used to attract quality restaurants and businesses to the Stonecrest area. The deadline is March 31. She also spoke on technology she will use to allow for a wider audience to view the town hall meetings. For those who does not use social media technology can also see Council Member Adoma the following day at the Stonecrest Library.

Council Member George Turner stated that Salem Middle School's Mighty Lions have earned a spot to perform at Carnegie Hall on March 26th and asked for support from the community. He also said there will be a community meeting at Big Miller Grove Baptist Church on Thursday, February 22 at 7 p.m.

Council Member Clanton stated District 1 has been holding meetings on the 2nd Saturday of every month at Fairview Baptist Church and all are welcome to come and participate.

Council Member Rob Turner stated there will be a town hall meeting at the Lou Walker Center at 6:30 on Thursday, February 22nd.

Council Member Cobble said since it is late, and Council has an Executive Session, her comments will be in her monthly newsletter.

XV. EXECUTIVE SESSION:

Council Member Rob Turner made a motion to adjourn into Executive Session for two potential legal matters with Council Member Clanton providing the second at 9:50pm. **The motion carried unanimously.**

XVI. ADJOURNMENT:

Council Member Cobble made a motion to adjourn the regular meeting with Council Member George Turner providing the second. **The motion carried unanimously.**

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Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

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CITY COUNCIL MEETING MINUTES

March 19, 2018

6:00 p.m.

Stonecrest City Hall

3120 Stonecrest Blvd.

Stonecrest, Georgia 30038

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** All members were present.
- III. **INVOCATION:** Council Member Rob Turner
- IV. **PLEDGE OF ALLEGIANCE:**
- V. **PRESENTATION:**
 - A. Ms. Patricia Willis of 6 Degrees of Synergy, Inc. gave a presentation on Stonefest to be held on June 9, 2018 at Stonecrest Mall.
 - B. Recognition of Mr. Joe Coleman and CS Truck and Trailer Repair Services. Mr. Joe Coleman a business owner in Council Member Clanton's District was introduced by Attorney Bernard Knight. Mayor Lary read the following proclamation into the record.

Proclamation

Whereas, CS Truck and Trailer is a business located in the City of Stonecrest, owned by Joe Coleman; and

Whereas, CS Truck and Trailer has been serving the Stonecrest Area for 19 years and employs more than 100 people; and

Whereas, CS Truck and Trailer was awarded as a Workplace Achiever in the Atlanta Journal-Constitution's 2018 Top Workplaces Awards based on employees' surveys; and

Whereas, CS Truck and Trailer has been awarded an A+ rating from the Better Business Bureau; and

Whereas, CS Truck and Trailer's employee feedback scores exceeded the national standards to be considered a Top Workplace; and

Whereas, residents and business owners of Stonecrest value workforce development and employee retention; and

Now, Therefore, be it proclaimed that Mayor Jason Lary and the City Council of the City of Stonecrest supports and congratulates Joe Coleman and staff of CS Truck and Trailer and hereby recognize this Monday, March 19, 2018.

In Witness Whereof, I have hereunto set my hand and caused the Seal of the City of Stonecrest, Georgia to be affixed this 19th day of March 2018.

Afterwards Mr. Joe Coleman introduced all the workers present from CS Truck and Trailer Repair Services.

VI. PUBLIC COMMENTS:

Rev. Patrick Mitchell spoke on the condition of his church at 5268 Snapfinger Woods Drive and said they need help.

Faye Coffield questioned companies that were supposed to come to Stonecrest, new charter provisions for homestead exemptions and General Obligation Bonds.

Mayor Lary responded to her and explained they could not release the name of businesses that want to come here and there were bills for Stonecrest homestead exemption and the city was only preparing for GO Bonds that could come with the SPLOST and they were not for the Sports Center.

VII. MINUTES: Approval of Minutes of the Special Called Meeting of February 7, 2018 and the Regular City Council Meeting of February 19, 2018.

Council Member George Turner made a motion to approve the minutes of the Special Called Meeting of February 7, 2018 with Council Member Adoma providing the second.
The motion carried unanimously.

There were many corrections to the February 19, 2018 Council Meeting Minutes, so Council Member Adoma made a motion to defer the minutes until the next regular City Council Meeting with Council Member George Turner providing the second. **The motion carried unanimously.**

VIII. ADOPTION OF THE CITY COUNCIL AGENDA:

Council Member Rob Turner made a motion to adopt the agenda with Council Member Clanton providing the second. **The motion carried unanimously.**

IX. AGENDA ITEMS:

1. Resolution to Activate the Stonecrest Development Authority and Appoint the Board of Directors

Council Member Clanton made a motion to approve the Resolution to activate the Stonecrest Development Authority and appoint the Board of Directors with Council Member Rob Turner providing the second.

The names were read for the years of service.

Antonio Render, Dr. Cynthia Elliot, Jim Kelly and Samuel Stuckey were appointed for 2-year terms. Leighton Hull, Bill Allen and Belinda Hull were appointed for 4-year terms. Sabrina Wright, Mayor Jason Lary, Joe Coleman and Julius Lee were appointed ex officio. **The motion carried unanimously.**

2. Resolution Approving the Engagement of Butler Snow LLP as Special Counsel for the General Obligation Bonds

Council Member Adoma made a motion to approve the Resolution Approving the Engagement of Butler Snow LLP as Special Counsel for the General Obligation Bonds. Council Member George Turner provided the second. **The motion carried unanimously.**

3. Resolution to Approve Amendment No.1 to the Professional Services Agreement for Municipal Government Services

Mr. Wayne Wainwright gave an overview of the agreement and later the City Manager, Michael Harris gave more information. Council had many questions regarding new positions, purchase of vehicles, SPLOST Management, Comp Plan, organization chart and especially explanations of each line item.

Council Member George Turner made a motion to defer to the next Work Session with Council Member Cobble providing the second. Council Member George

Turner amended his motion to table until there is a discussion on the Budget Amendment with Council Member Clanton providing the second. **The motion carried unanimously.** After much discussion on the budget amendment, Council Member Adoma made a motion to remove this item from the table with Council Member George Turner providing the second. **The motion carried unanimously.** Mayor Lary made a motion to approve the Resolution to approve an amendment to the Contract to provide Municipal Government Services removing Section 3 and striking #6 N Construction Management Services. Council Member Clanton provided the second. **The motion carried with Mayor Lary and Council Members Cobble, Adoma, Rob Turner and Clanton voting yes. Council Member George Turner voted no.**

4. Resolution to Establish Administrative Court Fees for the Stonecrest Municipal Court

Council Member George Turner made a motion to approve the Resolution to establish Administrative Court Fees for the Stonecrest Municipal Court with Council Member Adoma providing the second. **The motion carried unanimously.**

5. Ordinance for Stonecrest Budget Amendment 2018-001

Michael Harris, City Manager gave an overview of the budget amendment. Council Member Cobble made a motion to defer the budget amendment with Council Member Adoma providing the second. **The motion carried unanimously.**

6. Ordinance for Amendment to Pouring Hours (Incorporating Dekalb's recent changes)

Council Member George Turner made a motion to defer this item to the next regular meeting in April with Council Member Adoma providing the second. **The motion carried unanimously.**

7. Ordinance of the City of Stonecrest regarding SLUP 17-0003

Attorney Serena Nowell gave an overview of the Ordinance regarding SLUP 17-0003.

Mayor Larry made a motion to approve the ordinance in denial of SLUP 17-003 with Council Member Rob Turner providing the second. **The motion carried unanimously.**

8. Ordinance of the City of Stonecrest regarding SLUP 17-0004

Attorney Serena Nowell gave an overview of the Ordinance regarding SLUP 17-0004.

Council Member Georgia Turner made a motion to approve the ordinance in denial of SLUP 17-0004 with Council Member Rob Turner providing the second. **The motion carried unanimously.**

9. Ordinance Adopting Chapter 7 Building Ordinance

Council Member George Turner made a motion to approve the Ordinance Adopting Chapter 7-Building Ordinance with Council Member Clanton providing the second. **The motion carried with Mayor Lary and Council Members Cobble, Clanton, Rob Turner and George Turner voting yes. Council Member Adoma voted no.**

X. CITY MANAGER COMMENTS:

City Manager had no comments.

XI. CITY ATTORNEY COMMENTS:

The City Attorney was Ms. Serena Nowell of Fincher and Denmark and she said she was glad to be at the meeting tonight.

XII. MAYOR AND COUNCIL COMMENTS:

Council Member Adoma announced on March 31, 2018 there will be a Women's History Month Breakfast at the Hilton in Stonecrest, also any veteran with a four-year degree who is looking for a job a Technology Firm is hiring to bring people on in April. She further announced they are giving away three \$1000.00 scholarships to senior students in Stonecrest District 5.

Council Member George Turner announce Showtime at Carnegie Hall Performing Arts where the Mighty Lions of Salem Middle School have been asked to perform on March 26, 2018. They have collected enough funds for 45 students, but they would like to take all 50 students. He also said there will be a townhall meeting for District 4 on March 28, 2018 at 6:30 at the Salem Panola Library.

Council Member Rob Turner announced the date for his monthly breakfast has changed to April 7, 2018 because of the NAACP event.

Council Member Cobble has no comments.

Mayor Lary inquired as to the date for the Work Session and Special Called Meeting for the Budget Amendment. It was decided to have the meeting on Wednesday, March 21, 2018 at 6:00p.m. and 6:15 p.m.

XIII. ADJOURNMENT:

Council Member Clanton made a motion to adjourn the meeting at 8:45p.m. with Council Member Robb Turner providing the second. **The motion carried unanimously.**

XIV. EXECUTIVE SESSION:

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Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Diane Adoma – District 5

SPECIAL CALLED MINUTES

March 21, 2018

6:15 p.m.

Stonecrest City Hall
3120 Stonecrest Blvd.
Stonecrest, Georgia

I. **CALL TO ORDER:** Mayor Jason Lary

II. **ROLL CALL:** All present

III. **AGENDA ITEMS:**

1. Adoption of the Ordinance to Amend the 2018 City of Stonecrest Budget

City Manager, Michael Harris gave an overview of the ordinance to amend the 2018 budget.

Council Member Adoma made a motion to defer the ordinance to amend the 2018 budget until the city is in compliance with Section 5.07 (Audits) of the City Charter. **The motion died for the lack of a second.**

Council Member Clanton made a motion to approve the Adoption of the Ordinance to Amend the 2018 City of Stonecrest Budget with Council Member George Turner providing the second. **The motion carried with Mayor Lary and Council Members George Turner, Rob Turner, Cobble and Clanton voting yes. Council Member Adoma voted no.**

IV. **ADJOURNMENT:**

Mayor Lary made a motion to adjourn the meeting with Council Member Rob Turner providing the second. **The motion carried unanimously.**



CITY COUNCIL AGENDA ITEM

SUBJECT: Rezoning (RZ 18-0001)

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

Date Submitted: 04/05/18 **Work Session:** **Council Meeting:** 04/16/2018

SUBMITTED BY: Nicole C.E. Dozier, Community Development Department Director

PURPOSE: Rezoning (RZ 18-0001)

HISTORY: This site is 16.79 acres located at 1882 Coffee Rd Tract "A". The applicant was requesting to rezoning the property from Light Industrial (M) to Heavy Industrial (M-2) with conditions.

FACTS AND ISSUES: Since the site was adjacent to residential property staff recommended the following conditions: access to and from Tract "A" shall be limited to Lithonia Industrial Boulevard except for emergency vehicle access, a fifty (50ft.) wide undisturbed buffer will be along the Coffee Rd frontage and one (1) gated curb cut off of Coffee Rd shall be maintained for emergency vehicle access only. The Applicant has agreed to the conditions.

OPTIONS: Approve; Approve with Conditions or Deny

RECOMMENDED ACTION: This petition was heard at the April 3, 2018 Planning Commission hearing and recommended unanimously for approval.

ATTACHMENTS:

- #1 04/03/18 Planning Commission Staff Report
- #2 Planning Commission PowerPoint Presentation
- #3 Rezoning Application



PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 03, 2018

GENERAL INFORMATION

Petition Number: RZ-18-001

Applicant: Bernard Knight

Owner: Daniel H Kelly, James W Kelly Jr and Judy Kelly

Project Location: Tract "A" 1882 Coffee Road

District: District 1

Acreage: 16.79 acres

Existing Zoning: M (Light Industrial) District

Proposed Zoning: M-2 (Heavy Industrial) District Conditional

Proposed Development/Request: The applicant is requesting to rezone the subject property to M-2.

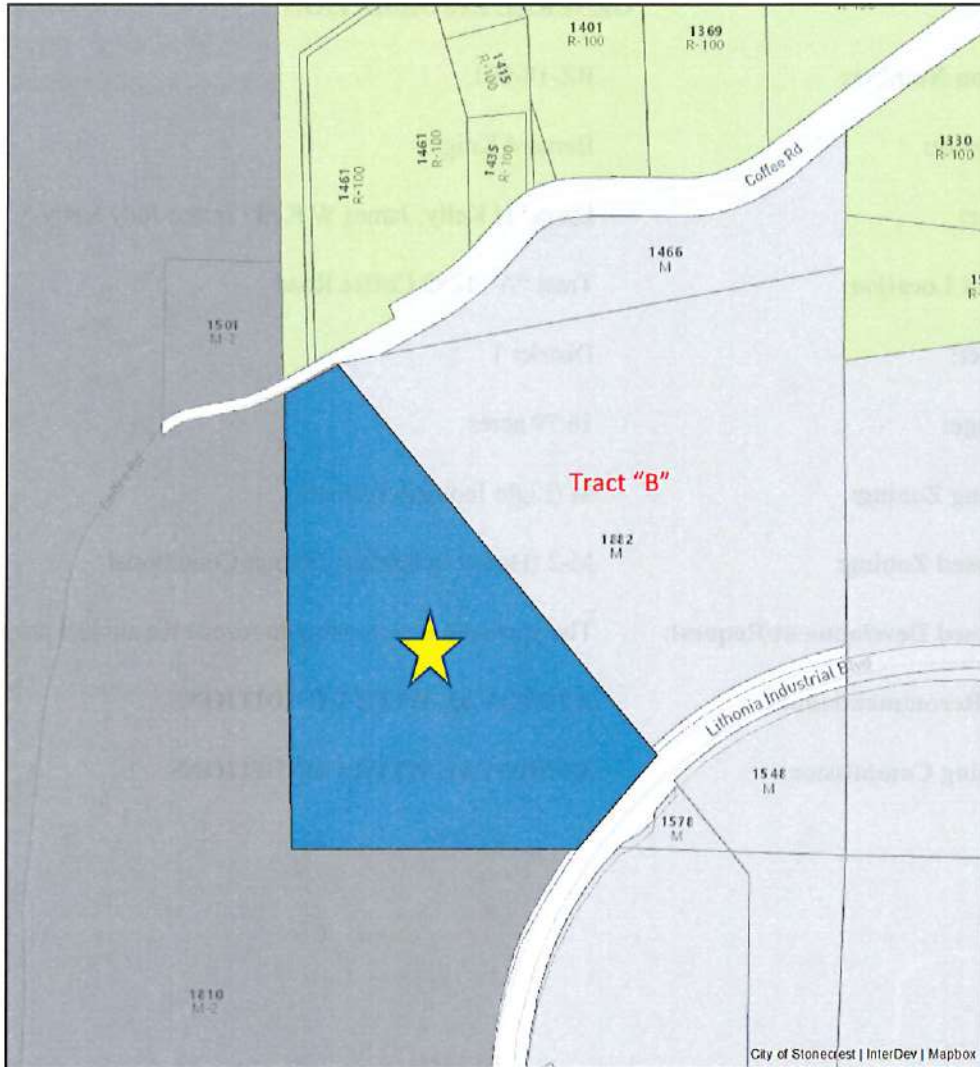
Staff Recommendations: **APPROVAL WITH CONDITIONS**

Planning Commission: **APPROVAL WITH CONDITIONS**



PLANNING COMMISSION STAFF REPORT

Zoning Map



ZONING CASE: **RZ-18-001**

ADDRESS: **Tract "A" 1882 Coffee Road**

CURRENT ZONING: **M-Light Industrial**

FUTURE LAND USE: **Industrial**



Subject Site

0 260 520 Feet



PLANNING COMMISSION STAFF REPORT

Aerial Map





PLANNING COMMISSION STAFF REPORT

Future Land Use Map



ZONING CASE: **RZ-18-001**

ADDRESS: **Tract "A" 1882 Coffee Road**

CURRENT ZONING: **M-Light Industrial**

FUTURE LAND USE: **Industrial**



Subject Site

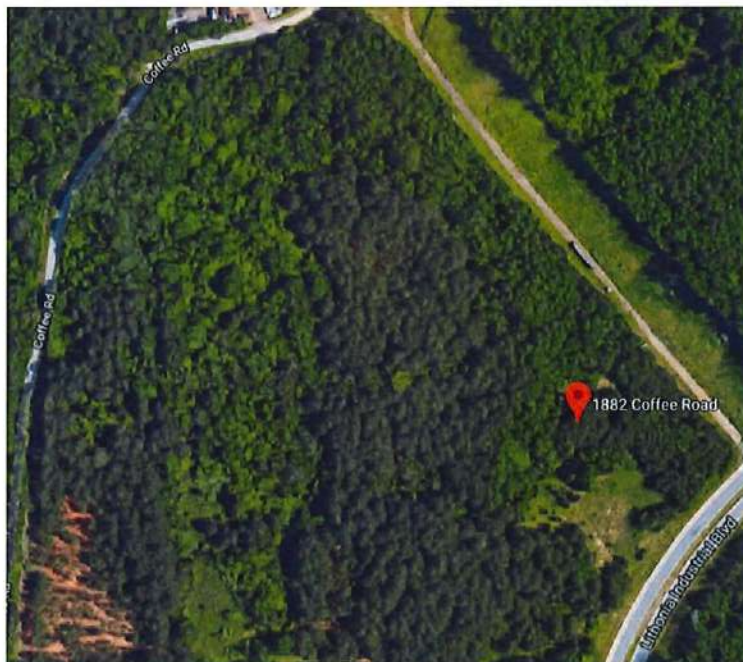
0 260 520 Feet



PLANNING COMMISSION STAFF REPORT

PROJECT OVERVIEW

Originally the subject property was a part of 40-acre parcel, located off 1882 Coffee Road and Lithonia Industrial Blvd which is located in the Lithonia Industrial Park. The applicant submitted subdivision plat in early December of 2017 for the original 40-parcel to be subdivide into two separated parcels. The application was approved by Stonecrest City staff and was approved by Clerk of DeKalb Superior Court in January 2018. The subject property was assigned Tract "A" which is 16.791 acres while the remaining parcel Tract "B" is 23.424 acres. Currently the Tract A is zoned M-Light Industrial. The subject property is vacant.



The applicant is requesting a change in zoning from M-Light Industrial to M-2 Heavy Industrial. The applicant seeks to create a uniform zoning of M-2 parcels which would allowed them to market and develop the parcels along with other parcels within the Lithonia Industrial Park. The subject property is divided from Tract "B" by a southwest Georgia Power utility easement. The property has approximately 300' of frontage on Lithonia Industrial Blvd, while there is approximately 200' of frontage on Coffee Road.

The site has extensive mature pine and hardwood vegetation located on the property. The topography is characterized by gentle slopes to the east. The surrounding property is characterized as industrial uses.



PLANNING COMMISSION STAFF REPORT

View of Tract "A" from Lithonia Industrial Blvd



View of Tract "A" from Coffee Road





PLANNING COMMISSION STAFF REPORT

Entrance to the Residential Home off Coffee Road



Entrance to Vacant Property Home off Coffee Road





PLANNING COMMISSION STAFF REPORT

STANDARDS OF REVIEW

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

The zoning proposal is in conformity with the policy and intent of the comprehensive plan. The future character area of the subject property is Industrial.

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

The zoning proposal is suitable in use and development of surrounding properties. Located to the north of the property is residential homes. Located to the northeast is Tract "B" which is already zoned Light Industrial. Located to the south, west and east are properties that are currently zoned Light Industrial or Heavy Industrial.

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

The subject property has a reasonable economic use as currently zoned.

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

The proposed use will not adversely affect the existing use or usability of adjacent property. Staff notes the small portion of the subject property is nearby residential zoned property located across Coffee Road. Currently one of the residential property is vacant and the other property residence is located far away from Coffee Road. Due to the dramatic difference in zoning staff notes the residential property could be affected if the residence was in use.

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

Due to recent development of the Lithonia Industrial Blvd Extension would allow the applicant to develop their property to the fullest.

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

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

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

The proposed change in use could cause an excessive or burdensome use of existing streets and not transportation facilities, utilities, or schools. Coffee Road is currently the road use for the residential properties located to the



PLANNING COMMISSION STAFF REPORT

north of the subject property. However, the applicant believes Lithonia Industrial Blvd will be the main road for the subject property.

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

This use will not adversely impact the environment or surrounding natural resources in the city of Stonecrest.



PLANNING COMMISSION STAFF REPORT

ANAYLYSIS

Adjacent & Surrounding Properties	Zoning Case (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	M (Light Industrial) / R-100	Industrial / Residential	n/a
Adjacent: South	M-2 (Heavy Industrial)	Industrial	n/a
Adjacent: East	M (Light Industrial)	Industrial	n/a
Nearby: West	M-2 (Heavy Industrial)	Industrial	n/a

The surrounding area is characterized as Industrial zoning tracts with a small portion of residential homes located to the North. Located to the North are two residential homes, with one home being vacant. Adjacent to the North East of the property is the Tract “B” which is zoned M. The adjacent properties located to the South and West are zoned M-2. Across Lithonia Industrial Blvd to the East are light industrial zoned properties.

Heavy Industrial zoning intends to provide areas of manufacturing, warehousing and distribution facilities locations designated in the comprehensive plan, as well to assure the industrial districts are also located where transportation access to thoroughfares and freeways are available. Additionally, provide locations that allow nuisances such as noise, vibration and other impacts which cannot be contained on site.

The City Stonecrest Future Development Map as shown on page 73 of DeKalb County Comprehensive Plan identifies the subject property as being within Character Area Industrial. The intent of the Industrial Character Area is to identify areas that are appropriate for more intense industrial and industrial related uses. The location of these uses shall be such as to protect residential and commercial areas from potential disturbances generated by industrial land uses. These areas consist of land used in higher intensity manufacturing, assembly, processing activities where noise, vibration and air pollution or other nuisance characteristics are not contained on-site. Policies for this character area are provide appropriate infrastructure support for industrial development in designated industrial areas while protect surrounding area from the negative impacts of noise and light pollutants. The intent of the character area is to created zoning compatibility that will protect existing and zoned undeveloped industrial land from unnecessary intrusion by conflicting land uses.

The proposed change in zoning is consistent in use and scale with the surrounding uses. Staff believes a change in zoning is suitable in view of the use and development of adjacent and nearby properties. Therefore, the proposed change in zoning would be in keeping with the policies and intent of the Comprehensive Plan and would be suitable in view of its impacts on the adjacent and nearby property, therefore, the Department of Community Development recommends **APPROVAL of RZ-18-001**



PLANNING COMMISSION STAFF REPORT

RECOMMENDATION

Staff recommends approval of **RZ-18-001** with the following conditions:

1. Access to and from Tract "A" of 1882 Coffee Road (Parcel 16 132 02 003) shall be limited to Lithonia Industrial Boulevard.
2. A fifty-foot (50') wide undisturbed buffer along the Coffee Road frontage of Tract "A" of 1882 Coffee Road (Parcel 16 132 02 003)
3. A maximum of one emergency access (1) curb cut on Coffee Road, shall be provided and maintained.

Planning Commission Recommendation

Planning Commission recommends approval of **RZ-18-001** with the following conditions:

1. Access to and from Tract "A" of 1882 Coffee Road shall be limited to Lithonia Industrial Boulevard, except for emergency access.
2. A fifty-foot (50') wide undisturbed buffer along the Coffee Road frontage of Tract "A" of 1882 Coffee Road
3. One (1) curb cut with gated key pad access for emergency vehicles only one Coffee Road, shall be provided and maintained.



Amendment Application

Owner Information
Property Information
Questionnaire

Owner's Name:	Daniel H. Kelly, James W. Kelly, Jr., Judy L. Kelly				
Owner's Address:	P. O. Box 993, Lithonia, Ga 30058				
Phone:	770-482-2995	Fax:	770-492-2997	Email:	kellylandkellypaving@gmail.com
Property Address:	Tract "A", 1882 Coffee Road		Parcel Size:	16.791 acres	
Parcel ID:	Tract "A", 16 132 02 003				
Current Zoning Classification:	M				
Requested Zoning Classification:	M-2 Conditional				
Name:	Bernard Knight				
Address:	P.O. Box 29156, Atlanta, Ga 30359				
Phone:	404-247-8614	Fax:	N/A		
Cell:	404-247-8614	Email:	bknightattorney@att.net		
Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?					
yes					
2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?					
yes					
3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?					
no					
4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?					
yes					
5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?					
no					
6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?					
no					



Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filling additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: <u>Bernard Knight</u>		
Notary	Applicant's Signature: <u>Bernard Knight</u>		Date:
	Sworn to and subscribed before me this <u>6</u> Day of <u>February</u> 20 <u>18</u>		
	Notary Public: <u>Daniel Passariello</u>		
Signature: <u>[Signature]</u>			
My Commission Expires: <u>January 8, 2022</u>			
Fee	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

*One sign is required per street frontage and/or every 500 feet of street frontage



Property Owner(s) Notarized Certification

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

Property Owner (If Applicable)	Signature: <u>James W. Kelly</u>	Date: <u>2-6-2018</u>
	Address: <u>6515 Marbut Rd</u> City, State: <u>Lithonia, GA</u>	Zip: <u>30058</u>
	Phone: <u>770 312 4406</u>	
	Sworn to and subscribed before me this <u>6th</u> day of <u>February</u> , 20 <u>18</u>	
	Notary Public: <u>Beatrice C Kelly</u>	My Commission Expires August 27, 2019
Property Owner (If Applicable)	Signature: <u>Judy Z Kelly</u>	Date: <u>2-6-2018</u>
	Address: <u>6515 Marbut Rd</u> City, State: <u>Lithonia, GA</u>	Zip: <u>30058</u>
	Phone: <u>770-482-2995</u>	
	Sworn to and subscribed before me this <u>6th</u> day of <u>February</u> , 20 <u>18</u>	
	Notary Public: <u>Beatrice C Kelly</u>	My Commission Expires August 27, 2019
Property Owner (If Applicable)	Signature: <u>Judy Z Kelly</u>	Date: <u>2-6-2018</u>
	Address: <u>6515 Marbut Rd</u> City, State: <u>Lithonia, GA</u>	Zip: <u>30058</u>
	Phone: <u>770 312 4604</u>	
	Sworn to and subscribed before me this <u>6</u> day of <u>February</u> , 20 <u>18</u>	
	Notary Public: <u>Beatrice C Kelly</u>	

**My Commission Expires
August 27, 2019**



Applicant/Petitioner Notarized Certification

. at Law

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

Applicant / Petitioner	Signature: <i>Bernard [Signature]</i>		Date: 02 06 08
	Address: PO Box 29156		City, State: Atlanta GA Zip: 30359
	Phone: 404 247 8614		
	Sworn to and subscribed before me this <u>6th</u> day of <u>February</u> , 20 <u>18</u>		
Attorney / Agent	Notary Public: <i>[Signature]</i>		
	Signature:		
	Address:		
	City, State:		
Phone:			
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

LETTER OF INTENT

APPLICATION OF BERNARD KNIGHT, ATTORNEY AT LAW, ON BEHALF OF DANIEL H. KELLY, JAMES W. KELLY, JR. AND JUDY L. KELLY TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF STONECREST, GA, BY REZONING TRACT "A" OF 1882 COFFEE ROAD, PARCEL I.D. # 16 132 02 003, 16.791 ACRES FROM M TO M-2 CONDITIONAL

I. INTRODUCTION

The Subject Property is Tract "A" of 1882 Coffee Road, Parcel I.D. # 16 133 01 002, and consists of 16.791 acres. The tract is zoned M, and has five (5) sides. It is owned by Daniel H. Kelly, James W. Kelly, Jr., and Judy L. Kelly (the Kellys), who are siblings and who all work in the family business, Kelly Land Co., Inc. The tract was divided from Tract "B" by approved lot division plat which was recorded by the Clerk of DeKalb Superior Court on January 9, 2018, Plat Book 258, Page 88. As yet, a new address and parcel i.d. number have not been assigned, to the best of Applicant's knowledge, and the parcel will be referred to herein as Tract "A" of the Subject Property.

