



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

CITY COUNCIL MEETING AGENDA

VIRTUAL MEETING

May 26, 2020

7:00 p.m.

- 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 May 11, 2020 City Council Meeting Minutes
- VII. PRESENTATIONS:**
 - a. 2020 RETIRED ADMINISTRATORS, TEACHERS AND SUPPORT STAFF
- VIII. APPOINTMENTS:**
- IX. PUBLIC COMMENTS**

(since this meeting will be conducted virtually, the public comments received via email in advance of the meeting will be read into the minutes by the City Clerk)
- X. PUBLIC HEARINGS:**
 - a. Ordinance for Rezoning Application RZ-20-001
(6086 & 6100 Hillandale Drive)
(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. NEW BUSINESS:

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

- b. Lot Combination for Parcels: 16-132-1-1, 16-132-2-2, 16-132-2-3, 16-133-1-2,
16-125-1-153, 16-124-1-3, 16-132-1-19

XII. OLD BUSINESS:

- a. N/A

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.

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

VI. MINUTES:May 11, 2020 City Council Meeting Minutes



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Tammy Grimes – District 5

CITY COUNCIL MEETING MINUTES

May 11, 2020

7:00 p.m.

Virtual Meeting Available to the Public via YouTube Live

I. CALL TO ORDER: Mayor Jason Lary

II. ROLL CALL: All members present.

III. INVOCATION: Invocation was led by Council Member Rob Turner.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE COUNCIL AGENDA:

Deputy City Manager Plez Joyner suggested amending the agenda to correct the New Business Agenda Item “Purchase Sales Agreement for Trammel Crow Road Development in Lithonia Industrial Park” to “Resolution for Trammel Crow Road Development in Lithonia Industrial Park.” Mayor Jason Lary asked for the amendment to the agenda.

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

Motion passed unanimously.

VI. MINUTES:

a. April 27, 2020 Minutes Council Meeting Minutes

Approval of the Minutes

Motion 2- was made by Council Member George Turner to approve the April 27, 2020 Minutes and asked to include Special Called to the preface and was seconded by Council Member Rob Turner.

Motion passed unanimously.

VII. PRESENTATIONS:

a. None

VIII. APPOINTMENTS:

a. None

IX. PUBLIC COMMENTS

a. None

X. PUBLIC HEARING

a. Purchase Sales Agreement for Trammel Crow Road Development in Lithonia Industrial Park

Motion 3- was made by Council Member Jimmy Clanton to open the Public Hearing and was seconded by Council Member George Turner.

Motion passed unanimously.

City Clerk Megan Reid announced that she had not received any Public Hearing Comments via email.

Motion 4- was made by Council Member Rob Turner to close the Public Hearing and was seconded by Mayor Jason Lary.

Motion passed unanimously.

XI. NEW BUSINESS

a. **Resolution for Trammel Crow Development in Lithonia Industrial Park**

Motion 5- was made by Mayor Jason Lary to approve the Resolution and was seconded by Council Member Jimmy Clanton.

There was much discussion.

Motion passed unanimously.

XII. OLD BUSINESS

a. Contract for External Auditing Services for FY 2019

Motion 6- was made by Mayor Jason Lary to defer this item until more information pertaining to a contract and was seconded by Council Member Jimmy Clanton.

There was much discussion.

Motion passed unanimously.

b. Contract for Internal Auditing Services for FY 2020

Motion 7- was made by Council member George Turner to remove this item from Regular Session and to discuss in Executive Session and was seconded by Council Member Jazzmin Cobble.

Motion passed unanimously.

c. Stonecrest Annexation Plan from Fincher Denmark LLC

Motion 8- was made by Council Member George Turner to authorize Mayor Jason Lary to initiate the steps to start the annexation process and was seconded by Council Member Rob Turner.

Motion passed unanimously.

d. Revenue Retrieval & Enhancement Proposal from Fincher Denmark LLC

Motion 9- was made by Council Member George Turner to defer this to a Work Session for further discussion and was seconded by Council Member Tammy Grimes.

Motion passed 4-2 with Mayor Jason Lary and Council member Jimmy Clanton voting no.

e. Transportation Master Plan

No action taken on this item. Deputy City Manager Plez Joyner updated the Council of progress of Transportation Master Plan.

f. Transportation Summit Update

No action taken on this item. Deputy City Manager Plez Joyner updated the Council of upcoming meeting.

g. City of Stonecrest State of Emergency for City Employees and Facilities (expires on May 11, 2020)

No action taken on this item. City Attorney explained that once it expires that the mayor and Council are limited to what actions can be made because of Governor Kemp's Executive Orders.

XIII. EXECUTIVE SESSION

Motion 10- was made by Council Member George Turner to go into Executive Session and was seconded by Mayor Jason Lary.

Motion passed 5-0-1 with Council Member Rob Turner unavailable to vote.

Motion 11- was made by Council Member Rob Turner to adjourn the Executive Session and was seconded by Council Member Tammy Grimes.

Motion passed unanimously.

Motion 12- was made by Council Member George Turner to reenter into Regular Session and was seconded by Council Member Jimmy Clanton.

Motion passed unanimously.

Motion 13- was made by Council Member George Turner to defer Internal Auditor Contract to next meeting in Executive Session and was seconded by Council Member Rob Turner.

Motion passed unanimously.

XIV. CITY MANAGER UPDATE

Deputy City Manager Plez Joyner- Asked for everyone to attend the virtual meeting to discuss the Transportation Summit.

XV. CITY ATTORNEY

None.

XVI. MAYOR AND COUNCIL UPDATES

Council Member Jimmy Clanton- None

Council Member Rob Turner- None.

Council Member Jazzmin Cobble- Reminded Citizens to check their absentee ballots and make sure they received the correct one.

Council Member George Turner- 2020 Census Count is currently at 58% in the USA and 54% in Georgia and 48% in Stonecrest. Keep completing the Census!

Council Member Tammy Grimes- Thanked Mayor Lary for help with the Mask Distribution along with Delta Sigma Theta for the Traditions Nursing Home.

Mayor Jason Lary- Stonecrest Cares is giving away 2000 free masks on Friday, May 15 from 11am-1pm at the Old Sam's Parking Lot. They will also be giving out 2020 Census Information.

XVII. ADJOURNMENT

Motion 6- was made by Council Member George Turner to adjourn and was seconded by Mayor Jason Lary.

Motion passed unanimously.

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

Mayor Jason Lary

ATTEST:

Megan P. Reid, City Clerk

VII. Presentations: 2020 RETIRED ADMINISTRATORS, TEACHERS AND SUPPORT STAFF

2020 RETIRED ADMINISTRATORS, TEACHERS AND SUPPORT STAFF

DEKALB COUNTY SCHOOL DISTRICT*

City of Stonecrest

1. **Albert Bell** - *Teacher: Health and Physical Ed.* - Stoneview Elementary
2. **Joette Edge** – *School Nurse (RN/LPN):* – Stoneview Elementary
3. **Glenda Hoskins** – *Teacher: Spanish* – Martin Luther High Jr. High School
4. **Nettie McCrary-Brown** – *Teacher: Interrelated: Support Services/Instruction* at– Murphey-Candler Elem.
5. **Barbara Middlebrooks** – *Assistant: The School Office* – Miller Grove High
6. **Patricia Ramsey** – *Teacher: Kindergarten* - E.L. Bouie, Sr. Elementary
7. **Allen Sampson** - *Teacher, Health and Physical Ed.* –Martin Luther High Jr. High School
8. **Taneesha Thomas** - *Administrative Support* - Arabia Mountain High School
9. **Harriett Thompson** – *School Nutrition Assistant* – Lithonia Middle School
10. **Tracey Williams** – *Assistant Principal* – Salem Middle School
11. **Janis McDonald** – *Teacher: Special Education* – Lithonia High School

**List Compiled from Councilmember Tammy Grimes' Spreadsheet*



CITY COUNCIL AGENDA ITEM

SUBJECT: Lot combination for parcels: 16-132-1-1,16-132-2-2, 16-132-2-3, 16-133-1-2, 16-125-1-153, 16-124-1-3 & 16-132-1-19

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

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

Date Submitted: 05/20/2020

Work Section:

Council Meeting: 05/26/2020

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director

PURPOSE: The applicant (Planners and Engineers Collaborative / Trammel Crow) requesting lot combination of seven (7) parcels for a commercial development. Applicant cannot construct a building on multiple parcels. Applicant needs to combine all the parcels into one parcel for the development.

