



## CITY OF STONECREST, GEORGIA

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*Honorable Mayor Jason Lary, Sr.*

*Council Member Jimmy Clanton, Jr. – District 1*

*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Council Member Tammy Grimes – District 5*

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### CITY COUNCIL MEETING AGENDA

VIRTUAL MEETING

September 28, 2020

7:00 p.m.

Citizen Access: URL

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** Megan Reid, City Clerk
- III. **INVOCATION**
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA**
- VI. **MINUTES:**
  - a. Approval of the September 14, 2020 City Council Meeting Minutes
- VII. **PRESENTATIONS:**
  - a. October is **National Code Compliance Month**
  - b. **Georgia Rock the Vote** – October 24, 2020
  - c. **Zoning Ordinance Revision Update** – The Collaborative Firm
- VIII. **APPOINTMENTS:**
  - a. N/A
- IX. **PUBLIC COMMENTS**

*(this meeting will be conducted virtually, the public comments received via email in advance of the meeting will be read into the minutes by the City Clerk)*
- X. **PUBLIC HEARINGS:**

- a. SLUP-20-002 (6623 Housworth Lane) - to operate a childcare home up to five children
- b. SLUP-20-003 (7101 Covington Hwy) - to operate a convenience store with accessory fuel pumps and restaurant with a drive-thru

*(since this meeting will be conducted virtually, only those public hearing comments received via email in advance of the meeting will be read by the City Clerk)*

**XI. OLD BUSINESS:**

- a. Approve **COVID-19 Relief Funding Plan Resolution**
- b. Approve **Stonecrest 2020 Paving Project - Phase 2**
- c. Adopt **Parks & Recreation Master Plan**

**XII. NEW BUSINESS:**

- a. Approve **SLUP-20-002** (6623 Housworth Lane) - to operate a childcare home up to five children
- b. Approve **SLUP-20-003** (7101 Covington Hwy) - to operate a convenience store with accessory fuel pumps and restaurant with a drive-thru

**XIII. EXECUTIVE SESSION:**

*(when an executive session is required, one will be called for the following issues:  
1) Personnel, 2) Litigation, 3) Real Estate)*

**XIV. CITY MANAGER COMMENTS**

**XV. CITY ATTORNEY COMMENTS**

**XVI. MAYOR AND COUNCIL COMMENTS**

**XVII. ADJOURNMENT**

*Americans with Disabilities Act*

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

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## VI. Minutes

Minutes from September 14, 2020



## CITY OF STONECREST, GEORGIA

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*Council Member Rob Turner- District 2*

*Council Member Jazzmin Cobble – District 3*

*Council Member George Turner- District 4*

*Council Member Tammy Grimes – District 5*

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### CITY COUNCIL MEETING AGENDA

#### VIRTUAL MEETING

August 24, 2020

7:00 p.m.

Citizen Access: URL

- I. **CALL TO ORDER:** Mayor Jason Lary
- II. **ROLL CALL:** Megan Reid, City Clerk
- III. **INVOCATION-** Council Member Rob Turner led the invocation.
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE COUNCIL AGENDA**

**Motion 1** – made by Council Member Rob Turner to approve the agenda with the addition of adding Policy Setting Agenda for Council Meeting under presentations and was seconded by Council Member George Turner.

**Motion passed unanimously.**

- VI. **MINUTES:**

- a. Approval of Council Meeting Minutes July 13, 2020

**Motion 2** – made by Council Member George Turner to approve the July 13, 2020 Council Meeting Minutes. Seconded by Council Member Rob Turner.

**Motion passed unanimously.**

- b. Approval of Public Hearing Minutes July 13, 2020

**Motion 3** – made by Council Member George Turner to approve the July 13, 2020 Public Hearing Minutes. Seconded by Council Member Rob Turner.

**Motion passed unanimously.**

- c. Approval of the August 10, 2020 City Council Meeting Minutes

**Motion 4** – made by Council Member George Turner to approve the August 10, 2020 City Council Meeting Minutes with the correction of Council Member Cobble’s name in Motion 1. Seconded by Council Member Rob Turner.

**Motion passed unanimously.**

- d. Approval of the August 24, 2020 City Council Meeting Minutes

**Motion 5-** was made by Council Member George Turner to approve the August 24, 2020 City Council Meeting Minutes. Seconded by Council Member Rob Turner.

**Motion passed unanimously.**

- e. Approval of the August 28, 2020 Special Called Meeting Minutes

**Motion 6-** was made by Council Member George Turner to approve the August 28, 2020 Special Called Meeting Minutes and was seconded by Council Member Jimmy Clanton.

**Motion passed unanimously.**

**VII. PRESENTATIONS:**

- a. **2019 Audit Presentation**

Presented by Doug Moses of Mauldin and Jenkins, LLC.

- b. **Policy Setting Agenda for Council Meeting**

Presented by City Clerk Megan Reid.

**VIII. APPOINTMENTS OR PERSONNEL:**

None.

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**IX. PUBLIC COMMENTS**

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

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[Jnlee77@aol.com](mailto:Jnlee77@aol.com)

Vote to place a Stop Work Order on the proposed Metro Green site tonight. Our health and well-being matters as much as our neighbors in Dunwoody.

Sincerely,

A concerned citizen

--

To the Stonecrest Officials:

The hearing confirmed what we knew. The mayor and Stonecrest officials can vote right now to place a Stop Work Order on the Metro Green site. The residents are demanding that this be done tonight. We cannot accept any more excuses or delays. We need to see who will be for the Stop Work Order, and who is against it. Whoever is for us, we will remember you. Whoever will not put that Stop Work Order, we will also remember you. It is time that Stonecrest fully support the residents against Metro Green.

Please put the Stop Work Order on tonight. We cannot accept anything else.

Thank you,

Pyper Bunch

--

Good evening,

The Citizens would like the City Council to place a Stop Work Order on the Metro Green site. We know that Stonecrest officials welcomed Metro Green to our community in the beginning. Your letters are public records now. We also know that no one made any effort to alert the community. We are glad that you all are now saying that you support our fight against Metro Green are Recycling. Now we need you all to do the right thing. Judge Barrie has refused to place a TRO on that site. Therefore, the responsibility is now on all of you. We need construction halted on that site immediately! Please exercise the power that you were elected to enforce.

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Attorney Denmark has advised us that you can do it. We cannot afford to wait another second. Please place the Stop Work Order on tonight.

We are watching and tired of waiting. Do the right thing tonight.

Sincerely,  
Concerned Citizens of South Dekalb

--

C Scott

Who allowed Metro Green Recycling Plant to build in a residential area - less than a mile from schools - yet are concerned about kids going to school during a Pandemic? There will be a cure for COVID-19, what is the cure for Cancer? Please respond with the name(s) of the person/people who signed the permit, when it was signed , and where we - the residents can get a copy.

Thank you

--

Hello,

My name is Marcus T. Gordon and I am a resident of Miller Woods Subdivision in DeKalb County, Georgia. My subdivision is immediately adjacent to the Metro Green Recycling site located at 5152 Snapfinger Woods Rd in Stonecrest, Georgia. As a concerned citizen I cannot stand by and allow a toxic concrete plant to literally be built in the backyard of a residential community.

I am requesting that a Stop Work Order be immediately issued for that toxic site .

Sincerely

Marcus T. Gordon

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To the Stonecrest entire City Council. "Could You Please Put A Stop Order Tonite. Or just tell us that you are not. Can't wait for elections time we won't forget.

William Rembert  
Miller Woods Trail

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Miller Woods Subdivision.

Stop Metro Green.....

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City council,

I hope that over the past few weeks all interested parties have met and concluded that we as a community and citizens of Stonecrest highly rejects to this plant being constructed in this well established neighborhood. Why would they want to build in this particular area is clear, they don't care. I guess I was wrong because I thought Metro Green would be considered M2.

Stonecrest government needs to bite the bullet, so to speak, and do everything possible to stop this plant from being built. It's amazing that there was no Stonecrest news report or video posted welcoming Metro Green to the community like all the other new businesses to the area. It makes we wonder as to how many council members were for and against this plant. If the community hadn't gotten involved and made their request known, the plant would be ready for operations by now. We slowed the process but we want them gone!

One last thing, what is the opposition to the workforce housing plan?

A very concerned resident,

Angela J. Russell

--

Please read for public comment:

Dear City Council Members,

The citizens of Stonecrest are well aware that the City Council has the power to vote and issue a Stop Order. We would like for the City Council to issue a Stop Work Order at today's meeting. Metro Green continues to advance with their construction, despite Judge Barrie's warning of build at your own risk. We are in imminent danger.

I'd like to remind all members of the city council that we are watching and taking note of everyone who refuses to stand up for us. After all you we elected you to be our voice. We will not continue to elect council member who refuse to represent us.

I look forward to hearing from you!

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Respectfully,  
Kamla Gonzales  
Concerned District 2 Citizen

--

Good afternoon,

I am officially requesting that the council put forth a motion to place a "Stop Work Order" for Metro Green Recycling Facility III.

The facility is within 50 feet of the Miller Woods homes and within 200 feet of Windsor Downs homes as well as Crestview apartments.

Metro I nor Metro II are this close to any residential neighborhood. All day six days a week we can hear and feel Metro Green building this toxic facility.

A "Stop Work Order" should be issued by the City of Stonecrest, until the court rules on a decision on the pending TRO.

Thank you  
Jennifer Wilson

--

STOP METRO GREEN RECYCLING ...That is all.... STOP!!!!

Monica PANNELL

--

Monica Gilbert  
Honorable Mayor Lary/City Council of Stonecrest,

As the City of Stonecrest promotes LIVE,WORK,PLAY, how can this be if we can't BREATHE?

I'm asking as a senior citizen of Stonecrest and South DeKalb County, GA that you

PLACE A STOP WORK ORDER AGAINST METRO GREEN RECYCLING.

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If not for the BABY BOOMERS, which includes most of you, then for our future generations!

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**X. PUBLIC HEARINGS:**

**None.**

**XI. OLD BUSINESS:**

**a. Adopt Stonecrest Transportation Master Plan**

There was much discussion by Mayor and Council with the Collaborative Firm and VHB.

**Motion 7-** was made by Council member Rob Turner to approve the Transportation Master Plan and was seconded by Council Member Jimmy Clanton.

**Motion passed unanimously.**

**b. Approve Stonecrest 2020 Paving Project – Phase 2**

After much discussion by Mayor and Council with input from City Attorney Denmark and Deputy City Manager Plez Joyner.

**Motion 8-** was made by Mayor Jason Lary to Approve the Stonecrest 2020 Paving Project Phase 2 and was seconded by Council Member Jimmy Clanton.

**Motion was withdrawn by Mayor Jason Lary after much discussion.**

**Motion 9-** was made by Council Member Tammy Grimes to defer this decision until September 28, 2020 and was seconded by Council Member George Turner.

**Motion passed 4-2 with Mayor Jason Lary and Council Member Jimmy Clanton opposing.**

**c. Approve Stonecrest Housing Authority IGA**

There was much discussion including the question raised regarding the City Clerk's time in maintaining the records for the Housing Authority. City Clerk Megan Reid assured the Mayor and Council that it would not be a problem.

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**Motion 10-** was made by Mayor Jason Lary to approve the Stonecrest Housing Authority IGA and was seconded by Council Member Jimmy Clanton.

**Motion passed unanimously.**

d. Approve **DeKalb County Health Department IGA for COVID-19 Testing.**

**Motion 11-** was made by Mayor Jason Lary to approve the DeKalb County Health Department for COVID-19 Testing from September 8, 2020 until December 11, 2020 and was seconded by Council Member Rob Turner.

**Motion passed unanimously.**

e. **Stonecrest Annexation Plan**

**Motion 12-** was made by Council Member George Turner to give approval to Mayor Lary to gather information regarding the annexation and was seconded by Council Member Rob Turner.

**Motion passed unanimously.**

## **XII. NEW BUSINESS:**

a. Adopt **COVID-19 Relief Funding Plan**

**No action was taken. The COVID-19 Relief Committee will meet and recommend a resolution for Mayor and Council to pass with the Funding Plan.**

## **XIII. EXECUTIVE SESSION**

**Motion 13-** was made by Mayor Jason Lary to go into Executive Session for Legal Matters and was seconded by Council Member Rob Turner.

**Motion passed unanimously.**

**Motion 14-** was made by Council member Rob Turner to adjourn the Executive Session and to go back into the Regular Session and was seconded by Council Member Jimmy Clanton.

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**Motion passed unanimously.**

*(when an executive session is required, one will be called for the following issues:  
1) Personnel, 2) Litigation, 3) Real Estate)*

**XIV. CITY MANAGER COMMENTS**

**Deputy City Manager Plez Joyner thanked everyone for their prayers for his wife.**

**City Clerk Megan Reid announced her 13<sup>th</sup> Wedding Anniversary.**

**XV. CITY ATTORNEY COMMENTS**

**None**

**XVI. MAYOR AND COUNCIL COMMENTS**

**Council Member Jimmy Clanton/District 1** – Glad to hear the Deputy City Manager Joyner’s wife was home from the hospital. Please keep Communications Director Adrion Bell and his family in your prayers as both his sisters are fighting Cancer.

**Council Member Rob Turner/District 2** –Please be careful, wear masks and stay safe.

**Council Member Jazzmin Cobble/District 3** – Thanked the Staff, VHB, and the Collaborative for helping make the Community Meeting regarding the Transportation Master Plan a success. Will keep Mr. Bell’s family in her prayers and glad to here the Mrs. Joyner is home.

**Council Member George Turner/District 4** - Remember the Census and get those who are unaccounted for to complete the Census!

**Council Member Tammy Grimes/District 5** – Reiterated Council Member George Turner’s comments regarding the importance of the Census and also Council Member Jazzmin Cobble’s comment regarding the Transportation Master Plan Community Meeting. Will be praying for Adrion Bell and his family during this difficult time.

**Chief of Staff Iris Settle-** Prayers for Adrion Bell and his family and prayers to his sisters for strength.

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**Mayor Jason Lary** – Thankful to the Council for passing the Transportation Master Plan and the very important IGAs. He also stated he will keep Adrion Bell and the Bell family in his prayers.

## **XVII. ADJOURNMENT**

**Motion 15** – made by Council Member Rob Turner to adjourn the City Council Meeting. Seconded by Council Member Jazzmin Cobble.

**Motion passed unanimously.**

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## CITY COUNCIL AGENDA ITEM

**SUBJECT: Stonecrest Zoning Ordinance Update**

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

**Date Submitted: 09/22/20**      **Work Section:9/22/20**      **Council Meeting: 09/22/20**

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**SUBMITTED BY:** Christopher Wheeler, Planning and Zoning Director.

**PURPOSE:** Give an update on zoning ordinance revisions and present preliminary draft recommendations.

**HISTORY:** This item was heard at the September 16<sup>th</sup> Planning Commission meeting. No action was taken

**OPTIONS:** No action is needed

**RECOMMENDED ACTION:** No action is needed

**ATTACHMENTS:**

- # 1 9/22/20 Zoning 101
- # 2 9/22/20 Needs Assessment
- # 3 9/22/20 Preliminary draft recommendation



## From Planning to Implementation: Preparing the Zoning Ordinance

What is a Zoning Ordinance?

A regulatory tool that implements the **goals** and **vision** of the adopted Comprehensive Plan for a specific City or County.

What does a Zoning Ordinance do for the City?

- It defines how the **process** works for zoning petitions and reviews
- It defines how land is **used**
- It defines how land development is **designed**

How land is used and how land development is designed involves:

- Zoning Districts – establishing the districts that are applicable for the community
- Defining Lots – creating zoning district standards that define size and setbacks
- Managing Massing & Scale – producing architectural and building form standards
- Locations of Uses – defining permitted and prohibited uses for each zoning district

Considerations for how the zoning ordinance should be **formatted**:

- What are the user needs?
  - Multiple groups will be using the ordinance including elected officials, staff, community members, and business owners, so it is important to take each into consideration.
- How can the Zoning Ordinance be user friendly for all groups?
  - A great way to increase usability is by using graphics, charts and tables to illustrate the regulations and by making sure to cross reference other possible applicable sections.

STONECREST



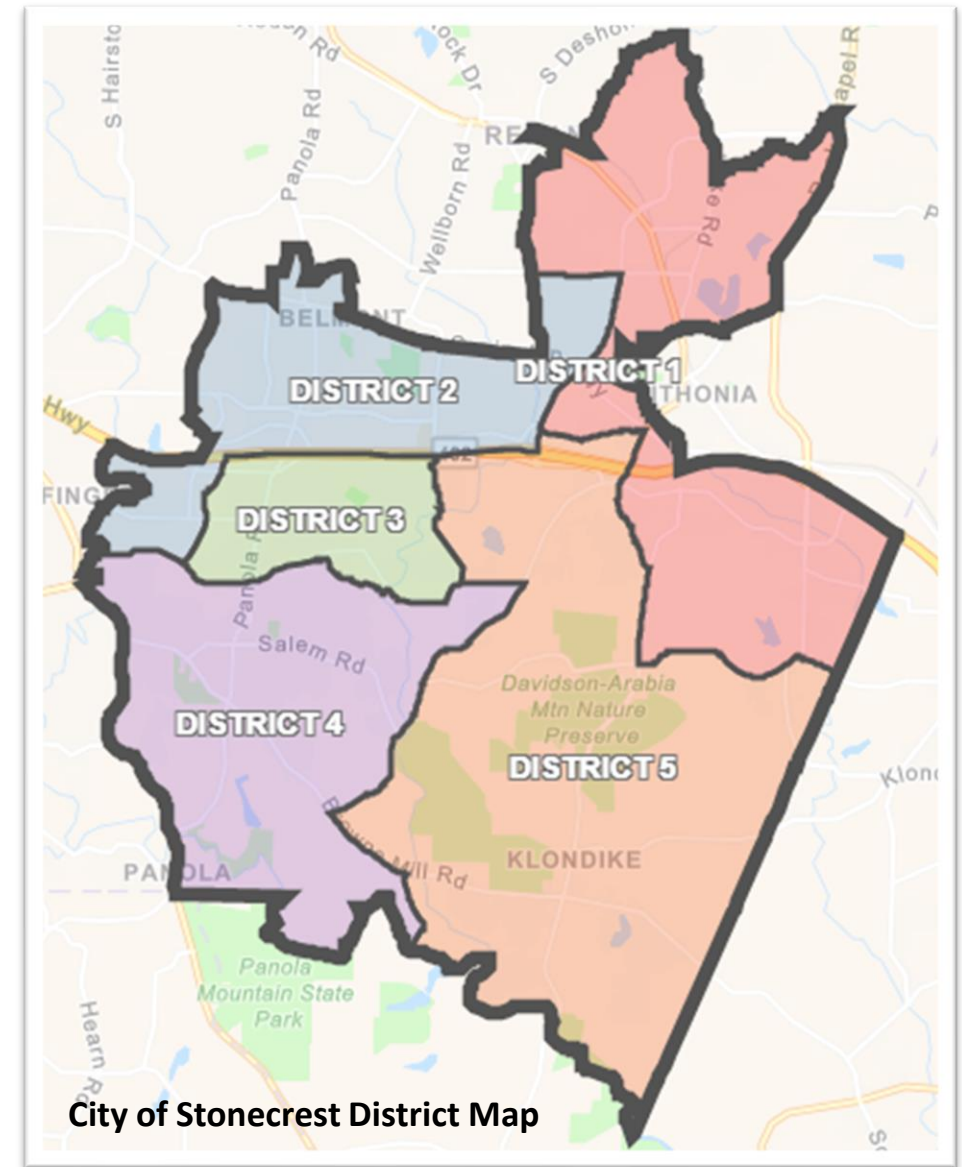
THE  
COLLABORATIVE  
FIRM

City of Stonecrest Zoning  
Code Update: Draft  
Recommendations Report



# Recommendations Report Outline

1. Introduction
2. Zoning Districts Recommendations
3. Overlay Districts Recommendations
4. Uses and Supplement Regulations Recommendations
5. Site Design and Building Form Standards Recommendations
6. Recommendations Takeaways



# Introduction

The City of Stonecrest incorporated in 2017 and adopted a modified version of the DeKalb County Zoning Code in order to aid in the transition. Thereafter the City conducted a planning process to create a Comprehensive Plan, which it adopted in 2019. The plan establishes a long-term vision and action plan for the future development of Stonecrest. To implement the plan, the City commissioned The Collaborative Firm (TCF) to update the current zoning code to reflect the aspirations of the citizens of Stonecrest as expressed in the Comprehensive Plan.

In order to ensure that the zoning code is updated to reflect the overall goals of the City, TCF conducted a series of working meetings with staff and reviewed a range of supporting documents, including the Comprehensive Plan, the DeKalb County Zoning Code, and the MARTA I-20 East Transit Plan. Information gained from these meetings and reviews contributed to a list of overall goals to consider throughout the update process.

An overarching goal that emerged was to ensure the zoning code supports development specific to the City but also protects established neighborhoods and residents. Additionally, Staff expressed a desire to create a more practical and accessible zoning code that outlines clear regulations for staff, applicants, and developers. These goals, in addition to some other more specific considerations, are listed below.

- Maintain the character of the City’s existing neighborhoods especially the large-lot residential and conservation areas in the Arabia Mountain Overlay District
- Enhance the design quality of new development citywide
- Support multi-modal transportation options and inter-parcel connections
- Create a more “user-friendly” zoning code that is accessible to both residents and developers, including an expanded definitions section
- Recognize the potential for MARTA transit stations as an opportunity to focus development
- Encourage higher density and mixed-use development in the City’s centers, particularly around Stonecrest Mall

A Needs and Options Assessment was completed based on the outlined goals. The Needs and Options Assessment presented several choices for revising the code and was reviewed by staff. Staff then provided direction to identify the most viable options and to guide the development of this Recommendations Report. The purpose of this report is to present specific recommendations that provide updates which align with the vision of the City.

Firstly, it is recommended that the entire zoning code is reviewed and updated with a consistent format that will make information easy to access and create a Table of Contents that can be easily updated. While updating the format, the firm will evaluate the arrangement of the articles and overall composition of the code. This revision process will also integrate several amendments that have been passed by the City since the adoption of the DeKalb County code. The firm will also provide administrative and user guides for amendments to ensure consistency in the future.

Another overall recommendation for the update is for the City to begin using Municode, an online database for maintaining City Codes. Many of the smaller Cities around Atlanta use this service and it has proven to help maintain a consistently updated code and provide easy online access to citizens.



**Community, Commerce and Culture  
Working Together to be a World-Class City.**

# Zoning Districts Recommendations

After taking into consideration the current zoning map, existing uses on the ground as well as the goals outlined in the Comprehensive Plan, it appears that the City has been maintaining some un-used and undesired zoning districts. This is likely due to the direct adoption of the current code from Dekalb County, which addresses a much larger area and as a result requires more districts to meet land use needs. The City of Stonecrest is a more concentrated area, and therefore has the ability to focus in on more specific needs and manage the permitted uses of their districts more closely. Fewer zoning districts with more specific permitted uses and design requirements will make the code easier to use and more likely to meet City policy goals. As such, it is recommended that the City eliminate the following zoning districts from the code.

## Commercial Districts Recommended to be Removed

- OIT – Office Intuitional Transitional
  - There are only 5 parcels in the City zoned OIT. These parcels can easily fit into other zoning districts that are appropriate for their current uses such as OI or OD, which guarantees that the elimination of this district will not result in new non-conforming uses.
  - The original intent of the District was to provide a commercial use in buildings no longer viable for residential use. The Comprehensive Plan focuses on redevelopment of properties to meet the specific character of the Stonecrest, which indicates that the intent of this district is not desired within the City.

## Residential Districts Recommended to be Removed

- RLG – Residential Large Lot
  - There are no parcels with this zoning in the City.
  - The RNC, RE, and R-100 Districts are already prevalent in the City and more closely provide the Estate and Conservation Residential options that are preferred in the Comprehensive Plan. The City would prefer a rezoning to one of these choices rather than RLG.
- MHP – Mobile Home Park
  - There are no parcels with this zoning in the City.
  - There is one Mobile Home Park that is partially within the City Limits at 7062 Rogers Lake Rd, Lithonia, GA 30058. Current Zoning is M – Light Industrial.
  - Mobile Homes only received 0.2% of votes for preferred housing types according to the comprehensive plan and don't appear to be desired in the City.
- HR-1, HR-2 and HR-3 – High Density Residential
  - There are no parcels with these zonings in the City.
  - These zonings allow densities from 40-120 units/acre. The Comprehensive Plan indicates that this high of density is only desired in a mixed –use development that provides additional amenities **rather than a stand-alone** multi-family development.
  - The Mixed-Use Districts will still allow for the desired higher density development around Stonecrest Mall area.

## Current Zoning Districts

### Residential Single-Family Districts

RE - Residential Estate  
RLG - Residential Large Lot  
R-100 – Residential Large Lot  
R-85 - Residential Medium Lot  
R-75 - Residential Medium Lot  
R-60 - Residential Small Lot  
MHP - Mobile Home Park  
RNC - Neighborhood Conservation

### Medium/High-Density Residential Districts

RSM - Small Lot Residential Mix  
MR-1 - Medium Density Residential  
MR-2 - Medium Density Residential  
HR-1 - High Density Residential  
HR-2 - High Density Residential-2  
HR-3 - High Density Residential-3

### Mixed Use Districts

MU-1 - Mixed-Use Low Density  
MU-2 - Mixed-Use Low-Medium Density  
MU-3 - Mixed-Use Medium Density  
MU-4 - Mixed-Use High Density  
MU-5 - Mixed-Use Very High Density

### Non-Residential Districts

NS - Neighborhood Shopping  
C-1 - Local Commercial  
C-2 - General Commercial  
OD - Office-Distribution  
OI - Office-Institutional  
OIT - Office-Institutional-Transitional  
M - Light Industrial  
M-2 - Heavy Industrial

# Zoning Districts Recommendations

## Mixed-Use Districts

In addition to the Commercial and Residential Zoning Districts, the Mixed-Use Districts were also assessed. The Comprehensive Plan indicates that Stonecrest has a strong desire to cultivate more mixed-use development in the future. Currently, there are 5 mixed-use districts in the zoning code, but only one is represented in the City (MU-4). The current districts provide relatively small ranges of densities and little incentives to make them more attractive than the stand-alone multi-family options. It is recommended that the City condense these districts from 5 to 3. This simplification would give developers more flexibility when choosing to rezone to a mixed-use district. In addition, the new 3 mixed use districts would match up with the scales indicated by The Comprehensive Plan and shown on the Future Land Use Map. Creating consistency between the zoning code and future policy will provide clarity to staff and developers on the City’s goals for where these developments should be located.

### Comprehensive Plan on Mixed-Use Density

- **Neighborhood Scale** – up to 24 units per an acre (pg. 149)
- **City Scale** – up to 60 units per an acre
- **Regional Scale** – up to 120 units per an acre (pg. 161)

In order to ensure high quality development, the code should be altered to ensure developers would be required to provide additional amenities to reach these maximum allowed densities. These amenities include enhanced open spaces, community gathering spaces, work-out facilities, and other attractive features.

Current Mixed-Use Districts	Density (units/acre)	Recommended Mixed-Use Districts	Proposed Density (units/acre)
MU-1	4-8	MU-1	4-12 (up to 24 units with bonus)
MU-2	8-12		
MU-3	12-24	MU-2	12-40 (up to 60 with bonus)
MU-4	24-40		
MU-5	40-60 (up to 120 with bonus)	MU-3	40-60 (up to 120 with bonus)

## Remaining Zoning Districts

The remaining zoning districts were determined to be essential to the Stonecrest’s overall vision should be maintained in the code with minor adjustments. For example, references to other relevant sections of the code will be added in where applicable so that the user can easily maneuver through the different articles.

Further evaluation of the remaining zoning districts revealed that some of these categories are under utilized within the City. First, there are no parcels within the City zoned RNC – Neighborhood Conservation District, but this district closely aligns with the Comprehensive Plan’s emphasis on conservation and single family residential in the rural parts of the City, especially in the Arabia Mountain Overlay District. Staff noted that there was a recent rezoning to the RNC District that was approved by Council, which further highlights the desire for this type of use. As a result, it is recommended that the City allow this zoning district in additional Land Use Categories. See recommended revised matrix on page 6.

Another district that is under utilized is the NS – Neighborhood Shopping District. This district provides for low intensity commercial uses that are more compatible with a neighborhood setting, including grocery stores, dry cleaners, or other personal services. This zoning is designed to provide citizens with the services they most frequently use without changing the character of the neighborhood they reside in. There are several areas in the City that are designated on the Future Land Use Map as Neighborhood Centers that would be perfect candidates for this zoning district. One option to increase the prevalence of this districts is to consider some government-initiated rezoning. There are a few areas within the City that could benefit from this type of action, but it is important to consider the parcels current zoning and work closely with property owners to ensure support. This report provides an example of a potential area to be rezoned on the next page, however, it is recommended that this proposal be further evaluated and reviewed with property owners before any action takes place.

# Zoning Districts Recommendations

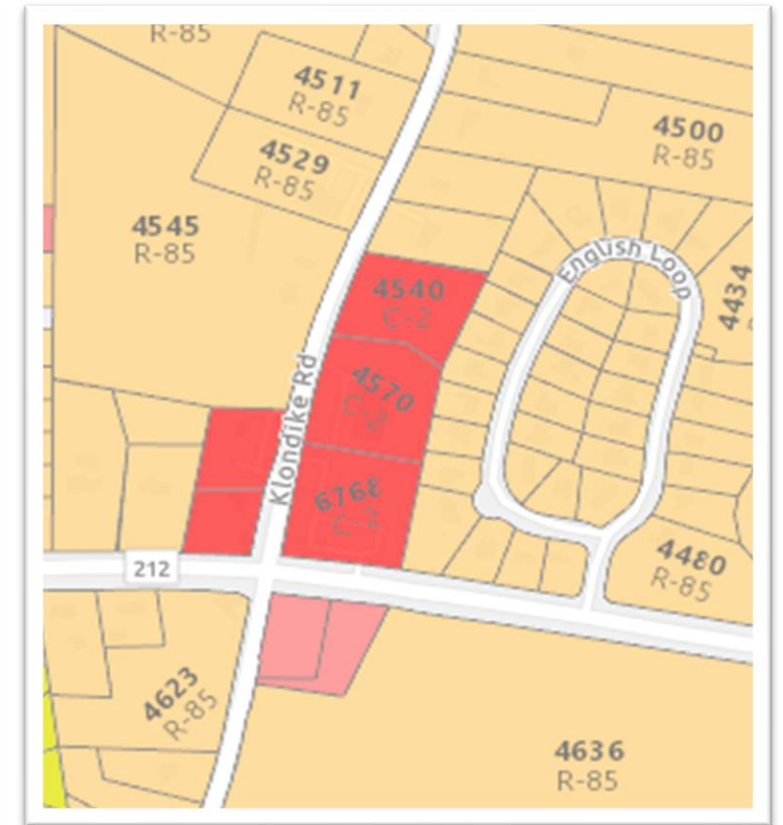
## Recommended Government-Initiated Rezoning Example

The assessment identified several “mis-matches” between what the recently adopted Future Land Map shows for a parcel compared to what existing zoning allows. This is likely due to the recent adoption of the updated Comprehensive Plan, which evaluated the best and highest uses for the City moving forward. Governments may enable a property to be developed in accordance with the Comprehensive Plan by entitling it for the desired use via a “government-initiated rezoning”. For example, the intersection of Browns Mill Road and Klondike Road is designated as a Neighborhood Center (dark red) on the Future Land Use Map because it is located at a major intersection in a dominantly residential area. However, these parcels currently have the zonings of C-1 (light red), C-2 (bright red), and R-85 (light orange). According to the Neighborhood Center designation in the Comprehensive Plan, these parcels should be developed with personal services and small-scale retail needed by the community.

This would include businesses such as hairdressers, small groceries, markets, locally owned restaurants, and other low impact commercial uses. These uses more appropriately align with the NS – Neighborhood Shopping Zoning District. Additionally, this government-initiated rezoning would not likely negatively impact property owners. The uses allowed in NS are very similar to those in C-1 and C-2 just at a smaller scale and most these parcels are vacant or undeveloped. The developed parcels are a small box discount store and a gas station with a convenience store. Both uses are already currently legal non-conforming due to prior updates and text amendments passed by the City. First, a gas station at this location would now be required to obtain a Special Land Use Permit. Next, a new small box discount stores would be prohibited at this location because it is in the Arabia Mountain Overlay District. As a result, a government-initiated rezone of the parcels designated as a Neighborhood Center to the NS – Neighborhood Shopping District would not cause any new legally non-conforming uses and has the potential to revitalize the intersection by bringing attention to the needs of the area. It is recommended that the City further pursue this rezoning by speaking with property owners and other stakeholders in this area.



Future Land Use Map



Current Zoning Map

# Zoning Districts Recommendations

## Zoning Districts Relationship to the Comprehensive Plan

The Stonecrest Comprehensive Plan updated the Future Land Use categories within the City to more closely align with the Council’s long-term vision for the community. As a result, the zoning code needs to be updated to reflect these changes. The recommended land use categories are based on the recently adopted Comprehensive Plan and the Future Land Use Map. In addition, the current code contains a matrix (see below) that indicates which zoning districts are appropriate in each of the land use categories. This matrix assists staff and applicants in viewing intended zoning districts and uses for properties throughout the City. This tool can help to explain support or opposition for a rezoning or special land use permit application. It is recommended that the City adopt an updated matrix comparing the recommended zoning districts with the recommended future land use categories similar to the one on the next page. This recommended matrix was developed using information from the Comprehensive plan and the Future Land Use Map.

Land Use Category Currently Listed in Zoning Code	Recommended Land Use Categories Based on Comprehensive Plan
A. Rural Residential.	A. Conservation/Open Space
B. Suburban.	B. Institutional
C. Traditional Neighborhood.	C. Rural Residential
D. Neighborhood Center.	D. Suburban Neighborhood
E. Town Center.	E. Urban Neighborhood
F. Regional Center.	F. Neighborhood Center
G. Industrial.	G. City Center
H. Light Industrial.	H. Regional Center
I. Institutional.	I. Office Professional
J. Office Park.	J. Light Industrial
K. Commercial Redevelopment Corridor.	K. Heavy Industrial
L. Scenic Corridor.	
M. Highway Corridor.	

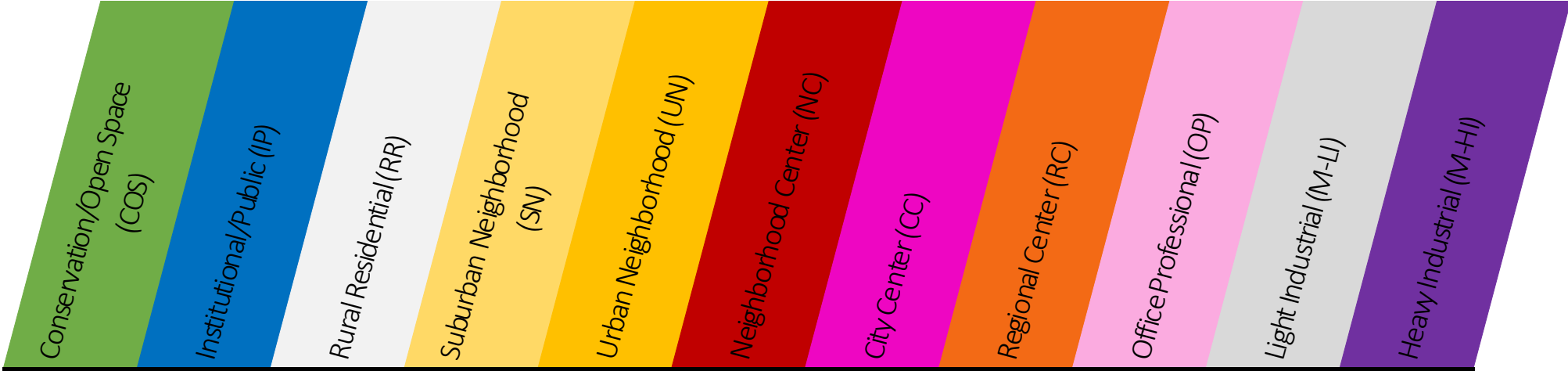
Current Matrix Comparing Future Land Use Categories and Zoning Districts

	Rural Residential (max 4 du/a)	Suburban (max 8 du/a)	Traditional Neighborhood (max 12 du/a)	Neighborhood Center (max 24 du/a)	Town Center (max 60 du/a)	Regional Center (max 120 du/a)	Office Park (max 30 du/a)	Institutional	Industrial	Light Industrial	Commercial Redevelopment Corridor (max 18 du/a)	Highway Corridor (max 30 du/a)
RE	RE	RE	R-60	RSM	MR-1	HR-1	R-100	M	C-2	RSM	HR-1	
RLG	RLG	RLG	RSM	MR-1	MR-2	MU-1	R-85	M-2	OD	MR-1	MU-1	
R-100	R-100	R-100	MR-1	MR-2	HR-1	MU-2	R-75	OD	OI	MR-2	MU-2	
R-85	R-85	R-85	MR-2	HR-1	HR-2	MU-3	R-60	C-2	M	MU-1	MU-3	
R-75	R-75	R-75	MU-1	HR-2	HR-3	MU-4	RSM		M-2	MU-2	MU-4	
RNC	R-60	R-60	MU-2	MU-1	MU-1	NS	MR-1			MU-3	C-1	
MHP	RNC	RNC	MU-3	MU-2	MU-2	C-1	MR-2			NS	C-2	
NS	MHP	RSM	NS	MU-3	MU-3	C-2	MU-1			C-1	OD	
	RSM	MR-1	C-1	MU-4	MU-4	OIT	MU-2			C-2	OI	
	MU-1	MU-1	OI	MU-5	MU-5	OI	MU-3			OI	OIT	
	NS	MU-2	OIT	OI	OI	OD	OI			OD	M	
	C1	NS		OIT	OIT		OIT			OIT	M-2	
	OIT	C-1		C-1	C-1							
	OI	OIT		C-2	C-2							

\*du/a = dwelling units per acre

# Zoning Districts Recommendations

Recommended Matrix Comparing FLU Categories and Zoning Districts Based on Comprehensive Plan.



Zoning District

ALL	ALL	RNC	RNC	RNC	RSM	RSM	MU-1	MU-1	MU-3	C-2
		RE	R-100	R-100	MR-1	MR-1	MU-2	MU-2	C-2	M
		R-100	R-85	R-85	MR-2	MR-2	MU-3	OI	M	M-2
			R-75	R-75	MU-1	MU-1	OI	NS	OD	OD
			R-60	R-60	OI	MU-2	C-1	C-1		
			RSM	RSM	NS	OI	C-2			
			OI	MR-1	C-1	C-1				
			NS	MR-2		C-2				
				MU-1						
				NS						
				C-1						

Note: Zoning districts that are recommended to be eliminated are not included in the matrix.

# Overlay Districts Recommendations

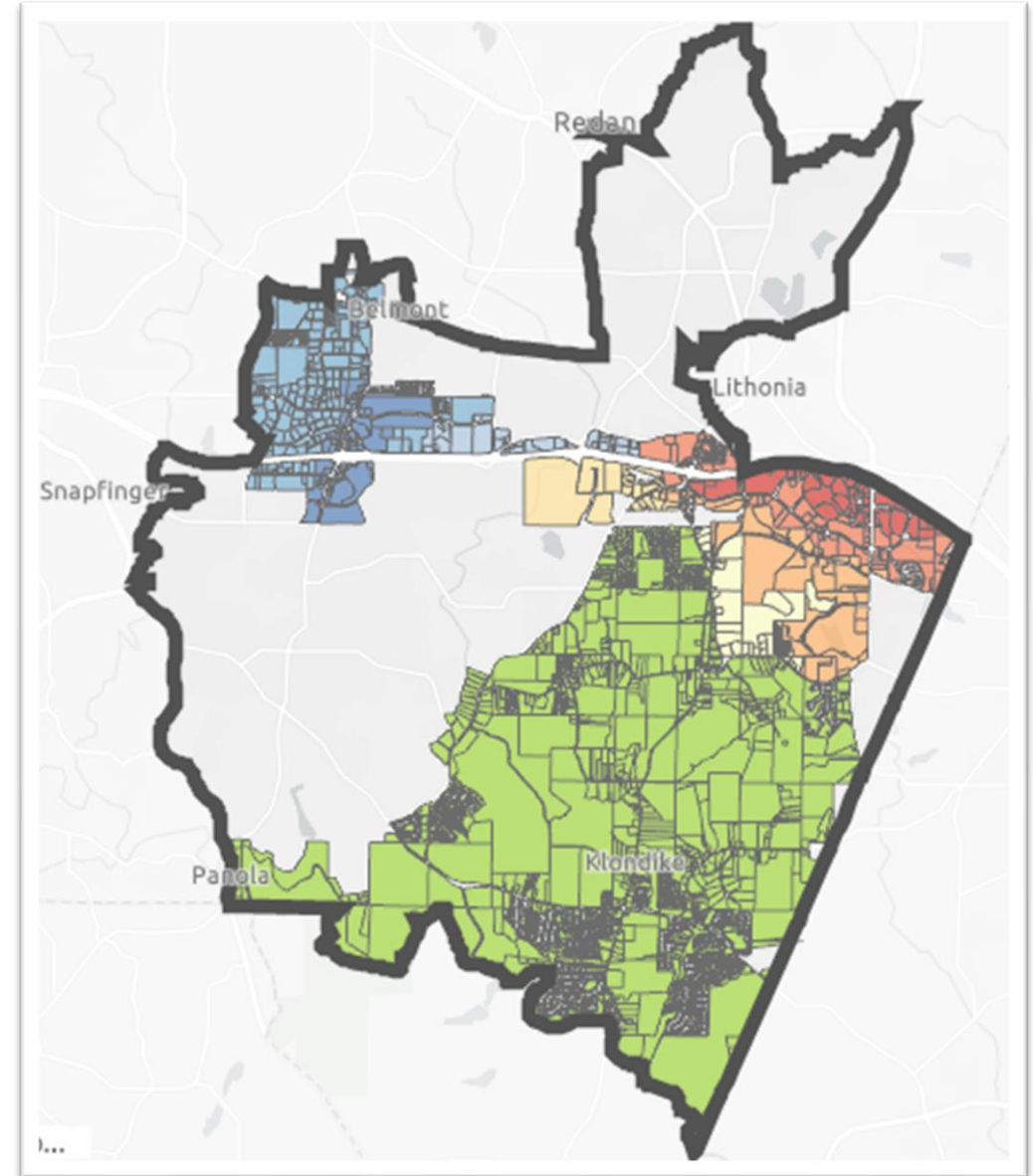
A review of the current overlay districts showed a desire to control permitted land uses as well as the design in specific areas of the City. This appears to be working in the Arabia Mountain Conservation Overlay District. However, the extensive tiers and separate design guidelines involved in the current overlay regulations of the Stonecrest Area Overlay and Interstate 20 Corridor Compatible Use Overlay are much more difficult for staff to enforce and for developers to understand. Furthermore, Article 5 - Site Design and Building Form already requires most of the design standards indicated by the overlays for the entire City. Considering the small size of Stonecrest and strong desire to increase the quality of development in the City, it is recommended that all overlay design standards are compared with Article 5 and additional standards for each overlay are added directly into the code. This recommendation is further discussed later in the report for each specific overlay district.

In addition to design, an analysis of existing uses and future vision for each overlay was conducted. This helped to highlight what the code should strive to emphasize and what redundancies can be removed to avoid confusion. Recommended updates for each overlay are included in the following section. These updates will provide a more functional code that will assist in achieving the City's long-term objectives.

The table and map to the right show the overlay districts and tiers that are currently in the City.

Current Overlay Districts	
<p><b>Arabia Mountain Conservation Overlay District (AMCOD) - Green</b></p>	<p><b>Stonecrest Area Overlay District</b>                      Tier I: High-Rise Mixed-Use Zone – Dark Red                      Tier II: Mid-Rise Mixed-Use Zone – Light Red                      Tier III: Low-Rise Mixed-Use Zone - Orange                      Tier IV: Transitional Mixed-Use Zone – Light Orange                      Tier V: Cluster/Village Mixed-Use Zone - Yellow                      Tier VI : Viewshed Zone – Lightest Blue</p>
<p><b>Interstate 20 Corridor Compatible Use Overlay District</b></p>	<p>Tier 1: High Intensity – Dark Blue                      Tier 2: Medium Intensity – Light, Bright Blue                      Tier 3: Low Intensity – Not Shown</p>

Stonecrest Overlay Map



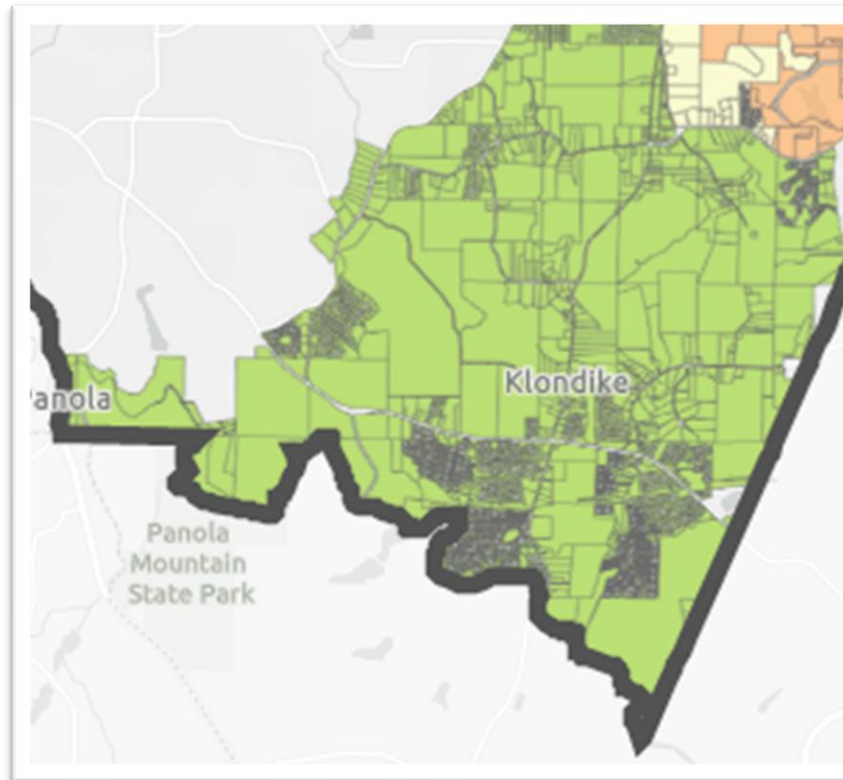


# Overlay Districts Recommendations

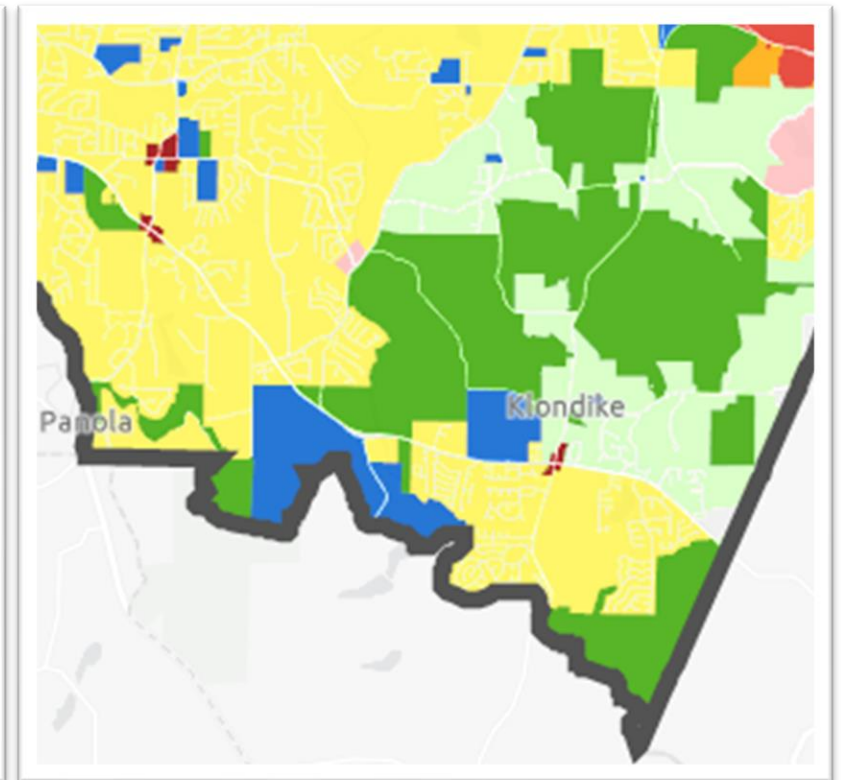
## Arabia Mountain Conservation Overlay District

Evaluation of the AMCOD indicated that the current overlay regulations have been preserving the intended residential usage and conservation for the area. The permitted uses in this overlay are based on the allowable uses of the underlying zoning district except for a list of prohibited uses. The overlay consists of mostly RE- Residential Estate and R-85 – Residential Medium Lot zoning districts, which are compatible with the desired large lot residential uses for this area. Most of the existing uses in the overlay include single-family homes on large lots and conservation green space associated with parks and other recreational activities, which also match the future land use intent for this area. Although the AMCOD has continued to be developed in accordance with City’s intent, this area is lacking basic commercial amenities such as grocery stores and personal service options.

Arabia Mountain Overlay Map



Arabia Mountain Overlay Future Land Use Map



Considering the vast amount of citizens who reside in this section of Stonecrest, additional amenities are clearly needed. Earlier in the report an example of government-initiated rezoning was mentioned for several parcels at the intersection of Browns Mill Road and Klondike Road, which is within the AMCOD and a major intersection in the area. This rezoning example presents one option to help combat the lack of commercial resources in this part of the City. Small scale retail and commercial services that are allowed by the NS – Neighborhood Shopping district would be appropriate to allow and encourage in this overlay. This district has the potential to allow some of the desired amenities for citizens while not threatening the low-density environment and conservation goals of this overlay. Therefore, it is recommended that small scale retail and personal services are added to Sec. 3.4.5. - Principal uses and principal structures of the AMCOD. Adding these uses to this section will ensure a smooth process if a government-initiated rezoning is pursued or if other development aligned with the above goals is proposed.

**Stonecrest Overlay FLU Map**

- Regional Center - Red
- Conservation – Green
- City Center - Purple
- Urban Residential – Gold
- Suburban Residential – Light Yellow
- Office Professional – Pink
- Institutional – Blue
- Rural Residential – Light Grey

# Overlay Districts Recommendations

## Stonecrest Area Overlay District

The Stonecrest Overlay covers the Stonecrest Mall and surrounding area, which is a major regional shopping district in Metro Atlanta. Considering the location of Interstate 20 as well as the Stonecrest Mall, maintaining an overlay in this part of the City is vital to appropriate development and high-quality design. Maps showing the parts of the City under the overlay and comparing the future land use map are available on the next page. The Stonecrest Overlay has helped to guide development along the I20 corridor leading to the Mall and provide design guidelines that contribute to a unified look and feel in the City. However, the current guidelines have been difficult to enforce due some outdated details, redundancies and excessive administrative provisions. These obstacles can be combated with a few recommended changes.

First, it is recommended that the design guidelines be incorporated into the code as overlay standards rather than maintained as a separate document. This will help both maintain the standards and institutionalize their use by both staff and applicants, rather than having to track and update a separate document independent from the Zoning Code. Originally, the design guidelines were housed in a different document to keep the code from becoming cumbersome. However, most of the extra design standards required by the overlay will now be included in Article 5 – Building Form and Standards and be enforced for the entire City. Due to the City’s incorporation from DeKalb County, the staff can require a higher quality of design for every development, not just ones in the overlays. Any additional requirements for the overlays not included in Article 5 can now easily be added directly into Article 3 – Overlay Districts without being overwhelming to the user. It is also recommended that the design guidelines specific to overlay be updated to match the City’s current vision for this area. This will include updated lighting and pedestrian amenity requirements.