Tract "A" is divided from Tract "B" by the southwestern boundary of a recorded Georgia Power easement, DeKalb Superior Court Deed Book 2154, Page 29. A second side consists of over three hundred feet (300') of frontage on Lithonia Industrial Boulevard Extension Phase I, which opened in May 2013. Another two (2) sides are adjacent to Parcel 16 132 02 002, 1810 Coffee Road, which is zoned M-2 and is likewise owned the owners of Tract "A". The fifth leg of Tract "A" is between one hundred and two hundred feet of frontage on the public right of way of Coffee Road.

The Subject Property is part of Lithonia Industrial park and the approximately three hundred forty-five (345) acre Kelly Industrial Tract. The Kelly Industrial Tract has extensive frontage on, and public road access to, the recently-opened Extension of Lithonia Industrial Boulevard. The City of Stonecrest Comprehensive Plan classifies the tract as IND (Industrial).

In the late 1980s the owners' father, the late James W. "Big Jim" Kelly, Sr., sought an extension of Lithonia Industrial Boulevard, which then ended at South Stone Mountain Lithonia Road. He and others secured the approval of the County for the Extension's design, and donated right-of-way for the project. However, the Extension remained unbuilt for some quarter of a century until Federal stimulus funds became available during the late 2000s. At that time the Kellys negotiated with the County to provide additional right-of-way for the Extension, and as part of those dealings the County abandoned most of Coffee Road and conveyed the old right-of-way to the Kellys. Tract "A" fronts on the remaining public section of Coffee Road. The Extension of the Boulevard was formally opened in 2013. These two events – the opening of the Extension (which is a designated arterial and truck route per the 2014 DeKalb County Transportation Plan) and the closing of former Coffee Road (which also facilitates development of the Kelly Industrial Tract), coupled with recently-completed improvements by GDOT to the intersection of the Boulevard and Covington Highway by adding left-turn lanes, have encouraged the Kellys to take undertake additional measures in order to market and/or develop their Kelly Industrial Tract.

Those measures include the present application to rezone Tract "A" from M to M-2 conditional, in order to complete an inner core of M-2 parcels within which parcels lines can be rearranged in order to subdivide the inner core for development. In order to ensure adequate buffering for the residential parcels on the north side of the public remnant of Coffee Road, the

Kellys are offering to condition the rezoning on a placing an undisturbed buffer along the Coffee Road frontage, except for one access point for light vehicles.

This document is submitted as a Letter of Intent with respect to this Application. A plat of survey and other required materials are being filed with this Application.

II. ANALYSIS OF THE IMPACT OF THE PROPOSED REZONING AND RESPONSE TO REQUIRED QUESTIONS

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan?

Yes, the zoning proposal conforms with the policy and intent of the Comprehensive Plan. The Subject Property is classified as IND (Industrial) character area.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes, the uses which would be allowed by the zoning proposal would be suitable in view of the use and development of adjacent and nearby properties. The Subject Property is part of the approximately 345-acre, ten parcel Kelly Industrial Tract, all of which is zoned heavy or light industrial. It is the Kellys' intention to develop and/or market the acreage as part of the Kelly Industrial Tract, with direct access to Lithonia Industrial Boulevard. More specifically, Tract "A" is bordered by the Georgia Power Easement and Tract "B" beyond that; Lithonia Industrial Boulevard; 1810 Coffee Road, which is owned by the Kellys and is zoned M-2; and Coffee Road frontage.

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

The Subject Property has a reasonable economic use as currently zoned, but the Kellys' ability to develop the Kelly Industrial Park optimally will be enhanced by augmenting the current core of heavy industrial with the Subject Property.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

No, the zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property, most of which industrially zoned. The residential properties on the north side of Coffee Road will not be adversely affected because a fifty foot undisturbed buffer, except for a curb cut for light vehicles, is proposed for that frontage.

E. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal?

The recent completion of Phases I and II of the Lithonia Industrial Boulevard Extension; the abandonment of much of Coffee Road to the Kellys; and the recent completion of the left-turn lanes to resolve the former bottleneck at the Lithonia Industrial Boulevard / Covington Highway intersection facilitate development of the Kelly Industrial Tract.

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

No.

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

No. Except for light vehicular access to Coffee Road, access to and from the Subject Property will be primarily (and for heavy equipment, exclusively) via Lithonia Industrial Boulevard, which is designated in the City's Comprehensive Plan as a truck route and arterial.

III. CONCLUSION

For the foregoing reasons, Daniel H. Kelly, James W. Kelly, Jr., and Judy L. Kelly, by and through their agent and legal counsel, Applicant Bernard Knight, respectfully request that the application to rezone from M to M-2 conditional be approved.

Filed the 6th day of February, 2018.

Respectfully submitted,



Bernard Knight
Applicant, Agent and Attorney for Owners

Bernard Knight
Attorney at Law
(404) 247-8614
bknightattorney@att.net
PO Box 29156
Atlanta, GA 30359

1882 COFFEE ROAD
STONE CREST, GA
TRACT-A

All that tract or parcel of land lying and being in Land Lot 132 of the 18th District of DeKalb County, Georgia, City of Stone Crest and being more particularly described as follows:

To find the True Point of Beginning commence at a 1/2" rebar found at the common corner of Land Lots 132, 133, 156 and 157. Thence, along the south line of Land Lot 132, N 89°16'31" W a distance of 713.62 feet to a 1/2" rebar found on the West right-of-way line of Lithonia Industrial Boulevard (variable at this point), the TRUE POINT OF BEGINNING.

Thence, from said true point of beginning continue along the South line of Land Lot 132, N 89°16'41" W a distance of 754.34 feet to a 1/2" rebar found;

Thence, leaving the South line of Land Lot 132, N 01°42'11" E a distance of 1174.99 feet to a 1/2" rebar found on the South right-of-way of Coffee Road (variable at this point);

Thence, along said right of way, N 61°04'17" E a distance of 12.80 feet to a point;

Thence, N 61°02'17" E a distance of 101.40 feet to a 1/2" rebar set;

Thence, leaving the south right-of-way of Coffee Road, S 40°18'36" E a distance of 1286.77 feet to a 1/2" rebar set on the Northwest right-of-way of Lithonia Industrial Boulevard;

Thence, along said right-of-way and a curve to the left (said curve having a chord bearing of S 39°32'25" W, a chord distance of 334.60 feet and a radius of 1193.98 feet) an arc distance of 335.71 feet to a 1/2" rebar found, the TRUE POINT OF BEGINNING.

Said tract or parcel contains 16.791 acres.

MAILING LIST IDENTIFYING ALL PROPERTY OWNERS WITHIN
FIVE HUNDRED FEET (500') OF THE SUBJECT PROPERTY

16 132 01 014
1501 COFFEE ROAD
ROYNEL WATSON SR.
JENNIFER WATSON
2220 LAKE ROCKAWAY ROAD
CONYERS GA 30012

16 132 01 002
1485 COFFEE ROAD
HAROLD WALKER
SHIRLEY WALKER
1483 COFFEE ROAD
LITHONIA GA 30058

16 132 01 008
1483 COFFEE ROAD
HAROLD WALKER
SHIRLEY WALKER
1483 COFFEE ROAD
LITHONIA GA 30058

16 132 01 015
1461 COFFEE ROAD
ANDY WEDDERBURN
PO BOX 831119
STONE MOUNTAIN GA 30083

16 132 02 005
1548 LITHONIA INDUSTRIAL BOULEVARD
ROGERS LAKE LANDFILL SERVICES
1851 ROGERS LAKE ROAD
LITHONIA GA 30058

16 133 01 022
1588 LITHONIA INDUSTRIAL BOULEVARD
ROGERS LAKE LANDFILL SERVICES
1851 ROGERS LAKE ROAD
LITHONIA GA 30058

16 132 02 001
1466 COFFEE ROAD
JUDY L KELLY
PO BOX 993
LITHONIA GA 30058

16 132 02 003
1882 COFFEE ROAD TRACT "B"
DANIEL H KELLY
JAMES W KELLY JR
JUDY L KELLY
PO BOX 993
LITHONIA GA 30058

16 132 02 002
1810 COFFEE ROAD
DANIEL H KELLY
JAMES W KELLY JR
JUDY L KELLY
PO BOX 993
LITHONIA GA 30058

16 133 01 016
1600 LITHONIA INDUSTRIAL BOULEVARD
DANIEL H KELLY
JAMES W KELLY JR
JUDY L KELLY
PO BOX 993
LITHONIA GA 30058

(LETTER TO BE MAILED TO AFFECTED PARTIES IDENTIFYING DATE,
LOCATION WITHIN THE CITY OF STONECREST, AND
TIME OF INFORMATION MEETING TO BE SCHEDULED)

PUBLIC NOTICE OF REQUEST TO REZONE FROM M TO M-2 CONDITIONAL

TO BE FILED BY: DANIEL H. KELLY, JAMES W. KELLY, JR., & JUDY L. KELLY

SUBJECT PROPERTY IS TRACT "A" OF 1882 COFFEE ROAD, PARCEL I.D. # 16 132 02
003

CURRENT USE: UNDEVELOPED

PROPOSED USE: FUTURE INDUSTRIAL PARK

REASON FOR REZONING REQUEST: TO REZONE AN UNDEVELOPED LIGHT
INDUSTRIAL PARCEL WITHIN A 345-ACRE INDUSTRIAL PARK, FROM M TO M-2
CONDITIONAL FOR THE PURPOSE OF ALLOWING M-2 PARCEL BOUNDARIES
WITHIN THE INDUSTRIAL PARK TO BE REARRANGED.

COMMUNITY INFORMATION MEETING TO TAKE PLACE AT:

CS TRUCK & TRAILER
6575 MARSHALL BOULEVARD, LITHONIA GA 30058
7:00 P.M. ON FRIDAY, FEBRUARY 23, 2018.

CONTACT: BERNARD KNIGHT
 ATTORNEY AT LAW
 bknightattorney@att.net
 (404) 247-8614



CITY COUNCIL AGENDA ITEM

SUBJECT: Parking (Industrial) Text Amendment (TMOD 18-0002)

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 04/05/18 **Work Session:** **Council Meeting:** 04/16/2018

SUBMITTED BY: Nicole C.E. Dozier, Community Development Department Director 

PURPOSE: Parking (Industrial) Text Amendment (TMOD 18-0002)

HISTORY: Mayor and City Council has requested that staff review and modify Chapter 27 Article VI Section 6.1.3 of the Parking Regulations to address industrial parking areas.

FACTS AND ISSUES: Currently the city ordinance requires that all parking lots and spaces shall be paved and have continuous paved access to public and private streets (as adopted from Dekalb County). This is done to ensure neat, uniform and well-maintained parking lots throughout the city. Due to the dirt, dust and drainage issues associated with gravel parking staff drafted language to allow partially paved parking lots for industrial zoned property on a case by case bases

OPTIONS: Approve; Defer or Deny

RECOMMENDED ACTION: This petition was heard at the April 3, 2018 Planning Commission hearing and recommended unanimously for deferral. Mr. Knight, on behalf of his client, submitted language at the meeting regarding the use of gravel that will be reviewed by the City Engineer for additional consideration.

ATTACHMENTS:

#1 04/03/18 Planning Commission Staff Report



PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 3, 2018

GENERAL INFORMATION

Petition Number: TMOD 18-0002

Applicant: Stonecrest Community Development Department

Project Location: City-Wide

Discussion: Mayor and City Council has requested that staff review and modify Chapter 27 Article VI Section 6.1.3 of the Parking Regulations to address industrial parking areas.

PROJECT OVERVIEW

Currently the city ordinance requires that **all parking lots and spaces shall be paved and have continuous paved access to public and private streets (as adopted from DeKalb County)**. This is done to ensure neat, uniform and well-maintained parking lots throughout the city.



There has been a concern regarding the paved parking lot regulation for industrial properties. Based on that concern staff recommend the follow text amendment:

- 10. Partially paved parking lots shall be permitted as approved by the City Engineer or Community Development Director through an administrative permit on parcels zoned M or M-2, provided that:**
- a. The streetscape, landscape, buffering and screening requirements in Article 5 of Chapter 27 are met;**
 - b. The soil erosion, sedimentation and pollution requirements of Chapter 14, Article V of the Code of the City of Stonecrest, Georgia are met;**

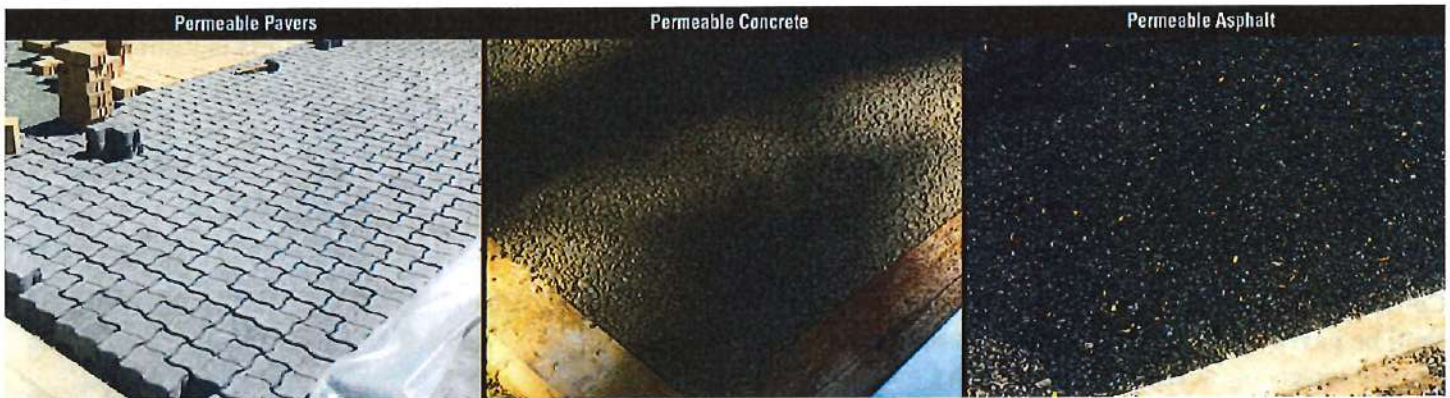


PLANNING COMMISSION STAFF REPORT

- c. The parking lot has a minimum of one (1) acre; and
- d. All driveways aisles shall be paved;

STAFF ANALYSIS

Industrial parking lots and areas, deal with larger and heavier vehicles than general retail or residential lots. Stormwater run-off is a major concern. Permeable pavers, porous asphalt and pervious concrete all generate less stormwater run-off than paved lots.



The City Engineer has agreed that use of these materials on partially paved lots could be acceptable. Due the varying situations each lot should be evaluated on a case by case bases.

STAFF RECOMMENDATION

Staff recommends approval of the text amendment as drafted by staff.

**AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA, TO AMEND
CHAPTER 27, ARTICLE VI, SECTION 6.1.3**

WHEREAS, the City of Stonecrest, Georgia Mayor and City Council are authorized by the City Charter and the Georgia Constitution to regulate and adopt ordinances governing zoning and land use; and

WHEREAS, the Zoning Procedures Law, O.C.G.A. 36-66-1, *et seq.*, provides statutory requirements which must be met by a local government to enact zoning ordinances and make zoning decisions, including, requiring publication of notice and public hearing prior to the enactment of zoning ordinances;

WHEREAS, the City of Stonecrest has advertised and held public hearings on _____ and _____ on the amendment to Article III, Chapter 27;

WHEREAS, the City of Stonecrest has been vested with substantial powers, rights, and functions to generally regulate the use of real property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

WHEREAS, the health, safety, welfare, aesthetics and morals of the citizens of the City of Stonecrest, Georgia shall be improved and protected by adoption and implementation of this Ordinance.

THEREFORE, the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as follows:

Section 1: Section 6.1.3 of Article VI, Chapter 27 of the Code of the City of Stonecrest, Georgia is hereby amended to read as follows:

Sec. 6.1.3. - Parking regulations, off-street parking spaces.

Off-street parking spaces shall be provided in accordance with the following requirements:

A. Each application for a development permit or building permit, other than for a detached single-family residence, shall be accompanied by a parking plan showing all required off-street parking spaces, driveways, and the internal circulation system for each such parking lot.

B. All parking lots and spaces shall conform to the following requirements:

1. All vehicles shall be parked on a paved surface that is connected to and has continuous paved access to a public or private street, except as otherwise allowed in this section.

2. Each parking space, except those located on a single-family residential lot, shall comply with the minimum dimensions established in Table 6.1. Each parking lot shall have adequate space for each car to park and exit every parking space and space for internal circulation within said parking lot.

- 37 3. Each parking lot, except those parking spaces located on property used for single-
38 family residential purposes, shall comply with section 5.4.4, site and parking area
39 landscaping.
- 40 4. All parking lots and parking spaces, except those located on property used for
41 single-family residential purposes, shall conform to the geometric design standards
42 of the Institute of Traffic Engineers.
- 43 5. Parking and loading shall not be permitted within the front yard in any MR, HR, O-
44 I, or O-I-T zoning district, except for required handicapped parking.
45 Notwithstanding the previous sentence, parking and loading shall be permitted
46 within the front yard where provision of adequate parking spaces within the rear is
47 impractical and upon issuance of a variance pursuant to article 7.
- 48 6. Parking shall not be permitted within the front yard of any property used for single-
49 family residential purposes, except within a driveway, or in a roofed carport or
50 enclosed garage. Within any single-family residential district, not more than thirty-
51 five (35) percent of the total area between the street right-of-way line and the front
52 of the principal building shall be paved.
- 53 7. No parking space, driveway or parking lot shall be used for the sale, repair,
54 dismantling, servicing, or long-term storage of any vehicle or equipment, unless
55 located within a zoning district which otherwise permits such use.
- 56 8. The parking of business vehicles on private property located within residential
57 zoning districts is prohibited. This section shall not prohibit: (1) typical passenger
58 vehicles, with or without logos, including automobiles, pickup trucks, passenger
59 vans, and dually trucks, (2) vehicles engaged in active farming, construction
60 activities or contractor services on the private property, or the temporary parking
61 (twelve (12) hours or less) of vehicles for the purpose of loading/unloading within
62 residential zoning districts; nor (3) the parking of vehicles on property located in
63 residential zoning districts, where such property is used for an authorized non-
64 residential use such as a church. Vehicles used in law enforcement are exempt from
65 the restrictions of this subsection.
- 66 9. All parking lots shall conform to the requirements of section 6.1.7.
- 67 10. Partially paved parking lots shall be permitted as approved by the City Engineer or
68 Community Development Director [through an administrative permit](#) on parcels
69 zoned M or M-2, provided that:
- 70 a. The streetscape, landscape, buffering and screening requirements in
71 Article 5 of Chapter 27 are met;
- 72 b. The soil erosion, sedimentation and pollution requirements of Chapter 14,
73 Article V of the Code of the City of Stonecrest, Georgia are met;
- 74 c. The parking lot has a minimum of one (1) acre; and

75 d. All driveways aisles shall be paved;

76

77

78 Section 2:

79 1. It is hereby declared to be the intention of the Mayor and City Council that all sections,
80 paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their
81 enactment, believed by the Mayor and City Council to be fully valid, enforceable and
82 constitutional.

83

84 2. It is hereby declared to be the intention of the Mayor and City Council that, to the
85 greatest extent allowed by law, each and every section, paragraph, sentence, clause or
86 phrase of this Ordinance is severable from every other section, paragraph, sentence,
87 clause or phrase of this Ordinance. It is hereby further declared to be the intention of the
88 Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph,
89 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
90 section, paragraph, sentence, clause or phrase of this Ordinance.

91

92 3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
93 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
94 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is
95 the express intent of the Mayor and City Council that such invalidity, unconstitutionality,
96 or unenforceability shall, to the greatest extent allowed by law, not render invalid,
97 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
98 sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed
99 by law, all remaining phrases, clauses, sentences, paragraphs and sections of the
100 Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

101

102 4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith
103 are hereby expressly repealed.

104

105 5. The within ordinance shall become effective upon its adoption.

106

107 6. The provisions of this Ordinance shall become and be made part of The Code of the City
108 of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to
109 accomplish such intention.

110 **SO ORDAINED AND EFFECTIVE** this the ____ day of _____, 2018.

111

Approved:

112

113

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

ORDINANCE 2018-_____

114
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Attest:

Brenda James, City Clerk

Jason Lary, Sr., Mayor

As to form:

City Attorney

RECEIVED MAR 13 2018

AR



HOUSTON ENGINEERING, INC.



CIVIL ENGINEERING & SURVEYING

March 06, 2018

The Honorable Jason Lary
Mayor of Stonecrest, Georgia

RE: Proposed text revision of City of Stonecrest Code 27-6.1.3.B to allow and regulate parking lots on unpaved surfaces in industrial zoning districts

Dear Mr. Mayor,

I am writing this letter in support of the reference text revision. It is a fact that a gravel lot will produce less stormwater runoff than a paved lot and will also generate less heat than a paved lot. With the other stipulations in the text revision concerning buffers, landscaping, detention and water quality, there is no doubt that a gravel lot will be much more environmentally friendly than a paved one. For the last few years, communities have been complaining about too much impervious areas creating too much runoff. The City of Stonecrest now has an opportunity to improve that issue by accepting this text revision.

Thank you for your time in consideration of this matter.

Sincerely,

Jason R. Houston, P.E.



HOUSTON ENGINEERING, INC.



CIVIL ENGINEERING & SURVEYING

Jason R. Houston, P. E.
President, Houston Engineering, Inc.

Education

University of Georgia BSAE 1980

Work Experience

Envisioned Houston Engineering, Inc. and opened this company serving the Southeast with all general civil/site engineering and consulting in September 1997. Jason is licensed in Professional Civil Engineering in Arkansas, Alabama, Georgia, Florida, South Carolina, and Tennessee.

Received professional Civil Engineering License in Georgia in 1992 while Civil Engineer with Pattillo Construction Corporation in Tucker, Georgia designing and producing construction plans for commercial and industrial site development including site paving and drainage, roads, storm water management, sanitary sewer, potable water; Obtaining all development permits and reforming required site inspections.

Received Professional Civil Engineering license in Florida in 1990 while Project Manager C. M. Arrington & Associates in Kissimmee, Florida for all areas of site development, subdivisions layouts, highway design, storm water management systems, potable water distribution systems; Specifically, John Young Parkway, Dart Boulevard, Kissimmee Bay Golf Community, Comfort Suites Hotels.

Acme Engineering Company in Cordele Georgia designing and installing hydraulic trash rakes for water intakes all over the USA.



CITY COUNCIL AGENDA ITEM

SUBJECT: Special Land Use Permit (SLUP 17-0002)

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 04/05/18

Work Session:

Council Meeting: 04/16/2018

SUBMITTED BY: Nicole C.E. Dozier, Community Development Department Director

PURPOSE: Special Land Use Permit (SLUP 17-0002)

HISTORY: This site is 1.28 acres located at 3185 Evans Mills Road. The applicant was requesting to establish a child care home for six (6) residents.

FACTS AND ISSUES: This application was heard by Mayor and Council on February 19, 2018 and was deferred to the Planning Commission for further review. Code Enforcement conducted a site visit and was not able to verify any child cares activities occurring at this location. DeKalb Police did inform staff that there were eight (8) calls received from this location.

OPTIONS: Approve; Deny; or make Alternative conditions

RECOMMENDED ACTION: This petition was reheard at the April 3, 2018 Planning Commission hearing and unanimously recommended Denial.

ATTACHMENTS:

#1 04/03/18 Planning Commission Staff Report

#2 Planning Commission PowerPoint Presentation



PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 3, 2018

GENERAL INFORMATION

Petition Number:	SLUP 17-0002
Applicant:	Alfie Igbadume 3185 Evans Mills Road, Lithonia GA 30038
Owner:	Alfie Igbadume
Project Location:	3185 Evans Mill Road, Stonecrest, Ga 30038
District:	District 5
Acreage:	1.28 Acres
Existing Zoning:	Residential Med Lot (R-100)
Proposed Zoning:	Residential Med Lot (R-100)
Proposed Development/Request:	The applicant is requesting a Special Land Use Permit (SLUP) to operate a child care home four to six (4-6) residents within in an R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. D & E of Stonecrest Zoning Code.
Staff Recommendations:	Approval of SLUP 17-0002
Planning Commission:	Deferment of Application – February 6 th , 2018
City Council:	Deferment of Application – February 19 th , 2018
Planning Commission:	DENIAL – April 3rd 2018

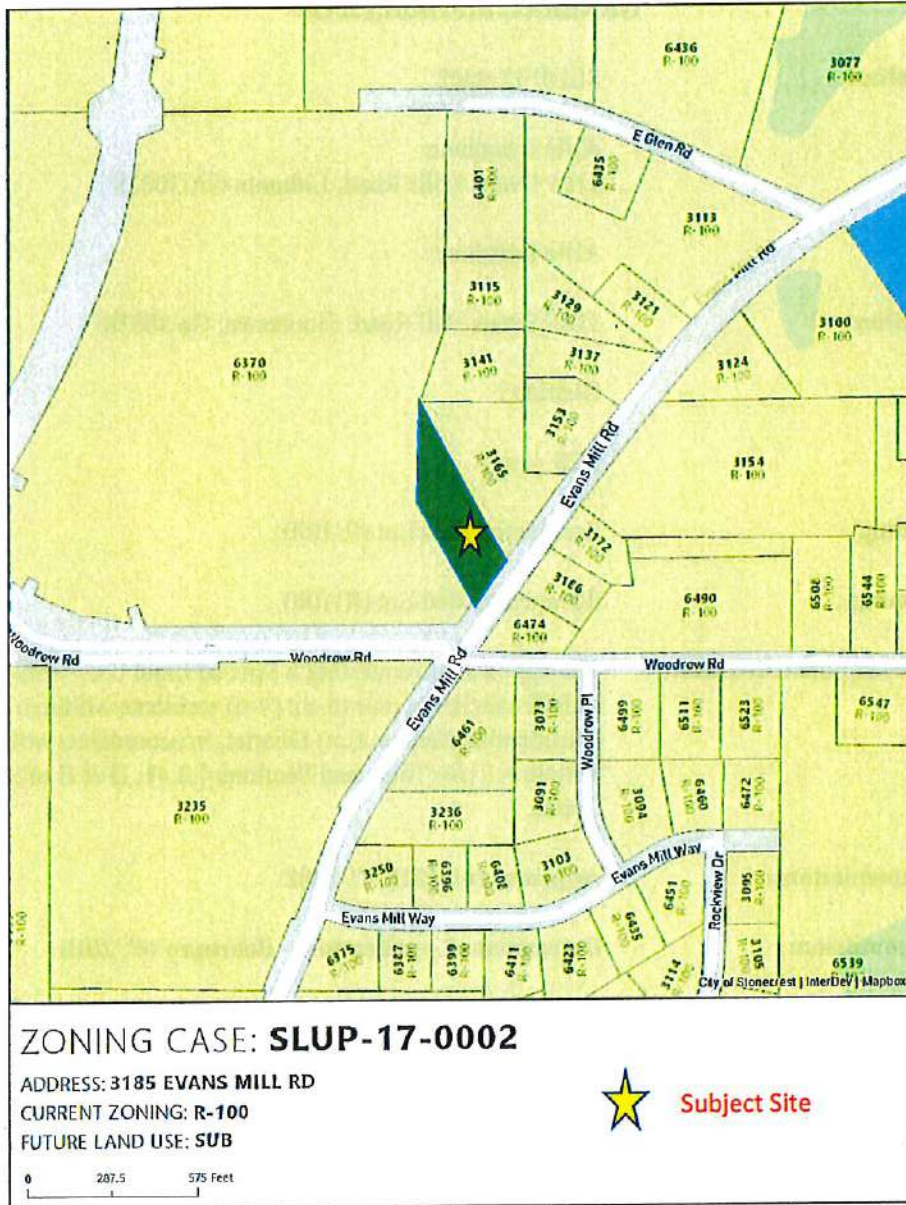
*SLUP-17-002 was heard on February 19th, 2018 by the City Council and was voted to be deferred so more information can be provided from the applicant. Code Enforcement did conduct a site visit to verify claims the applicant was operating the child caring institution. Code Enforcement could not confirm the operation of a child caring institution at the subject property. Staff did reach out to DeKalb Police who informed staff eight (8) call had been place for the subject property.