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

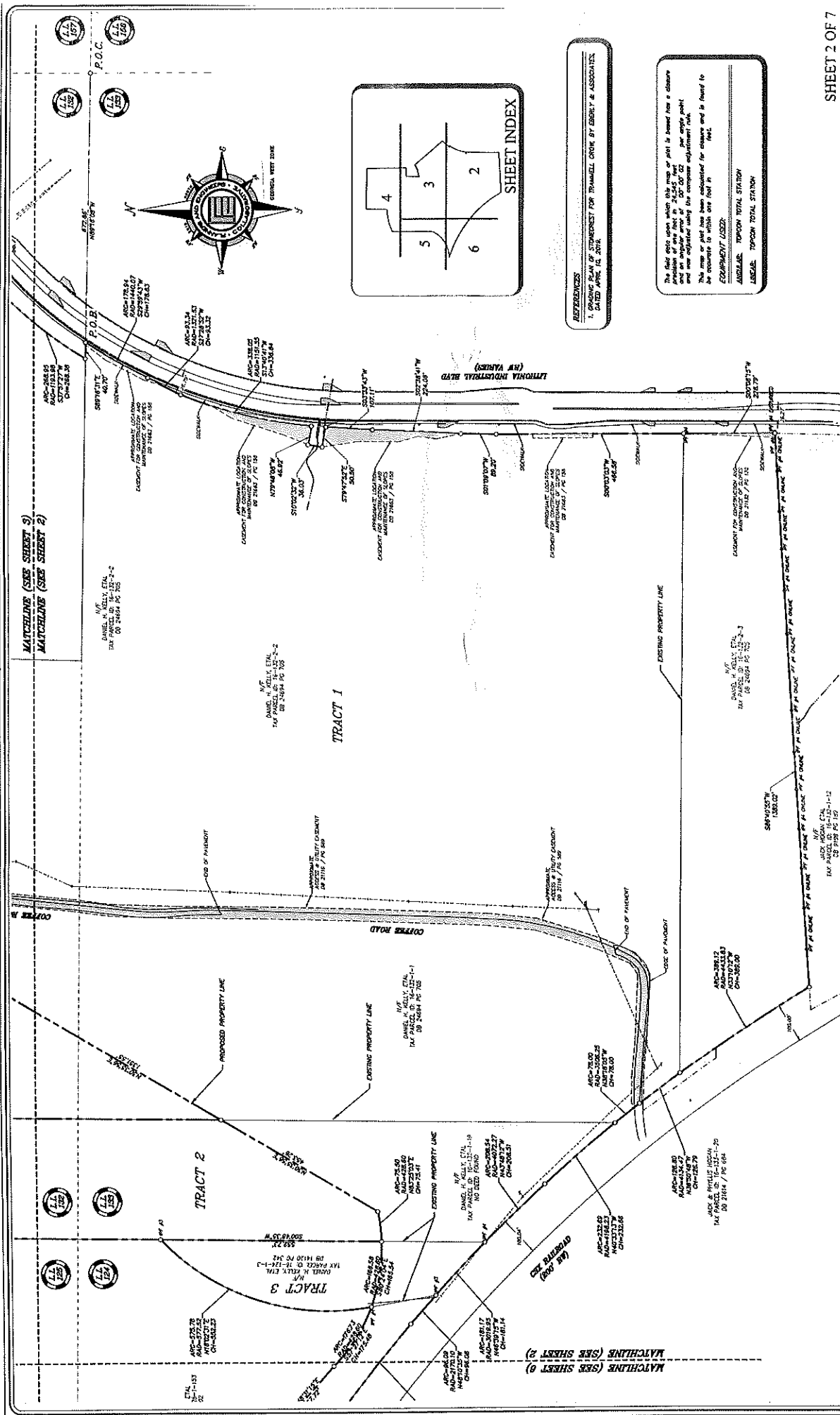
OPTIONS: Approve; Deny; or Defer

RECOMMENDED ACTION:

Staff recommended approval of lot combination.

ATTACHMENTS:

#1 Plat



REFERENCES
 1. DRAWING PLAN OF STONECREST FOR TRAMMELL CIRCLE BY EBBERT & ASSOCIATES, DATED APRIL 10, 2018.

The field notes upon which this map or plan is based have a closure and an angular error of 00' 00" 00 per single point, and are adjusted using the compass adjustment rule.
 This map or plan has been calculated for closure and is found to be accurate to within one foot in 100,000.
COMPUTATION USER:
 ANGELO TOPPOON TOTAL STATION
 LASCAR, TOPPOON TOTAL STATION

LOT RE-CONFIGURATION PLAN

STONECREST

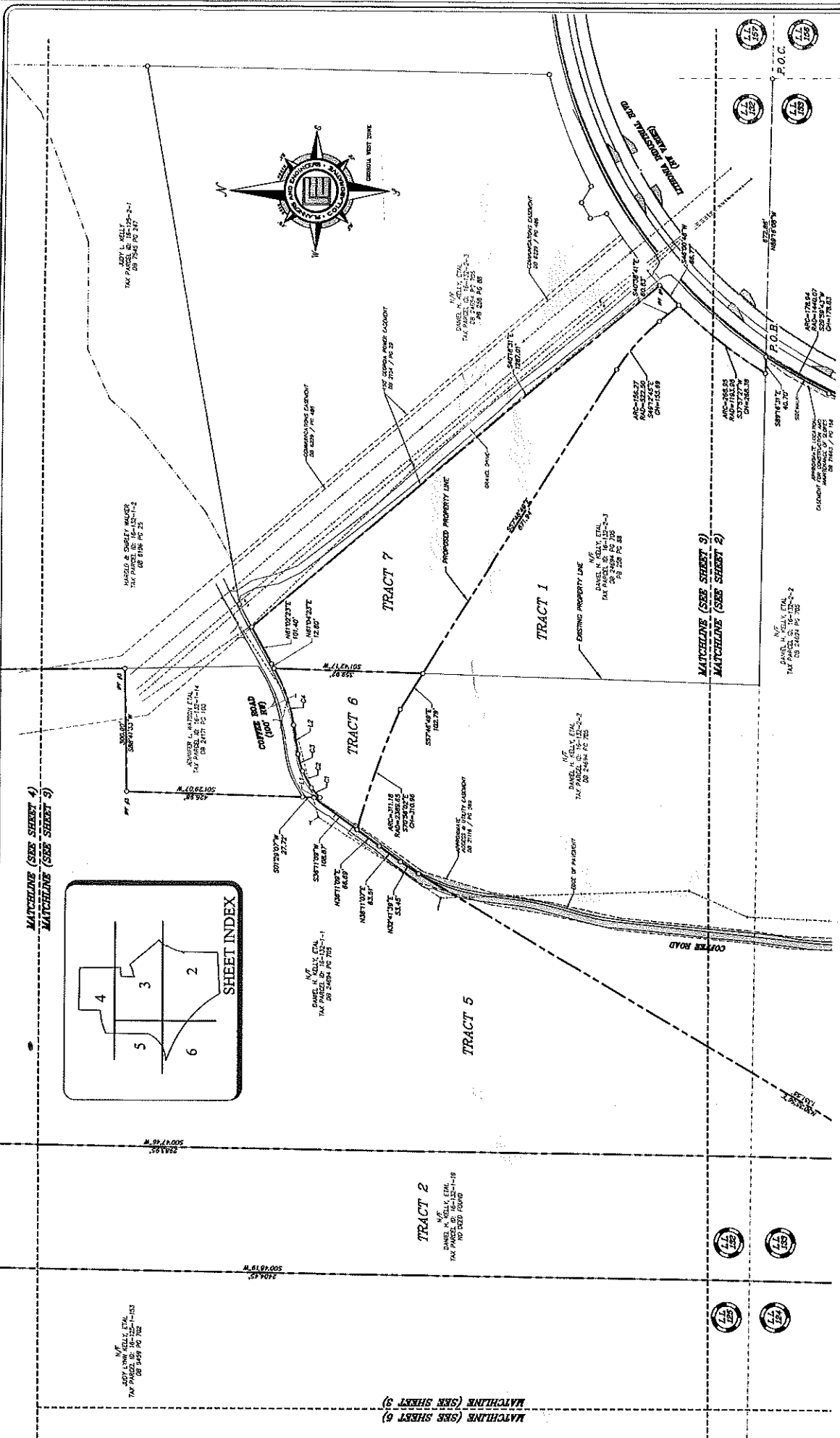
PLANNERS AND ENGINEERS COLLABORATIVE
 WE PROVIDE SOLUTIONS
 SITE PLANNING, SURVEYING, LAND ACQUISITION, ENVIRONMENTAL CONSULTING, AND CONSTRUCTION MANAGEMENT.
 1100 N. W. 11th St., Suite 100
 Ft. Lauderdale, FL 33304