In addition to design updates, it is recommended that the City **reduce the number of Tiers within the Stonecrest Overlay from 6 to 3.** Reducing the amount tiers within the overlay will help to make the code more manageable and contribute to an even more unified feel for this area. For example, Tier I and Tier II are focused around the mall and should allow similar uses and densities to encourage similar development of this area. Combining these two tiers into one would allow these parcels to become more clearly related and developed in a more unified way. The same concept is true for Tier III and Tier IV. These tiers are the parcels that separate the high-density areas around the mall from single-family homes and other low density residential. These two tiers could be combined into the same tier, which would allow for medium density development, proper transitions and less intense uses with more distance from the mall. The chart below shows how the current tiers fit into the recommended tiers.

Current Overlay Tiers	Recommended Overlay Tiers
Tier I	Tier 1
Tier II	
Tier III	Tier 2
Tier IV	
Tier V	Remove (So Underlying Zoning Regulates)
Tier VI	Tier 3

# Overlay Districts Recommendations

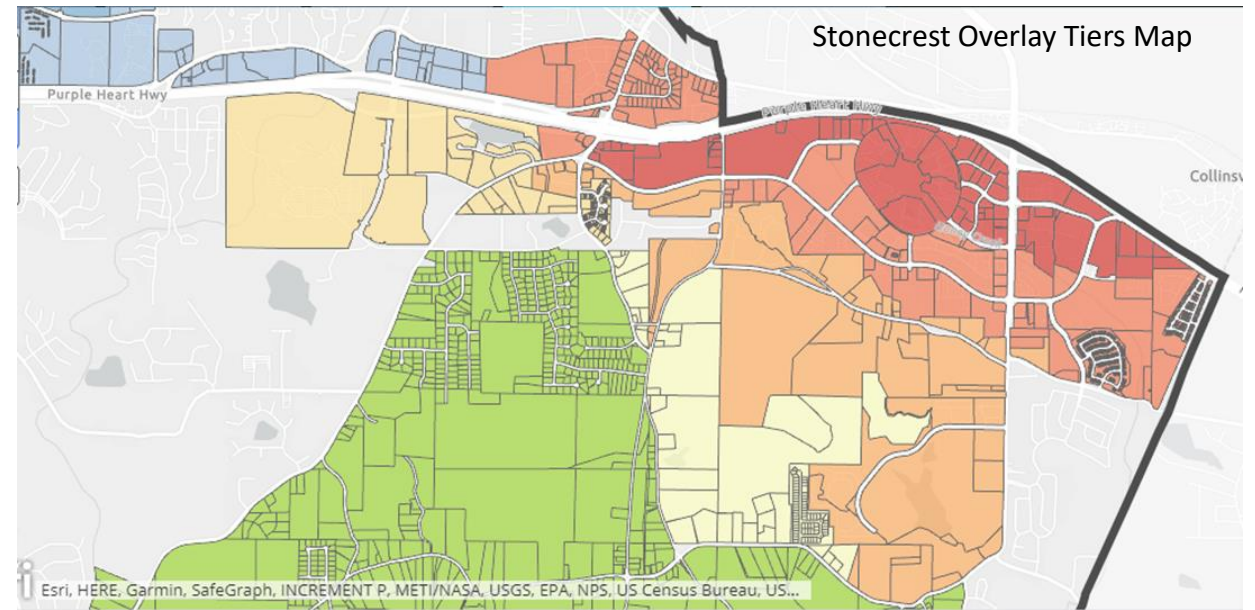
## Stonecrest Area Overlay District Continued

Tier V consists of primarily large lot single family homes that are appropriate for the area according to the future land use map. As a result, enforcing overlay regulations that desired primarily for commercial and mixed-use development are difficult to adapt and enforce in this Tier. Removing Tier V from the overlay and allowing the underlying zoning districts to govern these parcels is recommended. Considering the parcels in Tier V are all zoned residential and an overwhelming amount of them are zoned R-100, the area will continue to develop in line with the future land use map and provide the large lot residential desired for the area.

Finally, Tier VI should be maintained as a Viewshed Overlay that allows for the underlying zoning district to determine the land use. This tier is important to maintain in order to require these parcels to meet the design standards which contribute to the unified design of the City.

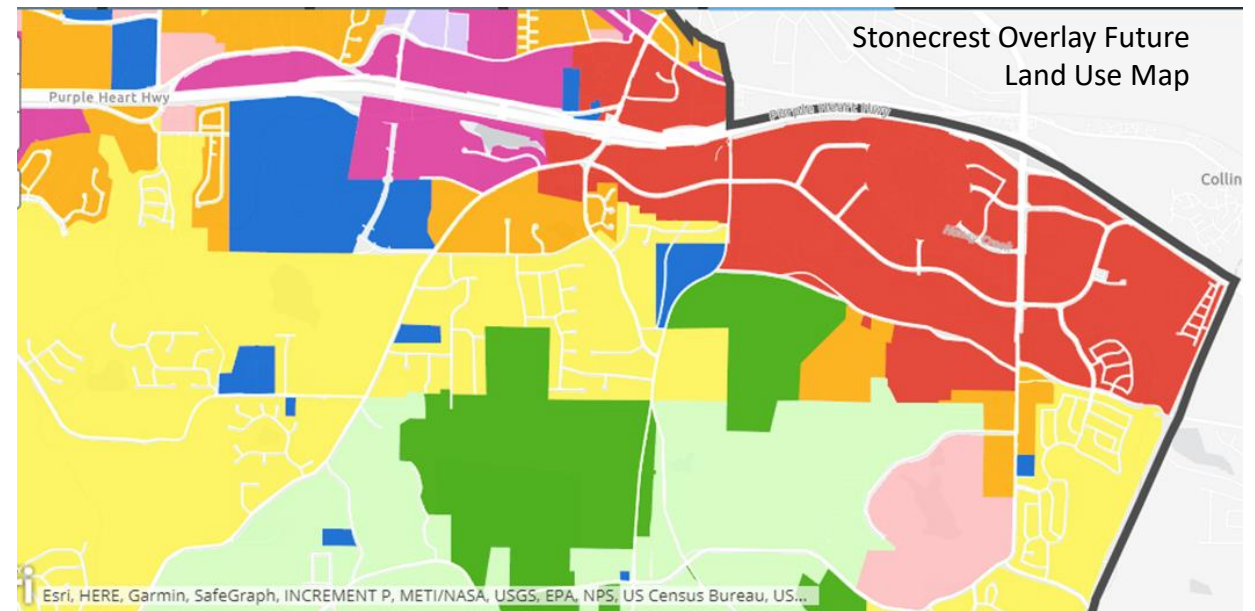
### Stonecrest Overlay Tiers Map

- Tier I - Dark Red
- Tier II - Light Red
- Tier III - Orange
- Tier IV - Light Orange
- Tier V - Yellow
- Tier VI - Light Blue



### Stonecrest Overlay FLU Map

- Regional Center - Red
- Conservation – Green
- City Center - Purple
- Urban Residential – Gold
- Suburban Residential – Light Yellow
- Office Professional – Pink
- Institutional – Blue
- Rural Residential – Light Grey



# Overlay Districts Recommendations

## Interstate 20 Overlay District

The I-20 Overlay District consists of three tiers, however, there are only two tiers represented on the official zoning map. This is likely due to the adoption of the original code of DeKalb County. A simple remedy to avoid confusion is to remove all reference to “Tier 3” in the code. Tiers 1 and 2 are appropriate to keep in this overlay as they identify high density around the City Center and medium density in the surrounding area. The intention of these tiers is indicated to be to promote more mixed-use and walkable commercial development, however the mixed zoning districts are not included in the principal uses and structures. The City should add clearer language to permit and promote mixed-use development. This recommendation includes outlining specific standards for density and height that would be permitted in each tier.

The evaluation of the I-20 Overlay District also explored how to strategically situate the City as a targeted location desired by the Film Industry; this area has attracted interest for these specific uses. As a result, it would be in the City’s best interest to expand some of the allowed uses in this overlay to incentivize these types of businesses to come to Stonecrest.

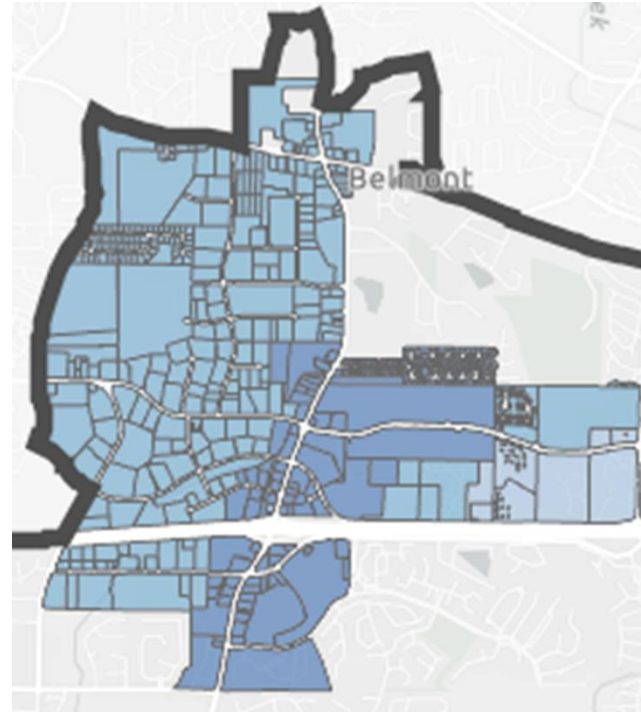
For example, it is recommended that language is added to allow uses specific to the Film Industry, such as short-term production housing and temporary and mobile housing . Explicitly permitting specific film uses in this overlay may attract more of these businesses to the City, which could stimulate additional investment in commercial and service amenities

Current Overlay Tiers	Recommended Overlay Tiers
Tier 1	Tier 1
Tier 2	Tier 2
Tier 3	Remove

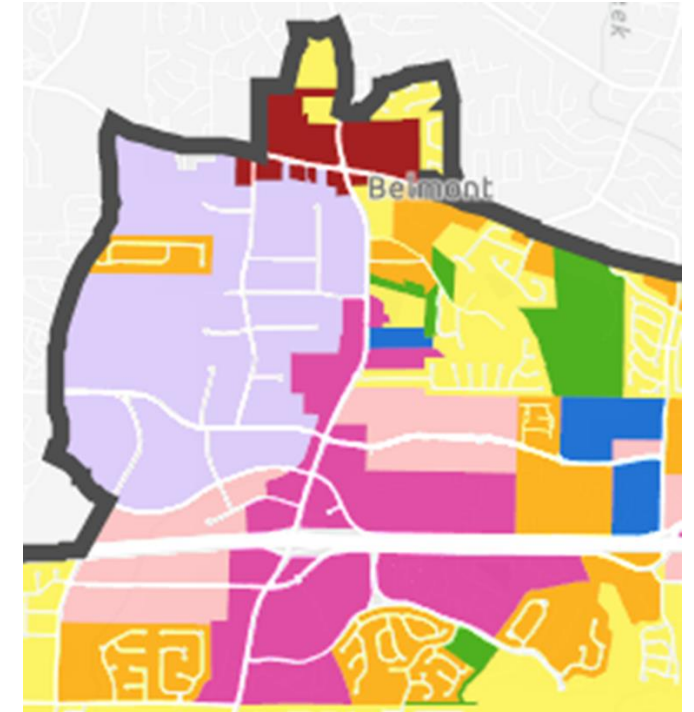
### Interstate 20 Corridor Compatible Use Overlay District

- Tier 1 – Dark Blue
- Tier 2 – Light, Bright Blue
- Tier 3 – Not Shown

Similarly to the Stonecrest Overlay, this overlay also references separate design guidelines, which are historically difficult to maintain. Adding these design guidelines directly into the code eliminates the need to adopt and maintain a separate document. This would help to prevent the design from becoming outdated and help to establish continuity between this area and the Stonecrest Overlay. Creating similar design guidelines for these overlays or integrating into a dedicated section in Article 5 can contribute to an overall unified feel and promote a sense of place within Stonecrest.



Stonecrest Overlay Tiers Map



Stonecrest Overlay Future Land Use Map

# Uses and Supplemental Regulations Recommendations

An evaluation of the Use Table and the Supplemental Regulations provided in Article 4 of the Zoning Code revealed some mismatched wording which lead to difficulty in locating the correct regulations for each use. As a result, it is recommended that the wording for each use be altered to match the wording in the supplemental regulations as well as the definitions listed in Article 9. Some examples of these are shown in the table to the right. The matching of the Use Table and supplemental regulations will ensure that it is clear to Staff and citizens which regulations apply to each specific use, and the matching to the definitions will guarantee a clear meaning for each use.

Moreover, as seen in the alcohol outlet example, it is recommended to condense the uses in the table to minimize confusion. Alcohol outlets, package stores, and liquor stores each have a slightly different definition but are all prohibited and permitted in the same districts and can therefore be considered one use in the table.

In addition, it is also recommended that the supplemental regulations section number for each use is added to the last column of the table in replacement of the current checkmark. For example, the supplemental regulations for “keeping of livestock” are in Section 4.2.7, so that section number will appear in the last box of the use table as shown in the provided excerpt. This will make the additional regulations for each use easy to find and provide clarity on which section will apply.

Use Table Language	Supplemental Regs Language	Definitions Language	Recommended Matching Update
Dog grooming or dog day care	Pet grooming or pet day care	Dog grooming or Dog day care	Pet grooming or Pet day care
Home occupation, no customer contact	Home occupation type 1	Home occupation	Home occupation type 1, no customer contact
Alcohol outlet – package store	Alcohol outlets, retail, package liquor store	<ul style="list-style-type: none"> <li>Alcohol outlet</li> <li>Package store</li> <li>Liquor store</li> </ul>	Alcohol outlet including package store or liquor store

Use	RE	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	RNC	OI	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	See Section
<b>AGRICULTURAL</b>																				
<b>Agriculture, Forestry and Animal Related Uses</b>																				
Keeping of livestock	P	P	P	P					P						P					4.2.7
<b>RESIDENTIAL</b>																				
<b>Dwellings</b>																				
Dwelling, single-family accessory (guesthouse, in-law suite, apartment over garage)	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa									Pa	Pa	Pa	4.2.3
Home occupation, Type 1, no customer contact	SA	SA	SA	SA	SA	SA	SA	SA	SA								SA	SA	SA	4.2.31
<b>INSTITUTIONAL/PUBLIC</b>																				
<b>Community Facilities</b>																				
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	4.2.42

# Uses and Supplemental Regulations Recommendations

The Use Table and Supplemental Regulations in Article 4 were also reviewed extensively with the Planning Staff. Throughout this review process several uses were flagged by the staff as ambiguous or difficult to enforce. These uses are provided in the in chart below with viable recommendations to mitigate confusion and ease future implementation. In addition, it is also recommended that the City develop guides to identify different intersecting sections of the codes for particular uses.

Flagged Use and Current Challenge	Recommendations
Bed and Breakfast versus Short Term Vacation Rental (STVR) Regulations	<ul style="list-style-type: none"> <li>• Add clear definitions that designate that Bed and Breakfast establishments are <b>“owner occupied”</b> and the owner is present during any guest visits</li> <li>• STVR are defined as all other short-term rentals that are not owner occupied and require SLUP in any district they are permitted.</li> <li>• “Short term” - rentals less than 30 consecutive days more than 3 times a year.</li> </ul>
Fuel Pumps or Gas Station	<ul style="list-style-type: none"> <li>• Provide clear definitions for fuel pumps and/or gas station and require a SLUP in all districts regardless of location.</li> <li>• This recommendation will provide clear and concise guidelines and will only allow future fuel pumps were the Council deems appropriate.</li> </ul>
Mini-warehouses	<ul style="list-style-type: none"> <li>• Create new definitions that have specifics for small scale storage that is allowed in residential districts as a temporary accessory use (portable storage pods, moving pods, etc.) and large-scale self storage facilities that are allowed in commercial and industrial districts.</li> <li>• Add small scale storage as an accessory use for residential in the supplemental regulations.</li> <li>• Add large-scale self storage to the use table and allow in commercial and industrial districts.</li> </ul>
Wireless Communications (Cell Tower)	<ul style="list-style-type: none"> <li>• Move these regulations out of the zoning code.</li> <li>• Due to the State of Georgia’s new regulations, this is less of a zoning issue and would be more appropriating housed with building and construction regulations. Additionally, this section will continue to have edits in the future as this is an evolving market.</li> </ul>

# Uses and Supplemental Regulations Recommendations

Flagged Use and Current Challenge	Recommendations
<p>Solid Waste and Recycling Services</p>	<ul style="list-style-type: none"> <li>• Add specific definitions for commercial recycling, city or county recycling, and industrial recycling</li> <li>• Only permit these uses in the most intense district: M2 – Heavy Industrial</li> </ul>
<p>Drive Through Facilities (Restaurants, Dry Cleaner, etc.)</p>	<ul style="list-style-type: none"> <li>• Limit drive through establishments by requiring a SLUP for all restaurant drive through</li> <li>• Remove criteria in supplemental regulations for different character areas</li> <li>• Prohibit drive through facilities in the Stonecrest Overlay District in order to promote walkability and pedestrian friendly environment near the Stonecrest Mall</li> </ul>
<p>Child/Day Care</p>	<ul style="list-style-type: none"> <li>• Incorporate the State of Georgia recently made changes to create consistency for both Staff and applicants</li> <li>• Currently the code defines: Childcare home (up to 5 children), Childcare facility (6 or more children for 24 hours a day) and Child day care center (more than 6 children, less than 24 hours a day).</li> <li>• The State only approves two types of childcare programs: Family Child Care Learning Home (can be in a private residence, up to 6 children) and Child Care Learning Centers (more than 7 children, commercial only).</li> <li>• Modify the supplemental regulations to clearly outline the requirements for a childcare in a private residence.</li> </ul>
<p>Personal Care Homes/Facilities</p>	<ul style="list-style-type: none"> <li>• Incorporate the State of Georgia definitions to clearly define the difference between a Personal Care Home, a Community Living Arrangement, and a Personal Care Facility.</li> <li>• Modify the supplemental regulations to require owner-occupied homes for a Personal Care Home in a private residence.</li> <li>• Increase the distance requirement from other personal care or childcare homes.</li> <li>• Create a flow chart guide to assist staff and applicants in determining which category best matches their proposed use</li> </ul>

# Uses and Supplement Regulations Recommendations

Below is a list of uses that are not addressed in the code but have been requested by business license applicants. In order to properly manage these operations, it is necessary to consider future challenges and construct the appropriate guidelines.

Uses to Include in Updated Table	Background Information and Recommendations for Supplemental Regulations
Towing Service	<ul style="list-style-type: none"> <li>Staff indicated that this particular use has been popular within the City and requires some additional regulations due to the intensity associated with the operations. It is currently allowed in the M and M-2 Districts. One of the main goals of supplemental regulations for this use is to distinguish between a salvage yard and a tow yard.</li> <li>Requiring a landscape buffers to screen car storage from the right-of-way would help to reduce the intensity of this use as well as a distinction indicating that cars associated with a towing service may only be stored on-site for up to 14 days.</li> </ul>
Non-Emergency Transportation	<ul style="list-style-type: none"> <li>Staff has received multiple requests for businesses licenses to operate non-emergency transportation services as a home-based business. There are concerns about these activities taking place in residential areas due to the possibility of utilizing commercial vehicles and hours of operation.</li> <li>The current code states that “Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with section 6.1.3 and is limited to one (1) business vehicle per occupation”.</li> </ul>
Brewery/Winery	<ul style="list-style-type: none"> <li>Because these types of businesses are continuing to grow and expand, it is in the best interest of the City to clearly define them and permit for them in the appropriate districts, distinguishing between micro-breweries/wineries and light industrial scale breweries.</li> <li>Micro-producers should be regulated similarly to other alcohol sales facilities but be allowed in more districts due to their low intensity. Unless the establishment is proposing to operate as a late-night establishment, in which case those regulations should apply.</li> </ul>
Hookah/Cigar Lounge	<ul style="list-style-type: none"> <li>This use has been trending across the country and will undoubtedly present future challenges for the City. Definitions will be added for clarity.</li> <li>Georgia prohibits indoor smoking except for bars and restaurants that deny access to any person under the age of 18 and that do not employ individuals under the age of 18. In addition, DeKalb County County’s Clean Indoor Air ordinance prohibits the smoking of tobacco in all enclosed places that are open to the public with a few exceptions including “freestanding bars” and “retail tobacco stores”.</li> <li>A “cheat sheet” on Hookah and Tobacco Stores is attached for reference.</li> </ul>
Solar Energy Systems	<ul style="list-style-type: none"> <li>Considering Stonecrest’s commitment to conservation, it is appropriate to adopt specific regulations regarding the management of solar energy.</li> <li>The Georgia Institute of Technology, Emory University, and the University of Georgia have developed a model solar zoning ordinance to provide county and city officials and other decision-makers in Georgia access to best practices and a common baseline.</li> <li>Using the model zoning ordinance, TCF constructed a specific sample ordinance for Stonecrest. It is attached for reference.</li> </ul>



# Uses and Supplement Regulations Recommendations

## Light Industrial Permitted Uses Evaluation

The Planning Staff requested that the M1 – Light Industrial and M2 – Heavy Industrial Districts permitted uses be evaluated based on their intensity. Due to the highly industrial nature of the City, there are several areas in which incompatible zonings are located adjacent to one another. For example, there are a few places in the City that have R-100 – Residential Zoning adjacent to M1 – Light Industrial Zoning. As a result, it is recommended that a community meeting is conducted to walk through the existing maps and highlight where there are undeveloped industrial zoned parcels adjacent to residential property. Then, it is recommended that increased buffers are enforced in these areas. It is also recommended that several of the uses currently permitted in both M1 – Light Industrial and M2 – Heavy Industrial are only allowed in M2 in the future. This will limit the highest intensity uses to the heavier industrial areas in the City. Simultaneously, there are some uses that are not permitted in M1 but are compatible with the district. It is recommended that these uses be added as permitted in Light Industrial. The chart to the right indicates the recommended uses to be added and removed from the M1 district permitted uses.

## Recommended Definitions

*Light Industrial:* Any use not listed in the Use Table that involves processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise, or equipment that is conducted wholly within a building or other enclosed structure. The operations do not generate any measurable noise, dust, vibrations, odor, glare or emissions beyond the property on which said building or structure is located.

*Heavy Industrial:* Any use not listed in the Use Table that involves processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise, or equipment that is **not** conducted wholly within a building or other enclosed structure. The operations do generate an amount of measurable noise, dust, vibrations, odor, glare or emissions beyond the property on which said building or structure is located.

Uses to Add as Permitted in M1	Uses to Remove as Permitted in M1
<ul style="list-style-type: none"> <li>• Agricultural produce stands</li> <li>• Beekeeping</li> <li>• Riding academies or stables</li> <li>• Structures used in production and processing of fruits, tree nuts and vegetables</li> <li>• Nursing care facility or hospice</li> <li>• Senior housing</li> <li>• Shelters for homeless persons or battered persons, 7-20</li> <li>• Shelters for homeless persons or battered persons for no more than six (6) persons</li> <li>• Transitional housing facilities for no more than six (6) persons</li> <li>• Transitional housing facilities, 7-20</li> <li>• Cemetery, columbarium, mausoleum</li> <li>• Commercial indoor or outdoor recreation and entertainment</li> <li>• Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building</li> <li>• Art gallery</li> <li>• Computer or computer software store</li> <li>• Sporting goods or bicycle sale</li> <li>• Variety store (with the exception of Small Box Discount Stores)</li> </ul>	<ul style="list-style-type: none"> <li>• Alternative energy production</li> <li>• Compressed gas fuel station</li> <li>• Heavy Construction, outside storage</li> <li>• Transportation equipment storage or maintenance (vehicle)</li> <li>• Heavy equipment repair service or trade</li> <li>• Outdoor storage, industrial</li> <li>• Railroad car classification yards or team truck yards</li> <li>• Recovered materials facility wholly within a building</li> <li>• Recovered materials processing wholly within a building</li> <li>• Recycling collection</li> <li>• Recycling plant</li> <li>• Rubber or plastics manufacture</li> <li>• Tire retreading or recapping</li> <li>• Towing or wreckage service</li> <li>• Fuel dealers, manufactures or wholesalers</li> <li>• Truck stop or terminal</li> <li>• Vehicle storage yard</li> <li>• Warehousing or Storage</li> </ul>

# Site Design and Building Form Standards Recommendations

Article 5 of the current zoning code provides standards for design within the City. This article should be utilized to guarantee the City receives the high-quality products it desires. Although this article already contains most of the City’s desired design standards, it is just as important for these standards to be completely clear on exactly what is required for each development. Increased clarity on the specifics for developments will prevent applicants from challenging interpretation by staff, which further guarantees the desired outcome. In addition to minimizing ambiguity, reorganization of some sections in this article can help to improve usability for staff and developers. For example, listing the permitted materials by type of development makes it much easier to determine what is allowed for the project. Below are some examples of recommended changes to increase clarity and improve enforcement.

Subject	Recommended Changes	Subject	Recommended Changes
Enclosed Porches	Add language that clarifies: <ul style="list-style-type: none"> <li>• “enclosed does not include roofed or covered structures”</li> <li>• Sunrooms are an example of “enclosed”</li> <li>• Enclosed are treated as an addition to the main structure</li> </ul>	Materials	<ul style="list-style-type: none"> <li>• Reorganization of section to provide clarity on what applies to residential versus commercial.</li> <li>• Create two concise lists that include specifics on materials for each category.</li> <li>• Also include a consolidated list of “exceptions” – i.e. industrial buildings can have up to 40% metal.</li> </ul>
Projections Into Yards	<ul style="list-style-type: none"> <li>• An open, unenclosed porch, patio, balcony or hard-surfaced terrace, steps, stoops and similar fixtures of a building may project into front and rear yards and into a side yard.</li> <li>• Enclosed porches may encroach into front and rear yards, but the structure and all associated fixtures should meet the side yard setback designated by the zoning district.</li> </ul>	Arrangement of Materials	<ul style="list-style-type: none"> <li>• These requirements are very specific but difficult to determine which buildings they apply to.</li> <li>• Remove some specifics here and make more user-friendly to both follow and enforce by designating the zoning districts where this applies</li> </ul>
Height measurement requirements and thresholds	<ul style="list-style-type: none"> <li>• Remove the requirements in this section that were developed based on established neighborhoods throughout DeKalb County. Staff indicated that Stonecrest does not have the same residential infill concerns as other areas in the County.</li> <li>• This will allow new single-family homes to build to the maximum height requirements for the zoning district</li> </ul>	Setback Averaging	<ul style="list-style-type: none"> <li>• Currently a large block of text that includes ambiguous language which is difficult to follow.</li> <li>• Change to more user-friendly bullet points that indicate when setback averaging would apply and the exceptions to it. See example on next page.</li> </ul>

# Site Design and Building Form Standards Recommendations

Example of overall recommendation to reorganize information in Article 5 to be more user-friendly for both staff and applicants.

Current Language	Recommended Language
<p>C. Setback averaging. When a vacant lot located in a zoning district authorized for single-family detached dwellings is proposed for development and is located where at least sixty (60) percent of the other lots on the same block face are occupied by single family detached dwellings, then setback averaging shall apply. Where setback averaging applies, the minimum front setback for the vacant lot to be developed shall be the average of the actual front setback(s) of the existing dwelling(s) adjacent to the vacant lot and on the same blockface. Where application of setback averaging would require that the proposed dwelling be located closer to the street than the otherwise applicable minimum front setback for the zoning district where the vacant lot is located, then setback averaging shall not be applied. Where application of setback averaging would make it impossible for the proposed dwelling to comply with the applicable zoning district's rear yard setback requirement, then the proposed dwelling may be constructed closer to the street, up to the minimum front setback required in the subject zoning district, only to the extent necessary to satisfy the minimum rear yard setback requirement. If the actual front setback(s) of the existing dwelling(s) on the adjacent lot(s) on the same blockface as the vacant lot differ from each other by more than thirty (30) feet, then the minimum front setback for the vacant lot shall be the actual front setback of the dwelling closest to the street.</p>	<p><b>Setback Averaging</b></p> <ul style="list-style-type: none"> <li>• Applicability: Must use setback averaging when all 3 of the following apply (otherwise zoning district setback applies).             <ul style="list-style-type: none"> <li>• Detached Single Family Home</li> <li>• Residential Infill on a vacant lot or build qualifies as new construction</li> <li>• 60% or more of all lots on the subject property block are single family homes</li> </ul> </li> <li>• Requirements:             <ul style="list-style-type: none"> <li>• The minimum front setback for the lot to be developed shall be the average of the actual front setback(s) of the existing dwelling(s) adjacent to the vacant lot.</li> </ul> </li> <li>• Exceptions:             <ul style="list-style-type: none"> <li>• If setback averaging would require that the proposed dwelling be located closer to the street than the required minimum front setback for the zoning district, then the minimum front setback for the zoning district will apply.</li> <li>• If setback averaging would make it impossible for the proposed dwelling to comply with the rear yard setback, then the proposed dwelling may be constructed closer to the street, up to the minimum front setback required in the subject zoning district, but only to the extent necessary to satisfy the minimum rear yard setback requirement.</li> <li>• If the actual front setback(s) of the existing dwelling(s) on the adjacent lot(s) differ from each other by more than thirty (30) feet, then the minimum front setback for the vacant lot shall be the actual front setback of the dwelling closest to the street.</li> </ul> </li> </ul>

The above exemplifies that while the information in the current zoning code is relevant, the way in which it is structured makes it difficult for the reader to determine its applicability. This is a common occurrence in this article of the zoning code, and although tedious, reorganizing similarly to the above using lists and tables can make information easier to find and understand for both staff and applicants.

## Recommendations Takeaways

The recommendations presented in this report are intended to update the current zoning code to meet the overarching goals to ensure the zoning code supports development specific to the City but also protects established neighborhoods and residents, and to create a more practical and accessible zoning code that outlines clear regulations for staff, applicants, and developers. Below are the Recommendations Takeaways that summarize the overall report. The Recommendations Draft Report will be provided to the Stonecrest Staff and presented to the Planning Commission for review and comment. Any comments will be incorporated into the Final Recommendations Report, which will be presented to Mayor and Council with an updated version of the Zoning Code to be adopted by the City.

- Integrating the new ordinances that were adopted by the City since incorporation, creating a Table of Contents, and assuring consistent outlining of all sections will guarantee that the code is organized in a way that makes information accessible and regulations enforceable.
- Removing unnecessary zoning districts from the code will help to streamline material and increase compatibility with the Comprehensive Plan.
- Condensing the mixed-use districts will help to align these districts with the appropriate future land use categories and encourage higher density development.
- Considering potential government initiated rezonings can guide development to align with the Future Land Use Map.
- Updating the zoning code with the information from the most recent Comprehensive Plan creates consistency for the City.
- Maintaining the AMCOD supports the City's goals to preserve the large lot residential districts and conservation areas of the City.
- Condensing the Tiers of the Stonecrest Overlay will assist in consistent regulation and enforcement of design standards.
- Adjusting the uses allowed in the I-20 Overlay District will encourage the film industry in this area.
- Reelevating the flagged uses will help to increase clarity for these uses.
- Creating regulations for uses that are not addressed in the code but have been requested by business license applicants can help to combat future challenges.
- Clarifying specific standards will guarantee the City receives the high-quality products it desires.



## Stonecrest Zoning Code Update: Needs Assessment and Options Briefing



### Key Goals of Update

- Maintain the **character of the City’s existing neighborhoods** especially the large-lot residential and conservation areas in the Arabia Mountain Overlay District
- Enhance the **design quality** of new development citywide
- Support **multi-modal transportation** options and inter-parcel connections
- Create a more **“user-friendly” zoning code** that is accessible to both residents and developers, including an expanded definitions section and clearer use regulations
- Recognize the potential for **MARTA transit stations** as an opportunity to focus development
- Encourage higher density only as **mixed-use development** in the City’s centers, particularly at Mall site

### Overview of Presented Options for Zoning Code Update

#### Create more “user friendly” Zoning Code

Integrate the new ordinances that were adopted by the City since incorporation, create a Table of Contents, and assure consistent structure of all sections.

Clarify specific design and architectural standards

Remove un-used or undesired districts including OIT, RLG, MHP and HR-1,2,3.

#### Align with the approved Comprehensive Plan

Update the zoning code with the most recent Future Land Use Categories

Consider potential government initiated rezonings to align with the Future Land Use Map.

Consolidate the mixed-use districts to align these districts with the appropriate future land use categories

#### Evaluate Overlays

Maintain the AMCOD and conservation areas of the City.

Adjust the uses allowed in the I-20 Overlay District to encourage the film industry.

Condense the Tiers of the Stonecrest Overlay to create clearer guidelines.

#### Assess Uses and Supplemental Regulations

Evaluate uses flagged by staff as issues or needing clarity

Create regulations for uses that are not addressed in the code but have been requested by business license applicants.

Create one-page guides for most challenging uses – personal care homes, child care



## CITY COUNCIL AGENDA ITEM

**SUBJECT: Special Land Use Petition SLUP-20-002  
(6623 Housworth Lane)**

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

**Date Submitted: 9/22/20**            **Work Section:**                      **Council Meeting: 9/28/20**

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**SUBMITTED BY:** Christopher Wheeler, Planning and Zoning Director.

**PURPOSE:** Special Land Use Petition SLUP-20-002  
(6623 Housworth Lane)

**HISTORY:** The subject property sits in an existing single-family residence, with a zoning of R-85 (Med Lot) and located in the Cedar Ridge Subdivision.

**FACTS AND ISSUES:** This item was heard at the September 16<sup>th</sup>, 2020, Planning Commission Meeting. The applicant requested a Special Land Use Permit to operate a childcare home for five children ages from infant to twelve years in age. The Planning Commission recommended approval of the application with conditions.

**OPTIONS:** Approve; Deny; or make Alterative conditions

**RECOMMENDED ACTION:**  
Planning Commission unanimously recommended Approval of SLUP-20-002 at the September 16<sup>th</sup> meeting.

- ATTACHMENTS:**
- # 1 09/22/20 Staff Report
  - # 2 09/22/20 Rezoning Application
  - # 3 09/22/20 Power Point Presentation





### Property Owner(s) Notarized Certification

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

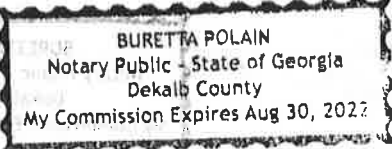
Property Owner (If Applicable)	Signature:		Date: 5-11-2020	
	Address: 1405 W. ...		City, State: Lithonia, GA	
	Phone: 678-468-0137		Zip: 30038	
	Sworn to and subscribed before me this 11 day of March, 2020			
Property Owner (If Applicable)	Notary Public:		BURETTA POLAIN Notary Public - State of Georgia Dekalb County My Commission Expires Aug 30, 2022	
	Signature:			Date:
	Address:	City, State:		Zip:
	Phone:			
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____			
	Notary Public:			
	Signature:		Date:	
	Address:	City, State:	Zip:	
Property Owner (If Applicable)	Phone:			
	Sworn to and subscribed before me this _____ day of _____, 20____			
	Notary Public:			



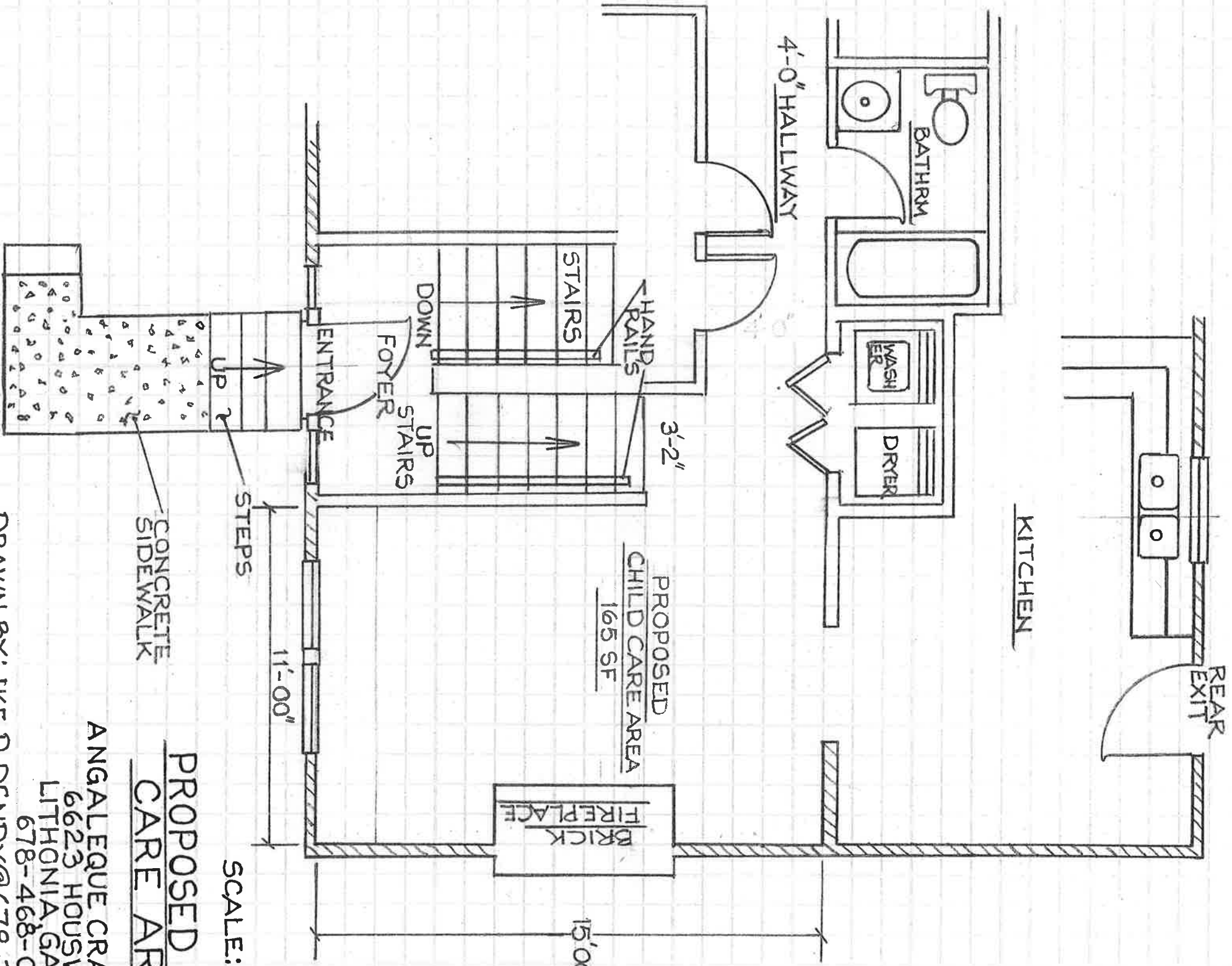


### Applicant/Petitioner Notarized Certification

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: <i>[Handwritten Signature]</i>		Date: <i>3-11-2020</i>
	Address: <i>6623 Housworth Ln.</i>		City, State: <i>Lithonia, GA</i>
	Phone: <i>678-468-0137</i>		
	Sworn to and subscribed before me this <i>11</i> day of <i>March</i> , 20 <i>20</i>		
Attorney / Agent	Notary Public: <i>[Handwritten Signature]</i>		
	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20 _____		
Notary Public:			

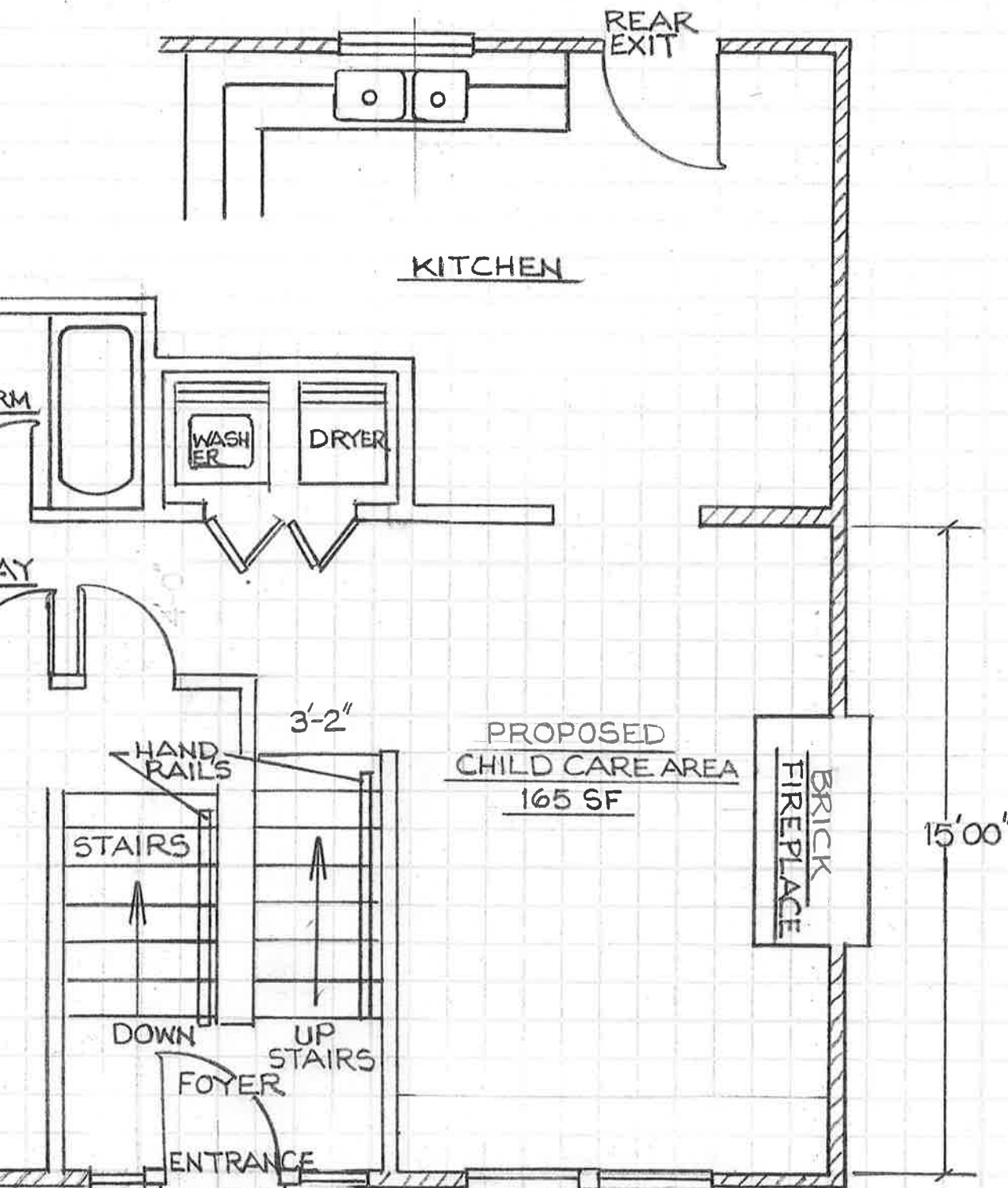
### Campaign Disclosure Ordinance



**PROPOSED CHILD CARE AREA**

ANGALEQUE CRAW  
 6623 HOUSW...  
 LITHONIA, GA  
 678-468-01...

DRAWN BY: IKE P. DENDY@678-78...



KITCHEN

REAR  
EXIT

WASH  
ER

DRYER

PROPOSED  
CHILD CARE AREA  
165 SF

BRICK  
FIREPLACE

15'-00"

STAIRS

3'-2"

HAND  
RAILS

DOWN

UP  
STAIRS

FOYER

ENTRANCE

11'-00"

STEPS

UP

CONCRETE  
SIDEWALK

SCALE: 1/4" = 1'-0"

PROPOSED CHILD  
CARE AREA

ANGALEQUE CRAWFORD-FOWLER

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	46.66	350.10	46.62	S61°34'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.63	S57°45'10"E

P.O.B. 284.4'(P) TO HOUSWORTH DRIVE 50'R/W (NO MONUMENT FOUND)

HOUSWORTH LANE 50'R/W

**LEGEND**

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

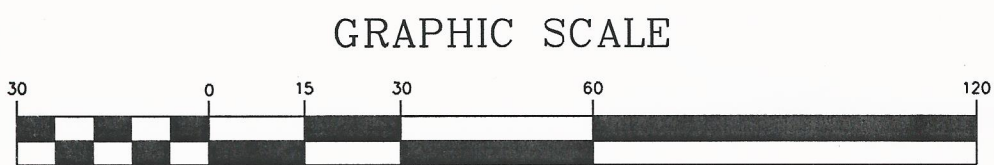
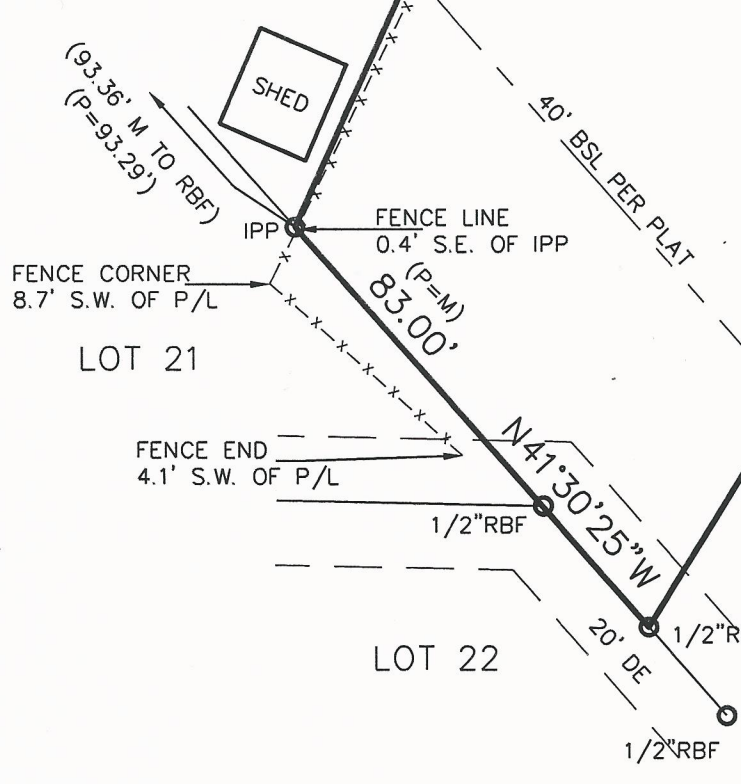
LOT 19

LOT 18  
AREA  
20,322 sq.ft.  
0.47 acres

LOT 17

SHED

ONE STORY BRICK & FRAME W/BASEMENT # 6623  
WOOD DECK

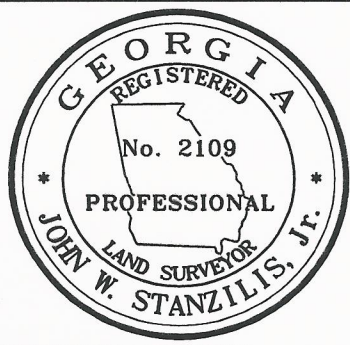


**SHEET 1 OF 2**

( IN FEET )  
1 inch = 30 ft.

FIELD DATE 05/13/20

ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	05/20/20
ANGALEQUE CRAWFORD-FOWLER		SCALE	1" = 30'
OWNER / PURCHASER		ANGALEQUE CRAWFORD-FOWLER	
LAND LOT 113	16th DISTRICT	SECTION	DEKALB COUNTY, GEORGIA
LOT 18	BLOCK B	UNIT	AREA OF LOT: 20,322 S.F.
SUBDIVISION CEDAR RIDGE			



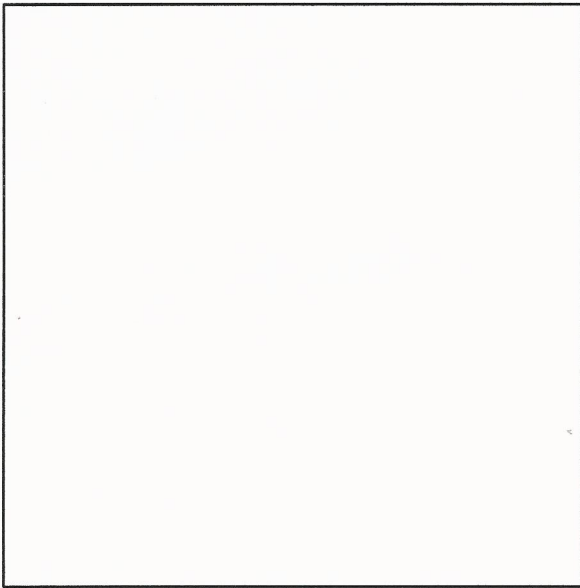
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED

**SOLAR LAND SURVEYING COMPANY**

P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993  
TELEPHONE (770) 794-9055 FAX (770)794-9052

JOB NUMBER: 20-1653

PLAT BOOK 62, PAGE 153  
DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



NOTICE: IF RECORDING IS REQUIRED, CONTACT THE SURVEYOR FOR PRODUCTION OF A PLAT MADE SUITABLE FOR RECORDING

NOTE: ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OF SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 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. AN ELECTRONIC TOTAL STATION WAS USED TO GATHER THE INFORMATION USED IN PREPARATION OF THIS PLAT.

**SURVEYOR CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN W. STANZILIS, JR.

**PLAT CERTIFICATION NOTICE**

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS,

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 THE LAW OF THE STATE OF GEORGIA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-6, 43-15-19, 43-15-22.

CERTIFICATE OF AUTHORIZATION NO. LSF000374

**SHEET 2 OF 2**

FIELD DATE 05/13/20

JOB NUMBER: 20-1653



ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE	05/20/20
OWNER / PURCHASER		SCALE	1" = 30'
ANGALEQUE CRAWFORD-FOWLER			
LAND LOT 113	16th DISTRICT	SECTION	DEKALB COUNTY, GEORGIA
LOT 18	BLOCK B	UNIT	AREA OF LOT: 20,322 S.F.
SUBDIVISION CEDAR RIDGE			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		<b>SOLAR LAND SURVEYING COMPANY</b> P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052	

PLAT BOOK 62, PAGE 153  
DEED BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



**September 16<sup>th</sup>, 2020**

**Planning Commission**

**Public Hearing**



**SLUP-20-002**

**6623 Housworth Lane, Stonecrest,  
GA 30038**

# Petition Information

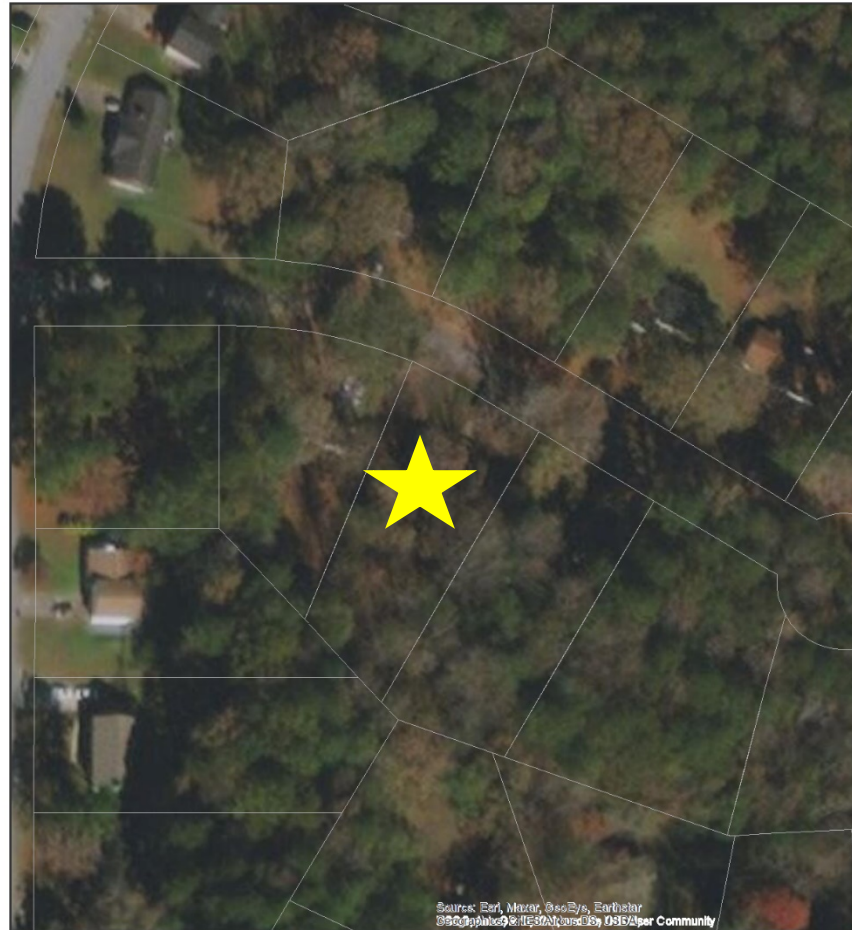
- APPLICANT: Angaleque Crawford-Fowler
- LOCATION: 6623 Hosuworth Lane
- ACREAGE: 0.3 Acres
- REQUEST: The applicant is requesting a Special Land Use Permit (SLUP) for the operation of childcare home up to six (6) children.