SLUP-17-0002



PLANNING COMMISSION STAFF REPORT

Zoning Map





PLANNING COMMISSION STAFF REPORT

Site Aerial Map





PLANNING COMMISSION STAFF REPORT

Future Land Use Map



ZONING CASE: **SLUP-17-0002**

ADDRESS: **3185 EVANS MILL RD**

CURRENT ZONING: **R-100**

FUTURE LAND USE: **SUB**



Subject Site

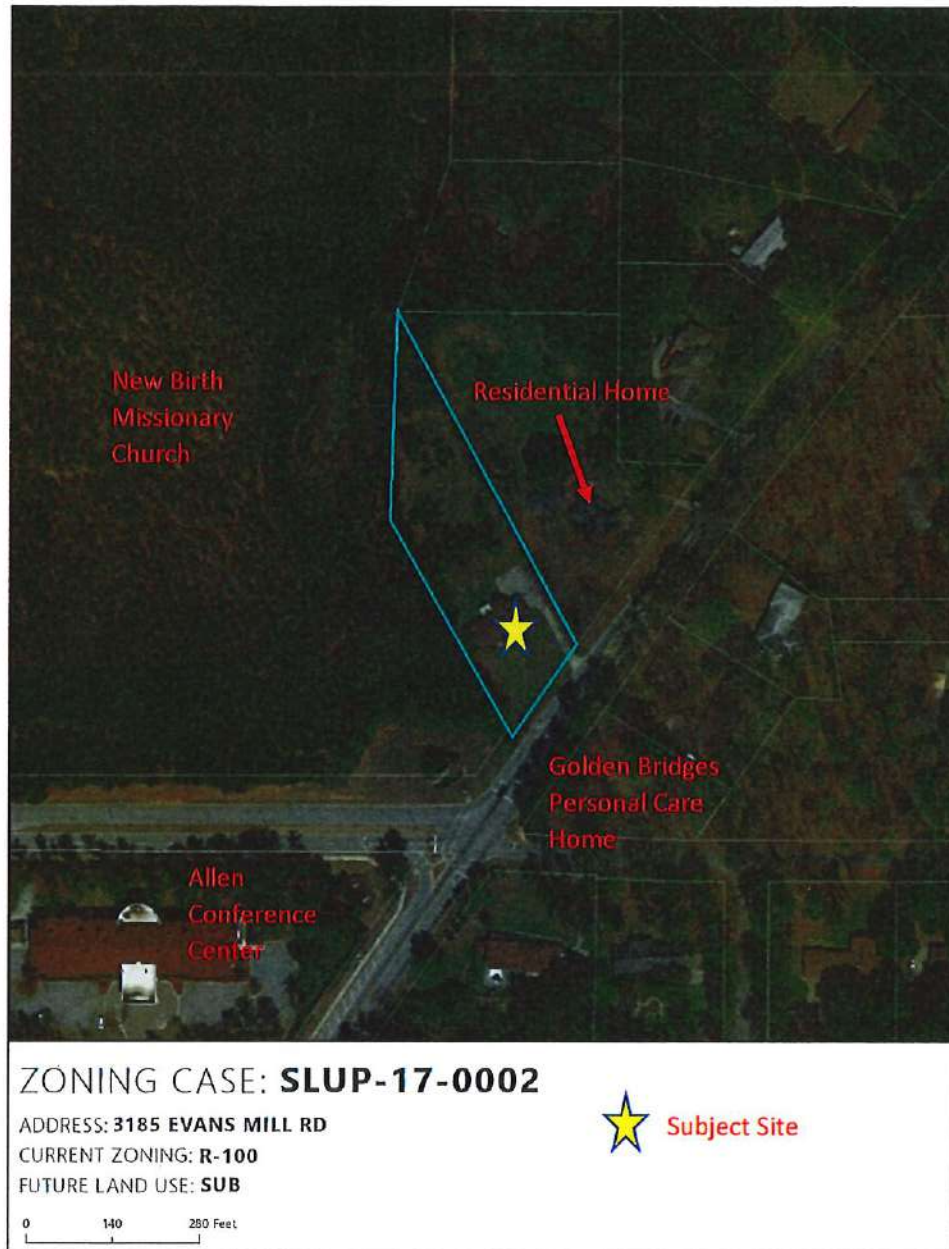
0 287.5 575 Feet

SLUP-17-0002



PLANNING COMMISSION STAFF REPORT

Site Aerial Map





PLANNING COMMISSION STAFF REPORT

PROJECT OVERVIEW

The subject site is an existing single-family residence located on Evans Mill Road and is not part of subdivision, just slightly north of Woodrow Road in Stonecrest City limits. The site is zoned R-100 (Residential Medium Lot) District for 15,000 square foot minimum lot area. Located on the 1.3 acres, the residence is 1,810 -square foot single-family residence- brick ranch style structures. Access is via existing driveway on Evans Mill Road. Existing residence is surrounded by single-family residences, a church and personal care home.

Front elevation of the subject property



The applicant is requesting a Special Land Use Permit to operate a child caring institution. The applicants intend to establish a child welfare home for young adult males ages 10-16. The subject location will house between four to six young adult males. The applicant will provide transportation to and from school for the residents and provide after school in house programs.

The site has minimal mature hardwood vegetation except for two trees located in the front yard. The topography is characterized as flat. The surrounding property is characterized as residential and commercial uses.



PLANNING COMMISSION STAFF REPORT

Golden Bridges Inc (Personal Care Home) to the South East on Evan Mills Road



Single-Family Home to the North West on Evans Mills Road



SLUP-17-0002



PLANNING COMMISSION STAFF REPORT

New Birth Missionary Baptist Church Entrance to South West on Evans Mills Road



Allen Conference Center to the South West on Evan Mills Road





PLANNING COMMISSION STAFF REPORT

STANDARDS OF REVIEW

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

The approximately 2,541 square foot residence on 1.3 acres is adequate for the operation of child caring institution.

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

The proposed child caring institution for six (6) person is compatible with other single-family residence and personal care home on Evans Mill Road. There will be no outside physical changes to the existing single-family structure or signage indicating the use is child caring institution.

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

The subject property is located in an established single-family residential neighborhood, it appears that there are adequate public services, public facilities, and utilities to serve the proposed child caring institution.

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

Evans Mill Road is a minor arterial, the Planning Staff believes little or no impact on the public streets or traffic in the area.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

Traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

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

The existing residential structure on the site is accessed by vehicles via existing curb cut with a driveway on Evans Mill Road. Emergency vehicles can access the site from the existing driveway. Approximately four cars can park on the subject site along with the two car garage.



PLANNING COMMISSION STAFF REPORT

Staff believes there are no compelling reason for limiting the duration of the requested Special Land Use Permit.

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

The child caring institution would be in an existing residential structure which is consistent in size, scale and massing with adjacent surrounding single-family residence in the area.

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

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

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

Child caring institutions must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any appliance requirement in Article 6 – Parking regulations

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

Adjacent and surrounding residential properties are one story and split frame structures which are the same as the existing residence on the site. There will be no negative show impact on any adjoining lot.

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

The proposed use would be consistent with the needs of the of the community as whole and is it compatible with the neighborhood. The use also would not be in conflict with the overall objective of the comprehensive plan.



PLANNING COMMISSION STAFF REPORT

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

The proposed use may not create adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration,

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

Per the information submitted with the application, the child caring institution with six residents as

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

The operation of the child caring institution of (6) residents will not affect the adjoining single-family residence on Evans Mill Road. The site will operate basically as single-family residence with a adult supervisor for the six residents.

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

The R-100 (Residential Medium Lot) District does not allow a child caring institution without a Special Land Use Permit.

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

The subject property is in the Suburban Neighborhood Character area designated by the 2035 Comprehensive Land Use Plan. Policies for the character area are protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. The proposed use is not listed as a primary land use, but the use is consistent with the policies of the character area, The proposed use would not change the character of the area,

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

Transitional buffers are not required.

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

Adequate refuse area will be provided. A garbage roll cart will be located at the rear side of residence and will be pick up according to the DeKalb County Sanitation schedule.

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



PLANNING COMMISSION STAFF REPORT

ANAYLYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North West	R-100	Single-Family Dwelling	1 Unit/Acre
Adjacent: South East	R-100	Single-Family Dwelling (Golden Bridges Personal Care Home)	1 Unit/Acre
Adjacent: North West	R-100	Church (New Birth Missionary Baptist Church)	N/A
Nearby: South West	R-100	Single-Family Dwelling	1 Unit/Acres

The surrounding area is characterized by a mixture of residential developments and institutional uses. Adjacent to the north of the property is a residential home. Across Evans mills road to the east is personal care home which zoned R-100. To the south of the property is residential home that is zoned R-100. Abutting the property to the west is a New Birth Missionary Baptist Church and is zoned R-100.

R-100 (Residential Medium Lot-100) was design to provide for the protection of neighborhoods within the county where lots have a minimum area of fifteen thousand (15,000) square feet. The polices for this zoning is to provide a compatible infill development in neighborhoods and provide protections for existing development as new subdivisions are created. Also provide flexibility in design on the interior of new development while protecting surrounding development, while assuring that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses, and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood. Provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for county residents as well.

The City Stonecrest Future Development Map as shown on page 77 of DeKalb County Comprehensive Plan identifies the subject property as being within Suburban Character Area. The intent of the Suburban Character Area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. Policies for this character area is to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns.

The proposed Special Land Use permit is consistent in use and scale with the surrounding uses. Staff believes the proposed use is suitable in view of the use and development of adjacent and nearby properties. Even though, the proposed use is not in keeping with the policies and intent of the Comprehensive Plan however the proposed use would be suitable



PLANNING COMMISSION STAFF REPORT

in view of its impacts on the adjacent and nearby property, therefore, the Department of Community Development recommends **APPROVAL** of SLUP-17-0002

RECOMMENDATION

Staff recommends approval of **SLUP-17-0002** for 3185 Evans Mills Road to operate a child care group home for 4-6 residents.

Planning Commission Recommendation

Planning Commission recommends Denial of **SLUP-17-002** with the following conditions:



CITY COUNCIL AGENDA ITEM

SUBJECT: Special Land Use Permit (SLUP 18-0001)

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

Date Submitted: 04/05/18 **Work Session:** **Council Meeting:** 04/16/2018

SUBMITTED BY: Nicole C.E. Dozier, Community Development Department Director

PURPOSE: Special Land Use Permit (SLUP 18-0001)

HISTORY: This site is .343 acres located at 5951 Fairington Farms Lane. The applicant was requesting to establish a child care home for 6 residents. The applicant Ms. Harris requested the application be deferred to allow her Board members to attend as well as present PowerPoint presentation with her petition. Her Board members were not able to attend the meeting.

A child care home was established at this site while it was in Dekalb County. Once the city was established the applicant had to renew their business license in the City of Stonecrest. The applicant also wanted to increase the number of children in her home from 5 to 6. The applicant was informed that a business licenses was needed and a SLUP is required in order to operate a child care home for up to 6 children.

FACTS AND ISSUES: The Planning Commission held the public comments on this petition, and asked questions of the applicant.

OPTIONS: Approve; Approve with Conditions or Deny

RECOMMENDED ACTION: This petition was heard at the April 3, 2018 Planning Commission hearing and denied 3-2.

ATTACHMENTS:

- #1 04/03/18 Planning Commission Staff Report
- #2 Planning Commission PowerPoint Presentation
- #3 SLUP Application



PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 3, 2018

GENERAL INFORMATION

Petition Number: SLUP 18-001

Applicant: Nicole Harris
455 Westbourne Drive, Tyrone, GA 30290

Owner: Nicole Harris

Project Location: 5951 Fairington Farms Lane Stonecrest Ga 30038

District: District 3

Acreage: 0.343 Acres

Existing Zoning: Medium Density Residential (MR-1)

Proposed Zoning: Medium Density Residential (MR-1)

Proposed Development/Request: The applicant is requesting a Special Land Use Permit (SLUP) to operate a Child Caring Institution four to six (4-6) residents within in an MR-1 (Medium Density Residential) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. D & E of Stonecrest Zoning Code.

Staff Recommendations: DENIAL

Planning Commission: DENIAL

SLUP-18-001



PLANNING COMMISSION STAFF REPORT

Zoning Map



ZONING CASE: **SLUP-18-001**

ADDRESS: **5951 Fairington Farms Lanes**

CURRENT ZONING: **MR-1**

FUTURE LAND USE: **Suburban**



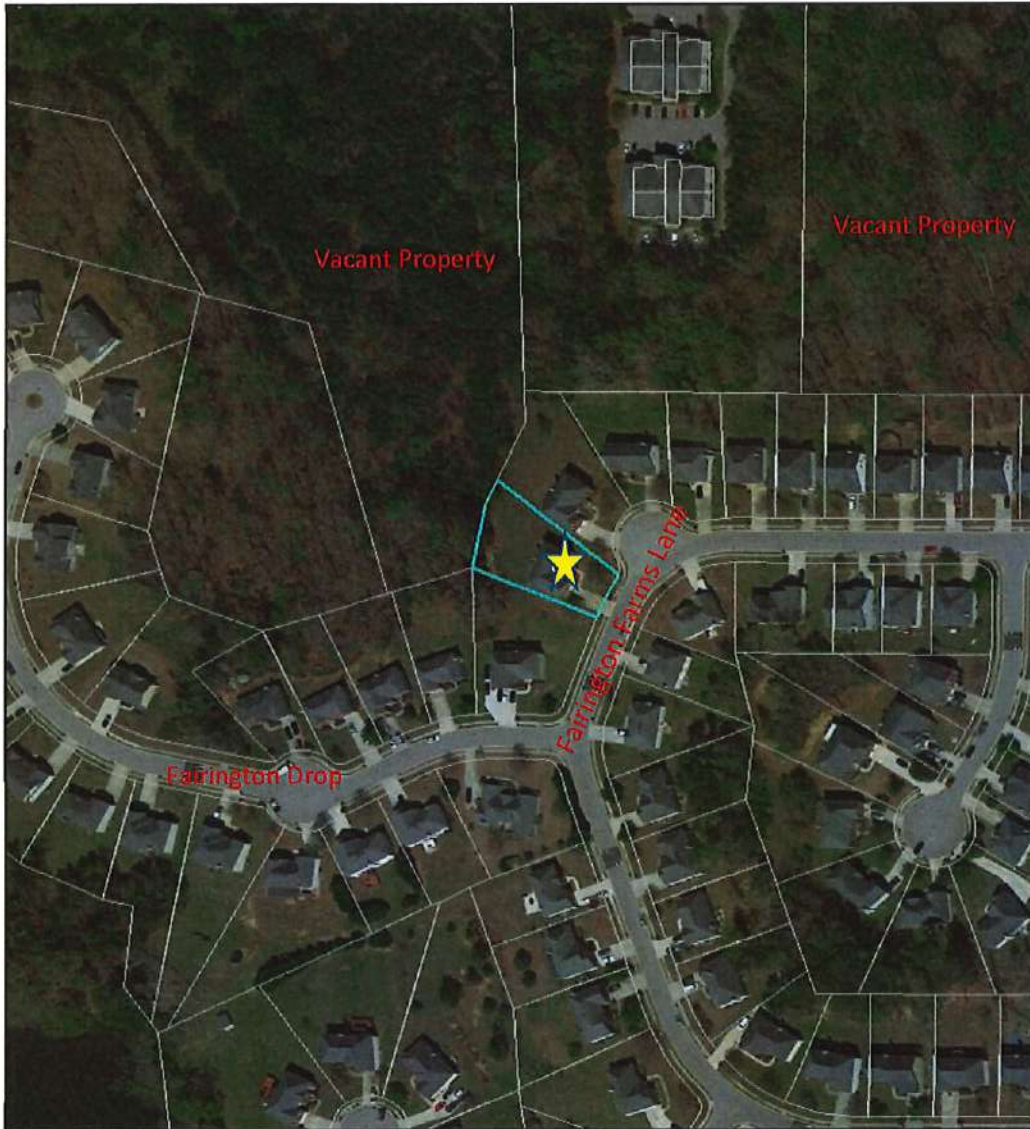
Subject Site

0 130 260 Feet



PLANNING COMMISSION STAFF REPORT

Aerial Map



ZONING CASE: **SLUP-18-001**

ADDRESS: **5951 Fairington Farms Lanes**

CURRENT ZONING: **MR-1**

FUTURE LAND USE: **Suburban**



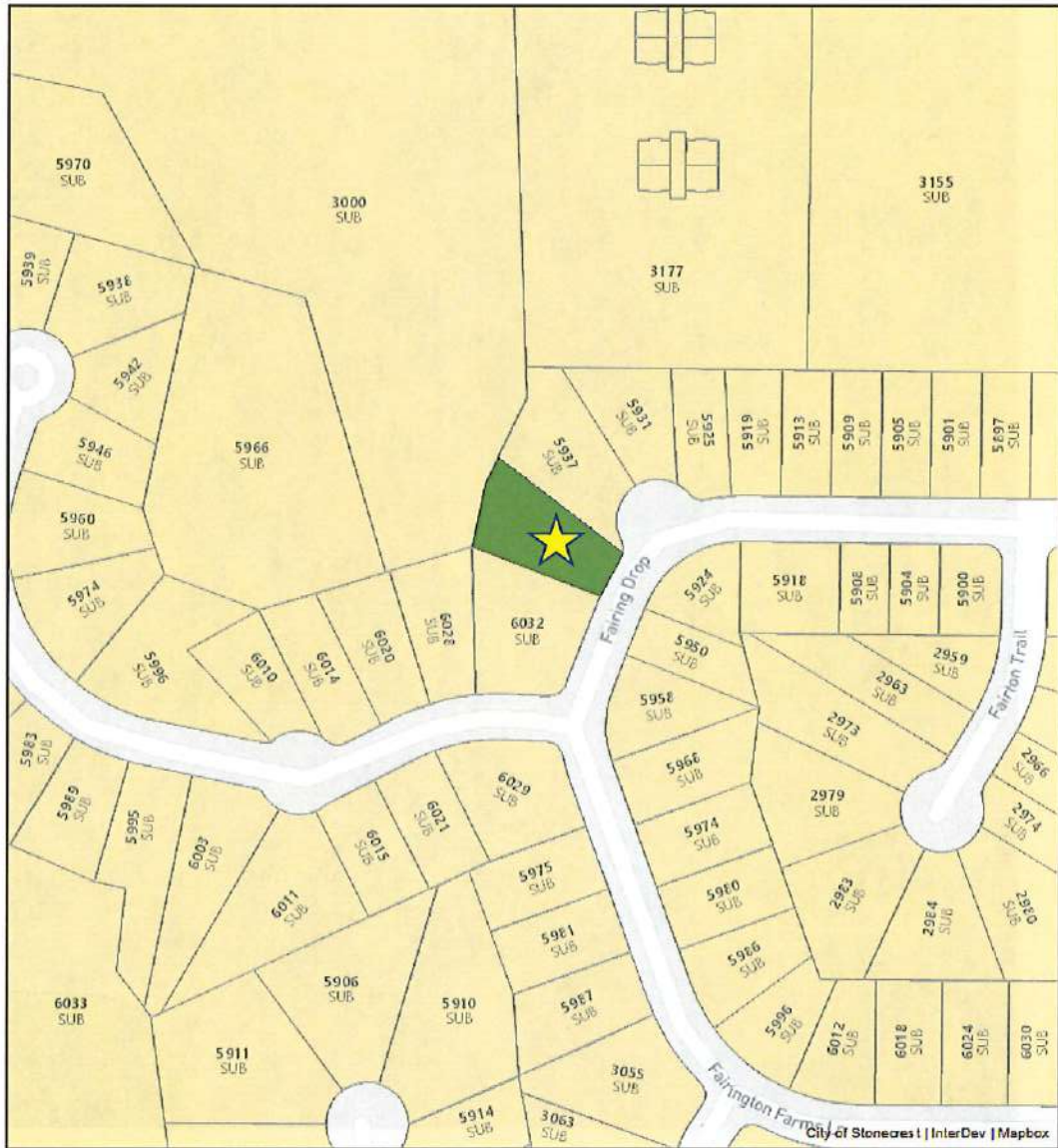
Subject Site

0 130 260 Feet



PLANNING COMMISSION STAFF REPORT

Future Land Use Map



ZONING CASE: **SLUP-18-001**

ADDRESS: **5951 Fairington Farms Lanes**

CURRENT ZONING: **MR-1**

FUTURE LAND USE: **Suburban**



Subject Site

0 130 260 Feet

SLUP-18-001



PLANNING COMMISSION STAFF REPORT

PROJECT OVERVIEW

The subject site is an existing single-family residence located on Fairington Farm Lane, located in the Farmington Farm Subdivision in the Stonecrest City limits. The site is zoned MR-1 (Medium Density Residential) District for 5,000 square foot minimum lot area. Located on the .334 acres and the residence is 3,676 -square foot single-family residence built in 2005. Access is available via the existing driveway on Fairington Farms Lane. The existing residence is surrounded by single-family residences.

Front elevation of the subject property



The applicant is requesting a Special Land Use Permit to operate a child caring institution. The subject location will house between four to six children with a rotating counselor shift at the property. The applicant will provide transportation to and from school for the residents and provide forms of healthy therapeutic activities for them as well.

The topography of the subject property is characterized as even ground towards the residential structure, then gradual decrease in topography to the north west towards the rear property line. The surrounding property is characterized as residential uses.



PLANNING COMMISSION STAFF REPORT

Residential Home to the South of Subject Property



Residential Home to the North East of the Subject Property





PLANNING COMMISSION STAFF REPORT

Residential Home located to the Southwest of the subject property





PLANNING COMMISSION STAFF REPORT

STANDARDS OF REVIEW

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

The approximately 3,676 square foot residence on 0.343 acres is adequate for the operation of child care caring institution.

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

The proposed child caring institution for six (6) person is not compatible with other single-family residence in the Fairington Farms Subdivision. Even though there will be no outside physical changes to the existing single-family structure or signage indicating the use is child caring institution.

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

The subject property is located in an established single-family residential neighborhood, it appears that there are adequate public services, public facilities, and utilities to serve the child caring institution.

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

Fairington Farms Lane is a collector road, the Planning Staff believes the limited access to and from the subdivision, with the rotating shifts may cause congestion in the area with the number of homes already existing in the subdivision.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

Traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

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

The existing residential structure on the site is accessed by vehicles via existing curb cut with a driveway on Fairington Farms Lane. Emergency vehicles can access the site from the existing driveway.

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



PLANNING COMMISSION STAFF REPORT

The proposed use may not create adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration as the use will be a single-family home.

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

Per the information submitted by the applicant, the applicant intends to have two rotating shifts at the subject property.

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

The operation of the child caring institution of (4-6) residents will not affect the adjoining single-family residence on Fairington Farms Lane. The site will operate basically as single-family residence. Staff notes the applicant does not plan on living at the subject property but will have employees who will work shifts at the subject property.

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

The MR-1 (Medium Density Residential) District does not allow a Child Caring Institution without a Special Land Use Permit.

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

The subject property is in the Suburban Neighborhood Character area designated by the 2035 Comprehensive Land Use Plan. Policies are for the character are to protect stable neighborhoods from incompatible uses or development that could alter established single-family residential development patterns and density. The proposed use is consistent with the policies of the character area. Housing Policy No.7

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

Transitional buffers are not required.

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

Adequate refuse area will be provided.

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

Staff believes there are no compelling reason for limiting the duration of the requested Special Land Use Permit.



PLANNING COMMISSION STAFF REPORT

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

The child caring institution would be in an existing residential structure which is consistent in size, scale and massing with adjacent surrounding single-family residence in the area.

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

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

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

Child Caring institution must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any appliance requirement in Article 6 - Parking. The subject site meets this requirement.

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

Adjacent and surrounding residential properties are two story frame structures which are the same as the existing residence on the site. There will be no negative shadow impact on any adjoining lot.

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

The proposed use would be consistent with the needs of community as whole, as it appears there are no child caring institution within the immediate area. Would not conflict with the overall objective of the comprehensive plan.



PLANNING COMMISSION STAFF REPORT

ANAYLYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	MR-1 (Med Density Residential)	Single-Family Dwelling	N/A
Adjacent: South	MR-1 (Med Density Residential)	Single-Family Dwelling	N/A
Nearby: East	MR-1 (Med Density Residential)	Vacant	N/A
Adjacent: West	MR-1 (Med Density Residential)	Single-Family Dwelling	N/A

The surrounding area is characterized as residential developments. Adjacent to the north, south and east of the property are residential homes zoned MR-1 and are in Fairington Farms Subdivision as well. To the west is vacant parcel which zoned MR-1.

MR-1 District minimum lot is 5,000 square feet and the minimum units size is 1,000 square feet. MR-1 zoning is design to encourage primarily residential, planned developments that allow accessory retail, office, institutional, and civic uses. The zoning district should provide for residential neighborhoods with a mix of single-family and multi-family housing types that maintain harmony of scale, intensity, and design with surrounding development. The intent of the district as well is to encourage connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of and opportunity for alternative modes of travel.

The City Stonecrest Future Development Map as shown on page 77 of DeKalb County Comprehensive Plan identifies the subject property as being within Suburban Character Area. The intent of the Suburban Character Area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. Policies for this character area is to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Protect single family stable neighborhoods adjacent Activity Centers from incompatible development that could alter established residential development patterns and density. These areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns.

The proposed SLUP is not consistent in use with the surrounding uses. Staff believes the proposed use is not suitable in view of the use and development of adjacent and nearby properties. Staff has concerns of limited entry into the subdivision and the overall impact on traffic in the subdivision. The proposed use would be in keeping with the policies and intent of the Comprehensive Plan, however, would not be suitable in view of its impacts on the adjacent and nearby property, therefore, the Department of Community Development recommends **DENIAL of SLUP-18-001**



PLANNING COMMISSION STAFF REPORT

RECOMMENDATION

Staff recommends **DENIAL** of **SLUP-18-001**

The applicant does not appear to meet all the criteria to approve this petition. Also, it has been brought to staff attention the subject property is currently in operation and is in the process of obtaining all the required permits to be in compliance.

Planning Commission Recommendation

Planning Commission recommends **DENIAL** of **SLUP-18-001** with the following conditions:



- h. Protection of parks and recreational green space
- i. Minimization of impacts to wildlife habitats

Site Plan Checklist

All items must be included on the Site Plan; separate sheets may be used

- Key and/or legend and site location map with North arrow
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property
- Location of land lot lines and identification of land lots
- Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property
- Proposed streets on the subject site
- Current zoning of the subject site and adjoining properties
- Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property
- Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvement on adjacent properties within 200 feet of the subject property.
- Location of proposed buildings with total square footage
- Layout and minimum lot size of proposed single family residential lots
- Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects
- Location of overhead and underground electrical and pipeline transmission/conveyance lines
- Required and/or proposed setbacks.
- 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- Required and proposed parking spaces; Loading and unloading facilities.
- Lakes, streams, wetlands, and Waters of the State and associated buffers.
- Proposed stormwater management facilities.
- Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- Availability of water system and sanitary sewer system.
- Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (A specimen tree is any hardwood (oak, hickories, poplars, etc.) or softwood (pines, evergreens, etc.) tree with a diameter at breast height (DBH) of 30 inches and larger, or a small tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches and larger. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.)

Special Land Use Permit Application

Name: <u>Nicole Harris</u>		
Address: <u>5951 Fairington Farms Lane</u>		
Phone: <u>404 667-8114</u>	Fax:	Email: <u>nicole.harris09@yahoo.com</u>
Owner's Name: <u>Nicole Harris</u>		



Owner's Address: 455 Westhorne Dr.
 Tyrone GA 30290

Phone: 404 668-8714 Fax: Email: nicole.harris09@yahoo.com

Property Address: 5951 Fairington Farms Lane Acreage: .35
 Lithonia 30038

Parcel ID: 1607501036

Current Zoning Classification: ML-1 (RI-R.3)

Proposed Use of Property: Child Caring Inst.