NO.	REV.	DATE	DESCRIPTION	BY
1				
2				
3				
4				

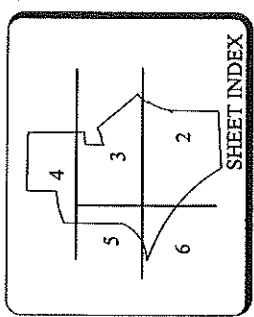
LAND LOTS 24, 132 & 133
 DISTRICT 10A

DEKALB COUNTY
 GEORGIA

DATE OF FIELD WORK: AUGUST 7, 2019



MATCHLINE (SEE SHEET 4)
MATCHLINE (SEE SHEET 3)



MATCHLINE (SEE SHEET 6)
MATCHLINE (SEE SHEET 9)

SHEET 3 OF 7

REVIEW BY: NCS
 CHECKED BY: NCS
 FILE NO.: 19-14-00
 DATE: AUGUST 7, 2019
 DRAWN BY: P-105
 DATE OF FIELD WORK: AUGUST 7, 2019

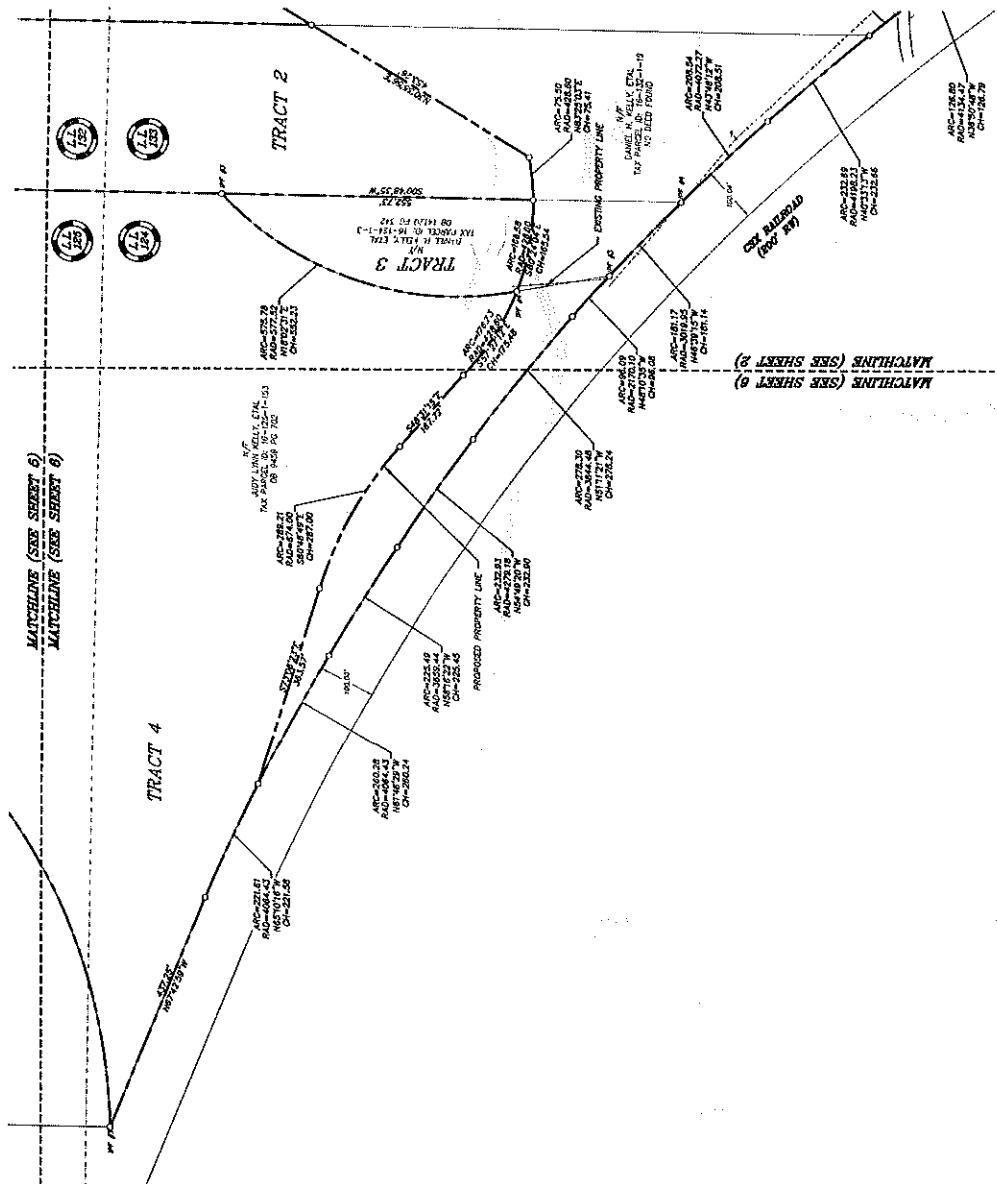
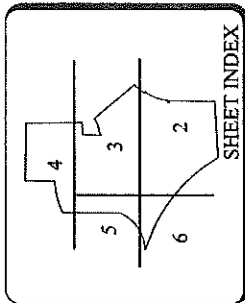
STONECREST
 BRADLEY COUNTY, MISSISSIPPI

LOT RE-CONFIGURATION PLAT

LAKE LOT 124, 125 & 133
 SECTION 10, T10N, R10E

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

PLANNERS AND ENGINEERS COLLABORATIVE
 "WE PROVIDE SOLUTIONS"
 17681 BRANDY CREEK DRIVE
 39070 BRADLEY COUNTY, MISSISSIPPI 39099
 WWW.PECCOLLAB.COM



SHEET 6 OF 7

DRAWN BY: JCS
 CHECKED BY: JCS
 FILE NO.: 194609
 SCALE: 1"=100'
 DATE OF FIELD WORK: AUGUST 7, 2019

BEAL'S CORP.
 2019

LOT RE-CONFIGURATION PLAT
 STONECREST

LAND LOTS: 124, 132 & 133
 DISTRICT: 18th

KEY	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

PLANNERS AND ENGINEERS COLLABORATIVE
 "WE PROVIDE SOLUTIONS"
 400 N. MAIN ST. SUITE 200, STONECREST, IA 50840
 563.383.3333
 WWW.PAECOLLABORATIVE.COM

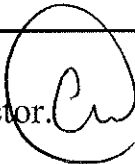


CITY COUNCIL AGENDA ITEM

**SUBJECT: Ordinance for Rezoning Applications
RZ-20-001**

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

Date Submitted: 5/20/20 **Work Section:** **Council Meeting: 5/26/2020**

SUBMITTED BY: Christopher Wheeler, Planning and Zoning Director. 

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

HISTORY: This item was heard at the March 10th Planning Commission Meeting. The applicant requested to change the subject property zoning from MR-1 to MR-2 for the development of workforce housing. The Planning Commission recommend approval of land use petition.

OPTIONS: Approve or Deny; Defer

RECOMMENDATED ACTION:

Planning Commission recommended approval RZ-20-001 at the March 10th meeting.

ATTACHMENTS:

- # 1 5/20/2020 Staff Report
- # 2 5/20/2020 Rezoning Application

3 05/20/2020 Power Point Presentation



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Planning Commission March 10th, 2020 / Mayor and City Council Meeting March 23rd, 2020

GENERAL INFORMATION

Petition Number: RZ-20-001

Applicant: Blue Ridge Atlantic Development

Owner: James Mac Sams & Joslin Sams

Project Location: 6086 & 6100 Hillandale Drive

District: District 2

Acreage: 5.63

Existing Zoning: MR-1 (Med Density Residential)

Proposed Zoning: MR-2 (Med Density Residential)

**Comprehensive Plan Community:
Area Designation** Office Professional

Proposed Development/Request: The applicant is requesting to rezone the subject properties from MR-1 to MR-2 and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.