# General Information

- Current zoning: (R-85) Residential Medium Lot District
- Future Land Use Character Area: Suburban Residential
- Policies for this area emphasize:
  - Protect stable neighborhoods from incompatible development that could alter established single-family residential development pattern and density.
  - Encourage residential development to conform with traditional neighborhood development principles including improved pedestrian vehicular activity. .
- Surrounding uses: Residential.
- Surrounding zoning: R-85 (Residential Med Lot) District

# Aerial Map



ZONING CASE: **SLUP-20-002**

ADDRESS: **6623 Housworth Lane**

CURRENT ZONING: **R-85 (Residential Med Lot)**

FUTURE LAND USE: **Rural Residential**

0 0.0125 0.025 mi

# Zoning Map



ZONING CASE: **SLUP-20-002**

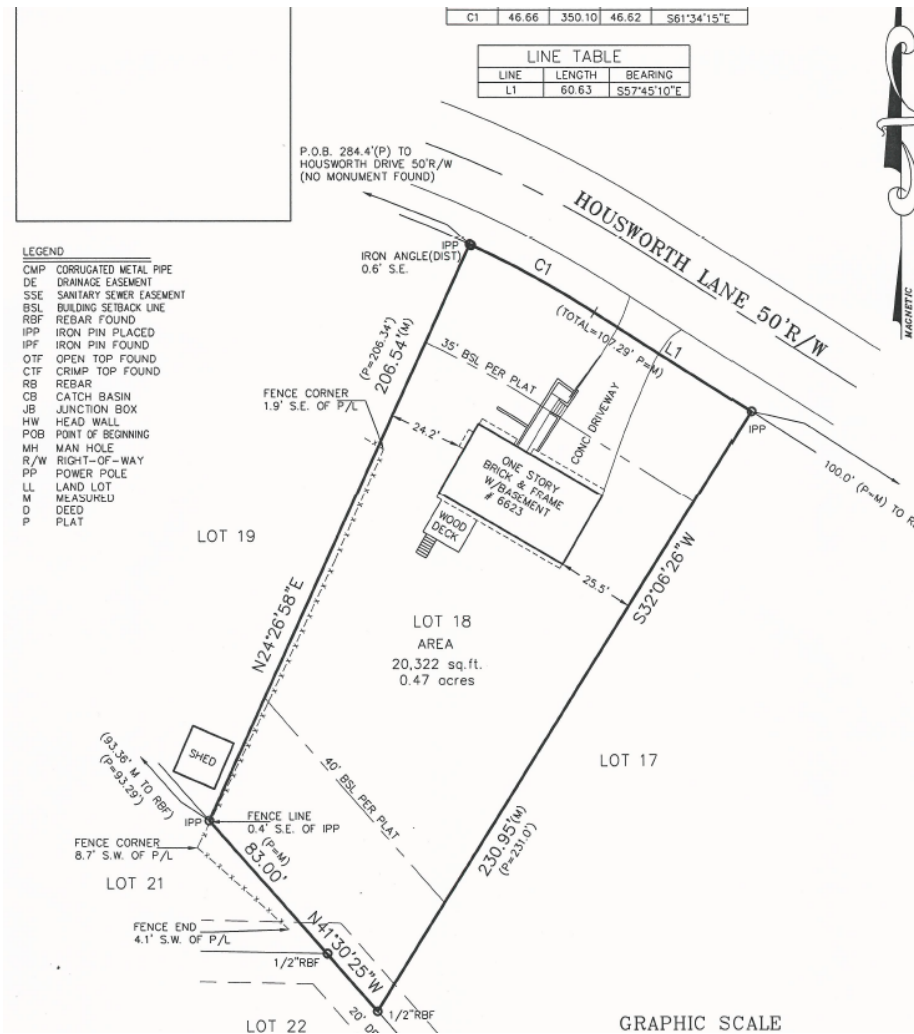
ADDRESS: **6623 Housworth Lane**

CURRENT ZONING: **R-85 (Residential Med Lot)**

FUTURE LAND USE: **Rural Residential**

0 0.0125 0.025 mi

# Survey of Proposed Child Care Home



# Elevation of subject property



# STANDARDS OF REVIEW

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the 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**
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**
- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**
- 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.**
- 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.**
- 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 a fire or another emergency.**
- 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.**
- 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.**
- 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.**
- 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.**

# STANDARDS OF REVIEW

- K. Whether the proposed use is consistent with the policies of the comprehensive plan.**
- 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.**
- M. Whether there is adequate provision of refuse and service areas.**
- N. Whether the length of time for which the special land use permit is granted should be limited in duration.**
- O. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.**
- P. Whether the proposed use will adversely affect 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 permits.**
- 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.**
- S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.**
- T. 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.**

# Staff Analysis

Base on the findings and conclusions, it appears the applicant meets all the criteria for approval. Therefore, staff recommends **APPROVAL** of **SLUP-20-002** the following conditions;

1. Limit the use of childcare homes only to five (5) persons.
2. Access shall be limited to the existing curb cut off Housworth Lane.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for childcare home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia, and the license of business required building permits and certificates of occupancy from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Angaleque Fowler (operator) to operate a childcare home and shall not be transferable.





**SLUP-20-003**

**7101 Covington Hwy, Stonecrest,  
GA 30038**

# Petition Information

- **APPLICANT:** RS Covington Development c/o Julie Sellers
- **LOCATION:** 7101 Covington Hwy
- **ACREAGE:** 1.6 Acres
- **REQUEST:** The applicant is requesting a special land use permits to construct a 6,000 square foot convenience store with the accessory fuel pump and drive thru per Sec 4.2.23 and Sec.4.2.28

# General Information

- Current zoning: (C-1) Local Commercial District
- Future Land Use Character Area: Urban Neighborhood
- Policies for this area emphasize:
  - Protect stable neighborhoods from incompatible development that could alter established single-family residential development pattern and density.
  - Promote street design that fosters traffic calming including narrower residential streets, on-street parking and the additional of bicycle and pedestrian facilities.
- Surrounding uses: Commercial and Industrial.
- Surrounding zoning: C-1 and M (Light Industrial) District



# Zoning Map



ZONING CASE: **SLUP-20-003**

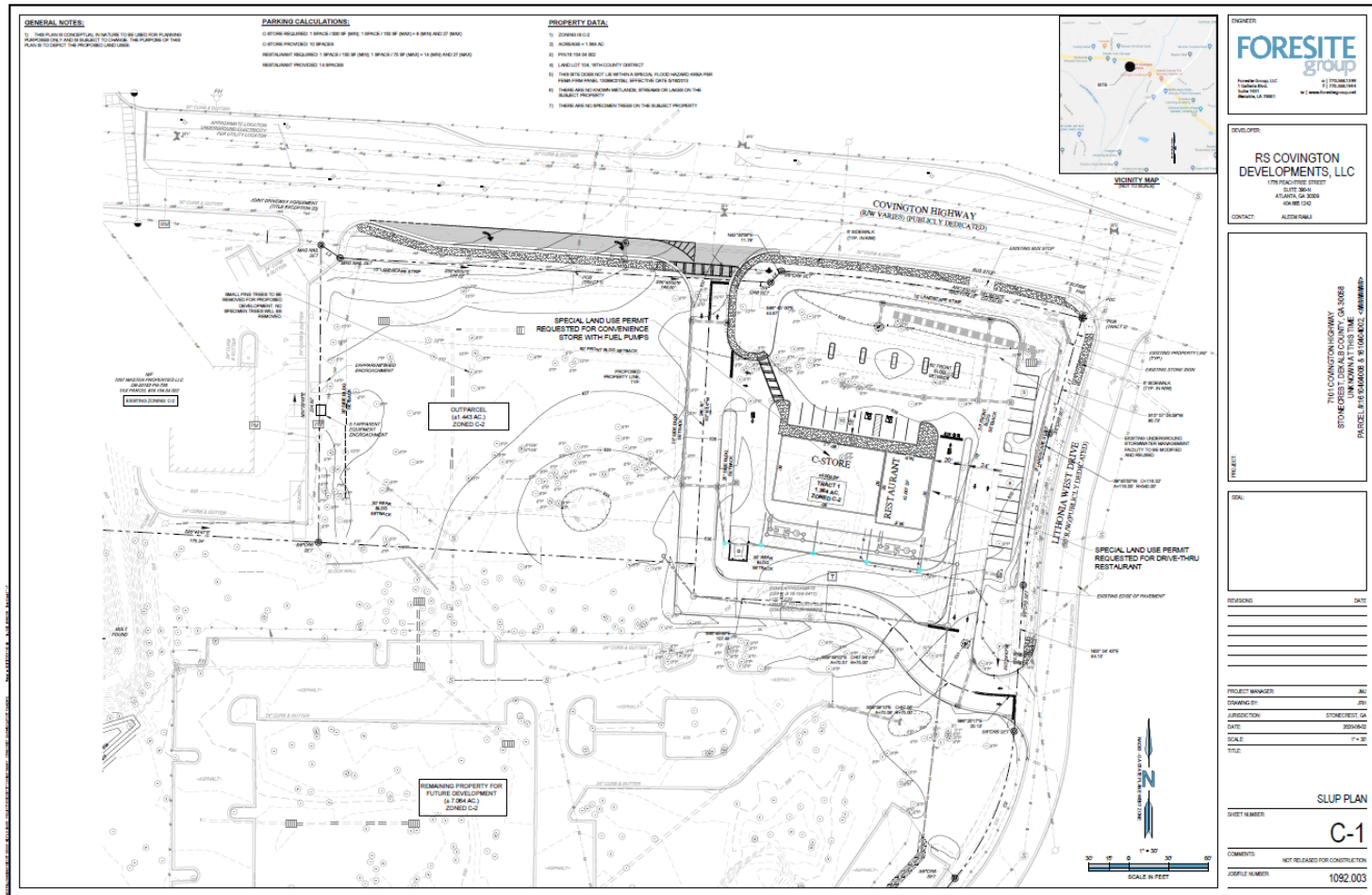
ADDRESS: **7101 Covington Hwy**

CURRENT ZONING: **C-1 (Local Commercial) District**

FUTURE LAND USE: **Urban Neighborhood**

0 0.025 0.05 mi

# Site Plan for Proposed Development



**ENGINEER:**  
**FORESITE group**  
 ForeSite Group, LLC  
 1111 PINEWOOD DRIVE  
 SUITE 100  
 METairie, LA 70001  
 TEL: 504.885.1111  
 WWW.FORESITEGROUP.COM

**DEVELOPER:**  
**RS COVINGTON DEVELOPMENTS, LLC**  
 1111 PINEWOOD DRIVE  
 SUITE 100  
 METairie, LA 70001  
 CONTACT: ALYSSA PARRIS

**PROJECT:**  
 THE COVENANT HIGHERWAY  
 STORE AND RESTAURANT DEVELOPMENT  
 PARCELS 101-1000000 & 101-1000001

**REVISIONS:**

NO.	DATE	DESCRIPTION

**PROJECT MANAGER:** JAC  
**DRAWING BY:** JPB  
**APPROVED BY:** STONESTREET GS  
**DATE:** 08/04/2024  
**SCALE:** 1" = 30'  
**TITLE:**

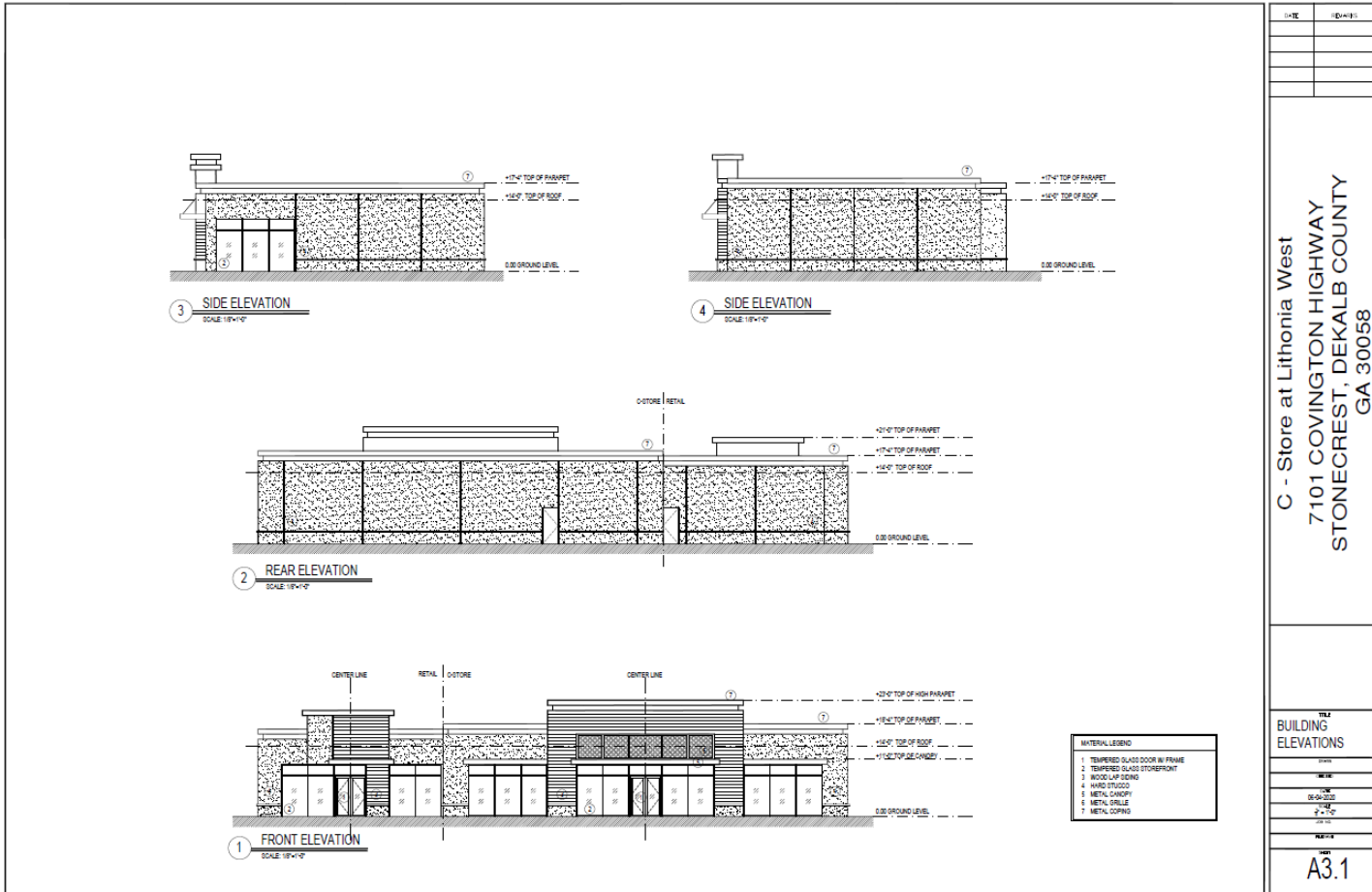
**SLIP PLAN**

**SHEET NUMBER:**  
**C-1**

**COMMENTS:** NOT RELEASED FOR CONSTRUCTION

**JOB FILE NUMBER:** 1092.003

# Elevation of Commercial Development



DATE	REVISION
<b>C - Store at Lithonia West</b> <b>7101 COVINGTON HIGHWAY</b> <b>STONECREST, DEKALB COUNTY</b> <b>GA 30058</b>	
<b>BUILDING ELEVATIONS</b>	
<b>A3.1</b>	

# STANDARDS OF REVIEW

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the 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**
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**
- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**
- 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.**
- 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.**
- 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 a fire or another emergency.**
- 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.**
- 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.**
- 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.**
- 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.**



# STANDARDS OF REVIEW

- K. Whether the proposed use is consistent with the policies of the comprehensive plan.**
- 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.**
- M. Whether there is adequate provision of refuse and service areas.**
- N. Whether the length of time for which the special land use permit is granted should be limited in duration.**
- O. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.**
- P. Whether the proposed use will adversely affect 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 permits.**
- 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.**
- S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.**
- T. 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.**

# Staff Analysis

Base on the findings and conclusions, it appears the applicant does not meet all the criteria for approval. However, since the applicant has the right to construct a convenience store with fuel pumps without the special land use permit by meeting three of four criteria in Sec 4.2.23 of the zoning ordinance. The Staff believes the convince store with fuel pumps and restaurant with a drive, though, would be a better fit for the city than the standalone convenience store. Therefore, Staff recommends, **subject to the following conditions:**

1. The use of the Subject Property for any of the following shall be strictly prohibited:
  - a. A child's daycare center and/or kindergarten.
  - b. Barbershop / Beauty Salon or similar establishments.
  - c. Gold-Buying establishment. .
  - d. Nightclub.
  - e. Skating rink; and
  - f. indoor and/or outdoor recreation.
2. The site shall be developed in general conformance with the site plan received by the City on June 6, 2020.
3. Exterior elevations shall be similar to the elevations received by the City on June6. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. Owner/Developer shall install a five-foot (5') wide sidewalk along the entire frontage of Covington Hwy.
5. Owner/Developer shall obtain all permits required by the City of Stonecrest in accordance with the development of the subject property.

# **Planning Commission Recommendation**



## CITY COUNCIL AGENDA ITEM

**SUBJECT: Ordinance for Special Land Use Permit  
SLUP-20-003 (7101 Covington Hwy)**

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

**Date Submitted: 9/22/20      Work Section:              Council Meeting: 9/28/20**

---

**SUBMITTED BY:** Christopher Wheeler, Planning and Zoning Director

**PURPOSE:** Obtain Special Land Use Permits for construction of 6,000 square foot convenience store with accessory fuel pumps and drive thru per Sec. 4.2.23 and 4.2.28

**HISTORY:** The subject property sits along Covington Hwy and has been partially been developed.

**FACTS AND ISSUES:** This application was heard at the September 16<sup>th</sup>, 2020 Planning Commission Meeting. The applicant requested to a special land use permits to construct a 6,000 square foot convenience store with the accessory fuel pump and drive thru. Planning Commission recommend approval of the application, with conditions.

**OPTIONS:** Approve; Deny; or make Alternative conditions

**RECOMMENDED ACTION:**

Planning Commission recommended approval of petition SLUP-20-003 at the September 16<sup>th</sup>, 2020 meeting with conditions.

**ATTACHMENTS:**

- # 1    9/22/20 Staff Report
- # 2    9/22/20 Power Point Presentation

# 3 9/22/20 Supplemental Information



## Special Land Use Permit Application

Applicant Information

Name: RS Covington Developments, LLC		c/o Julie Sellers Dillard Sellers, LLC	
Address: 1776 Peachtree Street Suite 390-N, Atlanta Ga 30309			
Phone: 404-665-1242	Fax:	Email: jsellers@dillardsellers.com	
Owner's Name: Lithonia Real Estate Development LLC			
Owner's Address: 1279 Wood Iris Lane, Lawrenceville, GA			

Owner Information

Phone:	Fax:	Email:
Property Address: 7101 Covington Highway		Acreage:
Parcel ID: 16 104 04 002		
Current Zoning Classification: C-2		
Proposed Use of Property: Convenient store with Fuel pumps as accessory		
Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No		

Property Information

Property Information: Development of the corner of Covington Highway and Lithonia West Drive for use as a convenience store with fuel pumps and a restaurant drive through facility as more particularly described in the letter of intent

Affidavit

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

Applicant's Name: <u>RUSTAM RAHJI</u>	Date: <u>6-1-2020</u>
Applicant's Signature: <u>[Signature]</u>	
Sworn to and subscribed before me this <u>1st</u> Day of <u>June</u>	

Notary

Notary Public: <u>Sharon D. Zimmerman</u>	
Signature: <u>[Signature]</u>	
My Commission Expires: <u>8-19-22</u>	
<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:	

08-03-2017



### Applicant/Petitioner Notarized Certification

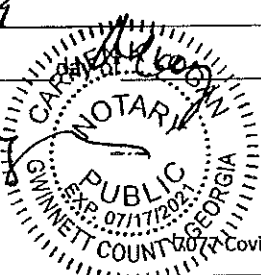
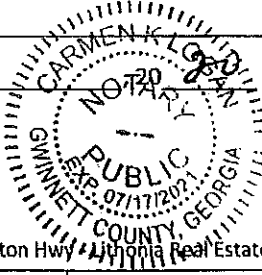
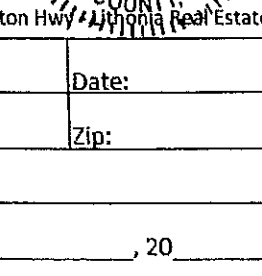
Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of 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: 6-1-2020
	Address: 5887 Glenridge Dr, Suite 440		City, State: Atlanta Ga Zip: 30328
	Phone:		
	Sworn to and subscribed before me this 1st day of _____, 2020		
Notary Public:			
Attorney / Agent	Signature:		Date: 6-3-20
	Address: 1776 Peachtree Street, #390-N		City, State: Atlanta, Ga Zip: 30307
	Phone: (404)665-1242		
	Sworn to and subscribed before me this 3rd day of June, 2020		
Notary Public:			



### 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>[Signature]</u>		Date: <u>5-28-20</u>
	Address: <u>1279 WOOD IRIS LN</u>	City, State: <u>LAURENSVILLE, GA</u>	Zip: <u>30045</u>
	Phone: <u>404-966-5449</u>		
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>20</u>		
	Notary Public: <u>[Signature]</u>		
Property Owner (If Applicable)	Signature: <u>[Signature]</u>		Date: <u>5-28-20</u>
	Address: <u>1279 WOOD IRIS LN</u>	City, State: <u>LAURENSVILLE, GA</u>	Zip: <u>30045</u>
	Phone: <u>404 966 5449</u>		
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>20</u>		
	Notary Public: <u>[Signature]</u>		
Property Owner (if Applicable)	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20 _____		
	Notary Public:		

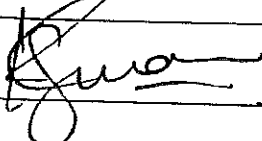




### Campaign Disclosure Statement

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

<b>Applicant / Owner</b>	Signature: 
	Address: 1279 Wood Iris Ln Lawrenceville, GA 30045
	Date: 05-28-20

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

Date	Government Official	Official Position	Description	Amount

**LETTER OF INTENT AND IMPACT ANALYSIS**

**City of Stonecrest**

**Special Land Use Permit Application  
For Fuel Pumps**

**Applicant:**

RS Covington Developments, LLC

**Property:**

7101 Covington Highway

**Parcel ID No:**

16 104 04 002

**Submitted for Applicant by:**

Julie L. Sellers

DILLARD SELLERS

1776 Peachtree Street NW, Suite 390N

Atlanta, Georgia, 30309

(404) 665-1242

jsellers@dillardsellers.com

## **Introduction**

Applicant, RS Covington Developments, LLC, requests approval of a Special Land Use Permit for the property located at 7101 Covington Highway, Stonecrest, Georgia (tax parcel no. 16 104 04 002) (the “Property”). The Property is approximately +/- 1.56 acres of land located at the corner of Covington Highway and Lithonia West Drive. The Property is zoned C-2, General Commercial.

The Applicant plans to develop a one-story building for use as a convenience store with fuel pumps and a restaurant with a drive-thru facility on the Property. The architecture of the building and development of this vacant parcel will positively contribute to this area once envisioned as the Lithonia West Industrial Park. As shown on the attached site plans, the building will include both a convenience store and a restaurant use with a drive-thru. There are two access points into the Property providing safe and convenient vehicular access. This new development will also add landscaping and improved streetscaping. The proposed development is consistent with the current C-2 zoning district.

The City’s Zoning Code allows fuel pumps without the requirement of a Special Land Use Permit if certain criteria can be met as set forth in Section 4.2.28(D). As such, the Applicant is entitled to use the Property for a convenience store and fuel pumps with a new building at least 5,000 square feet. Here, the convenience store portion of the building proposed is ~4,000 sq. ft. and the restaurant ~ 2,008 sq. ft. Applicant is proposing a building that while exceeding the 5,000 square foot minimum would include both the convenient store and a restaurant. As such, this application requests approval of the fuel pumps as an accessory to the ~ 4,000 sq. ft. convenience store. A separate application is being submitted for the drive-thru.

The new development with accessory fuel pumps will operate in accordance with all provisions of the City’s Zoning Code Sec. 4.2.28. The proposed use is consistent with the City’s Future Land Use Map, which designates the Property as Urban Neighborhood. The surrounding area is characterized as a combination of commercial, residential and light industrial uses. Additionally, the proposed use is consisted with the adjacent general commercial properties and local commercial uses along Covington Highway.

As set forth below, the Applicant satisfies the City’s requirements for a special land use permit for accessory fuel pumps. For these reasons, the Applicant respectfully requests its application be granted as submitted.

## **Documented Impact Analysis**

The Applicant’s application satisfies the applicable criteria set forth in sections 7.4 and 4.2.28 of the City of Stonecrest’s Zoning Code.

- 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 size of the site is adequate for the contemplated use. All required yards, open space, off-street parking, and all other applicable requirements required by the C-2 zoning district are satisfied. The proposed development is an approximate +/- 1.56 acre site with all requirements being met.

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

The accessory fuel pumps are compatible with the surrounding area and land use within the district.

**C. Adequacy of public services, public facilities, and utilities to serve the use contemplated:**

Adequate public services, facilities, and utilities exist to serve the accessory fuel pumps.

**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:**

Covington Highway is a minor arterial road. There is sufficient capacity to support a convenience store with accessory fuel pumps, and there will be little impact on the public streets or traffic in the area.

**E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use:**

No, traffic generated by the accessory fuel pumps will not adversely impact existing land uses along access routes to the site.

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

There is adequate ingress and egress to the subject property. Fire and other emergency vehicles will be able to access the property if there is an emergency.

**G. Whether or not 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:**

No, the accessory fuel pumps will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

**H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

No, the accessory fuel pumps will not create adverse impacts upon any adjoining land use by reason of hours of operation.

**I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:**

No, the accessory fuel pumps will not create adverse impacts upon any adjoining land use by reason of the manner of operation.

**J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:**

Yes, the accessory fuel pumps are consistent with the requirements of the C-2 Zoning Classification.

**K. Whether or not the proposed use is consistent with the policies of the comprehensive plan;**

Yes, the accessory fuel pumps are consistent with the policies of the City's comprehensive plan.

**L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:**

Yes, the site plan includes all required buffer zones and transitional buffer zones.

**M. Whether or not there is adequate provision of refuse and service areas:**

Yes, there will be adequate provision of refuse and service areas.

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

No, the length of time for the SLUP should not be limited in duration.

**O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings:**

The size, scale, and massing of the proposed convenience store and accessory fuel pumps 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.

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

No, there are no known historic buildings, sites, districts, or archaeological resources at the Property.

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

Yes, the accessory fuel pumps will satisfy the requirements of the supplemental regulations, specifically Zoning Code Sec. 4.2.28.

**R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building:**

No, the single-story building with accessory fuel pumps will not create a negative shadow impact on any adjoining lot or building.

**S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area:**

No, the accessory fuel pumps will not result in a disproportionate proliferation of that or similar uses in the subject character area.

**T. Whether the proposed use would be consistent with the needs of the neighborhood or to the community as a whole, be compatible with the neighborhood:**

Yes, the accessory fuel pumps will provide a service for the neighborhood and to the community as a whole by a new, attractive and convenient location for fuel.

## **CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that this application be granted as requested by the Applicant. If there are any questions about this request, you may contact me at 404-665-1242 or [jsellers@dillardsellers.com](mailto:jsellers@dillardsellers.com).

## **Public Participation Plan**

In light of the COVID-19 physical distancing recommendations from local and state governmental agencies, the Applicant will conduct a community meeting via video conference. We will post signs on the Property with the information. In addition, the enclosed letter will also be sent to the owners within 500 feet of the Property.

The Applicant is working with the staff to obtain the addresses for the owners within 500 feet because as of now the GIS information available to the Applicant does not include the Property within the City and we have not been able to pull the addresses for submittal. We contacted and have been working with the City's Planning Director and anticipate sending the attached letter on June 9<sup>th</sup> to allow sufficient time for notice.

In addition, the Applicant and representative will be available via phone, email or video conference to discuss the development plans, the specific SLUP applications, receive feedback and address any questions or concerns from the Community.

June 9, 2020

Dear Property Owner:

Please take notice that a Special Land Use Permit Application has been submitted to the City of Stonecrest for development located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

APPLICANT NAME: RS Covington Developments, LLC

REQUEST: Special Land Use Permit Application

STREET LOCATION: 7101 Covington Highway  
(Parcel ID No. 16 104 04 002)

PROPOSED DEVELOPMENT: Development of a convenience store with fuel pumps and a restaurant drive-thru facilities

**COMMUNITY MEETING**

June 30, 2020

6:30pm

**PLANNING COMMISSION HEARING**

August 4, 2020

6:00pm

**CITY COUNCIL HEARING**

August 10, 2020

7:00pm

Due to the COVID-19 outbreak and in accordance with social distancing guidelines, please take notice that the Community Meeting will be held by videoconference through online access:

**GoTo Meeting**

<https://global.gotomeeting.com/join/579870141>

If you have questions about the applications, please contact Julie L. Sellers at (404) 665-1242 or [jsellers@dillardsellers.com](mailto:jsellers@dillardsellers.com).

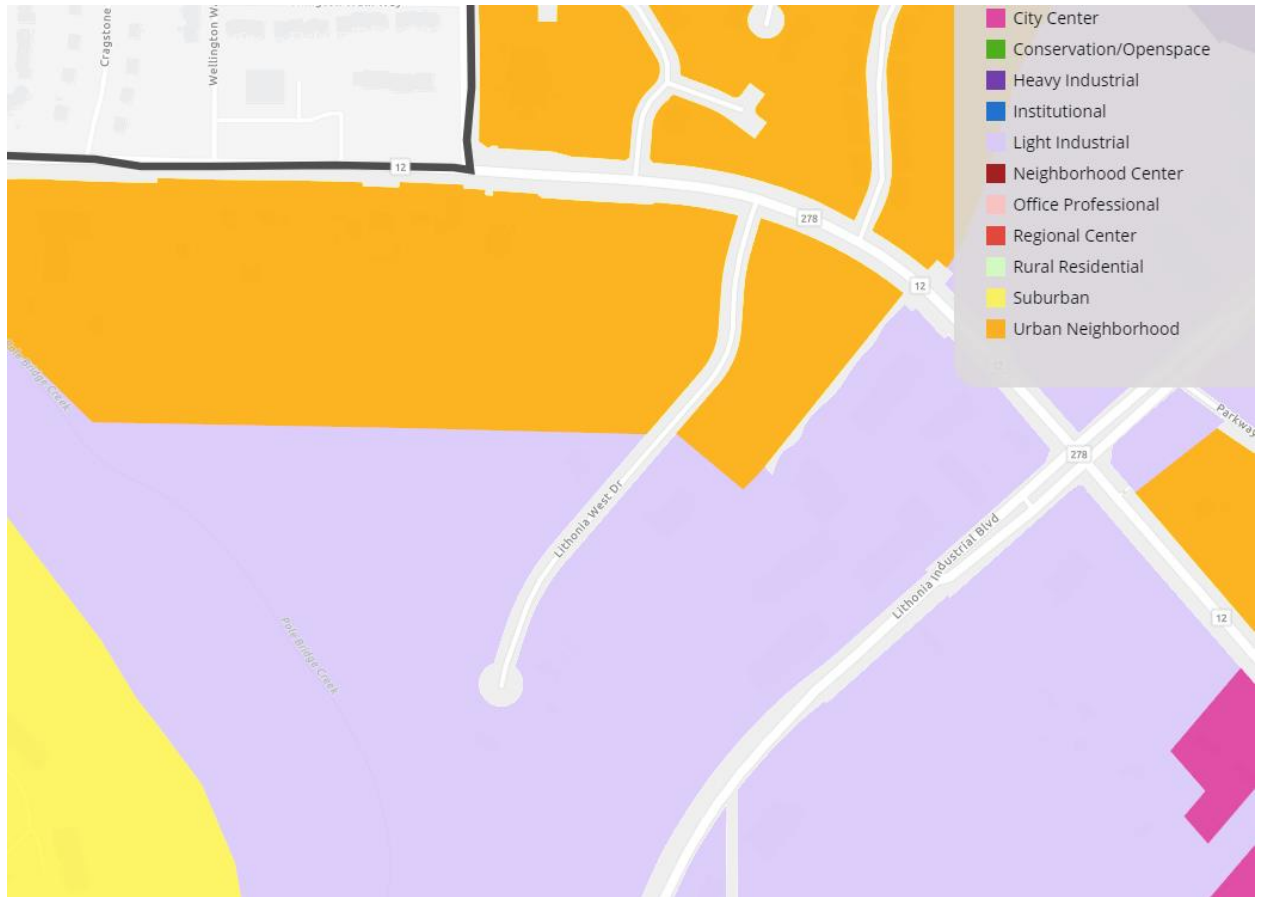


# ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

## 1. Conformance with the Comprehensive Plan

The development of the Property as proposed is consistent with the Urban Neighborhood designation of the Future Land Use Map and Comprehensive Plan. The adjacent properties are vacant and surrounding properties are industrial, commercial with some residential on the opposite side of Covington Highway.

The Future Land Use Map:



The proposed use is consistent with the Comprehensive Plan.

**2. Environmental Impacts of the Proposed Project**

**a. Wetlands**

None

**b. Floodplain**

None

**c. Streams/stream buffers**

None.

**d. Slopes exceeding 25 percent over a 10-foot rise in elevation**

None.

**e. Vegetation**

None.

**f. Wildlife Species (including fish)**

None.

**g. Archeological/Historical Sites**

None.

**3. Project Implementation Measures**

**a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.**

None on site.

**b. Protection of water quality.**

Measures will be taken to ensure water quality meets or exceeds the City's requirements.

**c. Minimization of negative impacts on existing infrastructure**

No negative impact to existing infrastructure is anticipated.

**d. Minimization of archeological/historically significant areas**

None on site.

**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.**

Not applicable. This area is not an environmentally stressed community, but rather the commercial corridor in the City.

**f. Creation and preservation of green space and open space**

Open space will meet the City's requirements and the development will include landscaping not currently present on the vacant Property.

**g. Protection of citizens from the negative impacts of noise and lighting**

No negative impact from light or noise is anticipated.

**h. Protection of parks and recreational green space**

There are no parks or recreational green space adjacent to the Property.

**i. Minimization of impacts to wildlife habitats**

None on site.



All that tract or parcel of land lying and being in Land Lot 104, of the 16th District, of Dekalb County, Georgia, and being more particularly described as follows:

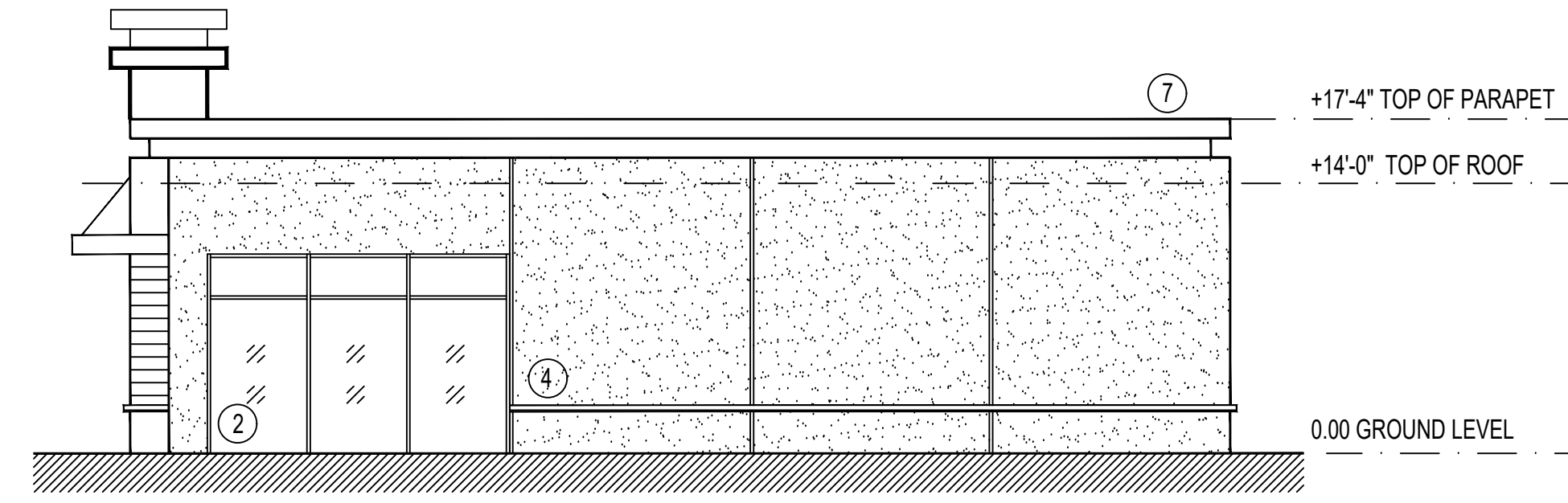
Commencing at a scribed X found at the intersection of the Westerly right of way line of Lithonia West Drive (having a 60-foot publicly dedicated right-of-way) and the Southerly right of way line of Covington Highway (having a variable width publicly dedicated right of way), said X being the TRUE POINT OF BEGINNING.

Thence leaving said Southerly right of way line of Covington Highway and following said Westerly right of way line of Lithonia West Drive the following courses and distances: South 15 degrees 57 minutes 07 seconds West a distance of 90.73 feet to a 5/8-inch capped rebar set; along a curve to the left, said curve having a radius of 540.00 feet, with an arc distance of 116.55 feet, with a chord bearing of South 09 degrees 45 minutes 55 seconds West and a chord length of 116.32 feet to a 5/8-inch capped rebar set; South 03 degrees 34 minutes 43 seconds West a distance of 84.13 feet to a 5/8-inch capped rebar set; Thence leaving said Westerly right of way line of Lithonia West Drive North 86 degrees 25 minutes 17 seconds West a distance of 20.13 feet to a 5/8-inch capped rebar set; Thence along a curve to the right, said curve having a radius of 75.00 feet, with an arc distance of 70.08 feet, with a chord bearing of North 59 degrees 39 minutes 10 seconds West and a chord length of 67.56 feet to a 5/8-inch capped rebar set; Thence along a curve to the left, said curve having a radius of 75.00 feet, with an arc distance of 70.51 feet, with a chord bearing of North 59 degrees 49 minutes 02 seconds West and a chord length of 67.94 feet to a 5/8-inch capped rebar set; Thence North 86 degrees 45 minutes 00 seconds West a distance of 107.48 feet to a 5/8-inch capped rebar set; Thence North 03 degrees 15 minutes 00 seconds East a distance of 24.54 feet to a 5/8-inch capped rebar set; Thence North 03 degrees 15 minutes 00 seconds East a distance of 215.64 feet to a to a 5/8-inch capped rebar set on the Southerly right of way line of Covington Highway; Thence following said Southerly right of way line of Covington Highway the following courses and distances: South 86 degrees 45 minutes 00 seconds East a distance of 44.87 feet to a 5/8-inch capped rebar set; North 43 degrees 30 minutes 09 seconds East a distance of 11.79 feet to a 5/8-inch capped rebar set; along a curve to the right, said curve having a radius of 1174.29 feet, with an arc distance of 230.95 feet, with a chord bearing of South 81 degrees 07 minutes 00 seconds East and a chord length of 230.58 feet to a scribed X found, said X being the TRUE POINT OF BEGINNING.

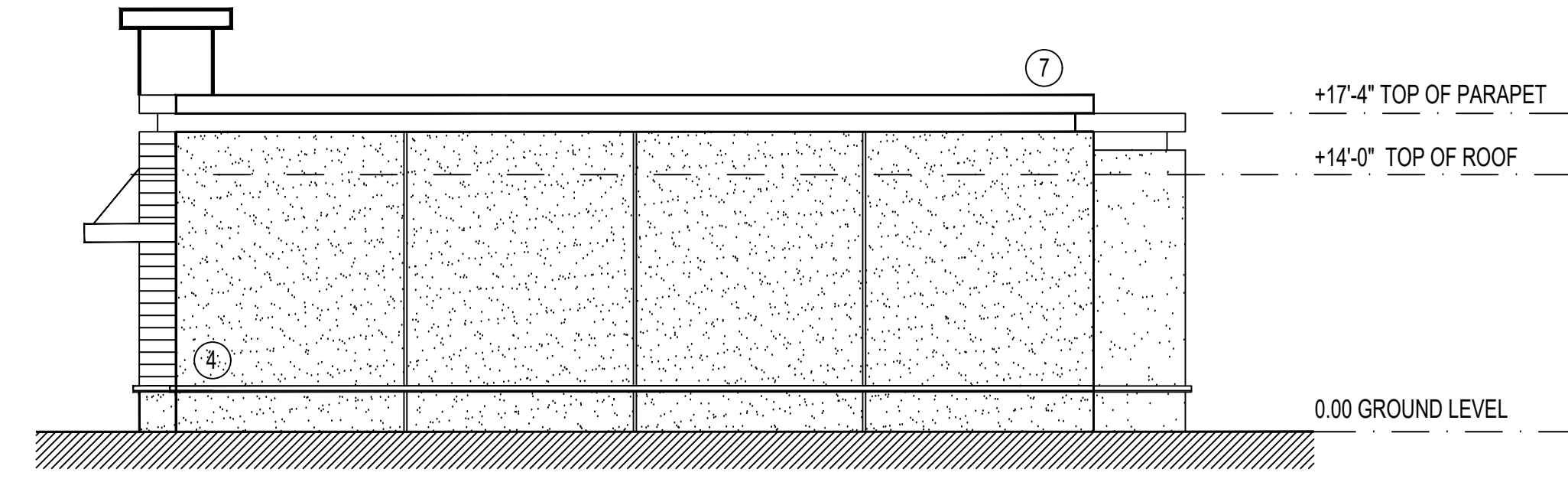
Said tract of land contains 1.564 Acres (68,106 square feet).

DATE	REMARKS

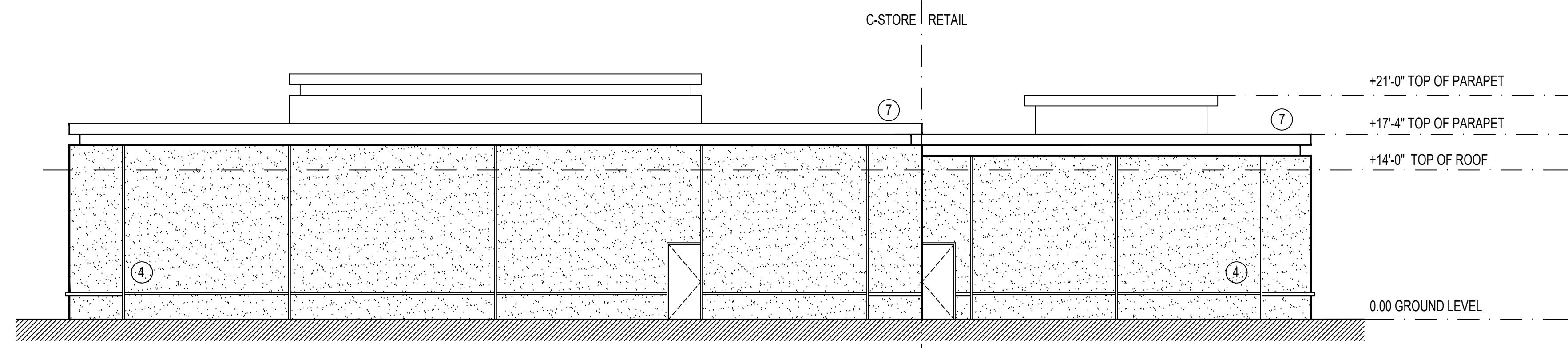
**C - Store at Lithonia West**  
**7101 COVINGTON HIGHWAY**  
**STONECREST, DEKALB COUNTY**  
**GA 30058**



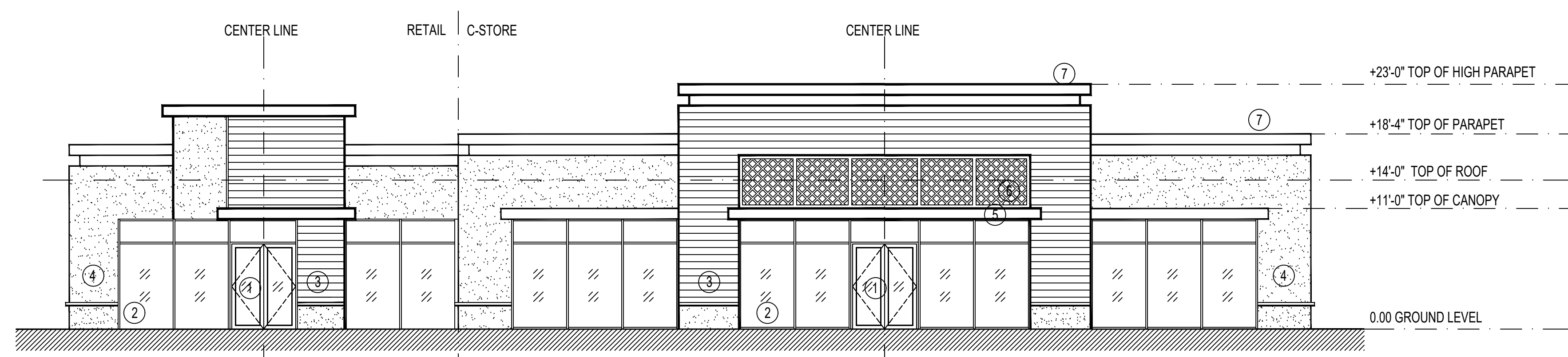
**3 SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**4 SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**2 REAR ELEVATION**  
SCALE: 1/8"=1'-0"



**1 FRONT ELEVATION**  
SCALE: 1/8"=1'-0"

MATERIAL LEGEND	
1	TEMPERED GLASS DOOR W/ FRAME
2	TEMPERED GLASS STOREFRONT
3	WOOD LAP SIDING
4	HARD STUCCO
5	METAL CANOPY
6	METAL GRILLE
7	METAL COPING

TITLE	
<b>BUILDING ELEVATIONS</b>	
DRAWN	
CHECKED	
DATE	06-04-2020
SCALE	1/8" = 1'-0"
JOB NO.	
FILENAME	
SHEET	<b>A3.1</b>

**Trip Generation Memo - June 2, 2020:**

**To:** RS Covington Developments, LLC  
1776 Peachtree Street  
Suite 390-N  
Atlanta, GA 30309

**Re:** Gas Station + Restaurant, Covington Hwy – Stonecrest, GA

A development consisting of a 4,000-SF gas station with convenience market with 10 fueling pumps and a 2,008-SF fast-food restaurant with a drive-through window is proposed at 7101 Covington Hwy in the City of Stonecrest in Dekalb County. The project trips for the proposed development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 10<sup>th</sup> Ed, 2017. Table 1 summarizes the trip generation for the proposed development.

**Table 1: Trip Generation**

Project Land Use	Density	ITE LUC	Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Gasoline/Service Station with Convenience Market	10 Pumps	945	1,524	762	762	93	47	46	140	71	69
Fast-Food Restaurant with Drive-Through Window	2,008 S.F.	934	946	473	473	81	41	40	66	34	32
<b>Total Trips</b>			2,470	1,235	1,235	174	88	86	206	105	101
<b>Reductions for Pass-By Trips</b>			1,374	687	687	98	49	49	112	57	55
<b>Total Net New Project Trips</b>			1,096	548	548	76	39	37	94	48	46

The proposed development is anticipated to generate 1,096 net new daily trips (548 inbound and 548 outbound) with the PM peak being the highest with the 94 net new trips (48 inbound and 46 outbound). There are 76 net new trips anticipated in the PM peak (39 inbound and 37 outbound).

Please contact me at 770-368-1399 if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

**FORESITE GROUP, LLC**

Stevie Berryman, PE  
Project Manager

## VI. OLD BUSINESS

Stonecrest 2020 Paving Project- Phase 2





**PARTNERS**

WINSTON A. DENMARK  
STEVEN M. FINCHER  
EMILIA C. WALKER

**ASSOCIATES**

VALORRI C. JONES  
LEONID M. FELGIN  
MAX M. CHANG  
DANIELLE M. MATRICARDI  
MICHAEL J. HUENING  
ALIYAH J. BAAITH  
ZALAK N. RAVAL

WRITER'S LINE:  
[mchang@fincherdenmark.com](mailto:mchang@fincherdenmark.com)

**CONFIDENTIAL**  
**ATTORNEY-CLIENT PRIVILEGED INFORMATION**  
**ATTORNEY WORK PRODUCT**

**MEMORANDUM**

TO: Mayor and City Council, City of Stonecrest  
FROM: Fincher Denmark, LLC  
BY: Winston Denmark  
DATE: August 21, 2020  
SUBJECT: Single Source Procurement for ER Snell, Inc, and Southeastern Engineering, Inc.  
for Street Repaving.

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This memo is to provide details about single source procurement and the justification for the use of single source procurement for the street repaving contracts for ER Snell, Inc. and Southeastern Engineering, Inc.

Earlier this year the City awarded contracts to ER Snell, Inc. for street repaving and Southeastern Engineering, Inc. ("SEI") for construction and engineering services. Both parties are nearing the end of their contract as they are nearing completion of repaving 37 streets. The City would like to use their services again to repave 6 more additional streets. A way to procure their services under the Purchasing Policy is to use single source procurement.

The City of Stonecrest (“City”) initially approved the Purchasing Policy on September 18, 2017, and subsequently approved certain amendments to said Policy on January 3, 2018 and April 16, 2018. The Purchasing Policy provides requirements and recommendations for the procurement of Goods, Services, Professional Services, Real Estate, and Capital Assets. The Purchasing Policy, Article VIII, Section B (Single Source Procurement) may be the most effective way for the City to procure these services. The Section states:

The City may acquire Goods, Capital Assets, Services, Construction and Professional Services pursuant to a Single Source Procurement. A Single Source Procurement is a procurement made from one Person among others in a competitive market place which, for justifiable reasons, is found to be most advantageous for the purpose of fulfilling the given purchasing need. The User must provide the justification for the Single Source Procurement to the Purchasing Agent after approval by the City Manager or City Council. The Purchasing Agent may elect to purchase particular brand name Goods or Services when the Goods or Services comprise a major brand system, program or service previously selected by the City and due to operational effectiveness, future enhancements or additions, or maintenance or storage of spare parts precludes the mixing of brands, manufacture, etc.

*Purchasing Policy, Article VIII, Section B.*

The City could justify their use of single source procurement for these contracts a few ways. One way is that the contractor has already repaved 37 streets and has proven to be effective in their duties, and there will be no need to re-bid these services. Also, the contractor is ready and willing to repave the additional streets at the same rate and has already been used by the City effectively. Also, if this was a competitive bid process, the contractor would not have time to repave the additional streets due to the short nature of the street repaving season. The contractor already has the equipment and resources available in the City to finish the additional streets within the short repaving season.