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? Yes No

Property Information:

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: Nicole Harris (Davis)

Applicant's Signature: Nicole Harris Date: 1/9/18

Sworn to and subscribed before me this 9 Day of January 2018

Notary Public: Dyalelah Rodriguez

Signature: Dyalelah Rodriguez

My Commission Expires: 2-6-18

Application Fee Sign Fee Legal Fee

Fee: \$ 480.00 Payment: Cash Check CC Date: 1-9-18

Approved Approved with Conditions Denied Date:

08-03-2017



Property Owner(s) Notarized Certification

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

Property Owner (If Applicable)	Signature: <u>Theresa Adams</u>	Date: <u>1/9/18</u>	
	Address: <u>5951 Fairington Farms Ln</u> City, State: <u>Lithonia</u>	Zip: <u>30038</u>	
	Phone: <u>404 668-8714</u>		
	Sworn to and subscribed before me this <u>9th</u> day of <u>January</u> , 20 <u>18</u>		
Notary Public:			
Property Owner (If Applicable)	Signature: <u>Dyalelah Rodriguez</u>	Date: <u>1-9-18</u>	
	Address: <u>3120 Stonecrest Blvd</u> City, State: <u>Stonecrest</u>	Zip: <u>30038</u>	
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Notary Public:			
Property Owner (If Applicable)	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20_____		
Notary Public:			



Applicant/Petitioner Notarized Certification

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

Applicant / Petitioner	Signature: _____		Date: _____
	Address: _____	City, State: _____	Zip: _____
	Phone: _____		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public: _____			
Attorney / Agent	Signature: _____		Date: _____
	Address: _____	City, State: _____	Zip: _____
	Phone: _____		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public: _____			

Campaign Disclosure Ordinance



Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

*38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS (Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 1. The name and official position of the local government official to whom the campaign contribution was made; and
 2. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 1. The name and official position of the local government official to whom the campaign contribution was made; and
 2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.) Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.

Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest



Planning Commission?

Yes

No

Applicant / Owner	Signature: <i>Niall J. Harris</i>
	Address: <i>455 Westhorne Dr. Tyne, GA 30790</i>
	Date: <i>1/9/18</i>

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount



Thresholds for Additional Studies, Reports & Forms

The Department of Community Affairs has formulated development thresholds as listed on the next page. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with the City of Stonecrest. After the ARC/GRTA findings are completed, the rezoning/use permit request will be placed on the next available appropriate agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details, contact the ARC at <http://www.dca.ga.gov/DRI> and GRTA at <http://www.grta.org/dri> or at 404-463-3000.

Development of Regional Impact – Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 square feet
Commercial	Greater than 300,000 square feet
Wholesale & Distribution	Greater than 500,000 square feet
Hospitals and Health Care	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotel	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at 1,800 sq. ft. per unit toward the total gross sq. ft.); or covering more
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000
Post-Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25% of capacity
Waste Handling Facilities	New facility or expansion of use of existing facility by 50% or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by 50%
Wastewater Treatment Facilities	New facility or expansion of existing facility by 50%
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise storage capacity greater than 200,000 barrels
Water Supply Intakes/Reservoirs	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces
Any other development types not identified above (includes parking facilities)	1,000 parking spaces

Environmental Impact Report

Projects having any appreciable impact on the environment—either on site or in the region—as a result of this proposed action may be required to submit an Environmental Impact Report detailing the impact as a result of the proposed project, and the attenuation measures (Erosion/Sediment Control Plan, water quality devices, noise & lighting barricades, etc.) proposed.

DeKalb County Department of Watershed Management Capacity Letter



It is recommended that all applicants for land use petitions request a Capacity Letter from the DeKalb County Department of Watershed Management early in the process to ensure that potential issues can be addressed early on. Applicants should provide the following information to the County contact listed below as soon as possible:

1. Gross square footage and/or total number of units proposed
2. Anticipated gallons per day using the following methodology:

Use Type	Gallons per Day (GPD)
Residential	
Single Family Residence	320 GPD/house
Apartment & Condominium	320 GPD/unit
Mobile Home Park	300 GPD/space
Nursing Home	125 GPD/bed plus 25 GPD/employee
Hotel/Motel	100 GPD/room
Non-Residential	
Auditorium/Assembly Hall/Convention Center	10 GPD/person (maximum)
Bar/Tavern ¹	50 GPD/seat plus 25 GPD/employee
Barber Shop	54 GPD/chair
Beauty Shop	333 GPD/chair with sink
Bowling Alley ¹	125 GPD/land plus 25 GPD/employee
Car Wash	
Self-serve w/ wand	41.60 GPD/bay
Automatic	4,160 GPD/unit
Church ²	25 GPD/seat (maximum)
Coin Laundry	Requires letter from owner stating 1) number of machines, 2) estimated number of washes per day per machine, and 3) manufacturers specifications on gallons per wash OR 210 GPD/machine
Convenience Store	100 GPD/1,000 square feet
Daycare Center	
With meals served	17.60 GPD/child
No meals	13.20 GPD/child
Garage	100 GPD/1,000 square feet
Hospital	200 GPD/bed
Manufacturing ¹	Requires letter from owner stating 1) product manufactured, 2) estimated gallons returned to sewer daily, 3) number of employees, and 4) if shower facilities provided. 25 GPD/employee plus gallons of effluent/day returned to sewer



	10 GPD/employee (if shower provided)
Office ¹	175 GPD/1,000 square feet of net leasable space
Office/Warehouse ¹	175 GPD/1,000 square feet of office space plus 25 GPD/1,000 square feet of warehouse space
Restaurant (full service)	If estimated gallons of water returned to sewer daily is known, use gallons of effluent/day returned to sewer, otherwise use: 45 GPD/seat plus 25 GPD/employee plus 10 GPD/seat (if garbage disposal used)
Restaurant (fast food)	22.4 GPD/seat plus 25 GPD/employee
Restaurant (sandwich shop)	16 GPD/seat
Restaurant (deli)	22.4 GPD/seat
Retail ¹	100 GPD/1,000 square feet of retail space
School ²	12 GPD/student plus 4 GPD/student (if cafeteria) plus 1 GPD/student (if garbage disposal used) plus 4 GPD/student (if gymnasium)
Service Station	25 GPD
Theater	
Regular	5 GPD/seat
Drive-in	8 GPD/car space
Veterinarian	175 GPD/1,000 square feet of office space
Warehouse ¹	25 GPD/1,000 square feet of warehouse space

Usage from other installations, which do not fall into a specific category, will require a letter from the owner stating anticipated usage with manufacturer's data if available.

¹Food service not included; if included, add fee calculated for sandwich shop or restaurant

²If daycare and/or school provided, add fee calculated for daycare and/or school.

³If daycare or afterschool care provided, add fee calculated for daycare.

Contact:

Michelle L. (Jackam) Otts, PE
 Engineer Senior
 DeKalb County Department of Watershed Management
 Clark Harrison Building, Suite 200
 330 W. Ponce de Leon Avenue
 Decatur, GA 30030
 (404) 371-4918
 mlotts@dekalbcountyga.gov

Once an application has been filed the City will also request comments from Watershed Management; however, due to the possible 30 to 60 day turnaround for the Capacity Letter the City recommends that this process be started well ahead of the land use petition submittal.



Stonecrest Planning & Zoning Fee Schedule

Rezoning (from any district/major modification)	
RE District	
0 to 5 acres	\$500.00
5+ to 10 acres	\$700.00
10+ to 20 acres	\$1000.00
20+ to 100 acres	\$1500.00
100+ acres	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Max fee = \$10,000
RLG, R-100, R-85, R-75, R-60	
0 to 5 acres	\$300.00
5+ to 10 acres	\$700.00
10+ to 20 acres	\$1000.00
20+ to 100 acres	\$1500.00
100+ acres	\$2,500 plus an additional \$40 per acre for any portion thereof over 100 acres. Max fee = \$10,000
MHP, RNC, Medium and High Density Residential Districts, Non-Residential, Mixed-Use Districts.	
0 to 5 acres	\$500.00
5+ to 10 acres	\$1000.00
10+ to 20 acres	\$1500.00
20+ to 100 acres	\$2,000.00
100+ acres	\$2,500 plus an additional \$20 per acre for any portion thereof over 100 acres. Max fee = \$10,000
Special Land Use Permit \$400.00	
Uses Permit (other than Special Land Use Permit)	
General (special administrative permit)	\$100.00
Mobile Home	\$100.00
Variances	
Residential Single-Family Zoning Districts	\$250 plus \$50 for each additional variance on the same piece of property (maximum of three (3) variance at any one time)
Medium and High Density Residential, Mixed-Use Districts, Non-Residential and Commercial Uses in Residential Districts	\$350 plus \$100 for each additional variance on the same piece of property (maximum of three (3) variance at any one time)
All Signs	\$350 plus \$100 for each additional variance on the same piece of property (maximum of three (3) variance at any one time)
Minor Modification	\$30.00
Major Modification	\$250.00
Zoning Certification	\$250.00
GIS Maps >11x17	\$5.00
Revisions	
Rezoning or Use Permit	\$100.00 for each submittal of a revision
Modification	\$100.00 for each submittal of a revision



Stonecrest Planning & Zoning Fee Schedule

Special Administrative Permit	
Festival/Event (horseshow, music festival, etc.)	\$50 plus \$10 per day
Events, Outdoors Seasonal (Christmas tree, pumpkinseed)	\$50.00
Roadside Vendor	\$50 plus \$10 per day
Roadside Produce Stand	\$50
Temporary Structure	\$150
Swimming Pool	\$50.00
Sexually Oriented Business	\$50.00
All other Administrative Permits	\$25.00
Public Notice	
All Land Use & Variances and Administrative Appeal Petitions (expect Administrative and Minor)	
Signs	\$80.00
Advertising	\$50.00
Sign Permit Fees	
Directional Sign/Wayfinding Signs	\$100.00
Special Event Sign (per sign)	\$100.00
All other sign permits	\$100.00
Banner	\$25.00
Wall Signs	
Under 50 square feet	\$50.00
50 to 100 square feet	\$75.00
Over 100 square feet	100.00
Banner	\$25.00
Ground Signs	
Under 50 square feet	\$100.00
50 to 100 square feet	\$150.00
Over 100 square feet	\$200.00



2017 Variance Deadlines

DEADLINE	BOARD OF ZONING APPEALS
8/9/2017	9/19/2017
9/5/2017	10/17/2017
10/3/2017	11/21/2017
11/7/2017	12/19/2017

2017 Rezoning/SLUP Deadlines

DEADLINE	NEIGHBORHOOD MEETING	PLANNING COMMISSION	MAYOR & CITY COUNCIL
8/9/2017	9/7/2017	10/3/2017	10/16/2017
9/5/2017	10/5/2017	*11/8/2017	11/20/2017
10/3/2017	11/9/2017	12/5/2017	TBD



1. Conformance to the Comprehensive Plan:

- Describe the proposed project and the existing environmental conditions on the site.
- Describe adjacent properties. Include a site plan that depicts the proposed project.
- Describe how the project conforms to the Comprehensive Land Use Plan.
- Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.
- Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

2. Environmental Impacts of The Proposed Project

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

- a. Wetlands
 - a. U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
 - b. Georgia Geologic Survey (404-656-3214)
 - c. Field observation and subsequent wetlands delineation/survey if applicable
- b. Floodplain
 - d. Federal Emergency Management Agency (<http://www.fema.org>)
 - e. Field observation and verification
- c. Streams/stream buffers
 - f. Field observation and verification
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation
 - g. United States Geologic Survey Topographic Quadrangle Map
 - h. Field observation and verification
- e. Vegetation
 - i. United States Department of Agriculture, Nature Resource Conservation Service
 - j. Field observation
- f. Wildlife Species (including fish)
 - k. United States Fish and Wildlife Service
 - l. Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
 - m. Field observation
- g. Archeological/Historical Sites
 - n. Historic Resources Survey
 - o. Georgia Department of Natural Resources, Historic Preservation Division
 - p. Field observation and verification

3. Project Implementation Measures

Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas
- e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.
- f. Creation and preservation of green space and open space
- g. Protection of citizens from the negative impacts of noise and lighting



General Requirements

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

Part 1 of the process is the Public Participation Plan which is required with all rezoning amendments to the comprehensive plan and/or special land use permit applications. The plan must be filed simultaneously with the application. The minimum standards for the plan are as follows:

- Applicants shall provide a mailing list identifying all property owners within 500-feet of the subject property including the name, street address, and tax parcel identification. *(Staff would suggest also including homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application)*
- Applicants shall provide a copy of the letter to be mailed to affected parties identifying the date, location within the City of Stonecrest, and time of the information meeting to be scheduled no later than the first business day of the month preceding the Planning Commission hearing date.

Part 2 of the Public Participation Program is the Public Participation Report which is required to be submitted to the Community Development Department no later than the last day of the business week of which the information meeting was held. The report shall include the following information/documentation:

- Provide a sign-in sheet of meeting attendees.
- A summary of concerns or issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues expressed.

The requirement for a Public Participation Plan does not give communities decision making powers or force a consensus on issues. Applicants are not obligated to make any concessions or changes based upon input from citizens. Non-attendance at a community information meeting, by those on the mailing list, does not mean that an applicant fails to meet the requirements of the Public Participation Plan.

Environmental Site Analysis

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

November 18, 2017

Karing Homes
5951 Fairington Farms Lane
Lithonia, Ga 30038

City of Stonecrest
Community Development Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038

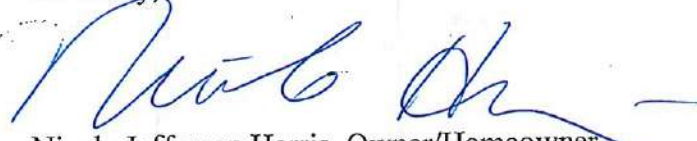
To Whom It May Concern:

Karing Homes writes today to request that The City of Stonecrest Community Development Department approve its Special Administrative Permit Application regarding a parcel of property located within the incorporated limits of Stonecrest at 6951 Fairington Farms Lane, Lithonia, Ga 30038, pursuant to Article 4 of the Stonecrest Zoning Ordinance. Karing Homes is the home of five boys with an autistic diagnosis between the ages of 13-18 years of age.

The aforementioned children have been placed in our care via the Department of Family and Children Services because they were considered neglected by their families. To counteract the effects of neglect, we endeavor to provide a therapeutic environment in a family setting. We are specifically requesting a zoning letter in order to be eligible to apply for a license with State Department of Residential Child Caring Institute in an effort to be considered a child caring home. Pursuant to the attached plans, the home is more than adequate in space to provide for a home like environment for all residents.

Children need and deserve to be placed in a community that will allow them to thrive in a positive environment. With our extensive therapeutic background, and years of providing exceptional care, we believe that our presence in the community will benefit our residents and the community at large. Thank you in advance for your consideration. A zoning letter from the county indicating our home is zoned for such a program is required in order to obtain a license.

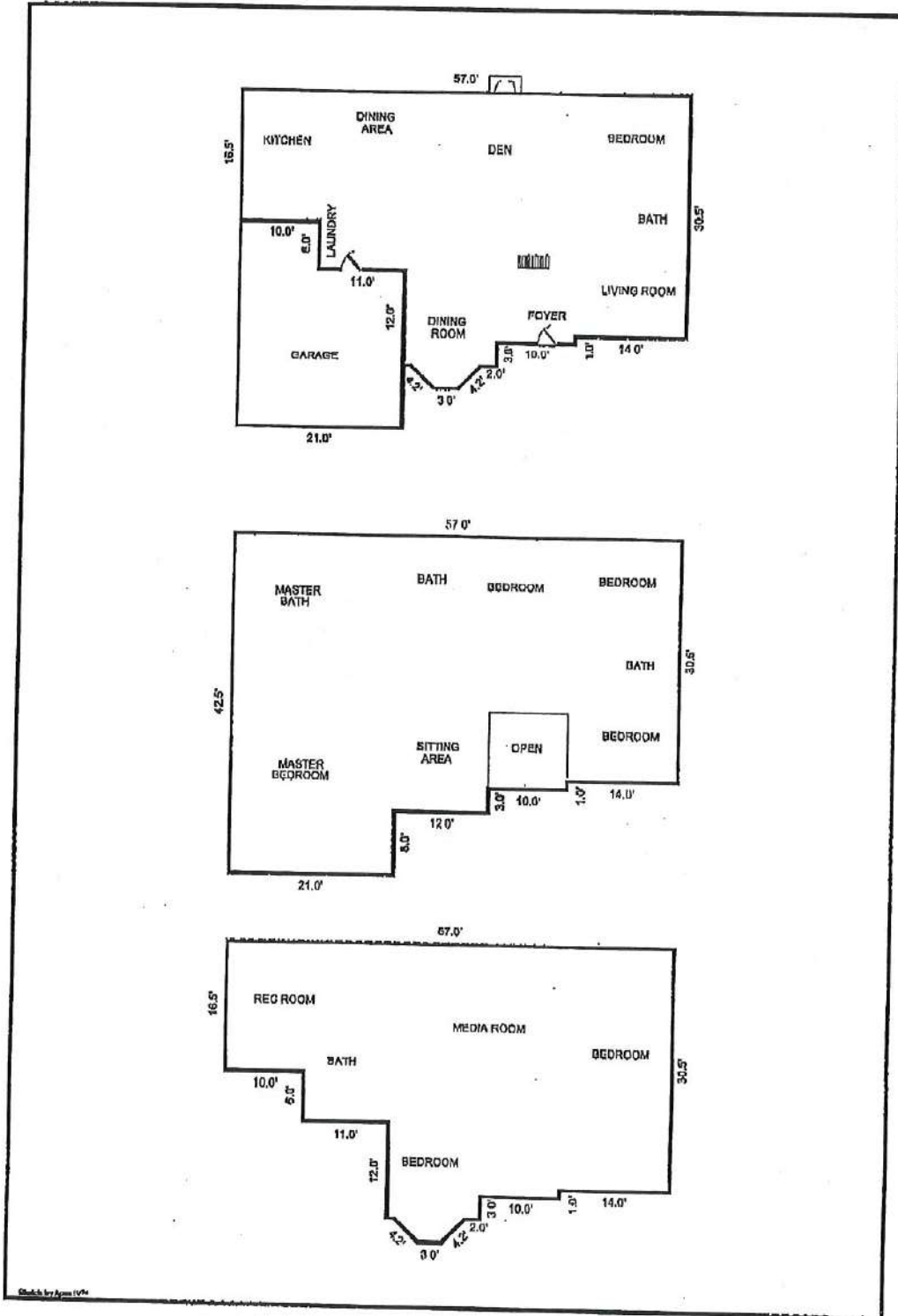
Sincerely,

A handwritten signature in blue ink, appearing to read "Nicole Harris", with a horizontal line extending to the right.

Nicole Jefferson Harris, Owner/Homeowner

Building Sketch (Page - 1)

Borrower/Client DAVIS/HARRIS				
Property Address 5951 FAIRINGTON FARMS LN.				
City LITHONIA	County DEKALB	State GA	Zip Code 30038	
Lender ASSOCIATED CREDIT UNION				





APPRAISAL OF REAL PROPERTY

LOCATED AT:
6961 FAIRINGTON FARMS LN.
LL 75, 16TH DIST., LOT 69
LITHONIA, GA 30038

FOR:
ASSOCIATED CREDIT UNION
6201 CROOKED CREEK RD.
NORCROSS, GA 30010-3028

AS OF:
1-25-06

BY:
W. KEITH WINDERS

John Winders

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	6951 FAIRINGTON FARMS LN.
	Legal Description	LL 75, 16TH DIST., LOT 59
	City	LITHONIA
	County	DEKALB
	State	GA
	Zip Code	30038
	Census Tract	234.1B
	Map Reference	AERO 658 C4
SALES PRICE	Sale Price	\$ N/A
	Date of Sale	N/A
CLIENT	Borrower / Client	DAVIS/HARRIS
	Lender	ASSOCIATED CREDIT UNION
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	3,680
	Price per Square Foot	\$
	Location	SUBURBAN
	Age	2/1 EFF
	Condition	GOOD
	Total Rooms	10
	Bedrooms	5
	Baths	4
APPRAISER	Appraiser	W. KEITH WINDERS
	Date of Appraised Value	1-25-06
VALUE	Final Estimate of Value	\$ 280,000

John Winders

Uniform Residential Appraisal Report

File # 027UBFCX

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.
Property Address 6951 FAIRINGTON FARMS LN. City LITHONIA State GA Zip Code 30038
Borrower DAVIS/HARRIS Owner of Public Record DAVIS/HARRIS County DEKALB
Legal Description LL 75, 16TH DIST., LOT 69
Assessor's Parcel # 1607501036 Tax Year 04 R.E. Taxes \$ 2,539.74
Neighborhood Name FAIRINGTON FARMS Map Reference AERO 858 C4 Census Tract 234, 18
Occupant [X] Owner [] Tenant [] Vacant Special Assessments \$ N/A [] PUD HOA \$ N/A [] per year [] per month
Property Rights Appraised [X] Fee Simple [] Leasehold [] Other (describe)
Assignment Type [] Purchase Transaction [X] Refinance Transaction [] Other (describe)
Lender/Client ASSOCIATED CREDIT UNION Address 6261 CROOKED CREEK RD., NORCROSS, GA 30010-3028
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [] Yes [X] No
Report data source(s) used, offering price(s), and date(s). N/A

I [] did [X] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? [] Yes [] No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [] Yes [] No
If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Location [] Urban [X] Suburban [] Rural Property Values [] Increasing [X] Stable [] Declining PRICE AGE One-Unit 65 %
Built-Up [] Over 75% [X] 25-75% [] Under 25% Demand/Supply [] Shortage [X] In Balance [] Over Supply \$ (000) (yrs) 2-4 Unit %
Growth [] Rapid [X] Stable [] Slow Marketing Time [] Under 3 mths [X] 3-6 mths [] Over 6 mths 100 Low 0 Multi-Family %
Neighborhood Boundaries SEE LOCATION MAP FOR NEIGHBORHOOD BOUNDARIES. 300 High 40 Commercial %
240 Pred. 0-10 Other 35 %
Neighborhood Description FAIRINGTON FARMS SUBDIVISION CONSISTS OF A VARIETY OF TRADITIONAL DESIGNS CONSTRUCTED FROM 2003 TO PRESENT. LITHONIA PROVIDES ALL NECESSARY SUPPORT AND SHOPPING FACILITIES WITHIN A CONVENIENT DISTANCE.
Market Conditions (including support for the above conclusions) DEMAND FOR HOMES IN AREA CONSIDERED AVERAGE AS EXPOSURE TO MARKET TYPICALLY RESULTS IN A SALE WITHIN TWO TO SEVEN PERCENT OF LISTED PRICE. CLOSING COSTS ARE NEGOTIATED GENERALLY WITH SELLER PAYING A PORTION OF CONCESSIONS. ALL TYPES OF FINANCING AVAILABLE.
Dimensions SEE SURVEY Area .35 ACRE+/- Shape RECTANGULAR View TYPICAL
Specific Zoning Classification R1-R3 Zoning Description SINGLE FAMILY RESIDENTIAL
Zoning Compliance [X] Legal [] Legal Nonconforming (Grandfathered Use) [] No Zoning [] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [] No If No, describe

Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity [X] [] Water [X] [] Street ASPHALT [X] []
Gas [X] [] Sanitary Sewer [X] [] Alley [] []
FEMA Special Flood Hazard Area [] Yes [X] No FEMA Flood Zone X FEMA Map # 13089C0159H FEMA Map Date 5-7-01
Are the utilities and off-site improvements typical for the market area? [X] Yes [] No If No, describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [] Yes [X] No If Yes, describe
TYPICAL INTERIOR LOT SLOPING GENTLY TO REAR WITH ESTABLISHED GROUND COVER AND FOUNDATION SHRUBS. NO ADVERSE CONDITIONS NOTED AT TIME OF INSPECTION.

General Description of Property
Units [X] One [] One with Accessory Unit [] Concrete Slab [] Crawl Space Foundation Walls CONCRETE Floors CARPET
of Stories 2STY [X] Full Basement [] Partial Basement Exterior Walls BRICK/FRAME Walls SHEETROCK
Type [X] Det. [] Alt. [] S-Det/End Unit Basement Area 1,681 sq.ft. Roof Surface COMP SHIN Trim/Finish WOOD
[X] Existing [] Proposed [] Under Const. Basement Finish 100 % Gutters & Downspouts METAL Bath Floor CERAMIC
Design (Style) 2STY/AVE [X] Outside Entry/Exit [] Sump Pump Window Type DBL SASH Bath Wainscot CERAMIC
Year Built 2004 Evidence of [] Installation UNK Storm Sash/Insulated NO Car Storage [] None
Effective Age (Yrs) 1 [] Dampness [] Settlement Screens YES [X] Driveway # of Cars 2
Attic [] None Heating [X] FWA [] HWBB [] Radiant Amenities [] Woodstove(s) # Driveway Surface CONCRETE
[X] Drop Stair [] Stairs [] Other Fuel GAS/ELEC [X] Fireplace(s) # -1- [] Fence [X] Garage # of Cars 2
[] Floor [] Scuffles Cooling [X] Central Air Conditioning [X] Patio/Deck [] Porch [] Carport # of Cars
[] Finished [] Heated [] Individual [] Other [] Pool [] Other [X] All [] Det. [] Built-In

Improvements
Appliances [] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [] Washer/Dryer [X] Other (describe) VENTHOOD
Finished area above grade contains: 10 Rooms 5 Bedrooms 4 Bath(s) 3,530 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.). CEILING FANS, JETTED TUB, WOOD DECK, CONCRETE PATIO, 200 AMP ELECTRIC SERVICE, 50 GALLON WATER HEATER
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). SUBJECT WAS IN GOOD CONDITION AT TIME OF INSPECTION. QUALITY OF CONSTRUCTION AND CRAFTSMANSHIP IS AVERAGE. ANY REPAIRS OR PAINTING NEEDED IS TYPICAL OF THIS AGE HOME. NO ADVERSE CONDITIONS WERE NOTED ON DAY OF INSPECTION.
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [] Yes [X] No If Yes, describe
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [] No If No, describe

Uniform Residential Appraisal Report

File # 027UBFCIK

There are 5+/- comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 269,900 to \$ 285,000		There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 240,000 to \$ 279,500	
FEATURE	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2
Address	5961 FAIRINGTON FARMS LN. LITHONIA, GA 30038	2963 FAIRTON TRL. LITHONIA, GA 30038	2959 FAIRTON TRL. LITHONIA, GA 30038
Proximity to Subject	SAME SUBDIVISION	SAME SUBDIVISION	SAME SUBDIVISION
Sale Price	\$ N/A	\$ 279,500	\$ 259,900
Sale Price/Gross Liv. Area	\$ sq.ft. \$ 80.66 sq.ft.	\$ 75.01 sq.ft.	\$ 80.49 sq.ft.
Data Source(s)	RL/TAX/VISUAL/MLS/FMLS	RL/TAX/VISUAL/MLS/FMLS	RL/TAX/VISUAL/MLS/FMLS
Verification Source(s)	---	---	---
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions	CONV SLR PD UNK	CONV SLR PD UNK	
Date of Sale/Time	3-16-05	7-1-05	
Location	SUBURBAN	SUBURBAN	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	
Site	.35AC/AVE	.30AC/AVE	
View	TYPICAL	TYPICAL	
Design (Style)	2STY/AVE	2STY/AVE	
Quality of Construction	AVERAGE	AVERAGE	
Actual Age	2/1 EFF	NEW	-1,000
Condition	GOOD	GOOD	
Above Grade Room Count	Total Bdrms. Baths 10 5 4	Total Bdrms. Baths 9 5 3.1	+2,000
Gross Living Area	3,530 sq.ft.	3,465 sq.ft.	+2,000
Basement & Finished Rooms Below Grade	1,581 FIN	1517 FIN	+1,200
Functional Utility	AVERAGE	AVERAGE	
Heating/Cooling	GFWA/CA	GFWA/CA	
Energy Efficient Items	STANDARD	STANDARD	
Garage/Carport	2GA	2GA	
Porch/Patio/Deck	E/STP/PAT/DK	E/STP/PAT/DK	
FIREPLACE	ONE	ONE	
APPLIANCES	STANDARD	STANDARD	
Net Adjustment (Total)			\$ 4,200
Adjusted Sale Price of Comparables			\$ 282,000
Net 1.5 % Gross 2.2 % \$ 283,700		Net 0.5 % Gross 16.5 % \$ 282,000	
Net 4.2 % Gross 5.0 % \$ 275,200			

I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
 Data Source(s) FMLS, TAX RECORDS
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
 Data Source(s)

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	8-20-04	NO PRIOR SALE	NO PRIOR SALE	NO PRIOR SALE
Price of Prior Sale/Transfer	\$270,900	TAX, MLS, & RL	TAX, MLS, & RL	TAX, MLS, & RL
Data Source(s)	TAX RECORDS	IN PAST 36 MTH	IN PAST 36 MTH	IN PAST 36 MTH
Effective Date of Data Source(s)				

Analysis of prior sale or transfer history of the subject property and comparable sales. ALL SALES APPEAR TO BE ARM'S LENGTH TRANSACTIONS.