Staff Recommendations: *Approval with Conditions*

Planning Commission: **Approval with Conditions**



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Aerial Map



ZONING CASE: RZ-20-001

ADDRESS: **6086 & 6100 Hillendale Road**

CURRENT ZONING: **MR-1 (Med Density Residential)**

FUTURE LAND USE: **Office Professional**



Subject Property

0 0.025 0.05 mi



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Zoning Map



ZONING CASE: RZ-20-001

ADDRESS: **6086 & 6100 Hillandale Road**

CURRENT ZONING: **MR-1 (Med Density Residential)**

FUTURE LAND USE: **Office Professional**



Subject Property

0 0.025 0.05 mi



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

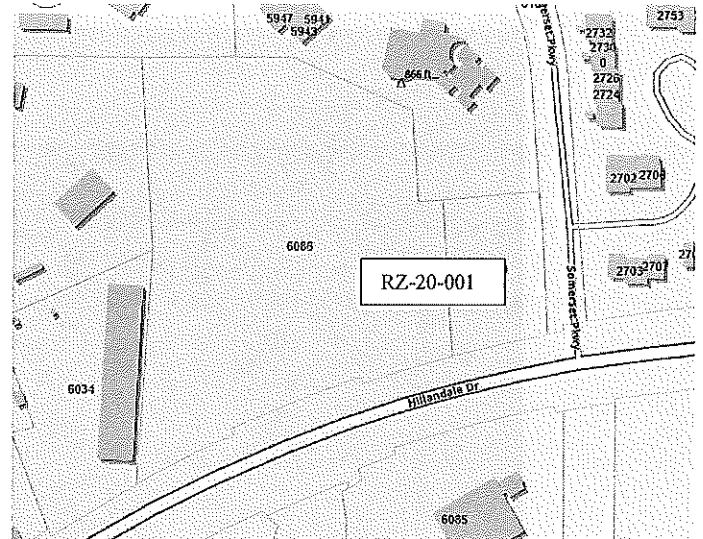
RZ-20-001

PROJECT OVERVIEW

Location

The subject properties are located at 6086 & 6100 Hillandale Drive. The property is approximately 564 feet northwest of Hillandale and Farington intersection.

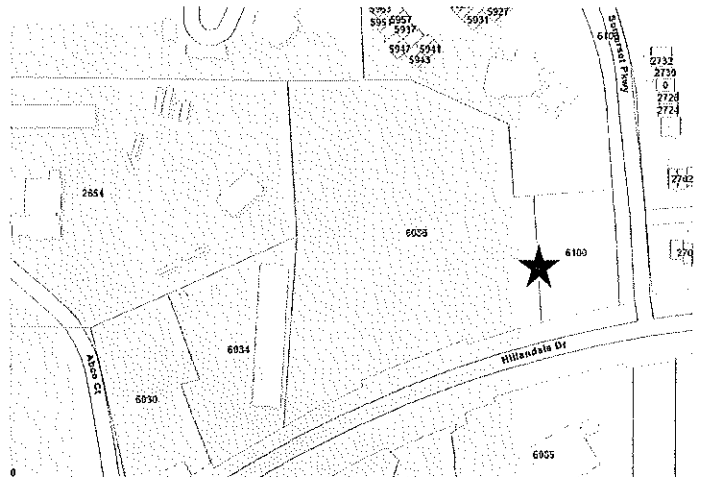
The property is bounded by Hillandale Drive to south, by Somerset Condominium and Bella Vista Apartment to the north and west and an undeveloped parcel to the east.



Background

Currently, the property has kept its original zoning classification of MR-1 under Stonecrest Zoning Ordinance per Dekalb County Zoning case Z-86017.

The properties are currently undeveloped lots. The topography of the property is characterized as being even throughout. The properties also have a mixture of hardwoods and mature pines as well.



Rezoning Request

The applicant is requesting to rezone the 5.63 acres of the subject properties from MR-1 (Medium Residential Density) District to MR-2 (Medium Residential Density) District and future land use character from Office Professional to Urban Neighborhood for the development of 120 units of work force housing. The proposed project would have a density of 24 units per acre and the building will be a maximum of 3 stories.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

Proposed Elevations



<p>MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. 25 CHURCH STREET, SUITE 201 DECATUR, GEORGIA 30030 404-375-580 RESERVE AT HILLDALE STONECREST, GA</p>

Public Participation

Property owners within 500 feet of subject property were mailed notices of the proposed rezoning in January. The community meeting was held on February 20th, 2020, at 6:30 pm at Stonecrest City Hall chambers, Stonecrest Georgia 30038. Several residents show up at the community meeting regarding the rezoning application.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

STANDARDS OF REZONING REVIEW

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by medium density housing. * Please see the map below table

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: MR-2	Residential	21 units/acre
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
Adjacent: West	M (Light Industrial) District	Multi-family (Brightstone Senior)	24 units/acre
Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

The proposed land use change would permit a use that would be suitable in view and development of the nearby properties as majority of the property surrounding the property are multi-family developments. The applicant proposed use would be suitable.

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed land use change will not adversely affect the existing use or usability of adjacent of nearby property or properties. The current zoning of the property is the recommend zoning classification for the proposed land use and would be similar to the property and properties.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Access to the property be via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause an excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant show the development would be under 100 trips during the peak hours.

The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity and additional portable classrooms may be required to accomodate students from new developments.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The amendment is consistent with the written polices in the Stonecrest comprehensive plan. The surrounding properties have the same FLU designation as the proposed change which allow the property to be more consistent with the Stonecrest Comp Plan.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

There is no potential impact on property or properties in ad adjoining governmental jurisdiction in case of the proposed changes near county or municipal boundary lines.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

There are existing conditions affecting the use and development of the affected land area which supports the approval of the land use change. The current zoning of the property (MR-1) is a not a permitted zoning classification in Office Professional, therefore changing the FLU character would make the property consistent with the Stonecrest Comp Plan.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

STANDARDS OF REZONING REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

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

As shown in the table below, the subject property is surrounded by low to medium density housing. * Please see the map below table

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Applicant	Proposed: MR-2	Residential	21 units/acre
Adjacent: North	MR-1 (Med Residential Density) District	Multi-family (Bella Vista Apartments)	12 units/acre
Adjacent: North / East	MR-1 (Med Residential Density) District	Attached Single-family (Somerset Condos)	15 units/acre
Adjacent: West	M (Light Industrial) District	Multi-family (Brightstone Senior)	24 units/acre
Adjacent: West	M (Light Industrial) District	Industrial (Undeveloped parcel)	n/a
Nearby: South West	M (Light Industrial) District	Office-Institutional (Hillandale Dialysis)	11,500 square feet/acre
Nearby: South East	M (Light Industrial) District	Commercial (Hillandale Center)	7,000 square feet/acre

The proposed change in zoning would permit a use that would be suitable in view and development of the nearby properties. The medium residential medium density district is intended development for the Urban Neighbor Hood Character area. The proposed density would be like other developments in the area.

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

The subject property is located within the Urban Neighborhood character area of the Stonecrest Comprehensive Plan. The character area intends to limit small scale goods and Townhomes; Multi-family developments. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

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

The property is currently zoned MR-1, which permits the development of attached single-family homes and multifamily homes at density of 8 units per acre. The property does have reasonable economic use as currently zoned.

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

The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the suggested zoning for the residential development would not adversely affect the existing use of the property as the applicant is essentially asking for the same zoning classification.

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

There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification. The applicant is asking for increase in density which would still be consistent with the area.

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

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property.

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

Access to the property be via Hillandale Drive, which is a major collector road that staff believes would have the traffic capacity to handle the volume of traffic generated by the zoning change and will not cause an excessive or burdensome use of the existing street or transportation. The project trip generation submitted by the applicant show the development would be under 100 trips during the peak hours.

The zoning proposal will not cause an excessive or burdensome on utilities as De the property has the sewer capacity for commercial development.

When fully constructed, this development would be expected to generate 27 students: 12 at Stoneview ES, 5 at Lithonia MS, 4 at Lithonia HS, 6 at other DCSD schools, and 0 at private schools. Enrollment at Stoneview ES is already above capacity and additional portable classrooms may be required to accomodate students from new developments.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

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

The zoning proposal will not adversely impact the environment or surrounding natural resources.



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

RZ-20-001

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of RZ-20-001, **subject to the following conditions:**

1. The site shall be developed in general conformance with the site plan received by the city on January 7th, 2020.
2. The development shall be limited to 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the city on January 7th, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirement for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb & gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no coast to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thrifty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project per Section 14-200 (9)b of the Stonecrest Development Regulations, subject to the approval of the City Engineer.