These are all justifications to be considered when approving the use of single source procurement for these contracts. The Purchasing Policy does not provide for an appeal of the use of this procurement and does not provide a basis for justifications that would enable a challenge to say if one justification is better than another justification. The language in the Purchasing Policy only states that “justification” must be provided and gives examples of what could be considered justifications for this type of procurement.

The City has a basis to use this type of procurement and would not violate the Purchasing Policy by going through single source procurement for the street repaving contracts.



## **CONTRACT AGREEMENT 2020 STREET RESURFACING**

This Agreement made and entered into by and between **The City of Stonecrest, Georgia**, (“City”) having its principal place of business at 3120 Stonecrest Boulevard, Stonecrest, Georgia 30038 and **ER Snell Contracting Company, Inc.** ("Contractor"), located at 1785 Oak Road, Snellville, GA 30078, (collectively the “Parties”) and is effective on the date this Agreement is fully executed by the Parties.

WHEREAS, the City of Stonecrest and Contractor have a current contract for the 2020 Street Resurfacing (ITB #2020-001) dated March 3, 2020; and

WHEREAS, the Contractor has completed all streets in said contract with the exception of a portion of Panola Road, Chupp Road, and the Regency Woods Subdivision; and

WHEREAS, the City of Stonecrest desires to resurface an additional six (6) streets; and

WHEREAS, the Contractor agrees to maintain the Disadvantaged Business Enterprise minimum of five percent (5%) as agreed to in ITB #2020-001;

NOW THEREFORE, in consideration of the mutual covenant and promises contained herein, the parties agree as follows:

1. **SERVICES:** Contractor agrees to render services (“Services”) to the City and to furnish all specified materials or approved equivalent, equipment, and labor to complete the required renderings and assessments as described in its entirety to the specifications as directed and the terms of this contract including all incidentals as directed by the City Manager or his representatives or as set forth in **Exhibit A, SCOPE of SERVICES**, Contractor agrees to perform the services as directed by the appropriate department head or his designee in the manner and to the extent required by the parties herein, as may be amended in writing herein by mutual agreement of the parties.

2. **COMPENSATION:**

- (a) **Fee** – In consideration of services, City agrees to pay Contractor an amount not to exceed costs detailed in **Exhibit B**, attached hereto and incorporated herein. The full cost of said services shall not exceed for all the services detailed.
- (b) **Manner of Payment** – The City agrees to pay said invoices within thirty (30) days of receiving the same. As the City is a local government entity and thus exempt from sales taxation, Contractor acknowledges that the City shall not be responsible for payment of any sales taxes on any invoices submitted for any services provided in this Agreement.

3. **TERM:** The performance period of this agreement shall be completion of the full scope of work. Contract performance will start on the Effective Date.

4. **TERMINATION FOR CAUSE AND CONVENIENCE:** Either party shall have the right to terminate this Agreement. If the other party is in default of any obligation hereunder and such default is not cured within ten (10) days of receipt of a notice from the other party specifying such default. “Default” shall mean:

- (a) If the City fails to make payments when due or fails to perform or observe any of its duties or obligations under the terms of this Agreement.
- (b) If Contractor fails to perform or observe any of its duties or obligations under the terms of this Agreement.
- (c) If either the City or Contractor shall have made any warranty or representation in connection with this Agreement which is found to have been false at time such warranty or representation was made and is materially harmful to other party.
- (d) This Agreement may be terminated by City for convenience by providing Contractor written notice thirty (30) days prior to effective termination date.

(i) If this Agreement is terminated by City for convenience, Contractor shall be exclusively limited to receiving compensation for the pro-rata work performed and appropriately documented to and including the effective date of termination identified in the written notice, but in no event shall Contractor receive less than a prorated amount of the service fees hereunder. Any amount over the amount otherwise due by the City for the services provided prior to the termination date shall be refunded by the Contractor within ten (10) days of the date of termination, with the exception of any costs incurred by the Contractor in removal of equipment and shutting down the project, which costs shall be borne by the City in the event of termination for convenience.

5. **TERMINATION OF SERVICES AND RETURN OF PROPERTY:** Upon the expiration or earlier termination of this Agreement, Contractor shall immediately terminate Services hereunder and shall deliver promptly to the City all property relating to the Services that is owned by the City.

6. **ASSIGNMENT AND SUBCONTRACTING:** The Contractor shall not assign this Agreement or any portion of this Agreement, nor shall the Contractor subcontract for goods or completed or substantially completed services purchased hereunder without the prior express written consent of the City. No assignment or subcontract by the Contractor, including any assignment or subcontract to which the City consents, shall in any way relieve the Contractor from complete and punctual performance of this Agreement, including without limitation all of the Contractor's obligations under the warranty provisions of this Agreement.
7. **CONFIDENTIALITY:** Both parties will not for any purpose inconsistent with this Agreement or its privacy policy in effect from time to time disclose to any third party or use any confidential User information shared in connection with the services. "Confidential Information" of Parties means any nonpublic, proprietary information or technology used in each party's respective business, and any materials evidencing the same, including, without limitation, certain business and financial information, concepts, flow charts and trade secrets concerning their respective business, operations and assets. "Confidential Information" also includes any information the disclosure of which is limited by state or federal law including, but not limited to, the Georgia Open Records Act. Unless approved in advance in writing or is required to be disclosed by a government agency, by court order, by subpoena or by law, neither Contractor nor the City, nor any of their respective employees, will disclose, transfer, distribute or allow access to any Confidential Information of the other party to third parties (other than representatives of either party, and only after such third parties have been approved in writing by the party whose Confidential Information will be disclosed, and have acknowledged in writing the binding effect of these restrictions). Each party to this Agreement will notify in writing the other party to this agreement of any request, requirement, subpoena or court order to disclose Confidential Information of the other party. The party that regards such information as Confidential Information shall be responsible for seeking a protective order or such other appropriate remedy at law or equity as will protect such information.
8. **STANDARD OF PERFORMANCE AND COMPLIANCE WITH APPLICABLE LAWS:** Contractor warrants and represents it possesses the special skill and professional competence, expertise, and experience to undertake the obligations imposed by this Agreement. Contractor agrees to perform in a diligent, efficient, competent, and skillful manner commensurate to the highest standards of the profession, and as to perform as necessary to undertake the services under this Agreement, including the requirements set forth in the Certification of Sponsor Drug Free Workplace
9. **INDEMNIFICATION:** The Contractor agrees to the fullest extent permitted by law, to indemnify and hold harmless the City or City and its governing officials, agents, employees, and attorneys (collectively, the "City Indemnitees") from and against all third-party liabilities, demands, losses, damages, costs or expenses (including reasonable attorney's fees and costs), incurred by any City Indemnitee as a result or arising out of (i) the willful misconduct or negligence of Contractor in performing the Services or (ii) a material breach by Contractor of its covenants.

11. **THIRD PARTY BENEFICIARIES:** This Agreement was drafted for the benefit of the Parties to this Agreement only. No other parties other than Contractor and City have any legal rights under this Agreement, and no other parties other than Contractor and City may rely on the provisions of this Agreement.
12. **GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT:** Pursuant to O.C.G.A. Section 13-10-91, for as long as this Agreement remains in effect, Host Compliance will be registered with and participate in the federal work authorization program to verify the immigration status of newly hired employees (“e-Verify”). Contractor will execute the O.C.G.A. Section 13-10-91 compliance affidavit, attached hereto and incorporated herein
13. **RISK MANAGEMENT REQUIREMENTS:** The Contractor shall abide by the City’s applicable Risk Management Requirements, attached to this Agreement as **Exhibit B** and hereby incorporated into this Agreement.
14. **WORK ON THE CITY’S DESIGNATED PREMISES:** In the event that the Contractor, the Contractor’s employees or agents or the Contractor’s subcontractors enter the City’s designated premises for any reason in connection with this Agreement, the Contractor and such other parties shall observe all security requirements and all safety regulations.
15. **FORCE MAJEURE:** The Contractor will be excused from performing the Services as contemplated by this Agreement to the extent its performance is delayed, impaired or rendered impossible by “Force Majeure.” As used in this Agreement, the term “Force Majeure” means war, mobilization, revolution, civil commotion, riot, act of terrorism, strike or lock-out, flood, hurricane, similar storm or other action of the elements, act of GOD or the public enemy, failure of subcontractors or vendors to complete work as promised (provided that such failure was due to an event or circumstance that would have been a Force Majeure if it had been experienced directly by Host Compliance), and any other cause which is beyond the reasonable control of Host Compliance.
16. **NOTICES:** All notices required or permitted to be given hereunder shall be deemed to be properly given if delivered in writing personally or sent by United States certified or registered mail addressed to the Contractor or the City, as the case may be, with postage thereon fully prepaid. The effective time shall be at the time of mailing.

**If to the City:**

City of Stonecrest  
3120 Stonecrest Blvd.  
Stonecrest, Georgia 30038

Fincher Denmark LLC  
Attn: Winston Denmark, Esq  
100 Hartsfield Center Parkway, Suite 400  
Atlanta, Georgia 30354  
Email: [wdenmark@fincherdenmark.com](mailto:wdenmark@fincherdenmark.com)

**If to the Contractor:**

ER Snell Inc.  
1785 Oak Road  
Snellville, Georgia 30078

17. **ATTORNEYS' FEES:** Both parties agree to pay reasonable attorneys' fees to the other party should either party be required to incur attorneys' fees in enforcing the provisions of this Agreement or in the collection of any monies herein required to be paid by the other party.
18. **CONFLICTS OF INTEREST:** Contractor warrants and represents that:
- (a) the Services to be performed hereunder will not create an actual or apparent conflict of interest with any other work it is currently performing; and
  - (b) Contractor is not presently subject to any agreement with a competitor or with any other party that will prevent Contractor from performing in full accord with this Agreement; and
  - (c) Contractor is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement. The parties agree that Contractor shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with the provision of Services hereunder.

19. **GOVERNING LAW AND CONSENT TO JURISDICTION:** This Agreement is made and entered into in the State of Georgia and this Agreement and the rights and obligations of the parties hereto shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction for resolution of any disputes arising from this Agreement shall be in the State Courts of Fulton County, Georgia.
20. **NON-WAIVER:** The failure by either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict performance with every provision of this Agreement.
21. **SEVERABILITY:** If any provision of this Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.
22. **INTERPRETATION:** It is the intent of the parties that no portion of this Agreement shall be interpreted more harshly against either of the parties as the drafter.
23. **AMENDMENTS:** Modification or changes in this Agreement must be in writing and signed by the parties to this Agreement.
24. **COUNTERPARTS:** This Agreement may be executed in multiple counterparts, each of which shall constitute the original, but all of which taken together shall constitute one and the same Agreement. PDF signatures shall constitute original signatures.
25. **ENTIRE AGREEMENT:** This Agreement which includes the exhibits hereto contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and supersedes and replaces any and all prior discussions, representations and understandings, whether oral or written. This Agreement incorporates all exhibits including the Contractor's Statement of Work and is attached in Exhibit A. In case of conflict between any term of the Contractor's Statement of Work and this Agreement, the terms of this Agreement shall control unless otherwise stated herein.
26. **CAPTIONS:** The captions appearing herein are for convenience of reference only and shall not affect the meaning or interpretation of this Agreement or any Clause or provision hereof.
27. **CRIMINAL HISTORY AND BACKGROUND:** Contractor shall ensure prior to onset of this Agreement, that criminal history and background checks are performed on all employees assigned to perform services under the Agreement. The Contractor shall ensure that all persons hired after the Agreement has begun shall undergo a criminal history and background check. This shall be done prior to the employee starting work. The Contractor shall provide to the Procurement department, the names of all personnel assigned to perform services for the City of Stonecrest, prior to the start of work.



**IN WITNESS WHEREOF** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, said parties  
have hereunto set their seals the day and year above first written.

**CITY OF STONECREST, GEORGIA,**

BY: \_\_\_\_\_

TITLE:

[Seal]

ATTEST (sign here): \_\_\_\_\_

Name (print): \_\_\_\_\_

DATE: \_\_\_\_\_

**CONTRACTOR, ER SNELL, INC.**

BY (sign here): \_\_\_\_\_

Name (print): \_\_\_\_\_

Title: \_\_\_\_\_

[Corporate Seal]

ATTEST (sign here): \_\_\_\_\_

Name (print): \_\_\_\_\_

Title: \_\_\_\_\_

DATE: \_\_\_\_\_

Approved as to form

---

City Attorney

**Exhibit A**  
**Scope of Services**

1. Six (6) streets will be added to the resurfacing list. These streets are listed in Appendix A.
2. Quantities are estimated in Appendix B. Actual quantities may vary.
3. The resurfacing work shall be completed no later than November 20, 2019 or the liquidated damages clause shall apply.

	Street Name	From	To
1	<b>Dekalb Medical Pkwy</b>	Hillandale Drive	Covington Highway
2	<b>Rock Chapel Road</b>	Braswell Street	State Route # 124
3	<b>Minola Road</b>	Miller Road	Panola Road
4	<b>Klondike Road</b>	Hayden Quarry Road	Mall Parkway
5	<b>Mall Parkway</b>	Klondike Road	Turner Hill Road
6	<b>Panola Road</b>	Snapfinger Woods Dr	Panola Way Lane

## Exhibit B Fees

### Additional 2020 Street Resurfacing

ITEM #	Item Description	UNIT	Estimated Qty	Bid Cost	Total Cost
1	Mill Asphalt Conc. Pavement, 3" Depth	SY	33,468	\$2.40	\$ 80,323.20
2	Mill Asphalt Conc. Pavement, 1.5" Depth	SY	133,679	\$2.75	\$ 367,617.25
3	Recycled Aph Conc 19 MM Superpave, GP 2 Only, Incl Bitum Matl & H Lime	TN	2,761	\$67.75	\$ 187,057.75
4	Recycled Aph Conc 9.5 MM Superpave, GP 2 Only, Incl Bitum Matl & H Lime	TN	-	\$72.75	\$ -
5	Recycled Aph Conc 12.5 MM Superpave, GP 2 Only, Incl Bitum Matl & H Lime	TN	12,949	\$75.25	\$ 974,412.25
6	Recycled Asphalt Conc. Leveling, Incl. Bitum. Material, H Lime & Tack	TN	200	\$83.00	\$ 16,600.00
7	Recycled Asphalt Conc. Patching, Incl. Bitum. Material, H Lime & Tack	TN	1,775	\$119.00	\$ 211,225.00
8	6' x 40' Traffic Signal Loop	EA	33	\$1,330.00	\$ 43,890.00
9	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5" YELLOW	LF	62,958	\$0.85	\$ 53,514.30
10	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5" WHITE	LF	101,862	\$0.85	\$ 86,582.70
11	THERMOPLASTIC SKIP TRAFFIC STRIPE, 5" WHITE	LF	3,320	\$1.70	\$ 5,644.00
12	THERMOPLASTIC SOLID TRAFFIC STRIPE, 8" WHITE	LF	8,051	\$4.00	\$ 32,204.00
13	THERMOPLASTIC SOLID TRAFFIC STRIPE, 8" YELLOW	LF	313	\$4.00	\$ 1,252.00
14	THERMOPLASTIC SOLID TRAFFIC STRIPE, 24" WHITE	LF	718	\$10.25	\$ 7,359.50
15	THERMOPLASTIC PVMT.MARKING, ARROW, TP 2	EA	130	\$161.00	\$ 20,930.00
16	RAISED PAVEMENT MARKERS, TP 1 & 3	EA	1,733	\$8.05	\$ 13,950.65
17	THERMOPLASTIC "ONLY"	EA		\$339.00	\$ -
18	THERMOPLASTIC " SCHOOL "	EA		\$804.00	\$ -
<b>TOTAL</b>					<b>\$ 2,102,562.60</b>

	Street Name	From	To	PCI Score	LF	WIDTH	Area SY	Estimated 3" Milling, SY	Estimated 1.5" SY Mill	Leveling Ton	Estimated Patching Ton	Estimated 19 MM, TN	Estimated 12.5 mm, TN	6"x50' Loop	5" Yellow	5" White	5" Skip	8" White	8" Yellow	24" White	TP2 Arrow	RPMs	
1	DEKALB MEDICAL PKWY	HILLDALE DR	COVINGTON HWY	35.4	5090.6	5091	22627		22627		300		1867	3	10182	12930	330	1340	1985	124	35	320	
2	ROCK CHAPEL RD	BRASWELL ST	STATE RTE 124	37.9	4198.8	4760	13222		13222		40	1091		2	8520	8520					3	240	
3	MINOLA DR	MILLER RD	PANOLA RD	39.1	3826	3826	14029		14029		370	1157		3	7652	7652					24	4	190
4	KLONDIKE RD	HAYDEN QUARRY RD	MALL PKWY	41.4	1852	2152	6217		6217		425	513		2	4304	2534		240			24	8	108
5	MALL PKWY	KLONDIKE RD	TURNER HILL RD	42.3	6746.6	7550	52011		52011		240	0	4291	3	15100	20714	440	1140	988	226	40	470	
6	PANOLA ROAD	SPANFINGER WOODS	PANOLA WAY LANE	43.3	8100	varies	59041		59041	200	400	0	4871	20	16200	48612	2550	5331	240	320	40	405	
	TOTAL						167147	33468	133679	200	1775	2761	12949	33	62998	101862	3320	8051	3213	718	130	1733	

**PROFESSIONAL ENGINEERING AND DESIGN  
SERVICES AGREEMENT**

This Professional Engineering and Design Services Agreement (the “Agreement”) is made and entered by and between the **CITY OF STONECREST, GEORGIA** (the “City”), a municipal corporation duly organized by and existing under the laws of the State of Georgia, and **SOUTHEASTERN ENGINEERING, INCORPORATED** (“SEI”), a corporation existing under the laws of the State of Georgia. The City and SEI may be referred to herein individually as a “Party” or collectively as “Parties.”

**WITNESSETH:**

**WHEREAS**, the City intends to resurface public streets within its municipal limits (the “Project”) and desires to engage a qualified and experienced professional to provide certain engineering and design services concerning the Project;

**WHEREAS**, SEI has represented to the City that it is qualified and experienced to perform the professional engineering and design services described herein and has available the personnel and facilities necessary to accomplish said services within the time period(s) stated herein; and

**WHEREAS**, the City, in reliance upon said representations, desires to employ SEI to perform said engineering and design services on the terms and conditions set forth herein and, in turn, SEI desires to obtain such employment.

**NOW, THEREFORE**, in consideration of the mutual covenant, promises and obligations set forth below and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged and intending to be legally bound hereby, the Parties agree as follows:

**1. Description of Services:**

- (a) Scope of Services. SEI shall provide to the City the professional engineering and design services for the Project as described in the document entitled “Construction Engineering & Inspections 2020 Street Resurfacing Scope of Work” which is attached hereto as **Exhibit A**.
- (b) Change of Scope of Services. The Parties recognize that, during the course of the performance of the services identified in Paragraph 1(a), the scope of the Project may need to be reduced, expanded or otherwise modified. In such event, the City may, at any time during the term of the Agreement, make changes to the scope of the services identified in Paragraph 1(a). If any such change causes an increase or decrease in SEI’s cost of performing any part of its obligations under the Agreement, upon SEI’s request and the City’s written authorization, an equitable adjustment shall be made to the contract price and a written amendment to the Agreement shall be made reflecting such change and equitable adjustment. Any claim by SEI for an equitable adjustment shall be made in writing and delivered to the City prior to SEI’s performance with the additional or revised services. SEI shall not perform any such additional or revised services until it

receives from the City written authorization to the equitable adjustment. Nothing in this subparagraph shall excuse SEI from proceeding with the performance of its obligations under the Agreement in accordance with the original terms and conditions stated herein.

**2. Term, Commencement and Termination:**

- (a) Term of Agreement. The Agreement shall commence on the Effective Date and terminate automatically upon the latter of the following events: (1) the completion by SEI of all services identified in Paragraph 1; or (2) the issuance by the City of the final payment owed to SEI for all services identified in Paragraph 1. Notwithstanding this language or any other provision to the contrary in the Agreement, the term of the Agreement shall not exceed one (1) year from the Effective Date.
- (b) Commencement. SEI shall commence the performance of the services provided in Paragraph 1 within ten (10) calendar days after the Effective Date.
- (c) Termination for Default.
  - (1) The City may, subject to the provisions of subparagraph (3) below, by written notice of default to SEI, terminate the whole or any part of this Agreement in any one of the following circumstances: (i) if SEI fails to perform this Agreement within the time specified herein or any extension thereof; or (ii) if SEI fails to perform any of the other provisions of this Agreement, or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and does not cure such failure within a period of ten (10) days after receipt of notice from the City specifying such failure.
  - (2) In the event the City terminates this Agreement in whole or in part as provided in subparagraph (a) above, the City may procure, upon such terms and in such manner as the City may deem appropriate, services similar to those so terminated, and SEI shall be liable to the City for any excess costs for the same; provided, that SEI shall continue the performance of this Agreement to the extent not terminated hereunder.
  - (3) Except with respect to defaults of subcontractors, SEI shall not be liable for any excess costs if the failure to perform this Agreement arises out of causes beyond the control and without the fault or negligence of SEI. Such causes may include, but are not limited to, acts of God, or of the public enemy, acts of the Government in either its sovereign or contractual capacity, fires, flood, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather, but in every case the failure to perform must be beyond the control and without the fault or negligence of SEI. If the failure to perform is caused by the default of a subcontractor, and if such default arises out of causes beyond the control of both SEI and the subcontractor, and without the fault or negligence of either of them, SEI shall not be liable for any excess costs for failure to perform, unless the services to be furnished by the subcontractor were obtainable from other sources in sufficient time to permit SEI to meet the required delivery schedule. For purposes of this subparagraph, the term "subcontractor" shall mean a subcontractor at any tier.
  - (4) If, after notice of termination of this Agreement under the provisions of this paragraph, it is determined for any reason that SEI was not in default under the provisions above, or that the default was excusable under the provisions of this paragraph, the rights and obligations of the parties shall be the same as if the notice of

termination had been issued pursuant to the "Termination for Convenience" paragraph of this Agreement.

- (5) The rights and remedies of the City provided in subparagraph (c) ("Termination for Default") shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.
  - (d) **Termination for Convenience.** Notwithstanding Paragraph 2(a) or any other provision to the contrary herein, the City shall have the unilateral right to terminate the Agreement at any point during any term of the Agreement, solely at its discretion and without cause, by providing thirty (30) days written notice to SEI of its desire to terminate. If the Agreement is terminated (in whole or in part) by the City pursuant to this subparagraph, SEI shall be paid an amount, to be mutually agreed upon, which shall be adequate to cover the actual reasonable cost paid by SEI for the actual labor reasonably used by SEI to perform the work under this Agreement to the effective date of termination, plus a reasonable profit thereon; provided that no amount shall be paid to SEI for: (i) any anticipatory profits related to work under this Agreement not yet performed, or (ii) costs incurred due to SEI's failure to terminate work as ordered on the effective date of termination. In no event shall the total amount paid under this subparagraph exceed the rates and/or prices otherwise set forth in this Agreement.
3. **Compensation:** The City shall compensate SEI for all services provided under Paragraph 1 at the rates and/or prices set forth in Exhibit A. Invoices to the City shall not be submitted until the schedule of completion and completion of narrative reports are updated and submitted to the City. The City shall remit to SEI payment for the amount identified in an invoice on or before thirty (30) days after the date of the invoice.
  4. **Assignment and Subcontracting:** Notwithstanding any other provision to the contrary herein, SEI shall not assign the Agreement (or any portion thereof) nor shall SEI subcontract for completed or substantially completed services provided under Paragraph 1 without the prior express written consent of the City. No assignment or subcontract by SEI, including any assignment or subcontract to which the City consents, shall in any way relieve SEI from complete and punctual performance of its obligations under the Agreement.
  5. **The City's Assistance and Cooperation:** During SEI's performance of the services provided under Paragraph 1, the City may (but has no obligation to) provide assistance to, or cooperate with, SEI in any activity or activities that facilitate the proper performance and completion by SEI of the services provided under Paragraph 1. Such assistance and cooperation by the City may include without limitation: (i) providing engineering or other analysis or advice on correcting problems; (ii) refraining from strict enforcement of time schedule requirements under the Agreement; and (iii) permitting use of test materials or documentation not performed or produced under the Agreement. Such assistance or cooperation by the City shall not be construed, and SEI agrees that it will not claim that any such assistance or cooperation operates, to relieve SEI from complete, proper and punctual performance of all of SEI's obligations to the City arising under the Agreement.
  6. **Responsibility of SEI:** SEI acknowledges that the City is employing it to professionally render the services provided under Paragraph 1 only and that any payment(s) made to it by

the City under the Agreement are compensation solely for such services. SEI agrees to follow the applicable standard of professional care in performing the services provided under Paragraph 1. SEI agrees to perform the services provided under Paragraph 1 in accordance with generally accepted standards and practices customarily utilized by competent engineering firms in effect at the time such services are rendered. No review of SEI's professional work product provided pursuant to the Agreement, including (but not limited to) any plans and specifications, by any employee or agent of the City shall relieve SEI of any responsibility with respect to such professional work product.

7. **Work on the City's Designated Premises:** In the event that SEI, any employee or agent of SEI, or any subcontractor of SEI enters the City's designated premises for any reason in connection with this Agreement, SEI and such other parties shall observe all applicable security requirements and all applicable plant safety, plant protection, and traffic regulations. SEI shall defend, indemnify, and hold the City harmless from all claims, actions, demands, loss, and causes of action, arising from injury, including death, to any person, or damage to any property, when such injury or damage results in whole or in part from the acts or omissions of SEI, any employee or agent of SEI, or any subcontractor of SEI, save and except damage caused by the sole negligence of the City. SEI and any subcontractor retained or used by SEI in connection with this Agreement, shall carry Workers' Compensation and Employees' Liability Insurance to cover SEI's and such subcontractor's legal liability on account of accidents to their employees. SEI and any such subcontractor shall carry adequate Comprehensive General Liability and adequate Comprehensive Automobile Liability Insurance covering accidents to their employees. SEI and any such subcontractor shall carry adequate Comprehensive General Liability and adequate Comprehensive Automobile Liability Insurance covering legal liability of SEI and any subcontractor on account of accidents arising out of the operations of SEI or any subcontractor and resulting in bodily injury, including death, being sustained by any person or persons, or in any damage to property. At the City's request, SEI shall furnish to the City certificates from SEI's insurers showing such coverage in effect and agreeing to give the City ten (10) days' prior written notice of cancellation of the coverage.
8. **Risk Management Requirements:** SEI shall abide by the City's applicable Risk Management Requirements.
9. **Indemnification:**
  - (a) To the fullest extent permitted by law, SEI shall indemnify and hold harmless the City (including its elected officials, officers, directors, employees and agents) from and against all claims, costs, losses and damages (including, but not limited to, all fees and charges of engineers, consultants, attorneys and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to SEI's performance of the services provided under Paragraph 1, provided that any such claim, cost, loss or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than the work itself) but only to the extent caused by any negligent or intentional act or omission of SEI, any employee or agent of SEI, or any subcontractor of SEI.



- (b) In any and all claims against the City (including any and all claims against its elected officials, officers, directors, employees and agents) by any employee (or the survivor or personal representative of such employee) of SEI, any subcontractor of SEI or any individual or entity directly or indirectly employed by SEI or such subcontractor to perform any of the services provided under Paragraph 1, or anyone for whose acts any of them may be liable, the indemnification obligation under subparagraph (a) of Paragraph 9 shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for SEI, any subcontractor of SEI or any individual or entity directly or indirectly employed by SEI or such subcontractor under workers' compensation acts, disability benefits acts or other employee benefits acts.
- (c) Regardless of any other term of this Agreement, in no event shall either Party be responsible to the other Party for any incidental, consequential or other indirect damages.

**10. Relationship of the Parties:**

- (a) Independent Contractor. Nothing contained in the Agreement shall be deemed to create any relationship other than that of independent contractor between the City and SEI. This Agreement shall not constitute, create, or otherwise imply an employment, joint venture, partnership, agency or similar arrangement between the City and SEI. It is expressly agreed that SEI is acting as an independent contractor of the City and not as an employee in performing the services provided under Paragraph 1 of the Agreement.
- (b) Employee Benefits. SEI shall not be eligible for any benefit available to employees of the City including, but not limited to, workers' compensation insurance, state disability insurance, unemployment insurance, group health and life insurance, vacation pay, sick pay, severance pay, bonus plans, pension plans, or savings plans.
- (c) Payroll Taxes. No income, social security, state disability or other federal or state payroll tax will be deducted from payments made by the City to SEI under this Agreement. SEI shall be responsible for all FICA, federal and state withholding taxes and workers' compensation coverage for any individuals assigned to perform the services provided under Paragraph 1.

**11. Conflicts of Interest:** SEI warrants and represents that:

- (a) Its performance of the services to be provided under Paragraph 1 will not create an actual or apparent conflict of interest with any other work it is currently performing; and
- (b) It is not presently subject to any agreement with a competitor or with any other party that will prevent it from performing in full accord with this Agreement; and
- (c) It is not subject to any statute, regulation, ordinance or rule that will limit its ability to perform its obligations under this Agreement. The Parties agree that SEI shall be free to accept other work during the term hereof; provided, however, that such other work shall not interfere with its performance of the services to be provided under Paragraph 1.

**12. Waiver of Breach:** The waiver by either Party of a breach or violation of any provision of the Agreement shall not operate or be construed to constitute a waiver of any subsequent breach or violation of the same or other provision thereof.

**13. User and Ownership of Documents:** Original documents (whether paper or electronic media), such as reports, plans, drawings, specifications, designs and survey notes developed

or prepared by SEI in connection with its performance of the services provided in Paragraph 1 belong to, and remain, the property of the City. SEI may retain copies of such documents for its records and for its professional endeavors.

14. **Attorney's Fees:** To the extent not otherwise addressed in Paragraph 9 or any other provision in the Agreement, SEI agrees to pay reasonable attorney's fees to the City should the City be required to incur attorney's fees in enforcing any provision of the Agreement.
15. **Disputes:** Pending resolution of any dispute hereunder, SEI shall proceed diligently with the performance of work in accordance with the City's direction.
16. **Notices:** All notices required or permitted to be given hereunder shall be deemed to be properly given if delivered in writing personally or sent by United States certified or registered mail addressed to SEI or the City, as the case may be, with postage thereon fully prepaid. The effective time of notice shall be at the time of mailing.

**If to the City:**

City Manager  
Stonecrest City Hall  
3120 Stonecrest Blvd.  
Stonecrest, Georgia 30038

**With copies to:**

Winston A. Denmark  
Fincher Denmark LLC  
8024 Fair Oaks Court  
Jonesboro, Georgia 30326

**If to SEI:**

Southeastern Engineering, Inc.  
2470 Sandy Plains Road  
Marietta, Georgia 30066

17. **Integration:** The Agreement (including any and all exhibits hereto) represents the entire understanding and agreement between the City and SEI as to those matters contained herein. No prior oral or written understanding between the Parties shall be of any force or effect with respect to those matters contained herein. The Agreement may not be modified or altered except in a writing signed by both Parties.
18. **Captions:** All captions, headings, paragraph numbers and subparagraph numbers are solely for the purpose of facilitating references to the Agreement and shall not supplement, limit or otherwise vary the text of the Agreement in any respect.
19. **References:** All references in the Agreement to Paragraphs shall be deemed to refer to the appropriate Paragraph of the Agreement. Use of pronouns or adjectives of one gender shall include the other gender, use of the singular shall include the plural and use of the plural shall

include the singular, all as the context of the Agreement requires. Unless otherwise specified in the Agreement, the terms “herein,” “hereof,” “hereunder” and other terms of similar import, shall be deemed to refer to the Agreement as a whole, and not to any particular Paragraph hereof.

20. **Severability:** If any provision of the Agreement is held to be unenforceable for any reason, the unenforceability thereof shall not affect the remainder of the Agreement, which shall remain in full force and effect, and enforceable in accordance with its terms.
21. **Interpretation:** The Parties acknowledge that each of them (including legal counsel, to the extent each may have employed such counsel in the preparation of the Agreement) have participated fully in the review and the revision of the Agreement prior to its execution. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in interpreting any word, phrase, sentence, paragraph, subparagraph, or article in the Agreement. The language in the Agreement shall be interpreted as to its fair meaning and not strictly for or against any party hereto.
22. **Exhibits:** The exhibits referred to in and attached to the Agreement are incorporated herein in full by reference.
23. **No Third-Party Beneficiaries:** Nothing contained herein shall create a contractual relationship with, or any rights in favor of, any third party.
24. **Participation in Federal Work Authorization Program:** SEI shall participate in the federal work authorization program throughout all applicable time periods of the Agreement, as provided in O.C.G.A. § 13-10-91. Before or at the time of its execution of the Agreement, SEI shall complete and sign (including the signature of a notary public) the form attesting that it has registered with, is authorized to use, and uses the federal work authorization program; it will continue to use the federal work authorization program throughout all applicable time periods of the Agreement; and it will contract for the physical performance of services in satisfaction of the Agreement only with subcontractors who present an affidavit containing the above information. Further, to the extent that a subcontractor is utilized, the subcontractor’s federal work authorization program user identification number and the date of authorization shall be included in the affidavit.
25. **Governing Law and Consent to Jurisdiction:** The Agreement is made and entered into in the State of Georgia and the Agreement and the rights and obligations of the Parties shall be governed by and construed according to the laws of the State of Georgia without giving effect to the principles of conflicts of laws. The jurisdiction for resolution of any dispute arising from this Agreement shall be in the Superior Court of DeKalb County, Georgia.
26. **Execution in Counterparts:** The Agreement may be executed in multiple counterpart copies. Each such counterpart copy shall be deemed an original for all purposes, and all of such counterpart copies shall together constitute one and the same agreement. This Agreement, however, shall not be binding until and unless each of the Parties has executed a

counterpart and delivered a copy of it to the other. The delivery of the executed copy of the Agreement by e-mail or other means of electronic communication will be deemed to be as effective as delivery of an original signature page.

27. **Effective Date:** The Effective Date of the Agreement shall be the date upon which the last Party signs the Agreement as such date is indicated in the signature of the representative of each Party signing the Agreement.

[SIGNATURES CONTAINED ON THE FOLLOWING  
PAGE]

**IN WITNESS WHEREOF**, the Parties hereto have duly executed this Agreement on the date(s) and year written below.

**SOUTHEASTERN  
ENGINEERING,  
INCORPORATED**

By:

\_\_\_\_\_

Name:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date:

\_\_\_\_\_

**CITY OF STONECREST, GEORGIA**

By:

\_\_\_\_\_

Name: Jason Lary, Mayor

\_\_\_\_\_

Date:

\_\_\_\_\_

Attest:

\_\_\_\_\_  
Megan Reid, City Clerk

Date: \_\_\_\_\_

# Attachment A

## SCOPE OF WORK

CONSULTANT shall be pre-qualified by the Georgia Department of Transportation in Area 8.01 Construction Supervision. The services to be performed by the CONSULTANT pursuant to this project include, but are not limited, to the following:

**Provide Construction Engineering & Inspection services to include the following:**

- Assure proper coordination of all stakeholders including utility companies.
- Maintain organized, accurate and complete records of all events and activities associated with the project. These will include but not be limited to project diaries, Materials Certification Logs, batch tickets, and any quantity computation documentation. The consultant is expected to measure pay item quantities to verify contractor pay requests. All documents will be kept current and available for inspection and audit by the City for the duration of the project.
- Field mark all patching areas in advance of the contractor activities. Coordination is required with the City to ensure that the allowable patching quantity is not exceeded.
- Provide interpretations of the specifications and special provisions.
- Measure and track contractor performance and ensure that work is completed within the City budget constraints.
- Provide qualified staff for weekend work, if necessary, to oversee potential weekend paving operations.
- Oversee nighttime paving operation, ensuring that adequate lighting and traffic control measures are met per MUTCD standards.
- Make minor adjustments to the construction specifications and/or corresponding documentation to better fit field conditions.
- Act as the representative of the City, while in the field and to make recommendations to the City to resolve issues and disputes which may arise in relation to the construction contract.
- Maintain an appropriate number of qualified staff on sites during contractor operations.
- Review and recommend approval of all contractor invoices and forward invoices to the City for payment. A cost summary sheet shall be included with all invoices. The cost summary sheet shall show all quantities incorporated into the project for that reporting period. These quantities shall be reviewed, verified and checked by the consultant. The summary sheet will have individual line items for each pay item in the construction package. Verified cost summary sheets shall be submitted to the City by the consultant by the 10<sup>th</sup> of each month.

- Forward complete project file and records to the City at project close-out.
- Conduct meetings, as appropriate, between parties associated with this contract and provide minutes from these meetings to the City and the project file.
- Conduct a pre-construction meeting. Discuss scope of the project, the project schedule (including liquidated damages), testing requirements, reporting requirements, erosion control, traffic control, bulletin board requirements, FHWA 1273 requirements, and expected quality of the contractor's work.
- Maintain a current certified log of all materials and their supplier entering and being incorporated into the project.
- Assure that materials sampling and testing is performed as outlined in the GDOT Sampling & Testing Manual. Material testing shall be performed in a GDOT approved Material Testing Laboratory.
- Verify that all materials are from GDOT approved suppliers, and/or that appropriate materials testing is performed and approved. Maintain as part of the project documents current and accurate records of all sampling and materials testing results and material invoices. All materials testing documentation and material invoices shall be in a format which meets GDOT requirements.
- The CONSULTANT will contact the city with ANY item, which significantly changes the character of the original scope of work. The consultant will NOT authorize any additional work without approval of the City.
- Review and assess any claim submitted by the contractor. The City expects that most potential claim situations can be addressed in the field without being "elevated" any further. When the consultant is unable to reach an agreement with the contractor the consultant shall forward the claim to the City with recommendations regarding the disposition of the claim and include back-up information in support of the recommendations.
- Periodically review and verify that the contractor is meeting all NPDES guidelines, if applicable.
- Review and document compliance with all permits issued as part of this project.
- Provide digital photographs on compact disc(s) of the project sites prior to, during and after construction operations.
- Organize, attend and provide minutes of progress meetings with the prime contractor and any subcontractor whose work is on the current critical path.
- The CONSULTANT shall notify utilities to begin required relocations when construction bids are approved by the City Council. This notification shall indicate the approved contractor's name, date of the pre-construction meeting and estimated construction start date.

- Coordinate and attend utility relocation meetings with the contractor and utility companies whose facilities are within the project limits and are in conflict with construction. The consultant will be responsible for facilitating the transfer of information between utility companies and the contractor to prevent delays with utility relocation.
- Review and verify that the traffic control procedures implemented by the contractor conform to the City plans and specifications, GDOT specifications and MUTCD requirements. For projects involving detours, the consultant shall verify that proper signing is being maintained.
- Inform & coordinate with all affected businesses and homeowners prior to working at the affected property.
- Provide direction to the contractor as needed and inspect all work, including but not limited to, traffic control, grading, retaining wall construction, resurfacing of roadway, trail construction, drainage improvements, driveway construction, erosion control, and grassing.
- Inspect all work on the project to verify that materials and workmanship meet or exceed GDOT specifications, standards and details, and the plans, details and contract documents including scope of work and approved budgets.
- Provide monthly progress reports to the City.

**CONSULTANT Deliverables to CITY**

- All electronic documents, project files, material invoices, tickets, inspection reports, photographs, and permits associated with this project.

**Design Specifications and Guidelines:** The engineering and design services will be performed in a lump sum approach as follows:

**Total Lump Sum Fee** **\$ 37,500**

**General Scope of Service:** The WORK under this project is to be commenced upon receipt of “Notice to Proceed” (NTP), anticipated on March 24, 2020. The WORK will be completed by September 25, 2020.

The CONSULTANT shall prepare a schedule showing milestone completion dates based on completing the WORK within the required timeframe (hereinafter referred to as the “Schedule for Completion”), excluding City review time. The Schedule for Completion will be revised to reflect the actual NTP date and will be updated as required throughout the project duration.

Every 30 days commencing with the execution of the project, the CONSULTANT shall submit a report which shall include, but not be limited to, a narrative describing actual work accomplished during the reporting period, a description of problem areas, current and anticipated delaying factors and their impact, explanations of corrective actions taken or planned, and any newly planned activities or changes in sequence (hereinafter referred to as “Narrative Report”). No invoice for payment shall be submitted and no payment whatsoever will be made to the CONSULTANT until the Schedule for Completion, and the completion of Narrative Reports are



updated and submitted to the City. In no event shall payment be made more often than once every 30 days.

The CONSULTANT shall coordinate and attend periodic meetings with the CITY regarding the status of the TASK ORDER. The CONSULTANT shall submit transmittals of all correspondence, telephone conversations, and minutes of project meetings.

The CONSULTANT shall accomplish all of the pre-construction activities for the TASK ORDER as part of the WORK. The pre-construction activities shall be accomplished in accordance with the all local codes and ordinances (where applicable), the applicable guidelines of the American Association of State Highway and Transportation Officials, current edition, hereinafter referred to as "AASHTO", the GDOT's Standard Specifications Construction of Roads and Bridges, current edition, TASK ORDER schedules, and applicable guidelines of the Georgia Department of Transportation.

The CONSULTANT agrees that all reports, plans, drawings studies, specifications, estimates, maps, computations, computer diskettes and printouts and any other data prepared under the terms of this TASK ORDER shall become the property of the City. This data shall be organized, indexed, bound and delivered to the City no later than the advertisement of the PROJECT for letting. The City shall have the right to use this material without restriction or limitation and without compensation to the CONSULTANT.

The CONSULTANT shall be responsible for the professional quality, technical accuracy, and the coordination of interpreting all designs, drawings, specifications, and other services furnished by or on behalf of the City pursuant to this TASK ORDER. The CONSULTANT shall correct or revise, or cause to be corrected or revised, any errors or deficiencies in the designs, drawings, specifications, and other services furnished for this TASK ORDER. All revisions shall be coordinated with the GDOT and CITY prior to issuance. The CONSULTANT shall also be responsible for any claim, damage, loss or expense resulting from the incorrect interpretation of provided designs, drawings, and specifications pursuant to this TASK ORDER.

For each "Phase" enumerated in "Design Specifications and Guidelines," the fees shall be paid for such phase as provided however, CONSULTANT agrees that fees are earned pursuant to the WORK performed, which in no event shall exceed the amount set forth in the attached Fee Schedule and which hourly rate shall in no event exceed that provided in the Contract Agreement. Accordingly, invoices shall be submitted pursuant to completion of the Work performed based upon percentage completion of the relevant Phase.

## VI. OLD BUSINESS

### Parks and Recreation Master Plan



# PARKS AND RECREATION MASTER PLAN

STONECREST, GEORGIA  
DRAFT - AUGUST 2020





# ACKNOWLEDGEMENTS

## **Mayor and City Council**

*Jason Lary, Mayor  
Jimmy Clanton, District 1  
Rob Turner, District 2  
Jazzmin Cobble, District 3  
Georgia Turner, District 4  
Tammy Grimes, District 5*

## **Administration**

*Plez Joyner, Deputy City Manager*

## **Parks and Recreation Board**

*Kelly Jordan  
Eric Hubbard  
Jetha Wagner  
Bernard Knight  
Dave Marcus  
Lori Brown  
Joyce Walker  
Jamil Salam  
Mera Cardenas*

## **Parks and Recreation Staff**

*Sean DePalma, MS, CPRP, Director  
Brandon Riley, MA, Operations Manager  
Tameika Porter, MA, Program Manager  
Sheldon Fleming, Lead Coordinator  
Tanya Diaz, Facility Coordinator  
John Nettles, Park Ambassador  
Brionna Johnigan, Park Ambassador  
Deon'ta Hampton, Park Ambassador  
Hadajo Ferguson, Park Ambassador/Special Projects*

## **Consultant Team**

*GreenPlay, LLC  
Cooper Carry Architecture - Josh Daniel, RLA, ASLA, LEED AP,  
Contente Consulting - Contente Terry, Public Engagement Lead*

*For more information about this document, contact GreenPlay, LLC  
At: 1021 E. South Boulder Road, Suite N, Louisville, Colorado 80027, Telephone: 303-439-8369  
Email: [info@greenplayllc.com](mailto:info@greenplayllc.com) [www.greenplayllc.com](http://www.greenplayllc.com)*

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# I. EXECUTIVE SUMMARY



## A. Planning Purpose

The Stonecrest Parks and Recreation Master Plan is a result of valuable information that has been gathered to provide a roadmap for the City to ensure that there is an appropriate balance of facilities, services, and amenities within the community now and into the future.

The process began with an assessment of the City of Stonecrest's parks and recreation system with an evaluation of parks, programs, open spaces, trails, facilities, and amenities to providing recreational services that meet the needs of residents and the growth of the City. Maintaining existing facilities, planning for new facilities, visioning for new and existing programs, and service delivery are the focus for Stonecrest as this new city continues to develop its footprint.

## B. Planning Process Overview

An integrated project team guided a review of the Stonecrest story, analysis of existing conditions, and engagement with members of the Stonecrest community. Key tasks included:

Figure 1: Planning Process Key Tasks



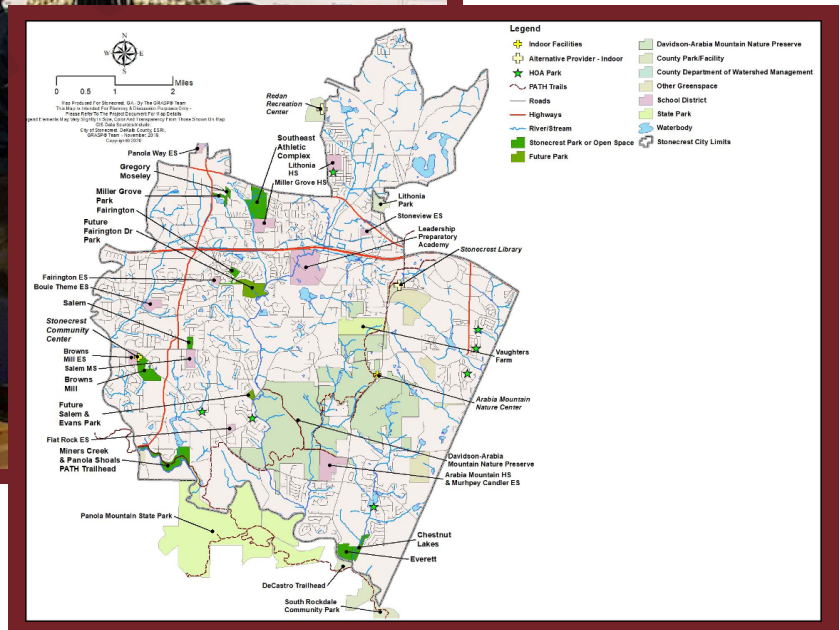
## C. Inventory Assessment and Level of Service Summary

Parks and facilities were inventoried and assessed for function and quality in November 2019 using the GRASP®-IT audit tool. This tool classifies park features into one of two categories: components and modifiers. A component is a feature that people go to a park or facility to use, such as a tennis court, playground, or picnic shelter. Modifiers are amenities such as shade, drinking fountains, and restrooms that enhance the comfort and convenience of a site. Find further definitions and discussions in **Appendix A**.

GRASP® (Geo-referenced Amenities Standards Process) is the proprietary name for an approach that has been applied in more than one hundred communities across the country to evaluate LOS for park and recreation systems. With GRASP®, information from the inventory of parks and facilities described in **Section III** was used in combination with Geographic Information Systems (GIS) software to produce analytic maps and data that show the quality and distribution of park and recreation services across Stonecrest.

Observations and conclusions based on visits to each park or facility include the following:

- Proximity, availability of transportation, pedestrian barriers, and overall size of the City are relevant factors affecting Stonecrest levels of service and accessibility to parks and facilities
- There is a need to establish standards for individual components within the existing parks
- The City should move forward with the development of the new Fairington Park property as well as begin planning efforts for new park areas in the northern section of the city



## D. Key Issues and Opportunities Synopsis

Key challenges and opportunities were identified using several tools including review of existing plans and documents, focus groups, stakeholder meetings, a community survey, asset inventory, and level of service analysis. The information gathered from these sources was evaluated, and the recommendations were developed that address the following key opportunities:

- Add unique outdoor learning opportunities
- Address accessibility: ADA, within existing and future neighborhoods
- Address safety concerns in all parks and facilities, including the safety of playground and athletic equipment
- Continue to develop partnerships and engage schools along with other surrounding communities
- Create a comprehensive signage and wayfinding plan for the park system
- Create an event and performing arts space
- Create a strong sense of community
- Diversify and increase the amenities offered at all the parks
- Improve connectivity, develop trails and walking paths
- Increase availability for indoor space for programs, fitness, gyms and meeting space
- Increase programming for events, youth, fitness, wellness, outdoor recreation and both youth and adult sports
- Maintain, improve and repair existing facilities
- Need new facilities: multigenerational community center, gym space, splash pads, dog parks, outdoor fitness, botanical gardens and community gardens
- Need standard park facilities at all parks: pavilions, seating opportunities and restrooms
- Preserve open space/land acquisition
- Provide access to the South River
- Promote Arabia Mountain as a City destination
- There is a need to seek additional funding sources: foundation, user fees, resource allocation and cost recovery models, and capital funding opportunities



## E. Recommendations and Action Plan Summary Table

Goals, Objectives and Action Steps are outlined in the main document to help create a process to move forward. Over the next five to ten years, many influences will impact the success of the development of future programs, services, amenities and facilities. Funding availability, staff support, and community support will play significant roles in future planning efforts.

The action plan identifies specific objectives for the following goals:

**Table 1: Action Plan Table**

### Goal 1: Continue to improve events, programs and service delivery

**Objective 1.1:**

Develop additional recreation programs and services

**Objective 1.2:**

Explore and expand opportunities for additional community events

**Objective 1.3:**

Expand Cultural Arts

### Goal 2: Improve Facilities and Amenities

**Objective 2.1**

Maintain and improve existing facilities with aging infrastructure

**Objective 2.2**

Expand greenways, bike paths, and connectivity of trails

**Objective 2.3**

Add aquatic amenities to existing and future parks

**Objective 2.4:**

Continue to improve ADA accessibility at all facilities

**Objective 2.5**

Upgrade existing playgrounds

**Objective 2.6:**

Explore opportunities to fill the identified gaps in the level of service analysis

**Objective 2.7:**

Seek additional outdoor open space and parks

**Objective 2.8:**

Upgrade convenience and customer service amenities to existing facilities

**Objective 2.9:**

Improve maintenance standards and plans

**Objective 2.10:**

Increase community access to the South River

### Goal 3: Continue to Improve and Enhance Organizational Efficiencies

**Objective 3.1**

Improve and enhance internal and external communication to promote Stonecrest Parks and Recreation parks, facilities and programs

**Objective 3.2**

Coordinate efforts with non-profits, healthcare organizations, Dekalb County, and the school systems to promote and partner on the shared use of facilities and programs

**Objective 3.3**

Improve and enhance internal and external communication to promote Stonecrest Parks and Recreation parks, facilities and programs

**Objective 3.4:**

Explore and Implement a Cost Recovery and Resource Allocation program philosophy and practice for a strong return in revenues

**Objective 3.5**

Engage and broaden the involvement of the Parks and Recreation Advisory Board

### Goal 4: Increase Financial Opportunities

**Objective 4.1:**

Implement the model for Cost Recovery/Resource Allocation

**Objective 4.2:**

Seek additional funding opportunities

# I. INTRODUCTION AND PLANNING CONTEXT



## A. Purpose of this Plan

The Parks and Recreation Master Plan will guide the City of Stonecrest in its planning efforts for Parks and Recreation over the next five to ten years. Through a detailed assessment and evaluation of park, recreation programs, open spaces, facilities, and other amenities the City can respond to the needs of a diverse community. This plan will serve as a roadmap for parks and recreational activities ensuring an appropriate balance of facilities, amenities, and services throughout the community.

Contained within the document is a complete listing of goals, objectives, and actionable strategies that have been developed with recommendations to guide the City in its system-wide approach in quality of life services. The Department will use the plan as a resource for future development, renovation, and redevelopment of the City's parks and recreational facilities as well as a guide for streamlined and improved programming. The Master Plan should be incorporated into all citywide plans moving forward including all comprehensive planning initiatives such as pedestrian and transportation plans, general comprehensive planning documents and other quality of life initiatives as well as updated and future Five-Year Capital Improvement Plans.