Summary of Sales Comparison Approach EMPHASIS TO ALL FOR PROXIMITY, #2 FOR DATE OF SALE, #1 AND #2 FOR GROSS LIVING AREA, #1 AND #3 FOR FINISHED BASEMENT. COMPARABLES USED WERE BEST AVAILABLE AT TIME OF INSPECTION. ALL COMPARABLES AND ADJUSTMENTS FALL WITHIN TYPICAL INDUSTRY GUIDELINES.

Indicated Value by Sales Comparison Approach \$ 280,000
 Indicated Value by: Sales Comparison Approach \$ 280,000 Cost Approach (if developed) \$ 280,165 Income Approach (if developed) \$
 EMPHASIS GIVEN TO MARKET APPROACH WHICH REFLECTS THE ACTIONS OF THE MARKET PLACE. ADDITIONAL SUPPORT FROM COST APPROACH AS PRUDENT BUYERS DO NOT PAY MORE THAN THE COST TO BUILD. INCOME APPROACH NOT APPROPRIATE FOR THIS MARKET, AS MAJORITY OF HOMES ARE OWNER OCCUPIED.
 This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.
 Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 280,000 as of 1-25-06, which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **LAND COSTS DERIVED FROM SIMILAR TRACT SALES AND/OR LAND RESIDUAL METHOD.**

COST APPROACH	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	35,000
	Source of cost data MARSHALL & SWIFT COST MANUAL	DWELLING	3,530 Sq.Ft. @ \$ 52.00	= \$ 183,560
	Quality rating from cost service AVE Effective date of cost data 05		1,581 Sq.Ft. @ \$ 25.00	= \$ 39,525
	Comments on Cost Approach (gross living area calculations, depreciation, etc.)	CA, APPL, FP, ETC...		= \$ 8,000
	COST APPROACH DATA TAKEN FROM MARSHALL & SWIFT COST HANDBOOK AND LOCAL BUILDERS. DEPRECIATION CALCULATED ON MARKET EXTRACTION AND/OR STRAIGHT LINE METHOD.	Garage/Carport	480 Sq.Ft. @ \$ 21.00	= \$ 10,080
		Total Estimate of Cost-New		= \$ 241,165
		Less Physical Depreciation 1,000		= \$(1,000)
		Depreciated Cost of Improvements		= \$ 240,165
		As-Is Value of Site Improvements		= \$ 5,000
		Estimated Remaining Economic Life (HUD and VA only) 40-50 Years	INDICATED VALUE BY COST APPROACH	= \$

INCOME	Estimated Monthly Market Rent \$ N/A	X Gross Rent Multiplier N/A	= \$	Indicated Value by Income Approach
	Summary of Income Approach (including support for market rent and GRM)			
	INDICATED VALUE BY INCOME APPROACH			

PROJECT INFORMATION FOR PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Legal Name of Project _____

Total number of phases _____ Total number of units N/A Total number of units sold _____

Total number of units rented _____ Total number of units for sale N/A Data source(s) _____

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. _____

Does the project contain any multi-dwelling units? Yes No Data Source _____

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____

Describe common elements and recreational facilities. N/A

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

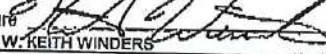
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name W. KEITH WINDERS
 Company Name WINDERS & ASSOCIATES
 Company Address 600 LITTLE NEW YORK RD.
WHITESBURG, GA 30185
 Telephone Number 770-838-9311
 Email Address ATLAPP@BELLSOUTH.NET
 Date of Signature and Report January 31, 2006
 Effective Date of Appraisal 1-25-06
 State Certification # _____
 or State License # 4127
 or Other (describe) _____ State # _____
 State GA
 Expiration Date of Certification or License 12/31/2006

ADDRESS OF PROPERTY APPRAISED
5851 FAIRINGTON FARMS LN.
LITHONIA, GA 30038

APPRAISED VALUE OF SUBJECT PROPERTY \$ 280,000

LENDER/CLIENT

Name _____
 Company Name ASSOCIATED CREDIT UNION
 Company Address 6251 CROOKED CREEK RD., NORCROSS,
GA 30010-3028
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Supplemental Addendum

File No. 027U8FCK

Borrower/Client DAVIS/HARRIS			
Property Address 5851 FAIRINGTON FARMS LN.			
City LITHONIA	County DEKALB	State GA	Zip Code 30038
Lender ASSOCIATED CREDIT UNION			

EXPLANATION OF ABBREVIATIONS FOR DATA SOURCES: A/B=AGENT OR BROKER INVOLVED IN SALE OR KNOWLEDGEABLE CONCERNING PHYSICAL/FINANCIAL CHARACTERISTICS OF A SALE. RL=REDLINK DATA SERVICE. F=FIRST MULTIPLE LISTING SERVICE. M=MULTIPLE LISTING SERVICE. S=SELLER. P=PURCHASER. V=VISUAL INSPECTION BY APPRAISER FROM STREET. SREA=SOCIETY OF REAL ESTATE APPRAISERS SERVICE WITH APPROPRIATE YEAR OF REPORT. MM=MAP MERGE DATA SERVICE. TS=TAXSTAR SERVICE OF REPORTED SALES. RDC=RESOURCE DATA COMPANY. R=REDITRW DATA TAKEN FROM COURTHOUSE. CS=CLOSING STATEMENT. I=INTERIOR FILES. AP=DATA FROM APPRAISER WHO PERFORMED AN APPRAISAL ON A PARTICULAR PROPERTY. DOM AND PERCENTAGE INFORMATION LISTED UNDER DATA SOURCES INDICATE ORIGINAL LISTING PRICE WHEN AVAILABLE.

ADEQUATE ACCESS TO METRO ATLANTA AND GENERAL MARKET AREA FOR SUBJECT.
REGIONAL SHOPPING AND SEVERAL MAJOR EMPLOYERS AND BUSINESS PARKS WITHIN 20-30 MINUTES.

ESTIMATED INDICATED VALUE IS DETERMINED BY USING THE GROSS ADJUSTMENT OF SALE PRICE FOR EACH COMPARABLE AS A MEASURE OF THE RELATIVE QUALITY OF THE COMPARABLE. A LOWER ADJUSTMENT INDICATES A BETTER COMPARABLE, AND VICE VERSA.

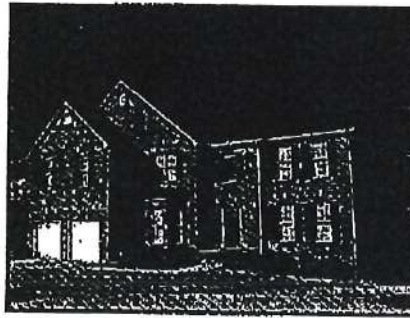
THE RATIO OF GROSS DOLLAR ADJUSTMENT TO SALE PRICE FOR EACH OF THE NUMBER OF SALES IS USED TO CALCULATE THE WEIGHT EACH SALE SHOULD HAVE IN A WEIGHTED AVERAGE CALCULATION. THIS WEIGHTED AVERAGE IS USED AS THE INDICATED VALUE OF THE SUBJECT.

AS WITH ANY METHOD, THIS TECHNIQUE IS NOT PERFECT. HOWEVER, IT DOES DO A VERY GOOD JOB OF GIVING MORE WEIGHT TO THE MOST SIMILAR COMPARABLES WHILE SIMULTANEOUSLY MINIMIZING VALUES NEAR THE EXTREMES OF THE INDICATED RANGE.

THIS REPORT HAS BEEN SIGNED WITH A DIGITAL SIGNATURE. NO ALTERATIONS HAVE BEEN MADE TO SIGNATURE.

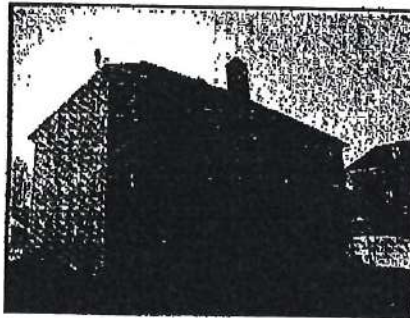
Subject Photo Page

Borrower/Client DAVIS,HARRIS			
Property Address 5051 FAIRINGTON FARMS LN.			
City LITHONIA	County DEKALB	State GA	Zip Code 30038
Lender ASSOCIATED CREDIT UNION			



Subject Front

5051 FAIRINGTON FARMS LN.
 Sales Price N/A
 Gross Living Area 5,550
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 4
 Location SUBURBAN
 View TYPICAL
 Site 35AC/AVE
 Quality AVERAGE
 Age 2/1 EFF



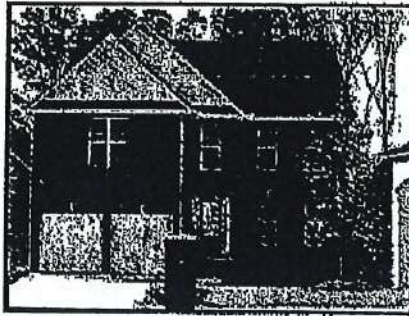
Subject Rear



Subject Street

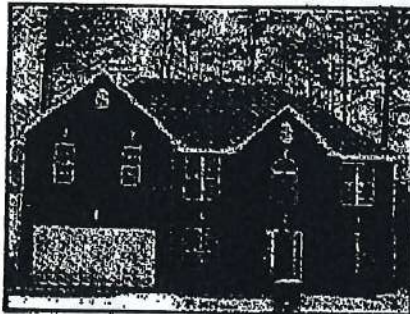
Comparable Photo Page

Broker/Client: DAVIS/HARRIS			
Property Address: 5951 FARRINGTON FARM LN.			
City: LITHONIA	County: DEKALB	State: GA	Zip Code: 30058
Lender: ASSOCIATED CREDIT UNION			



Comparable 1

2969 FAIRTON TRL.
 Prop. to Subject: SAME SUBDIVISION
 Sale Price: 270,500
 Gross Living Area: 3,485
 Total Rooms: 9
 Total Bedrooms: 5
 Total Bathrooms: 3.1
 Location: SUBURBAN
 View: TYPICAL
 Site: .30AC/AVE
 Quality: AVERAGE
 Age: NEW



Comparable 2

2969 FAIRTON TRL.
 Prop. to Subject: SAME SUBDIVISION
 Sale Price: 259,000
 Gross Living Area: 3,483
 Total Rooms: 9
 Total Bedrooms: 5
 Total Bathrooms: 3.1
 Location: SUBURBAN
 View: TYPICAL
 Site: .30AC/AVE
 Quality: AVERAGE
 Age: NEW

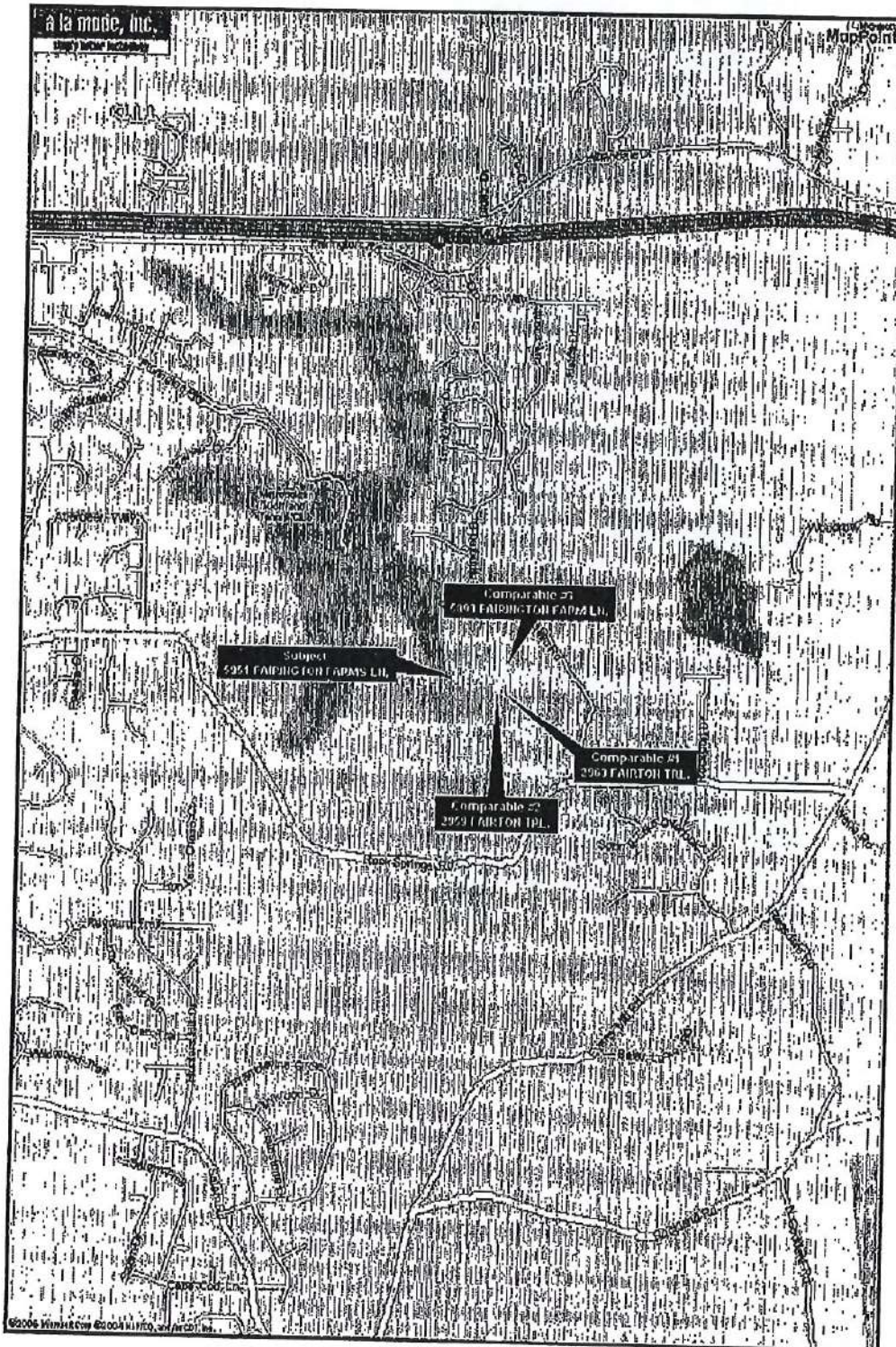


Comparable 3

6898 FARRINGTON FARM LN.
 Prop. to Subject: SAME SUBDIVISION
 Sale Price: 284,000
 Gross Living Area: 3,200
 Total Rooms: 8
 Total Bedrooms: 4
 Total Bathrooms: 3.1
 Location: SUBURBAN
 View: TYPICAL
 Site: .30AC/AVE
 Quality: AVERAGE
 Age: NEW

Location Map

Borrower/Client DAVIS/HARRIS			
Property Address 5951 FAIRINGTON FARMS LN.			
City LITHONIA	County DEKALB	State GA	Zip Code 30038
Lender ASSOCIATED CREDIT UNION			

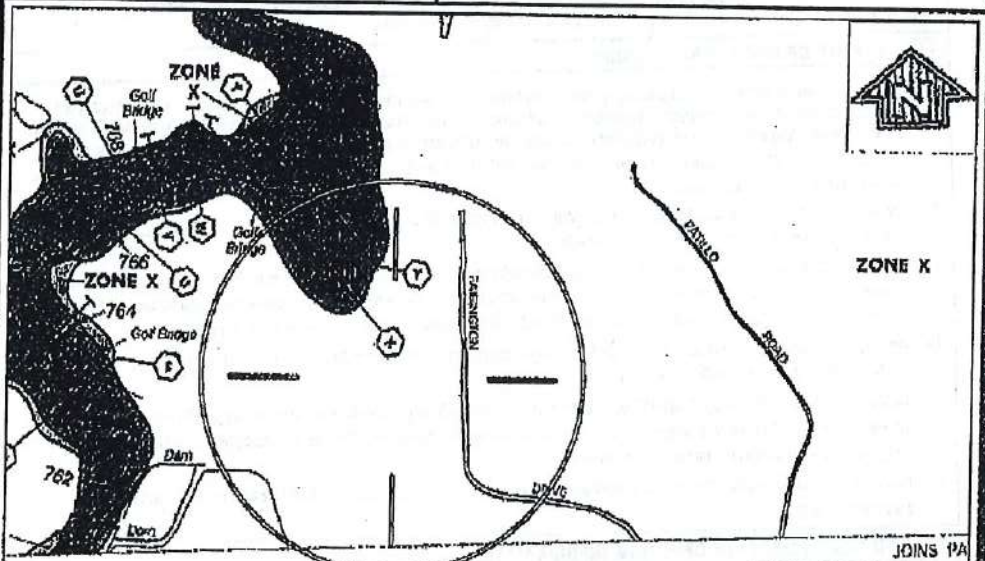


Flood Map

Borrower/Client DAVIS/HARRIS			
Property Address 5951 FAIRINGTON FARMS LN.			
City LITHONIA	County DEKALB	State GA	Zip Code 30038
Lender ASSOCIATED CREDIT UNION			

InterFlood 
 by a la mode
 www.interflood.com • 1-800-252-6633

Prepared for:
WINDERS AND ASSOCIATES
 5951 FAIRINGTON FARMS LN.
 LITHONIA, GA 30038



FLOODSCAPE
 Flood Hazards Map
 Map Number
 13089C0159H
 Effective Date
 May 7, 2001

For more information about
 flood zones and flood
 insurance, contact:

Powered by FloodSource
 877.77.FLOOD
 www.floodsource.com



© 1999-2006 SourceProse and/or FloodSource Corporations. All rights reserved. Patents 6,631,326 and 6,676,816. Other patents pending. For info: info@floodsource.com.

MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

John Winders

Borrower/Client DAVIS/HARRIS			
Property Address 5951 FAIRINGTON FARMS LN.			
City LITHONIA	County DEKALB	State GA	Zip Code 30098
Lender ASSOCIATED CREDIT UNION			

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Comptroller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC), and the Federal Reserve.

This Multi-Purpose Supplemental Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

PURPOSE & FUNCTION OF APPRAISAL

The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a federally related transaction.

EXTENT OF APPRAISAL PROCESS

- The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.
- The Reproduction Cost is based on MARSHALL & SWIFT COST MANUAL AND LOCAL BUILDERS supplemented by the appraiser's knowledge of the local market.
- Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. This knowledge is based on prior and/or current analysis of site sales and/or abstraction of site values from sales of improved properties.
- The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.
- The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rental rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.
- For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.

SUBJECT PROPERTY OFFERING INFORMATION

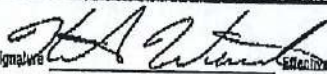
- According to DATA RESEARCH the subject property:
- has not been offered for sale in the past: 30 days 1 year 3 years.
 - is currently offered for sale for \$ _____
 - was offered for sale within the past: 30 days 1 year 3 years for \$ _____
 - Offering information was considered in the final reconciliation of value.
 - Offering information was not considered in the final reconciliation of value.
 - Offering information was not available. The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.

SALES HISTORY OF SUBJECT PROPERTY

- According to TAX RECORDS, FMLS, REDLINK, MAP MERGE the subject property:
- Has not transferred In the past twelve months. In the past thirty-six months. In the past 5 years.
 - Has transferred In the past twelve months. In the past thirty-six months. In the past 5 years.
 - All prior sales which have occurred in the past _____ are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.
- | Date | Sales Price | Document # | Seller | Buyer |
|------|-------------|------------|--------|-------|
| | | | | |
| | | | | |
| | | | | |

FEMA FLOOD HAZARD DATA

- Subject property is not located in a FEMA Special Flood Hazard Area.
 - Subject property is located in a FEMA Special Flood Hazard Area.
- | Zone | FEMA Map/Panel # | Map Date | Name of Community |
|------|------------------|----------|-------------------|
| X | 1308900159H | 5-7-01 | |
- The community does not participate in the National Flood Insurance Program.
 - The community does participate in the National Flood Insurance Program.
 - It is covered by a regular program.
 - It is covered by an emergency program.

<input checked="" type="checkbox"/> CURRENT SALES CONTRACT									
<input checked="" type="checkbox"/> The subject property is <u>currently not under contract</u> . <input type="checkbox"/> The contract and/or escrow instructions were not available for review. The unavailability of the contract is explained later in the addenda section. <input type="checkbox"/> The contract and/or escrow instructions were reviewed. The following summarizes the contract:									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Contract Date</th> <th style="text-align: left;">Amendment Date</th> <th style="text-align: left;">Contract Price</th> <th style="text-align: left;">Seller</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Contract Date	Amendment Date	Contract Price	Seller					<input type="checkbox"/> The contract indicated that personal property was not included in the sale. <input type="checkbox"/> The contract indicated that personal property was included. It consisted of _____ Estimated contributory value is \$ _____ <input type="checkbox"/> Personal property was not included in the final value estimate. <input type="checkbox"/> Personal property was included in the final value estimate. <input type="checkbox"/> The contract indicated no financing concessions or other incentives. <input type="checkbox"/> The contract indicated the following concessions or incentives: _____
Contract Date	Amendment Date	Contract Price	Seller						
<input checked="" type="checkbox"/> If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.									
<input checked="" type="checkbox"/> MARKET OVERVIEW <small>include an explanation of current market conditions and trends.</small>									
1 TO 6 months is considered a reasonable marketing period for the subject property based on "DAYS ON MARKET" REPORTS FROM LOCAL MULTIPLE LISTINGS SERVICE.									
<input checked="" type="checkbox"/> ADDITIONAL CERTIFICATION									
The Appraiser certifies and agrees that: (1) The analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), except that the Departure Provision of the USPAP does not apply. (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.									
<input checked="" type="checkbox"/> ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS									
The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in the report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.									
<input checked="" type="checkbox"/> ADDITIONAL COMMENTS									
THE APPRAISER THAT COMPLETED THIS REPORT MEETS OR EXCEEDS STATE REQUIREMENTS FOR THIS TYPE OF APPRAISAL.									
<input checked="" type="checkbox"/> APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
Appraiser's Signature:  Appraiser's Name (print) <u>W. KEITH WINDERS</u> Effective Date <u>1-25-06</u> Date Prepared <u>January 31, 2006</u> State <u>GA</u> <input checked="" type="checkbox"/> License <input type="checkbox"/> Certification # <u>4127</u> Phone # <u>770-838-9311</u> Tax ID # <u>254-49-1451</u>									
<input type="checkbox"/> CO-SIGNING APPRAISER'S CERTIFICATION									
<input type="checkbox"/> The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser has not personally inspected the interior of the subject property and: <input type="checkbox"/> has not inspected the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> has inspected the exterior of the subject property and all comparable sales listed in the report. <input type="checkbox"/> The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser. <input type="checkbox"/> The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.									
<input type="checkbox"/> CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION									
Co-Signing Appraiser's Signature _____ Effective Date _____ Date Prepared _____ Co-Signing Appraiser's Name (print) _____ Phone # _____ State _____ <input type="checkbox"/> License <input type="checkbox"/> Certification # _____ Tax ID # _____									









March 22, 2018

City of Stonecrest

Community Development Department

3120 Stonecrest Boulevard,

Stonecrest, GA 3038

To whom it may concern

My husband and I are the homeowners of 5987 Fairington farms lane, Stonecrest, Georgia. We purchased this property in this residential subdivision in December of 2003 and have resided there ever since.

I was recently informed that one of our homeowners Nicole Jefferson Harris made a request to the Stonecrest Development Department to approve a special administrative permit application regarding a parcel of property located within the incorporated limits of stonecrest at 6951 Fairington Farms Lane, Lithonia 30038, pursuant to article 4 of the Stonecrest zoning ordinance. Our neighbor Nicole Harris requested this approval so she can operate a Child Care institution (a commercial business) called Karing Homes at this address where she plans to house and take care of autistic children between the ages of 13-18 years old.

On March 21st we attended a meeting that was called by the homeowner Nicole Jefferson Harris and her husband who presently does not reside at this property for us to voice our concerns and for them to answer our questions. They were very indifferent to our concerns and vows that they would continue to fight to have the rezoning approved and have their business established in the neighborhood regardless of the concerns of their neighbors.

We have had several issues concerning the individuals that presently live in the house from trespassing on our properties, fighting in the streets, illegal parking and even one individual from the house laying in the roadway instructing a neighbor to run over him. We also have frequent Police visits to the property as a result of disturbance at this property.

As homeowners we are not in support of this property rezoning commercial in our residential neighborhood nor are we in support of this establishment in our neighborhood. This would affect the future marketing of our properties for resale, open up the door for more rezoning applications and commercial establishments, presents a threat to the wellbeing of ourselves, neighbors, elderly and minor children that live in our subdivision.

We would like our subdivision to remain residential only and ask that you do not approve and decline this rezoning application.

Thank you for your consideration

Sincerely,

Anthony and Glenn Clayton-Hodges

5987 Fairington Farms Lane,

Stonecrest, Georgia 30038

Phone: 770-880-7986, 770-880-7688.