PLANNING RECOMMENDATION

On March 10th, 2020 the Planning Commission recommend **approval of RZ-20-001** with the following conditions;

1. The site shall be developed in general conformance with the site plan received by the city on January 7th, 2020.
2. The development shall be limited to 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the city on January 7th, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.
4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirement for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb & gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no coast to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thrifty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project per Section 14-200 (9)b of the Stonecrest Development Regulations, subject to the approval of the City Engineer.

RZ-20-0001



Received

JAN 07 2020

City of Stonecrest, Georgia
Planning & Zoning Department

Rezoning Application

Owner Information
Property Information
Questionnaire

Owner's Name: JAMES MAC SAMS & JOSLIN SAMS	
Owner's Address: 6086 HILLANDALE DR, STONECREST, GA 30058	
Phone:	Fax: Email:
Property Address: 6086 HILLANDALE DR, STONECREST, GA 30058	
Parcel Size: 0.73 - COMBINED FOR 5.63	
Parcel ID: 16 088 01 009	
Current Zoning Classification: MR-1	
Requested Zoning Classification: MR-2	
Name: BLUE RIDGE ATLANTIC DEVELOPMENT	
Address: 2018 EASTWOOD RD, WILMINGTON, NC 28403	
Phone: 910-338-3349	Fax: CHRIS.E@BLUERIDGEATLANTIC.COM
Cell:	Email:
Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="checkbox"/> Yes <input type="checkbox"/> No	
1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? YES - the property is located in a area surrounded by multi-family and commercial.	
2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? NO	
3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? NO	
4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? NO	
5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? NO	
6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? NO	

Attending March 3, 2020 Planning Com. meeting



Site Plan Checklist

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

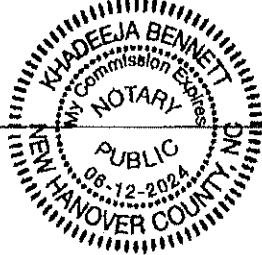
- Key and/or legend and site location map with North arrow
- Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- Acreage of subject property
- Location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



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").

Form with fields for Applicant/Petitioner and Attorney/Agent, including signature, address, phone, date, and notary public information.





Letter of Intent







Letter of Intent

6086-6100 Hillandale Dr, Stonecrest, GA 30058

Blue Ridge Atlantic Development intends to utilize a range of funding sources, including private activity bonds, to develop 120 units of workforce housing located at 6100 and 6086 Hillandale Dr. in Stonecrest, GA. This project will come to be known as the "Reserve at Hillandale".

Currently the site(s) are zoned MR-1 which allows for a density of up to 12 units per acres with the density bonus. The applicant is A rezoning to MR-2 with a density bonus of 24 units per acre to allow for 120 units of workforce housing on 5.63 acres (which is approximately 21.4 units per acre). This assumes the combination of two parcels (16 088 01 009 consisting of .73 acres and 16 088 01 007 consisting of 4.9 acres). This density is also common with the surrounding area given the multi-family nature of the surrounding uses. The site is currently undeveloped and is adjacent to a vacant warehouse building on Hillandale Drive as well as Somerset Condos. As part of the density bonus the City of Stonecrest code allows for 4 stories or 60 feet (whichever is less) This will be more than enough as our buildings are only 3 stories.

Further the applicant is also requesting one entrance to be allow for this property. The DeKalb County Fire Marshall permits developments of this size to be adequately served by one driveway. This only comes into question when project sizes are in excess of 200-units. It should also be noted our site plan is a divided driveway which provides greater width with a quasi-two entrance feel.

The building's exteriors will feature a modern design augmenting brick or stone facades with hardi-plank siding to provide for enhanced architectural appeal. The community will also achieve Earthcraft Multifamily certification which will utilize the latest in energy efficient materials and green building practices. The residents will enjoy a number of amenities including but not limited to: fitness center, business center, pool, dog park area, playground area, resident gathering area, conference room for resident use, and an outdoor grilling facility.

Blue Ridge Atlantic Development is also working to partner with a community service provider that will provide certain education services to the residents and their families (example: ready schools, adult home buyer classes, financial independence training, etc.). Another feature we are working to incorporate is a community gardening area. The unit mix includes 40 one bedroom, 60 two bedroom, and 20 three bedroom units (with one additional two bedroom employee unit).. All of the units will be reserved at the 60% of AMI level.



Blue Ridge Atlantic is a long-term owner and will own this project for at least 15-years. Martin Riley Associates (MRA), a Decatur based architecture firm, is the project architect. MRA is a decorated architecture firm with decades of experience in this housing niche. The firm has also received several awards over the years for innovative senior and workforce housing. With the input of the City of Stonecrest, MRA will design the project in a manner that will be an asset to the community and sustainable for the long-term ownership of Blue Ridge Atlantic



Public Participation Plan





Public Participation Plan

6086 & 6100 Hillandale Dr, Stonecrest, GA

Applicant: Blue Ridge Atlantic Development

Proposed: "Reserve at Hillandale" Workforce Housing

Part 1

Using the Dekalb County Tax Commissioners records Blue Ridge Atlantic conducted a search for property owners within 500-feet of the subject property. Further the applicant compiled and submitted to the City of Stonecrest as part of this application the Names, Street Addresses, and tax parcel identification information resulting from the search.

At the direction of the City for location and date, the applicant will schedule and hold a public information meeting in which case all the aforementioned property owners will received a copy of the attached letter.

Part 2

The applicant will also deliver to the City a report including a sign-in sheet, summary of concerns expressed by the community, and the applicant's responses to such concerns.


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(Date)

Name

Address

City, State Zip

Dear Property Owner:

Blue Ridge Atlantic has filed with the City of Stonecrest a Rezone Application for the vacant 4.9 and 0.73 acre sites at 6086 Hillandale Drive and 6100 Hillandale Drive. The petitioner is asking the City of Stonecrest to approve the plan to construct workforce housing.

Subject to the approval of the City of Stonecrest and all financing, Blue Ridge Atlantic plans to construct 120 units of energy efficient, gated, and safe workforce housing. The community would feature a large community facility, playground, business center, dog park, fitness center, and a hopeful partnership with a community-based organization which would offer additional resident services.

Blue Ridge Atlantic is a vertically integrated real estate development firm that specializes in new construction, acquisition/substantial rehabilitation, master planning, asset management, and construction throughout the southeast. Focusing on housing for families, America's workforce, and seniors, we believe in offering class A properties and amenities at rates that afford our residents the opportunity to focus on building better lives. At Blue Ridge Atlantic we leverage community relationships to offer resident services that make our developments synonymous with the community.

We would be pleased to answer any questions at the Public Participation Meeting to take place at XXXXXXXXXXXXXXXXXXXX or any additional questions sent by USPS or email.

Sincerely,

Chris Eisenzimmer



Property Owners within 500-Feet of:
6086-6100 Hillandale Drive, Stonecrest, GA 30058



Property Owners within 500-Feet of:
6086-6100 Hillandale Drive, Stonecrest, GA 30058

OWNERS WITHIN 500 FEET OF 6089 HILLANDALE DR					
PARCEL ID	OWNER	ADDRESS	CITY	STATE	ZIP
16 088 04 112	Somerset Condominium Assoc Inc	2750 Somerset Pkwy	Lithonia	GA	30058
16 088 01 003	Bella Vista LP	100 Camellia Ln	Lithonia	GA	30058
16 088 01 001	Manor DeKalb Medical I LP	265 DeKalb Medical Pkwy	Lithonia	GA	30058
16 088 01 002	Shah Ali Investment	6030 Hillandale Dr	Lithonia	GA	30058
16 088 01 075	GAHC4 Lithonia GA Mob LLC	6000 Hillandale Dr	Lithonia	GA	30058
16 088 02 002	AR Barksdale In	6039 Hillandale Dr	Lithonia	GA	30058
16 0880 02 008	Hillandale Dialysis LLC	6085 Hillandale Dr	Lithonia	GA	30058
16 088 02 009	Hillandale Center LLC	6033 Hillandale Dr	Lithonia	GA	30058
16 088 02 001	Selman Family Rev Living Trust	5999 Hillandale Dr	Lithonia	GA	30058
16 088 02 005	Selman Family Rev Living Trust	6029 Hillandale Dr	Lithonia	GA	30058
16 088 02 006	Selman Family Rev Trust	5991 Hillandale Dr	Lithonia	GA	30058