## B. History and Framework of Stonecrest

The City of Stonecrest, Georgia was established in the fall of 2016 through an Act within the General Assembly of Georgia. After approval, the City was formed given it the authority to establish and execute legislative matters. The boundaries of Stonecrest lie in the far southeastern corner of the county, with a small area located just north of Interstate 20. Bordering the existing municipality of Lithonia, as well as Rockdale and Henry counties, Stonecrest has a population of 55,000 and lies within 32 square miles. The City encompasses businesses and residential tract areas of Panola Road and is adjacent to the industrial park. The Evans Mill Road area and the entire Mall of Stonecrest are all within the official City limits of Stonecrest. Being located approximately 11 miles east of Atlanta, the City plays host to many residents who often commute to Atlanta for work, yet spend their quality of life opportunities within the Stonecrest community.

As a community that is on the verge of shaping its future, Stonecrest's Parks and Recreation Department will play a vital role through improvements to the quality of life elements within the community that are available to all residents.

The mission of the Parks and Recreation is to provide the quality park, programs, services, and experiences that energize visitors and create life-long users and advocates. The city will provide and promote safe, healthy, and enriching recreational and educational opportunities that promote stewardship of Stonecrest's natural and cultural heritage.

Stonecrest is known for its shopping and restaurants in “The Mall at Stonecrest” area; however, visitors and residents can explore nature trails and enjoy family activities, hiking, and cycling in the Arabia Mountain National Heritage Area.

### **C. Parks and Recreation Department Overview**

As a community on the verge of new growth and development, the opportunity is strong for the parks and recreation department to begin shaping the future of Stonecrest through improvements to existing facilities as well as the development of new facilities.

The new foundation of the Stonecrest Parks and Recreation Department are deeply rooted in the history of Dekalb County which previously owned and operated the Stonecrest park and facility properties. During the July 22, 2019 Stonecrest City Council Meeting, the Council unanimously approved an intergovernmental agreement with Dekalb to transfer operations of eight park properties that were located within Stonecrest from the county to the city at the cost of \$100 per acre. The parks and facilities gained by the city encompassed approximately 349.5 acres and included the following:

- Browns Mill Park and Aquatic Center
- Chestnut Lakes
- Everett Property
- Fairington Park
- Gregory Mosely
- Miners Creek
- Salem Park
- Southeast Athletic Complex

The City has a few trailheads that are noted in much more detail within the GRASP and Level of Service sections of this plan. The noted trailheads are:

- Panola Shoals
- Murphy Candler Elementary School
- A.W.A.R.E Trailhead
- Lyon’s Farm
- Evans Mill Ruins
- Browns Mill Road
- Vaughters Farm
- Stonecrest Library
- Stonecrest Mall

Within these parks and facilities one can find amenities such as a gym, soccer fields, recreation center, open green space, baseball/softball, football fields, playgrounds, trails, picnic areas, water access, and other common components found in most parks and recreation facilities.

The Department has a strong programming philosophy focused on activities and programs that are multi-generational in nature.

The Department contracts with Jacobs for the employment of full-time employees, with a few part-time staff serving in various capacities who are often seen as the front-line faces of the Department. The Department also collaborates with various individuals and organizations on a contractual basis for classes and instruction within the community. The City contracts with outside organizations to fulfill staffing needs for both programming and facility maintenance needs for the Department.

As the Department continues to grow and evolve within the community, the opportunity exists for continued improvements, additional facilities, and programming for all residents.

## D. Related Planning Efforts and Integration

- City of Stonecrest Comprehensive Development Plan 2038
- DeKalb County Comprehensive Plan 2035
- Stonecrest Livable Communities Initiative Plan

## E. Methodology of this Planning Process

The process of developing the Parks and Recreation Master Plan included the formation of an integrated project team. The team was composed of select staff from the City, the GreenPlay consultant team, Cooper Carry, Contente Consulting, RRC Associates, and key City leadership and stakeholders who provided detailed input throughout the project. The process was inclusive to members of the community, with a strong focus on youth. The public was given opportunities to participate through focus groups, stakeholder meetings, a public meeting, a mailed-invitation survey and an open link survey. Opportunities to participate and learn about the Master Plan process also included numerous pop-up events, targeted stakeholder as well as organizational meetings and events. The overarching goal was to create a valid approach with input from many sectors of the entire city which would create a plan that blended consultant expertise with the local knowledge of the community and its residents. **Table 2** outlines the overall process and dates.

**Table 2: Methodology of Planning Process**

<b>Strategic Kick-Off &amp; Determination of Critical Success Factors</b> <ul style="list-style-type: none"> <li>• Project Coordination</li> <li>• Document Collection/Integration of Existing Plans</li> <li>• Determination of Critical Success Factors/Performance Measures</li> </ul>	<b>November-December 2019</b>
<b>Community Profile &amp; Engagement Integration with Survey</b> <ul style="list-style-type: none"> <li>• Initial Information Gathering</li> <li>• Focus Groups/Staff/Stakeholder Interviews</li> <li>• Community Wide Public Meeting</li> <li>• Pop-Up Events</li> <li>• Needs Assessment/Statistically Valid Survey</li> </ul>	<b>December-January 2019</b>
<b>Resource Inventory, Site Assessment &amp; Mapping</b> <ul style="list-style-type: none"> <li>• Inventory and Level of Service Analysis</li> <li>• Assessment of Existing Standards</li> <li>• Demographics, Trends and Community Profile</li> <li>• Organizational/Program Analysis</li> </ul>	<b>December 2019-March 2020</b>
<b>Identification &amp; Analysis</b> <ul style="list-style-type: none"> <li>• New Park &amp; Recreation Facilities</li> </ul>	<b>April-May 2020</b>
<b>Financial Analysis</b>	<b>April-May 2020</b>
<b>Findings &amp; Visioning</b> <ul style="list-style-type: none"> <li>• Key Issues Analysis Matrix</li> <li>• Visioning Strategies Workshop</li> <li>• Action Plan/Recommendations</li> </ul>	<b>April 2020</b>
<b>Draft Plan, Action Plan, &amp; Presentation</b>	<b>June-July 2020</b>
<b>Final Plan, Presentation, and Deliverables</b>	<b>May 2020</b>

The process included the following tasks that were carefully analyzed and evaluated to assist with the recommendations and action plan.

### **DEMOGRAPHICS AND TRENDS ANALYSIS**

Consideration of the community's profile, included the following components:

- Demographics with a focus on the projected population growth and changes that will be influenced by that growth were all considered
- A thorough analysis of the statistically-valid invitation survey as well as an open link survey
- An evaluation of identified trends related to Stonecrest and surrounding communities along with national, and local lifestyle trends served as a background document to help guide the efforts in the delivery of parks and recreation services as well as facility recommendations

### **COMMUNITY AND STAKEHOLDER ENGAGEMENT**

Community engagement has been an important part of the Parks and Recreation Master Plan. It was through a citizen-focused community process in December of 2019, that valuable information was collected. The process began with utilizing extensive public input methods which have helped determine community values and needs that will ultimately serve as a guide to the short-, mid-, and long-range planning efforts for parks and recreation in the city.

Information gathered was very important in determining public feedback on city parks and recreation facilities, services, and programs. The sessions and subsequent analyses were designed to assist the City and the GreenPlay project team to develop the community Statistically Valid Needs Assessment Survey and Open Link Survey in order to reflect the needs and desires of the City of Stonecrest. Selected comments from the community participants are found throughout the plan.

Public and stakeholder engagement resulted in extensive data collection for analysis. These engagement efforts were intended to understand the citizens needs and interests in parks and recreation and involved over 500 citizens. The following methods were used:

- Staff SWOT (Strengths, Weaknesses, Opportunities and Threats) Analysis
- Focus Group Meetings
- Stakeholder Interviews
- Leadership Interviews
- A Public Forum
- Pop-up events
- Targeted stakeholder and organizational meetings and events
- Statistically-Valid Community Needs Assessment Survey
- Online Open Link Survey

### **STATISTICALLY VALID SURVEY**

Information captured from the public feedback sessions as well as the staff SWOT and other analyses were used to design the community needs assessment survey that was used to create the master plan. The results of the survey can be found in the appendix. It is important to note that there were 475 invited and combined open link surveys completed and 1200 youth surveys submitted. The survey method consisted of the following:

- A random sample invited mailed survey
- An online option of the invitation survey
- An open-link, on-line survey available to all residents



## **INVENTORY AND LEVEL OF SERVICE ANALYSIS**

The framework for the Inventory and Level of Service (LOS) Analysis is based on a formulated technique that evaluates various components of a parks and recreation system. A detailed inventory and analysis of existing public park and recreation amenities available to all City residents was summarized and presented to the City. The needs expressed during public input and identified staff are also included in the LOS. The Level of Service is then summarized and serves as a section for identifying areas of opportunity within the Parks and Recreation Master Plan. Steps in the Inventory and LOS included:

- The compilation of a digitally based inventory for all existing parks and recreational facilities, trails, and program areas
- Each inventory item is analyzed on the condition of the overall environment as it relates to usability, comfort, connectivity, and safety for use
- An evaluation of the existing level of service standards
- Accessibility to recreation components
- Facilities, land, and asset gap analysis

## **PROGRAMS, SERVICES, AND MAINTENANCE STANDARDS ANALYSIS**

Understanding core services in the delivery of parks and recreation services will allow the City of Stonecrest's Parks and Recreation Department to improve upon those areas while developing strategies to assist in the delivery of other services. The basis of determining core services should come from the vision and mission developed by the City and what brings the greatest community benefit in balance with the competencies of the Department, current trends and the market. The program analysis included the following:

- Evaluation of current program offerings
- Data from the statistically-valid community needs assessment survey
- Identification of opportunities that exist for expansion and improvement within the Department

The recommendations for maintenance standards are presented as an opportunity to create effective and efficient processes. They follow standard maintenance practices within parks and recreation including procedures for sustainable care of facilities. The following areas are noted within the report:

- Parks
- Open space areas
- Athletic facilities and competitive fields
- Playgrounds
- Picnic areas and shelters
- Tennis courts
- Outdoor basketball courts
- Sand volleyball courts
- Ponds and lakes

## **RECOMMENDATIONS: GOALS, OBJECTIVES, AND ACTION PLAN**

Results from the process coincide to help lay the foundations of the path moving forward. The Key Issues Matrix, summaries of all research, qualitative and quantitative data, inventory, LOS analysis, public input sessions, and input collected for the study lead to the recommendations.

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# II. COMMUNITY AND IDENTIFIED NEEDS



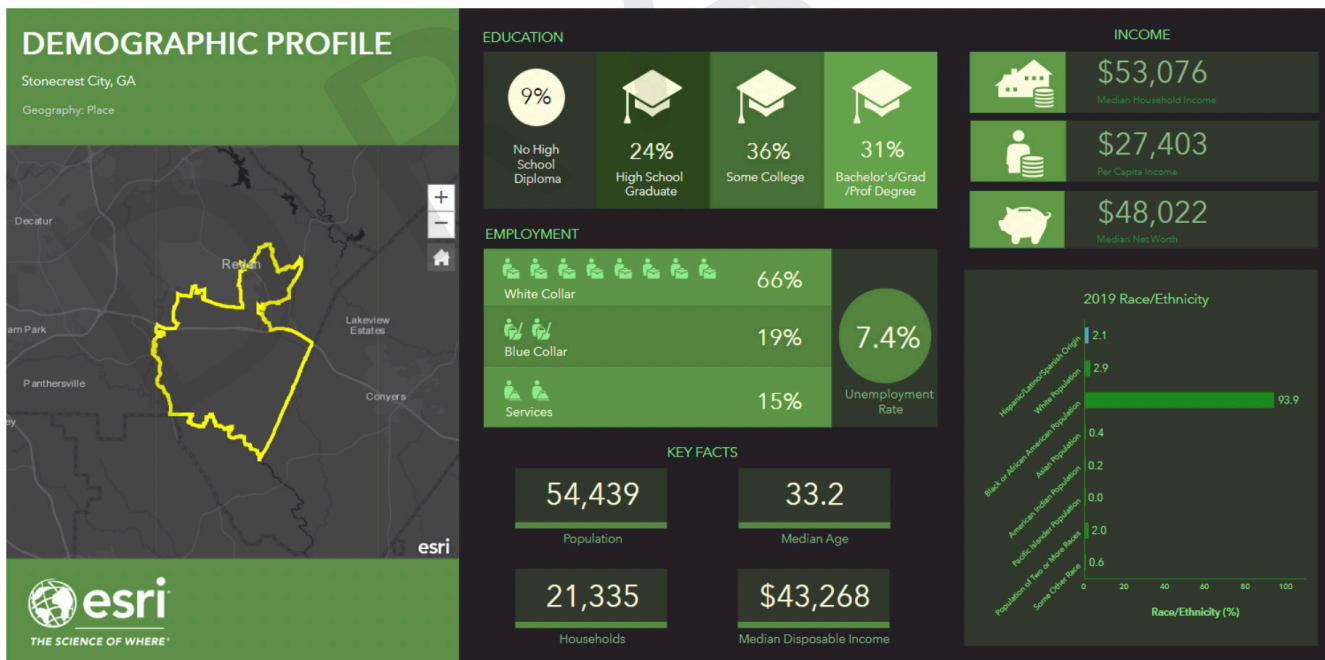
## A. Demographic Profile

### POPULATION AND DEMOGRAPHIC TRENDS

By analyzing population data, trends emerge that can inform decision making and resource allocation strategies for the provision of parks, recreation, and open space management. This demographic profile was compiled in October 2019 from a combination of sources including the ESRI Business Analyst, American Community Survey, and U.S. Census. The following topics will be covered in detail in this report:



Figure 2: City of Stonecrest Demographic Overview



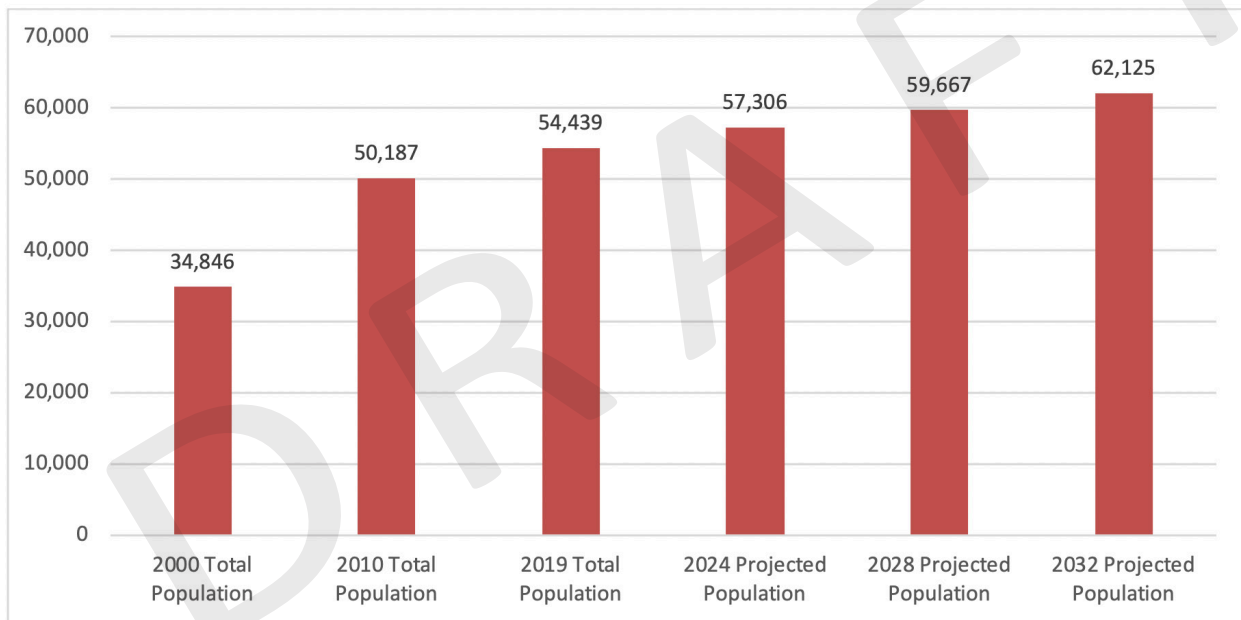
Growth rates can be a strong comparative indicator of an area’s potential for economic development. From 2000 to 2010, the population of City of Stonecrest grew aggressively at 3.72 percent annually each year. However, that rate slowed in 2019 to 0.88 percent, and is expected to change to increase to 1.03 percent between 2019 to 2024.

In 2019, the City of Stonecrest grew at a slower rate than the State of Georgia (0.82%) but faster than the County (0.78%). Figure X below shows a visual representation of the population growth rate between 2010 and 2019. The population in the City of Stonecrest is projected to reach over 60,000 by 2030 if growth rates continue as expected.

**Figure 3: Population Projected Annual Growth Rates (2010 – 2019)**



**Figure 4: Projected Population Trends from 2000 to 2032**



Source: ESRI Business Analyst; Population Projections based on U.S. Census projected 2019 – 2024 growth rate of -1.03%.

## AGE AND GENDER DISTRIBUTION

City of Stonecrest has more females (55.40%) than males (44.61%). Gender distribution in Georgia and the United States is more equally balanced.

**Table 3: City of Stonecrest Gender Distribution Compared to State and National Averages**

	City of Stonecrest	Georgia	USA
2019 Female Population (%)	55.40%	51.04%	50.75%
2019 Male Population (%)	44.61%	48.96%	49.25%

The median age in the City of Stonecrest in 2019 was 32.1 years old, younger the median age in the State of Georgia (36.8) and the United States (38.5). The median age in Stonecrest is expected to increase slightly to 33.4 years old in 2024.

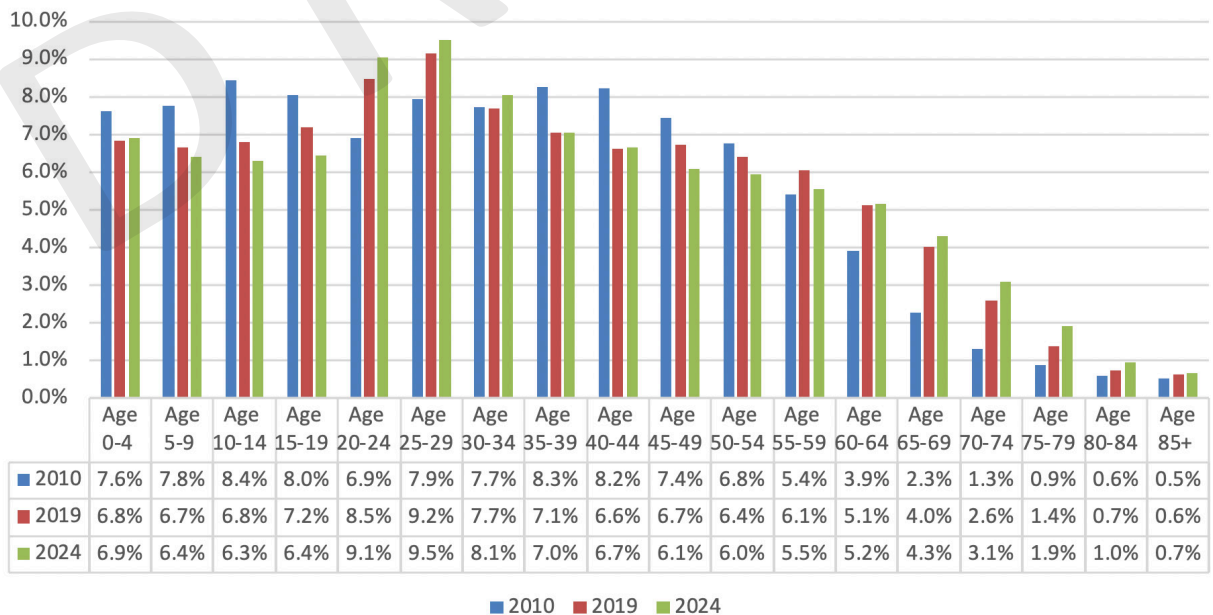
**Figure 5: Median Age of City of Stonecrest between 2010 and 2024**



Looking at the population age breakdown by five-year increments in the Figure below, there are a few key conclusions.

- In 2019, there was a high population of 20 to 24 year olds (8.5%) and 25 to 29 year olds (9.2%). These age groups are projected to rise in 2024 to make up even more of the population.
- In 2024, there will be an increase of those 60 and older. In 2010, this group only made up 9.2 percent of the population, but in 2024, the group is expected to make up 16.2 percent of the population.
- Age groups of those under 20 years old are expected to continue to decline.

**Figure 6: 2019 Age Distribution in City of Stonecrest**

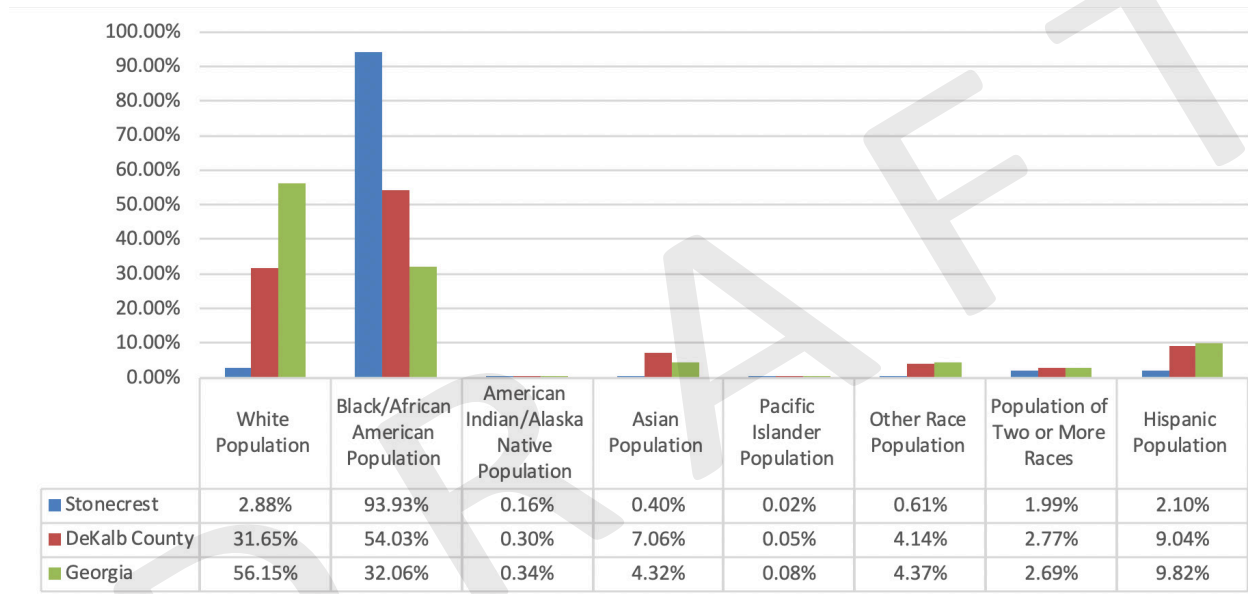


## RACE/ETHNIC CHARACTER

In the United States, communities are generally becoming more diverse. Before comparing this data, it is important to note how the U.S. Census classifies and counts individuals who identify as Hispanic. The Census notes that Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person’s parents or ancestors before arrival in the United States. In the U.S. Census, people who identify as Hispanic, Latino, or Spanish are included in all of the race categories. **Figure 7** reflects the approximate racial/ethnic population distribution.

- The City of Stonecrest is more diverse than the State of Georgia, with 97.35 percent minority population, compared to 48.16 percent.
- Approximately 94 percent of the population is made up residents who identify as African Americans or Black.
- Those that identify as Hispanic only makeup 2.10 percent of the total population. This is lower than all other neighboring geographies, including Georgia (9.82%) the United States (18.6%).

**Figure 7: 2019 Racial/Ethnic Diversity of City of Stonecrest**



## EDUCATIONAL ATTAINMENT

The chart below shows the percentage of residents (18+) that obtained various levels of education. The most common educational attainment was completing some college, but not obtaining a degree. Greater than 20 percent of the population in Stonecrest had obtained a Bachelor's degree. Only 8.56 percent of residents had not obtained a high school diploma or equivalent.

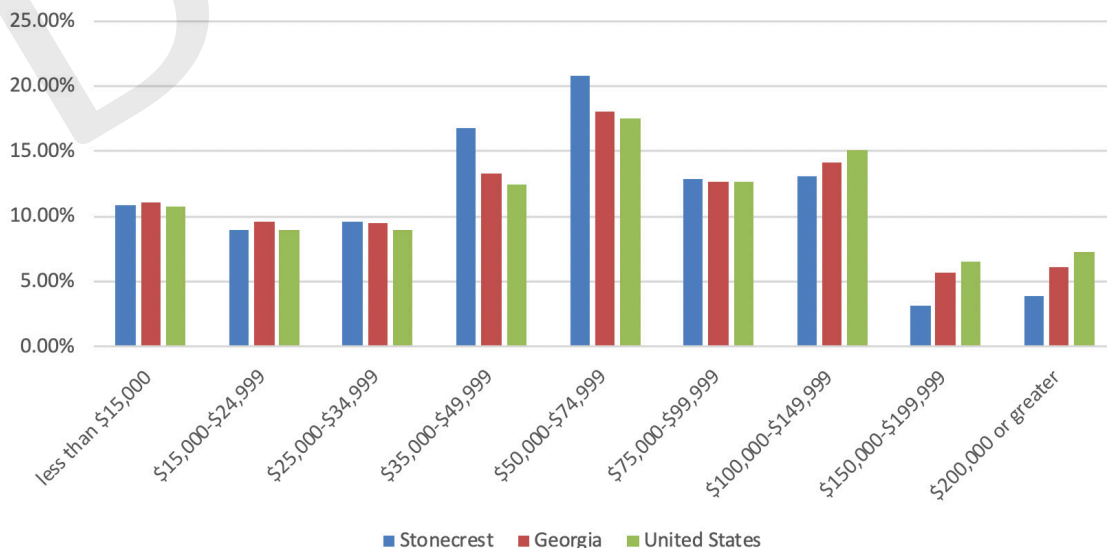
**Table 4: 2019 City of Stonecrest Educational Attainment Averages**

Level of Education	City of Stonecrest	Georgia	USA
Less than 9th Grade	1.63%	4.31%	4.90%
9-12th Grade/No Diploma	6.93%	8.23%	6.74%
High School Diploma	20.21%	23.38%	23.13%
GED/Alternative Credential	3.82%	4.72%	3.90%
Some College/No Degree	26.42%	19.99%	20.23%
Associate's Degree	9.78%	8.01%	8.58%
Bachelor's Degree	21.70%	19.20%	19.98%
Graduate/Professional Degree	9.51%	12.13%	12.54%

## HOUSEHOLD DATA

- The median household income in Stonecrest in 2019 is \$53,076. This was slightly lower than the State of Georgia (\$56,963) and the United States (\$60,548). Approximately 11 percent of residents make less than \$15,000 year.
- The median home value in the City of Stonecrest is \$161,268, compared to Georgia (\$191,818) and the United States (\$234,154).
- The average household size is 2.54 in the City of Stonecrest, compared to 2.64 in Georgia, and 2.59 in the United States.
- Approximately 21.12 percent of households in the City of Stonecrest receive food stamps, compared to the State of Georgia at approximately 14.49 percent.
- Approximately 22.0 percent of residents live with some sort of hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and/or independent living difficulty. This is lower than the national average (25.5%).

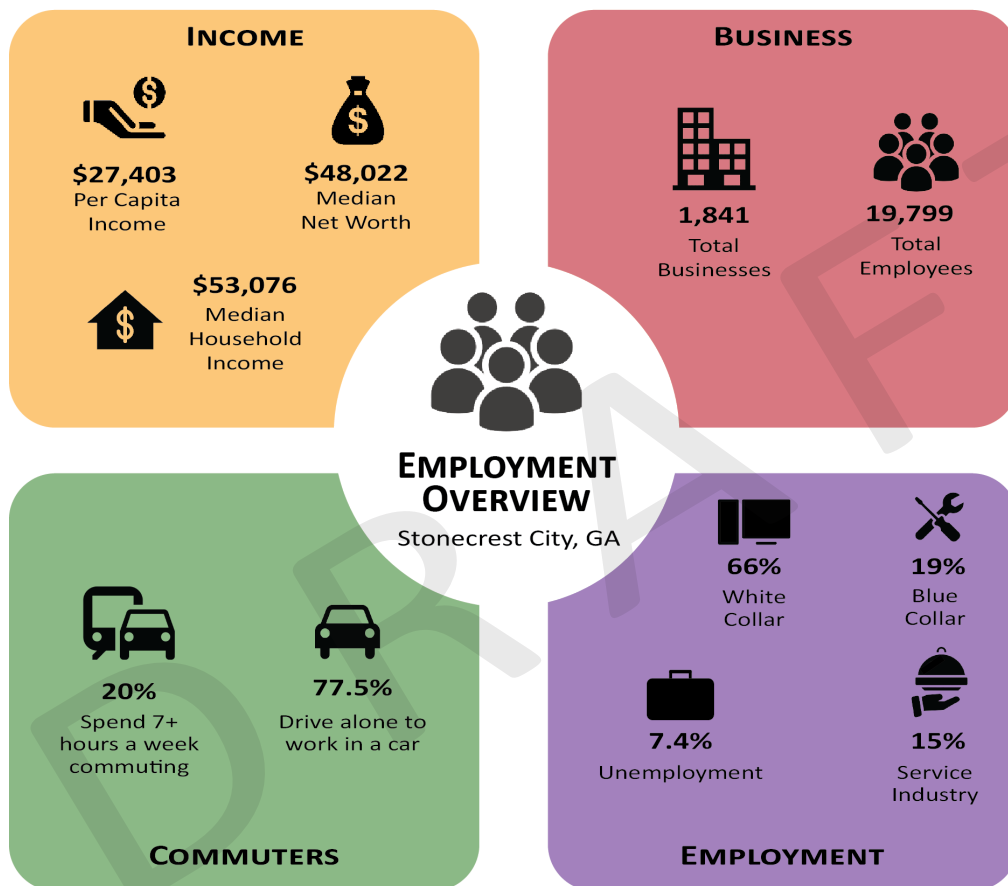
**Figure 8: Median Household Income Distribution in City of Stonecrest**



## EMPLOYMENT

- Roughly 66 percent of the population is employed in white collar positions, which typically performs managerial, technical, administrative, and/or professional capacities. Approximately 19 percent were employed by blue collar positions, such as construction, maintenance, etc. About 15 percent of residents were employed by the service industry.
- Approximately 7.4 percent of the population was unemployed in 2019, compared to the rate of Georgia (5.4%) and the United States (4.6%).
- In terms of commuting, about 20 percent of workers spend seven or more hours commuting back and forth to work each week, and 77.5 percent of commuters drive alone in a car to work.

Figure 9: Employment Overview in City of Stonecrest, Georgia

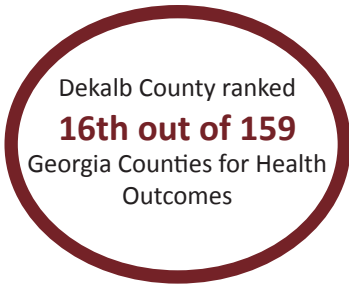


Source: Esri Business Analyst



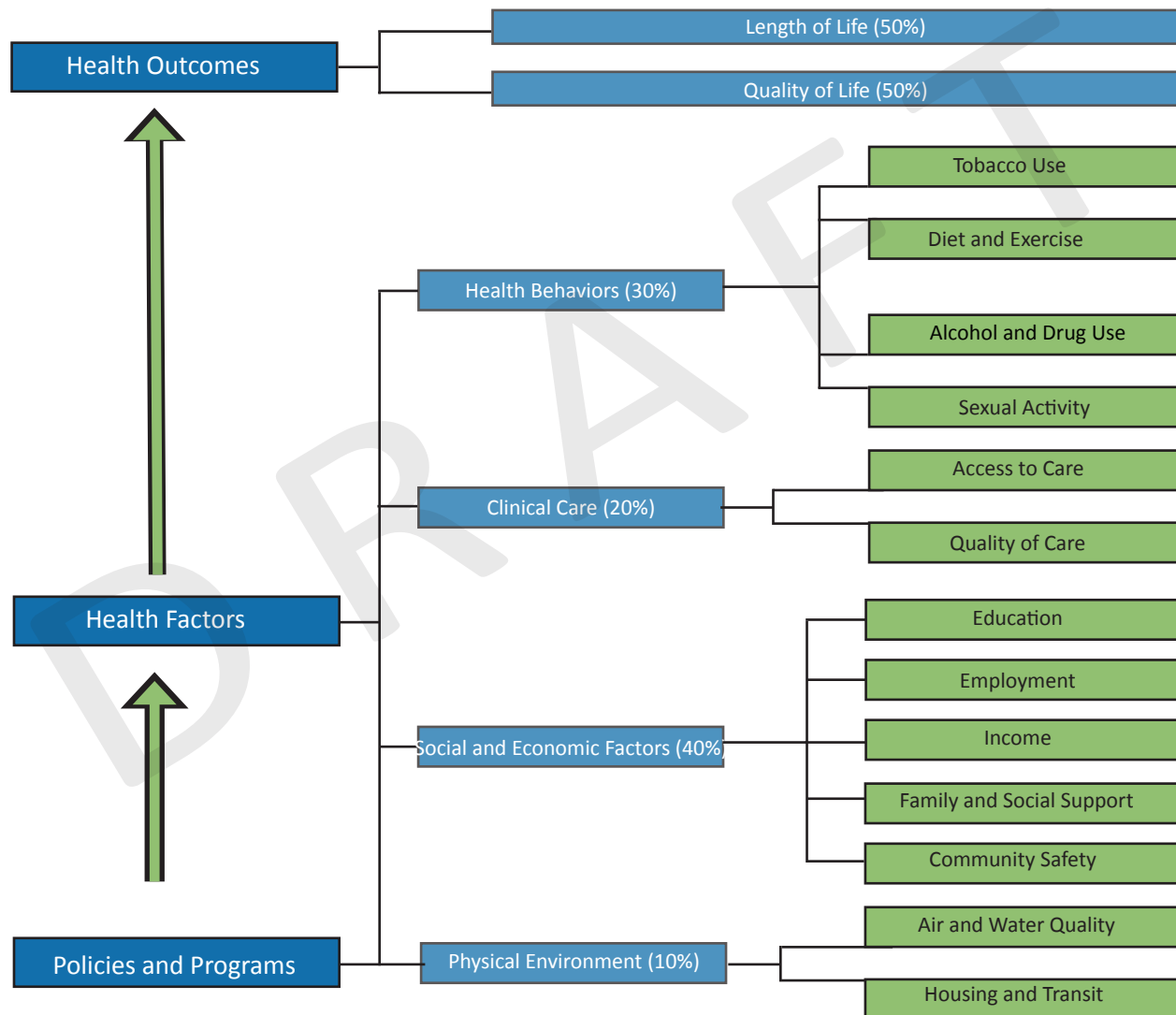
## HEALTH RANKINGS

Understanding the status of the community’s health can help inform policies related to recreation and fitness. Robert Wood Johnson Foundation’s County Health Rankings and Roadmaps provide annual insight on the general health of national, state, and county populations. The 2019 Rankings model shown in **Figure 10** highlights the topic areas reviewed by the Foundation.



The health ranking gauged the public health of the population based on “how long people live and how healthy people feel while alive,” coupled with ranking factors including healthy behaviors, clinical care, social and economic, and physical environment factors.<sup>1</sup>

**Figure 10: County Health Ranking Model**



<sup>1</sup> University of Wisconsin Population Health Institute and Robert Wood Johnson Foundation, County Health Rankings 2019, <http://www.Countyhealthrankings.org>

Figure 11: Strengths and Challenges of North Carolina Health

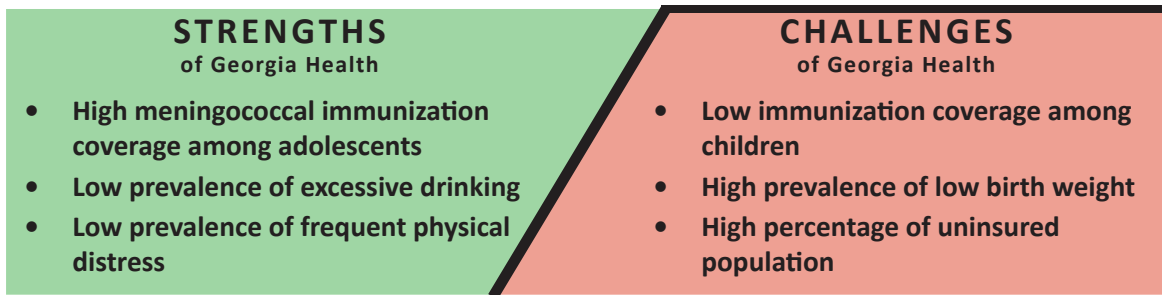
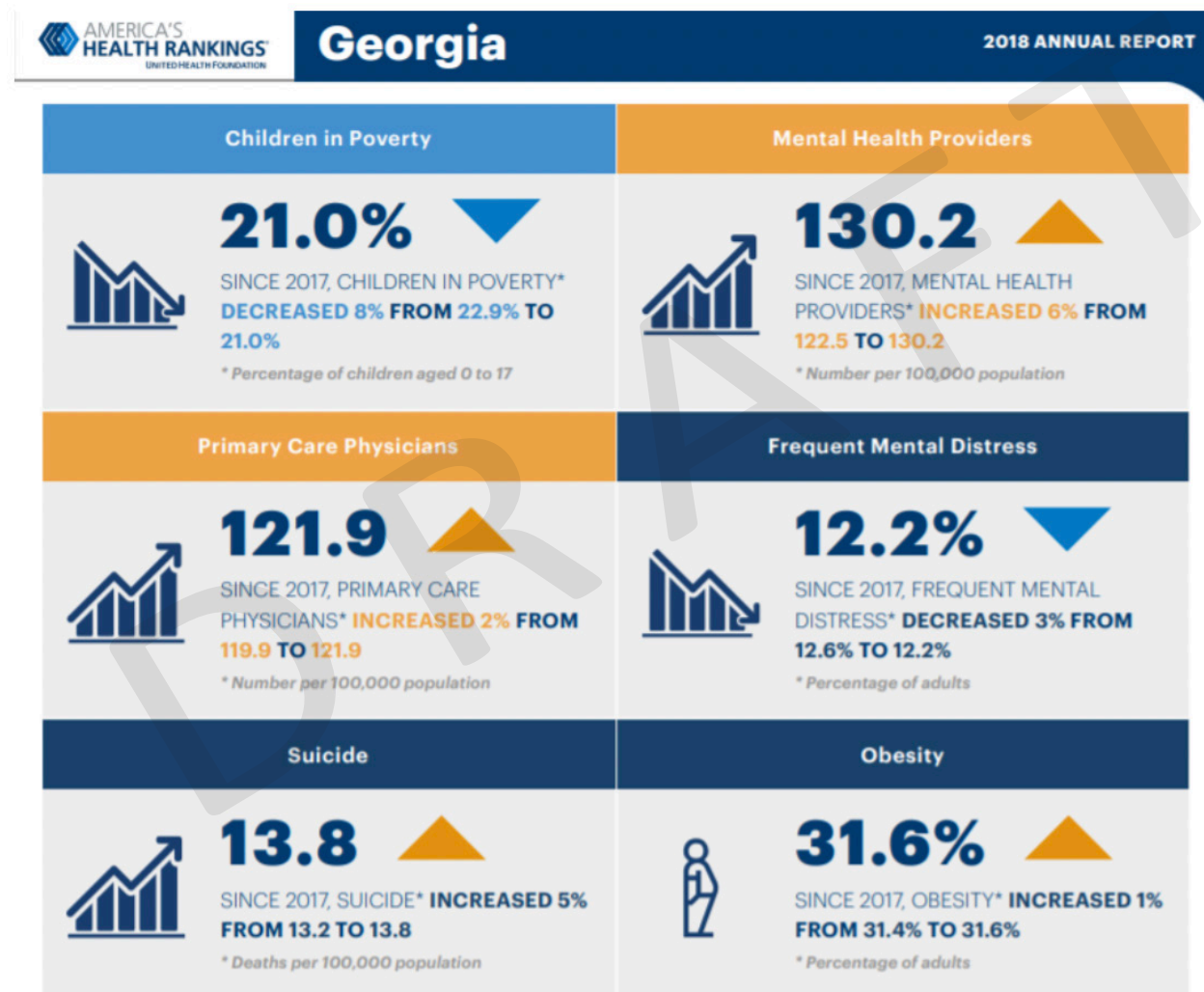


Figure 12: 2018 Georgia Health Ranking Overview



Source: United Health Foundation's America's Health Rankings Annual Report 2018

## B. Park and Recreation Influencing Trends

The changing pace of today’s world requires analyzing recreation trends from both a local and national level. Understanding the participation levels of county residents using data from the U.S. Census Bureau, combined with research of relevant national recreation trends, provides critical insights that help plan for the future of parks and recreation in Stonecrest. The new shifts of participation in outdoor recreation, sports, and cultural programs are an important component of understanding and serving the community.

The following trends were identified as potential opportunities through the Trends Report, which can be found in **Appendix A**, and represent similarities found during the focus group meetings held in Stonecrest. Nationally, these recreational trends are also being adopted by many other agencies. The National Recreation and Parks Association (NRPA), as well as other health, recreation, and nature-based organizations, provide research that supports these recreational trends.

### PART I: RECREATION BEHAVIOR AND EXPENDITURES OF STONECREST HOUSEHOLDS

- Local Recreational Expenditures
- Outdoor Recreation Behavior
- Fitness and Health Behavior
- Team Sport Participation
- Leisure Activity Participation

Data from the Bureau of Labor Statistics provides insights about consumer expenditures per household in 2019. The following information was sourced from ESRI Business Analyst, which provides a database of programs and services where Stonecrest residents spend their money. The table below shows the average dollars spent on various recreational products/services. Money spent on fees and admissions related to entertainment and recreation generated the highest revenues of \$11.9 million in Stonecrest.

**Table 5: Recreational Expenditures in City of Stonecrest, Georgia**

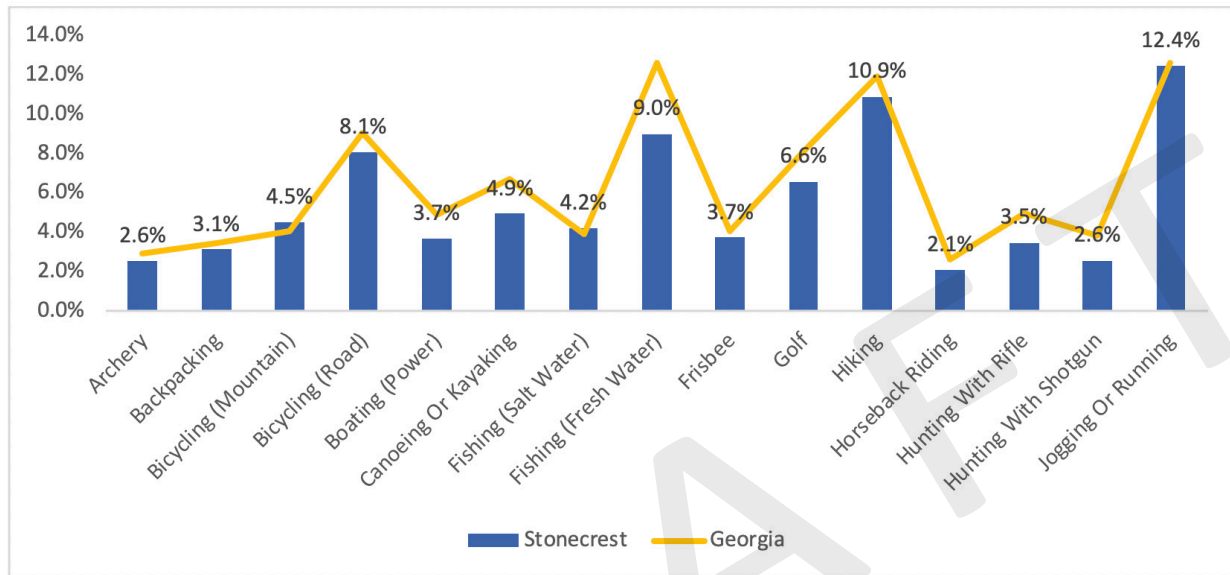
Variable	Individual	Total
Entertainment/Recreation - Fees & Admissions	\$558.51	\$11,915,858
Membership Fees for Social/Recreation/Civic Clubs	\$179.60	\$3,831,858
Entertainment/Recreation -Sports/Rec/Exercise Equipment	\$174.46	\$3,722,080
Fees for Recreational Lessons	\$110.89	\$2,365,749
Entertainment/Recreation - Toys/Games/Crafts/Hobbies	\$102.79	\$2,193,060
Hunting & Fishing Equipment	\$61.76	\$1,317,725
Pet Services	\$51.08	\$1,089,886
Camp Fees	\$34.68	\$739,827
Bicycles	\$25.46	\$543,084
Camping Equipment	\$17.77	\$379,091
Rental of Boats/Trailers/Campers/RVs	\$17.10	\$364,732

### OUTDOOR RECREATION BEHAVIOR

In **Figure 13**, data from ESRI Business Analyst shows popular outdoor recreation activity participation by households in Stonecrest. Participation was also pulled from the State of Georgia for comparison. The most popular activities in the City of Stonecrest included:

- Jogging or Running (12.4%)
- Hiking (10.9%)
- Freshwater Fishing (9.0%)

**Figure 13: Outdoor Recreation Behavior of Stonecrest compared to the State of Georgia**



### FITNESS AND HEALTH BEHAVIOR

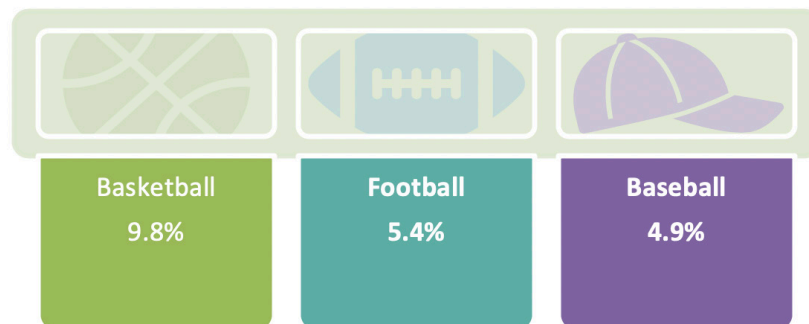
In Stonecrest, the most popular fitness and health activities included:

- Walking for Exercise (21.7%)
- Swimming (13.9%)
- Weight Lifting (9.6%)

### TEAM SPORT PARTICIPATION

According to census data, households in Stonecrest had higher participation in team sports in comparison to the State of Georgia. The most popular sports in the City included:

**Figure 14: Most Population Team Sport Participation in Stonecrest**



## LEISURE ACTIVITY BEHAVIOR

Participation in various leisure activities is noted below for Stonecrest:

- Reading a Book (27.9%)
- Visiting the Beach (25.3%)
- Baking (19.8%)

## PART II: PARKS AND RECREATION TRENDS RELEVANT TO STONECREST



In many surveys and studies on participation in recreational activities, walking, running, jogging and cycling are nearly universally rated as the most popular activities among youths and adults. Walking, jogging and running are often the most highly participated in recreational activity and cycling often ranks as the second or third most popular activity.

- Active Transportation
- Administrative Trends
- ADA Compliance
- Community Events and Festivals
- Community Gardens
- Cultural Tourism
- Economic and Health Benefits of Parks
- Food Trucks
- Generational Fitness Trends
- Marketing and Social Media
- National Healthy Lifestyle Trends
- Nature Play
- Older Adults and Senior Programming
- Outdoor Fitness Trails
- Recreational Preferences by Ethnicity
- Shade Structures
- Splashpads
- Sports Trends
- Therapeutic Recreation
- Urban Park Revenue

Municipal parks and recreation structures and delivery systems have changed and more alternative methods of delivering services are emerging. Certain services are being contracted out and cooperative agreements with non-profit groups and other public institutions are being developed. Newer partners include the health system, social services, justice system, education, the corporate sector, and community service agencies. These partnerships reflect both a broader interpretation of the mandate of parks and recreation agencies and the increased willingness of other sectors to work together to address community issues. The relationship with health agencies is vital in promoting wellness. The traditional relationship with education and the sharing of facilities through joint-use agreements is evolving into cooperative planning and programming aimed at addressing youth inactivity levels and community needs.<sup>2</sup>

The City of Stonecrest is strategically positioned to address many of the trends as the department is new with great opportunity to make changes and shifting beyond traditional facility oversight and activity programming. The ability to evaluate and interpret data is a critical component of strategic decision making. In an article in the Parks and Recreation Magazine from February 2019, there are several components that allow agencies to keep up with administrative trends and become an agent of change.<sup>3</sup>

<sup>2</sup> Brian Stapleton, "The Digital Transformation of Parks and Rec" Parks and Recreation, February 2019; <https://www.nrpa.org/parks-recreation-magazine/2019/february/the-digital-transformation-of-parks-and-rec/>

<sup>3</sup> <https://www.nrpa.org/parks-recreation-magazine/2019/february/the-digital-transformation-of-parks-and-rec/>

1. Develop a digital transformation strategy – how will your agency innovate and adapt to technology?
2. Anticipate needs of the community through data – what information from your facilities, programs, and services can be collected and utilized for decision making?
3. Continuous education - How can you educate yourself and your team to have more knowledge and skills as technology evolves?
4. Focus on efficiency – in what ways can your operations be streamlined?
5. Embrace change as a leader – how can you help your staff to see the value in new systems and processes?
6. Reach out digitally – be sure that the public knows how to find you and ways that they can be involved.

### **NATIONAL PARKS AND RECREATION 2020 TRENDS**

The National Recreation and Park Association (NRPA) annually releases a number of predictions that could likely impact parks and recreation agencies. The yearly article identifies the changes agencies are likely to see in the coming year. A summary of key predictions for 2020 are listed below:

- One-third of agencies will have video surveillance in their parks and facilities, and the public will want more surveillance to enhance security
- Private businesses will capitalize on delivery services of food and goods via drones in local parks and beaches. Agencies should be prepared on how to regulate the usage of drones in their public areas.
- E-sports will continue to increase in popularity; agencies who are able to provide tournaments or league play can engage teens and young adults that would otherwise not participate in traditional recreation programs.
- Landscape management practices may remove glyphosate, a common pesticide, due to concerns from the International Agency for Research on Cancer (IARC) that the weed killer is “probably carcinogenic to humans.”
- Large parks have the ability to “cool a city” through the presence of trees and green infrastructure. Agencies may look to linear green spaces and trail corridors to reduce climate change and the impacts of extreme heat.
- Recreation centers will continue to become known as community “wellness hubs.” These innovative models of health and wellness will provide safe gathering spaces, access to healthcare providers, food and nutrition assistance, and additional education opportunities. Partnerships will be formed with health-related organizations.

Source: National Recreation Association<sup>4</sup>

<sup>4</sup> Richard Dolesh, “Top Trends in Parks and Recreation 2020” National Recreation and Parks Association: <https://www.nrpa.org/parks-recreation-magazine/2020/january/top-trends-in-parks-and-recreation-2020/> Accessed 2020.

## C. Community and Stakeholder Input

Community engagement and stakeholder input are valuable tools that were identified as a key component for the planning process. The engagement allows the residents, users, and all persons that have a stake in the community to offer input in the creation of the plan and future development of the Stonecrest Parks and Recreation Department.

The community and stakeholder input process provided numerous opportunities for input during the planning process that assisted in the development of the survey and needs assessment. In addition, citizens were provided the opportunity to review the findings and the draft documents as the plans came together.

Focus group meetings gave residents the opportunity to provide input on the strengths of the Department and opportunities that they believe exist for improving the direction of the Department along with facilities and programs offered to the community. The engagement and outreach timeline ran from November 12th 2019 to January 20th 2020. Over the ten weeks, Contente Consulting was able to engage fifteen (15) events, connecting with over 560 residents in various forms of engagement.