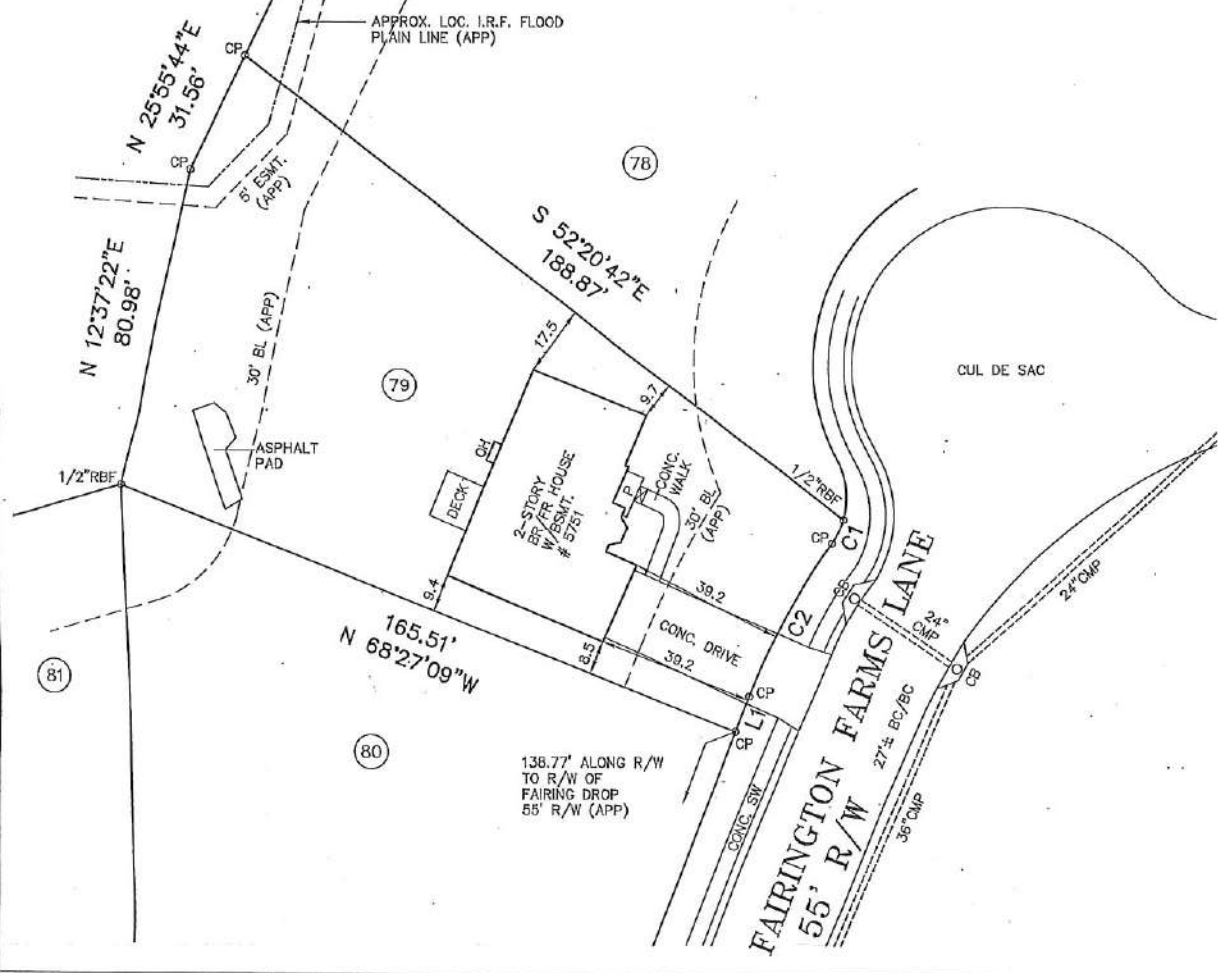
*** LEGEND ***

- | | | |
|---------------------------|---------------------------|------------------|
| POB POINT OF BEGINNING | IPF IRON PIN FOUND | INDICATES STAIRS |
| LLI LAND LOT LINE | IPS IRON PIN SET | |
| MHI MAIN HOLE | OTF OPEN TOP PIPE FOUND | |
| SSL SANITARY SEWER LINE | CTP CRIP TOP PIPE FOUND | |
| COO SAN SEWER CLEANOUT | RB REINFORCING BAR | |
| CB CATCH BASIN | RBF REINFORCING BAR FOUND | |
| AS AIR CONDITION BOX | RBS REINFORCING BAR SET | |
| DI DRAINAGE INLET | MAG MAGNETIC READING | |
| YI YARD INLET | AFI ANGLE IRON FOUND | |
| HW HEAD WALL | CP CALCULATED POINT | |
| PP POWER POLE | -X-X FENCE | |
| LP LIGHT POLE | CLF CHAIN LINK FENCE | |
| PW POWER LINE | WDF WOOD FENCE | 1/2" RBF |
| OW OIL WIRE | WFF WIRE FENCE | |
| SSE SANITARY SEWER ESMT. | RFI IRON FENCE | |
| DE DRAINAGE EASEMENT | FC FENCE CORNER | |
| UE UTILITY EASEMENT | WF MET WEATHER | |
| AE ACCESS EASEMENT | BL BOUNDARY LINE | |
| TE TOP OF BANK | R/W RIGHT-OF-WAY | |
| BB BOTTOM OF BANK | PC PROPERTY CORNER | |
| CMP CORRUGATED METAL PIPE | PL PROPERTY LINE | |
| RCP REINFORCED CONC. PIPE | CL CENTER LINE | |
| APP AS PER PLAT | CPT CARPORT | |
| APD AS PER DEED | SP SCREEN PORCH | |
| APR AS PER RECORD | PORCH | |
| APF AS PER FIELD | P FIRE HYDRANT | |
| BC BACK OF CURB | CBX CABLE BOX | |
| EP EDGE OF PAVEMENT | BR BRICK | |
| EB ELECTRIC POWER BOX | FR FRAME | |
| EM ELECTRIC METER | WD WOOD | |
| GM GAS METER | SN SIGN | |
| GV GAS VALVE | P PLAT | |
| WM WATER METER | D DEED | |
| WV WATER VALVE | R RECORD | |
| OH OVERHANG | F FIELD | |
| OU OWNERSHIP UNCLEAR | H HOURS | |

SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FEENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
5. SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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 THE EXPRESS REPERIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

Curve	Radius	Length	Chord	Chord Bear.
C1	19.97'	6.67'	6.64'	S 25°59'23" W
C2	177.50'	43.40'	43.29'	S 28°33'08" W
Course	Bearing	Distance		
L1	S 21°32'51" W	9.48'		



PROPERTY ADDRESS:
5951 FAIRINGTON FARMS LANE
LITHONIA, GA 30038

LAND AREA:
0.343 AC

SCALE 1" = 30'

PLAT PREPARED FOR:
NICOLE HARRIS c/o KARING HANDS

LOT 79	BLOCK	
SUBDIVISION FAIRINGTON FARMS (S.F.D.)	UNIT II	
LAND LOT 75	16TH DISTRICT SECTION	
DEKALB COUNTY, GEORGIA		
FIELD WORK DATE JAN 30, 2018	PRINTED/SIGNED FEB 06, 2018	
PLAT BOOK 128	PAGE 26-29	ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED
DEED BOOK 17017	PAGE 538	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 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 100,000+ FEET. NO STATE PLATE COORDINATE MOVEMENT FOUND WITHIN 500' OF THIS PROPERTY.

SJ
COORD # 20180138
DWC # 20180138

SURVEY LAND EXPRESS, INC.
LAND SURVEYING SERVICES

GEORGIA REGISTERED
No. 3197
PROFESSIONAL
LAND SURVEYOR
W. A. STEPHAN

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

24 LENOX POINTE,
ATLANTA, GA 30324
FAX 404-801-0941
TEL 404-252-6747
INFO@SURVEYLANDEXPRESS.COM
PAPER FORMAT 11"x17"



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for Amendment to Pouring Hours (Incorporating DeKalb's recent changes)

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 03/6/18 **Work Session:** 03/07/18 **Council Meeting:** 03/19/18

SUBMITTED BY: Attorney Emily E. Macheski-Preston

PURPOSE: This Ordinance is to amend the Pouring Hours in the City of Stonecrest to incorporate changes made in DeKalb County. The First Read was March 7, 2018.

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION: Second Read and Adoption

AN ORDINANCE OF THE CITY OF STONECREST, GEORGIA, AMENDING THE HOURS OF SALE AND OPERATION OF BUSINESSES SELLING ALCOHOLIC BEVERAGES

WHEREAS, the Georgia Alcoholic Beverage Code (O.C.G.A. § 3-1-1 et al.) regulates state-wide alcoholic beverage related activities in the State of Georgia

WHEREAS, the City of Stonecrest, Georgia Mayor and City Council are authorized by the City Charter to define, regulate, license, and prohibit any act, practice, conduct, or use of property which is detrimental to health, sanitation, cleanliness, welfare and safety of the inhabitants of the City, and to provide for the enforcement of such standards; and

WHEREAS, the Mayor and Council wish to amend Chapter 4 of the Code of Ordinances for the City of Stonecrest, Georgia to amend the hours of operation for businesses selling alcoholic beverages for consumption on the premises.

THEREFORE, the Mayor and City Council of the City of Stonecrest, Georgia, hereby ordain as follows:

Section 1: Section 4.5.12 – Hours of sale and operation of The Code of the City of Stonecrest, Georgia, is hereby amended to read as follows:

- (a) Distilled spirits shall be sold and delivered to the customer for consumption on the premises during the following hours:
 - (i) Monday through Friday ~~Wednesday~~ hours are from 9:00 a.m. until ~~3:55~~ 2:00 a.m. of the following day.
 - (ii) Thursday through Saturday hours are from 9:00 a.m. until ~~2:55~~ 2:30 a.m. on Sunday.
 - (iii) Sunday hours are from 12:30 p.m. until ~~2:55~~ 2:00 a.m. on Monday as permitted by section 4.5.15.
- (b) Sales and deliveries during all other hours are prohibited. All licensed establishments must close their premises to the public and clear their premises of patrons by ~~3:30 a.m.~~ within ½ hour after the time set in this chapter for discontinuance of the sale of alcoholic beverages on the premises and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

Section 2: Section 4.5.15 – Sunday sales of The Code of the City of Stonecrest, Georgia, is hereby amended to read as follows:

- (a) Licensed establishments deriving a minimum of sixty (60) percent of their total annual gross food and beverage sales from the sale of prepared meals or food, or licensed establishments deriving at least sixty (60) percent of their total annual income from the rental of rooms for overnight lodging, are authorized to apply for a Sunday sales permit to sell and serve alcoholic beverages, malt beverages and wine by the drink from 12:30 p.m. on Sunday until ~~2:55~~ 2:00 a.m. of the following Monday
- (b) Applicants for a Sunday sales permit shall complete a form and affidavit furnished by the City Manager or his designee. The City Manager or his designee may, at anytime, require that the

- 42 licensee obtain an audit prepared by a certified public accountant, at the licensee's expense, to
43 ensure compliance. If an audit reveals that incorrect, incomplete or misleading information
44 was submitted on and/or with the Sunday sales form and/or affidavit, then, the permit shall
45 be automatically revoked by the City Manager or his designee. No later than March 31st of
46 the license year, licensee shall submit a report on monthly sales by category for the prior
47 calendar year.
- 48 (c) All annual permit renewals shall be filed with the City Manager or his designee not later than
49 November 30 of the year preceding the license year for which the permit is to be issued. All
50 renewals are subject to audit prior to being renewed to ensure compliance with this chapter.
- 51 (d) Sunday sales permits may be granted for the full calendar year or for the number of months
52 remaining in the calendar year. The permit fee shall be prorated based on the number of
53 months remaining in the calendar year; partial months shall be counted as a full month. Fees
54 are not refundable and permits shall not be transferable.
- 55 (e) Establishments which qualify for a Sunday sales license are authorized to apply for a
56 temporary Sunday sales permit if they desire to open for special events or holidays. The
57 temporary permit shall be valid for one (1) calendar month and partial months shall be
58 counted as a full month. Licensees must apply thirty (30) days in advance of the issuance
59 date.

60
61 **Section 3: Section 4.5.18 – Hours of sale and operation of The Code of the City of**
62 **Stonecrest, Georgia, is hereby amended to read as follows:**

- 63 (a) Beer and/or wine shall be sold and delivered to the customer for consumption on the premises
64 only during the following hours:
65 (i) Monday through ~~Friday~~ Wednesday hours are from 9:00 a.m. until ~~3:55~~ 2:00 a.m.
66 of the following day.
67 (ii) Thursday through Saturday hours are from 9:00 a.m. until ~~2:55~~ 2:30 a.m. on
68 Sunday.
69 (iii) Sunday hours are from 12:30 p.m. until ~~2:55~~ 2:00 a.m. on Monday as permitted by
70 section 4.5.15.
- 71 (b) Sales and deliveries during all other hours are prohibited. All licensed establishments must
72 close their premises to the public and clear their premises of patrons ~~by 3:30 a.m.~~ within ½
73 hour after the time set in this chapter for discontinuance of the sale of alcoholic beverages on
74 the premises and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

75
76 **Section 4: Section 4.5.21- Sunday sales of The Code of the City of Stonecrest, Georgia,**
77 **is hereby amended to read as follows:**

- 78 (a) Licensed establishments deriving a minimum of sixty (60) percent of their total annual
79 gross food and beverage sales from prepared meals or food, or licensed establishments
80 deriving at least sixty (60) percent of their total annual gross income from the rental of
81 rooms for overnight lodging, are authorized to apply for a Sunday sales permit to sell and
82 serve alcoholic beverages by the drink from 12:30 p.m. on Sunday until ~~2:55~~ 2:00 a.m. of
83 the following Monday.
- 84 (b) Applicants for a Sunday sales permit shall complete a form and affidavit furnished by
85 the City Manager or his designee. The City Manager or his designee may, at anytime,

- 86 require that the licensee obtain an audit prepared by a certified public accountant, at the
87 licensee's expense, to ensure compliance. If an audit reveals that incorrect, incomplete or
88 misleading information was submitted on and/or with the Sunday sales form and/or
89 affidavit, then, the permit shall be automatically revoked by the City Manager or his
90 designee. No later than March 31st of the license year, licensee shall submit a report on
91 monthly sales by category for the prior calendar year.
- 92 (c) All annual permit renewals shall be filed with the City Manager or his designee not later
93 than November 30 of the year preceding the license year for which the permit is to be
94 issued. All renewals are subject to audit prior to being renewed to ensure compliance
95 with this chapter.
- 96 (d) Sunday sales permits may be granted for the full calendar year or for the number of
97 months remaining in the calendar year. The permit fee shall be prorated based on the
98 number of months remaining in the calendar year; partial months shall be counted as a
99 full month. Fees are not refundable and permits shall not be transferable.
- 100 (e) Establishments which qualify for a Sunday sales license are authorized to apply for a
101 temporary Sunday sales permit if they desire to open for special events or holidays. The
102 temporary permit shall be valid for one (1) calendar month and partial months shall be
103 counted as a full month. Licensees must apply thirty (30) days in advance of the issuance
104 date.

105 **Section 5: Section 4.5.24 – Hours of sale and operation of The Code of the City of**
106 **Stonecrest, Georgia, is hereby amended to read as follows:**
107

- 108 (a) Alcoholic beverages shall be sold and delivered to patrons for consumption on the premises
109 only during the following hours:
110 (i) Monday through ~~Friday~~ Wednesday hours are from 9:00 a.m. until ~~3:55~~ 2:00 a.m.
111 of the following day.
112 (ii) Thursday through Saturday hours are from 9:00 a.m. until ~~2:55~~ 2:30 a.m. on
113 Sunday.
114 (iii) Sunday hours are from 12:30 p.m. until ~~2:55~~ 2:00 a.m. on Monday as permitted by
115 section 4.5.15.
- 116 (b) Sales and deliveries during all other hours are prohibited. All licensed establishments must
117 close their premises to the public and clear their premises of patrons within ~~one (1)~~ ½ hour
118 after the time set by this chapter for discontinuance of the sale of alcoholic beverages on the
119 premises and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

120 **Section 6: Section 4.5.26 – Sunday sales of The Code of the City of Stonecrest, Georgia,**
121 **is hereby amended to read as follows:**
122

- 123 (a) Licensed establishments deriving a minimum of sixty (60) percent of their total annual gross
124 food and beverage sales from prepared meals or food, or licensed establishments deriving at
125 least sixty (60) percent of their total annual income from the rental of rooms for overnight
126 lodging, are authorized to apply for a Sunday sales permit to sell and serve alcoholic
127 beverages, malt beverages and wine by the drink from 12:30 p.m. on Sunday until ~~2:55~~ 2:00
128 a.m. of the following Monday. (No later than March 31 of the license year, licensee shall
129 submit a report on monthly sales by category for the prior calendar year.

- 130 (b) Applicants for a Sunday sales permit shall complete a form and affidavit furnished by the
131 City Manager or his designee. An audit may be required at any time to ensure compliance. If
132 an audit reveals that incorrect, incomplete or misleading information was submitted on
133 and/or with the Sunday sales form and/or affidavit, then, the permit shall be automatically
134 revoked by the City Manager or his designee.
- 135 (c) All annual permit renewals shall be filed with the City Manager or his designee not later than
136 November 30 of the year preceding the license year for which the permit is to be issued. All
137 renewals are subject to audit prior to being renewed to ensure compliance with this chapter.
- 138 (d) Sunday sales permits may be granted for the full calendar year or for the number of months
139 remaining in the calendar year. The permit fee shall be prorated based on the number of
140 months remaining in the calendar year; partial months shall be counted as a full month. Fees
141 are not refundable and permits shall not be transferable.
- 142 (e) Establishments which qualify for a Sunday sales license are authorized to apply for a
143 temporary Sunday sales permit if they desire to open for special events or holidays. The
144 temporary permit shall be valid for one (1) calendar month and partial months shall be
145 counted as a full month. Licensees must apply thirty (30) days in advance of the issuance
146 date.
147

148 **Section 3:**

- 149 1. It is hereby declared to be the intention of the Mayor and City Council that all sections,
150 paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their
151 enactment, believed by the Mayor and City Council to be fully valid, enforceable and
152 constitutional.
- 153 2. It is hereby declared to be the intention of the Mayor and City Council that, to the
154 greatest extent allowed by law, each and every section, paragraph, sentence, clause or
155 phrase of this Ordinance is severable from every other section, paragraph, sentence,
156 clause or phrase of this Ordinance. It is hereby further declared to be the intention of the
157 Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph,
158 sentence, clause or phrase of this Ordinance is mutually dependent upon any other
159 section, paragraph, sentence, clause or phrase of this Ordinance.
160
- 161 3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
162 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
163 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is
164 the express intent of the Mayor and City Council that such invalidity, unconstitutionality,
165 or unenforceability shall, to the greatest extent allowed by law, not render invalid,
166 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses,
167 sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed
168 by law, all remaining phrases, clauses, sentences, paragraphs and sections of the
169 Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
170

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

ORDINANCE 2018-_____

- 171
172 4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith
173 are hereby expressly repealed.
174
175 5. The within ordinance shall become effective upon its adoption.
176

177 **SO ORDAINED AND EFFECTIVE** this the ____ day of _____, 2018.

178 Approved:

179
180
181 _____
182 Jason Lary, Sr., Mayor

183
184
185 As to form:

186
187
188 _____
189 City Attorney

190 Attest:
191
192
193 _____
194 City Clerk



CITY COUNCIL AGENDA ITEM

SUBJECT: ORDINANCE TO AMEND THE BUILDING PERMIT FEE SCHEDULE AND LAND DEVELOPMENT FEE SCHEDULE IN THE CITY OF STONECREST

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 04/03/2018 Work Session: 04/04/2018 Council Meeting: 04/16/2018

SUBMITTED BY: City Attorney

PURPOSE: This ordinance is to amend the building permit fee schedule and land development fee schedule in the City of Stonecrest

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION: First Read

41 sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed
42 by law, all remaining phrases, clauses, sentences, paragraphs and sections of the
43 Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.
44

45 4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith
46 are hereby expressly repealed.
47

48 5. The within ordinance shall become effective upon its adoption.
49

50 6. [The provisions of this Ordinance shall become and be made part of The Code of the City
51 of Stonecrest, Georgia, and the sections of this Ordinance may be renumbered to
52 accomplish such intention.]

53 **SO ORDAINED AND EFFECTIVE** this the ____ day of _____, 2018.

54 Approved:
55

56
57 _____
58 Jason Lary, Sr., Mayor
59

60 As to form:
61

62
63 _____
64 City Attorney
65

66 Attest:

67
68
69 _____
70 Brenda James, City Clerk
71

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Exhibit A

BUILDING PERMIT FEE SCHEDULE

Minimum permit fee	\$175
Technology Fee added to each permit	\$20

BUILDING PERMIT

NEW CONSTRUCTION - ALL TYPES

Step 1: Determine the Construction Type and Occupancy Group
 Step 2: Find the Construction Cost per SF from the ICC Building Valuation Chart and multiply by the project SF
 Step 3: Multiply the Construction cost by .0065 to determine the Permit fee (\$6.50 per \$1000)
 All fees will be calculated based on the Currently adopted ICC Valuation Table
Plan Review Fee: Minimum \$50 up to 10K Project Value after which the plan review fee will be 20% of the permit fee with no cap.
Note: All fees to be collected at the time of plan submittal unless previous arrangements are made.
Trade permit fees are included in new ground up building permits. Affidavits are required.

INTERIOR TENANT FINISH/ RESIDENTIAL REMODEL

Minimum permit fee	\$175
Technology Fee added to each permit	\$20
Commercial Interior finish:	\$6.00 per \$1000 of value of work
Residential renovation/ addition/ repair	\$6.00 per \$1000 of value of work
Plan Review Fee: Minimum \$50 up to 10K Project Value after which the plan review fee will be 20% of the permit fee with no cap.	
Trade permit fees are not included in interior finish or remodel building permit fees	

OTHER FEES

Certificate of Occupancy Fee/ Letter of Completion Fee	\$50
Special Administrative Fee - 5 days or less	\$200
Special Administrative Fee - 14 days	\$300
Permit Extension - same owner	\$300
Change of Contractor after permit issued	\$175
Working without valid permit	Double permit fee
Permit Fee refunds after plan review completed	50% of total fee
House moving permit	\$150
Swimming Pool	Base fee of \$100 up to 16k value then \$6.50 per \$1000 value added
Demolition (Single Family)	\$100
Demolition (Commercial Family)	Base fee of \$100 up to 16k value then \$6.50 per \$1000 value added
Temporary Construction Trailer	\$100
Temporary Structure	\$150
Minimum Miscellaneous Fee	\$100
Grease Trap	Base fee of \$100 up to 16k value then \$6.50 per \$1000 value added
Irrigation system	\$100

REINSPECTION FEES - BUILDING AND TRADES

Reinspection - 1st occurrence	\$25
Reinspection - 2nd occurrence	\$50
Reinspection - 3rd and others	\$100

PLUMBING PERMITS

Base permit fee	\$100
Technology Fee (added to each permit)	\$20
Fee per plumbing fixture	\$5
Fee per gas service added	\$25
Fee per grease trap	Base fee of \$100 up to 16k value then \$6.50 per \$1000 value added
Sprinkler system per residential unit	\$18

Sprinkler system per commercial suite/ building	Base fee of \$100 up to 16k value then \$6.50 per \$1000 value added	
Sewer service per unit		\$30
Water service per unit		\$30
Miscellaneous fee		\$15
HVAC PERMITS		
Base permit fee		\$100
Technology Fee (added to each permit)		\$20
Fee per heating appliance		\$35
Fee per cooling appliance		\$35
Fee per residential exhaust fan		\$15
Fee per commercial exhaust fan		\$25
Fee per gas service added		\$25
fee fer commercial vent hood		\$80
Fee per residential vent hood		\$25
Miscellaneous fee		\$15
ELECTRICAL PERMITS		
Base permit fee		\$100
Technology Fee (added to each permit)		\$20
Temporary Service Pole		\$25 each
Number of receptacles		\$2 each
Number of Light Fixtures		\$2 each
Service Panel between 30 amps and 125 amps		\$20 each
Service Panel between 126 amps and 400 amps		\$30 each
Service Panel 401 amps and above		\$40 each
Number of appliances including furnace and air conditioning		\$5 Each
Swimming pool, spa, jacuzzi		\$50 each
Miscellaneous equipment		\$20 each
Construction trailer		\$50
Power reconnect		\$50 base fee
Low Voltage(residential)		\$25 per unit
Low Voltage (commercial)		\$50



CITY COUNCIL AGENDA ITEM

SUBJECT: Execution of Comprehensive SPLOST Management Contract with Grice Consulting Group LLC

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 04/12/2018

Council Meeting: 04/16/2018

SUBMITTED BY: Council Members Cobble, Rob Turner and George Turner

PURPOSE: To execute a full and comprehensive SPLOST Management Contract with Grice consulting Group LLC. This contract should include the previously drafted proposal and fee schedule provided by Grice Consulting at the August 2, 2017 Work Session.

HISTORY:

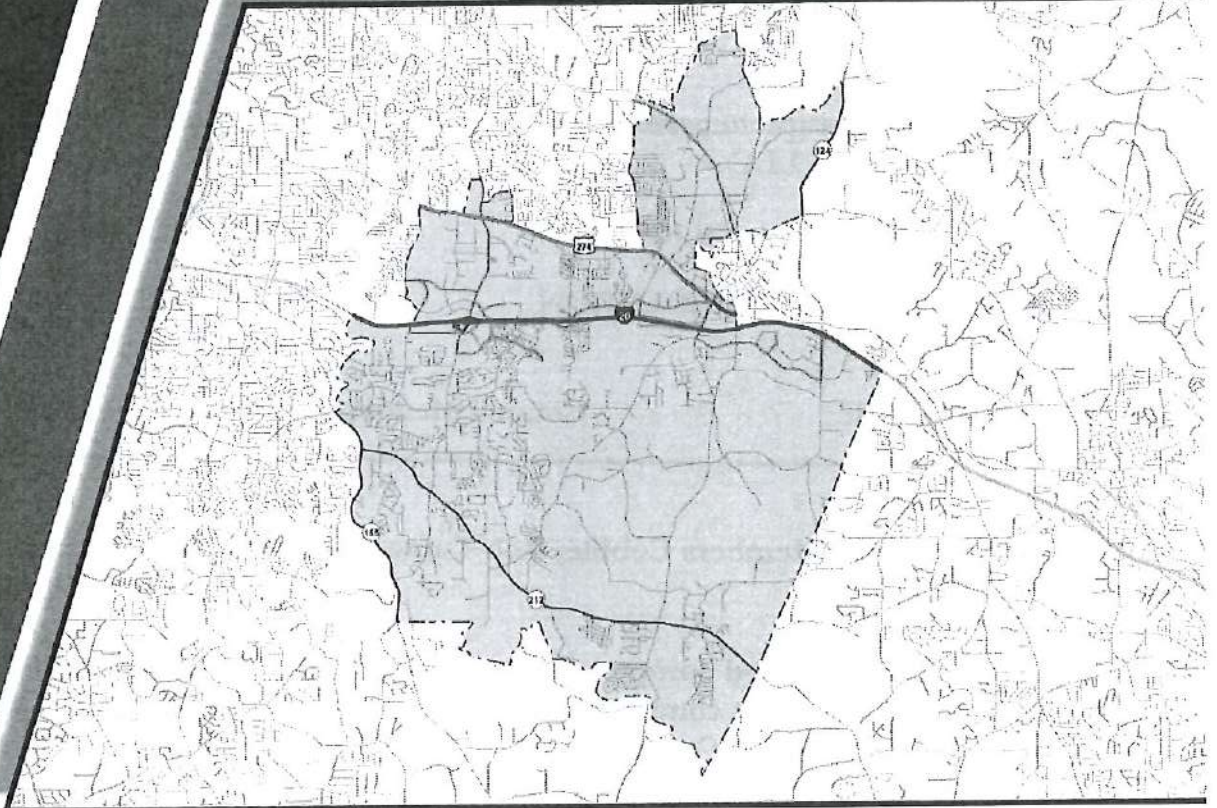
FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



City of Stonecrest Comprehensive Transportation Plan



A Proposal Submitted By:



GRICE CONSULTING
GROUP

August 14, 2017

Request for Qualifications: City of Stonecrest Comprehensive Transportation Plan

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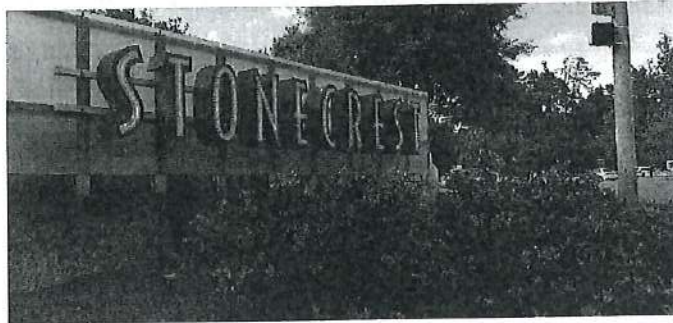
APPENDIX

Appendix 1: Project Experience

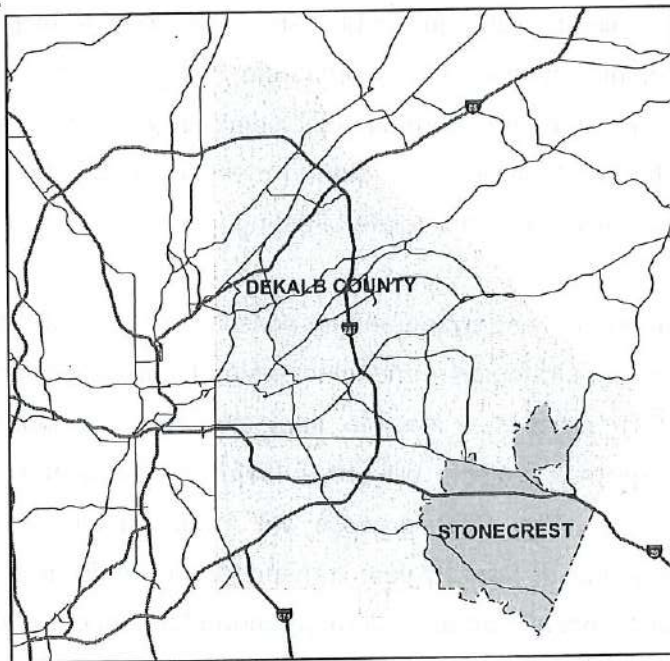
Appendix 2: Professional Services Fees

EXECUTIVE SUMMARY

City of Stonecrest is located in south Dekalb County, and just 20 minutes from Downtown Atlanta. City of Stonecrest is part of the Greater Atlanta Metropolitan Area, where significant growth and development continues. Figure below depicts the location of the City within DeKalb County.