Comprehensive Plan Land Use Map Amendments



Comprehensive Plan Land Use Map Amendments

- A. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
The proposed application will permit multifamily workforce residential uses as well as green space and community space which are suitable in view of the use and development of the adjacent and nearby properties.
- B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property:
The uses of the subject property as contemplated in this application will have no adverse impact on the adjacent property owners. The immediate surrounding properties are senior housing, medical facility, commercial, and apartments; however, very few are workforce housing properties to support the growing need in the area. The location is ideal for workers within the nearby medical complex to live. Our intended use will also compliment and add to the other uses in the area such as the Mall at Stonecrest and the commercial corridor at Panola Rd (restaurants, banks, shopping, and grocery stores). This will also increase revenue for the surrounding community.
- C. Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
Hillandale Drive / Chupp Road is an adequate thoroughfare for 120 units of workforce housing. We have conducted a traffic analysis which shows the additional traffic will not have a material impact and therefore does not trigger the threshold for an additional traffic study. There are adequate public services, public facilities, and utilities in the immediate area to support 120 units of workforce housing. The site has a MARTA bus stop in front of the property which would serve the residents for transportation. This will also encourage less passenger vehicle transportation and more public transportation usage reducing the amount of traffic. The site is within walking distance of the medical center. There are also adequate public facilities in the area: Miller Grove High School is just around the corner which will serve the children of the intended community. However it should be noted that the majority of the units on the proposed project are 1 and 2 bedroom units. This will target that workforce in Stonecrest and will not cause any material impact to the school system. Further the DeKalb Southeast Athletic Complex is 1.5 miles from the subject property from which the families of our community can participate in organized sports leading to healthy, active lives. The property is very close to the Emory Hillandale Hospital which will benefit the residents in the event of an emergency and is a major



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employment center. Lastly we have verified with DeKalb County there are adequate utilities (electricity, water, sewer, storm sewer, media and communications) in front of the property which will support 120 units of workforce housing.

- D. Whether the amendment is consistent with the written policies in the comprehensive plan text; Our proposed project consisting of 120 units of workforce housing is consistent with the comprehensive plan. The 2038 comprehensive plan calls for attention to housing affordability over the next three years. Our project would compliment this recently approved Plan .
- E. Whether there are environmental impacts or consequences resulting from the proposed change;
As evidenced by the Environmental Site analysis, approval of this rezone will not result in adverse environmental impact.
- F. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;
There are no impacts on properties in an adjoining governmental jurisdiction as this property is not located near the city boarder.
- G. Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change;
The land is currently zoned MR-1 which calls for apartments, we are requesting MR-2 which just allows for additional units per acre. There are no other existing or changing conditions affecting the use and development of the affected land areas that would support the denial of our proposed use. Our proposed use is one that is warranted with the growing nature in the City of Stonecrest. Based on our research, luxury rental workforce housing is of great need in the community and would support the proposed land use.
- H. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.
No historic or archaeological structures, sites or areas will be adversely impacted by our project consisting of 120 units of workforce housing.

Zoning Map Amendments

- A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
Our proposed project consisting of 120 units of workforce housing is consistent with the comprehensive plan. The 2038 comprehensive plan calls for attention to housing affordability over the next three years. Our project would complement this recently approved Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
The proposed application will permit multifamily workforce residential uses as well as green space and community space which are suitable in view of the use and development of the adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
Due to the extreme costs associated with acquiring land in today's economy, the current zoning density will not financially allow for enough density on the site to allow for the intended use under MR-1. Therefore, the Subject Property has no economic use under the current zoning restrictions of MR-1.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
The uses of the subject property as contemplated in this application will have no adverse impact on the adjacent property owners. The immediate surrounding properties are senior housing, medical facility, commercial, and apartments; however, very few are workforce housing properties to support the growing need in the area. The location is ideal for workers within the nearby medical complex to live. Our intended use will also compliment and add to the other uses in the area such as the Mall at Stonecrest and the commercial corridor at Panola Rd (restaurants, banks, shopping, and grocery stores). This will also increase revenue for the surrounding community.
- E. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
The land is currently zoned MR-1 which calls for apartments, we are requesting MR-2 which just allows for additional units per acre. There are no other existing or changing conditions affecting the use and development of the affected land areas that would support the denial of our proposed use. Our proposed use is one that is warranted with the growing nature in the City of



Zoning Map Amendments



BLUE RIDGE ATLANTIC
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Stonecrest. Based on our research, luxury rental workforce housing is of great need in the community and would support the proposed land use.

- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
No historic or archaeological structures, sites or areas will be adversely impacted by our project consisting of 120 units of workforce housing.

- G. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
Hillandale Drive / Chupp Road is an adequate thoroughfare for 120 units of workforce housing. We have conducted a traffic analysis which shows the additional traffic will not have a material impact and therefore does not trigger the threshold for an additional traffic study.
There are adequate public services, public facilities, and utilities in the immediate area to support 120 units of workforce housing. The site has a MARTA bus stop in front of the property which would serve the residents for transportation. This will also encourage less passenger vehicle transportation and more public transportation usage reducing the amount of traffic. The site is within walking distance of the medical center. There are also adequate public facilities in the area: It should be noted that the majority of the units on the proposed project are 1 and 2 bedroom units. This will target that workforce in Stonecrest and will not cause any material impact to the school system. (refer to school capacity letter) Further the DeKalb Southeast Athletic Complex is 1.5 miles from the subject property from which the families of our community can participate in organized sports leading to healthy, active lives. The property is very close to the Emory Hillandale Hospital which will benefit the residents in the event of an emergency and is a major employment center. Lastly, we have verified with DeKalb County there are adequate utilities (electricity, water, sewer, storm sewer, media and communications) in front of the property which will support 120 units of workforce housing.



Environmental Site Analysis



2018 Eastwood Rd, Wilmington, NC 28403



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

December 6, 2019

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

RE: **Rezoning – Environmental Site Analysis Letter.
Reserve at Hillandale – 6086 Hillandale Drive
Stonecrest, Georgia**

To Whom It May Concern,

I. CONFORMANCE TO COMPREHENSIVE PLAN

- a) The subject property (2 parcels), located on the north side of Hillandale Drive, is currently vacant and wooded lot with an area of 5.6066 acres and slopes from back to front with a low point near the road. The property is vegetated with many trees and underbrush typical of a vacant undeveloped lot.
- b) The property is bordered to the west by M zoned (Industrial) tracts of land. These properties are developed. The property is bordered to the north and east by MR-I and is developed with Apartments.
- c) The City of Stonecrest Comprehensive Plan 2038 identifies the vicinity in which the property land use is "Office Professional" however adjacent to "Urban Neighborhood". Proposed on the subject property is 120 Apartment Units for Workforce Housing. This land use also compliments the mixed-use nature of the surrounding area.
- d) Portion of the 2038 Comprehensive Future Land Use Plan Map is included with this letter.
- e) The proposed SLUP and property development complements the surrounding area of current land uses. While Apartment Workforce Housing use is not recommended in Office Professional, the property is in close proximity and adjacent to "Urban Neighborhood" future land use, which allows Apartments.

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

- a) Wetlands
 - U.S. Fish and Wildlife Service, National Wetlands Inventory
(<http://wetlands.fws.gov/downloads.htm>)

- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Response: There are no visible signs of wetlands on the property.

b) Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)

Response: There is no floodplain on this property.

c) Streams/stream buffers

- Field observation and verification

Response: There are no streams on this property.

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

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Response: There are no slopes of 25% or greater on this property.

Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Response: There are many trees of varying size scattered throughout the site. A field run survey will be performed to determine exact location and size of larger trees. As well as an Arborist Report performed to determine the condition of the larger specimen size trees.

e) Wildlife Species (including fish)

- United State Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

Response: There are the standard varieties of wildlife expected on a wooded undeveloped lot that is vacant including but not limited to: squirrels, chipmunks, rodents, native small song birds, and snakes.

f) Archeological/Historical Sites

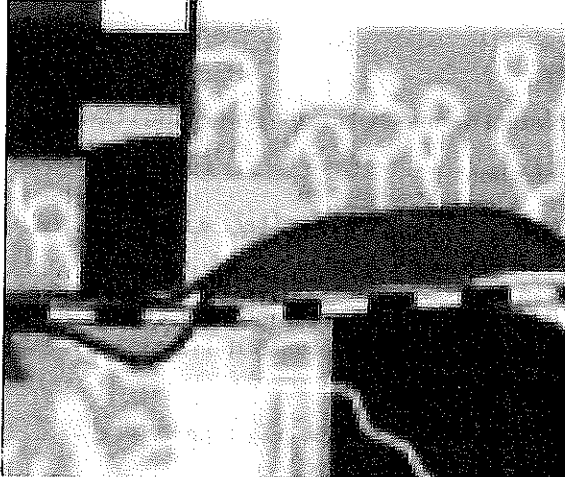
- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field Observation and verification

Response: None exist based on Field Observation and per the Georgia Natural Archeological and Historic Resources GIS.