The main objective in determining outreach events was to identify already-existing events that offered the opportunity for a “pop-up” spot and engage with those already in attendance. As part of the commitment to “meet people where they are,” a majority of the engagement opportunities were preexisting events within the dates noted above. The outreach efforts were focused on four (4) demographic groups: Youth, Senior Citizens, the Business Community, and the General Population.

The process hosted nine focus group meetings that took place at the beginning of the process and included sports partners, civic organizations, government partners, other service providers (public, private and non-profit, etc.), and primary stakeholders such as youth, seniors, other recreation providers, special topics, citizens with disabilities, school officials, and other stakeholders, as mutually determined.

An opportunity to engage the youth arose after meeting with the Student Government Associations (SGA) at Arabia Mountain High School and Lithonia High School, respectively. The SGAs facilitated their own administration of the youth survey in each school through innovative techniques (QR codes) and incentives (cookies at the table) to urge their peers to complete the survey. At the close of the survey, the students were given an opportunity to view the data from the collection period and develop a presentation for the City of Stonecrest. The students had representatives from each school present their findings in front of City Council members, and the general public. Following the presentation, students received certificates of commendations from the Council.

During the first phase of the community engagement process, the first public meeting took place. The team presented the first round of findings from the week of community engagement as well as a charette process directed by Cooper Carry. Participants were given the opportunity to express their thoughts and sentiments of the parks and recreation department. The charettes focused on responders identifying the parks they currently visit and their frequency of use over the last year, a section with boards outlining active and passive parks usages, and a third section with two future development sites.

All boards were detailed with a footprint of the existing park, its classification (active or passive), and a variety of potential uses for those parks separated by use (relaxation, education, active use, community use, etc.). Participants of all ages and backgrounds engaged with the boards by placing a colored sticker indicating a particular interest in the activity.

## KEY STRENGTHS

The residents of Stonecrest identified the current strengths of the Department, the celebrations of what the City is doing well and the overall values of the Department. The list below captures the public's view of Stonecrest's identified strengths:

- Staff is responsive
- Arabia Mountain overlay district
- Economic opportunities
- Collaboration with community organizations
- New awareness of parks
- Upgraded standards for parks and recreation programs
- Browns Mill Recreation Center upgrades
- Geographic position of Stonecrest (off of the I-20) corridor
- Walking trails
- Obtaining Fairington Park green space
- Substantial financial and facility resources
- Committed leadership

## DEPARTMENT CHALLENGES

- Lack of Connectivity
- Lack of Marketing and Promotion
- Lack of quality facilities – pools, athletic fields, recreation centers, event space, tennis courts, etc.
- Lack of Wayfinding Signage
- Lack of updated policies/procedures
- Lack of Public Transportation
- Equitable distribution of facilities
- No historic expenses/revenues for current parks
- Need dedicated funding source for Parks and Recreation particularly for operations and maintenance
- City of Stonecrest stance is to not increase taxes
- City parks are quality of life issue and not cost sustainable
- Only small portion of current SPLOST Funds is for parks (expires in 2024)
- Need a Parks and Recreation Advisory Board
- Continuity of existing DeKalb County programming
- Transition of DeKalb County historical data
- Entitlement attitude from community – no fees as I pay taxes, lack of accountability from DeKalb in consistency of payment for facility use.
- Adjustment from County Fees to Stonecrest Fees /Cost Recovery Policy
- Public not knowing about parks
- Lack of amenities across all parks
- Parks are not ADA accessible
- Lack of diverse program offerings (tennis, swimming, arts, educational, etc.)
- No pool within the City of Stonecrest
- Upkeep and maintenance of parks and amenities offered
- Lack of equitable distribution
- Technology connectivity within parks



## KEY OPPORTUNITIES

Another aspect of the community and stakeholder input process was to identify potential opportunities that exist for the City to improve the operation and administration of the Department. In order to move forward and provide a plan over the next 5-10 years, it is important to take advantage of these opportunities to continue offering quality services to the residents of Stonecrest. Opportunities can consist in various forms, including creating new programs, improving current amenities, entering strategic partnerships, and many other avenues that can guide the Department as the community grows.

The following recreation programming opportunities were noted as new interests:

- Health/Wellness/Nutrition Programs
- Fitness
- Swim Lessons
- Athletic Tourism
- Outdoor Fitness
- Special Events/Jazz Concerts/Cultural Festivals
- Droning
- Senior Programs
- Tennis Instruction
- Lacrosse
- Pickleball
- Film/Entertainment
- Gymnastics
- Biking Programs
- Non-Sports Programs – visual and performing activities
- Lifetime Skills/Trade Skills/Entrepreneur activities
- Multigenerational Programming
- Special Populations Programs/Mainstream Programs
- Volleyball
- Soccer
- Quidditch
- Music
- Extreme sports (adult playground)
- Special Olympics and other programs for special needs kids

In addition to the recreation programming opportunities, the community also identified specific opportunities to improve the current recreation facilities. The following is a summary of the comments regarding opportunities to improve the existing recreation facilities:

- Improve Marketing/Branding
- Trails/Paths – Trailheads, Connectivity to north Stonecrest
- Infrastructure – Permanent Rest Rooms, Pavilions, Lighting, Parking Lots, etc.
- Tourism of Arabia Mountain attractions
- Outdoor Adventure Park – Ziplines, Ropes Course, Tree Top Canopy Trails, Ninja Warrior Obstacle Course, etc.
- Playgrounds and Outdoor Learning Environments
- All parks need to be Clean, Safe, Accessible
- Improve Partnerships/Collaborative Relationships
- Improve Safety
- Canoe/Kayak launches/rentals
- Equestrian Trails
- Impact/Development Fees needed (policy)
- ADA Transition Plan
- Connect High School to Southeast Park
- Connect School to Salem Park
- 501(c)3 Parks Foundation created
- Scholarship Program
- Acquire parks adjacent to potential Stonecrest MARTA stops (3)
- Strategy to get citizens out of their houses and into local parks
- Improve look and feel
- Event space needed
- Overall upkeep and maintenance of parks

The discussion of additional facilities, programs, trails and open space areas were all discussed with the following suggestions from the community:

- Special Events/Jazz Concerts
- Athletic Sports Tourism – Athletic Sports Complexes
- More all-inclusive recreational activity parks with athletic fields, recreation center, aquatics, etc. (one stop shop)
- Gymnasiums
- Indoor Event/Rental Space with Kitchen (Teaching Kitchen)
- Recreational use of closed landfills (4) in North industrial portion of Stonecrest
- Old YMCA (25) SOQ horse stables, 25-yard x 25-meter outdoor pool, swim lessons, etc.
- Amphitheater Old Target Store (indoor recreational facilities)
- Community Gardens
- Create a Park and Recreation Funding District including neighborhoods just north of Stonecrest
- Artwork in the parks
- Trails/Paths/Nature Trails
- Parks (acquisition) developed in North industrial portion of Stonecrest
- Pavilions
- Permanent Restrooms
- Playgrounds
- Splash pads
- Playscapes
- Dog Parks
- Outdoor Exercise Equipment
- Recreation Center
- Tennis Courts
- Swimming Pool
- Quarry in North industrial portion of Stonecrest developed into a recreational use

## D. Invitation and Open Link Community Survey Summary

Information that was gathered during the community input process was important in determining public feedback on the City of Stonecrest’s parks and recreation facilities, services, and programs. The session and subsequent analyses were designed to assist the City and the GreenPlay project team in gathering information to develop a community statistically-valid assessment survey and open link survey that reflects the needs and desires of Stonecrest. Selected comments from the community participants are found throughout this section of the plan.

This section contains a summary of the random invitation and open link survey results, which have been used in conjunction with information from the planning process to help develop recommendations. The complete survey report is included in **Appendix D**.

### Methodology

**Primary methods:**

- 1) Randomly sampled, mailed “Invitation Survey”
- 2) Shortened 2-page survey (identical to Invite)
- 3) Youth survey (modified to fit demographics)

4,200 Surveys Mailed and multiple outreach events

475

Completed Mailed and Short Surveys

1,200

Completed Youth Surveys

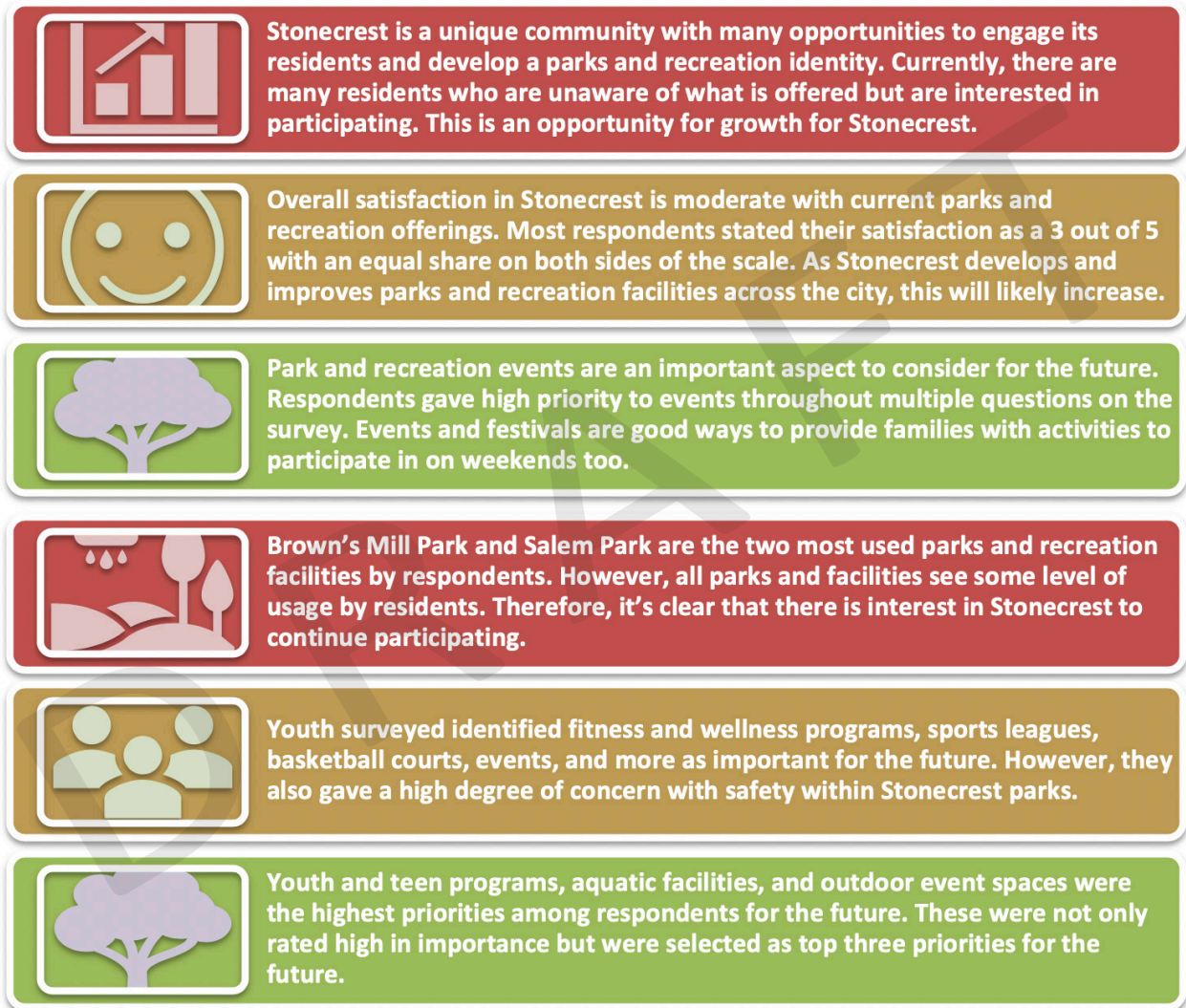
The survey was conducted using three primary methods:

- A randomly mailed survey to households in Stonecrest
- An online, password protected invitation website
- An open link survey for all remaining residents who were not included in the invitation sample

The results of the survey efforts include a combined sample of mailed and shortened version of the survey. Throughout survey summary the combined sample is referred to as “overall respondents.” Combining both samples allowed for a more robust look into the unique settings of the community. When analyzed separately, only minor differences were observed with similarities across almost all variables.

Key points to consider from the survey and the new community may call for new approaches. The survey summarized the following results:

**Figure 15: Survey Key Points**

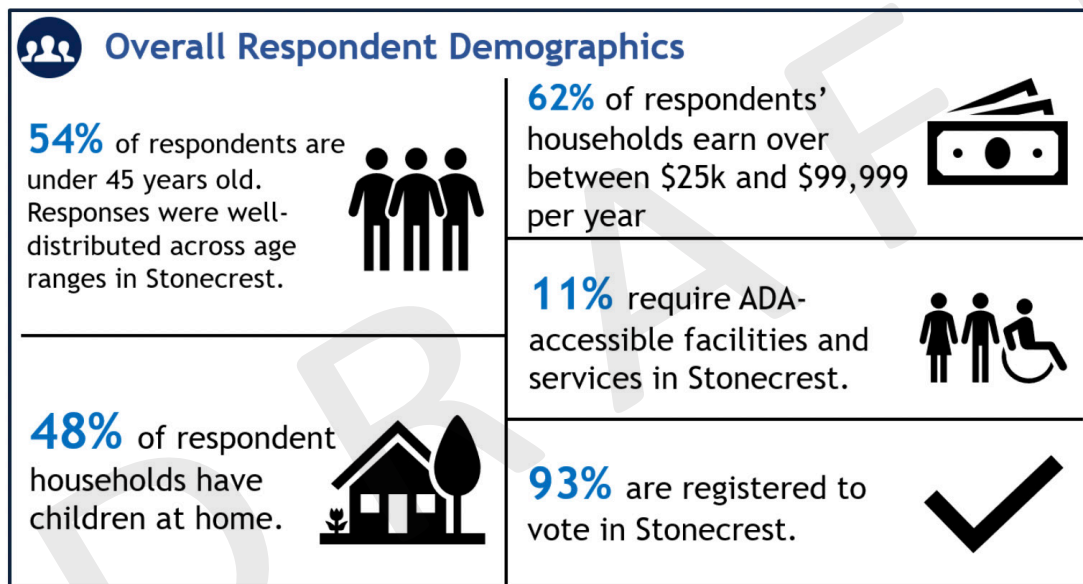


Stonecrest is a very new city in terms of creating a formal community. It wasn't until recently that Stonecrest residents updated their mailing addresses to Stonecrest from their previous community boundary. Early community engagement efforts identified varying awareness about Stonecrest boundaries, parks within the community, and more. The survey results show clear directional patterns in terms of overall opinions and priorities that can be used to support policy discussions where meaningful differences were observed.

As noted in the overall demographics of the survey participants, Stonecrest has a large population of residents under the age of 45 and 48 percent of them have children at home.

Most respondents identified as Black or African American (92%) with three percent identifying as White, two percent American Indian and Alaskan Native, and five percent identified as another race. Approximately 48 percent of respondents have children at home with 27% single without children at home. Finally, 30 percent of respondents earn between \$50k-\$74,999 with 65 percent of respondents earning under \$100k per year.

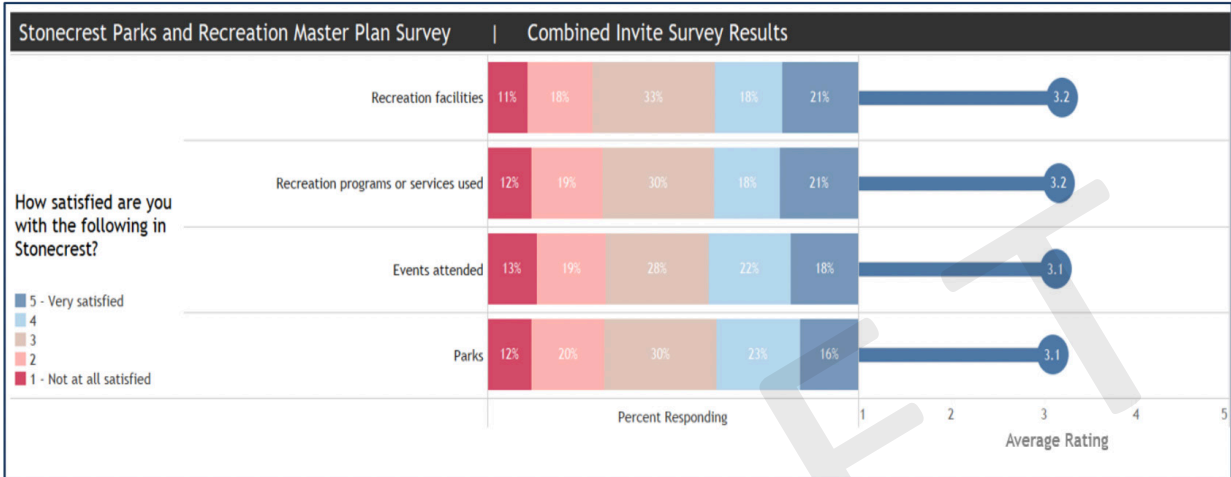
**Figure 16: Overall Respondent Demographics**



## KEY FINDINGS

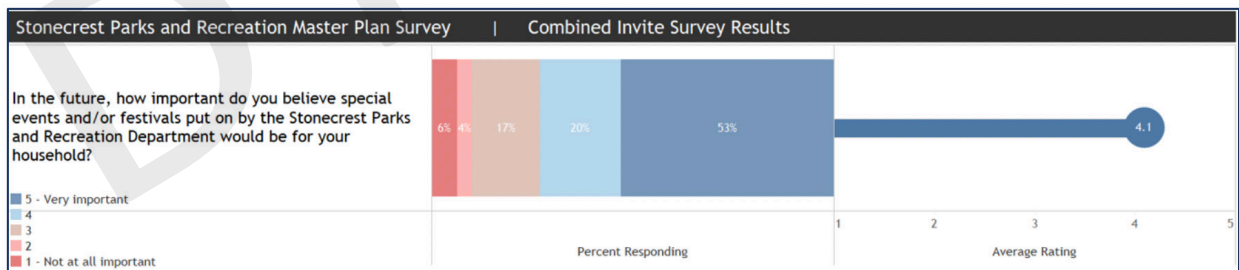
Overall satisfaction with the quality of Stonecrest parks and recreation is moderate. Recreation facilities and recreation programs both rated at an average of 3.2 out of 5, with events and parks rating a 3.1 out of 5. In general, there’s nearly an equal number of respondents who are satisfied than are not satisfied in the community. Most respondents rated their satisfaction a 3 out of 5. In general, Stonecrest is now able to utilize the new acquisitions made to improve and develop the parks to residents liking.

**Figure 17: Survey Key Findings**



Park and recreation events are seen as an important offering to Stonecrest residents moving into the future. About 73 percent of respondents indicated that events and/or festivals are considered either important or very important for the future of Stonecrest (rating 4 of 5). Only a small number see events as not very important ( about 10%). Events are becoming more popular as time goes on in many communities across the country as it provides residents with a variety of new activities and fun things for families to participate in.

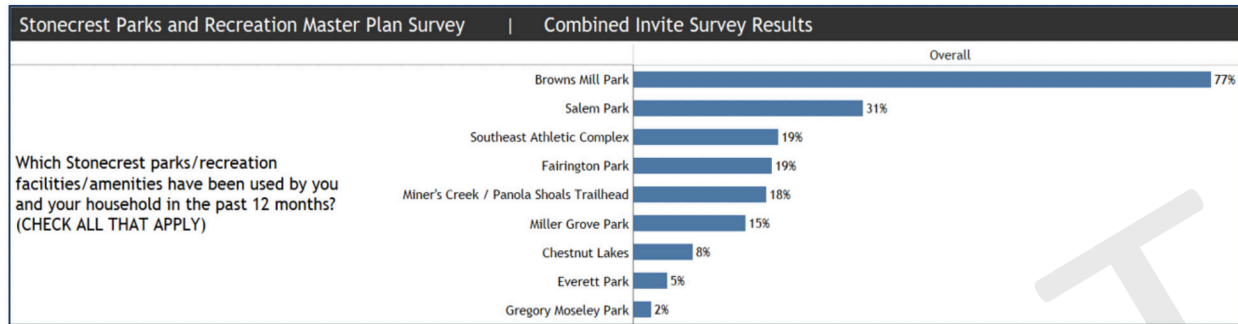
**Figure 18: Importance of Future Events/Festivals in Stonecrest**



## CURRENT FACILITIES, PARKS, AND PROGRAMS

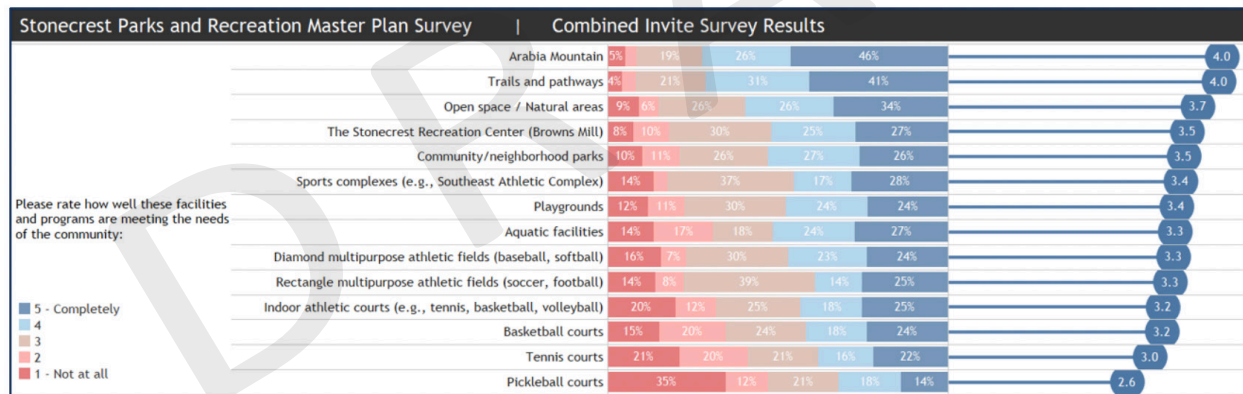
When asked which parks and recreation facilities/amenities respondents have used in the past 12 months, the most used facility is Browns Mill Park (77%) followed by Salem Park (31%), Southeast Athletic Complex (19%), and Fairington Park (19%). Browns Mill Park sees the highest usage by respondents, but almost all parks/facilities receive some level of use. This is encouraging as it shows interest by the community to participate and visit parks and recreation facilities.

Figure 19: Current Facilities, Parks, and Programs Usage



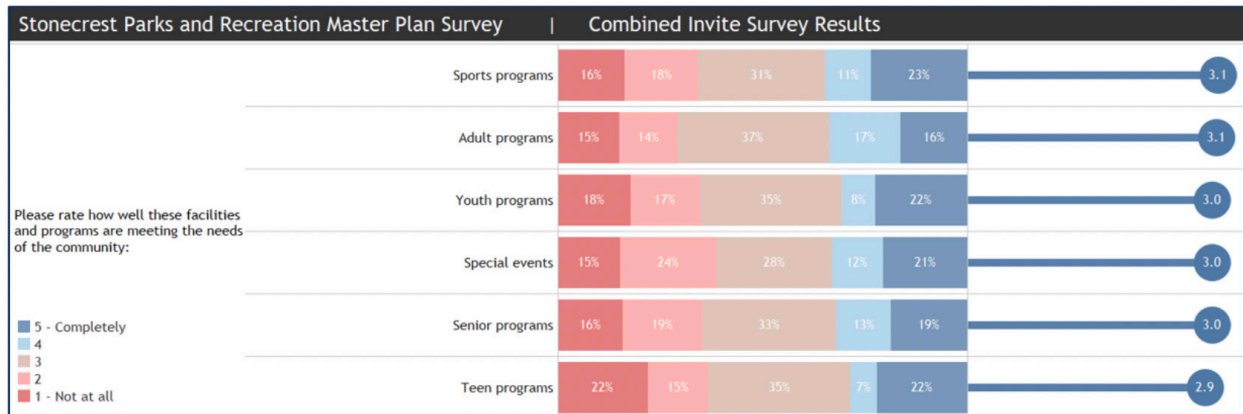
When asked how well these facilities/amenities were meeting the needs of Stonecrest, Arabia Mountain (4.0) and trails and pathways (4.0) see the highest rating among respondents. Open space /natural areas (3.7), The Stonecrest Recreation Center (3.5), and community/neighborhood parks (3.5) follow in how well it meets the needs of the community. Pickleball courts (2.6), tennis courts (3.0), basketball courts (3.2), and indoor athletic courts (3.2) saw the lowest rating for meeting the needs of Stonecrest.

Figure 20: Facilities/Amenities Needs



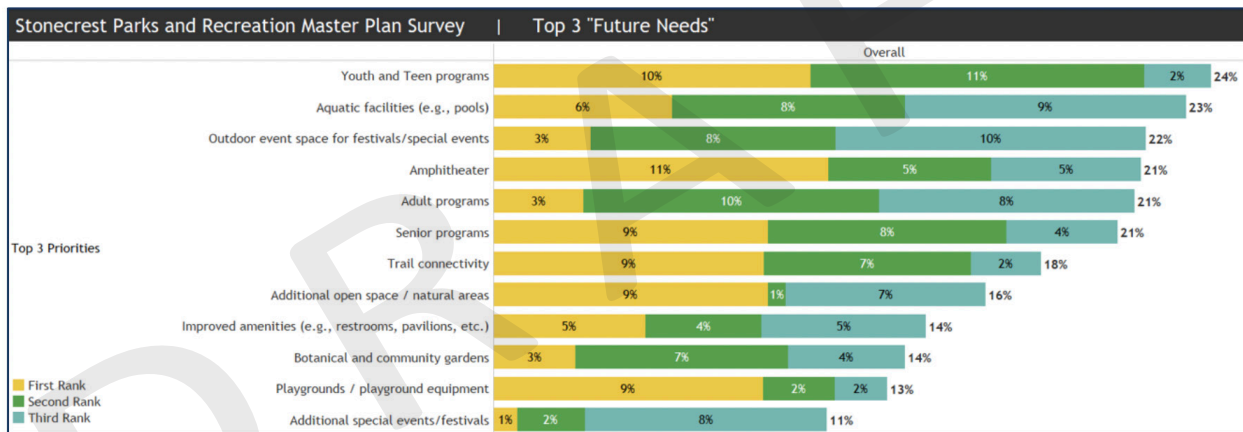
Similarly, respondents saw almost all of these programs as nearly equally meeting the needs of Stonecrest. Sports programs and adult programs are highest at 3.1 out of 5.0, but teen programs are only 0.2 points behind at 2.9. In general, there appears to be a large volume of “neutral” ratings (3 out of 5). This may suggest that respondents are not sure how well some of these programs meet the needs of the community. However, a significant portion of respondents rate how well these are meeting the needs of Stonecrest either a 1 or 2 out of 5, showing potential for improvement.

**Figure 21: Facilities/Amenities Needs Continued**



From the list of future needs, respondents were asked to select their top three priorities. Once prioritized to three options, youth and teen programs (24%), aquatic facilities (23%), and outdoor event space for festivals/special events (22%) rises to the top. An amphitheater (21%) and adult programs (21%), and senior programs (21%) see similarly high prioritization.

**Figure 22: Top Three Future Needs**

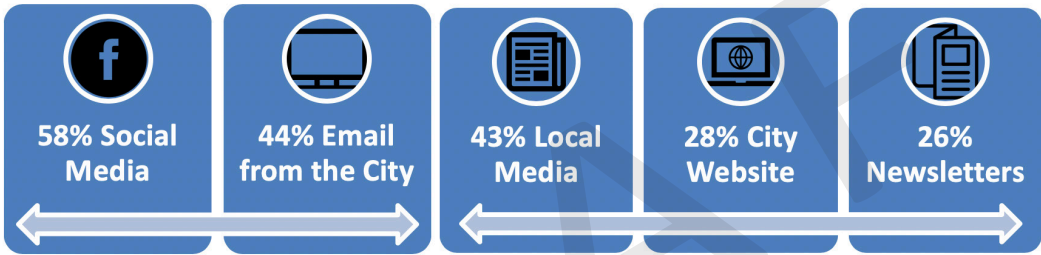


## COMMUNICATION

Within this section of the survey, respondents ranked the effectiveness of communication efforts for the parks and recreation department. They ranked their preference on how they would prefer to receive department information about programs, events, facilities, parks, and open space amenities in Stonecrest. Overall, communication is perceived as not being too effective overall in Stonecrest at this point. In total 37 percent of respondents rated the effectiveness as a 1 out of 5. Furthermore, 78 percent of respondents rated the communication effectiveness a 3 or lower. A lower rating on communication is likely tied to a lack of familiarity in general. This is a great opportunity for Stonecrest to capitalize on new acquisitions in park and recreation to promote and make the community aware of what is offered.

With the newness of the department, the survey noted that approximately 39 percent of respondents were aware of the recent acquisitions of parks in Stonecrest from DeKalb County. An additional 58 percent are not aware and three percent are not sure if they recall. Social media (58%), e-mails from the city (44%) and local media (43%) saw the highest percentage of respondents preferring this communication method. Stonecrest can diversify their communication methods by using online and traditional media to reach different segments of the community.

Figure 23: Top Five Preferred Methods of Communication



## E. Operations Analysis

### Organizational Analysis

GreenPlay broadly assessed the organizational structure of the Parks and Recreation Department to determine effectiveness and efficiency in meeting current and future departmental responsibilities as related to the overall needs of the community. The assessment included input from staff interviews, community and key stakeholder engagement, a focus on existing inventory, site assessments, future growth, and mapping along with the consultant’s expertise in areas for operational enhancement.

The key issues were identified as organizational areas for improvement consideration:

- New awareness, branding, and customer service training is needed across the board for the entire staff in order to create the vision of the department and relay that vision to the citizens of Stonecrest.
- Any new residential and commercial development will create a demand on facilities and services
- Capacity of staff; onboarding, cross training full-time and part-time staff; evaluation of the contracted staffing operations is needed including the maintenance divisions.
- Communication and opportunities for revisiting joint use agreements
- Organizational efficiencies can be improved through technology
- Maximize the distribution of equitable services throughout the city
- Funding challenges

A complete list of details actions to address these opportunities for improvement are found in **Section V, Recommendations and Action Plans.**



## STAFFING CONSIDERATIONS AND ANALYSIS

Through input with existing staff, it was noted that the Department has had challenges in working with contractual services including the recruitment of qualified staff with a background in parks and recreation programming. This is critical in many facets as there are certifications needed for many aspects of parks and recreation management.

Onboarding of new staff within reasonable timeframes due to Federal, State and local guidelines. Consideration should be streamlined to improve hiring practices including an evaluation of procedures and steps and hiring timelines.

In order to operate effectively in the future and to implement the Master Plan, Parks and Recreation will need to hire additional positions to supplement existing staff. This will ensure that staffing resource levels can maintain existing operations, programs, and new facilities at or above acceptable standards as the Master Plan is implemented.

It is the advice of the consultant team that the City staff follow and implement the Personnel Manual written in 2019 with revisions as noted through internal teams and annual review. This document provides a sound foundation for all employees being considered for hire as well as onboarding steps.

## PROGRAM ANALYSIS

Understanding core services in the delivery of parks and recreation services will grant the Stonecrest Parks and Recreation Department an opportunity to improve upon those areas while developing strategies to assist in the delivery of other services. The basis of determining core services should come from the vision and mission developed by the City and what brings the greatest community benefit in balance with the competencies of the department, current trends, and the market.

The Department should pursue program development around the priorities identified by customer feedback, program evaluation process, and research. The following criteria should be examined when developing new programs.

- **Need** - The capacity of a current popular program, or demand that has been demonstrated to successfully support a minimal start (one class for instance)
- **Budget** - Accounting for all costs and anticipated (conservative) revenues should meet cost recovery target established by the Department
- **Location** - Appropriate, available, and within budget
- **Instructor** - Qualified, available, and within budget
- **Materials and supplies** - Available and within budget
- **Marketing effort** - Adequate and timely opportunity to reach intended market, within budget (either existing marketing budget or as part of new program budget)

Further research into what types of programming would be successful should be done. Successful programs utilize continuous creative assessments, research, and planning. New leisure and recreation trends may drive different needs.

It is very easy to focus on programs that have worked in the past, especially if they are still drawing enough interested participants to justify the programs continuation. Starting new programs, based on community demand and/or trends, can be risky due to the inability to predict their success. If the program interest seems great, as with those identified in the citizen survey, then the programs should be expanded.

Lack of available space may hinder new or expanded opportunities in some cases. Not all successful programs have to be solely organized or managed by the City. Partnerships with nonprofits and businesses can prove to be a wise use of resources. Many other organizations have expertise, time, and staff to conduct introductory and advanced programs. By working with those organizations, the City can ensure that residents are offered a wide variety of high-quality programs without having to have those resources in-house.

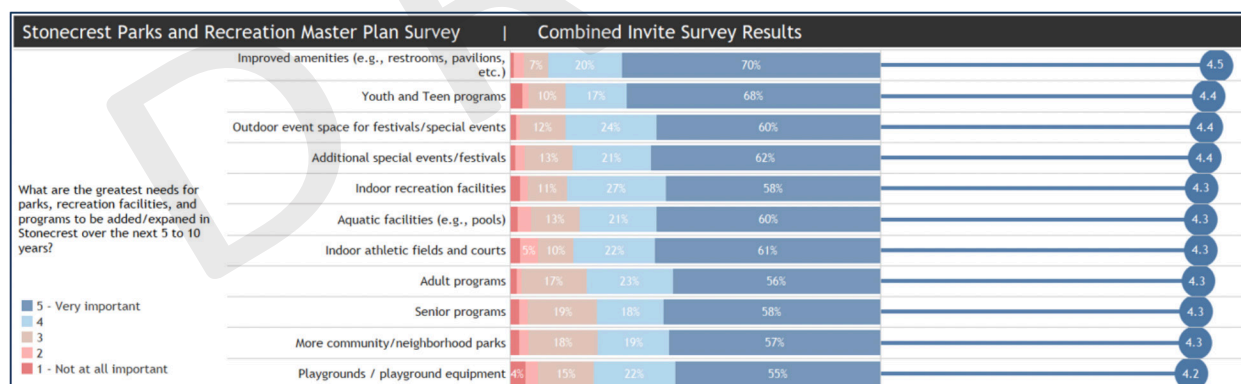
Using historical participation levels to determine program popularity and participant feedback can be helpful in deciding if programs should be continued. In addition, utilizing citizen surveys and participant feedback, and researching trends in park and recreational programming are useful tools in determining future programming needs and desires. Sources for trends information include:

- State Parks and Recreation Associations and Conferences
- National Recreation and Parks Association
- International Health, Racquet, and Sports Associations
- Parks and Recreation Trade Publications
- Outdoor Recreation Publications

## ACTIVITIES

Stonecrest offers minimal programming as a department and those department sponsored programs are primarily based at Browns Mill Recreation Center. When asked what the greatest needs for parks, recreation facilities, and programs to be added/expanded in Stonecrest over the next five to ten years, respondents rated improved amenities as the most important factor for the future (4.5); however, all of the top of the list is seen as an important aspect to focus on. Youth and teen programs (4.4), outdoor event space (4.4), and additional special events/festivals all are very important too. Indoor facilities (including athletic courts) and aquatics are also important to Stonecrest respondents. In general, Stonecrest respondents have an appetite for more parks and recreation offerings across a wide spectrum.

**Figure 24: Top Five Preferred Methods of Communication**



## F. Financial Analysis

### CURRENT CIRCUMSTANCES

Parks and recreation facilities, programs, and services are essential to maintaining Stonecrest’s diverse and desirable community. However, not all facilities, programs, and services are equal. In general, the more a facility, program, or service provides a community benefit to its citizens as a whole, the more that element should be paid for by all citizens as part of the City’s general fund. The more a facility, program, or service provides individual benefits, the more that element should be paid for by user fees. This funding and cost recovery philosophy acknowledges the tremendous public benefits of parks and recreation to the community. Parks and recreation services also promote and support a community’s economic development, crime prevention, and community health. The City should seek to leverage partnerships wherever possible to help fund the facilities, programs, and services that it provides to the community.

### FINANCIAL SUSTAINABILITY FOR PROGRAM DELIVERY

It is important for the City to develop a Resource Allocation and Pricing Philosophy that reflects the values of the community and the responsibility it has to the community. This philosophy will be especially important if the City moves forward in the development of new programs and additional and/or expanded facilities, and as it strives for sustainability and determines how much it is willing to subsidize operations with tax dollars. One means of accomplishing this goal is applying a process using an industry tool called the “Pyramid Methodology.” This methodology develops and implements a refined cost recovery philosophy and pricing policy based on current “best practices” as determined by the mission of the agency and the program’s benefit to the community and/or individual.

Figure 25: 2019 NRPA Agency Performance Key Metrics



Critical to this philosophical undertaking is the support and understanding of elected officials, and ultimately, citizens.

Whether or not significant changes are called for, the agency wants to be certain that it is philosophically aligned with its residents. The development of the core services and cost recovery philosophy and policy are built on a very logical foundation, using the understanding of who is benefiting from recreation services to determine how the costs for that service should be offset.

Recreation programs and services are sorted along a continuum of what delivers the greatest **individual benefit** to what delivers the greatest **community benefit**. The amount of subsidy for each level (not necessarily each individual program) is then determined to create an overall cost recovery philosophy.

Developing effective ongoing systems that help measure success in reaching cost recovery goals and anticipate potential pitfalls are dependent on the following:

- Understanding of current revenue streams and their sustainability
- Tracking all expenses and revenues for programs, facilities, and services to understand their contributions to overall department cost recovery
- Analyzing who is benefiting from programs, facilities, and services and to what degree they should be subsidized
- Acknowledging the full cost of each program (those direct and indirect costs associated with program delivery) and where the program fits on the continuum
- Program fees should not be based on ability to pay, but an objective program should be in place that allows for easy access for lower income participants, through availability of scholarships and/or discounts. In many instances' qualification for scholarships and/or discounts can mirror requirements for free or reduce cost lunch in schools.

### **POTENTIAL FUNDING SUPPORT**

Revenue enhancement was a key priority for focus group and stakeholder participants as well as those who participated in the survey. The Department should pursue funding strategies that provide alternative funding opportunities away from the City's General Fund. The strategies that were identified are:

- Develop a cost recovery philosophy and policy for parks, programs and facilities; equitable user fees to address increased programming and services; Develop a "pay to play" model for parks and recreation
- Evaluate SPOLST funding extension and adding a % for Parks and Recreation
- Development fees
- Create a Park Foundation (501-C3 status)
- Expand alternative funding for strategic initiatives through grants
- Explore additional Community Partnerships
- Explore the opportunities for (and use of) sponsorships
- Consider a bond referendum for expanded and new facilities
- Consider a local option sales tax (hospitality tax)
- Establish a state of the industry Cost Recovery and Financial Sustainability Program
- Evaluate hotel/motel tax opportunity

# III. PARKS AND FACILITIES INVENTORY AND ASSESSMENT: WHAT WE HAVE NOW



Parks and facilities were inventoried and assessed for function and quality in August 2019 using the GRASP®-IT audit tool. This tool classifies park features into one of two categories: components and modifiers. A component is a feature that people go to a park or facility to use, such as a tennis court, playground, or picnic shelter. Modifiers are amenities such as shade, drinking fountains, and restrooms that enhance the comfort and convenience of a site. Find further definitions and discussions in **Appendix A**.

A formula was applied that combines the assessments of a site's components and modifiers to generate a score or value for each component and the entire site. The study uses the resulting values to compare sites to each other and to analyze the overall performance of the park system.

## ASSESSMENT SUMMARY

Observations and conclusions based on visits to each park or facility include the following:

- Opportunity to create a new system
- A lot of land and parcels
- Good distribution of properties
- Arabia Mountain and other existing providers offer additional services



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## A. Inventory SYSTEM MAP

The following map shows park and recreation facilities across Stonecrest.

Figure 26: System Map. Larger scale maps are located in *Appendix C*.

Figure 26: System Map

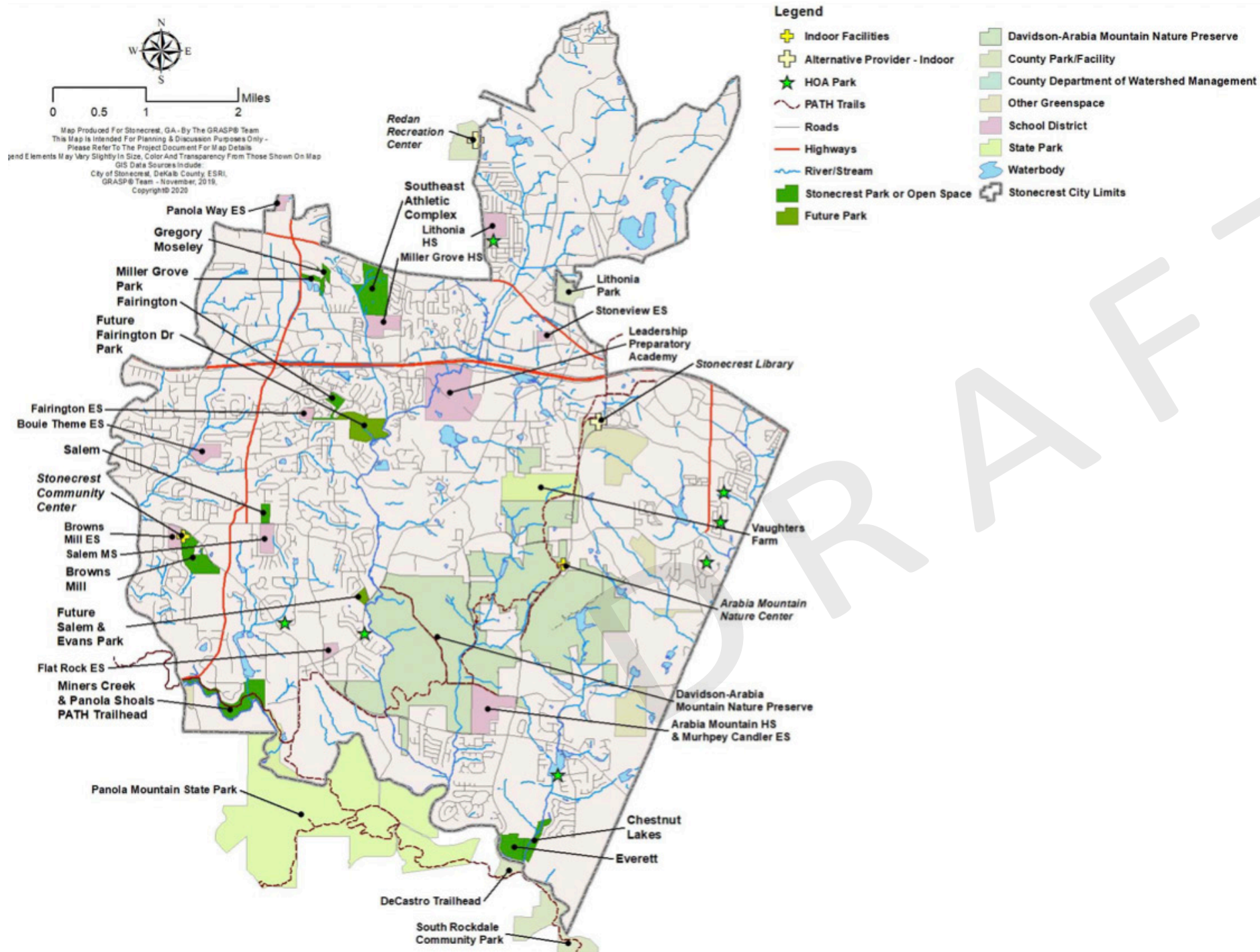


Figure 27: Example of GIS inventory map and datasheet from Farrington Park  
 See Inventory Atlas, which is a supplemental document to the Master Plan.



Fairington						
<b>Initial Inventory Date:</b> 11/4/2019						
<b>28.6</b> Total Neighborhood GRASP® Score	<b>28.6</b> Total Community GRASP® Score	Approximate Park Acreage:	17.0			
		Owner	Municipal			
Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>		
Seating	1	Trail Connection	0	<b>2</b>		
BBQ Grills	0	Park Access	2			
Dog Pick-Up Station	0	Parking	1			
Security Lighting	0	Seasonal Plantings	0			
Bike Parking	0	Ornamental Plantings	2			
Restrooms	0	Picnic Tables	1			
General Comments						
Non-standard benches and tables. No ADA accessibility. Tire ruts in turf						
Components with Score						
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L004	PARCEL	1		2	2	
C048	Event Space	1		2	2	Small outdoor classroom
C017	Picnic Ground	1		1	1	On dirt. No ADA access. One table broken.
C015	Natural Area	1		2	2	
C014	Loop Walk	1		2	2	
C013	Playground, Local	1		1	1	On EWF. Plastic perimeter wall. No ADA path to grounds. No subsurface drainage and water standing in places. The structure itself is newer and in good condition.
C012	Rectangular Field, Large	1		2	2	Nice turf but someone dd donuts in their car.
C011	Rectangular Field, Small	1		1	1	Turf is generally not as nice as the other field.



Table 6: Summary of Stonecrest Outdoor Locations

Park or Location	Aquatics, Lap Pool	Aquatics, Leisure Pool	Aquatics, Spray Pad	Basketball Court4	Concessions	Diamond Field	Diamond Field, Complex	Educational Experience	Event Space	Loop Walk	Natural Area	Open Turf	Passive Node	Picnic Ground	Playground, Local	Rectangular Field, Large	Rectangular Field, Small	Shelter, Large	Shelter, Small	Tennis Court	Trail, Multi-use	Trailhead	Water Access, General	Water, Open	Total Components	Unique Components
Browns Mill	1	1	1		2	6	1				1	1			1	2			2	2					18	9
Chestnut Lakes											1											1			2	2
Everett											1											1	1	1	4	4
Fairington									1	1	1			1	1	1	1								7	7
Future Fairington Dr Park											1														1	1
Future Salem and Evans Park											1														1	1
Gregory Moseley				1								1	1		1			1							5	5
Miller Grove Park											1														1	1
Miners Creek and Panola Shoals PATH Trailhead								1			1										1	1	1	1	6	6
Salem				1						1	1	1			1			1							6	6
Southeast Athletic Complex						5	1					1				3	5								15	5
<b>Total:</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>9</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>2</b>	<b>2</b>		
<b>Percentage of Parks w/ Component</b>	<b>9%</b>	<b>9%</b>	<b>9%</b>	<b>18%</b>	<b>9%</b>	<b>18%</b>	<b>18%</b>	<b>9%</b>	<b>9%</b>	<b>18%</b>	<b>82%</b>	<b>36%</b>	<b>9%</b>	<b>9%</b>	<b>36%</b>	<b>27%</b>	<b>18%</b>	<b>18%</b>	<b>9%</b>	<b>9%</b>	<b>9%</b>	<b>27%</b>	<b>18%</b>	<b>18%</b>		

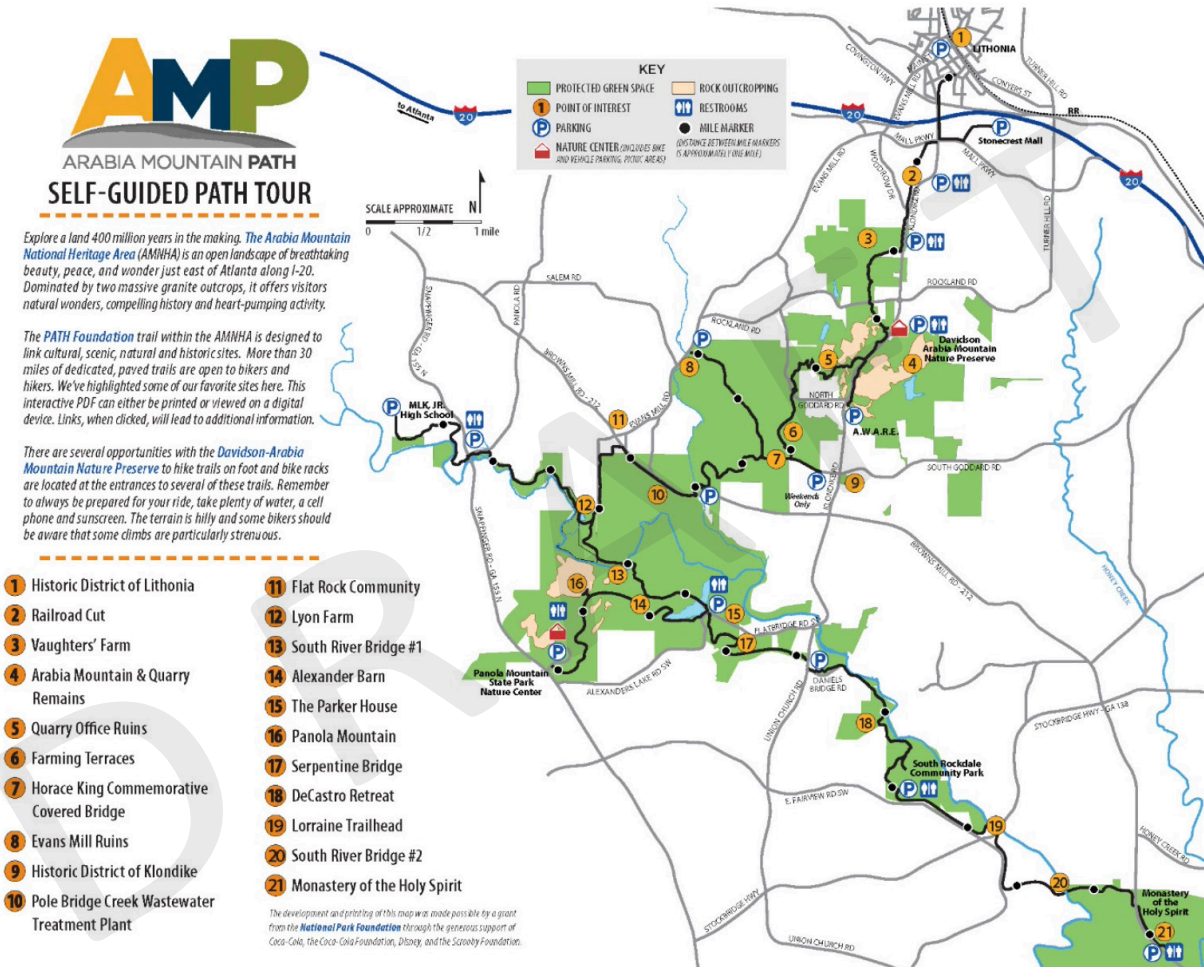
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## TRAILS

While many of Stonecrest’s parks feature walking paths and trails, the majority of multi-use trails in the City are part of the Arabia Mountain Path (AMP). This network is managed by the PATH Foundation and crosses many jurisdictions and land ownership classifications. There are approximately 32 miles of trails within and immediately adjacent to Stonecrest that are utilized and enjoyed by residents. **Figure 28** is a map published on the Arabia Mountain Heritage Area Alliance website (<https://arabiaalliance.org/wp-content/uploads/AMP-Map.pdf>) and shows the extent of this network, including points of interest, parking, nature center, and restrooms.

**Figure 28: Arabia Mountain Path**



Within Stonecrest, there are several parking areas, trailheads, and less formal points where residents can access this trail. Miners Creek and Panola Shoals PATH Trailhead highlights these entry points. Also, the Stonecrest Mall and Stonecrest Library are primary access points but do not offer formalized trailheads.

Building off of this existing network could offer tremendous opportunities for Stonecrest to expand access to trails throughout the rest of the City.

## INDOOR FACILITIES

Indoor facilities we also inventoried and cataloged based on the following table. Currently, Stonecrest has one indoor facility.

**Table 7: Summary of Stonecrest Indoor Facilities**

Location	Kitchen - Kitchenette	Multi-purpose room	Sport Court
Stonecrest Community Center	1	3	1

## PARK RANKING

In addition to locating components, assessments included the functional quality of each element. The following table displays the ranking of each park based on an overall score for its components and modifiers. In general, parks at the top of the list offer more and better recreation opportunities than those ranked lower. The bar length for each park reflects its overall score in proportion to the highest-ranking (Regional Park). There is no ultimate or perfect score. Scores are cumulative and based on the number and quality of the components at a park. In addition to the availability of such amenities as restrooms, drinking fountains, seating, parking, and shade.

**Table 8: Park Ranking Table**

Location	GRASP <sup>®</sup> Scoring/Ranking
Browns Mill	98.4
Southeast Athletic Complex	63.8
Miners Creek and Panola Shoals PATH Trailhead	36
Fairington	28.6
Everett	22
Salem	12
Gregory Moseley	9.6
Future Fairington Dr Park	8.8
Chestnut Lakes	5.5
Future Salem and Evans Park	4.4
Miller Grove Park	4.4

Stonecrest parks are comparable to other agencies across the county by using these scores. The GRASP® National Dataset currently consists of 65 agencies, 4,465 parks, and over 23,380 components.

When comparing Stonecrest parks for all other agencies and parks in the dataset, Stonecrest has one park in the top 350 parks in terms of overall GRASP® score.

It also has one park in the top ten percent.



### POPULATION DISTRIBUTION AND DENSITY

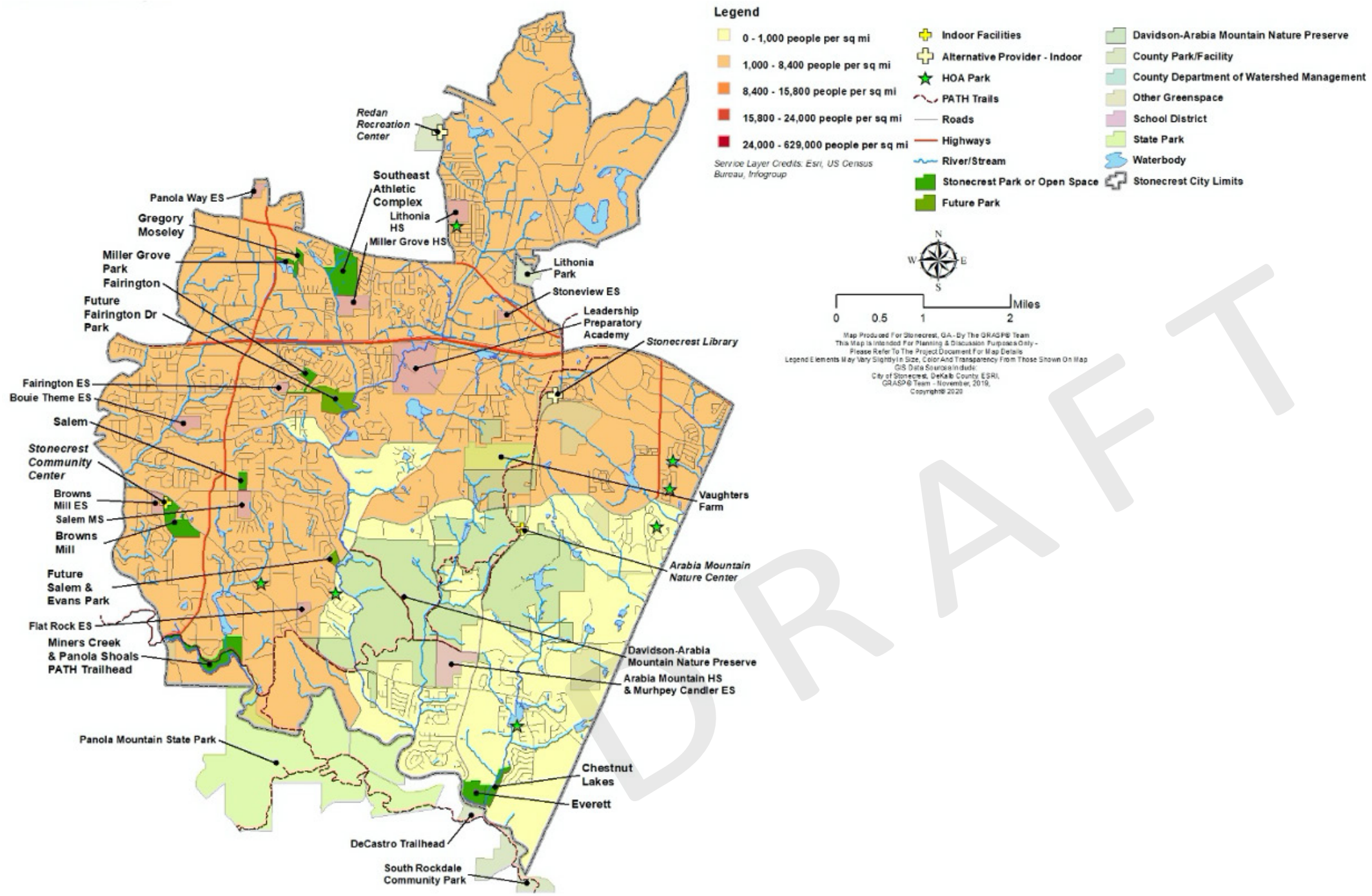
When discussing access to recreation, it is helpful to understand the population distribution and density in Stonecrest. In **Figure 29**, areas of higher population density are shown in darker orange, while areas that are less densely populated are lighter in color. Much of Stonecrest has a similar very low density, as indicated by the light orange and yellow tones. A light orange indicates areas of slightly higher density; also, a couple of small areas of moderate population density (medium orange).

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Figure 29: 2019 Population density based on population per square mile by census



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## B. Level of Service Analysis (LOS)

Level of Service (LOS) measurements evaluate how parks, open spaces, and facilities in Stonecrest serve the community. They may be used to benchmark current conditions and to direct future planning efforts.

### WHY LEVEL OF SERVICE?

Level of Service describes how a recreation system provides residents access to recreational assets and amenities. It indicates the ability of people to connect with nature and pursue active lifestyles. It can have implications for health and wellness, the local economy, and the quality of life. Further, LOS for a park and recreation system tends to reflect community values. It is often representative of people's connection to their communities and lifestyles focused on outdoor recreation and healthy living.

### GRASP® ANALYSIS

GRASP® (Geo-referenced Amenities Standards Process) has been applied in many communities across the country to evaluate LOS for park and recreation systems. With GRASP®, information from the inventory combined with Geographic Information Systems (GIS) software, produces analytic maps and data that show the quality and distribution of park and recreation services across the City.

### PERSPECTIVES

Perspectives are maps and data produced using the GRASP® methodology. Each perspective shows service across the study area. Data analysis also incorporates statistics. Maps, tables, and charts provide benchmarks or insights useful in determining community success in providing services. Find further discussion on Perspectives and other GRASP® terminology in the **Appendix A**.

### TYPES OF PERSPECTIVES

The LOS offered by a park or other feature is a function of two main variables: what is available at a specific location and how easy it is for a user to get to it. The inventory performed with the GRASP®-IT tool provides a detailed accounting of what is available at any given location, and GIS analysis uses the data to measure its accessibility to residents. People use a variety of ways to reach a recreation destination: on foot, on a bike, in a car, via public transportation, or some combination. In GRASP® Perspectives, this variability is accounted for by analyzing multiple travel distances (referred to as catchment areas). These service areas produce two distinct types of Perspectives for examining the park system:

1. Neighborhood Access
2. Walkable Access

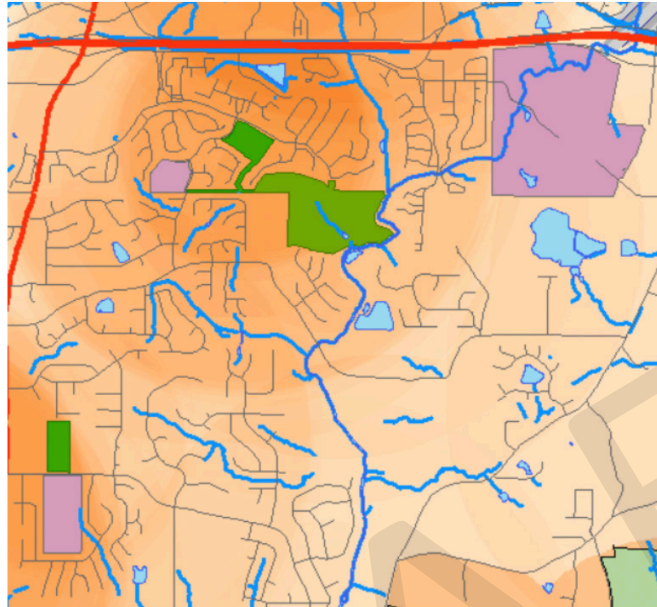
A **Neighborhood Access** perspective uses a travel distance of one mile to the inventory and is assumed to be a suitable distance for a bike ride or short drive in a car, or perhaps a longer walk. This catchment captures users traveling from home or elsewhere to a park or facility by way of a bike, bus, or automobile.

An analytical technique known as **GRASP® (Geo-Referenced Amenities Standard Process)** was used to analyze the Level of Service provided by assets. This proprietary process, used exclusively by GreenPlay, yields analytical maps and data that may be used to examine access to recreation across a study area.

A **Walkable Access** perspective uses a shorter catchment distance intended to capture users within a ten to fifteen-minute walk. See **Appendix F** for further discussion on walkability standards.

For each perspective, combining the service area for each component, including the assigned GRASP® value into one overlay, creates a shaded map representing the cumulative value of all features.

**Figure 30: GRASP® Level of Service Perspectives Catchment Areas**



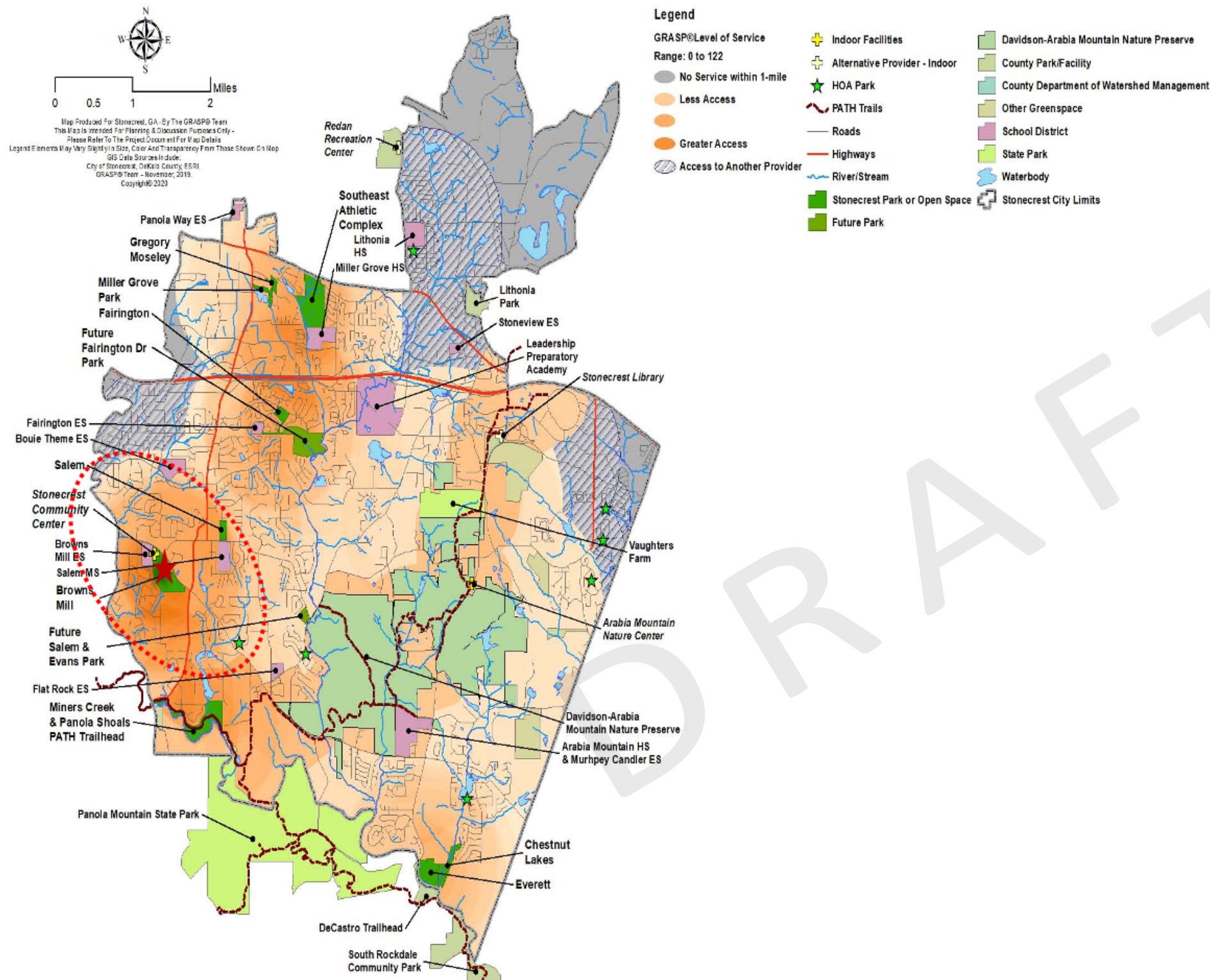
#### **ASSUMPTIONS**

1. Proximity relates to access. A feature within a specified distance of a given location is considered “accessible” from that location.” “Access” in this analysis does not refer to access as defined in the Americans with Disabilities Act (ADA).
2. Neighborhood access relates to one-mile proximity, a reasonable distance for a drive in a car, or by bicycle.
3. Walkable access relates to ½-mile proximity, a reasonable ten-minute walk.
4. Walkable access is affected by barriers, obstacles to free, and comfortable foot travel.
5. The LOS value of a map point is the cumulative value of all features accessible at that location.

#### **NEIGHBORHOOD ACCESS TO OUTDOOR RECREATION**

A series of “heat maps” were created to examine neighborhood access to recreation opportunities. All outdoor recreation providers account for the level of service values. Darker gradient areas on the images indicate where there are more and higher quality recreation assets available based on a one-mile service area. In general, these images also show that Stonecrest has a variable distribution of parks and facilities. Gray areas indicate that recreation opportunities are beyond a one-mile service area. Hatched areas represent areas that may be served by an alternative provider, but the extent of recreation services is not currently known.

Figure 31: Stonecrest Neighborhood Access to Outdoor Recreation Group



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Areas of higher concentration are notable around the City with the highest values in the area around Browns Mill Park. As an example, a red star indicates the highest GRASP® value area (122) in the image above. From the red star, a resident has access to 24 outdoor recreation components in 2 different locations and one indoor facility. There are also three schools with 12 components in this area. Further analysis of this perspective indicates that most of the Stonecrest residents are not within one mile of an outdoor recreation opportunity. Find additional statistics in the **Table 9**:

**Table 9: Map Statistics for Figure 31**

	A	B	C	D	E
	Percent of Total City with LOS	GRASP® Value Range	Average LOS per Acre Served	Avg. LOS Per Acre / Population per acre	GRASP® Index
Stonecrest	78%	0 – 122	37	16	5

**Column A:** Shows the percentage of the City that has at least some service (LOS >0). Stonecrest has a little different circumstance by providing services to such a large geographic area but with several different population centers. Seventy-eight percent is just below the average of comparable cities.

**Column B:** For any location on the map, there is a numerical value that corresponds to the orange shading called the GRASP® value and results from the overlay or cumulative value of the scores of components accessible from that location. Values for different locations on the map can be compared to one another, so a person in a location with a high value (darker orange) has greater access to quality recreation opportunities than a person in a lower value (lighter orange) area. Stonecrest GRASP® values range from a low of 0 to a high of 122.

**Column C:** Stonecrest’s value of 37 is well below the average and median GRASP® value for other comparable GRASP® agencies.

**Column D:** Shows the results of dividing the number from Column C by the population density of the area. Compared to agencies of a similar total population for which GRASP® data is available, Stonecrest’s population density is far lower than the other agencies. Stonecrest’s score of 16 is significantly lower than the other agencies.

**Column E:** The GRASP® Index, effectively the GRASP® value per capita, involves dividing the total value of all the components in the system by the population of Stonecrest. These last two numbers (column C and D) differ in two ways. First, the GRASP® Index does not factor in population density. Second, the GRASP® Index is derived using all components and does account for vital regional resources residents may access outside those limits. Stonecrest’s score of 5 is the lowest on the comparable list.

### GRASP® COMPARATIVE DATA

The table below provides comparative data from other communities of similar population to Stonecrest across the country. Because every community is unique, there are no standards or “correct” numbers. However, there are several interesting similarities and differences when making these comparisons. First, comparing the total number of locations, Stonecrest has the least number of parks when compared to similar agencies.



In the parks per capita and components per capita, Stonecrest is also lowest in the list at .2 parks and 1 component per 1,000 residents.



In contrast, though, the parks that the City does own are reasonably similar in average score and the average number of components per location.



In the end, these comparisons would indicate that Stonecrest residents have access to fewer parks and components than other similar size agencies. Still, the parks that they do have access to are relatively similar to other agency parks. Find these comparisons and others in the following table. Please note that the inventory and analysis only include Stonecrest owned properties. Residents may have additional access to recreation opportunities provided by alternative providers.

Table 10: GRASP® Comparative Data

STATE	CITY	YEAR	POPULATION	STUDY AREA SIZE (Acres)	# OF SITES (Parks, Facilities, etc.)	TOTAL # OF COMPONENTS	AVG. # COMPONENTS per SITE	TOTAL GRASP® VALUE (Entire System)	GRASP® INDEX	AVG. SCORE/SITE	% of TOTAL AREA w/LOS >0	AVG. LOS PER ACRE SERVED	NUMBER OF COMPONENTS PER POPULATION	AVERAGE LOS/POP DEN PER ACRE	Population Density (per acre)	% of Population with Walkable Target Access	People per Park	Park per 1k People
CO	Commerce City	2016	50,239	22,622	105	348	3	2382	47	23	94%	208	7	93	2.2	86%	478	2.1
MO	Blue Springs	2016	53,309	16,911	21	216	10	1074	20	51	99%	173.5	4	55	3.2	35%	2539	0.4
GA	Stonecrest	2020	54,439	24,497	11	66	6	248	5	23	78%	37	1	16	2.2	13%	4949	0.2
OR	Corvallis	2011	54,462	18,006	54	309	6	2217	41	41	93%	289	6	96	3.0	NA	1009	1.0
MO	Liberty	2013	56,041	53,161	39	298	8	607	11	16	57%	107	5	102	1.1	NA	1437	0.7

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## **WALKABLE ACCESS TO RECREATION**

Walkability analysis measures access to recreation components by walking. One-half mile catchment radii have been placed around each component and shaded according to the component's GRASP® score. Scores are doubled within this catchment to reflect the added value of walkable proximity, allowing direct comparisons between neighborhood access and walkable access.

*Walkability is a measure of how user-friendly an area is to people traveling on foot and benefits a community in many ways related to public health, social equity, and the local economy. Many factors influence walkability including the quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, and public safety considerations among others.*

### **Pedestrian Barriers**

Environmental barriers can limit walkability. The LOS in this analysis has been “cut-off” by identified barriers where applicable.

Pedestrian barriers in Stonecrest, such as major streets, highways, streams, and rivers, significantly impact the analysis. Zones created by identified barriers, displayed as dark red lines, serve as discrete areas that are accessible without crossing a major street or another barrier. Green parcels represent existing parks and open space; pink parcels indicate schools.

The analysis shows the LOS available across Stonecrest, based on a ten-minute walk. Darker gradient areas on the images indicate where there are more and higher quality recreation assets available based on a half-mile service area. Gray areas on these maps indicate that recreation opportunities are beyond a ten-minute walk. In general, these images show that Stonecrest has limited distribution of parks and facilities. Hatched areas indicate that alternative providers exist in the area but did not factor into the inventory and assessments.

Figure 32: Walkability Barriers “cut-off” Service Areas Where Applicable

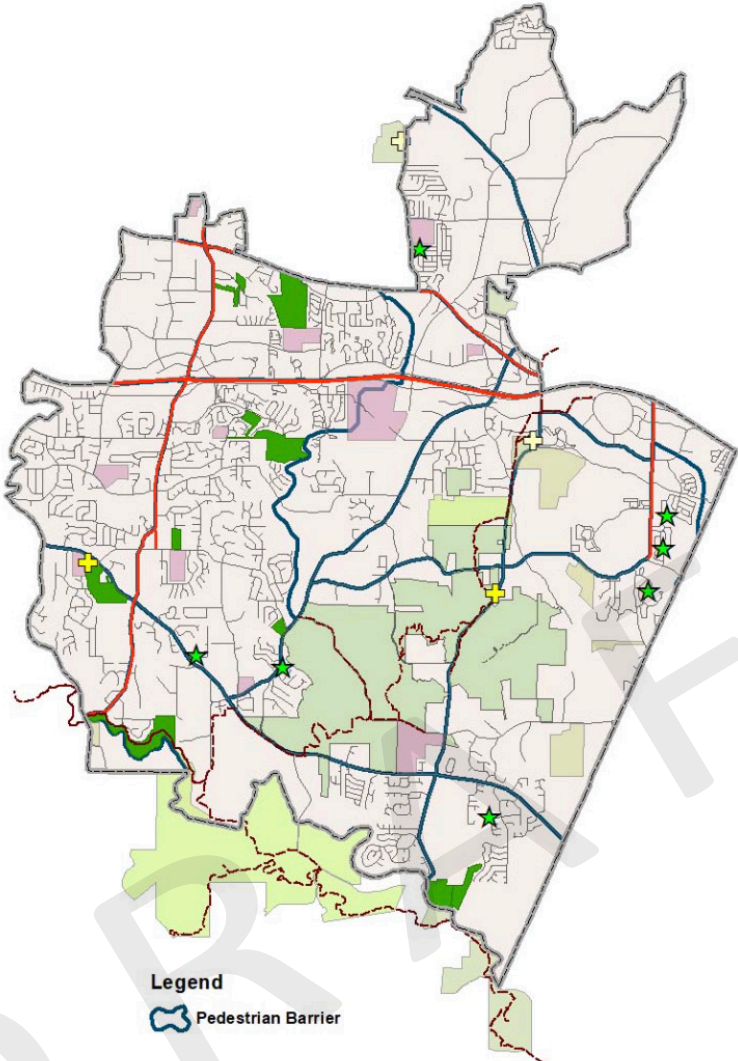
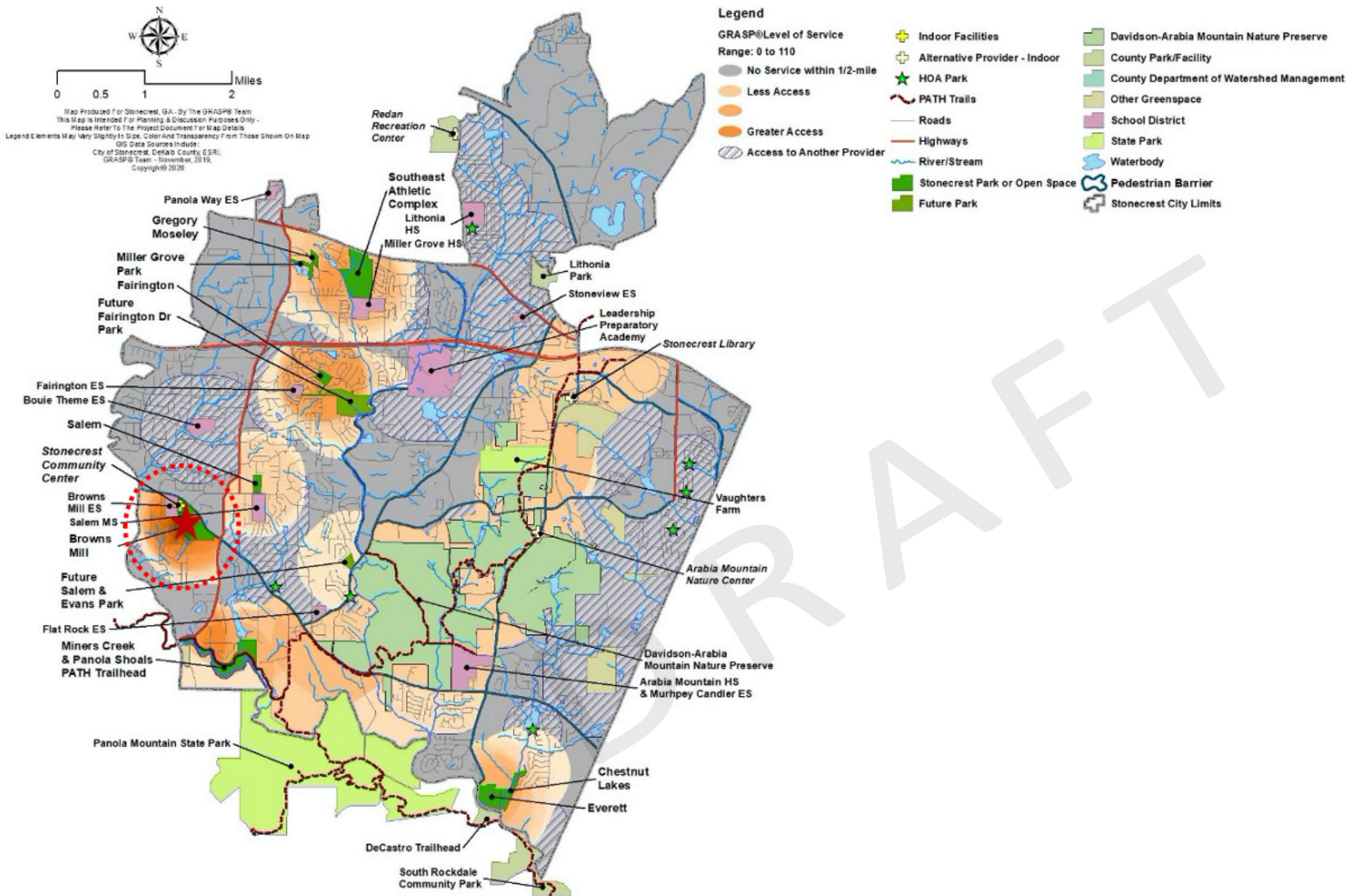


Figure 33: Walkable Access to Outdoor Recreation



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Areas of higher concentration are notable around the City with the highest value around Browns Mill Park. The red star indicates the highest GRASP® value area (110) in the image above. From the red star, a resident has access to 18 outdoor recreation components in 1 park, one indoor facility, and one school with three components.

**Table 11** shows the statistical information derived from perspective Walkable Access to Recreation analysis.

**Table 11: Statistics for Figure 33**

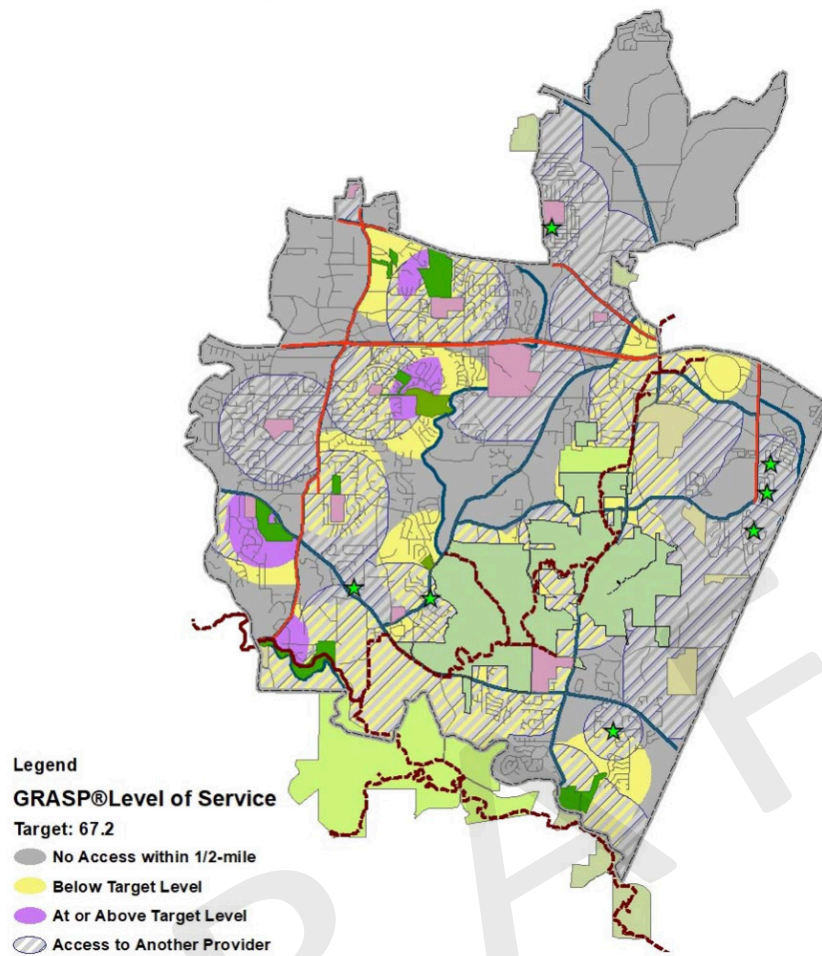
	A	B	C	D
	<b>Percent of Total with LOS</b>	<b>GRASP® Value Range</b>	<b>Average LOS per Acre Served</b>	<b>Avg. LOS Per Acre / Population per acre</b>
<b>Stonecrest</b>	42%	0 to 110	32	14

The numbers in each column are derived as described in neighborhood access. The GRASP® Index does not apply to the walkability analysis. The LOS value for a person who must walk to assets is about 90 percent (32 vs. 37) of that for someone who can drive for areas that have some access to recreation opportunities.

The orange shading in the maps allows for a quick understanding of LOS distribution across the City. Showing where LOS is adequate or inadequate is an advantage of using GIS analysis. First, we must determine what constitutes an appropriate level of service for Stonecrest residents. In most GRASP® analysis, a park with three to four components and access to a trail is considered a usual desired level of service.

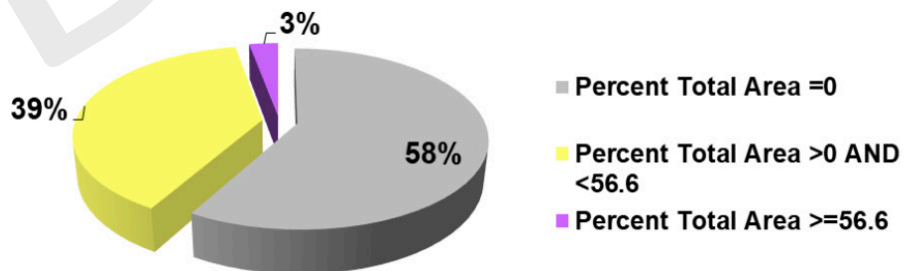
These parks have between three and four unique components. The components are likely to attract users from a walkable distance. The following maps bracket the level of service values to areas that are below or above the value provided by parks in this range and is known as the **target score** for Stonecrest. GIS analysis shows where LOS is above or below the threshold value. Purple areas indicate where walkable LOS values meet or exceed the target. Areas shown in yellow on the map can be considered areas of opportunity. These are areas where land and assets are currently available but do not provide the target value. It may be possible to improve the LOS value in such areas by enhancing the quantity and quality of features in existing parks without the need to acquire new lands or develop new parks. Another option might be to address pedestrian barriers in the immediate area. Hatched areas indicate an alternative provider such as a school, HOA park, or another agency facility may provide access to residents.

Figure 34: Walkable Access Gap Identification



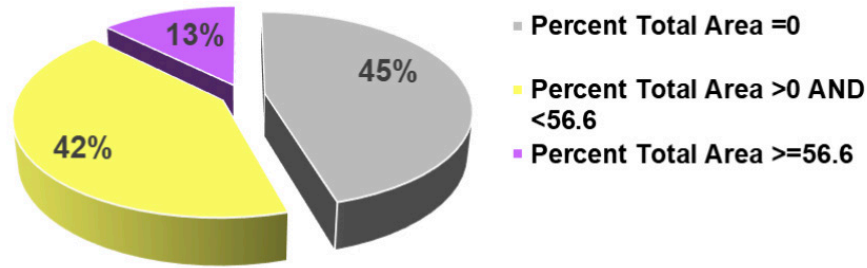
In **Figure 34**, areas shown in purple have LOS that exceeds the target value. Only about three percent of the City is above the target and over 58 percent of is outside of walkable access.

Figure 35: Walkable Access to Assets Based on Percentage of Land Within the City



Walkable access to assets based on the percentage of land within the City boundary that scores above threshold (purple) or below threshold (yellow), respectively.

**Figure 36: Walkable Access to Assets Based on Population**



**Figure 36** displays the level of service based on where people live. Using the walkable level of service data shown in Walkable Access to Recreation Gap Identification, as compared to census data provided by Esri GIS data enrichment techniques, the analysis indicates that parks are generally well placed in or close to residential areas and capture a higher percentage of the population than land area. With 55 percent of residents within walking distance of some outdoor recreation opportunities, Stonecrest is better positioned than the previous analysis indicated.

#### **Additional Discussion on Access to Outdoor Recreation**

While the above analyses are typical, they may not reflect the model that an agency such as Stonecrest may follow in the level of service provision. The expansiveness of the City likely makes it unfeasible for complete coverage at a walkable distance. On the other hand, the City may find its market is more in providing recreational opportunities to its residents at the broader drive-to distance, especially as the department is in its infancy.

#### **MORE ON UTILIZING GRASP® PERSPECTIVES**

GRASP® perspectives evaluate the level of service throughout an area from various points of view. Their purpose is to reveal possible gaps in service and provide a metric to use in understanding a recreation system. However, it is not necessarily beneficial for all parts of the community to score equally in the analyses. The desired level of service for a location should depend on the type of service, the characteristics of the site, and other factors such as community need, population growth forecasts, and land use issues. For example, commercial, institutional, and industrial areas might reasonably have lower Levels of Service for parks and recreation opportunities than residential areas. GRASP® perspectives focus attention on gap areas for further scrutiny.

Perspectives can determine if current levels of service are appropriate if used in conjunction with other assessment tools such as needs assessment surveys and a public input process. Future planning efforts can model similar levels of service to new, developing neighborhoods, or it may be that different levels of service are suitable, and the City should utilize a new set of criteria to reflect these distinctions.

**OTHER TYPES OF ANALYSIS**

Traditional analyses may also evaluate the recreational level of service.

**CAPACITIES ANALYSIS**

A capacity analysis is a traditional tool for evaluating service for parks and recreation. This table compares the number of assets to population and projects future needs based on providing the same ratio of components per population (i.e., as the population grows over time components may need to be added to maintain the same proportion). The issue or limiting factor, in this case, is that the current inventory for these components was limited to Stonecrest properties only and did not include other providers in the area. **Table 12** shows the current capacities for selected components in Stonecrest. While there are no correct ratios for these components, this table must be used in conjunction with other information, such as input from focus groups, staff, and the general public, to determine if the current capacities are adequate or not for specific components.

The usefulness of the capacity table to project future facility needs based on population growth, if the future population’s interests and behaviors are the same as today’s, and that today’s capacities are in line with today’s needs. The capacities table bases its analysis on the number of assets without regard to distribution, quality, or functionality. Higher LOS is achieved only by adding assets, regardless of the location, condition, or quality of those assets. In theory, the LOS provided by assets is more accurately a combination of location and quality as well as their quantity, which is why this table should be used with discretion, and only in combination with the other analyses presented here.

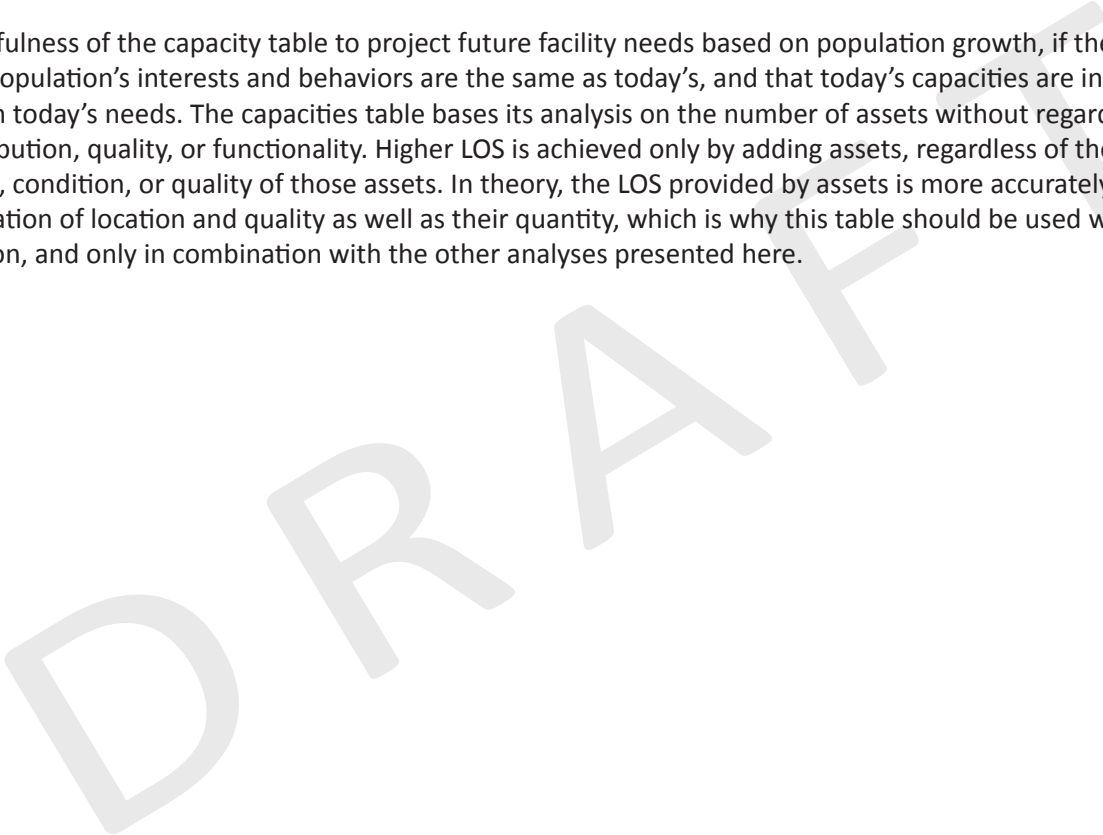




Table 12: Stonecrest Capacities

	Population	Aquatics, Lap Pool	Aquatics, Leisure Pool	Aquatics, Spray Pad	Basketball Court	Concessions	Diamond Field	Diamond Field, Complex	Educational Experience	Event Space	Loop Walk	Natural Area	Open Turf	Passive Node	Picnic Ground	Playground, Local	Rectangular Field, All Sizes	Shelter, Large	Shelter, Small	Tennis Court	Trail, Multi-use	Trailhead	Water Access, General	Water, Open
<b>INVENTORY</b>																								
Stonecrest		1	1	1	2	2	11	2	1	1	2	9	4	1	1	4	12	2	2	2	1	3	2	2
<b>CURRENT RATIO PER POPULATION</b>																								
<b>CURRENT POPULATION 2019</b>	54,439																							
Current Ratio per 1000 Population		0.02	0.02	0.02	0.04	0.04	0.20	0.04	0.02	0.02	0.04	0.17	0.07	0.02	0.02	0.07	0.22	0.04	0.04	0.04	0.02	0.06	0.04	0.04
Population per component		54,439	54,439	54,439	27,220	27,220	4,949	27,220	54,439	54,439	27,220	6,049	13,610	54,439	54,439	13,610	4,537	27,220	27,220	27,220	54,439	18,146	27,220	27,220
<b>PROJECTED POPULATION - 2024</b>	57,306																							
Total # needed to maintain current ratio of all existing facilities at projected population		1	1	1	2	2	12	2	1	1	2	9	4	1	1	4	13	2	2	2	1	3	2	2
Number that should be added by all providers to achieve current ratio at projected population		0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0

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**Table 13: Outdoor Park and Recreation Facilities – Median Population Served per Facility**

Outdoor Facility	Agencies Offering this Facility	Median Number of Residents per Facility	Stonecrest Residents per Facility	Stonecrest Current Quantity	Need to add to meet current median	Need to add with projected population
Residents Per Park*	NA	2,451	4,949			
Acres of Park Land per 1,000 Residents*	NA	8.4	6.5			
Basketball Courts	86.1%	7,260	27,220	2	5	6
Community Gardens	46.3%	27,167	NA	0	2	2
Dog Park	59.3%	37,500	NA	0	1	2
Playgrounds	94.4%	3,397	13,610	4	12	13
Swimming pools (outdoor only)	52.3%	26,474	NA	1	1	1
Skate Park	26.2%	41,148	NA	0	1	1
Tennis Courts	79.7%	5,217	27,220	2	8	9
Diamond Fields: baseball - youth	77.9%	16,360	4,949	11	-8	-7
Diamond Fields: softball fields - youth	60.9%	5,574			-1	-1
Diamond Fields: softball fields - adult	66.5%	9,494			-5	-5
Diamond Fields: baseball - adult	54.7%	8,216			-4	-4
Rectangular Fields: multi-purpose	66.1%	7,398	4,537	12	-5	-4
Rectangular Fields: soccer field - youth	48.1%	5,262			-2	-1
Rectangular Fields: soccer field - adult	40.9%	9,930			-7	-6
Rectangular Fields: football field	38.0%	20,398			-9	-9

\*Comparison based on median for 50,000 to 99,999 population comparison

The remaining comparisons are based on similar residents (38) per square mile (less than 500)

Orange shade represents current surplus based on comparisons

Comparing Stonecrest to recent national statistics published by the National Recreation and Park Association in their “2019 NRPA Agency Performance Review: Park and Recreation Agency Performance Benchmarks,” the agency fails to meet the median in all components except diamond and rectangle fields.

Similar calculations can also be made based on acres of land and parks per 1,000 residents. The following table includes all the properties included in the GIS mapping. Calculation of the acreage includes only Stonecrest parks. Residents per park and acres of parks per 1,000 people fall well short of the NRPA published benchmarks for similar size agencies for density.

Table 14: Acres of Park Land per 1,000 Residents

		2019 GIS Acres*
<b>INVENTORY</b>		
Stonecrest Parks		352
<b>Current Ratio of Park Acres per 1000 Population</b>		
<b>CURRENT POPULATION 2019</b>	54,439	
<b>Current Ratio of Park Acres per 1000 Population</b>		6.5
<b>Population per acre</b>		155
<b>PROJECTED POPULATION - 2024</b>	57,306	
<b>Total acres needed to maintain current ratio of City of Stonecrest existing facilities at projected population</b>		371
<b>Acres that should be added to maintain current ratio at projected population</b>		19
*Does not include 75 acres of future park lands		

**C. Key Conclusions**

Proximity, availability of transportation, pedestrian barriers, and overall size of the City are relevant factors affecting Stonecrest levels of service. The current provision of assets is somewhat equitable across Stonecrest, assuming resident’s access to motorized transportation. The City provides neighborhood and walkable levels of service in some areas, while other regions may be more limited or only have access to alternative providers. All parks and their components in the system need improvements. Establishing recognizable standards for individual components will significantly increase the quality of the existing parks.

The most obvious way to increase overall LOS is to add assets in any lower service zones or acquire land or develop partnerships where current service is lacking. Significant gaps in neighborhood and walkable service exist throughout Stonecrest, and many of these regions may be residential. Inventory efforts for this study did not include alternative providers that are known to exist and may supplement the service at the neighborhood and walkable levels. Some neighborhoods have less access to quality recreation opportunities, while others have no walkable access. Pedestrian barriers and lack of trails and sidewalks also may limit access to recreation throughout Stonecrest. Additional analysis and a review of the information received from surveys, focus groups, and other sources, including staff knowledge, contribute to identify the best locations for future improvements.

**D. Park Concepts and Strategies**

**CONTEXT**

There are eleven park sites in the City of Stonecrest park system – nine were inherited from DeKalb County during the incorporation process and two new sites were acquired within the City boundaries for park creation. Park concept plans have been developed for four of the sites: Browns Mill Park, Southeast Athletic Complex, Salem Park and a new property located at Fairington Club Drive (referred to as New Fairington Park in this document).

These parks were chosen for concept plan development because of their significance or archetypal qualities within the larger context of all the sites. Browns Mill Park and Southeast Athletic Complex are both sizeable sites offering many programs, facilities and uses and will be major components of the park system indefinitely. Salem Park is a neighborhood park that can serve as an example for other small parks. Ideas and strategies used in the plan development for Salem Park can be considered for all the other neighborhood parks in Stonecrest. New Fairington Park represents the future of the Stonecrest Park system. It is envisioned to be a significant community gathering space in the City and will have programming and features unique to its locale.

Concepts and strategies for the remaining parks in the system are addressed in bulleted format at the end of this section and include both general and specific action items and program elements. Concept plans for these four parks (Browns Mill Park, Southeast Athletic Complex, Salem Park and New Fairington Park) appear first and, in more detail, because action and activities used to improve and create at these parks will be prioritized as funding becomes available for improvements and future programming.

### **1. BROWNS MILL PARK**

Browns Mill Park is the shining star in the City of Stonecrest park system. It scored 98.4 in the GRASP analysis, placing it within the top ten percent of parks in cities of similar sizes within a national dataset (see GRASP analysis data). With a high ranking and use, it was consistently mentioned by citizens in all public forums as the park that they know and use most frequently in Stonecrest. Therefore, the concept plan for the 62-acre Browns Mill Park focuses largely on making improvements to the park to increase its viability and longevity. The principles that guided the concept plan are:

- Improve the existing facilities and amenities so they can better support existing and future park programming
- Add facilities and amenities to the underutilized areas of the park
- Improve the circulation within the park to reinforce Browns Mill Park as a destination location

One of the key factors in the conceptual plan for Browns Mill Park is to maintain the amenities that the park has and make refinements and improvements to them, so they function better for the park constituents. All major facilities and uses in the park have been retained – community center, athletic fields and courts, and the central water park which is operated by an entity separate from the City of Stonecrest and is not part of this Master Plan effort.

The community center is well used and has been upgraded in some areas in recent years. The plan calls for continuing improvements to the community center, so it can house more programming opportunities in the after-school, community gathering and athletic events departments. Immediately outside the center, the children’s playground should be brought up to safe and accessible standards and the area surrounding the playground should be expanded and re-envisioned as an outdoor learning environment to better support the school after care programming.

Browns Mill Park is one of several parks in the City of Stonecrest park system that offers athletic fields for use. These fields are maintained in their current location in the conceptual plan, but each field and the facilities that support them need restoration and renovation. Field restoration includes the stadium field and the six baseball fields located in the southern portion of the site. The concession building west of the stadium is the structure which needs the most renovation work of all the athletic structures. The baseball support facilities (dug outs, score balconies, etc.) will require only minor improvements. All these efforts underscore the first concept design principle: improve the existing facilities and amenities so they can better support existing and future park programming.

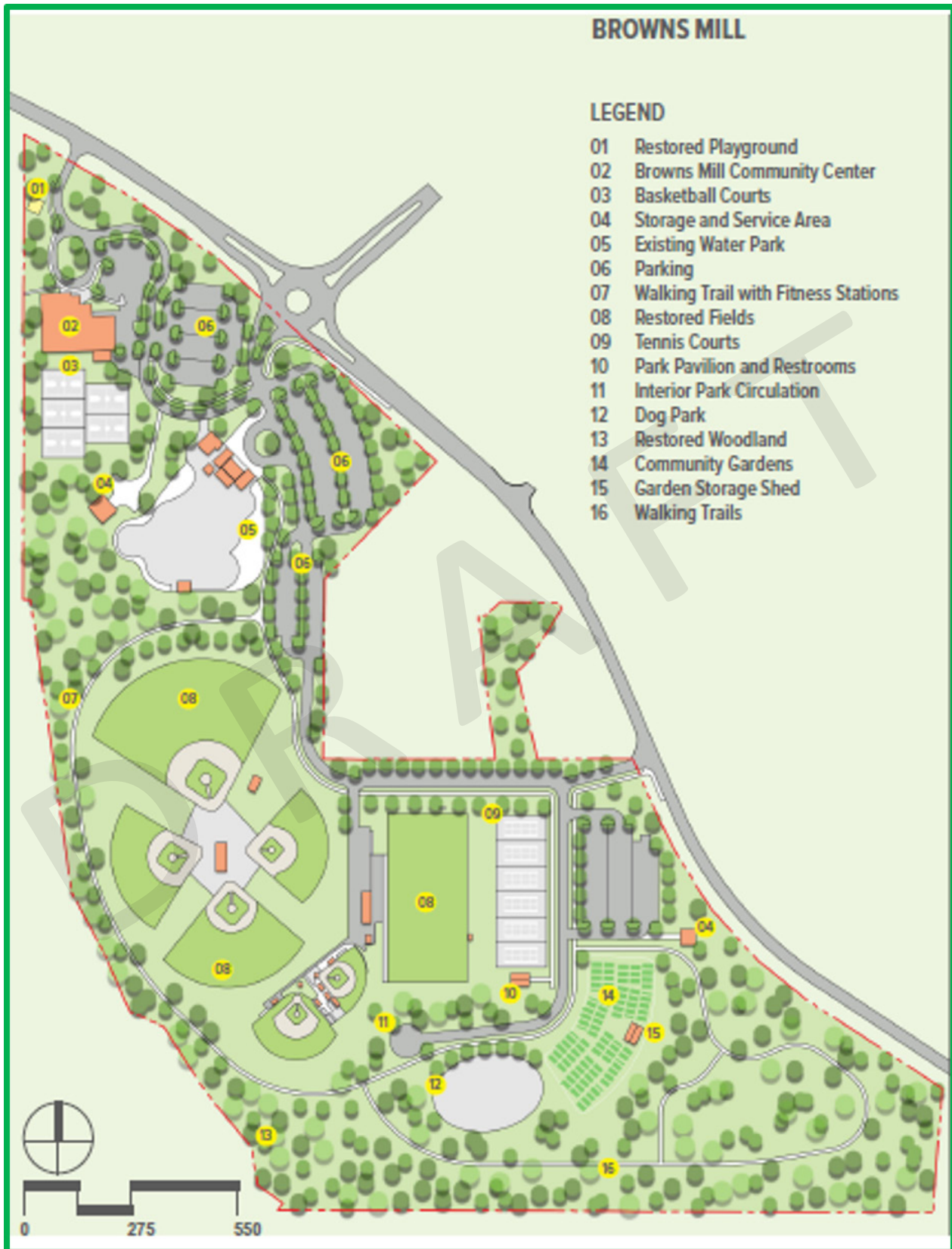
In addition to the existing athletic facilities, the concept plan expands court offerings by adding five basketball courts and six tennis courts. The basketball courts are located south of the community center with the expectation that they will be used by the after-school program for basketball and other court related games as well as group gatherings and outdoor meetings. The tennis courts are in the southern portion of the site, east of the stadium field.

General health and fitness were recurring themes that many citizens wanted to see expanded to all available parks in the City and the concept plan for Browns Mill creates a fitness trail with fitness stations that moves through the entire site. The fitness trail diversifies the athletic offerings at the park to serve a greater audience and reinforces another design principle: improve the circulation within the park to reinforce Browns Mill Park as a destination location – meaning that you can spend an entire day at Browns Mill Park and have plenty to keep you active and engaged.

A large portion of the 62-acre site of Browns Mill Park is wooded and currently inaccessible. The concept plan executes on the design principle: add facilities and amenities to the underutilized areas of the park by designating space for more park features. These included a park pavilion with restrooms, a dog park, community gardens, service and support structure, a gathering place for groups and restored and revitalized woodlands. Parking to support all the programming expansion and restored existing features gives more opportunity for more citizens to visit and enjoy the park.

One of the key issues raised by multiple constituents during the data gathering phase of the Master Plan was the repeated comment that “Browns Mill Park should have more programs.” This concept plan addresses the planning, spatial and facility requirements to allow for adding more activities and events to Browns Mill Park.

Figure 37: Browns Mill Park Map



## 2. SOUTHEAST ATHLETIC COMPLEX

Southeast Athletic Complex is a 97-acre site south of Covington Highway and north of Miller Grove High School and is the largest park site in the City of Stonecrest park system. It scored 63.8 in the GRASP analysis, placing it second in the rankings of the city's parks. As its name suggests, it is a field-sports-oriented park with soccer, multi-purpose and baseball fields. It hosts athletic events and – given these established field configurations and uses – the concept plan for Southeast Athletic Complex focuses largely on making improvements to the park to increase its functionality for athletic events and new programming and organizes the features to provide longevity for the park. The principles that guided the concept plan are:

- Celebrate the identity of Southeast Athletic Complex as a premier destination athletic facility
- Improve the existing facilities and amenities so they can better support existing and future park programming
- Add facilities and amenities to the underutilized areas of the park – in particular, amenities to balance the sports activities

Fields at Southeast Athletic Complex are maintained in their current location in the conceptual plan, but each field and the facilities that support them need restoration and renovation and the needed improvements apply to all the fields and field facilities. During the inventory and analysis phase, we noted that many commented on the fields at the park as being, “either too large or too small.” The concept plan maintains field locations but notes that with the creation of a specific program for the types and sizes of fields for tournament or regulation play (most specifically baseball and soccer) the fields can be easily adjusted in the plan and a new configuration can be approved by the city for adjusting plans to better suit the demands of the overall park.

At the center of the five central baseball fields, the concept plan calls for the renovation and re-envisioning of the concession and restroom facility and the plaza that connects all the fields. This is an important central gathering space and needs to be designed in a way that supports the spectator activity and provides a social gathering place for both athletes and spectators. Without appropriate restroom facilities or adequate space and support for food vending, any future event in the park will suffer. All improvements made to the central plaza and all fields will be a strong response to following the principle: improve the existing facilities and amenities so they can better support existing and future park programming.

The concept plan also addresses a programming issue for families who attend the park to watch an event but also have children or other people who are looking for a different activity. North of the central baseball fields, the concept plan outlines a location for a new children's playground, a park pavilion, complete with restrooms and a multi-purpose field that can also be used for smaller gatherings and events. The woodland in this northern portion of the site should be selectively cleared to accommodate these features and actively restored as a park space with native plantings that can also support outdoor exploration and educational programming.

The concept plan creates a park-wide walking and fitness trail complete with fitness stations. The trail links the entire park from north to south and provides interior park pedestrian circulation. This trail introduces a new version of exercise into the park program and is expanded further with the addition of a skate park and multi-purpose fields in the south portion of the site to host archery and other, more passive, field activities.

Courts are also included in the concept plan expansion of programmed athletic spaces. Ten new tennis courts and three new basketball courts are illustrated in the plan.

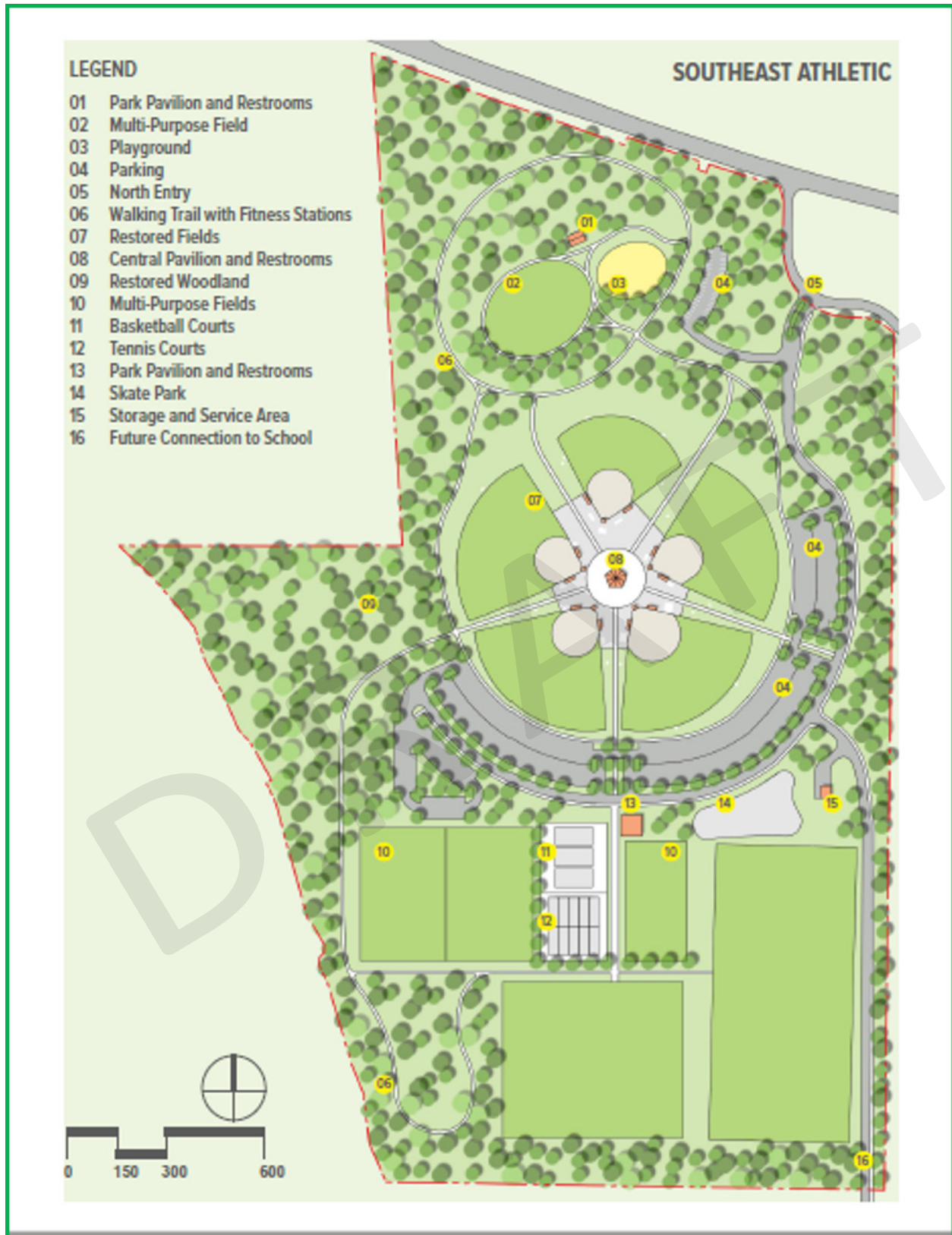


The fields on the south side of the site are noted to be restored and expanded, providing a near-term solution for event space for large community and City gatherings. The southeast corner of the site shows a connection to Miller Grove High School to better facilitate events at the park and, when established, can allow for more parking on the school site to accommodate bigger events and less wear on the Southeast Athletic Park fields.

All these improved existing features and proposed new features combine to support the first principle: Celebrate the identity of Southeast Athletic Complex as a premier destination athletic facility.

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Figure 38: Southeast Athletic Complex Map



### 3. SALEM PARK

Salem Park is an 11-acre site north of Salem Road and Salem Middle school. It is primarily used as a neighborhood park but could experience a greater draw of people from the community if the facilities were improved and expanded. The concept plan addresses existing and future conditions with the following design principles:

- Maintain Salem Park as a family and neighborhood gathering space
- Improve the existing facilities and amenities so they can better support existing and future park programming
- Add facilities and amenities to the underutilized areas of the park.
- Plan for future transportation needs by making a Salem Park a node in a greater circulation plan for the City

All the parks in the City system will require some level of restoration and refurbishment, and Salem Park is not an exception. One of the key factors in the conceptual plan for Salem Park is to maintain the amenities that the park has and make refinements and improvements to them, so they function better for the park constituents. All major facilities and uses in the park have been retained – multi-purpose field and surrounding path, pavilion, playgrounds, and court spaces.

The existing pavilion is well used but must be a priority for improvements. The improvements should also include adding space for storage and service on the east side of the structure to support park activities and maintenance. This addition to the facility will be served by a future service drive which is illustrated in the concept plan.

South and west of the park pavilion the two children's playground space should be brought up to safe and accessible standards and the area south of the east playground should be expanded and re-envisioned as multi-purpose play field for more active running and movement away from the play equipment.

The large multi-purpose field and oval walking path should be restored, and a new walking and fitness trail should connect to the oval path in multiple locations. The walking and fitness trail will have stations along the transect and will begin and end a fitness area south of the field. These trails provided a way to activate and engage the woodland to the north with only selective clearing so that it maintains its native character.

New pavilions are proposed to provide more opportunities for small groups to gather and congregate and should be equipped with standard park resources like restrooms, picnic tables and cooking grills.

In addition to the existing park and playground facilities, the concept plan expands court offerings by adding three defined and striped basketball courts. The basketball courts are located on the west side of the entry sidewalk (north-south sidewalk) with the expectation that they can be used by a Salem Middle School after-school program for basketball and other court related games as well as group gatherings and outdoor meetings.

The concept plan uses a strategy to expand the demographic of the park and offer additional passive park programming opportunities, community garden beds are shown on the southwest portion of the site, complete with a storage shed to support the gardening activities.

As the City continues to develop alternative methods of transportation for its citizens, Salem Park can play an important role. With its neighborhood location, adjacency to Salem Middle School and plans for

a future sidewalk along Salem Road – the park is primed to become a node in the greater transit strategy for the City. The concept plan anticipates this shift and allows space for a future transit canopy or small pavilion.

**Figure 39: Salem Park Map**



#### 4. NEW FAIRINGTON PARK

New Fairington Park is a place-holder name for the park that will be built on the 62-acre site at the southern terminus of Fairington Parkway. Planned for the site of a former defunct golf course, the park will be the first new park built in the City of Stonecrest and – as the concept plan illustrates – will represent a diverse and interesting park program for the citizens of Stonecrest. The design principles for New Fairington Park that guide the concept plan are:

- Design the park as the primary future community gathering space for the City of Stonecrest
- Create park facilities, amenities and programming that does not exist in other park sites or is incompatible with other features in existing parks in the City Park System
- Explore improvements that encourage activities that contribute to the economic vitality of the City
- Create a park plan that can be phased over time to allow for expansion of spaces and programming as the City develops
- Reinforce connectivity within the park and to other recreational trails and facilities in the City of Stonecrest

One of the key notes derived from the survey conducted in the City was: Aquatic facilities are potentially not meeting the community needs as well as they could – so the New Fairington Park concept plan provides for a potential aquatic facility for the City in:

- Conjunction with the Community Center as shown in the concept plan; or
- As an independent facility located west of the Community Center as shown in the alternate concept plan

As expected, many comments from public forums and the city-wide survey addressed programming requests for the new park site. A few examples include (each identified issue is followed by an action item defined by the master plan team that can be addressed in the New Fairington Park):

- Not enough program opportunities
  - Evaluate and plan for increased programs within the community. Programs for teens, the developmentally disabled, physically challenged, etc.
- No programs for teens other than athletics
  - Teens are interested in outdoor adventure park opportunities; social opportunities; community partners
- Lack of cultural art and programs including public art, performing arts etc.
  - Create a plan to add the arts into the overall department programming and facility development
- There is a need for another recreation center in the city
  - Complete a feasibility study for a new facility that will serve the needs of citizens who are not able to access Browns Mill Recreation Center
- Add unique outdoor learning opportunities
  - Create an outdoor learning environment opportunity
- No outdoor performing/arts space
  - Examine the opportunity for a small outdoor amphitheater/plaza for small community gatherings and events; New Fairington Park should be considered for this facility
- Create botanical and community gardens
  - Consider for existing and future park lands

The concept plan for New Fairington Park provides program space for each of the issues and solutions. The plan translates to a design that is completely specific to this site. The new community center is the focal point of the entry drive and will house new park programs and – in conjunction with the new garden spaces – can be rented for events. Park elements that can sometimes be at odds with active parks – like community vegetable gardens and dog parks – are well placed and provided for here. And

the slope to the creek will be utilized as a terrace gardens and amphitheater for events. On the east side a new fitness challenge course engages the slope for and exercise route.

Specific features of the new park include:

- Trail connections to existing Fairington Park and to the adjacent residential neighborhoods
- Restored woodlands and woodland gardens
- Botanical Garden with gardens highlighting the flora of the Piedmont region
- Dog Park and Dog Park Pavilion
- Walking and Fitness Trails
- Amphitheater and Event Space
- New Stonecrest Community Center and Aquatic Center
- Outdoor Classrooms
- Children’s Playground
- Park Pavilions and Restrooms
- Fitness Challenge Course and Meeting Pavilion
- Community Gardens with plots available for rent
- Multi-Purpose Fields for athletics or events

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Figure 40: New Fairington Park Map



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## **5. FAIRINGTON PARK**

Fairington Park is a 14-acre neighborhood park located south of Fairington Parkway and east of Phillip Bradley Drive. Fairington Park will continue to operate as a local neighborhood park but will be an important node in the park system as it links to the New Fairington Park by way of trail access through the forest connecting both sites. Consideration for improvements and additions to the park should include:

- Thinning vegetation on the east side of the site to accommodate future programming
- A new internal trail that connects to the existing trail (around the small lawn) and gives visitors an opportunity to access the east side of the park
- Trail connection to the New Fairington Park (to the south and east)
- Trail connection to Ottawa Trail and the residential neighborhood (to the south and west)
- Repair the current parking surfacing and add parking to the eastern edge of the site to increase capacity
- Restore the existing multi-purpose fields
- Add a park pavilion with covered area for seating and dining and appropriately scaled restrooms
- Restore the playground area and install play equipment that meets safety regulations
- Add fitness equipment to compliment the equipment planned for New Fairington Park so that visitors can traverse between the two parks and use fitness equipment at both locations

## **6. GREGORY MOSELEY PARK**

Gregory Moseley Park is an 18-acre neighborhood park located north of Miller Grove Road. Gregory Moseley Park will continue to operate as a local neighborhood park but can expand its capacity and program offerings by making a connection to the undeveloped Miller Grove Property to the southwest of the site. The park property includes a small non-contiguous triangle of space that can be used as a location for signage or a small public art piece. Consideration for improvements and additions to the park should include:

- Thinning vegetation on the east side of the site (beyond the field) to accommodate future programming
- A new internal trail that connects to the existing trail (around the small lawn) and gives visitors an opportunity to access the east side of the park
- Trail connection to the Miller Grove property (crossing Miller Grove Road)
- Repair the current parking surfacing
- Restore the existing multi-purpose field on the east side of the site
- Repair and restore the court on site for basketball and other court-related activities
- Add a seating plaza to the existing park pavilion to increase the capacity for gatherings
- Use the slope in the central portion of the park to build a small amphitheater for gatherings
- Install a playground area and specify play equipment that meets safety regulations

## **7. MILLER GROVE PROPERTY**

The Miller Grove property is an 18-acre parcel located East of Panola Road and west of Miller Grove Road and is directly across the street from Gregory Moseley Park. By linking the two sites with a trail and street crossing connection, the neighborhood park offering doubles in size and becomes 36 acres. Consideration for improvements and additions to the park should include:

- Thinning vegetation on the entire site (selectively and with guidance from an arborist) to accommodate future programming
- Create a trail system that gives visitors access to the entire site.
- Trail connection and street crossing to Gregory Moseley Park
- Trail connection to the existing trail around Smith's Lake
- Build a park pavilion with covered area for seating and dining and appropriately scaled restrooms
- Build a parking area with access from Panola Road

### **8. SALEM ROAD AND EVANS MILL ROAD PROPERTY**

The property located at the intersection of Salem Road and Evans Mill Road and is one of the recently acquired properties planned for future park development. It is an 8-acre parcel and, though small, can become a central node in a larger trail and park plan if properties are acquired and developed to the north, south and east. Consideration for improvements and additions to the park should include:

- Thinning vegetation on the site to accommodate future programming
- A new trail system that gives visitors an opportunity to access the entire site
- Future trail connections to the north, south and east
- Build a parking area with access from Salem Road
- Build a park pavilion with covered area for seating and dining and appropriately scaled restrooms
- Build a boardwalk and platform area to host birdwatching and outdoor education sessions
- Construct an outdoor classroom and amphitheater for gatherings

### **9. MINER'S CREEK AND PANOLA SHOALS TRAILHEAD**

The Miner's Creek and Panola Shoals Trailhead property is an 80-acre site located south and east of Panola road and is below the South River bridge crossing on Snapfinger Road. The site has direct access to the South River and is one of two parks in the City of Stonecrest park system that provides direct access to the river (the other being Everett and the two parks provide water access on both east and west sides of the city). Consideration for improvements and additions to the park should include:

- Improving access to the water by building a stair or ramp from the parking area down to the shoreline
- Adding parking spaces to the existing lot to accommodate more vehicles
- Creating a boardwalk lookout point that has access from the parking area and overlooks the river below
- Add a restroom facility near the parking area for visitor's planning a hike into the site
- Improve and increase trails in the eastern portion of the site
- Make trail connections at multiple locations on the property to provide visitors multiple access points to the river

### **10. EVERETT PROPERTY AND CHESTNUT LAKES**

Combined, the Everett property and the Chestnut Lakes property total 111 acres (84 and 27 respectively). They are contiguous properties and are located east of Klondike Road and north of the South River. Portions of the Everett property and most of the Chestnut Lakes property are in the Crooked Creek floodplain. These properties are planned to give visitors access to the South River on the southeast side of the city. Consideration for improvements and additions to the park should include:

- Improving access to the water by building a kayak /canoe dock (or multiple docks) near the entry to the site(s) of Klondike Road
- Build a parking area near the entrance to the site(s) off Klondike Road
- Add a restroom facility near the parking area for visitor's planning a hike into the site
- Build a trail system in the eastern portion of the site
- Make trail connections at multiple locations on the property to provide visitors multiple access points to the river



## IV. KEY ISSUES

Key issues were identified using a number of tools including review of existing plans and documents, focus groups, stakeholder meetings, a community survey, inventory, and level of service analysis. The information gathered from these sources was evaluated, and the recommendations were developed that address the following key issues.

- Add unique outdoor learning opportunities
- Address accessibility: ADA, within existing and future neighborhoods
- Address safety concerns in all parks and facilities, including the safety of playground and athletic equipment
- Continue to develop partnerships and engage schools along with other surrounding communities
- Create a comprehensive signage and wayfinding plan for the park system
- Create an event and performing arts space
- Create a strong sense of community
- Diversify and increase the amenities offered at all the parks
- Improve connectivity, develop trails and walking paths
- Increase availability for indoor space for programs, fitness, gyms and meeting space
- Increase programming for events, youth, fitness, wellness, outdoor recreation and both youth and adult sports
- Maintain, improve and repair existing facilities
- Need new facilities: multigenerational community center, gym space, splash pads, dog parks, outdoor fitness, botanical gardens and community gardens
- Need standard park facilities at all parks: pavilions, seating opportunities and restrooms
- Preserve open space/land acquisition
- Provide access to the South River
- Promote Arabia Mountain as a City destination
- There is a need to seek additional funding sources: foundation, user fees, resource allocation and cost recovery models, and capital funding opportunities

Stonecrest Parks and Recreation staff were presented the Key Issues Matrix which is can be found ***Appendix G.***

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# V. RECOMMENDATIONS AND ACTION PLAN



## CONTEXT

Residents and community leaders are increasingly recognizing that parks and recreation facilities, programs, and services are becoming more and more essential in planning efforts for long term investments in economic sustainability and planning the vitality of desirable communities. The City of Stonecrest Parks and Recreation Department is committed to providing comprehensive, high quality parks, programs, facilities, and services to the community and the following recommendations will assist the department in moving forward.

## A. Moving Forward - Recommendations

After analyzing the findings from the master plan process, including the Key Issues Matrix, a summary of all research, the qualitative and quantitative data captured, inventory, LOS analysis, and input assembled for this study, a variety of recommendations have emerged to provide guidance in consideration of how to raise the bar for programs, facilities, and development for the City of Stonecrest. This section describes ways to enhance the level of service and the quality of life with improvements through organizational efficiencies, enhanced program and service delivery, facilities and amenities, and increased financial opportunities.

The following areas narrowed down the challenges that were identified as the focus areas for the master plan along with opportunities for growth.

### ORGANIZATIONAL

- Improve partnerships with alternative providers
- Establish a resource allocation/cost recovery process for programs
- Reevaluate and update the department Mission and Vision statements

The projected population of Stonecrest is expected to grow by 1.03 percent between now and 2032. The expectation and demand for services and programming will continue to increase. The Department will benefit by developing a written resource allocation/cost recovery policy that will develop and create established goals. Developing a policy in resource allocation and cost recovery is a key component to maintaining an agency's financial control, its equitable pricing offerings, and helps it to identify core services including programs and facilities. Critical to this philosophical undertaking is the support and buy-in of elected officials and advisory boards, staff, and ultimately, citizens. Whether or not significant changes are called for, the Department should be certain that it philosophically aligns with its constituents. The development of a financial resource allocation philosophy and policy is built upon a very logical foundation, based upon the theory that those who benefit from parks and recreation services ultimately pay for its services.

As organizational changes develop, evaluating and updating the Mission and Vision Statement for the department will be a critical step moving forward as it defines the overall direction for the Parks and Recreation Department for the next five to ten years.

With limited indoor space, the City would benefit by evaluating current partnerships with the County, school system, local non-profits such as the YMCA, Boys and Girls Clubs, and surrounding municipalities. There is an opportunity to seek alternative partners that can assist the City by increasing and improving services.

### **PROGRAM AND SERVICE DELIVERY**

- Improve health and wellness opportunities
- Enhance and add special events across the City
- Address marketing and outreach efforts including the web site and social media platforms
- Enhance programming for teens
- Address gaps in the level of service and programming in the Northern section of the City
- Monitor participation in existing programs

The City of Stonecrest would benefit by exploring additional opportunities to provide programming that meets the demands of the community and creates equity throughout the City. The Department has many opportunities to increase its level of service and expand programming and recreational opportunities to the residents but has limited resources to fulfill the demand. Through the information gathering process, enhancing fitness and wellness opportunities, outdoor programs, events, concerts, sports, and swim/aquatic programs were identified as being important to households.

In addition to teens, there is a desire for additional programming opportunities for seniors, adult sports, and fitness. Senior programming is strong within the Department, and it is beneficial to continue to expand and offer programs that increase the variety and options available to this demographic. Adults expressed a desire for additional sports programming as well as providing events/activities that offer various social activities and meet the trends that have been identified for the community. Outdoor fitness options were identified as an opportunity to be placed in existing and future parks, trails and greenways, along with reevaluating the current use of space in the Recreation Center and identifying areas to make improvements and enhance the user's experience.

The City of Stonecrest has many natural areas within current parks. The Department would benefit by taking advantage of these nature areas and providing nature programming, education opportunities, hosting special events, and providing access to areas that are currently not available. In addition to nature opportunities, the Northern section of the county is an area that was identified as a gap in receiving services. Access to recreation opportunities should be addressed in this area, as well as marketing and outreach efforts.

Marketing and outreach to the community remains a challenge for many entities throughout the country. Stonecrest would benefit by creating a community engagement/marketing position and aligning it with a citywide branding effort and policy. Creating a marketing plan and identifying strategic forms of communication for all service levels within the City will improve outreach efforts of the Department and City overall on a consistent basis.

Special events are becoming a very robust and preferred trend in parks and recreation nationwide as noted in the results of the survey. The City has a few notable celebrations and is often a partner in other events within surrounding municipalities. Evaluating events and partnerships with those organizations

should be completed on a regular basis, identifying opportunities to make improvements. In order to continue growing the level of service provided. An emphasis should be placed on family-oriented activities that bring families to the parks and facilities. Identifying new trends in special events and varying locations would address equitable access for some areas of the City.

### **FACILITIES, AMENITIES, AND LEVEL OF SERVICE**

Proximity, availability of transportation, pedestrian barriers, and the overall size of the City are relevant factors affecting Stonecrest's levels of service within facilities and amenities. . The current provision of assets is somewhat equitable across the City provided residents have access to transportation.

The Key Issues Matrix, summarized the community engagement focus group input as well as the survey and overall on-site assessments by the GreenPlay team. It can be noted that the City provides neighborhood and walkable levels of service in some areas, while other regions may be more limited or only have access to alternative providers. With the City's purchase of these older and somewhat under serviced parks and facilities, from Dekalb County, it should be noted that all of the parks and the components within them need improvements. Establishing recognizable standards for individual components will significantly increase the quality of the parks.

It will be important for the City to address lower service zones and consider acquiring land or additional partnerships. The most obvious way to increase the overall level of service is to add assets in any lower service zones, acquire land, or develop partnerships where current service is lacking. Significant gaps in neighborhood and walkable service exist throughout Stonecrest, and many of these regions may be residential. Some neighborhoods have less access to quality recreation opportunities, while others have no walkable access. Pedestrian barriers and lack of trails and sidewalks also limit access to recreational opportunities throughout Stonecrest. The City should move forward on the development of the new Fairington Park land and consider adding pickleball courts, tennis courts, and basketball courts as the survey noted that the needs of those three areas were not being met.

### **FINANCE**

When considering options for funding parks and recreation within Stonecrest, the survey respondents noted that the City should consider grants, sponsorships, naming rights, and public and private partnerships as the primary financial source. Other options noted during community engagement meetings included the need for the City to develop a cost recovery philosophy and policy for parks, programs, and facilities. Developing equitable user fees with a "pay to play" philosophy would be within current national trends for sustainable parks and recreation programs and facilities.

In addition to the cost recovery recommendation, the City should evaluate a SPOLST funding extension and add a percentage for Parks and Recreation facilities in collaboration with a share of hotel/motel tax or the addition of a sales tax dedicated toward economic development for parks and recreation.

## **Goal 1: Continue to improve events, programs and service delivery**

### **Objective 1.1: Develop additional programs and services**

The City is home to an abundance of outdoor recreational amenities. The Department should continue to look for opportunities to expand recreational programs and activities based on community demand and current trends. The community would like to see an outdoor events plaza/facility, more fitness and wellness programs, followed by community events, the expansion of swim lessons/aquatic programs, cultural arts programs for teens. The City has great access to outdoor recreational opportunities beyond athletics. These are resources that are focused on outdoor active recreation programming such as hiking and environmental education. Programming should be fostered and expanded at Arabia Mountain, Miners Creek, Pinola Shores, and other areas where opportunities exist for program and improved service.

In addition to active outdoor recreation opportunities, the City should promote passive opportunities throughout the area. Passive activities and facilities require fewer resources from the Department and can enhance the programming efforts. The Department should continue to monitor recreational trends and community needs to stay current with programming and demand. As new programs and services are developed and implemented, continue to create a balance between passive and active recreation.

### **Objective 1.2: Explore and expand opportunities for additional community events**

As identified by focus groups and survey respondents, events are an important aspect to consider for the future. Expanding opportunities and enhancing special event programming was identified as a priority and the Department should work with service providers to explore new special events. The Department should continue to look for opportunities and possibly help to facilitate the growth of community events. Events that reflect the diversity of the community should be noted and open to all. The Department should engage volunteers from the community and relevant organizations in to expand community events and activities based on the community's demand and trends.

### **Objective 1.3: Expanding Cultural Arts**

The Department should explore, expand, and provide a plan for public art opportunities throughout the community. During the focus group meetings and survey process, participants identified the importance of cultural arts. Adding public art in parks and recreational facilities can add visual value to spaces as well as create new opportunities for engagement. Other suggestions for the expansion of cultural arts which the City should consider could be public art displays such as artistic sculpture in parks, art, music, and concerts in the parks, theater performances, visual and performing art lessons and other ideas that the community may recommend.



## Goal 2: Improve Facilities and Amenities

### Objective 2.1: Maintain and improve existing facilities with aging infrastructure

Maintenance of facilities and amenities should become a priority. The Department should continue to monitor the condition of existing parks, trails and pathways, and facilities, as these facilities have been identified by residents as being of high importance. Providing additional staff and resources to ensure continuous upkeep and long-term maintenance of these areas should be considered. Maintenance staffing should be monitored and seasonal staff added as needed to meet current demand for services. Regular inspections of all facilities, parks, trails, and open spaces should continue. Maintenance projects and annual maintenance needs should be funded on a regular schedule to address the aging infrastructure. Priorities for future maintenance projects for these areas should be developed and reviewed regularly. Capital improvement plans, costs, and phasing recommendations and implementation plans should be developed addressing low scoring parks and amenities from the master plan. Use the master plan inventory and evaluation of amenities to develop CIP priorities to repair, replace and upgrade existing amenities in parks. Appropriate funding should be provided to address the capital improvement plans.

### Objective 2.2: Expand greenways, bike paths, and connectivity of trails

Linking every possible Stonecrest park and recreation facility with a network of safe paths, trails and/or sidewalks is an important step in creating a great park system. Trail and path connectivity were identified as a high priority during the engagement process. Based on trends and demand, the Department should look for opportunities to improve/add trail and pathway connectivity and develop a priority list.

Trails, fitness, wellness and connectivity were identified through the needs assessment process as being important to the community. With current trends and demand, the Parks and Recreation Department should look for opportunities to partner with other non-profit organizations, City Transportation, Planning and Economic Development Departments, and developers to improve and add trails with destination connectivity in the forefront. Other City plans such as a Bicycling Pedestrian Plan or Transportation Plan could serve the community needs at various levels. The City should consider developing a Trails Master plan in the future to identify potential trails and multiuse pathways to park destination points as well as capitalizing on other amenities along the routes such as retail, health and wellness, and to create safe opportunities for the community to connect beyond vehicular means.

Additional key concepts identified through the level of service analysis to expand trails and improve the connectivity of bicycle and pedestrian infrastructure that should be considered are:

- An exemplary trail system provides multiple opportunities for users to utilize trail segments to access different parts of the City directly or enjoy recreational circuits of various sizes. By employing park trails, city trails, and regional trails, users should ideally be able to select from several options to reach a destination or spend time recreating. Simple, early steps such as creating preferred routes and loops on city sidewalks or low traffic streets are a great place to start.
- Within Stonecrest, there are several parking areas, trailheads, and less formal points where residents can access this trail. Miners Creek and Panola Shoals PATH Trailhead highlights these entry points. Also, the Stonecrest Mall and Stonecrest Library are primary access points but do not offer formalized trailheads. Building off of this existing network could offer tremendous opportunities for Stonecrest to expand access to trails throughout the rest of the City.
- Development and implementation of a wayfinding signage program for pedestrians and cyclists. The program should cover signage standards, directional and distance signage, maps, branding guidelines, and the integration of apps. The wayfinding system, when successfully implemented, will help connect residents and visitors to greenways, bike paths, and trails, as well as create an

awareness of these amenities. These should all be accomplished in coordination with the county-wide greenways development planning.

**Objective 2.3: Add aquatic amenities to existing and future parks**

The Department should explore splash pad opportunities and identify locations for installation throughout the parks system. Splash pads provide aquatic programming needs and can serve as a park destination by offering alternative means to swimming pools. If a feasibility study confirms the need for a new aquatic center, a location within the New Fairington Park has been identified (see concept plan).

**Objective 2.4: Continue to improve ADA accessibility at all facilities**

of the Americans with Disabilities Act (ADA). To ensure that this goal is met, Title II of the ADA requires State and local governments to make their programs and services accessible to persons with disabilities... One important way to ensure that Title II's requirements are being met in cities of all sizes is through self-evaluation, which is required by the ADA regulations. Self-evaluation enables local governments to pinpoint the facilities, programs, and services that must be modified or relocated to ensure that local governments are complying with the ADA."

The Department should continue to inspect existing facilities, conduct self-evaluations, and update its transition plan as needed to continue to improve accessibility for all citizens. As facilities are upgraded, the installation of inclusive playground and park equipment should be considered as 11 percent of Stonecrest households require ADA accessible facilities and services. Ongoing self-evaluation and development of an ADA Transition Plan must be a high priority for the Department and will be an important first step in creating a park system for every Stonecrest resident.

**Objective 2.5: Upgrade existing playgrounds**

As identified by focus groups and survey respondents, making upgrades to and improving existing playgrounds should be a considered. The Department should explore opportunities to enhance the playground structures and the surfacing surrounding playgrounds.

**Objective 2.6: Explore opportunities to fill the identified gaps in the Level of Service Analysis**

The importance of addressing low scoring components and amenities along with the significant gaps in service for future residential growth areas is critical to all citywide planning efforts. As the City grows and development takes place, the master plan inventory and Level of Service Analysis serve as the tool which the City should utilize when prioritizing capital improvement plans, costs, and phasing recommendations. The concept plans address this objective and places many of the new amenities in underutilized spaces within the existing parks.

**Objective 2.7: Seek additional outdoor open space and parks**

The Department should look for opportunities to acquire new park lands near newer, or underserved neighborhoods and refer to the recommendations outlined in the Level of Service Analysis which identified potential gaps in service within the community. The Department should continue to assess available land for future park development. Opportunities to increase open space and passive recreation through the development of new parks should be considered.

Natural areas should be preserved for opportunities focused on outdoor programming and facility needs suggested from the survey where 70 percent of respondents rated the importance of open space/natural areas as very important and community parks at 74 percent, trails and pathways at 71 percent and aquatic facilities at 71 percent.

### **Objective 2.8: Upgrade convenience and customer service amenities to existing facilities**

As noted in the Level of Service and GRASP analysis, many facilities ranked low on components and the City should consider upgrades and improvements such as adding shade, restrooms, water bottle filling stations, drinking fountains, security lighting, public art and other amenities. The concession stand at Browns Mill Park should be replaced with a more accessible and food service suitable facility.

### **Objective 2.9: Improve maintenance standards and plans**

The implementation of a standardized maintenance plan with task lists should be a priority for the department in order to provide quality facilities, well-maintained parks and grounds, and sustainable maintenance practices. A key step in this process will be to keep an open line of communication with the contracted organization on the recommend task lists as a means of accountability and level of service. It will be important to re-visit the maintenance agreement annually to confirm that this is the most efficient process including a thorough knowledge base of athletic field management, playground safety inspections, aquatic facilities and other areas where expert knowledge is required.

## **Goal 3: Continue to Improve and Enhance Organizational Efficiencies**

### **Objective 3.1: Improve and enhance internal and external communication to promote Stonecrest Parks and Recreation parks, facilities, and programs**

As a department that is just over a year old, the importance of developing and adding communication methods to the Department's portfolio will only enhance the success of programs and build a strong and supportive foundations among staff and within the community. To be successful, the Department should develop a marketing plan that will guide communication and promotion of its activities and facilities. Such a marketing effort will create greater awareness of the City's recreation offerings and should include branding of the City of Stonecrest as an outdoor destination. The Department's role in creating experiences in the outdoors through use of social media, the Department website and partnership opportunities should be utilized consistently. This could involve additional staff on a contractual basis.

### **Objective 3.2: Coordinate efforts with contracted non-profits, Dekalb County, and schools to promote and partner on shared use of facilities and partner with events**

The Department's outreach and engagement efforts should continue to use a variety of methods to engage the community in current and future parks, recreation, and trails planning efforts. Stonecrest is a diverse recreation-based community, and the Department should strengthen its efforts to promote and create awareness of the amenities available as well as promote the public health benefits. As such, it is important to provide accessible, well maintained open spaces to help improve the health and vitality of the community. In addition to health benefits, the Department should promote the impact of natural resources for economic sustainability. A focus moving forward should be to bring awareness to natural and outdoor recreation as a key role in tourism and economic development for the City.

### **Objective 3.3: Improve and enhance internal and external communication to promote Stonecrest Parks and Recreation parks, facilities, and programs**

As a department that is just over a year old, the importance of developing and adding communication methods to the Department's portfolio will only enhance the success of programs and build a strong and supportive foundations among staff and within the community. To be successful, the Department should develop a marketing plan that will guide communication and promotion of its activities and facilities. Such a marketing effort will create greater awareness of the City's recreation offerings and should include branding of the City of Stonecrest as an outdoor destination. The Department's role in creating experiences in the outdoors through use of social media, the Department website and partnership opportunities should be utilized consistently. This could involve additional staff on a contractual basis.

### **Objective 3.4: Explore and Implement a Cost Recovery and Resource Allocation program philosophy and practice for a strong return in revenues**

The Department should track expenses and revenues (cost recovery) for programs and events by implementing a formal resource allocation and cost recovery philosophy, model, and policy that is grounded in the values, vision and mission of the City. The GreenPlay team conducted a workshop for staff on the Pyramid Methodology and provided resource materials for the staff. Developing a pricing methodology that reflects the community's values, while generating revenues to help sustain Stonecrest's facilities, parks, programs, and services would be a valuable tool moving forward.

### **Objective 3.5: Engage and broaden the involvement of the Parks and Recreation Advisory Board**

Review existing policies and bylaws for the Parks and Recreation Advisory Board and make needed revisions that will support the structure of ongoing improvements to the Department's operations and service to the community.

## **Goal 4: Increase Financial Opportunities**

### **Objective 4.1: Implement the model for Cost Recovery/Resource Allocation**

The Department will benefit by developing a written resource allocation/cost recovery policy that will develop and create established goals. Developing a policy in CR/RA is a key component to maintaining an agency's financial control, equitable pricing offerings, and helps to identify core services including programs and facilities. Critical to this philosophical undertaking is the support and buy-in of elected officials and advisory boards, staff, and ultimately, citizens.

### **Objective 4.2: Seek additional funding opportunities**

In an effort to see additional funding for parks and recreation, strong consideration should be given to SPLOST, the Special Purpose Local Option Sales Tax. SPLOST may be used for capital purchases and areas focused on transportation. Other areas that the City should consider for funding include:

- Seek increased General Fund allocation to address recommendations from the Master Plan and increased capital funding.
- The assessment of developer impact fees for new construction that has the ability to add additional users of parks and facilities. The implementation of impact fees for development in unincorporated portions of the City could supplement current funding for large capital projects.
- Donations, grants, and sponsorships are other funding mechanisms that could be used provided a strict contract and agreement policy is set in place. This type of funding opportunity is generally short term, specific to a project or amenity, and normally require matching funds. These strategies are a great source of supplemental funds but are not a long-term solution.
- For long term funding of park maintenance, the City could consider a transient tax that would tax visitors who stay in hotels, bed and breakfasts, and short-term rentals (i.e. Airbnb).
- Another consideration would be the addition of a sales tax that would be designated toward specific items.

## B. Action Plan, Cost Estimates and Prioritization

The following Goals, Objectives, and Action Items for the recommendations are drawn from the public input, inventory, level of service analysis, findings feedback, and all the information gathered during the master planning process with a primary focus on maintaining, sustaining, and improving Stonecrest's parks, recreation, open space, and trails. All cost estimates are in 2020 figures where applicable. Most costs are dependent on the extent of the enhancements and improvements determined or known at this time.

Timeframe to complete is designated as:

- Short-term (up to 3 years)
- Mid-term (4-6 years)
- Long-term (7-10 years)

**Table 15: Action Plan Table**

### Goal 1: Continue to improve events, programs and service delivery

#### Objective 1.1:

#### Develop additional recreation programs and services

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.1.a Identify and explore increased programming opportunities for teens, special needs, active adults, and families at Browns Mill	N/A	Staff Time, program supplies, and equipment	Ongoing Priority
1.1.b Partner with other providers in the areas of aquatics, camps and fitness opportunities to increase programming such as swim lessons, wellness, and unique camp opportunities	N/A	Staff Time, supplies and equipment	Ongoing

1.1.c Develop and implement a plan to increase outdoor recreation programs and opportunities promoting outdoor adventure, nature, environmental, and passive recreational experiences	N/A	Staff Time	Ongoing
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**Objective 1.2:**

**Explore and expand opportunities for additional community events**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.2.a Expand special event programming by considering trends and demand to expand and build a sense of community.	N/A	Staff time to plan and conduct events - budgeting	Short-term
1.2.b Partner with suitable community and volunteer organizations to host events.	N/A	Staff time and contracted services for sound and set-up options	Ongoing

**Objective 1.3:**  
**Expand cultural arts**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
1.3.a Create a plan to add public art classes, lessons, and programs throughout the community.	Varies based on project	Staff time, supplies, and contractual services	Short-term
1.3.b Expand performing arts, sculpture in the parks and facilities, and concerts/music	TBD - Costs for facility improvements and installations	Staff time, supplies, contractual services	Short-term

**Goal 2: Improve Facilities and Amenities**

**Objective 2.1:**  
**Maintain and improve existing facilities with aging infrastructure**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.1.a The Department should continue to monitor the condition of existing parks, trails and pathways, facilities, and open spaces, as these facilities have been identified by residents as being of high importance. The Department can address lower scoring components and amenities from the Master Plan inventory by upgrading, replacing, or repurposing components or amenities where appropriate.	Will vary based on projects	TBD	Short-term

<p>2.1.b Capital improvement plans, costs, and phasing recommendations and implementation plans should continue to be developed to prioritize items/ projects following the recommendations of the concept plans and Master Plan.</p> <ul style="list-style-type: none"> <li>• Appropriate funding should be provided to address the capital improvement plans.</li> </ul>	<p>Total all costs following approval of Master Plan</p>	<p>Ongoing maintenance costs</p>	<p>Short-term</p>
<p>2.1.c Capital equipment replacement needs</p>	<p>TBD</p>	<p>Staff time or possible contract with consultant</p>	<p>Ongoing</p>
<p>2.1.d Develop safety improvement plans for the entire park system including upgrades to lighting, installation of call boxes and a comprehensive review of sight lines and safety standards.</p>	<p>TBD</p>	<p>Staff time or possible contract with consultant</p>	<p>Short-term</p>
<p>2.1.e Develop a site furnishings standard for the Stonecrest park system including, seating, bollards, benches, waster receptacles, etc.</p>	<p>TBD</p>	<p>Staff time or possible contract with consultant</p>	<p>Short-term</p>



2.1.f Develop a signage, graphics and wayfinding standard for the Stonecrest park system to better align all of the parks for consistency.	TBD	Consultant	Short-term
2.1.g Review all Concept Plans (both graphic and written) and use them to create more detailed plans for each park (New Fairington Park is covered in a separate action item).	TBD	Staff Time	Short-term
2.1.h Add restrooms to prioritized locations	\$75,000 average per restroom	Staff time to manage	Short-term Mid-term
2.1.i Add park pavilions to prioritized locations	\$35,000 average per pavilion	Staff time to manage	Short-term/Mid-term

**Objective 2.2:**

**Expand greenways, bike paths, and connectivity of trails**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.2.a Participate and contribute to the Stonecrest Transportation Plan development process, which is currently underway	NA	Staff Time	Short-term

<p>2.2.b Continue working with other City Departments to develop and expand trails and pathways to connect communities, neighborhoods, and parks.</p>	<p>Will vary based on material and construction</p>	<p>Staff Time</p>	<p>Ongoing</p>
<p>2.2.c Review Stonecrest Parks Concept Plans (graphic and written) to identify and confirm trail plans outlined and described for each park.</p>	<p>N/A</p>	<p>Staff Time</p>	<p>Short-term</p>
<p>2.2.d Develop and maintain a priority list for improving and adding trails and pathways.</p>	<p>Will vary for each project</p>	<p>Staff Time</p>	<p>Ongoing</p>

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**Objective 2.3:**

**Add aquatic amenities to existing and future parks**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
<p>2.3.a Conduct a Feasibility/ Conceptual Study to determine the feasibility and best method to gain community support for an indoor aquatic center.</p> <ul style="list-style-type: none"> <li>• Develop priorities for an aquatic center along with conceptual plans, financial projections for construction, and budget projections, and pro-forma for operations.</li> <li>• Funding plans and obtaining community support should be a focus of this study.</li> </ul>	<p>Dependent on how the Feasibility /Conceptual Study is conducted</p>	<p>Staff Time or possible contract with a consultant</p>	<p>Short-term</p>
<p>2.3.b Identify parks in the system as potential candidates for splash pads.</p>	<p>N/A</p>	<p>Staff Time</p>	<p>Short-term</p>
<p>2.3.c Work with a splash pad manufacturer/installer to confirm budget and specifications for splash pads at designated locations.</p>	<p>N/A</p>	<p>Staff Time and/or possible contract with a consultant</p>	<p>Short-term</p>

2.3.d Execute the installation of splash pads at the designated locations.	TBD	Staff Time	Short-term
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**Objective 2.4:  
Continue to improve ADA accessibility at all facilities**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.4.a The Department should continue to work to make its programs and services accessible to people with disabilities. Ongoing self-evaluation must be a high priority for the Department especially in terms of access.	Will vary based on projects	TBD	Ongoing
2.4.b Development of an ADA Transition Plan must be a high priority for the Department especially in terms of access.	N/A	Staff time or possible contract with a consultant	Short-term

**Objective 2.5:  
Upgrade existing playgrounds**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.5.a Reconstruct and re-install playgrounds (including equipment and surfacing) at park locations where they were previously removed. Ensure all playground components meet code and safety standards.	Will vary based on projects	Staff time or possible contract with a consultant	Short-term
2.5.b Explore opportunities to enhance the playground structures and the surfacing surrounding playgrounds at additional park locations.	Will vary based on projects	Staff Time	Short-term
2.5.c Review Concept Plans (both graphic and written) to identify future playground needs and create a document with products and manufacturers to use again.	N/A	Staff Time	Short-term

**Objective 2.6:**

**Explore opportunities to fill the identified gaps in the Level of Service Analysis**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
<p>2.6.a Review the Level of Service Analysis in conjunction with the Concept Plans (both graphic and written) and develop a priority list that can be compared and coordinated with other department tasks lists.</p> <ul style="list-style-type: none"><li>In particular, review all action items for any overlap, i.e. plan to add restrooms, pavilions, update playgrounds, etc.</li></ul>	<p>Will vary based on projects</p>	<p>Staff Time</p>	<p>Ongoing</p>

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**Objective 2.7:****Seek additional outdoor open space and parks**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
<p>2.7.a The Department should follow the recommendations detailed in the Level of Service Analysis which identified potential gaps in service within the community. The Department should continue to assess available land for future park development.</p> <ul style="list-style-type: none"> <li>• Opportunities to increase open space and passive recreation through the development of new parks should be considered.</li> </ul>	<p>Will vary based on location and future amenities added</p>	<p>Will vary based on location and future amenities added</p>	<p>Short-term/Mid-term</p>
<p>2.7.b Develop an Open Space Preservation Policy that identifies appropriate types of use and limits development of existing open spaces. Use the new property at the intersection of Salem Road and Evans Mill Road as a case study.</p>	<p>Dependent on the engagement of a consultant</p>	<p>Staff time or possible contract with a consultant</p>	<p>Short-term/Mid-</p>
<p>2.7.c Collaborate with land trusts, and other organizations to identify, acquire and or preserve open spaces.</p>	<p>Will vary based on complexity of each project</p>	<p>TBD</p>	<p>Short-term</p>

2.7.d Create a detailed program and Master Plan for the New Fairington Park.	\$60,000-\$85,000	TBD	Short-term
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**Objective 2.8:**

**Upgrade convenience and customer service amenities to existing facilities**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.8.a The concession stand at Browns Mill Park should be replaced with a more accessible and food service suitable facility	\$15,000	Staff Time	Short-term
2.8.b The concession stand at Browns Mill Park should be replaced with a more accessible and food service suitable facility.	\$70,000	Staff Time	Short-term
2.8.c Review the Concept Plans (both graphic and written) and create a priority list for upgrading additional convenience and customer service amenities at existing facilities.	N/A	Staff Time	Short-term



**Objective 2.9:**  
**Improve maintenance standards and plans**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.9.a Conduct an internal review of maintenance contractors and contracts and confirm they are meeting the current and future needs of the parks and the parks system.	N/A	Staff Time	Short-term
2.9.b Develop a maintenance plan using a national park-standard guideline and implement standardized evaluation methods and instruments to measure and track the level of quality of maintenance of facilities and amenities on a regular basis.	Dependent on the engagement of a consultant	Staff time or possible contract with a consultant	Short-term
2.9.c Maintenance staffing should be monitored and adjusted as needed to meet current demand for services.	N/A	Staff time, potential costs for FTEs, PTEs and/or seasonal staff	Ongoing
2.9.d Maintenance projects and annual maintenance needs should be funded on a regular schedule. <ul style="list-style-type: none"> <li>• Priorities for future maintenance projects for should be developed and reviewed regularly.</li> </ul>	Will vary based on projects	TBD	Short-term

**Objective 2.10:**  
**Increase community access to the South River**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
2.10.a Design and construct stair and ramp access from the parking lot to the shore area at the Panola Shoals Trailhead.	\$35,000	Staff time or possible contract with a consultant	Short-term
2.10.b Design and construct a kayak /canoe launch and landing at Panola Shoals Trailhead.	\$15,000	Staff time or possible contract with a consultant	Short-term
2.10.c Design and construct trails in the Miner’s Creek Park to provide visitors additional River access points.	\$15,000	Staff time or possible contract with a consultant	Mid-term
2.10.d Design and construct a kayak / canoe launch and landing at the Everett property.	\$25,000	Staff time or possible contract with a consultant	Short-term

**Goal 3: Continue to Improve and Enhance Organizational Efficiencies**

**Objective 3.1: Improve and enhance internal and external communication to promote Stonecrest Parks and Recreation parks, facilities, and programs**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.1 a Develop a marketing plan to improve and enhance internal and external communications and promote Stonecrest Parks and Recreation parks, facilities and programs	N/A	Addition of a marketing and public relations line item	Ongoing
3.1.b Utilize social media, the Department’s website, and collaborative community efforts consistently. Stay in front of your citizens.	N/A	Staff Time	Ongoing

**Objective 3.2: Improve and enhance internal and external communication to promote Stonecrest Parks and Recreation parks, facilities, and programs**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.2.a Capitalize and maximize the uniqueness of Stonecrest and diversity of amenities by collaborating with other organizations such as the healthcare industry to focus on wellness to improve the health and vitality of the community.	\$75,000 equipment	Staff Time and hiring of instructor positions	Ongoing Priority

3.2.b Identify and promote the impact of natural resources within the City for economic sustainability through collaboration with water resource and trail organizations.	N/A	Staff Time	Ongoing
3.2.c Develop a strategy to improve and strengthen new and additional partnerships with local youth athletic organizations and local municipal parks and recreation departments, and trails.	May vary based on project and approach	Staff Time	Ongoing Priority

**Objective 3.3:**

**Dedicate staff to explore a cost recovery and resource allocation program philosophy**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.3.a Designate a staff member to lead this effort in cooperation with City leadership including the City Manager and Finance Department.	N/A	Staff Time Cost of training and implementation	Short-Term
3.3.b Evaluate and develop a pricing method that reflects the community's values and economic viability	N/A	Staff Time	Ongoing

**Objective 3.4:****Engage and broaden the involvement of the Parks and Recreation Advisory Board**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
3.4.a Engage the Parks and Recreation Advisory Board as advocates for department wide efforts. They should be involved in policy recommendations and operations.	N/A	Staff Time	Ongoing

**Goal 4: Increase Financial Opportunities****Objective 4.1:****Implement the model for Cost Recovery/Resource Allocation**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.1.a Develop a resource allocation and cost recovery philosophy, model and policy that is grounded in the values, vision, and mission of the City of Stonecrest	\$45-\$65k if contracted	Staff Time	Mid-Term
4.1.b Establish a pricing methodology that continuously reflects community values, while generating adequate revenues to sustain Stonecrest's facilities, parks, open space, programs, and services. Review the user fee structure annually.	N/A	Staff Time	Short-Term

**Objective 4.2:**  
**Seek additional funding opportunities**

Actions	Capital Cost Estimate	Operational Budget Impact	Timeframe to Complete
4.2.a Seek increased General Fund allocation to address recommendations from the Master Plan and increased capital funding.	Will vary based on projects recommended	Staff Time	Short-Term
4.2.b Designate 5% of SPLOST funding for capital and trail projects for Parks and Recreation Department initiatives	N/A	Staff Time Increased Revenues	Short-Term Priority
4.2.c Implement developer impact fees for new construction	Will vary based on projects recommended	Staff Time Increased Revenues	Mid-Term
4.2.d Seek donation, grant, and sponsorship opportunities through the development of an “funding opportunity packet” for the entire department and should include a naming rights policy.	N/A	Staff Time	Ongoing
4.2.e Explore the feasibility of a transient tax for long term funding for park maintenance.	N/A	Staff time	Long-Term