Dekalb County has experienced unprecedented growth, which has resulted in substantial impacts to community patterns and congestion, capital investment, and transportation infrastructure needs. Effective land use and transportation decision-making requires complex and pertinent information. The current Dekalb County Comprehensive Transportation Plan (CTP) was completed in 2014. A plan for City of Stonecrest is needed to establish new priorities for short-, mid- and long-term planning to benefit the citizens and businesses.



The value of conducting this CTP is to establish city-wide goals, needs, and priorities that are needed to meet long-term growth projections within the area. It allows the City to address core elements as well as other elements identified by the local jurisdiction.

Statement of Interest

Grice Consulting Group stands ready to conduct the City's CTP, which will include reviewing current plan and projects, comprehensive public and stakeholder involvement, effective current and future needs analysis, and recommended transportation policy and programming designed to enhance mobility and connectivity within the context of the City's overall integrated goal structure, and to tackle the on-going challenge of limited revenue.

A major goal of the CTP is to offer a foundation for the development of future projects for City of Stonecrest. To ease the project selection process for the regional program, the CTP will provide solid, realistic, justifiable, short and long term project justification including public involvement, phasing and supportable cost estimates for implementable and necessary projects. Appropriate information including project descriptions and user-friendly mapping will be readily available to assist staff in meeting the call for projects. The CTP will also offer a forecast of transportation-related funding.

With a thoroughly analyzed and responsive CTP, City of Stonecrest will have tools necessary to implement strategies to meet increasing local and regional demand. An additional product of the CTP process, a feasible, implementable, supportable, and fundable short and long-term program of projects, will prove useful for rapidly and successfully completing future calls for projects. The CTP process will offer stakeholders and voters a comprehensive understanding of horizon year transportation needs. If demonstrated effectively, the voting public will have a clear and informed understanding of the need for projects.

Grice Consulting Group transportation planning approach successfully integrates the experience and expertise of our technical Team with the vision of residents, staff, officials, institutions, and other stakeholders. Our Team offers a solid foundation in technical transportation planning analytical techniques as well as a wealth of experience integrating complex principles with user-friendly assessment tools. We believe that, while sound technical analysis is imperative, blind reliance on model output can fail to integrate the character and needs of the local community outside the hands of experienced planning

professionals. In addition to detracting from an area's livability, identifying the wrong menu of projects can become an unsustainable financial burden for many communities.

Our approach is community driven and technically supported with detailed neighborhood focus. We will develop, enhance, update, and further customize the transportation planning process, and develop analytical tools for project prioritization, cost estimation, and livability to assure the adequacy and viability of proposed solutions.

City of Stonecrest's position provides special challenges and opportunities. Transportation should serve the land uses of the City but should not alter them in a way that is detrimental to the City's quality of life and place-based characteristics. We are excited about the opportunity to help the City support its vision of livability, and relish the opportunity to implement sustainability concepts in the development of a transportation work program for the City. We believe that our team is best suited to help the City in this endeavor for three reasons: our people, our local experience and our approach.

Our People - Grice Consulting Group offers transportation and planning staff including John J. Funny, Lei Fang, Mahdi Pour-Rouholamin and Mark D. Farris, who worked with other cities, counties and communities around the Atlanta region and the United States to develop solutions that work. We can share experience and examples from around the region and nationally, demonstrate how we listen to members of a neighborhood, and integrate complex analytical tools to find solutions.

Our Local Experience – Key personnel listed above were intimately involved with the completion of the City of Atlanta Comprehensive Transportation Plan and have experience with transportation issues in the Atlanta region. We believe the ability to draw on unparalleled expertise grounded by strong local relationships will serve the City well in enhancing working relations with Georgia DOT, ARC, MARTA and other local, regional, and state institutions. Our Team not only led the City of Atlanta CTP, but also completed twelve other CTPs in metropolitan Atlanta, including Coweta County and Spalding County CTP, several Atlanta

Beltline Subarea Master Plans, the Streetcar Expansion Study, to name a few, as well as numerous other neighborhood studies. The unique strength offered by the team is the savvy to strengthen existing partnerships and create new collaborative opportunities by developing and emphasizing areas of mutual need and agreement.

Our Approach – We will emphasize opportunities to knit together diverse interests while developing transportation and land use planning solutions to a future of increasing traffic and scarce revenue. To approach the City's vision of collaboration of land use and transportation to reach sustainable goals, our comprehensive community outreach effort will direct our technical work. We will develop tools for technical planning for use by decision-makers in coordination with outreach results to ensure feasible, implementable, fundable, realistic short- and long-range solutions that are supportable for community residents and stakeholders. Data and analysis will be brought to stakeholder meetings and public workshops, and multi-modal analytical tools will frame a process that can identify needed projects. Projects will be technically evaluated to ensure feasibility and funding, but they will also be generated and supported by the community.

INTRODUCTION OF THE TEAM

Grice Consulting Group will provide City of Stonecrest with the depth of resources, talent and commitment needed to support the development of the City of Stonecrest. Our company shares a philosophy of transportation planning built around implementation of mobility solutions that work for all users and that contribute to the larger community goals.

Description of Firm

Since 1995, Grice Consulting Group has served as a planning and engineering consulting firm with offices in Atlanta, GA, Columbia SC, and Washington, DC. The firm has extensive experience with both private clients as well as with local, state, and federal transportation agencies. Grice Consulting Group is a certified minority business enterprise (MBE/DBE) with several agencies.

Grice Consulting Group's staff has performed a wide range of tasks on projects, affording its background in the planning and engineering discipline. Our staff of professionals is well-versed in various technical areas as they relate to Strategic Planning, Project / Program Management, On-Call Engineering Services, Airport Planning and Design, City/Urban Planning, Transportation Planning and Traffic and Transportation Engineering and Intelligent Transportation Systems, and is capable of recognizing problems, making the appropriate recommendations, and finally, incorporating the recommendations to resolve the problem.

Grice Consulting Group principals provide a combination of over 75 years of experience in all phases of city/urban planning, project/program management, traffic and transportation engineering, including numerous projects involving traffic and transportation studies, transportation planning and design, transit planning and studies, intersection and roadway operations, smart growth planning, neighborhood/community planning, mixed use development transportation studies, traffic signal design and timing, traffic signal system design and operation, and Intelligent Transportation Systems (ITS) related projects.

Key Personnel

John J. Funny, MITE – Mr. Funny will serve as Principal-in-Charge for the CTP and will be the day-to-day point of contact for the City's Project Manager and for project technical matters. With over 30 years of experience as an engineering consultant to local, state, and federal transportation agencies, Mr. Funny has performed a wide range of tasks on projects throughout the country, affording him a broad background. His specialties are traffic studies, transportation planning and engineering, master planning, corridor studies, circulation plans, transit facilities, streetscape improvements, parking facilities, intersections and roadway operations/design, traffic signal design and operation, and Intelligent Transportation Systems (ITS). John has also participated in several design projects, which utilized his expertise in developing construction plans, specifications, and estimates. With a proven track record in conducting comprehensive traffic and transportation studies, John continues to offer innovative solutions in the analysis of key transportation issues.

Lei Fang, Ph.D., PE, PTOE - Dr. Fang is a Traffic Engineer with Grice Consulting Group providing comprehensive traffic studies, modeling and designing services. She has performed and supervised transportation planning studies and traffic engineering projects in Georgia and throughout the country. She is involved in traffic forecasts, travel demand modeling, traffic simulation, planning, intersection and corridor studies, and traffic operational analysis. Dr. Fang has also performed and managed on-call services contracts for GA, SC and DC Department of Transportation. She has over 9 years of experience in the public and private sectors.

Mahdi Pour-Rouholamin, Ph.D., M.ITE, A.M.ASCE - Dr. Pour-Rouholamin serves as a Traffic Engineer at Grice Consulting Group. Mahdi's main responsibilities include providing traffic forecasts and modeling, operational analysis of roadway facilities, transportation planning, and safety studies and evaluations. His extensive prior work experience encompasses managing and performing numerous traffic-related projects in Iran and throughout the United State. Specifically, over the past 5 years, he has been the project leader and key team member for eight federally- and state-funded project to improve commuting experience and

enhance safety for all road users in the nation. He has conducted comprehensive safety studies for the states of Alabama and Illinois, which includes crash data collection, statistical modeling, field observation, and countermeasure development. He possesses 7 years of experience in academia and industry with both public agencies and private sectors.

Mark D. Farris -Mr. Farris has more than 20 years of professional experience in intelligent transportation systems. Mark's engineering experience encompasses civil engineering, traffic engineering, transportation management, and intelligent transportation systems (ITS) design. Mark has produced concise, thorough, and detailed civil and transportation engineering designs, and has achieved a broad base of experience in intelligent transportation systems construction inspection.

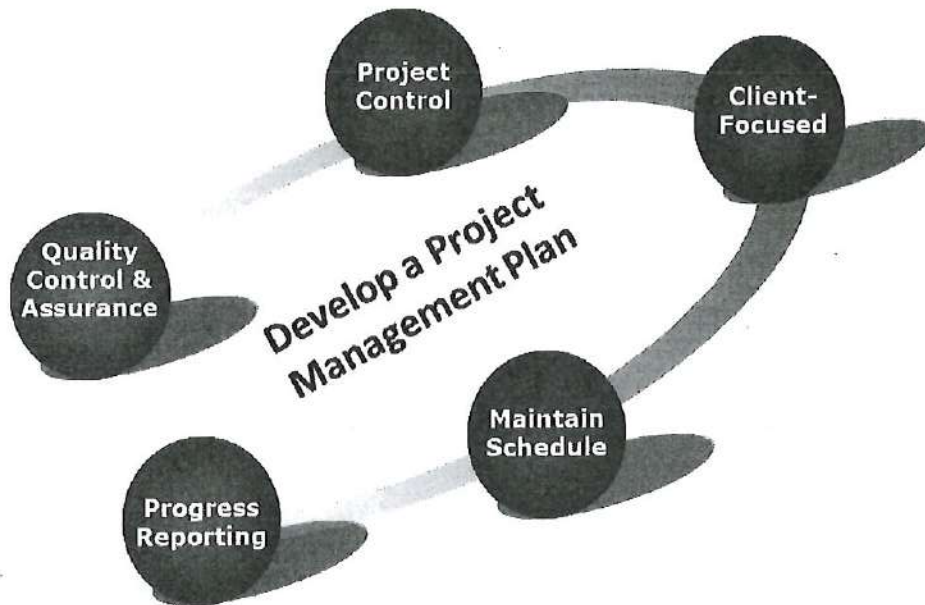
TECHNICAL APPROACH

Grice Consulting Group will conduct an approach focused on the unique characteristics of the City of Stonecrest. Using a creative methodology, we will work closely with City staff, stakeholders and the public to develop a distinctive program of transportation and land use projects and policies that captures the spirit of City of Stonecrest while meeting the needs identified through the planning process.

Task 1: Project Management

Task 1.1: Project Management Plan and Community Engagement Plan (PMCEP)

Project kickoff objectives will be to prepare for the City staff to review as a part of the Project Management Plan (PMP) and the Community/Stakeholder/Public Involvement Plan (PIP). Using the most recent "Minimum Standards and Procedures for Local Comprehensive



Planning" from the Department of Community Affairs as a resource, Grice Consulting Group will develop a PMCEP that incorporates the project schedule, including project milestones, deliverables, and key decision-making points. In addition, the PMCEP will include:

- Communication Protocol

- Process for addressing concerns/issues
- City Staff Review Process
- Community Outreach and Communication Strategies, both internally and externally
- Communications and On-line Process and Protocol

Prior to drafting the PMCEP, Grice Consulting Group will meet with the City staff to discuss the above listed items, the project schedule, other substantive direction, and “house-keeping” issues. The PMCEP will be drafted and submitted for review and approval by the City staff prior to posting on the project website.

An aggressive, creative and customized public and stakeholder involvement approach will be discussed with the City staff prior to preparing and implementing the Community/Public Involvement Plan. Evening open house meetings are acceptable and often required but more interesting and stimulating features will be applied throughout the PIP including the following.

Task 1.2: Project Management Meetings

Grice Consulting Group will organize and conduct technical and project management monthly meetings with the City that are concise, productive, and directly related to this project. Grice Consulting Group proposes to conduct monthly meetings throughout the project. The primary purpose of these meetings is to keep all involved parties informed of the project status and to discuss various project elements.

Typical elements of a meeting agenda for a project management meeting are as follows:

- Review of minutes from previous meeting and consultant’s project status report.
- Review of previous month’s action items.
- Review of project submittals.
- Review of data, findings, methodologies, etc.

In addition to the project’s regularly scheduled project management meetings, it is envisioned that Grice Consulting Group will be called upon for attendance at meetings throughout the life

of this project. Following each of the above meetings, minutes will be prepared and distributed, along with a list of action items, to all attendees and others as appropriate.

Deliverables:

- Project Management Strategy
 - Documented process to complete the contract within schedule and budget
 - Project Schedule
- Stakeholder Engagement and Outreach Strategy
 - Identification of Key Stakeholders Committee
 - Documented Plan for Engagement for additional Key Stakeholders
 - Documented Plan for Community Engagement
 - Project Schedule

TASK 2: Engagement

Grice Consulting Group shares the philosophy that lasting transportation solutions for the City will emerge when people throughout the community are brought together in a spirit of cooperation. We will develop a Community Engagement Plan that will attract and actively involve residents, employees, and local business interests from around the City. Our outreach process relies upon several layers and tools for connection:

- We will employ one-on-one interviews and focus group meetings to initiate detailed discussion with key stakeholders (property owners, advocates, neighborhood leadership, business leaders, GDOT, and surrounding jurisdictions)
- We will undertake a public process that is more than just information sharing. We will actually set up open, working studios at which our professionals will work on technical elements of the plan while the public is encouraged to participate at their discretion.
- We will advocate for a series of proactive work sessions with the project Committee. By bringing the key decision makers through the process with us, our adoption efforts will not require “selling” the plan, but simply affirming the agreed upon outcomes.

In addition to making personal connections at meetings over the course of the process, project information will be available to the broader public throughout.

Task 2.1: On-line Engagement and Graphic Sharing Environment

Grice Consulting Group will create and maintain website pages and take advantage of the City's extensive communication network to assure that up-to-date information is readily available. The website will include tools for participation and input, interactive map tools for commenting on and nominating projects, an environment for nominating and commenting on policies, strategies or initiatives, and interview tools that help participants weigh trade-offs in transportation decision making and funding.

As a module to the website, GCG Team will create a photo sharing environment to assist with conducting outreach and engagement throughout the planning process. The photo-sharing environment will provide for a wide array of opportunities to share photos that may include an array of best practices.

Task 2.2: Community Meetings/Work Sessions

A broad array of communication tools will be employed to reach out to the citizens of City of Stonecrest. Data and feedbacks will be collected to identify and understand the top priorities for each community. The final list of outreach strategies will be developed as an initial step in the project, but our initial ideas include:

- Presentation of all materials to the City Council in conjunction with advisory committee participation at key technical milestones.
- Targeted outreach to specific communities and special population using techniques appropriate to each audience.
- Traditional Public Meetings as well as on-line surveys and participation techniques.
- Key social media strategies will be employed to ensure full and complete participation.



Key Technical Milestones for Community/Public Involvement

- VISION - What is your vision of the City of Stonecrest? Has it changed since the last CTP was developed? How does transportation support the vision and fit with visions of economic vitality, sustainability, community life? How do you want to travel within the city?
- EXISTING CONDITIONS – Do the existing conditions accurately reflect your experience of living, working, visiting the City of Stonecrest?
- NEEDS ASSESSMENT - Have your needs been acknowledged in the analytics of the study?
- ALTERNATIVE FUTURE SCENARIOS – Do these scenarios reflect your sense of the choices? Are there other considerations? What is your preferred alternative future? Why? What projects are most critical to get to the desired alternative?
- IMPLEMENTATION PLANS – Here are the factors being evaluated to prioritize projects? Do they match up with your sense of important considerations?

Task 2.3: Open Houses

As the planning process approaches the final stage, Grice Consulting Group will host Open Houses with City of Stonecrest to share the final recommendations. The Open House style meetings will allow the public to verify that the recommendations takes into account comments provided during the planning process.

Task 2.4: Stakeholder Committee

The focus of this group will be on participation by neighborhoods, advocacy organizations and special populations. This group will meet three times over the course of the planning process. Working closely with the City staff, and using information garnered from the previously completed CTP, through the PIP interviews, Grice Consulting Group will identify likely



representatives to serve on the Stakeholder Committee. This group will meet at the same technical decision milestones as the larger technical advisory committee and will be allowed to weigh in on key topics before the issues are discussed with the general public. Key stakeholders for interactive engagement may include:

- Dekalb County;
- Georgia Department of Transportation;
- Atlanta Regional Commission; and
- Clubs, Organizations, Citizens, etc.

In addition to neighborhood representatives, key constituency groups might include: senior populations, special interest groups, bicycle and pedestrian advocacy groups, business interests, colleges and universities, school board, traditionally underrepresented community, most directly impacted groups, and others, to be determined in consultation with the interview process and further discussion with the City's CTP Project Manager.

Task 2.5: Technical Committee

Creation of a Technical Advisory Committee – this broad committee is envisioned to include a wide variety of expertise, and a number of working groups within its parameters. Final membership will be determined in close consultation with the City CTP project manager. Once the technical advisory committee is established and a kick-off meeting is held, the group will meet regularly to ensure adequate attention is paid to the special needs of various perspectives. Goals, values, strengths and challenges will be defined, and discussing regarding how these issues will be promoted. We believe it is important that all key decision makers contribute to and buy into the study direction and processes as early in the process as possible to avoid the need for backtracking later.

For planning purposes, we would envision that the Technical Advisory Committee would meet 3 times over the course of the project in conjunction with key technical information decisions or milestones. In addition, we would request representatives on the Technical Advisory Committee to assist in dissemination of information and announcements of public

outreach opportunities through their existing communication networks, both on-line and through more traditional techniques. This added layer of public information dissemination will help ensure that the vast and diverse publics of City of Stonecrest are reached by the CTP team's efforts.

Task 2.6: Interviews

Grice Consulting Group will conduct interviews during this planning process with commercial property owners, partner organizations and community organizations. This effort will be a key to the efficient use of limited public transportation dollars. We must grasp the degree to which private sector investments can be leveraged to accomplish public goals. We have found that the only way to get a real handle on this potential is to have a talk with property owners and stakeholders, and partner agencies. Typically, it is in these interviews that many pressing issues for the community emerge.

Task 2.7: Social Media and Traditional Media Strategy

Social media has become a primary source to reaching a massive amount of people via electronic medium. With the advancement of this technology, users rely heavily on social media to make contact with the public. As the public involvement plan develops, Grice Consulting Group will explore various means of social media (such as Facebook and Twitter) that would be appropriate for this planning process.

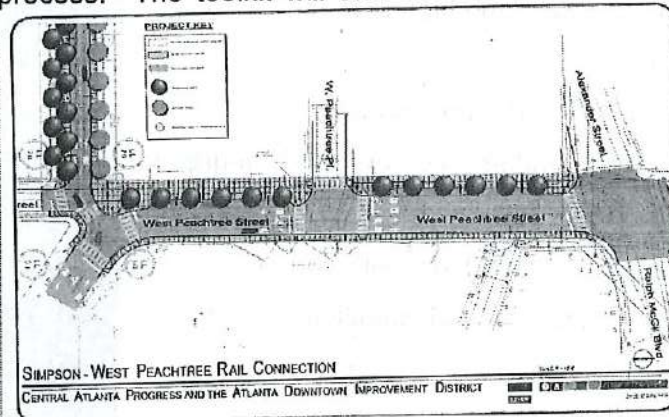
Task 2.8: Concept and Design Workshops

These public workshops will be the centerpiece of the development of the transportation plan. At least two workshops (concept and design) will be arranged. The concept workshop is intended to define goals and values, and the design workshop will address concerns and responding to community and stakeholder input with a series of candidate project concepts. Our workshops are multi-disciplinary, working design sessions where stakeholders, designers, technical experts, and the public work together to develop design and planning

solutions. We will conduct our workshops on-site and over several days, allowing easy public access and team field-testing.

In addition to the above workshops, Grice Consulting Group will also provide the following:

- On-line meetings – Grice Consulting Group will facilitate and host on-line meetings utilizing web-based tools, such as Webinars, to conduct meetings throughout the planning process. These meetings will be scheduled and announced using the community engagement contact list available to the Grice Consulting Group.
- Planning Roadshow – Grice Consulting Group will develop a toolkit that can be taken to schools, festivities, events or other recreational activities. The toolkit will include information about the planning process. The toolkit will also include an interactive activity to engage the participants at these events.
- Speaker's Bureau – Grice Consulting Group will identify a list of opportunities to participate as a speaker to educate the citizens about the planning process.



Deliverables:

- Statement of Desired CTP Outcomes
- Community Engagement Opportunities
- Project Graphics
- Survey Results / Data Analyses
- Project Website

TASK 3: Inventory of Existing Conditions

Grice Consulting Group will obtain, organize, and analyze data completed during the previous DeKalb County CTP by working closely with the City, County, ARC, municipality, and GDOT staff to identify accurate and effective additional sources of data. An inventory of the existing transportation system will be compiled, including a field review of roadways with a functional classification of collector, arterial, expressway and Interstate. Grice Consulting Group will assemble the travel demand model data output from ARC to determine the level of service and to develop performance measures for future improvements. The data to be collected and the data source for CTP include:

- Transportation System State of Good Repair/Maintenance;
- Streets, roads and highways
- Transit
- Non-motorized Transportation
- Freight corridors, centers and at-grade crossings
- Human Services Transportation
- Bridge Inventory and conditions
- Aviation
- Rail
- Traffic Control Infrastructure and ITS
- Roadway ADT, congestion, hotspots/bottlenecks and speeding
- GIS data
- Crash data
- Emergency Preparedness
- Design volume capacity from ARC travel demand model updated to include recent ARC forecasts and network
- Average daily trip (ADT) volumes from GDOT
- Programmed improvements from the LCI, CID, CIP, and current DeKalb County CTP



- Existing right-of-way width from property appraiser, public works, or field measurement in the case of maintained rights-of-way
- Provision or existence of bicycle and/or pedestrian features, or apparent demand for such based upon worn shoulder areas indicating existing use, from field review, bicycle suitability ratings

To ensure coordination and to collect appropriate data, Grice Consulting Group will collect and analyze relevant studies and plans. Grice Consulting Group will meet with City staff to determine the extent, format, and availability of GIS data maintained by the City. Mapping data will be updated to form the basis for developing an expanded ArcView database of the existing transportation system, land use, and environmental constraints. Additionally, since much of the same data is used for future year's analyses, the database/GIS system will be used as the basis for future years' analyses. Other ArcView and ArcInfo coverages are readily available from regional and state sources and will be incorporated for the purpose of enhancing the project mapping. Available coverages include jurisdictional boundaries, place names, hydrography, census data, and others.

Deliverables:

- Inventory of Existing Conditions Report

TASK 4: Assessment

Task 4.1: Establish Vision and Goals

It is essential to know the community's values in order to effectively narrow the field of alternative solutions. The creation of a culture of transportation investment that relies upon more than vehicular mobility requires the development and articulation of performance criteria that relate to larger community goals. No transportation model ever developed a vision. The vision comes from the community and, the goals of the visioning effort will be to assure that transportation recommendations flow from and are supportive of the community's larger values and goals, rather than the outputs of models or analyses.

Not only will we incorporate the goals of previous studies that applies and various neighborhood and community plans; but also we will talk with citizens, stakeholders and elected officials about how the transportation plan can improve their lives. Toward these ends, we propose to hold visioning work sessions with the City, the Stakeholder and the Technical Committees and the general public.

Task 4.2: Needs Assessment

The needs assessment must address the full range of transportation modes and systems. This contextual understanding provides a high degree of insight on regional connectivity. Grice Consulting Group will assess needs based on existing model forecasts, vision, public and stakeholder input and our extensive local and regional knowledge. Grice Consulting Group will look through the needs, which include these areas:

- Roadway System Needs
- Vehicle Operations Needs
- Safety Needs
- Bicycle and Pedestrian Needs
- Regional Access Needs
- Transit Needs

Deliverables:

- Assessment of current and future conditions
- Funding Trends Analysis

TASK 5: Recommendations

Task 5.1: Policy Recommendation

Grice Consulting Group will identify potential policies that City of Stonecrest can adopt to formalize its pursuit of the plan's recommended approach. These include policies that guide day-to-day efforts the City takes in maintaining its transportation system as well as policies relating to broader ambitions and objectives.

Task 5.2: Candidate Projects

A series of work sessions with City staff will be organized to evaluate the candidate projects identified in the district and citywide analysis phases. Grice Consulting Group will identify key transportation improvements and which connections should be implemented with public monies and which connections could be built through private development.

As the establish of City of Stonecrest, a new plan is needed to establish short-term priorities for the next five years and consider projects appropriate for mid- and long-term planning. The team will consider projects from previous Dekalb CTP, existing LCI, local and regional plans. It will also considered projects suggested by public input. Travel needs will focus on short distance commuting and recreational.

We will develop short-, mid-, and long-term action plan. The candidate project will cover at least following topics:

- Bridges
- Bicycle Routes
- Intersection Reconfigurations
- Intersection Signalization
- New Streets
- Operational Corridors
- Pedestrian-Oriented Projects
- Roadway Realignment
- Roadway Capacity Projects
- Projects from the Regional Transportation Plan
- Multi-Use Trail Projects
- Truck routes
- Traffic calming
- Access Management
- Traffic Control and ITS

Task 5.3: Implementation and Funding Options

Clearly, there is a need to be informed, savvy, and prepared to access all possible funding sources. Grice Consulting Group will conduct a review of alternative funding sources early on in the project to ensure that the CTP are prepared in such a way to support grants and funding applications for a variety of programs. Federal, state, regional, and innovative funding sources will be explored and documented in as part of the existing conditions work performed early in the CTP process. Special funding sources to be considered include federal funds that promote innovative research, planning and operational projects, foundation grants that promote active living, health, and other leading edge topics, and other funding sources (public and private) that focus their resources on sustainability and livability.

Grice Consulting Group will analyze and develop an implementation strategy with project costs and prioritization for short term and long term work program for all modes of travel.

Task 5.4: Project Prioritization

A main goal of the CTP is to organize recommendations and projects in a manner that can be effectively understood and easily implemented. Development of an agreed-upon program of projects to be used to guide the activities of City staff is the next step in the City's transportation planning process. Buckets of projects are needed to allow for elected official participation in prioritization and subsequent programming in local and regional funding activities. A realistic prioritized list of projects that is fiscally constrained, as well as the ability to assess the impact of NOT doing a project is thus a primary output of the CTP process.

Project recommendations for the City of Stonecrest CTP will be based on a methodology that addresses the City's specific goals and objectives and aligns with the broader, regional project evaluation process. One of the key goals of the CTP is to update local plans to be used as input for the regional planning process, with the intent to identify or re-confirm local community priorities consistent with the regional transportation and development plan. Developing a project prioritization process that balances consideration of local and regional investment needs will be critical to the success of the plan.

Our proposed process will:

- Ensure that the City transportation investment strategies support local and community level needs;
- Link to the City's stated goals and objectives for the CTP; and
- Complement the regional process to ensure that proposed transportation improvements fare well, and can compete with, the many other proposed projects that the ARC will be evaluating for funding in future transportation plans.

We propose to develop a project prioritization methodology within a larger performance-based planning process. A performance-based planning process supports transparent and effective investment decisions by directly linking project selection criteria to plan goals and objectives through a targeted set of performance measures. CTP goals and objectives will be defined as part of an earlier Task. The goals will express the desired, long-term transportation and development aspirations for the City. The objectives will structure the preferred methods and strategies to be used to attain goals. Performance measures that align with CTP goals and objectives will be defined, as part of the prioritization process, to allow the City to evaluate investment options and monitor progress towards achieving success of the plan. The criteria applied for selecting performance measures will include:

- Technical feasibility and availability of data - Ability of performance measures to be quantified with existing and readily available modeling tools and resources. This will ensure data compatibility and technical clarity with the larger regional planning process.
- Ease of understanding and usefulness in decision-making - Evaluation criteria will focus on a "vital few" measures that clearly and directly link to CTP goals and objectives. Redundant and duplicative measures will be avoided, as well as measures that cannot be clearly communicated to decision-makers and the public.
- Performance measures to be considered fall into the following categories that can be used to help guide selection of project evaluation criteria for the CTP:
 - Mobility – Project's impact on congestion
 - Connections – Project's impact on movement to regional centers

- Safety – Location’s safety record
- Economic growth – Project’s impact on economic development and freight movement
- Environment/Community Impact – Location’s proximity to environmentally or culturally sensitive land uses

To supplement the performance evaluation of potential CTP investment strategies, we also propose a project-level benefit/cost (B/C) assessment. This assessment could include monetization of a number of different benefits and costs; for example, dollar-value of travel time savings for passenger and commercial vehicles, fuel cost savings, maintenance costs, criteria pollutant and greenhouse gas emissions impacts, safety impacts, and/or work zone delays due to project construction.

Prioritization Tool

To operationalize the project prioritization process, we will develop an easy-to-use, excel-based prioritization tool. We will work with the City to compile the necessary modeling data needed to calculate the impact of each project across each performance measure. Within the spreadsheet tool, projects will be awarded up to 100 points for each performance measure, based on how well the project performs in relation to other projects. For example, the project performing the best in terms of delay reduction (as an example measure) would get 100 points; the project performing the worst would receive 0 points; and all other projects would receive a score/point value between 0-100, depending on their relative, proportional impact between the two. The points for each measure can then combined into a single 100-point project score, using predefined weights for each performance measure.

Benefit-cost calculations will also be conducted within the spreadsheet tool; combining project-level performance data with a set of B/C parameters used to monetize project benefits and costs. We will discuss with city staff the best way to combine B/C and performance scores to support prioritization of projects. Examples include a tiering approach, in which B/C and performance scores are bucketed into tiers based on high or low performance and B/C,

or simple combination of B/C and performance score into a combined metric that can be used to rank projects from best to worst performing.

Grice Consulting Group is intimately familiar with project prioritization processes, as well as the databases and technical tools needed to support project evaluation.

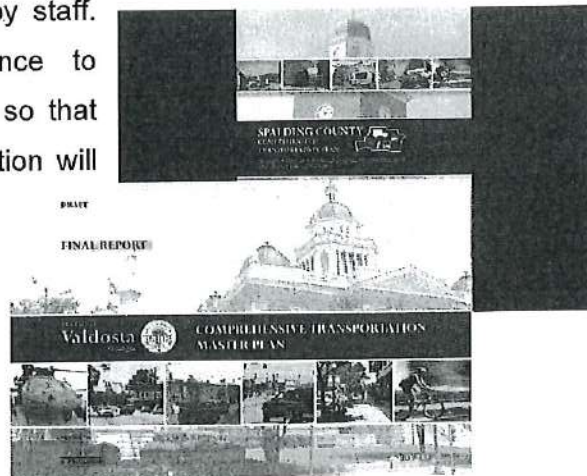
Deliverables:

- Short-, Mid-, and Long-term Action Plans
- Policy Recommendations
- Infrastructure Expansion and Support Ideas

TASK 6: Final Deliverables

Grice Consulting Group will employ its experience to develop documentation designed to be useful for City staff and other stakeholders. Final documentation will include a proposed process for continuing effective and implementable ongoing transportation planning for the years between CTPs.

Grice Consulting Group Members have completed a significant number of CTPs and understands documentation requirements. Essential to effective documentation is providing drafts in sufficient time for thorough review by staff. Grice Consulting Group has the experience to anticipate concerns and exceed expectations so that reviewer's time is used sparingly. Documentation will be provided as requested in electronic draft format or hard copy as appropriate. Final documentation will be provided in hard copy and electronic format to allow maximum versatility and dissemination.

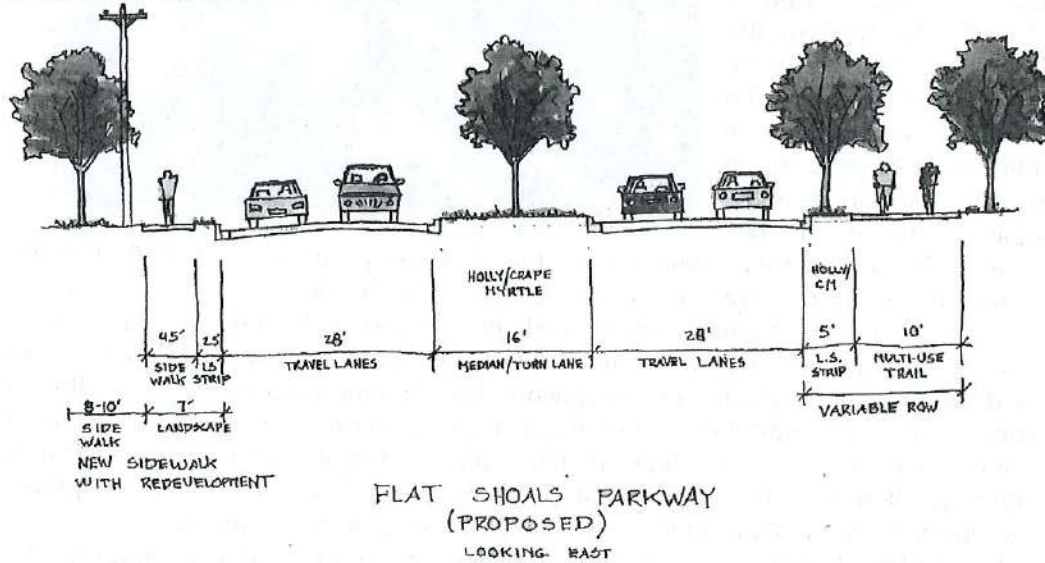


APPENDIX 1: Project Experiences

Project Name: DeKalb County Comprehensive Transportation Plan
Project Location: DeKalb County, Georgia

Project Description:

Grice Consulting Group was responsible for successfully completing DeKalb County Comprehensive Transportation Plan, which focused on major public investments anticipated for the next 25 years to meet the County's land use, transportation, and economic development goals. Grice Consulting Group utilized an approach that was community driven, rather than technically driven. Grice Consulting Group used computer models and analytical tools to assure the adequacy and viability of proposed solutions and worked closely with communities to reach agreement.



Grice Consulting Group conducted detailed inventories of existing conditions and established transportation goals and objectives. Grice performed analysis on current and future scenarios at the Transportation District Level and at the Citywide and Countywide Levels in order to provide recommendations, funding strategies, and a process for prioritization and implementation of the various Transportation Projects. The Plan was completed and submitted to the Board of Commissioners for adoption. ARC reviewed the plan and approved the CTP.

Contact: Andrew Baker, AICP
Director of Planning and Sustainability
DeKalb County
Phone: (404) 371-2178
Email: aabaker@dekalbcountyga.gov

Project Name: DeKalb County Board of Health Master Active Living Plan (MALP)
Client Name: DeKalb County, GA

Project Description:

Grice Consulting Group provided services on the DeKalb County Master Active Living Plan for four separate study areas, including: Covington Highway Corridor, Flat Shoals Parkway, Indian Creek MARTA Station, and Panola Road/Salem Road. The goal of the plans was to improve the integration of physical activity and other healthy behaviors into the daily routines of county residents. Grice factored in reports from the DeKalb County Board of Health's Behavioral Risk



Factor Surveillance System Report, which reflected that 24 percent of DeKalb County residents were obese and 53 percent do not get the recommended level of physical activity. In addition, research in the Atlanta region and nationwide reflected that the ways communities are built directly and indirectly impact the health of their residents by encouraging or discouraging certain healthy behaviors. By planning communities with this in mind, the physical health and overall quality-of-life for residents can be improved. The Grice Consulting Group team assessed existing health, socio-economic, land use and urban design, and transportation conditions within each study area. Through an intense public involvement and agency coordination effort, recommendations were made that can:

- Improved pedestrian/bicycle connections of activity centers to nearby neighborhoods, parks, schools, and other public facilities
- Created a safer traveling environment for all modes of travel
- Encouraged development with an emphasis on mixed-use, compact development, interconnected streets, multi-modal accessibility, and increased public space

These goals, along with community-specific aspirations that emerged from the public outreach process, were instrumental in guiding the plan for each of the study areas. Implementation action plans were prepared that identified specific health, land use/urban design and transportation related improvements that provided direction for short-term and longer-term implementation. A list of non-traditional funding sources was researched and provided to augment more traditional funding resources.

Contact: Andrew Baker, AICP
Director of Planning and Sustainability
DeKalb County
Phone: (404) 371-2178
Email: aabaker@dekalbcountyga.gov

Project Name: Kensington LCI Transit Oriented Development Plan
Client Name: DeKalb County, GA

Project Description:

Grice Consulting Group studied and evaluated areas and corridors within a community for DeKalb County and provided redevelopment plans to guide future development, transportation improvements and a streetscape and beautification plan in support of the community's vision.



The project consisted of four elements:

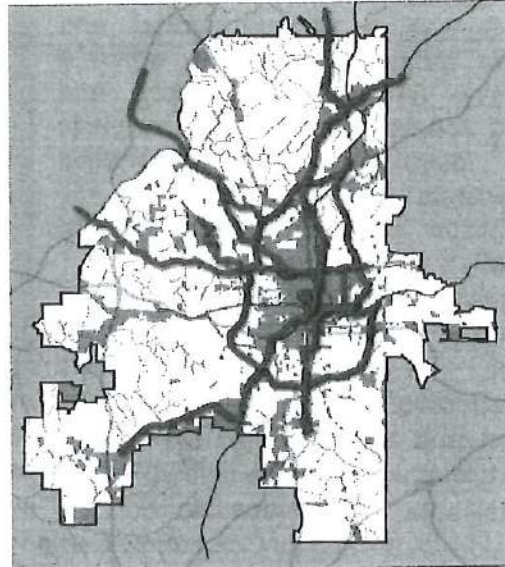
- **Vision:** The plans incorporate public input and redevelopment considerations into an integrated vision and strategy. The goal of the visioning effort was to shape a set of future residential, commercial, institutional, transportation and land uses that are well balanced, sustainable, and compatible with the community's desired character, which took into consideration Healthy Community Design ideas.
- **Redevelopment and Land Use Planning:** The goal of the redevelopment analysis was to identify assets that can be built upon to attract growth that enhanced the community. The analyses included economic and market trends in both the immediate study area and local contexts and explored opportunities to promote beneficial development.
- **Transportation, Landscape and Streetscape:** The projects identified transportation, landscape and streetscape improvements that improved the pedestrian and bicyclist realm, lighting enhancements that increased vehicular and pedestrian/bicyclist safety and security, improved area aesthetics, and other gateway or signature features in the public right-of-way.
- **Implementation:** The final element of the plan identified strategies that outlined the next steps for the community to turn their vision into reality, with prioritized actions and accompanying information about who would be responsible, when the action should occur, order-of-magnitude cost (if applicable), source of funding, and related information.

Contact: Andrew Baker, AICP
Director of Planning and Sustainability
DeKalb County
Phone: (404) 371-2178
Email: aabaker@dekalbcountyga.gov

Project Name: City of Atlanta Comprehensive Transportation Plan
Client Name: City of Atlanta, GA

Project Description:

Grice Consulting Group, as lead firm in the Atlanta Transportation Planning Group Joint Venture, developed, for the first time, a Comprehensive Transportation Plan (CTP) that will connect the City to its neighborhoods and activity centers in an efficient and cost-effective manner, providing a variety of alternative modes of travel for citizens and visitors. The team developed and implemented a robust Public Involvement Plan that provided several opportunities for citizens, businesses and stakeholders to provide input into the CTP process. The goal of the project was to create a barrier-free transportation system that ties the City together and offers accessibility to citizens and the traveling public plus the millions who visit the City annually as tourists or conventioners.



An additional goal was to ensure that the City was effectively connected to the rest of the region and that the region is connected to its integral center. Grice Consulting Group conducted the transportation elements of the CTP, including;

- Traffic Analysis
- Bicycle and Pedestrian Safety
- Circulation Assessment

Grice also made recommendations for transportation improvement projects, including installation of sidewalks and streetscapes, and improvements to pedestrian crossings, intersection operations, safety, and transit. Grice Consulting Group developed a Project GIS Map book, which geo-coded all recommendations in a graphical format with all associated project details (location, district, project description, project cost, project owner, etc.). The City of Atlanta CTP was adopted by the City Council and approved by ARC. The project was awarded a GPA Planning Association Award for Innovative and Creative Public Involvement.

Contact: Janide Sidifall
Director, Office of Mobility Planning
City of Atlanta
Phone: (404) 865-8593
Email: JSidifall@atlantaga.gov

Project Name: Coweta County Comprehensive Transportation Plan
Project Location: Coweta County, Georgia

Project Description:

As a major sub-consultant, Grice Consulting Group was responsible for successfully completing Coweta County Comprehensive Transportation Plan, which focused on major public investments anticipated for the next 25 years to meet the County's land use, transportation, and economic development goals. Grice Consulting Group utilized an approach that was community driven, rather than technically driven. Grice Consulting Group used computer models and analytical tools to assure the adequacy and viability of proposed solutions and worked closely with communities to reach agreement.



This approach has shown that creativity is fostered through an open, public process that resulted in consensus driven solutions based on sound principles. After identifying short and long-range needs and strategies to meet the needs, Grice Consulting Group developed project management plans that clearly outlined how transportation projects would be managed with definable milestones and deliverables.

Grice Consulting Group conducted detailed inventories of existing conditions and established transportation goals and objectives. Grice performed analysis on current and future scenarios at the Countywide Levels in order to provide recommendations, funding strategies, and a process for prioritization and implementation of the various Transportation Projects. The Plan was completed and submitted to the Board of Commissioners for adoption. ARC reviewed the plan and approved the CTP.

Contact: Tavoires Edwards, AICP
Transportation Manager
Coweta County Transportation & Engineering Department
Phone: (770) 683-2300
Email: tedwards@coweta.ga.us

Project Name: Beltline Feasibility Study; Beltline Redevelopment Plan; Beltline Subarea Master Plans –Subareas 1, 2, 3, and 10

Client Name: Atlanta BeltLine Inc.

Project Description:

The Atlanta BeltLine is a visionary project with the potential to transform the City of Atlanta. The project involves reviving an inner-city industrial landscape by providing over 12,000 acres of new parks and green space, 33 miles of recreational trails, and extensive mixed-use development centered upon a 22-mile transit and park path loop. Grice Consulting Group assessed the potential transportation impacts of the BeltLine loop, the land use changes, and redevelopment that are expected to accompany it. The transportation planning and urban design elements included an analysis of healthy community design analysis to effectively provide transportation alternatives to some 54 neighborhoods adjacent to the BeltLine loop.



Grice Consulting Group conducted the transportation planning and traffic engineering studies elements of four of the ten subareas studies. The project included Database Preparation, Public/Stakeholder Involvement, Data Acquisition and Planning, GIS Mapping, Safety Analysis, Existing Traffic Operations Analysis and Transportation Planning, Healthy Community Design, Alternative Analyses, Future Traffic Operations Analysis and Transportation Planning and Alternative Conceptual Designs. Because of the multi-modal transportation system within the City and the proposed transit element of the plan, detailed analyses included an assessment on traffic analysis, pedestrian safety, circulation assessment, road diet, access management strategies, truck routing, railroad crossings, mobility and connectivity issues and transit facilities. Recommendations were made for transportation improvement projects, including installation of sidewalks and streetscapes, and improvements to pedestrian crossings, healthy community designs, intersection operations, and transit.

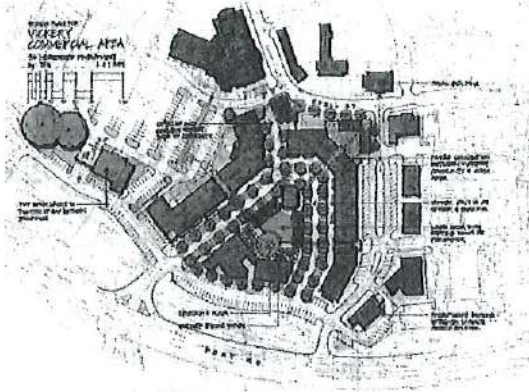
Contact: James Alexander
Housing Policy and Development Director
Atlanta BeltLine
Phone: (404) 614-8300
Email: jalexander@atlbeltline.org

Project Name: Atlanta Regional Commission Livable Centers Initiatives (LCI)
Client Name: Atlanta Regional Commission, Atlanta, GA

Project Description:

Grice Consulting Group studied and evaluated areas and corridors within a community for the Atlanta Regional Commission (ARC) and provided redevelopment plans to guide future development, transportation improvements and a streetscape and beautification plan in support of the community's vision. Grice Consulting Group led a multi-disciplinary team in the development of the ARC LCI plans. The project consisted of four elements:

- **Vision:** The plans incorporate public input and redevelopment considerations into an integrated vision and strategy. The goal of the visioning effort was to shape a set of future residential, commercial, institutional, transportation and land uses that are well balanced, sustainable, and compatible with the community's desired character, which took into consideration Healthy Community Design ideas.
- **Redevelopment and Land Use Planning:** The goal of the redevelopment analysis was to identify assets that can be built upon to attract growth that enhanced the community. The analyses included economic and market trends in both the immediate study area and local contexts and explored opportunities to promote beneficial development.
- **Transportation, Landscape and Streetscape:** The projects identified transportation,



landscape and streetscape improvements that improved the pedestrian and bicyclist realm, lighting enhancements that increased vehicular and pedestrian/bicyclist safety and security, improved area aesthetics, and other gateway or signature features in the public right-of-way.

- **Implementation:** The final element of the plan identified strategies that outlined the next steps for the community to turn their vision into reality, with prioritized actions and accompanying information about who would be responsible, when the action should occur, order-of-

magnitude cost (if applicable), source of funding, and related information.

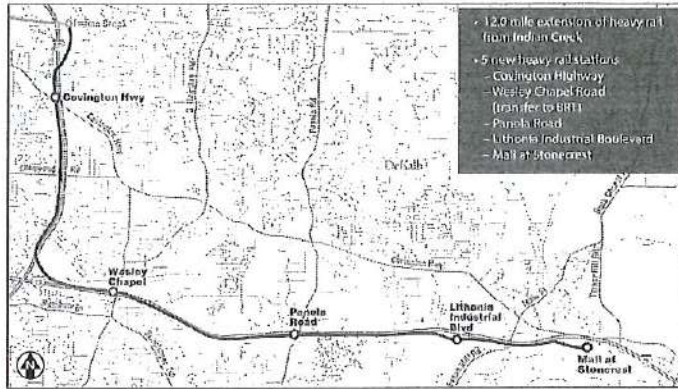
Contact: Rob LeBeau
Manager
Atlanta Regional Commission
Phone: (404) 463-3212
Email: rlebeau@atlantaregional.com

Project Name: MARTA General Planning Consulting (GPC) Services
Client Name: City of Atlanta, GA

Project Description:

Task 1 – I-20 MARTA Extension Environmental and Planning Studies

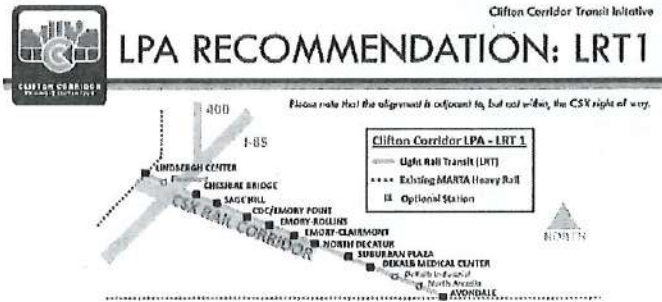
Grice Consulting Group was responsible for providing professional services for data collection, field inventory and review, traffic forecasts and forecasting studies, traffic engineering safety and operational analyses for the proposed extension of MARTA transit line from Indian Creek Transit Station to a proposed transit station at Wesley Chapel Road, from Wesley Chapel Road proposed station to a proposed station at Turner Hill Road (Stonecrest Mall) and finally from Wesley Chapel Road proposed station to Downtown Atlanta. The project scope included a transit planning, transportation planning and traffic engineering operational study at each of the ten (10) transit stations along the proposed routes, and the development of safety and operational improvement recommendations. In addition to transit planning document development, forecasted ADT and DHV traffic was developed for the entire project to support the Environmental Documentation that was prepared and submitted to FTA.



Wesley Chapel Road proposed station to Downtown Atlanta. The project scope included a transit planning, transportation planning and traffic engineering operational study at each of the ten (10) transit stations along the proposed routes, and the development of safety and operational improvement recommendations. In addition to transit planning document development, forecasted ADT and DHV traffic was developed for the entire project to support the Environmental Documentation that was prepared and submitted to FTA.

Task 2 – Clifton Corridor Transit Planning Studies

Grice Consulting Group was responsible for providing professional services for data collection, field inventory and review, traffic forecasts and forecasting studies, traffic engineering safety and operational analyses for a light rail transit connection between Emory University and the Lindberg MARTA Station. The project scope included the development of a VISSIM model to determine the impact of the proposed light rail facilities. A final report was submitted on the model development to support requirements of FTA. Additionally, Grice Consulting Group supported documentation for the Environmental approvals.



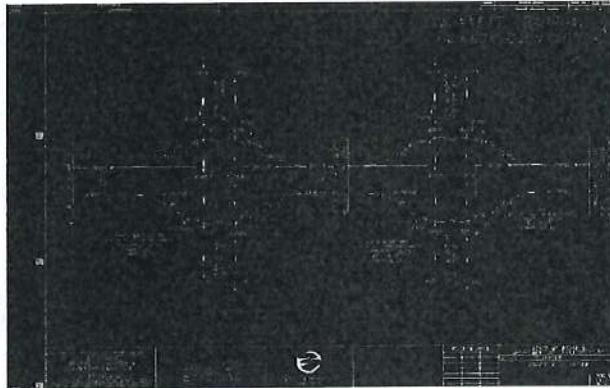
Contact: Don Williams
 Senior Director, Transit System Planning
 MARTA
 Phone: (404) 848-4422
 Email: drwilliams@itsmarta.com

Project Name: Statewide Traffic Projections and Forecasting Studies (Task Orders 1, 2, 3 and 4)

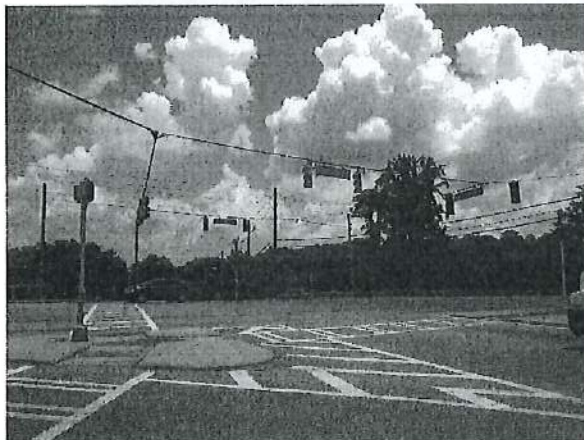
Client Name: Georgia Department of Transportation

Project Description:

Grice Consulting Group provided services for GDOT statewide traffic projections and forecasting studies. The projects are under four (4) separate task orders, which included sixty-five (65) individual traffic forecasting projects. Grice Consulting Group is responsible for providing professional services for data collection, field inventory and review, traffic forecasts and forecasting studies following the requirements as prescribed in the Georgia Department of Transportation Plan



Development Process and Plan Presentation Guide. Each project scope includes the development of existing average annual daily traffic (AADT), existing peak (AM and PM) hourly daily traffic volumes (DHV), base year and design year build ADT and DHV, and base year and design year no-build ADT and DHV. In addition, ADTs and DHVs were developed with 24 hour truck percentages for single unit trucks and combination trucks. All project documentation, including a methodology technical memorandum and traffic forecasting Microstation drawings are submitted for each project.



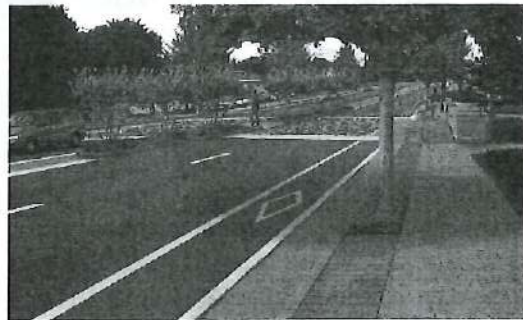
Contact: Rhonda Niles
GDOT - Office of Planning
(404) 631-1924 Office
(404) 631-1957 Fax
Email: rniles@dot.ga.gov

Project Name: Valdosta Transportation Master Plan

Project Location: Valdosta, Georgia

Project Description:

Grice Consulting Group assisted the City of Valdosta in completing their Comprehensive Transportation Master Plan, which focused on major public investments anticipated for the next 25 years to meet the City's land use, transportation, and economic development goals. Grice Consulting Group utilized an approach that was community driven, rather than technically driven. The plan was developed to address all modes to include, pedestrian, bikes, transit and freight. Grice Consulting Group used computer models and analytical tools to assure the adequacy and viability of proposed solutions and worked closely with communities to develop a plan that was communicated and engaged the stakeholders.



This approach has shown that creativity is fostered through open, public processes that result in consensus driven solutions based on sound principles. After identifying short and long-range needs and strategies to meet the needs, Grice Consulting Group developed a project management plan that clearly outlined how transportation projects would be managed with definable milestones and deliverables. Grice provided capable and well-qualified public involvement specialists tasked with "getting the word out" and reaching as many citizens as possible within the City.

Grice Consulting Group conducted detailed inventories of existing conditions and established transportation goals and objectives. Grice performed analysis on current and future scenarios at the citywide level in order to provide recommendations, funding strategies, and a process for prioritization and implementation of the various Transportation Projects for all modes.

Contact: Larry H. Hanson
City Manager
Phone: (229) 242-2600
Email: hanson@valdostacity.com

PROFESSIONAL SERVICES FEE:

Phase I: Develop Transportation Project List - \$ 162,400

Phase II: Develop Comprehensive Transportation Plan - \$ 480,000

Phase III: SPLOST Program Management – (Estimated 7-8% of
SPLOST TOTAL AMOUNT)



CITY COUNCIL AGENDA ITEM

SUBJECT: Adjustment to the Authorized Spending Limit for the Mayor and City Manager

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input type="checkbox"/> RESOLUTION | <input checked="" type="checkbox"/> OTHER |

Date Submitted: 04/12/2018

Council Meeting: 04/16/2018

SUBMITTED BY: Council Members Cobble, Rob Turner and George Turner

PURPOSE: To adjust the authorized spending limit from \$50,000 back to \$25,000.

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution Delegating and Authorizing the Mayor to Sign Certificate of Payment of Costs in Appeals from Chapter 27 of Special Land Use Permit Decisions

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Date Submitted: 04/12/2018

Council Meeting: 04/16/2018

SUBMITTED BY: Emily E. Macheski-Preston

PURPOSE: To authorize and delegate as the appropriate signatory of certificate of payment of costs and or bonds in appeals from Chapter 27 special Land Use Permit Decisions.

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST

RESOLUTION 2018-_____

40

41

42 Attest:

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46 _____
Brenda James, City Clerk