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

- a) Protection of environmentally sensitive areas, i.e, floodplain slopes exceeding 25 percent, river corridors. **Response:** None exist to protect.
- b) Protection of water quality. **Response:** Water Quality measures will be implemented and adhered to the Georgia Stormwater Management Manual.
- c) Minimization of negative impacts on existing infrastructure. **Response:** All existing structures will be removed and replaced with proposed larger structures and paved areas.
- d) Minimization of archeological/historically significant areas. **Response:** None exist based on observation.
- 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. **Response:** None exist on this property.
- f) Creation and preservation of green space and open space. **Response:** It is intended to preserve as much of the property to natural settings and proposed green space/landscaping. This will be accomplished via thoughtful site design and grading.
- g) Protection of citizens from the negative impacts of noise and lighting. **Response:** It is the owner's intention to adhere to the City of Stonecrest Noise and Lighting ordinances for this project.
- h) Protection of parks and recreational green space. **Response:** none exist on this property.
- i) Minimization of impacts to wildlife habitats. **Response:** Impacts to existing wildlife are expected with this development and will try to be kept to a minimum.

m:\2019 jobs\19-4355 stonecrest-workforce-apts\environmental site analysis (esa).docx



COMPREHENSIVE FUTURE LAND USE MAP - 2035

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



Site Plan / Rendering



2018 Eastwood Rd, Wilmington, NC 28403



Trip Generation Report



2018 Eastwood Rd, Wilmington, NC 28403



3740 Davinci Court, Suite 100
 Peachtree Corners, Georgia 30092
 o | 770.368.1399
 f | 770.368.1944
 w | www.fg-inc.net

Trip Generation Memo - October 30, 2019:

To: Chris Eisenzimmer, CPA
 Blue Ridge Atlantic
 2018 Eastwood Rd
 Wilmington, NC 28403

Re: 6086 Hillendale Drive Apartments Trip Generation – Stonecrest, GA

A development consisting of a Multifamily Housing (Low-Rise Apartment) with 120 units is proposed along the north side of Hillendale Drive east of the intersection at DeKalb Medical Pkwy. The project trips for the proposed development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 10th Ed, 2017. Table 1 summarizes the trip generation for the proposed development.

Table 1: Trip Generation

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution		
		Total	Inbound	Outbound						
Multifamily Housing (Low-Rise)	120 D.U.				220	Dwelling Unit				
	Daily	866	433	433					$T=7.56[X] - 40.86$	50% / 50%
	AM Peak Hour	57	13	44					$\ln(I) = 0.95 \ln(X) - 0.51$	23% / 77%
PM Road Peak	69	43	26		$\ln(I) = 0.89 \ln(X) - 0.02$	63% / 37%				
NET NEW EXTERNAL VEHICULAR TRIPS										
	Daily	866	433	433						
	AM Peak Hour	57	13	44						
	PM Peak Hour	69	43	26						

Note:
¹ Where: T = Trips; X = Density by Variable

The proposed development is anticipated to generate 866 new daily trips (433 inbound and 433 outbound) with the PM peak being the highest with the 69 new trips (43 inbound and 26 outbound). There are 57 new trips anticipated in the AM peak (13 inbound and 44 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



Legal Description



2018 Eastwood Rd, Wilmington, NC 28403

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 88 of the 16th District of DeKalb County, Georgia being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at a point marked by an iron pin located on the northwest corner of Land Lot 88 of the 16th District, DeKalb County, Georgia; proceed thence southerly along the west line of said Land Lot 88 a distance of 1,456.4 feet to a point marked by an iron pin; proceed thence south 89 degrees 19 minutes 42 seconds east, a distance of 707.0 feet to a point marked by an iron pin, which point is THE POINT OF BEGINNING; running thence South 89° 19' 42" East 226.97 feet to an iron pin placed; running thence South 65° 02' East 189.9 feet to an iron pin placed; running thence South 4° 04' East 133.63 feet to a nail set; running thence North 85° 56" East 35.0 feet to a nail set; running thence South 4° 04' East 232.0 feet to an iron pin placed on the northwesterly side of the 50 foot right of way of Hillandale Drive; running thence South 73° 33' West along said 50 foot right of way 138.05 feet to an iron pin placed; running thence North 18° 28' 07" West 10 feet to an iron pin placed; (the immediately preceding call of 10 feet and the next two (2) following calls continue on the right of way of Hillandale Drive and increase the width of the right of way of Hillandale Drive from 50 feet to 60 feet only for a distance of 206.3 feet); running thence south 68° 31' 53" West along the 60 foot right of way of Hillandale Drive 206.3 feet to an iron pin placed; running thence South 26° 53' 29" East 9.89 feet thereby reducing the right of way of Hillandale Drive from 60 feet to 50 feet; running thence South 63° 34' 49" West along said 50 foot right of way 105.11 feet to an iron pin placed; continuing thence South 61° 30' 55" West along said 50 foot right of way 51.2 feet to an iron pin found; running thence North 3° 40' East along the line of property now or formerly owned by Atlanta Fence Co., 347.30 feet to an iron pin found; running thence North 4° 02' 54" West 284.16 feet to an iron pin found at the POINT OF BEGINNING; and being 4.865 acres according to Plat of survey by Harkleroad and Associates, Inc., Registered Land Surveyor for C. Errell Steele, Jr., dated March 28, 1986.

Exhibit "A"

Property Description

All that tract of land in Land Lot 88 of the 16th District, DeKalb County, Georgia, described as follows:

TO FIND THE POINT OF BEGINNING, commence at an iron pin at the northwest corner of Land Lot 88 and run South 0 degrees 38 minutes 37 seconds West along the west line of Land Lot 88, 1,456.4 feet to an iron pin; thence South 89 degrees 21 minutes 39 seconds East 934.65 feet to an iron pin; thence South 65 degrees 2 minutes East 189.9 feet to an iron pin; thence South 4 degrees 04 minutes East 133.63 feet to an iron pin; then North 85 degrees 56 minutes East 35 feet to an iron pin at the TRUE POINT OF BEGINNING of the property herein described and, from said point of beginning, running thence North 85 degrees 56 minutes East 145 feet to an iron pin; thence South 4 degrees 04 minutes East 211 feet to the north side of Hillandale Drive (50 feet from center line); thence West along the north side of Hillandale Drive, 146.5 feet to an iron pin; thence North 4 degrees 04 minutes West 232 feet to the point of beginning.



Survey



2018 Eastwood Rd, Wilmington, NC 28403



**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: <i>Kathleen Parns Jordan</i>	Date: <i>12-12-19</i>	
	Address: 6100 Hillendale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <i>(404) 808-2633</i>		
	Sworn to and subscribed before me this <i>12</i> day of <i>December</i> , 20 <i>19</i>		
Notary Public: <i>[Signature]</i>			
Property Owner (if Applicable)	Signature: <i>Marisa Speer Justice</i>	Date: <i>12-13-2019</i>	
	Address: 6100 Hillendale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <i>(404) 265-2201</i>		
	Sworn to and subscribed before me this _____ day of <i>December</i> , 20 <i>19</i>		
Notary Public: <i>[Signature]</i>			
Property Owner (if Applicable)	Signature: <i>James Mac Jones</i>	Date: <i>12/16/19</i>	
	Address: <i>6100 Hillendale Dr</i>	City, State: <i>Stonecrest, GA</i>	Zip: <i>30058</i>
	Phone: _____		
	Sworn to and subscribed before me this _____ day of <i>December</i> , 20 <i>19</i>		
Notary Public: _____			



Campaign Disclosure Ordinance

Campaign Disclosure Ordinance

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

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions *38069 Code, 36-67A-3

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

36-67 Disclosure of campaign contributions.

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

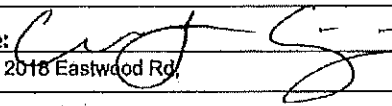
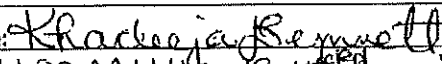
(code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

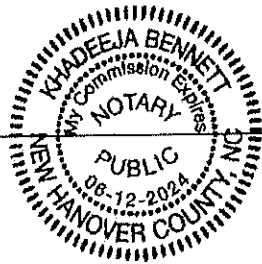
Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.



**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: 12/12/19
	Address: 2018 Eastwood Rd.	City, State: Wilmington, NC
	Phone: 252-515-7331	Zip: 28403
Sworn to and subscribed before me this 12 th day of December, 2019		
Notary Public: Khadeeja Bennett		
Attorney / Agent	Signature: 	Date: 12/12/2019
	Address: 1120 Military Ct	City, State: Wilmington, NC
	Phone: 910-509-3351	Zip: 28405
Sworn to and subscribed before me this 12 th day of December, 2019		
Notary Public:		





Affidavit

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

Applicant's Name: Blue Ridge Atlantic Development Chris Eisenzimmer

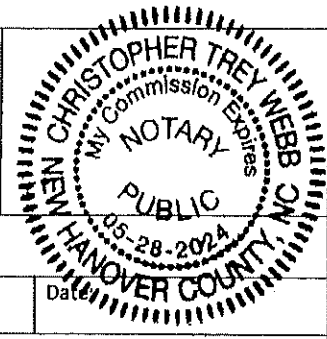
Applicant's Signature: [Signature] Date: 1/24/2020

Sworn to and subscribed before me this 24 Day of JANUARY 20 20

Notary Public: CHRISTOPHER TREY WEBB

Signature: [Signature]

My Commission Expires: 5/28/2024



Application Fee Sign Fee Legal Fee

Fee

Fee: \$ _____ Payment: Cash Check CC Date: _____

Approved Approved with Conditions Denied Date: _____


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



Campaign Disclosure Statement

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

Yes No

Applicant / Owner	Signature: 
	Address: 2018 Eastwood Rd, Wilmington, NC 28403
	Date: 11/24/2019

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

Date	Government Official	Official Position	Description	Amount



Thresholds for Additional Studies, Reports & Forms

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

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

Environmental Impact Report

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



Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filling additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: <u>Blue Ridge Atlantic Development Chris Eisenzimmer</u>		
	Applicant's Signature: <u>[Signature]</u>	Date: <u>1/24/2020</u>	
	Sworn to and subscribed before me this <u>24</u> Day of <u>JANUARY</u> 20 <u>20</u>		
	Notary Public: <u>CHRISTOPHER TREY WEBB</u>		
	Signature: <u>[Signature]</u>		
	My Commission Expires: <u>5/28/2024</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:

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



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this 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>12-11-19</u>	
	Address: 6086 Hillandale Dr	City, State: Stonecrest, GA	Zip: 30058
	Phone: <u>404-634-9760</u>		
	Sworn to and subscribed before me this <u>11th</u> day of <u>November</u> , 20 <u>19</u>		
Property Owner (if Applicable)	Notary Public: <u>[Signature]</u>		
	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:		



Rezoning Application – Instructions

This application applies to:

- Comprehensive plan amendments
- Zoning map amendments
- Major amendments/modifications to one or more conditions attached to previously approved zoning map amendments

If an applicant needs to further relax the dimensional standards of the Zoning Ordinance for a specific property for the purpose of construction, they can request a variance to the text of the Zoning Ordinance. Such a request might seek to modify the strict terms of lot coverage, placement, setback, yard, buffer, landscape strip, parking and loading or other regulations, but these applications will not occur concurrently, and the approval of one does not indemnify the approval of the other. The City Council, following recommendation by the planning commission, shall determine whether the proposed amendment meets the applicable requirements.

The amendment process for the City of Stonecrest involves two public meetings:

The first meeting, a public hearing, is in front of the Planning Commission, where the item will be heard and a recommendation will be made that goes in front of the City Council. The Planning Commission meets the first Tuesday of each month at 6:00 PM. In the Stonecrest City Hall Suite 155, located at 310 Stonecrest Blvd, Stonecrest, GA 30038.

Following the Planning Commission public hearing, the application will be heard in front of the City Council for a final decision based on the applicant's submittal information, the report generated by city staff, and the non-binding recommendation from the Planning Commission.

To initiate a request for a Rezoning within the City of Stonecrest, an applicant must schedule and hold a pre-application meeting with the city Planning & Zoning staff which must take place by the deadline of 4pm on the Friday preceding the application submission deadline. These meetings are scheduled as-needed and the purpose of the pre-application meeting is to establish an expectation on the part of both staff and the applicant for the rezoning process. The applicant shall provide preliminary/finalized site plans, a letter of intent regarding the request, and/or other illustrative documents as necessary at the time of the pre-application meeting. The applicant will then provide an overview of their proposed application and their reasoning for why the application is necessary. Staff can then inform the applicant of the City's process to affect the proposed change, and offer a preliminary analysis of the feasibility of the proposal, including ways upon which the proposal may need improvements or revisions.

Following the pre-application meeting, applicants can submit their application and required supplemental materials (detailed in the following checklist) by the deadline to:

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

Public notification of the pending action is the responsibility of the City for all Public Hearings; however, all costs associated with the noticing is the responsibility of the applicant. In all cases, legal advertisements in the City's legal organ (currently On Common Grounds) shall be placed by the City no more than 45 days prior to the Mayor and City Council meeting, and not less than 15 days prior to the Planning Commission meeting.

All application revisions and other documentation related to a petition from the applicant and/or the public must be submitted 2 weeks prior to any meeting date to be included in the package that will be distributed to the board.



Rezoning Application Checklist

(Incomplete applications will not be accepted)

- Pre-application meeting (A staff-signed pre-application form must be submitted with application)
- Completed application with all applicable information
- Letter of intent
- Public Participation Plan
- Environmental Site Analysis Form
- Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:
 - All buildings and structures proposed to be constructed and their location on the property;
 - Height of proposed building(s);
 - Proposed use of each portion of each building;
 - All driveways, parking areas, and loading areas;
 - Location of all trash and garbage disposal facilities;
 - Setback and buffer zones required in the district in which such use is proposed to be located;
 - Landscaping plan for parking areas; and
 - All additional requirements outlined under page 4 (Site Plan Checklist)
 - Topographic survey with 2' contours encompassing 200' beyond property boundaries
- Written legal description which includes a narrative of the metes and bounds of the property matching the site plan.
- Building elevations (attached residential & non-residential).
- Signed and notarized affidavits of all owners. Use attached sheet.
- Signed and notarized affidavits of all applicants. Use attached sheet.
- Electronic version of the entirety of your application submittal, saved as a single PDF.

Please respond to the following criteria based on the nature of your request, as required by state law and City of Stonecrest Zoning Ordinance (use additional pages where necessary).

Comprehensive Plan Land Use Map Amendments

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

- a. Whether the proposed land use change will permit uses that are suitable in view of the use and development of adjacent and nearby property;
- b. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property;
- c. Whether the proposed land use change will result in uses that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools;
- d. Whether the amendment is consistent with the written policies in the comprehensive plan text;
- e. Whether there are environmental impacts or consequences resulting from the proposed change;
- f. Whether there are impacts on properties in an adjoining governmental jurisdiction in cases of proposed changes near city boundary lines;
- g. Whether there are other existing or changing conditions affecting the use and development of the affected land areas that support either approval or denial of the proposed land use change; and



- h. Whether there are impacts on historic buildings, sites, districts or archaeological resources resulting from the proposed change.



Zoning Map Amendments

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

- a. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
- b. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
- d. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
- e. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;
- f. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and
- g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The following items may be required:
(Review provided thresholds for applicability)

- Traffic Impact Study
- Development of Regional Impact Review
- Environmental Impact Report
- DeKalb County Department of Watershed Management Capacity Letter
- DeKalb County School Capacity Letter (for 10 residential dwellings/units or more)



Environmental Site Analysis

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

1. Conformance to the Comprehensive Plan:

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

2. Environmental Impacts of The Proposed Project

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

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

c. Streams/stream buffers

- Field observation and verification

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

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

e. Vegetation • United States Department of Agriculture, Nature Resource Conservation Service

- Field observation

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

g. Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification



3. Project Implementation Measures

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

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



Community Participation Meeting & Report

General Requirements

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development. The applicant will contact City of Stonecrest Community of Liaison to assist with the process with reach out to the community and setup the meeting.

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

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

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

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

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



Received

JAN 07 2020

City of Stonecrest, Georgia
Planning & Zoning Department

1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak		P.M. Peak			
		Total	In	Out	Total	In	Out	Total
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112	135
Townhouse (230)	200 Units	1,157	15	75	90	71	35	106
TOTAL		1,939	110	88	198	94	147	241

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/Var	Minimum Size for 100 Peak Hour Trips
Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms