



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, February 26, 2024 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** George Turner, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION:** Rob Turner
- IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**
 - a.** Approval of Meeting Minutes - Special Called Meeting, January 2, 2024
 - b.** Approval of Meeting Minutes - Special Called Meeting, January 8, 2024
 - c.** Approval of Meeting Minutes - City Council Meeting, January 22, 2024

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council.

There is a two (2) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. Public Hearing** - RZ 23-013 3580 Evans Mill Road - *Shawanna Qawiy, Director of Planning & Zoning*
- b. For Decision** - Ordinance for RZ 23-013 3580 Evans Mill Road - *Shawanna Qawiy, Director of Planning & Zoning*
- c. Public Hearing** - SLUP 23-015 3153 Pequea Drive - *Shawanna Qawiy, Director of Planning and Zoning*
- d. For Decision** - Ordinance for SLUP 23-015 3153 Pequea Drive - *Shawanna Qawiy, Director of Planning & Zoning*
- e. Public Hearing** - RZ 23-006 7467 Covington Highway - *Shawanna Qawiy, Director of Planning & Zoning*
- f. For Decision** - Ordinance for RZ 23-006 7467 Covington Highway - *Shawanna Qawiy, Director of Planning & Zoning*

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

- a.** Appointment of Charter Review Commission Members

XI. REPORTS & PRESENTATIONS

- a. Proclamation,** Mayor's Reading Club - *Mayor Jazzmin Cobble*
- b. Proclamation,** Barry Collier - *Mayor Pro Tem George Turner*
- c. Proclamation,** Rob Turner - *Mayor Pro Tem George Turner*

XII. OLD BUSINESS

- a. For Decision** - Ordinance for Committee Assignment Responsibilities - *George Turner, Mayor Pro Tem*

- b.** **For Decision** - Ordinance for SLUP 23-009 3309 and 3313 Panola Road - *Shawanna Qawiy, Director of Planning & Zoning*
- c.** **For Decision** - Ordinance for TMOD 23-004 Food Trucks/Vending, 2nd Read - *Shawanna Qawiy, Director of Planning & Zoning*
- d.** **For Decision** - Ordinance for TMOD 23-007 Micro Home Community (MHC) - *Shawanna Qawiy, Director of Planning & Zoning*

XIII. NEW BUSINESS

- a.** **For Review** - Stonecrest Economic Development Strategic Plan Advisory Committee Report - *Christian Green, Economic Development Director & Dave Marcus, Representative of the Stonecrest Economic Development Plan Advisory Committee*
- b.** **For Decision** - Stonecrest Economic Development Strategic Plan - *Christian Green, Economic Development Director*
- c.** **For Discussion** - City Hall Renovations Vendor Recommendation - *Gia Scruggs, City Manager*
- d.** **For Decision** - Statewide Mutual Aid Agreement (SWMAA) - *Gia Scruggs, City Manager*
- e.** **For Decision** - FY 2024 Meeting Calendar Update - *George Turner, Mayor Pro Tem*

XIV. CITY ATTORNEY COMMENTS

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

XVII. EXECUTIVE SESSION

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

XVIII. 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, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Tuesday, January 02, 2024 at 5:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Rob Turner - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 5:09pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. AGENDA ITEMS

a. For Installation - Newly Elected Officials - *Judge LaTisha Dear-Jackson*

There was a newly elected officials swearing in, conducted by Judge Latisha Dear-Jackson.

The swearing in ceremony included Mayor Jazzmin Cobble, Councilmember George Turner and Councilmember Terry Fye.

b. For Decision - Selection of Mayor Pro Tem - *City Council*

The floor was opened for nominations.

Motion – made by Councilmember Tammy Grimes to nominate Councilmember George Turner as Mayor Pro Tem. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

There was a comment by Councilmember Terry Fye stating let’s get to work!

IV. EXECUTIVE SESSION

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

V. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the Special Called Meeting. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

The meeting adjourned at 5:28pm.

Americans with Disabilities Act

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CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, January 08, 2024 at 5:30 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 5:39pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Councilmember Alecia Washington arriving after roll call.

III. AGENDA ITEMS

a. For Decision - Comprehensive Plan Committee Member Appointments - *Gia Scruggs, City Manager*

Presentation by Mayor Pro Tem George Turner.

The preamble of the resolution was read by the City Clerk.

There was a review of the proposed list of Comprehensive Plan Committee Members, as listed in the packet. Per Mayor Pro Tem George Turner, Dave Marcus and Alan Burdette will be added to the list of members. The resolution will be finalized after the vote and the additional names will be added.

City Manager Scruggs stated that after the Work Session, any additional information will be on the city’s website.

Motion – made by Councilmember Tammy Grimes to approve the Comprehensive Plan Committee member appointments with the addition of two members, Dave Marcus and Alan Burdette. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

IV. EXECUTIVE SESSION

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

V. ADJOURNMENT

Motion – made by Mayor Pro Tem George Turner to adjourn the Special Called Meeting. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

The meeting adjourned at 5:49pm.

Americans with Disabilities Act

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**CITY OF STONECREST, GEORGIA
CITY COUNCIL MEETING – MINUTES
3120 Stonecrest Blvd., Stonecrest, GA 30038
Monday, January 22, 2024 at 6:00 PM**

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 6:16pm.

II. ROLL CALL: Sonya Isom, City Clerk

III. INVOCATION: Associate Pastor Todd Murdaugh, Big Miller Grove Missionary Baptist Church

IV. PLEDGE OF ALLEGIANCE: Alecia Washington, District 3 Councilmember

V. APPROVAL OF THE AGENDA

There was a request for the following changes to the agenda:

1. Add Comprehensive Plan Update Presentation under Appointments & Announcements, for information only
2. Under New Business, add Browns Mill Aquatic Center Contract
3. Under New Business, pull letter K and add to the February Work Session
4. Move SLUP 23-012 from New Business to Public Hearing, letter i
5. Move RZ 23-010 from New Business to Public Hearing, letter j

It was confirmed the items moved to Public Hearing have been advertised.

Motion – made by Councilmember Tammy Grimes to approve the January 22, 2024 City Council meeting agenda with the stated changes. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

There was confirmation from Attorney Thompson that although Councilmember Fye was not a member of Council on the date of the meeting, he will vote on approval of the meeting minutes.

a. Approval of Meeting Minutes - City Council Meeting, December 11, 2023

Motion – made by Councilmember Tara Graves to approve the meeting minutes from the December 11, 2023, City Council Meeting. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council.

There is a two (2) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

Faye Coffield – Stressed concerns about council members meeting with constituents, length of council meetings, holding additional monthly council meetings, expanding public comments to three minutes, and asked what steps are being taken to get recognized as a city. She also asked about a driveway by the walking trail on Klondike and Mall Parkway and stated the city needs a financial forensic audit.

Dave Marcus - Commented on the size of the agenda packet, plans to get the packet out in advance of the meeting, as well as concerns about the hyperlink listed on the agenda. He also has concerns on where public storage is allowed in the city.

Kennard Turner - Stated he is a non-profit business owner who utilizes the Southeast complex, and has concerns with park repairs, no bids, completion dates and would like a response to an email he sent in August 2023.

Sabrina Farmer - HOA President of Wellington Manor and is thankful for the pavement of streets. She would like the right of way paved in the Wellington Manor Subdivision and also mentioned the rezoning of 5961 Chupp Way, Stonecrest, GA 30038.

Jeremy Scott - Has concerns about the gas station at 6995 Covington Highway and is also asking the council to look at bringing development to the land around Emory Hospital.

Lewis Anderson - President of the Hilson Head HOA, stating concerns with the size of the agenda packet, grammatical errors, the response time for returning calls and submitting documentation for the public hearing. He also had comments on the way motions are made.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. Public Hearing** - SLUP 23-009 3309 and 3313 Panola Road - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated Darrell Johnson of JDM Consultants, LLC on behalf of the CCC Christ Gospel Parish, is seeking a SLUP for a place of worship. There was a review of facts and background, zoning maps, future land use, an aerial map of property, site plan and proposed renderings and elevations. It was noted there are currently three places of worship within one mile.

Motion – made by Mayor Pro Tem George Turner to open public hearing for SLUP 23-009 3309 and 3313 Panola Road. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

Comments by Mr. Johnson stating he met with the City Engineer and modified suggested changes. He gave information on the church size, capacity, and parking. He also mentioned there was a Planning Commission meeting in January and the requested items have been submitted. The church has been in existence in Decatur for the past twenty years and they are looking for a space where parents and children can worship together.

In Favor

Famakinwa Samuel Bamidele

Motion – made by Councilmember Terry Fye to extend the public hearing speaking time for one minute per side. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

In Favor

Taiwo Adeeko

In Opposition
 Faye Coffield
 Donna Dees
 Lewis Anderson

Motion – made by Councilmember Tara Graves to close public hearing for SLUP 23-009 3309 and 3313 Panola Road. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

- b. For Decision** - Ordinance for SLUP 23-009 3309 and 3313 Panola Road - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy informed council that the applicant has submitted additional information and staff has not had time to fully review it. A question was asked regarding the Planning Commission denial and the item being back in full cycle. The applicant completed the checklist for compliance and submitted information as requested by Mayor and Council. There are items that will be brought to aid in making decisions and the council is urged to confirm all material is viewed. The City Attorney urged council to seek an expert opinion on the traffic study before deciding on the item so that the decision can be more informed amongst the council.

Mayor Pro Tem Turner stressed concerns about leaving room for growth. The applicant stated that although not at this time, there is potential for expanding with a family life center. The sanctuary was reduced from 300 seats to 150 seats and the parking lot was reduced from 125 parking spaces to 75 spaces. Parking is based on 1 parking space per 3 seats and 50% of land on the property will be disturbed. No plan on touching the buffer.

Motion – made by Councilmember Tara Graves to defer SLUP 23-009 3309 and 3313 Panola Road to the next city council meeting for decision only. Seconded by Councilmember Alecia Washington.

Motion passed 4-1 with Councilmember Terry Fye voting nay.

- c. Public Hearing** - SLUP 23-011 5924 Fairington Farms Lane - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated the applicant is seeking a SLUP to operate a home day care. There was an overview including facts and background, future land use, an aerial map and site photos. It was noted the city permit is not transferable and can only be used by Michelle Fennell and a city business license is required. No parking is permitted on the street or lawn, no child shall remain at the property for more than 12 hours per day and the play area shall be fenced and secure. Staff recommends approval with 8 conditions.

Motion – made by Councilmember Terry Fye to open public hearing for SLUP 23-011 5924 Fairington Farms Lane. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

In Favor

Tandra Gibel
 Andrea Isaacs Edwards
 Jennifer Francis
 Myra Miller
 Pamela Anderson-Valentine
 Kenneth and Sheryl Ricketts
 Charlene Battle
 Tina Peay
 Mr. & Mrs. Clayton Hodges

In Opposition

None

Motion – made by Councilmember Terry Fye to close public hearing for SLUP 23-011 5924 Fairington Farms Lane. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- d. For Decision** - Ordinance for SLUP 23-011 5924 Fairington Farms Lane - *Shawanna Qawiy, Director of Planning & Zoning*

The applicant stated that the state allows her to serve 6 children at a time. The business is categorized as a Private Educational Institute which allows 3 children. The applicant submitted documentation confirming she was in business prior to the city being formed. Legal non-conforming will allow the applicant to continue with 6 children.

Motion – made by Councilmember Tammy Grimes to approve SLUP 23-011 amending condition 5 from 3 to 6 scholars. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

There was a review of the 8 conditions as listed in the packet.

- e. Public Hearing** - TMOD 23-004 Food Trucks/Vending, 1st Read - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated that the petitioner is seeking to make amendments and updates to Article 19, Article 4, Article 9, Article 3 and Appendix A – Schedule of Fees. The suggested fee for a Food Truck Permit is \$150 for 1 location, 1 Truck, for 30 consecutive days from Monday to Sunday. The Planning Commission recommended adding a reference to mobile BBQ pits and mobile stoves.

Motion – made by Councilmember Tammy Grimes to open public hearing for TMOD 23-004 Food Trucks/Vending, 1st Read. Seconded by Mayor Pro Tem George Turner. **Motion passed 4-0 with District 3 absent during the vote.**

In Favor

None

In Opposition

Dave Marcus

Motion – made by Councilmember Tara Graves to close public hearing for TMOD 23-004 Food Trucks/Vending, 1st Read. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

- f. **For Decision** - Ordinance for TMOD 23-004 Food Trucks/Vending, 1st Read - *Shawanna Qawiy, Director of Planning & Zoning*

It was confirmed that the permit fee is \$150 for 30 consecutive days, per location, with a max of 6 locations. The formula used to calculate the fee breakdown: \$150 x (# of locations) + 41.50 {Code Enforcement & Administrative Fee} x (# of additional months). Planning & Zoning confirmed this item was advertised two weeks ago.

The 1st read of the preamble was read by the City Clerk. This item will be added to the February Work Session for additional review. The fee would only change with the number of locations or months. The administrative fee will not change.

- g. **Public Hearing** - TMOD 23-007 Micro Home Community (MHC) - *Shawanna Qawiy, Director of Planning & Zoning*

Director Shawanna Qawiy stated the city's current ordinance does not permit any dwellings of less than 800 square feet. There was a review of facts and background, the overlay district map, staff recommendations, a proposed amendment, and general requirements. Staff is proposing to allow micro home communities in overlay districts. The proposed amendment is to permit micro home communities in the high-density residential zoning districts. Staff is proposing the following definitions: 1. Micro House 2. Micro Home Community (MHC) 3. Site-Built Residential Dwelling (Stick-Built).

Motion – made by Councilmember Terry Fye to open public hearing for TMOD 23-007 Micro Home Community (MHC). Seconded by Councilmember Tara Graves.

Motion passed unanimously.

In Favor

None

In Opposition

Faye Coffield

Dave Marcus

Motion – made by Councilmember Tammy Grimes to close public hearing for TMOD 23-007 Micro Home Community (MHC). Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- h. **For Decision** - Ordinance for TMOD 23-007 Micro Home Community (MHC) - *Shawanna Qawiy, Director of Planning & Zoning*

Senior Planner Tre’Jon Singletary stated that the self-storages mentioned in this section was in error and an updated staff report will be provided. HRD 1, 2, & 3 are the designated zoning districts and are in one central location. Mayor Cobble stated she disagrees with the first amendment from the Planning Commission, the fourth amendment from the Planning Commission is already represented by the city code and that she is in support of having an overflow parking for guests. She also suggests a more detailed language such as, shared parking code which allows for Planning & Zoning approvals for the overflow parking. The micro home community does not do away with the current existing code. Director Karikaran stated the purpose is not a rental home community, but to promote home ownership. The amounts of roads and maintenance will be minimal.

Motion – made by Mayor Pro Tem George Turner to defer TMOD 23-007 Micro Home Community to the February Work Session. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

i. Public Hearing – SLUP 23-012 4083 Spencer Lane – *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking a SLUP to operate a short-term vacation home. The applicant is requesting withdrawal without prejudice. No public hearing was held.

j. For Decision – SLUP 23-012 4083 Spencer Lane – *Shawanna Qawiy, Director of Planning and Zoning*

Motion – made by Councilmember Tammy Grimes to accept the withdrawal of SLUP 23-012 4083 Spencer Lane, without prejudice. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

k. Public Hearing – RZ 23-010 6039 Hillandale Drive – *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking to rezone the property for expansion of an existing cemetery. The applicant is requesting to withdraw the application without prejudice. No public hearing was held.

l. Motion – made by **For Decision** – RZ 23-010 6039 Hillandale Drive – *Shawanna Qawiy, Director of Planning and Zoning*

Motion – made by Councilmember Tammy Grimes to accept the withdrawal of RZ 23-010 6039 Hillandale Drive, without prejudice. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

a. Appointment of Charter Review Commission Members

Mayor Pro Tem George Turner stated that the Council has made the appointments and is waiting for 2 appointments to be received from the General Assembly. This item is not ready at this time.

b. URA Chair Recommendation

Mayor Pro Tem George Turner stated the URA has 3 expirations which are: Chair of the URA, and one member from both District 1 & 2. Mayor Cobble recommends the Chair remains to be URA member Jazzmin Cobble.

To replace Tara Graves of District 1, the Chair recommends Tara Graves with term expiring December 31, 2026.

Motion – made by Mayor Pro Tem George Turner to nominate Tara Graves to exceed Tara Graves for District 1, with an expiration date of December 31, 2026. Seconded by Councilmember Tammy Grimes.

Motion passed unanimously.

To replace Robert Turner of District 2, the Chair recommends Terry Fye with term expiring December 31, 2026.

Motion – made by Mayor Pro Tem George Turner to nominate Terry Fye to replace Rob Turner for District 2, with an expiration date of December 31, 2026. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

c. Comprehensive Plan Update

Presenter Randy Gibbs, with Sizemore Group, stated his firm is working with the City of Stonecrest on the Comprehensive Plan, which must be updated every 5 years. Mr. Gibbs stated the Sizemore Group is also working with the Sycamore Group on community engagement and Kimley Horn on economic development and transportation planning. The previous Comp Plan was approved and adopted in 2019. The Comp Plan will keep the city in good standing with the State of Georgia and allows the city to be eligible for CDBG funds as well as funding from the ARC and federal government. There was a review of the comprehensive plan requirements and timeline for the City of Stonecrest. The Sizemore Group has a number of requirements and accomplishments they are looking to produce, in addition to working on getting the revised and revamped plan adopted by July 2024. They are looking at the previous comp plan and ways to build on it. There will be 7 opportunities for community engagement within the next several weeks, and locations were shared. The website for community engagement is www.Stonecrest2038.com. The community is encouraged to pinpoint areas of concern and what you would like to see.

XI. REPORTS & PRESENTATIONS

XII. OLD BUSINESS

- a. For Decision** - Temporary Certificate of Occupancy Fees Update - *Patrick Moran, Chief Building Official*

Chief Building Official Patrick Moran stated the request to update the fee schedule and have it posted. He stated the fee has been advertised for the required 45 days, and is asking council for the final approval to add this fee to the Schedule of Fees and to be posted.

Motion – made by Mayor Pro Tem George Turner to accept the Temporary Certificate of Occupancy Fees update and have it posted. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

XIII. NEW BUSINESS

- a. **For Decision** - City Hall Renovations Vendor Recommendations - *Gia Scruggs, City Manager*

Mayor Pro Tem George Turner stated that the City Manager is not present and recommends deferring this item to the next city council meeting.

Motion – made by Councilmember Terry Fye to defer the City Hall Renovations Vendor Recommendations item to the next scheduled city council meeting. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

- b. **For Decision** – Browns Mill Aquatic Center Painting Project – *Sedrick Swan, Director of Parks and Recreation*

Director Sedrick Swann is seeking approval of a contract for painting services at Browns Mill Aquatic Center to Ideas Painting, LLC in the amount of \$68,000. There were 4 bidders, and this vendor has met all of the qualifications. The center will open on May 25, 2024. Staff recommends approval.

Motion – made by Councilmember Tammy Grimes to approve the Browns Mills Aquatic Center Painting Project. Seconded by Councilmember Alecia Washington.

Motion passed unanimously.

- c. **For Decision** - GDOT Lighting Agreement for I-285 @ I-20 Eastside Interchange Project - *Hari Karikaran, City Engineer*

City Engineer Hari Karikaran stated this is a typical agreement when there is a GDOT project happening within city limits. There was a review of the limits of maintenance, noting the project starts just west of I-285 and I-20 interchange and goes beyond Fairington Road. DeKalb County has signed the agreement. There is currently no lighting. Staff recommends approval.

Motion – made by Councilmember Tammy Grimes to approve the GDOT Lighting Agreement for I-285 @ I-20 Eastside Interchange Project. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

d. For Decision - Salem Park Parking Lot Expansion Construction Contract - *Hari Karikaran, City Engineer*

City Engineer Hari Karikaran stated that council previously approved the design of the Salem Park additional parking lot. Five bids were received, and staff is seeking approval of Summit Construction and Development, LLC as the vendor to develop and construct the Salem Park parking lot. The contract is in the amount of \$373,217 and funds will come from the 2023 SPLOST allocation, which was approved by the council. The contract is for 180 days with about 32 parking spaces. There are currently 6 parking spaces. This is one of the biggest construction projects in the city other than street paving.

Motion – made by Mayor Pro Tem George Turner to approve the Salem Park Parking Lot Expansion Construction Contract. Seconded by Councilmember Tammy Grimes.
Motion passed unanimously.

e. For Decision - Resolution for SDP 23-001 Highland Park Phase I - Preliminary Plat – *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking to subdivide property into 75 lots for Phase 1. There was a review of the preliminary plat and final plat for approval with 75 lots and 1 entrance. Regarding the total buildout, an additional entrance will have to be constructed. The applicant answered a question regarding future plans for the property at this location and stated that the site is fully developed and they will work out a second entrance with staff. The intention is to move forward.

Motion – made by Mayor Pro Tem George Turner to approve the Resolution for SDP 23-001 Highland Park Phase I – Preliminary Plat. Seconded by Councilmember Terry Fye.
Motion passed unanimously.

The preamble to the resolution was read by the City Clerk.

f. For Decision - Resolution for SDP 23-007 Highland Park Phase I - Final Plat - *Shawanna Qawiy, Director of Planning and Zoning*

Director Shawanna Qawiy stated the applicant is seeking to subdivide property into 75 lots for Phase 1. There was a review of the final plat. There was a question regarding submitting the preliminary and final plats at the same time and whether it will interfere with the enforcement of the access point for Phase 2. The City Engineer stated without the preliminary and final plat the applicant will not be able to sell the lots and it is in the best interest of the applicant to recoup their funds and return with the second entrance and present a preliminary and final plat for Phase 2.

The preamble to the resolution was read by the City Clerk.

Motion – made by Mayor Pro Tem George Turner to approve the Resolution for SDP 23-007 Highland Park Phase I – Final Plat. Seconded by Councilmember Terry Fye.
Motion passed unanimously.

g. For Decision - FY 2024 Meeting Calendar Update - *George Turner, Mayor Pro Tem*

Mayor Pro Tem George Turner stated the meeting dates went out to council individually. The normal meeting dates that would need to be rescheduled include May 27th, November 11th and December 23rd.

Motion – made by Mayor Pro Tem George Turner to defer the FY 2024 Meeting Calendar Update to the February City Council meeting. No objections.

h. For Decision - Resolution to Establish the T.I.P.S Committee - *George Turner, Mayor Pro Tem*

Mayor Pro Tem George Turner stated that this item was discussed in the work session and members were not selected but should be Mayor, Council and City Manager. It was discussed that the membership would be the city council with the Mayor and City Manager as ex-officio.

The preamble to the resolution was read by the City Clerk.

Motion – made by Councilmember Tammy Grimes to approve the Resolution to Establish the T.I.P.S Committee with said members being Mayor Pro Tem George Turner, Councilmember Tammy Grimes, Councilmember Terry Fye, Councilmember Alecia Washington, Councilmember Tara Graves, Mayor as ex-officio, and City Manager or designee as ex-officio. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

It was stated there will be an opportunity for community engagement.

i. For Decision - Resolution to Establish the Finance Committee - *George Turner, Mayor Pro Tem*

Mayor Pro Tem George Turner stated this item is being presented to establish the Finance Committee and appoint committee members.

The preamble to the resolution was read by the City Clerk.

It was stated the initial members would be as follows: Councilmember George Turner, Councilmember Alecia Washington, Finance Director, Mayor as ex-officio, City Manager or designee as ex-officio with 2 vacancies to be filled. There was a discussion to name all Councilmembers as members of the Finance Committee with the Mayor and City Manager or designee as ex-officio.

Motion – made by Councilmember Terry Fye to approve the establishment of the Finance Committee with the stated members of city council as the initial members of the committee. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

XIV. CITY ATTORNEY COMMENTS

Happy New Year from Denmark Ashby. They are ready to work, as they have been.

XV. CITY MANAGER UPDATE**XVI. MAYOR AND COUNCIL COMMENTS**

District 1 – **Councilmember Tara Graves** - Stonecrest Library will be hosting a Taste of Stonecrest on Tuesday, January 31st. There will be 2 sessions: 12pm and 5pm.

Information can found on the Stonecrest Library website. Thanks to everyone who participated in the MLK event, to New Black Wallstreet, to the Chair and Superintendent of DeKalb County School Board, and to fellow Councilmembers for support. Sending condolences to the King family on the passing of Dexter King.

District 2 – **Councilmember Terry Fye** - DeKalb Police Department will be hosting a Townhall on Tuesday, January 23, 2024, 6pm at the Stonecrest Library. Encouraging constituents to go out and speak to the police department about their concerns.

District 3 – **Councilmember Alecia Washington** – Thanks to everyone who came out for the MLK event at New Black Wallstreet. FEMA is hiring and interested persons can apply at careerboutique.com. Have a great weekend.

District 5 – **Councilmember Tammy Grimes** – Salem Middle School had an awesome kickoff today with an indoor parade. Salem Middle is no longer a horizon school. Come by to volunteer or drop off highlighters. Thanks to Mayor Pro Tem for acting as a Grand Marshal for the school parade. District 5 get ready for engagement on the comprehensive plan.

Mayor Cobble – Would like to thank everyone who responded to the Wayfinding Design Survey. Continue to look out for future engagement opportunities. Regarding comments on packet size, although this is not the normal practice, when there are several P&Z items, there could be additional information. The City Manager and Directors are working to get the packet out on time. Thanks to Theresa in Communications and staff for spending extra time to get the packet posted. Excellence is a standard we are striving to achieve. Thanks to everyone for participating in the MLK parade with DeKalb NAACP. We always enjoy engaging with our citizens.

District 4 – **Mayor Pro Tem George Turner** – Would like to remind everyone of the Comprehensive Plan meeting that will be held at Browns Mill on Thursday, January 25, 2024. We need our voices to be heard and participate in the process. Everyone have a goodnight.

XVII. EXECUTIVE SESSION

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

Motion – made by Councilmember Terry Fye to enter into Executive Session for potential litigation, personnel, or real estate matters. Seconded by Councilmember Tara Graves.

Motion passed unanimously.

Motion – made by Councilmember Tammy Grimes to exit Executive Session and return to regular scheduled council meeting. Seconded by Councilmember Tara Graves. **Motion passed unanimously.**

Motion – made by Councilmember Terry Fye to approve the Executive Session meeting minutes. Seconded by Councilmember Tara Graves.
Motion passed unanimously.

XVIII. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the city council meeting Seconded by Councilmember Alecia Washington.
Motion passed unanimously.

The meeting ended at 11:16pm

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, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY COUNCIL AGENDA ITEM

SUBJECT: RZ 23-013 3580 Evans Mill Road

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap to enter a date.](#) & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director of Planning and Zoning

PURPOSE: The applicant is seeking to rezone and amend the zoning map for the property located at 3580 Evans Mill Road from R-100 (Residential Medium Lot-100) to R-60 (Residential Small Lot-60) to construct 60 single family detached units.

FACTS: The subject property is 18.91 acres and zoned R-100 (Residential Medium Lot-100.)

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Choose an item. [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)



REZONING ANALYSIS

Prepared By: Tre’Jon Singletary, Senior Planner

Petition Number: RZ 23-013

Applicant: Heather Loveless

Owner: Jackson Holdings II Evans Mill

Project Location: 3580 Evans Mill Rd

District: 5 – Councilwoman Tammy Grimes

Acreage: 18.99 acres

Existing Zoning: R-100 (Residential Med Lot) District

Proposed Zoning: R-60 (Residential Small Lot) District

Overlay: Arabia Mountain Conservation Overlay District

Future Land Use: Rural Residential (RR)

Proposed Development/Request: The applicant is requesting to rezone the parcel from R-100 to R-60 to develop sixty single-family detached units.

CPIM: January 11, 2024

Planning Commission: February 6, 2024

Mayor & City Council: February 26, 2024

Sign Posted/ Legal Ad(s) submitted: December 27, 2023

Staff Recommendations: **Denial**

Planning Commission: **Denial**

PROJECT OVERVIEW

Location

The subject property is located at 3580 Evans Mill Road. The property has two (2) frontages, Evans Mill Road and Ragsdale Road. Evans Mill Road is classified as a minor arterial road. Ragsdale Road is classified as a local road.

The property is abutted by R-100 (Residential Med Lot) District on the north, south, east, and west.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	Proposed: R-60	Residential
Adjacent: North	R-100 (Residential Med Lot) District	Residential (Detached Single Family Home)
Adjacent: West	R-100 (Residential Med Lot) District	Residential (Detached Single-Family Home)
Adjacent: East	R-100 (Residential Med Lot) District	Undeveloped Land
Adjacent: South	R-100 (Residential Med Lot) District	Undeveloped Land



Background

Currently, the property has kept its original zoning classification of R-100 (Residential Medium Lot).

The property is currently undeveloped land and has no floodway nor floodplain applicable to it. The applicant is

requesting to rezone the subject property from R-100 to R-60 (Residential Small Lot) District to develop sixty (60) single-family detached dwellings.

According to [Division 5, Section 2.5.1](#), the purpose and intent of the city council in establishing R-100 is to provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; to provide for compatible infill development in neighborhoods; to provide "For Sale", Single family detached residential subdivisions and For Sale Communities; to provide flexibility in design on the interior of new development while protecting surrounding development; to ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs



of the neighborhood; to provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and to implement the future development map of the city's comprehensive plan.



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.5.1); Ord. No. 2022-10-03, § 2(Exh. A), 10-24-2022)



According to [Division 4, Section 3.4.2](#), the purpose and intent of the Arabia Mountain Conservation Overlay District is to provide for the protection of natural resources and of scenic views of areas within the boundaries of the AMCOD, so as to protect and enhance the public welfare associated with these natural resources and the aesthetic qualities within this area, consistent with the policies of the Stonecrest Comprehensive Plan; to provide reasonable and creative planning and development within the AMCOD while preserving the natural land form and features, trees and tree canopy, and the views to and from Arabia Mountain as indicated on the adopted map; to assure that all activities and authorized uses of land allowed within the AMCOD, whether allowed uses or permitted uses, are activities or uses which are designed so as not to detract from or damage the protected natural resources and scenic beauty of this district; to encourage and promote the dedication of conservation easements to appropriate public and not-for-profit entities established and authorized to hold easements in perpetuity pursuant to the Georgia Uniform Conservation Easement Act (O.C.G.A. 44-10 and 12-6A), for the purposes of protecting historical and [archaeological] areas, the habitat of endangered or threatened animal and plant species (as defined in the federal Endangered Species Act U.S.C. 1531 and the Endangered Wildlife Act of 1973), providing passive recreational and educational opportunities, preserving the cultural history of the area, protecting open space within the city, and protecting scenic views to and from Arabia Mountain; and to provide consistent development standards that will adhere to common design characteristics that include but are not limited to: deep setbacks from the main road; strategic buffer zones; home "clustering"; shorter streets within a development and shared open spaces connected by trails, walkways and paths.



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 3. - OVERLAY DISTRICT REGULATIONS
DIVISION 4. ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT

DIVISION 4. ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT

Sec. 3.4.2. Purpose and intent.

The purpose and intent of the city council in establishing the Arabia Mountain Conservation Overlay District (AMCOD) is as follows:

- A. To provide for the protection of natural resources and of scenic views of areas within the boundaries of the AMCOD, so as to protect and enhance the public welfare associated with these natural resources and the aesthetic qualities within this area, consistent with the policies of the Stonecrest Comprehensive Plan;
- B. To provide reasonable and creative planning and development within the AMCOD while preserving the natural land form and features, trees and tree canopy, and the views to and from Arabia Mountain as indicated on the adopted map;
- C. To assure that all activities and authorized uses of land allowed within the AMCOD, whether allowed uses or permitted uses, are activities or uses which are designed so as not to detract from or damage the protected natural resources and scenic beauty of this district;
- D. To encourage and promote the dedication of conservation easements to appropriate public and not-for-profit entities established and authorized to hold easements in perpetuity pursuant to the Georgia Uniform Conservation Easement Act (O.C.G.A. 44-10 and 12-6A), for the purposes of protecting historical and [archaeological] areas, the habitat of endangered or threatened animal and plant species (as defined in the federal Endangered Species Act U.S.C. 1531 and the Endangered Wildlife Act of 1973), providing passive recreational and educational opportunities, preserving the cultural history of the area, protecting open space within the city, and protecting scenic views to and from Arabia Mountain; and
- E. To provide consistent development standards that will adhere to common design characteristics that include but are not limited to: deep setbacks from the main road; strategic buffer zones; home "clustering"; shorter streets within a development and shared open spaces connected by trails, walkways and paths.

(Ord. No. 2019-02-001, § 1, 2-11-2019)

The Stonecrest Comprehensive Plan has this area classified as Rural Residential. The area surrounding Arabia Mountain predominantly contains low density development defined as Rural Residential land use and consist of medium to large lot residential properties.

COMPREHENSIVE PLAN ELEMENTS

LAND USE

Rural Residential (RR) Character Area

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

Rural Residential Character Area Locations

- Rockland Road
- Klondike Road
- Plunkett Road
- North Goddard Road
- Evans Mill Road
- Browns Mill Road



Rural Residential (RR)



COMPREHENSIVE PLAN ELEMENTS **LAND USE**

- Rural Residential Primary Land Uses**
- Low-density single family detached
 - Agricultural related
 - Cultural and Historic
 - Institutional



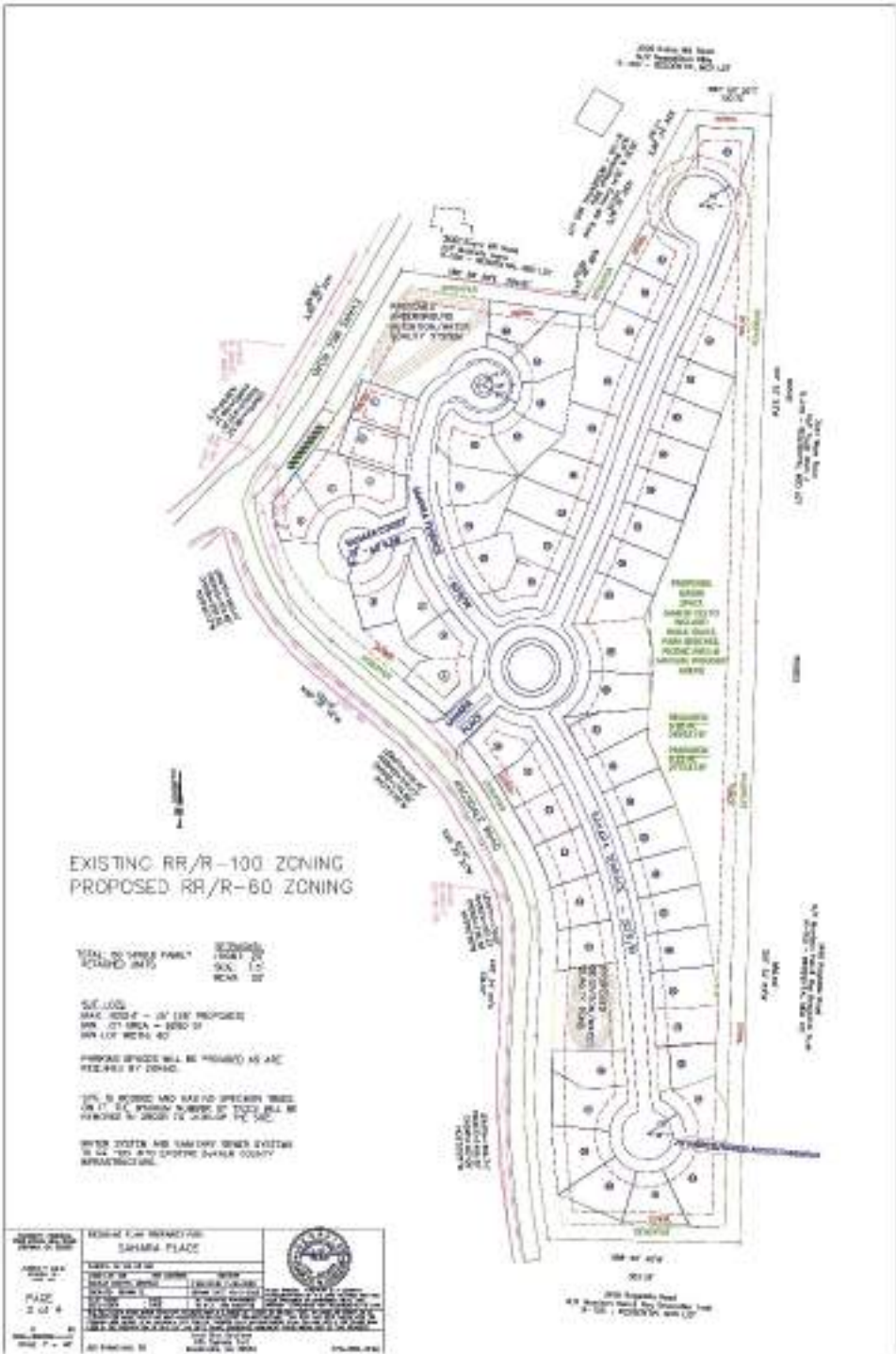
Permitted Zoning in RR Areas
NS, RE, RLG, R100, RNC and MHP.



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in January. The Community Planning Information Meeting (CPIM) was held on January 11, 2024, at 6:00 pm at city hall. There were concerns from residents regarding the land being unfit for the proposed development, the land being mostly rock, and Arabia Mountain Overlay requirements.

Conceptual Site Plan



RZ 23-013

ADDRESS: 3580 Evans Mill Rd

CURRENT ZONING: R-100 (Residential Med Lot) District

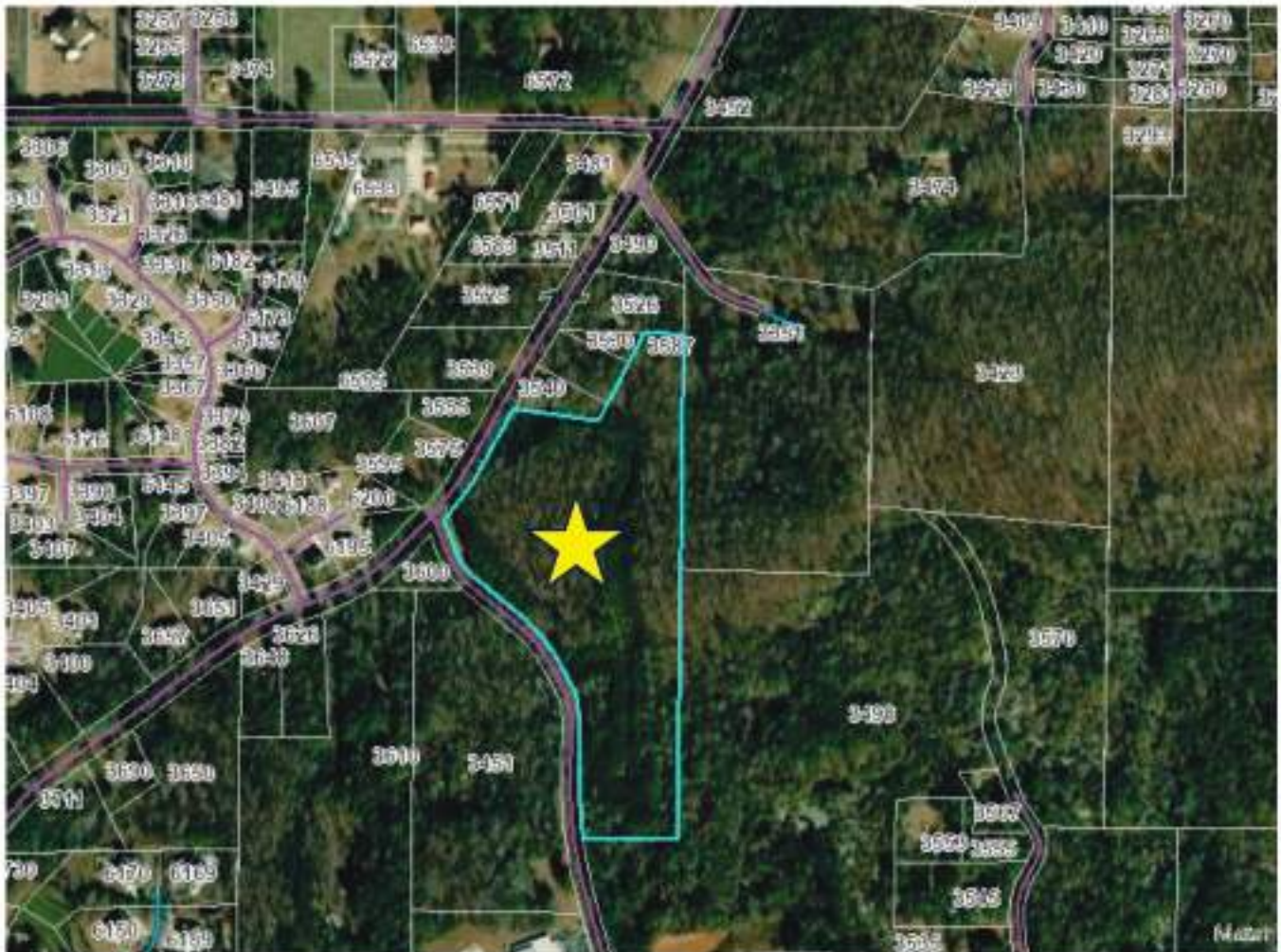
OVERLAY: Arabia Mountain Conservations

FUTURE LAND USE: Rural Residential (RR)

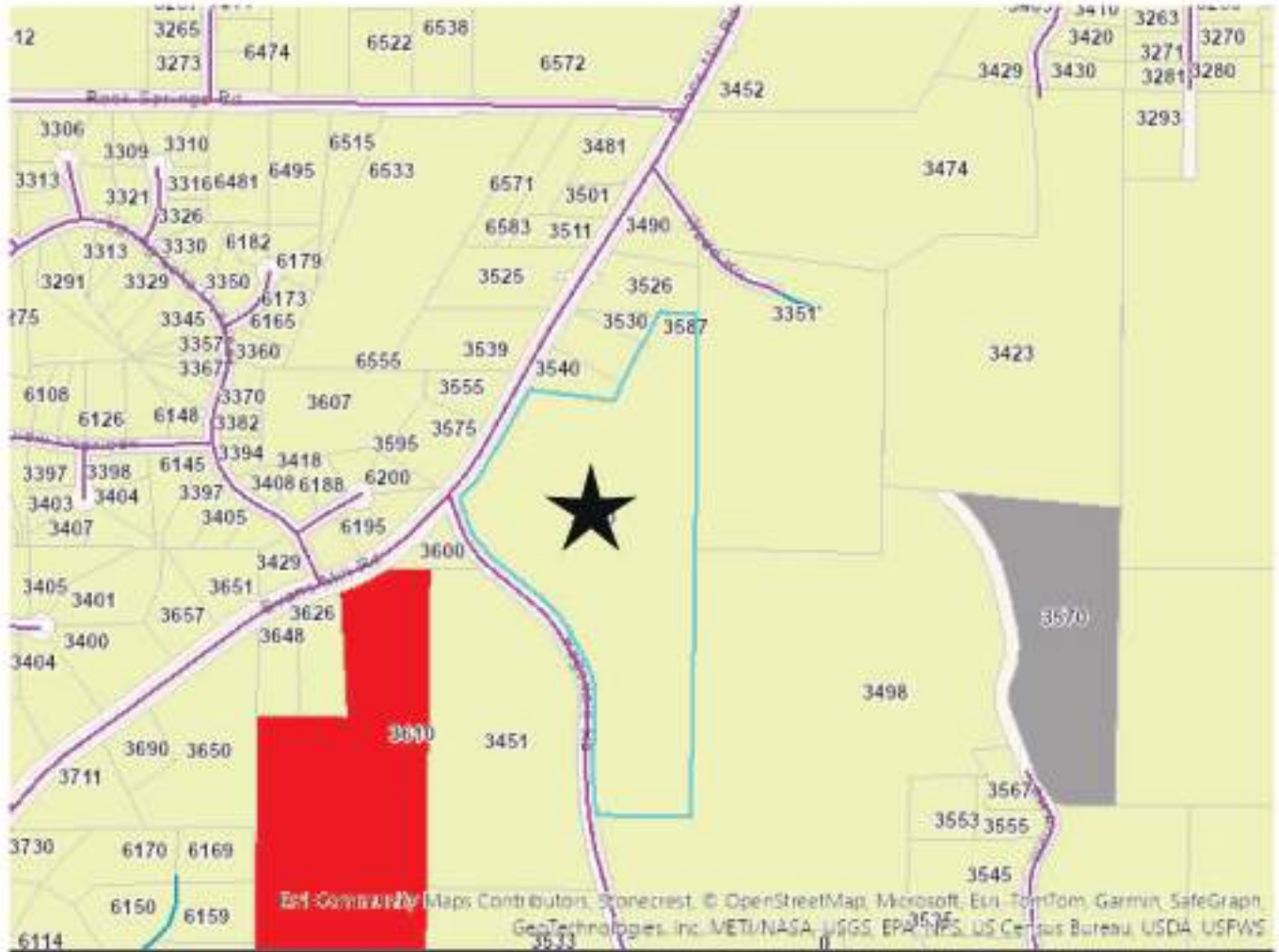


Subject Property

Aerial Map



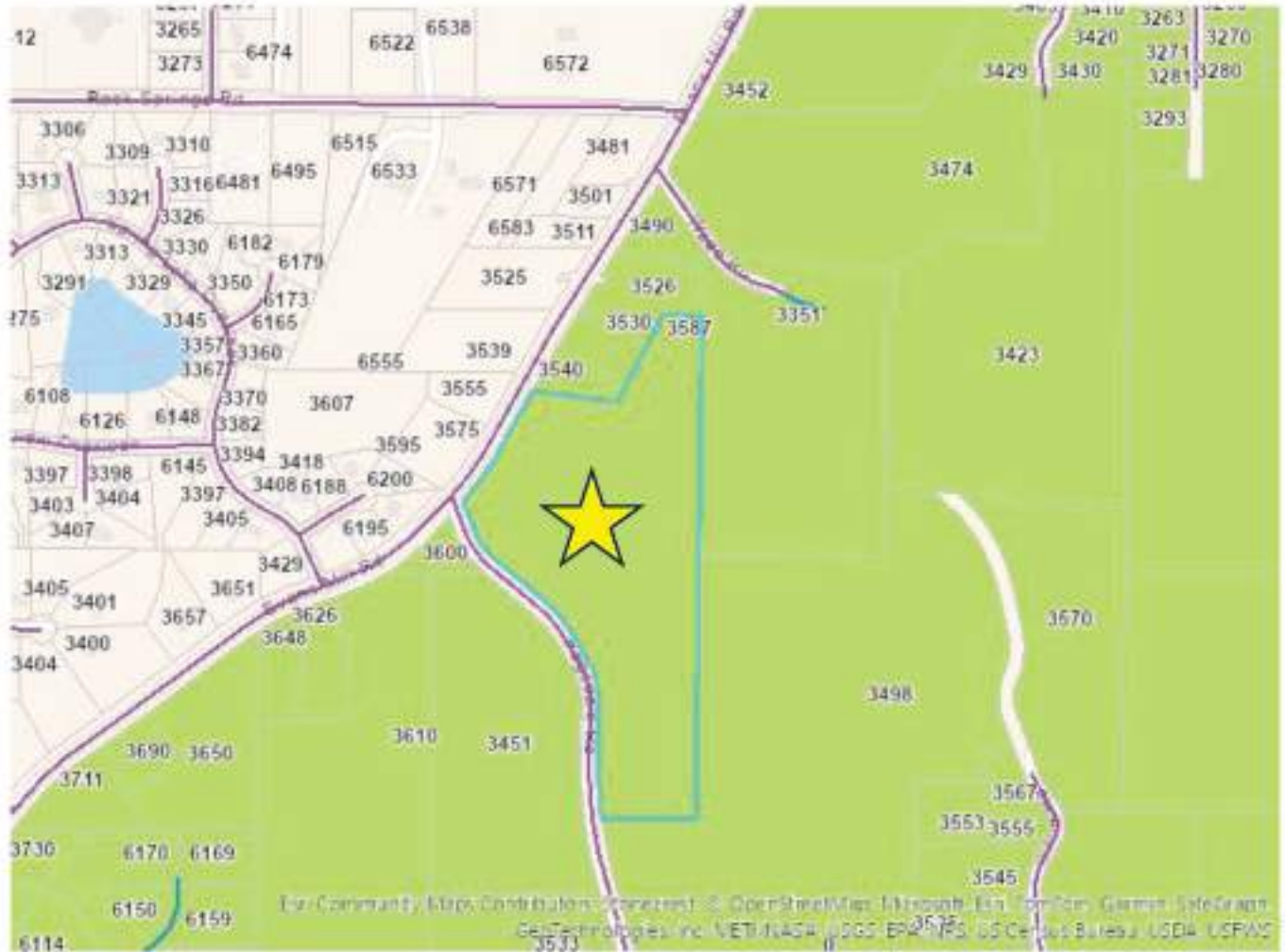
Zoning Map



Legend

-  M-2 - Heavy Industrial
-  R-100 - Residential Med Lot
-  C-2 - General Commercial

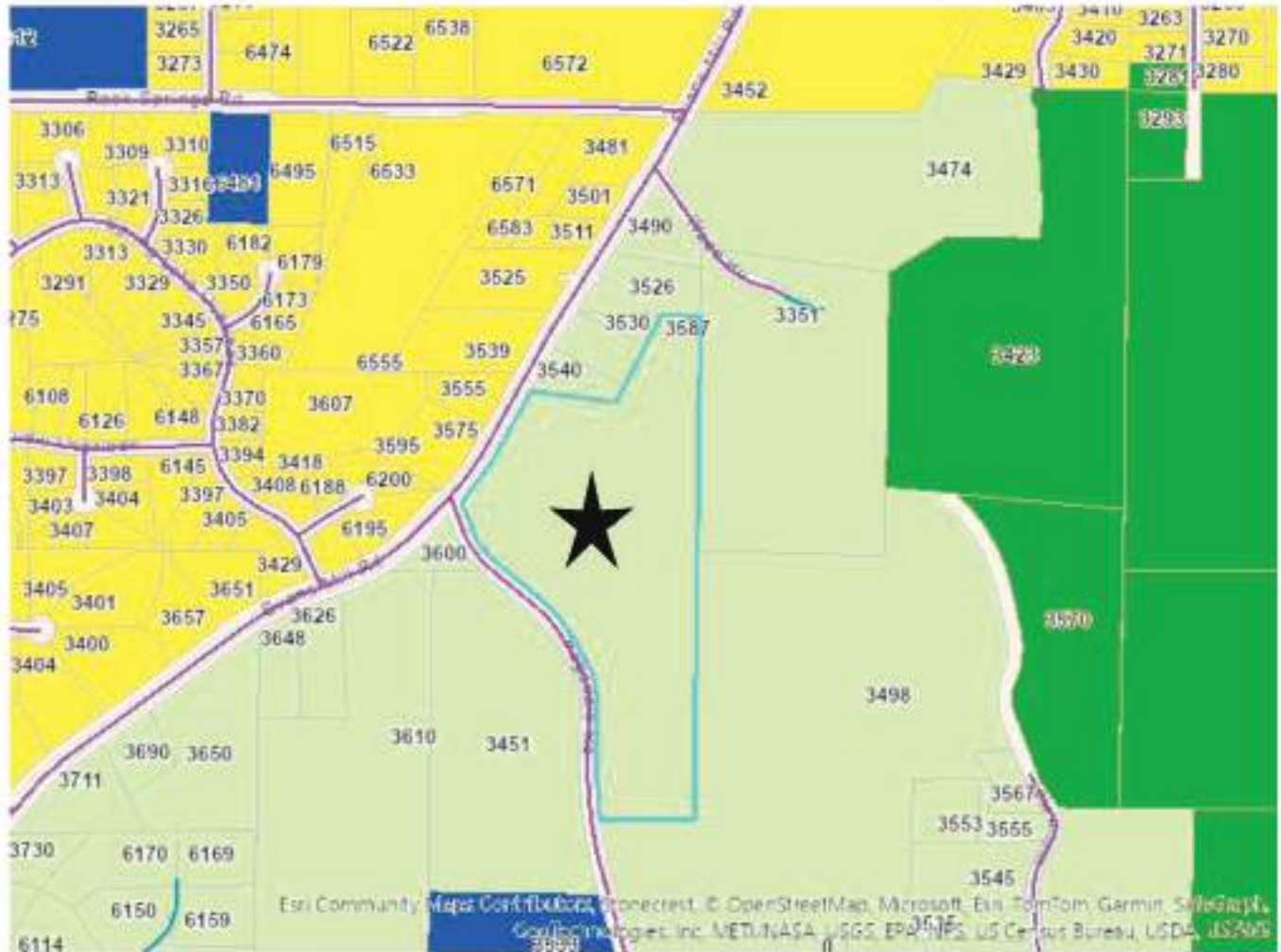
Over lay Map



Legend

 ARABIA MOUNTAIN OVERLAY DISTRICT

Future Land Use Map



Legend

-  Institutional
-  Conservation/Openspace
-  Rural Residential
-  Suburban



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 is in conformity with the policy and intent of the comprehensive plan.**

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

The proposed zoning is in an area that is primarily medium density housing. The current character of the area shows many of the surrounding properties to be single-family detached. The proposed zoning change and development of small lot residential use would not be in keeping with the policy and intent of the comp plan; which R-60 zoning classification is not one of the permitted zoning districts for the classified future land use character area.

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

The proposed change in zoning would not permit a use that would be suitable in the view and development of the nearby properties. The R-60 Zoning classification would allow small lot residential dwelling, which would not be similar to the surrounding use.

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

The property is currently zoned R-100, which permits the development of detached single-family home development with a minimum lot size of 15,000 square feet. The property does have reasonable economic use as currently zoned. The property sits along Evans Mill Road, which is a minor arterial road in a suburban neighborhood.

- **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.

- **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 no changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

- **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.**

The zoning proposal could potentially cause an increase in traffic by the proposed size of the dwellings which has to a minimum of 1,200 square feet. The zoning proposal will cause subject a spot-zoning of the subject property that is surrounded by R-100 zoning classifications.

- **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.

STAFF RECOMMENDATION

Staff recommend **DENIAL** of **RZ 23-013**.

PLANNING COMMISSION (PC) RECOMMENDATION – February 6, 2024

PC recommend **DENIAL** of **RZ 23-013**.



Attachment(s): RZ 23-013 Application Materials



Item VIII. b.

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Amendment Application

PROPERTY			
Site Address(es): 3580 EVANS MILL ROAD LITHONIA, GA 30038		Parcel #: 16 108 03 001	Zip: 30038
Project Name (if applicable): SAHARA PLACE			
Current Zoning	RR/R-100	Proposed Zoning	RR/R-60
Current Use	EMPTY LOT	Proposed Use	SINGLE FAMILY HOMES
OWNER INFORMATION			
Name:	ROWLAND ALLEN		
Address:	[REDACTED]		
Email:	[REDACTED]	Phone:	[REDACTED]
APPLICANT			
Name:	ROWLAND ALLEN		
Address:	[REDACTED]		
Email:	[REDACTED]	Phone:	[REDACTED]

AFFIDAVIT			
To the best of my knowledge, this 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. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.			
Applicant's Name:	Rowland Allen		Date:
Applicant's Signature:	Rowland Allen		11-15-23
NOTARY			
Sworn to and subscribed before me this 15 Day of November 2023			
Notary Public:	ANAKARISA GAMBRO		Date:
Signature:	[Signature]		11/15/2023





Total Site Solutions

770-856-5192

183 Cypress Trail
Dawsonville, Ga. 30534

706-265-4275

1/25/2023

RE: 3580 EVANS MILL RD

This letter of intent is informational for the above referenced project. Our client wishes to improve the property with sixty (60) single family lots which will require rezoning from R-100 to R-60.

Thank you,

Total Site Solutions
for Ron Allen



ENVIRONMENTAL SITE ANALYSIS

1. Conformance to the Comprehensive Plan:

- a. Proposed project is to develop and improve the current undeveloped property with roads and sixty single family residential lots with Green Space.
- b. Adjacent properties are mostly undeveloped. There is currently three lots to the northeast of which only two have single family houses thereon.
- c. The project conforms to the Comprehensive Land Use Plan by providing single family residential lots.
- d. Comprehensive Land Use Plan Map provided.
- e. No pertinent plan policies found.

2. Environmental Impacts of The Proposed Project

a. Wetlands

There are no Wetlands on Subject Property.

b. Floodplain

There is no Floodplain on Subject Property.

c. Streams/stream buffers

There are no Streams/stream buffers on Subject Property.

d. Slopes exceeding 25% over a 10-foot rise in elevation
Sufficient grading and environmental controls will be placed on site as required.

e. Vegetation

Vegetation of site will be improved.

f. Wildlife Species (Including fish)

None have been observed on Subject Property.

g. Archeological/Historical Sites

None have been observed on Subject Property.

3. Project Implementation Measures

a. & b. As per "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" latest edition GSWCC Georgia Soil and Water Conservation Commission requirements. Including but not limited to: The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land disturbing activities. Erosion and sedimentation control measures will be maintained at all times. If full implementation of the
(continued)



ENVIRONMENTAL SITE ANALYSIS (continued)

approved plan does not provide for effective erosion and sediment control additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

Additional erosion controls shall be installed as deemed necessary by the on-site inspector.

Water quality BMP(s) to be installed at the time of final landscaping.

All collected water shall be directed to the water quality BMP(s).

No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.

c. No existing infrastructure on Subject Property.

d. No existing archeological/historically significant areas on Subject Property.

e. N/A

f. Green Space and Open Space to be provided in conformance with requirements as designated and shown on The Plan.

g. Protection of citizens from the negative impacts of noise and lighting by the following: Work hours and construction deliveries are:

o Monday–Friday
7:00am–7:00pm

o Saturday 8:00am–5:00pm

h. Protection of parks and recreational green space shall occur naturally.

i. Minimization of impacts to wildlife habitats have been incorporated into the layout and design of The Plan.



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 16TH LAND DISTRICT OF DeKALB COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF EVANS MILL ROAD WITH THE NORTHEASTERLY RIGHT-OF-WAY OF RAGSDALE ROAD; THENCE RUNNING NORTHEASTERLY, ALONG SAID EVANS MILL ROAD RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 189.53' AS SUBTENDED BY A CHORD OF N36°54'40"E FOR A DISTANCE OF 189.21' WITH A RADIUS OF 937.31' TO A POINT; THENCE RUNNING N29°37'53"E FOR A DISTANCE OF 238.49' TO A POINT; THENCE RUNNING S80°58'55"E, LEAVING SAID EVANS MILL ROAD RIGHT-OF-WAY, FOR A DISTANCE OF 294.61' TO A POINT; THENCE RUNNING N28°29'59"E FOR A DISTANCE OF 65.54' TO A POINT; THENCE RUNNING N28°31'53"E FOR A DISTANCE OF 162.95' TO A POINT; THENCE RUNNING N28°27'28"E FOR A DISTANCE OF 111.90' TO A POINT; THENCE RUNNING S87°00'26"E FOR A DISTANCE OF 130.72' TO A POINT; THENCE RUNNING S01°32'53"W FOR A DISTANCE OF 803.81' TO A POINT; THENCE RUNNING S01°32'53"W FOR A DISTANCE OF 982.60' TO A POINT; THENCE RUNNING N88°50'48"W FOR A DISTANCE OF 302.39' TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF RAGSDALE ROAD; THENCE RUNNING NORTHWESTERLY, ALONG SAID EVANS MILL ROAD RIGHT-OF-WAY, ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 322.74' AS SUBTENDED BY A CHORD OF N03°23'25"W FOR A DISTANCE OF 322.09' WITH A RADIUS OF 1466.32' TO A POINT; THENCE RUNNING N02°54'55"E FOR A DISTANCE OF 134.07' TO A POINT; THENCE RUNNING ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 179.01' AS SUBTENDED BY A CHORD OF N13°50'26"W FOR A DISTANCE OF 176.39' WITH A RADIUS OF 301.27' TO A POINT; THENCE RUNNING N29°30'23"W FOR A DISTANCE OF 67.41' TO A POINT; THENCE RUNNING ALONG A CURVE TO THE LEFT FOR A DISTANCE OF 216.46' AS SUBTENDED BY A CHORD OF N40°13'46"W FOR A DISTANCE OF 214.88' WITH A RADIUS OF 516.23' TO A POINT; THENCE RUNNING N50°02'18"W FOR A DISTANCE OF 153.10' TO A POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 265.41' AS SUBTENDED BY A CHORD OF N28°06'13"W FOR A DISTANCE OF 257.52' WITH A RADIUS OF 312.80' TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL OF LAND CONTAINS 824,087 SQUARE FEET OR 18.9184 ACRES OF LAND AND BEING MORE PARTICULARLY SHOWN AND DESCRIBED ON PLAN FOR SAHARA PLACE PREPARED BY TOTAL SITE SOLUTIONS, DATED 7-11-2023.



Amendment Application

All applications and plans must be submitted through the Citizenserve Online Portal



Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant			
Name:	ROWLAND ALLEN		
Address:	[REDACTED]	City, State: REX, GA	Zip: 30273
Signature:	<i>Rowland Allen</i>	Date:	11-15-23
Sworn to and subscribed before me this <u>15</u> day of <u>November</u> , 20 <u>23</u>			
Notary Public:			

Applicant (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Updated September 2023



Item VIII. b.

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), 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			
Name:	ROWLAND ALLEN		
Address:	[REDACTED]	City, State: REX, GA	Zip: 30273
Signature:	<i>Rowland Allen</i>	Date:	11-15-23
Sworn to and subscribed before me this <u>15</u> day of <u>November</u> , 20 <u>23</u>			
Notary Public:	<i>[Signature]</i>		

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Updated September 2023



Attachment(s): Ordinance(s)



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2 - DISTRICT REGULATIONS
DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.

{Ord. of 8-2-2017, § 1(2.5.1); Ord. No. 2022-10-03 , § 2(Exh. A), 10-24-2022}

Sec. 2.5.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Keeping of livestock; see section 4.2.
 - b. Keeping of poultry/pigeons; see section 4.2.
 - c. Riding academies or stables; see section 4.2.
 - d. Urban Community Garden, up to 5 acres; see section 4.2.
 - 2. Residential.
 - a. Dwelling, single-family (detached).
 - 3. Institutional/Public.
 - a. Golf course or clubhouse, public or private; see section 4.2.



- b. Government facilities.
- c. Neighborhood or subdivision clubhouse or amenities; see section 4.2.
- d. School, public kindergarten, elementary, middle or high schools.
- 4. Communications—Utility.
 - a. Essential services.
 - b. Satellite television antenna; see section 4.2.
- 5. Wireless Telecommunications.
 - a. Carrier on Wheels (declared emergency); see section 4.2.
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
 - 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Residential.
 - a. Home occupation, no customer contact; see section 4.2.
 - 3. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Temporary outdoor retail sales; see section 4.2.
 - c. Temporary outdoor sales or events, seasonal; see section 4.2.
 - d. Temporary produce stand; see section 4.2.
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2.
 - 4. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential).
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
- C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
 - 1. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Home occupation, with customer contact; see section 4.2.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Convents or monasteries; see section 4.2.
 - e. Personal care home, 6 or less; see section 4.2.
 - f. Senior housing; see section 4.2.
 - g. Short-term vacation rental.
 - 2. Institutional/Public.



- a. Cemetery, columbarium, mausoleum; see section 4.2.
 - b. Places of worship; see section 4.2.
 - c. Recreation club; see section 4.2.
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - e. Swimming pools, commercial; see section 4.2.
3. Commercial.
- a. Adult daycare facility, up to 6; see section 4.2.
 - b. Child day care facility, up to 6; see section 4.2.
 - c. Kennel, noncommercial.
4. Communication—Utility.
- a. Amateur radio service or antenna; see section 4.2.
5. Wireless Telecommunication.
- a. New support structure from 51 feet to 150 feet; see section 4.2.
- D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
- 1. Residential.
 - a. Accessory uses or structures.
 - b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2.
 - 2. Institutional/Public.
 - a. Educational use, private; see section 4.2.
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
 - 3. Commercial.
 - a. Fitness center.

(Ord. of 8-2-2017, § 1(2.5.2); Ord. No. 2022-05-01, § 2(Exh. A), 8-2-2022)

Sec. 2.5.3. Dimensional requirements.

Dimensional requirements for the R-100 (Residential Medium Lot-100) District shall be as provided in Table 2.2. Residential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.5.3))

Sec. 2.5.4. Site and building design standards.

Design standards and regulations to be applied in this zoning district shall be as provided in article 5 of this chapter, site design and building form standards.

(Ord. of 8-2-2017, § 1(2.5.4))

DIVISION 8. R-60 (RESIDENTIAL SMALL LOT-60) DISTRICT



Sec. 2.8.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-60 (Residential Small Lot-60) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 6,000 square feet or 3,500 square feet if developed for cottage houses;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design within new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-60 (Residential Small Lot-60) District are designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for the health, recreational and social opportunities for city residents;
- G. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.8.1); Ord. No. 2022-10-03 , § 2(Exh. A), 10-24-2022)

Sec. 2.8.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Keeping of livestock; see section 4.2.
 - b. Keeping of poultry/pigeons; see section 4.2.
 - c. Riding academies or stables; see section 4.2.
 - d. Urban Community Garden, up to 5 acres; see section 4.2.
 - 2. Residential.
 - a. Dwelling, cottage home.
 - b. Dwelling, single-family (detached).
 - 3. Institutional/Public.
 - a. Golf course or clubhouse, public or private; see section 4.2.
 - b. Government facilities.
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2.
 - d. School, public kindergarten, elementary, middle or high schools.
 - 4. Communications—Utility.
 - a. Essential services.

- b. Satellite television antenna; see section 4.2.
- 5. Wireless Telecommunications.
 - a. Carrier on Wheels (declared emergency); see section 4.2
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
 - 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Residential.
 - a. Home occupation, no customer contact; see section 4.2.
 - 3. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Temporary outdoor retail sales; see section 4.2.
 - c. Temporary outdoor sales or events, seasonal; see section 4.2.
 - d. Temporary produce stand; see section 4.2.
 - e. Temporary trailer, as home sales office or construction trailer; see section 4.2.
 - 4. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential).
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
- C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
 - 1. Residential.
 - a. Home occupation, with customer contact; see section 4.2.
 - b. Child care home, 5 or less; see section 4.2.
 - c. Convents or monasteries; see section 4.2.
 - d. Personal care home, 6 or less; see section 4.2.
 - e. Senior housing; see section 4.2.
 - 2. Institutional/Public.
 - a. Cemetery, columbarium, mausoleum; see section 4.2.
 - b. Places of worship; see section 4.2.
 - c. Recreation club; see section 4.2.
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - e. Swimming pools, commercial; see section 4.2.
 - 3. Commercial.
 - a. Adult daycare facility, up to 6; see section 4.2.



- b. Child day care facility, up to 6; see section 4.2.
- 4. Communication—Utility.
 - a. Amateur radio service or antenna; see section 4.2.
- 5. Wireless Telecommunication.
 - a. New support structure from 51 feet to 150 feet; see section 4.2.
- D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
 - 1. Residential.
 - a. Accessory uses or structures.
 - b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2.
 - 2. Institutional/Public.
 - a. Educational use, private; see section 4.2.
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
 - 3. Commercial.
 - a. Fitness center.

(Ord. of 8-2-2017, § 1(2.8.2); Ord. No. 2022-05-01, § 2(Exh. A), 8-2-2022)

Sec. 2.8.3. Dimensional requirements.

Dimensional requirements for the R-60 (Residential Small Lot-60) District shall be as provided in Table 2.2, Residential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.8.3))

Sec. 2.8.4. Site and building design standards.

Design standards and regulations to be applied in this zoning district shall be as provided in article 5 of this chapter, site design and building form standards.

(Ord. of 8-2-2017, § 1(2.8.4))



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

January 11, 2024 at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

I. CALL TO ORDER: Mr. Tre'Jon Singletary, Senior Planner

The meeting was called to order at 6 pm.

II. INTRODUCTIONS: Director Shawanna Qawiy, Senior Planner Tre'Jon Singletary, Planner Faliha Blair, and Planning Administrative Technician Cobi Brown were in attendance.

III. PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING

An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;

Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;

Bridge the relationships between developers, residents, and staff

Occurrence is every 2nd Thursday of each month

IV. PUBLIC COMMENTS:

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-Zoning@stonecrestga.gov by 5 pm the day before the Public Hearing, January 11, 2024, to be read into the record at the meeting.

V. Case(s) of Discussion:

LAND USE PETITION:	RZ23-013
PETITIONER:	Heather Loveless
LOCATION:	3580 Evans Mill Road
OVERLAY DISTRICT:	Arabia Mountain
PETITIONER'S REQUEST:	Petitioner is seeking to rezone the parcel from R-100 to R-60 to develop sixty single-family detached units.



CITY OF STONECREST, GEORGIA

Heather and Charles Loveless the applicants were called to speak. They mentioned that different amenities will be included in their development.

There were none to speak for the petition, but Sheree Foust, Timothy Jackson, and Dave Marcus spoke in opposition. Some concerns include the land being unfit for the proposed development, the land being mostly rock, and Arabia Mountain Overlay requirements.

Heather and Charles Loveless stated the development will not be too different from what can be found in an R-100 zoning. They also gave reasonings as to why they decided on the current proposed site plan.



Attachment(s): Planning Commission (PC) Summary Minutes



PLANNING COMMISSION MEETING
Stonecrest City Hall - 6:00 PM *In-Person Meeting
February 6, 2024



N/A

IX. New Business:

Senior Planner Tre'Jon Singletary Presented **RZ23-013 and SLUP23-015.**

LAND USE PETITION:	RZ23-013
PETITIONER:	Heather Loveless
LOCATION:	3580 Evars Mill Road
OVERLAY DISTRICT:	Arabia Mountain
PROPOSED AMENDMENT:	Petitioner is seeking to rezone the parcel from R-100 to R-60 to develop sixty single-family detached units.

Staff recommended denial of this rezoning request.

Heather and Charles Loveless the applicants were called to speak. They stated their interest in developing a new subdivision that would not have any negative impact on the surrounding area. The rezoning to R-60 will lower the density allowed compared to the current zoning of R-100. They have made many plans to fit both zoning districts, but they would like the project to have a smaller number of homes. The homes will start at \$700,00 and there will be a lot of green space available. They did not have renderings to present.

Chairman Hubbard opened the public hearing to the public. There was one speaker in favor of the application.

Sandra Jackson the original owner of the property came to speak. She originally had a plan to develop a village for veterans on the property, but the request was denied.

Dave Marcus, Faye Cofield, Virginia Kelly, Carol O'Neal, Gale Dickerson, and Devin Alexander all spoke in opposition. Concerns include adhering to comprehensive plan, the city's code of ordinances, protecting the Arabia Mountain Conservation District, unity with the surrounding zoning districts, similar proposed projects that are now vacant land, communication with the economic development department, wanting quality homes, reduction of tax base, and an increase in traffic.

Chairman Hubbard, closed the public hearing to the public.

Heather and Charles Loveless the applicants answered questions. It was stated that if additional conditions are needed, the commissioners can place them on the applicant that will strictly allow the construction of sixty lots. There are also requirements by the government that must be met that help maintain the environment and prevent any adverse affects on the surrounding properties.

Sandra Jackson mentioned that with the R-100 zoning district, more homes will be allowed to be developed. However, the applicant only wants to develop sixty.

Commissioner Hawkins made the motion to recommend DENIAL of the application to the city council. *Commissioner Williams* seconded this motion. The application was recommended by DENIAL by a unanimous vote. 4-0-0

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO DENY THE REZONING OF PROPERTY LOCATED AT 3580 EVANS MILL RD FROM R-100 (RESIDENTIAL MED LOT) DISTRICT TO R-60 (RESIDENTIAL SMALL LOT) DISTRICT; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, a request to rezone property located at 3580 Evans Mill Rd from R-75 (Residential Medium Lot-75) to C-1 (Local Commercial) zoning district was presented to the City; and

WHEREAS, pursuant to Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, the Planning and Zoning Department recommends denial; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the matter was heard in the City’s Community Planning Information Meeting pursuant to the provisions of the City’s Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City’s Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia’s Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That RZ 23-013, requesting to rezone the parcel from R-100 to R-60 to develop sixty single-family detached units at 3580 Evans Mill Rd is DENIED.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

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

Section 4. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 7. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2024.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



CITY COUNCIL AGENDA ITEM

SUBJECT: SLUP 23-015 3153 Pequea Drive

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap to enter a date.](#) & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director of Planning and Zoning

PURPOSE:

FACTS: The property located at 3153 Pequea Drive is currently zoned R-100 (Residential Medium Lot 100). Tajma Washington D/B/A The Gardens of Stonecrest is requesting to operate a personal care home for four (4) individuals that will require assistance with activities of daily living (ADL).

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Choose an item. [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)



SPECIAL LAND USE PERMIT (SLLUP) ANALYSIS

Prepared By: Tre’Jon Singletary, Senior Planner

Petition Number: SLUP 23-015

Applicant: Tajma Washington dba The Gardens of Stonecrest, LLC

Owner: Tajma Washington

Project Location: 3153 Pequea Drive

District: 3 – Councilwoman Alecia Washington

Acreage: 0.54 acres

Existing Zoning: R-100 (Residential Med Lot) District

Future Land Use: Suburban Neighborhood (SN)

Proposed Development/Request: The applicant is requesting a Special Land Use Permit (SLUP) to operate a personal care home with a maximum of six (6) individuals.

CPIM: January 11, 2024

Planning Commission: February 6, 2024

Mayor & City Council: February 26, 2024

Sign Posted/ Legal Ad(s) submitted: December 27, 2023

Staff Recommendations: **Approval with conditions**

Planning Commission: **Approval with staff’s recommended conditions and one (1) additional condition**

PROJECT OVERVIEW

Location

The subject property is located at 3153 Pequea Drive. The dwelling is located within the Winslow Crossing Subdivision.

The property abuts R-100 (Residential Med Lot) District on the north, south, east, and west.

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-100 (Residential Med Lot) District	Residential
Adjacent: North	R-100 (Residential Med Lot) District	Residential (Detached Single Family Home)
Adjacent: West	R-100 (Residential Med Lot) District	Residential (Detached Single-Family Home)
Adjacent: East	R-100 (Residential Med Lot) District	Residential (Detached Single Family Home)
Adjacent: South	R-100 (Residential Med Lot) District	Residential (Detached Single Family Home)



Background

Currently, the property has kept its original zoning classification of R-100 under Stonecrest Zoning Ordinance.

The property currently has a single-family detached dwelling. It has 4 bedrooms and 3 baths. The home is approximately 2,448 square feet. There is an Assisted Living Facilities for the Elderly located at 3169 Pequea Drive (shown on map below).

Floor Layout Plan



Main Floor



Second Level

Site Photos



SLUP 23-015

ADDRESS: 3153 Pequea Dr

CURRENT ZONING: R-100 (Residential Med Lot) District

FUTURE LAND USE: Suburban Neighborhood (SN)



Subject Property

Aerial Map



Zoning Map



Legend	
	R-100 - Residential Med Lot
	RSM - Small Lot Residential Mix

Future Land Use Map



Esri Community Maps Contributors, Stonecrest, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend	
	Suburban Neighborhood (SN)
	Institutional (INS)



STANDARDS OF SPECIAL LAND USE PERMIT REVIEW

Section 7.4.6 of the Stonecrest Zoning Ordinance lists twenty factors to be considered in a technical review of a special land use permit completed by the Community Development Department and Planning Commission. Each criterion is listed with staff analysis.

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

The approximately 2,448 square foot residence on 0.54 acres is adequate for the operation of a personal care home. Section 4.2.41 (Personal care homes and child caring institutions) states the minimum square footage of proposed use is 1,800 square feet. The required parking is at least four (4) parking spaces within a driveway, garage, or carport.

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

The proposed personal care home is compatible with the adjacent properties. However, the land use is not compatible with those homes that serves as only single-family residential uses.

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

There are adequate public services, public facilities, and utilities to serve the current use as a single-family residence. The required parking is at least four (4) parking spaces within a driveway, garage, or carport.

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

Pequea Drive is classified as a local road. There will be no impact on the public streets or traffic in the area.

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

The existing land use located along the access routes to the site would not be adversely affected by the character of the vehicles or the volume traffic generated by the proposed use. Pequea Drive is a local road that is designed to handle the proposed use.

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

The subject property is located within an existing subdivision, which has adequate ingress and egress.



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

According to the applicant, the proposed use will not create nuisances. Hours of operation is stated as 9:00 AM – 5:00 PM.

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

According to the applicant, the hours of operation are 9:00 AM – 5:00 PM.

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

According to the applicant, she and her husband (a nurse) are living in the basement of the dwelling and serving as 1 of 2 nurses on the premises.

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

The proposed use is otherwise consistent with the zoning district classification requirement in which the use is proposed to be located.

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

In the comprehensive plan the primary land use is Suburban Neighborhood. The proposed use is consistent with the policies of the comprehensive plan as a personal care home/assisted living.

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

The proposed use does not require buffer or transitional buffers by the zoning district.

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

An adequate refuse and service area will be provided by the applicant.

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

If granted approval, the special land use permit should not be transferable and only applicable to the current applicant, operator(s), and homeowner(s).

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



The existing building has the appropriate structure, which is consistent in size, scale, and massing with adjacent and surrounding buildings in the area.

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

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

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

The submitted floor plan submitted to staff has met all the requirements within the supplemental regulation in [Division 2, Section 4.2.41](#).

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

The proposed development would not exceed the height of nearby residential structures. The existing building would be similar to the height abutting the property. There will be no negative shadow impact on any adjoining lot.

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

The proposed personal care home would be consistent with the neighborhood's needs or the community and would not conflict with the city's comprehensive plan.



STAFF RECOMMENDATION

Staff recommends **approval with the following conditions:**

1. Applicant must satisfy all open code cases prior to issuance of a business licenses;
2. Applicant must comply with all International Building Code;
3. Hours of operation shall be 9:00 AM – 5:00 PM, Monday to Friday; and 10:00 AM – 5:00 PM on weekends;
4. Applicant must comply with parking standards,
5. Applicant must comply with Nuisance Ordinance ([Chapter 18 – Nuisances](#)); and
6. The Special Land Use Permit shall not be transferred. Only applicable to the operator/homeowner Tajma Washington.

PLANNING COMMISSION (PC) RECOMMENDATION – February 6, 2024

PC recommends **approval with the following conditions:**

1. Applicant must satisfy all open code cases prior to issuance of a business licenses;
2. Applicant must comply with all International Building Code;
3. Hours of operation shall be 9:00 AM – 5:00 PM, Monday to Friday; and 10:00 AM – 5:00 PM on weekends;
4. Applicant must comply with parking standards,
5. Applicant must comply with Nuisance Ordinance ([Chapter 18 – Nuisances](#)); and
6. The Special Land Use Permit shall not be transferred. Only applicable to the operator/homeowner Tajma Washington.
7. Subject personal care home shall offer care to a maximum of four (4) persons.



Attachment(s): SLUP 23-015 Application Materials



**Special Land Use Permit
Application**

Applicant Information	Name: <u>Tajma</u>	<u>Manet</u>	<u>Washington</u>
	Address: <u>3153 Regena Dr</u>	<u>Stonecrest</u>	<u>GA 30038</u>
	Phone: [REDACTED]	Fax: [REDACTED]	Email: [REDACTED]
	Owner's Name: <u>Maria Washington</u>		
Owner Information	Owner's Address: <u>3253 Regena Dr</u>	<u>Stonecrest</u>	<u>GA 30038</u>
	Phone: [REDACTED]	Fax: [REDACTED]	Email: [REDACTED]
	Property Address: <u>3153 Regena Dr Stonecrest GA 30038</u>	Acres: <u>0.5000</u>	
	Parcel ID: <u>12 00 3 04 058</u>		
Property Information	Current Zoning Classification: <u>R 100 - SF RES DIST</u>		
	Proposed Use of Property: <u>Personal Care Home</u>		
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Property Information: <u>3153 Regena Dr Residential lot, 1 Frame, 04 - BT - 1277</u> <u>1248, Built 1983, 3 Bedroom, 2.5 Bath, Central with A/C</u> <u>Living Area 1248</u>		
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: <u>Tajma Manet Washington</u>		
	Applicant's Signature: <u>[Signature]</u>	Date: <u>12/15/23</u>	
	Sworn to and subscribed before me this <u>05th</u> Day of <u>December</u> 20 <u>23</u>		
Notary	Notary Public: <u>Kurby Bennett</u>		
	Signature: <u>[Signature]</u>		
	My Commission Expires: <u>10/04/2024</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:	

08 03 2017



Re: Letter of Intent for Personal Care Home

On behalf of The Gardens of Stonecrest, I am writing to submit this Letter of Intent for the operation of a personal care home located at 3153 Pequea Dr Stonecrest GA 30038. The proposed personal care home will provide a compassionate and nurturing environment for up to four residents who require assistance with activities of daily living (ADLs).

Applicant Information

The Gardens of Stonecrest is a newly established personal care home committed to fostering a harmonious and supportive living experience for its residents. We believe in providing personalized care that honors each individual's unique needs and preferences.

Project Description

The Gardens of Stonecrest is a meticulously maintained 4-bedroom, 3-bath residential building situated in a tranquil neighborhood in Stonecrest, Georgia. The home is conveniently located near medical facilities, pharmacies, and other essential amenities. The spacious and well-appointed home is equipped with all the necessary features to ensure residents' safety and comfort.

Need for Service

The demand for personal care services in the Stonecrest area is steadily increasing. The growing population of older adults in the community necessitates the availability of assistance with ADLs. The Gardens of Stonecrest aims to fill this gap by providing a safe and caring haven for families seeking exceptional care for their loved ones.

Financial Plan

The financial backing for The Gardens of Stonecrest stems from a combination of private and public funding sources.



Management Experience

The Gardens of Stonecrest boasts a team of experienced and dedicated professionals who will diligently manage the personal care home's operations. Our team comprises a licensed nurse, a certified nursing assistant, and a social worker. Each member of our team possesses a deep-rooted commitment to providing high-quality care to individuals in need.

Timeline for Implementation

We anticipate that The Gardens of Stonecrest will be operational within six months of receiving approval.

Community Engagement

The Gardens of Stonecrest is committed to fostering a close relationship with the Stonecrest community to ensure that our personal care home serves as a valuable asset to the neighborhood. We have engaged with community leaders and residents through meetings and surveys to gather insights into the community's needs.

Conclusion

The Gardens of Stonecrest is thrilled to introduce a new personal care home option to the Stonecrest community. We are confident in our ability to provide a safe, nurturing, and individualized environment for our residents. Our commitment to collaborating with the regulatory agency and the community will ensure that The Gardens of Stonecrest becomes a resounding success.

Thank you for considering our proposal.

Sincerely,

Tajma Washington BS MPA

The Gardens of Stonecrest



Gardens of Stonecrest Personal Care Home

Operating Hours 9am-5pm

Visiting Hours 9am-5pm

Ensuring that residents with specific needs, such as those with low-grade autism, receive comprehensive care and support. The plan would ideally encompass a variety of components tailored to enhance the quality of life for individuals, including scheduled visiting hours, weekly outings, transportation for medical appointments, assistance with setting medical appointments, grocery shopping support, and options for catered meals.

Daily Schedule (Monday to Friday)

9:00 AM: Morning Check-in and Breakfast

- Personal care and assistance as needed.
- Breakfast with options for dietary restrictions and preferences.

10:30 AM: Therapeutic Activities or Free Time

- Structured activities such as art therapy, music therapy, or gentle exercise, tailored to the needs of individuals with low-grade autism.

12:00 PM: Lunch

- Catered meal options or assistance with meal preparation for those who prefer self-cooking.

1:00 PM: Rest Time or Quiet Activities

- An opportunity for residents to rest in their rooms or engage in quiet activities such as reading or puzzles.

2:30 PM: Social Time or Group Activities

- Activities designed to promote social interaction and community, such as group games, discussion circles, or gardening.

4:00 PM: Afternoon Snack and Daily Review



- Light snack followed by a review of the day's activities and individual check-ins.

5:00 PM: End of Structured Day

- Transition to evening, with staff available for personal care and support as needed.

Visiting Hours

Weekdays: 9:00 AM to 5:00 PM

Weekends: 10:00 AM to 5:00 PM

Family and friends are encouraged to visit during these times to maintain strong personal connections and support networks.

Weekly Outings (Saturday or Sunday)

- Organized outings to local attractions, parks, or events, taking into consideration the interests and needs of the residents with special needs. Transportation and support staff provided.

Transportation and Medical Appointments

- Scheduled transportation to and from medical appointments, with staff assistance for setting up necessary medical appointments.
- Regular check-ins with healthcare providers to ensure all medical needs are met.

Grocery Shopping and Meals

- Weekly assisted grocery shopping trips or delivery arrangement options for personal preferences.
- Daily catered meal options available, with consideration for dietary restrictions and preferences.
- Special Considerations for Residents with Low-Grade Autism
- A sensory-friendly environment, with quiet spaces available.
- Staff trained in autism awareness and support, ensuring a compassionate and understanding approach.
- Personalized care plans, taking into account individual needs, preferences, and routines.

Feedback and Adjustment

Regular resident and family meetings to discuss care plans, gather feedback, and make necessary adjustments to ensure the highest quality of care and satisfaction.

This structured plan aims to provide a balanced and supportive environment for individuals with special needs, focusing on personal care, social interaction, independence, and overall well-being.



**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: <u>L. Vetter</u>	Date: <u>12/5/23</u>
	Address: <u>3153 Peavee Dr</u>	City, State: <u>Stonecrest GA</u> Zip: <u>30038</u>
	Phone: <u>[REDACTED]</u>	
	Sworn to and subscribed before me this <u>5th</u> day of <u>December</u> , 20 <u>2023</u>	
Notary Public:	<div style="border: 1px solid black; padding: 5px;"> <p>Kurby Bennett NOTARY PUBLIC DeKalb County, GEORGIA My Commission Expires 10/04/2024</p> </div>	
Attorney / Agent	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20 _____	
Notary Public:		



**Property Owner(s)
Notarized Certification**

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

Property Owner (If Applicable)	Signature: <i>[Signature]</i>	Date: <i>12/5/23</i>	
	Address: <i>9153 Peguea Dr</i>	City, State: <i>Stonecrest GA</i>	Zip: <i>30038</i>
	Phone: <i>[Redacted]</i>		
	Sworn to and subscribed before me this <i>5th</i> day of <i>December</i> , 20 <i>2023</i>		
Property Owner (If Applicable)	Notary Public:		<div style="border: 1px solid black; padding: 5px;"> <p>Kurby Bennett NOTARY PUBLIC DeKalb County, GEORGIA My Commission Expires 10/04/2024</p> </div>
	Signature: <i>Ben Worley</i>	Date: <i>12/5/23</i>	
	Address: <i>[Redacted]</i>	City, State: <i>Lithonia GA</i>	Zip: <i>30058</i>
	Phone: <i>[Redacted]</i>		
Sworn to and subscribed before me this <i>5th</i> day of <i>December</i> , 20 <i>23</i>			
Property Owner (If Applicable)	Notary Public:		<div style="border: 1px solid black; padding: 5px;"> <p>Kurby Bennett NOTARY PUBLIC DeKalb County, GEORGIA My Commission Expires 10/04/2024</p> </div>
	Signature: _____	Date: _____	
	Address: _____	City, State: _____	Zip: _____
	Phone: _____		
Sworn to and subscribed before me this _____ day of _____, 20 _____			
Notary Public:			



Attachment(s): Comp Plan and Ordinance(s)

COMPREHENSIVE PLAN ELEMENTS

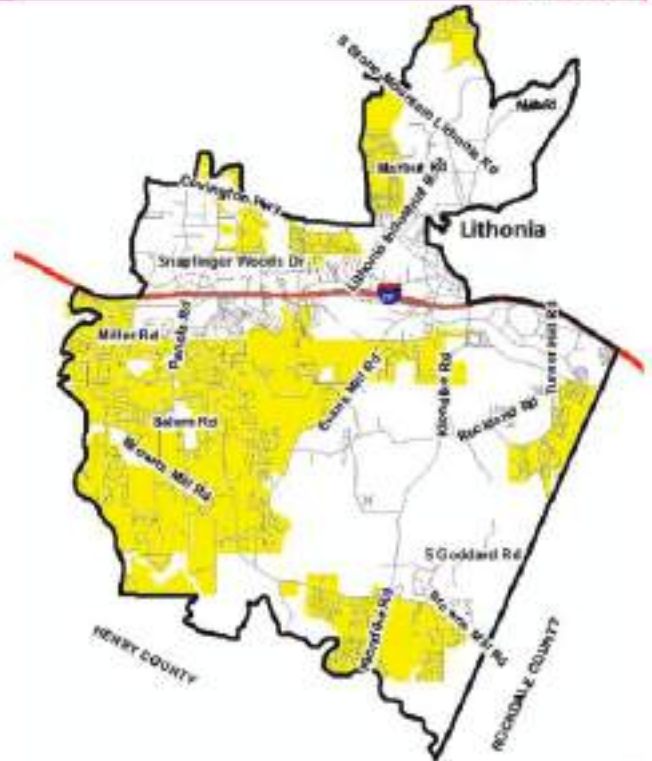
LAND USE

Suburban Neighborhood (SN)

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

Suburban Neighborhood Character Area Locations

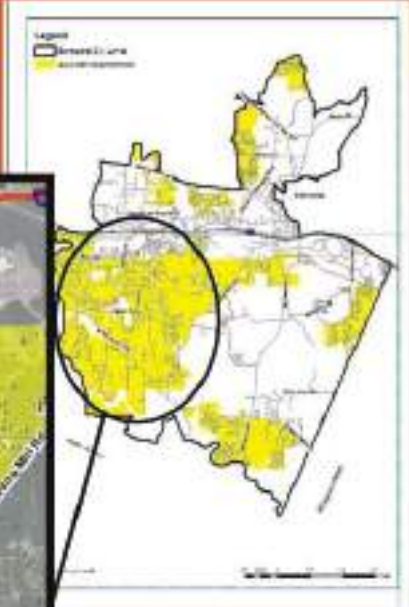
- Marbut Road & Phillips Road
- Rock Springs Road
- Salem Road
- Browns Mill Road
- Evans Mill Road West
- Klondike Road south of Browns Mill Road
- Turner Hill Road

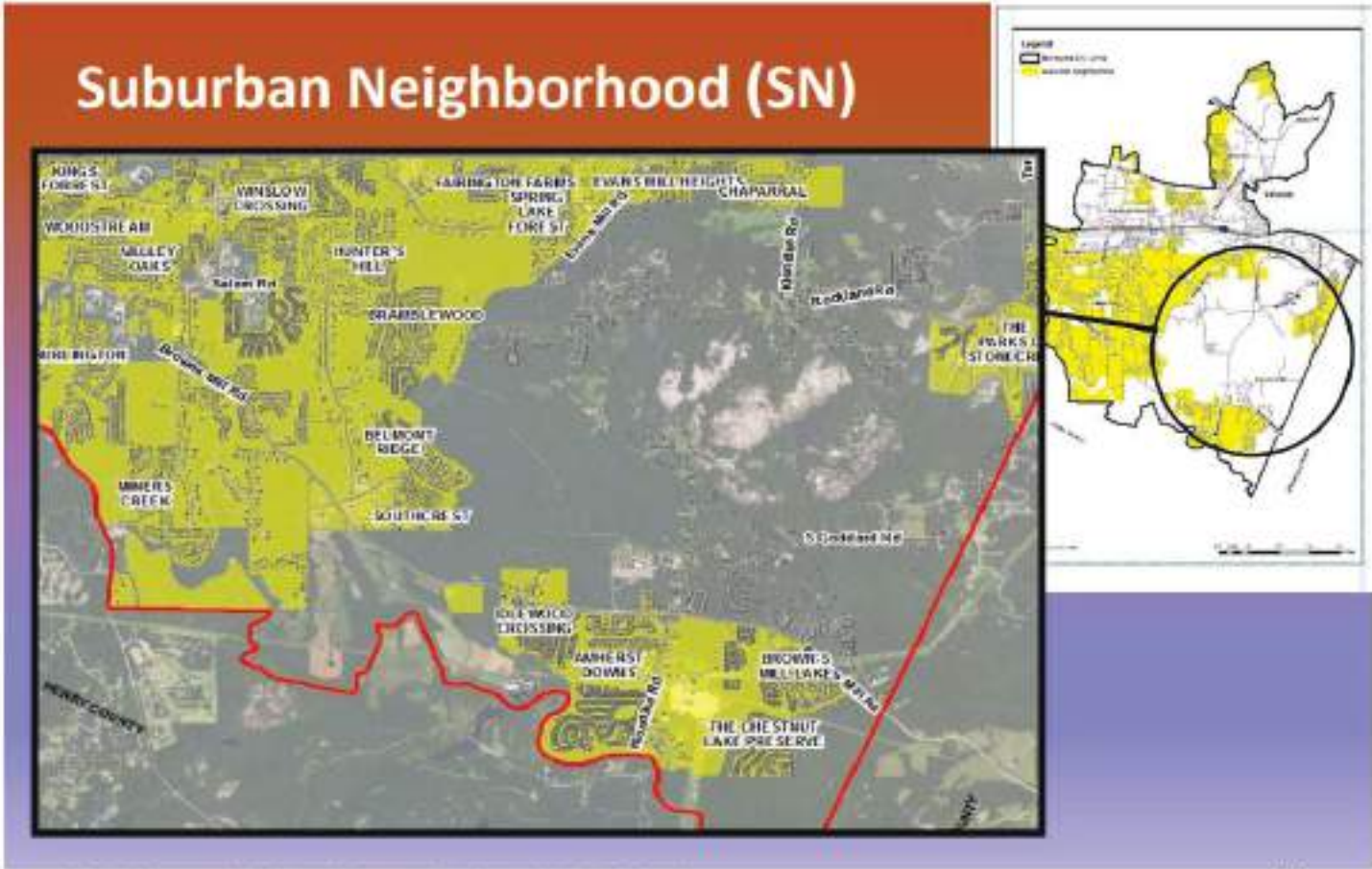


Suburban Neighborhood (SN)



Suburban Neighborhood (SN)





Building Community, Culture & Commerce For Now and Into The Future!

132

COMPREHENSIVE PLAN ELEMENTS

LAND USE

Suburban Neighborhood Primary Land Uses

Single-Family Detached Residential

Townhome (Detached; Small Lot)

Assisted Living Facilities

Neighborhood Retail

Schools

Libraries

Healthcare Facilities

Parks and Recreational Facilities

Public and Civic Facilities

Institutional Uses



Permitted Zoning in SN Areas

R-100, R-85, R-75, R-60, RNC, NS, OI, OIT





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

A. Personal care homes, general requirements.

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

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

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

C. Personal care home, (seven or more persons).

1. Two copies of complete architectural plans for the subject community personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each community personal care home must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

D. Child Care Home, and Child Care Facility general requirements.

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the child care home, facility. If owned by an individual, the individual owner must reside in the child care home, or child care facility.
2. No child care home, or child care facility shall be located within 1,500 feet of another child care home or child-care facility. The 1,500-foot distance requirement is measured by a straight line which is the



shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the child care homes, or child care facilities are located.

3. Each child caring home, and child care facility must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
 4. Child Care homes and Child Care facilities are not permitted in Multi-family dwellings.
 5. No child caring home, facility may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
 6. Each child care home, facility shall meet the minimum state requirements for playground size, location, and fencing.
- E. *Child Care Homes, (up to five children).*
1. Each group child care home must provide at least four parking spaces within a driveway, garage or carport, and must comply with any applicable requirements in article 6.
- F. *Child Care Facility (six or more children).*
1. Two copies of the complete architectural plans of the subject community child caring institution, signed and sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
 2. Each community child caring institution must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

(Ord. of 8-2-2017, § 1(4.2.41); Ord. No. 2021-06-04 , § 1(Exh. A), 8-23-2021)



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA

Heather and Charles Loveless the applicants were called to speak. They mentioned that different amenities will be included in their development.

There were none to speak for the petition, but Sheree Foust, Timothy Jackson, and Dave Marcus spoke in opposition. Some concerns include the land being unfit for the proposed development, the land being mostly rock, and Arabia Mountain Overlay requirements.

Heather and Charles Loveless stated the development will not be too different from what can be found in an R-100 zoning. They also gave reasonings as to why they decided on the current proposed site plan.

LAND USE PETITION: SLUP23-015

PETITIONER: Tajma Washington of The Gardens of Stonecrest, LLC

LOCATION: 3153 Pequea Drive

PETITIONER'S REQUEST: Petitioner is seeking a Special Land Use Permit (SLUP) to operate a personal care home.

Tajma Washington came to the stand and gave more details about the home, operations, and the maximum number of residents that would live in the home.

There were no attendees to speak for the petition. Ms. Howell, Susan Washington, and Jennifer Capers asked questions or spoke in opposition. Most of the attendees were concerned about the effect the petition may have on housing values in the area, the type of residents that will live there, and operations.

Tajma Washington answered questions and concerns. She spoke about the increase in property value of her home since she purchased it, the experiences she has as a caretaker, her proposed operations, state licensing, and knowledge of what is stated in the code.

With no additional cases, Senior Planner Tre'Jon Singletary gave a summary of the community meeting dates for the Comprehensive Plan Update

The next two meetings for both applicants are the Planning Commission which will be hosted on February 6, 2024, at 6 pm, and City Council on February 26, 2024, at 6 pm.

VI. ADJOURNMENT

The meeting was adjourned at 6:42 pm.



Attachment(s): Planning Commission (PC) Summary Minutes



PLANNING COMMISSION MEETING
Stonecrest City Hall - 6:00 PM *In-Person Meeting
February 6, 2024



LAND USE PETITION: **SLUP23-015**
 PETITIONER: Tajma Washington dba The Gardens of Stonecrest, LLC
 LOCATION: 3153 Peques Drive
 PROPOSED AMENDMENT: Petitioner is seeking a Special Land Use Permit (SLUP) to operate a personal care home for a maximum of six (6) individuals.

Staff recommended approval of the SLUP request with conditions.

Staff recommends approval with the following conditions:

1. Applicant must satisfy all open code cases prior to issuance of a business licenses;
2. Applicant must comply with all International Building Code;
3. Hours of operation shall be 9:00 AM – 5:00 PM, Monday to Friday; and 10:00 AM – 5:00 PM on weekends;
4. Applicant must comply with parking standards;
5. Applicant must comply with Nuisance Ordinance ([Chapter 18 – Nuisances](#)); and
6. The Special Land Use Permit shall not be transferred. Only applicable to the operator/homeowner Tajma Washington.

Chairman Hubbard opened the public hearing to the public.

Tajma Washington was called to speak. She stated that there are 100,293 citizens with special needs who reside in DeKalb County between the ages of 19 to 55. These are the people that she would like to serve. She also informed the commissioner of operations and some of the services she will provide.

There were no one to speak in favor of the application. Six participants including Milda Williams, Priscilla Simon, and Kevin Washington spoke in opposition. Some concerns expressed include too many residents being allowed to stay in the home, danger or incidents that may occur, employees that are not properly trained, homes in the neighborhood that have brought issues into the neighborhood, traffic, wanting peace, and the business not being a good fit in a residential area.

Tajma Washington was asked to answer additional questions. She stated that her maximum will be four residents who will be cared for by her, her husband in her home. She stated that she has the experience as well as education to conduct this business. The cars that were originally in the driveway have been removed. She wants to help the individuals have a little more independence, but still be close to home.

Chairman Hubbard motioned for **APPROVAL** of the application with the conditions specified by the planning and zoning department. *Commissioner Hawkins* seconded the motion. The application **FAILED** with a vote of 2-2.

Commissioner Williams made a motion to **APPROVE** the application with staff's recommended conditions as with an additional condition that there be no more than four persons for care allowed in the personal care home. *Commissioner Hawkins* seconded this motion. It was passed 3-1-0 with *Commissioner Walker* voting no.

X. Adjournment

The meeting was adjourned at 7:47 pm.

**STATE OF GEROGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

1 **AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST,**
2 **GEORGIA TO APPROVE SPECIAL LAND USE PERMIT SLUP 23-015 TO OPERATE**
3 **A PERSONAL CARE HOME AT 3153 PEQUEA DRIVE; TO PROVIDE**
4 **SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO**
5 **PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR**
6 **OTHER LAWFUL PUPOSES.**

7 **WHEREAS,** the governing body of the City of Stonecrest (“City”) is the Mayor and City
8 Council (“City Council”) thereof; and

9 **WHEREAS,** Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
10 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

11 **WHEREAS,** the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances
12 relating to its property, affairs, and local government; and

13 **WHEREAS,** the City of Stonecrest has been vested with substantial powers, rights, and
14 functions to generally regulate the use of real property to maintain health, morals, safety, security,
15 peace, and the general welfare of the City; and

16 **WHEREAS,** the City received an application for the operation of a personal care home at
17 3153 Pequea Drive; and

18 **WHEREAS,** pursuant to the City’s Zoning Ordinance applicants who desire to operate a
19 personal care home must obtain a special land use permit; and

20 **WHEREAS**, the matter was heard in the City’s Community Planning Information Meeting
21 pursuant to the provisions of the City’s Zoning Procedures Law; and

22 **WHEREAS**, the City has properly advertised and held a public hearing before the
23 Planning Commission for SLUP 23-015; and

24 **WHEREAS**, the City has properly advertised and held a public hearing pursuant to the
25 provisions of Georgia’s Zoning Procedures Law before the City Council prior to the adoption of
26 this Ordinance; and

27 **WHEREAS**, the Director of Planning and Zoning recommends approval with conditions
28 of special land use permit 23-015 of property located at 3153 Pequea Drive; and

29 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively
30 impacted by the adoption of this Ordinance.

31 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
32 **THE CITY OF STONECREST, GEORGIA, as follows:**

33
34 **Section 1.** That SLUP 23-015, which allows operation of a personal care home at 3153
35 Pequea Drive, satisfying Section 7.4.6 of Division 4 of Article 7 and Section 4.2.41 of Division 2
36 of Article 4 in Chapter 27 of the City of Stonecrest Code of Ordinances, **APPROVED WITH**
37 **CONDITIONS** as follows:

- 38 1. Applicant must satisfy all open code cases prior to issuance of a business licenses;
- 39 2. Applicant must comply with all International Building Code;
- 40 3. Hours of operation shall be 9:00 AM – 5:00 PM, Monday to Friday; and 10:00 AM –
- 41 5:00 PM on weekends;
- 42 4. Applicant must comply with parking standards,
- 43 5. Applicant must comply with Nuisance Ordinance (Chapter 18 – Nuisances); and

44 6. The Special Land Use Permit shall not be transferred. Only applicable to the
45 operator/homeowner Tajma Washington.

46 **Section 2.** (a) It is hereby declared to be the intention of the Mayor and Council that all
47 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
48 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

49 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent
50 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is
51 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
52 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
53 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
54 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

55 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
56 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
57 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
58 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
59 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
60 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
61 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
62 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
63 effect.

64 **Section 3.** The City Clerk, with the concurrence of the City Attorney, is authorized to
65 correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

66 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby
67

77 expressly repealed.

78

79 **Section 5.** The Ordinance shall be codified in a manner consistent with the laws of the

80

81 State of Georgia and the City of Stonecrest.

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83 **Section 6.** It is the intention of the governing body, and it is hereby ordained that the

84

85 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of

86

87 Stonecrest, Georgia.

SO ORDAINED AND EFFECTIVE this _____ day of _____, 2024.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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- 89
- 90
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- 93
- 94
- 95
- 96
- 97



CITY COUNCIL AGENDA ITEM

SUBJECT: RZ 23-006 7467 Covington Highway, Stonecrest, GA

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 11/27/23 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director Planning and Zoning

PURPOSE: The applicant is seeking to rezone and amend the zoning map for the property located at 7467 Covington Highway from R-75 (Residential Medium Lot-75) to C-1 (Local Commercial) to allow for the use of office space.

FACTS: The subject property is 0.85 acres and zoned R-75 (Residential Medium Lot-75).

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approve with conditions

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



TO: Mayor and City Council (MCC)

FROM: Planning and Zoning Department

SUBJECT: RZ-23-006

ADDRESS: 7467 Covington Highway

DISTRICT: 1 – Councilwoman Tara Graves

CYCLE MEETING DATES: October 12, 2023 (CPIM) | November 8, 2023 (PC) | November 27, 2023 (MCC) | February 26, 2024 (MCC)

SUMMARY: Applicant is seeking to rezone subject property from R-75 (Residential Medium Lot -75) to C-1 (Local Commercial).

STAFF RECOMMENDATION: APPROVAL with conditions

PC RECOMMENDATION: APPROVAL with staff’s conditions

MCC RECOMMENDATION: Deferred from November 27, 2023, MCC meeting to February 26, 2024, MCC meeting.



RZ-23-006

Planning and Zoning Department

PROPERTY INFORMATION	
Location of Subject Property: 7467 Covington Highway	
Parcel Number: 16 137 03 015	
Road Frontage: Covington Highway	Total Acreage: 0.85 +/-
Current Zoning: R-75 (Residential Medium Lot)	Overlay District: N/A
Future Land Use Map/ Comprehensive Plan: CC (City Center)	
Zoning Request: Applicant is seeking to rezone subject property from R-75 (Residential Medium Lot -75) to C-1 (Local Commercial).	
Zoning History: N/A	

APPLICANT / PROPERTY OWNER INFORMATION
Applicant Name: Floyd Sullivan
Applicant Address: 3351 Inns Brook Way Snellville, GA 30039
Property Owner Name: Floyd Sullivan
Property Owner Address: 7467 Covington Highway Stonecrest, GA 30058



DETAILS OF ZONING REQUEST

The site is currently zoned R-75 (Residential Medium Lot-75). The City’s land use policy documents support the rezoning request. The City of Stonecrest 2038 Comprehensive Plan has designated the parcel to be CC (City Center). The City Center character area intends to promote concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

The Applicant is proposing to rezone the site to C-1 (Local Commercial) zoning district. The C-1 (Limited Commercial) zoning district is intended to provide convenient local retail shopping and service areas within the city for all residents, provide for quality control development through materials and building places, to ensure that uses authorized within the C-1 zoning district are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods, and to implement the future development map of the city’s comprehensive plan.

The Applicant doesn’t intend to do any renovation to the subject property. If the Applicant makes any changes to the site, he/she must comply with the current zoning ordinance (Chapter 27) of the City of Stonecrest ordinances.

ADJACENT ZONING & LAND USE

NORTH	Zoning: C-1 (Local Commercial)	Land Use: O’Reilly Auto Parts
SOUTH	Zoning: R-75 (Residential Medium Lot-75)	Land Use: Single-Family Dwelling
EAST	Zoning: C-1 (Local Commercial)	Land Use: Place of Worship
WEST	Zoning: C-1 (Local Commercial)	Land Use: Tires Shop



PHYSICAL CHARACTERISTICS & INFRASTRUCTURE

The site is currently developed with one (1) road frontage (Covington Highway). There aren't floodplain and/or state waters on the subject property.

PROPOSED ADMENDMENTS TO THE OFFICIAL ZONING MAP CRITERIA

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;
2. 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;
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties;
5. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;
6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;
7. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; and
8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources

RECOMMENDATION(S)

Staff recommends **Approval with the following conditions:**

1. The project shall conform substantially to the attached site plan and shall be amended for compliance with all C-1 (Local Commercial) zoning and development standards;
2. Applicant must submit applicable permits prior to issuance of business license;
3. A five-foot sidewalk shall be installed along the frontage of Covington Highway; and
4. Prior to the issuance of a Certificate of Occupancy, the Applicant shall apply for and receive a



RZ-23-006

Planning and Zoning Department

Business License.



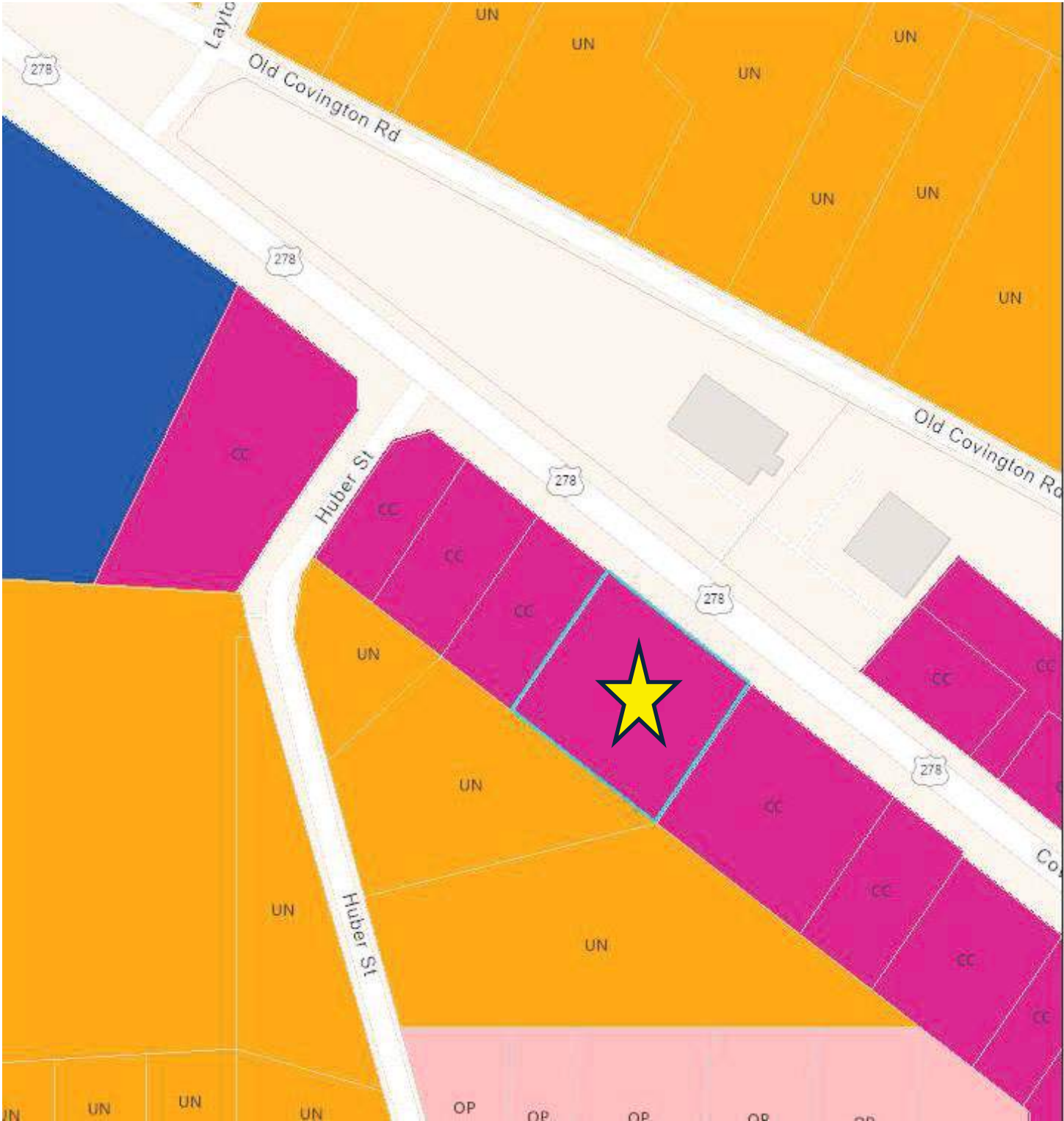
RZ-23-006

Planning and Zoning Department

Attachments Included:

- **Future Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Site Photo**
- **Site Plan/Survey**
- **Environmental Site Analysis**
- **Letter of Intent**
- **Community Planning Information Meeting (CPIM) Summary Minutes**
- **Planning Commission (PC) Summary Minutes**

Future Land Use Map





RZ-23-006

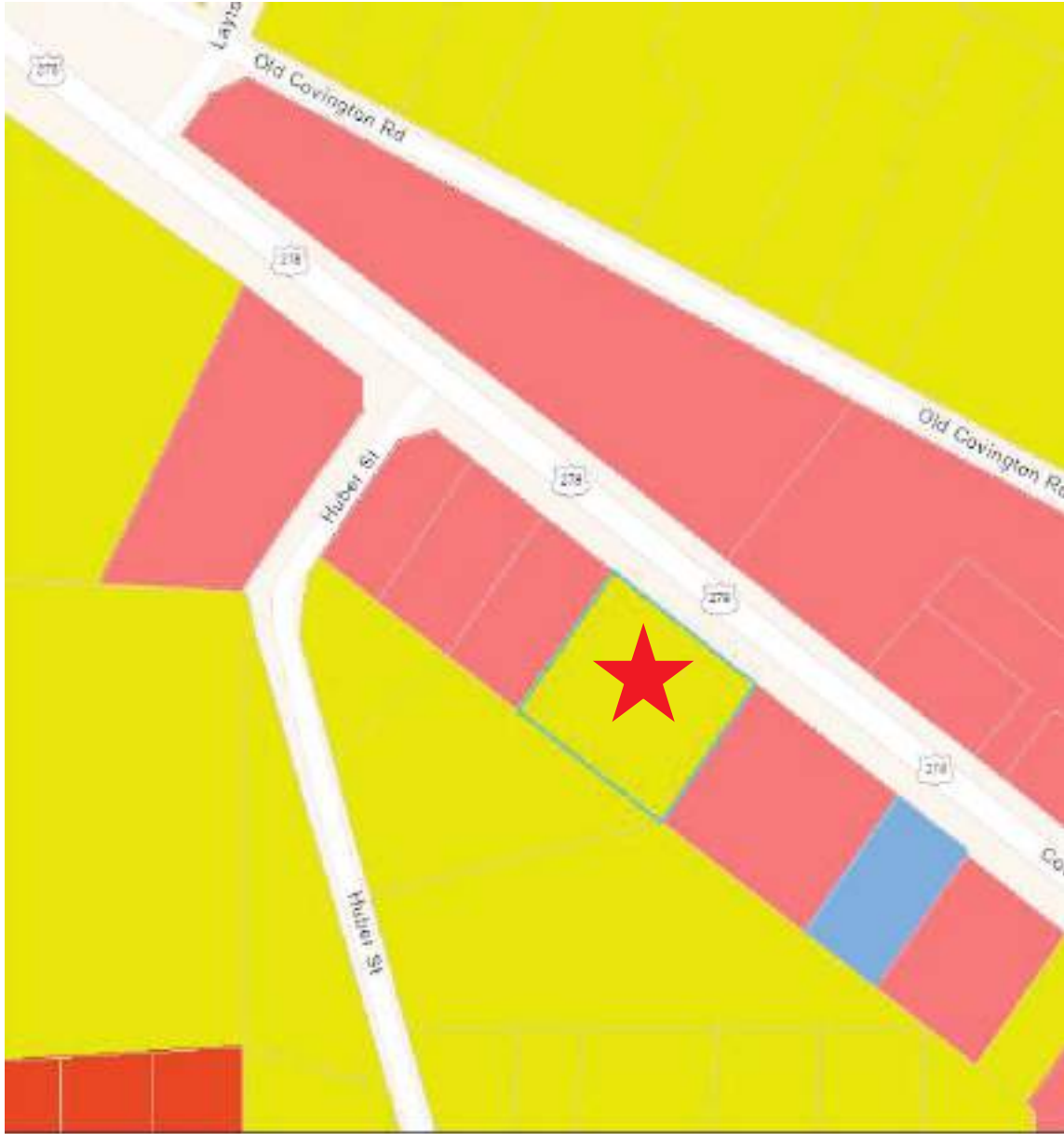
Planning and Zoning Department

City Center (CC)

The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.

Zoning Map



10/9/2023, 11:12:39 AM

Stonecrest Parcels

City Limits

Zoning

C-1 - Local Commercial

OI - Office-Institutional

R-75 - Residential Med Lot

MR-2 - Med Density Residential



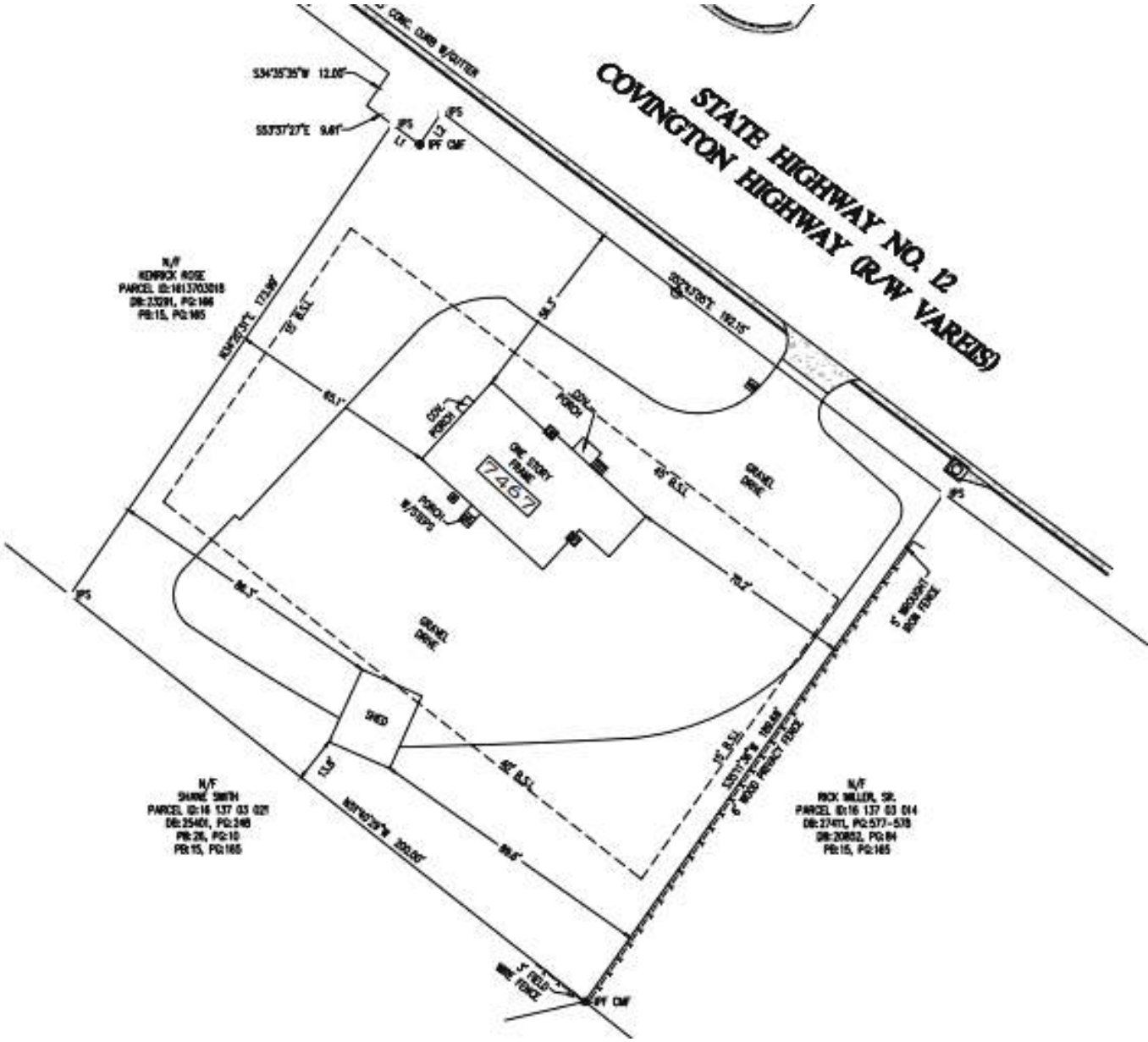
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Aerial Map



Site Photo





Environmental Site Analysis

Conformance to the Comprehensive Plan.

- a. Describe the proposed project and the existing environmental conditions on the site. The subject property is already developed with a single family home, 2 car garage (shed). The front and sides of the property has gravel and some landscape in the rear.
- b. Describe adjacent properties. Describe how the project conforms to the Comprehensive Land Use Plan. The adjacent properties have similar designs and are zones

Adjacent Property Zones.

 - i. **North.** Covington Highway
 - ii. **East.** C-1, Local Commercial
 - iii. **South.** R-75, Residential Medium Lot
 - iv. **West.** C-1, Local Commercial
- c. Include the portion of the Comprehensive Plan Land Use Map which supports the projects conformity to the Plan. (See Attached)
- d. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

The intent of this submittal is to rezone the property to a zone district in which permits the use of "general business office or building or construction office" by right. The purpose of this rezoning submission is to legally occupy and use the structure and space as the mentioned use of office.

In addition, we propose to rezone the property to the C-1 zone district; which permits the proposed use. With respect to Table 4.1 of the City of Stonecrest zoning code the C-1 zone district permits the requested uses of "general business office, building or construction office"

The current use of "accessory uses or structures (accessory two car garage)" is considered a permitted use as an accessory use within the C-1 zone district, per Table 4.1 of the City of Stonecrest Zoning Code.

Developmental Breakdown

Category	R-75 Zone District	C-1 Zone District
Lot Area	10,000 SF	20,000 SF
Lot Width, Frontage	75 feet	100 feet
Lot Coverage	35%	90%
Front Arterials No accessory building	35 feet	60 feet

RZ-23-006

Planning and Zoning Department

setbacks noted in zoning code.		
Side-interior building No accessory building setbacks noted in zoning code.	7.5 feet	20 feet
Rear No accessory building setbacks noted in zoning code.	40 feet	30 feet
Unit Size	1,600 SF	650 SF
Building Height	35 feet	2 stories and 35 feet
Accessory Building Height	24 feet	No Accessory Building Height Requirement
Open Space	20% Open space requirement shall apply to new subdivisions if project is >five acres or >36 units	10%
Parking	Detached single-fami	Office, Profession

RZ-23-006

Planning and Zoning Department

	ly dwelling. Two spaces per dwelling unit.	al. One space for each 500 square feet of floor area.
	Maximum. Four spaces per dwelling unit.	Maximum. One space for each 250 square feet of floor area.
	3 bedroom single family identified as one unit = 2 minimum required parking spaces	1,660 SF / 500 SF = 3 minimum required
	4 maximum allowance	1,660 SF / 250 SF = 7 maximum allowance



Letter of Intent

REZONING LETTER OF INTENT

August 2023

City of Stonecrest

Department of Planning and Zoning

3120 Stonecrest Blvd Suite 190

Stonecrest, GA 30038

RE: Letter of Intent - Rezoning Application by Sullivan Electric Services Co, LLC. (the "Applicant") for the property located at 7467 Covington Highway, Stonecrest Georgia (the "Property")

Dear Mr. Singletary:

This rezoning application is being submitted on behalf of the owner for the proposed rezoning on land lot 37, district 16, Dekalb County. Located at 7467 Covington Highway. The proposal is to is to rezone the residential building into a commercial building. The proposed site entrance is located off the public right of way that currently serves as an entrance to property. The site is an appropriate transition zoning from the R75 (Medium Residential Housing) to commercial uses.

The surrounding uses are as follows:

- Sword of the Spirit Ministries church
- New and Used Tire Shop
- Oreily's Auto Parts

Our proposal for rezoning, as it relates to these surrounding uses, is the most viable option for the property. The approval of this application would be consistent with the City's previous zoning decisions along nearby sites. The proposal would not burden existing infrastructure and the mixture of uses will provide offsetting trip times as compared to office.

The Applicant and owner respectfully request the City of Stonecrest Planning Development and Planning Staff approval and support the Applicant's rezoning request to allow for the R75 property to be changed to the category to support the commercial to match neighboring properties, the only economically viable use of the Subject Property. The Applicant, owner, and their representatives welcome the opportunity to meet with all interested parties and representatives.

Respectfully,

Floyd Sullivan

Owner, Sullivan Electrical Service Co, LLC



CPIM Summary Minutes

COMMUNITY PLANNING INFORMATION MEETING MINUTES SUMMARY
Stonecrest City Hall- 6:00 PM *Spoke-in-Person Meeting
October 12, 2023

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200)

Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address planning-zoning@stonecrestga.gov by noon the day of the hearing October 12, 2023. The Zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

- I. **Introductions:** Senior Planner Tre'Jon Singletary and Planning Administrative Technician Cobi Brown were in attendance.
- II. **Presentations:** Upcoming Cases Presented by Senior Planner Tre'Jon Singletary.
 - RZ23-005
 - RZ23-006
 - SLUP23-009

III. **Presentations**

Senior Planner Tre'Jon Singletary Presented **RZ23-005, RZ23-006, and SLUP23-009**

Purpose and Intent

An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;

Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;

Bridge the relationships between developers, residents, and staff

Occurrence

Every 2nd Thursday of each month

RZ23-005

1982 Phillips Road

Lucretia Ramsey

Petitioner is seeking to modify zoning condition(s) from CZ-85127 to allow attached dwellings (duplex).

Facts and Background-

- Subject property was rezoned under Dekalb County in 1985.



RZ-23-006

Planning and Zoning Department

Lucretia Ramsey the applicant was called to the stand. She mentions that she has been a real estate agent for 39 years. The duplex will look similar to the design of a townhouse. She plans to have her daughter in one side of the dwelling. She would like the condition to be removed so she can enhance the Stonecrest community. Both dwellings will have three bedrooms, two and a half bathrooms, and a one-car garage.

Eric Huff a resident who lives right across from the location of the proposed development came to the stand. He asked about the number of dwellings proposed to be placed on the land with consideration of the 4.5 acreage.

Lucretia Ramsey stated that it will be one.

Rosetta Taylor a resident of the city came to the stand and asked if the condition that was established by DeKalb County (before the incorporation of the city in 2017) supersedes the City's code.

Tre'Jon Singletary Senior Planner answered that it does.

RZ23-006

7467 Covington Highway

Floyd Sullivan

Petitioner is seeking to rezone subject property from R-75 (Residential Medium Lot -75) to C-1 (Local Commercial).

Facts and Background-

- Applicant is proposing to rezone to operate electrical business and use as office space
- Surrounding uses are:
 - Place of Worship
 - Tire Shop
 - Auto Parts Retail Store

Future Land Use- City Center (CC)

Future Land Use/Character Area Permitted Districts

City of Stonecrest
Comprehensive Plan 2038
"The City of Innovation and Excellence"



COMPREHENSIVE PLAN ELEMENTS LAND USE

Land Use Designation	Use Description	Minimum Density Units/Acre	Skimmed Districts
Neighborhood Center (NC)	Townhomes; Condominiums; Apartments; Local Retail and commercial; Office; Park & Rec; Institutional; Civic	Up to 38	MU 1-2-3, MH-1-2, MS, CL, CI, OIT, RSM
City Center (CC)	Condominiums; Apartments; Retail and Commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care	Up to 40	MU 1-2-3-4-5, MH-1-2, HI 1-2, CL, CZ, CI, OIT, RSM
Regional Center (RC)	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care; Technology Centers	Over 60	MU 1-2-3-4-5; HR 1-2-3, CI, CZ, OI, OIT
Office Professional (OP)	Business Parks; Research and Development; Mixed Use Structures, Self-storage units, Technology Centers and Corporate Headquarters	N/A	MU 1-2-3, MS, CL, CI, OIT
Light Industrial (MI)	Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment	N/A	OO, CZ, MU 4-5, M
Heavy Industrial (MIH)	Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive	N/A	OO, CZ, M, M2

Figure III-08 – General Land Use Summary – Continued

Building Community, Culture & Commerce For Now and Into The Future

Zoned- R-75 Residential Medium Lot

Aerial Map and Site Photos-



Submitted Site Plan-



Rezoning Process-



Floyd Sullivan owner of the business came the stand. He mentions that he has enhanced the property and modified the building after purchasing so it will no longer be an eyesore in the area. He just needs it to be rezoned so he can operate legally.

Rosetta Taylor his representative added that the rezone will bring future employment opportunities to the area and apprenticeships for the youth to learn about electrical services. It will be great for the community.

There were no attendees to speak for or against the petition.

SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

Facts and Background-

- Applicant is proposing to operate a Place of Worship (POW) at subject property
- The POW will be approximately 10,500 sq ft
- The POW will have approximately 300 seats
- Total acres is 3.7 +/-
- Vacant/undeveloped land

Future Land Use- Suburban Neighborhood (SN)



PC Summary Minutes

PLANNING COMMISSION MEETING MINUTES SUMMARY Stonecrest City Hall- 6:00 PM *Spoke-in-Person Meeting November 8, 2023

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will ensure citizens with special needs (physical or working class) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-234-0300)

Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address planning-zoning@stonecrestga.gov by noon the day of the hearing November 8, 2023. The zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

- I. **Call to Order:** Chairman Eric Hubbard (District 3) called the Spoke-in-Person meeting to order at 6:00 PM.
- II. **Roll Call:** Chairman Hubbard (District 3) called the roll. Commissioner Erica Williams (District 1), Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were present.

Planning Deputy Director Matthew Williams and Planner Abeykoon Abeykoon were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.
- III. **Approval of Minutes:** The Planning Commission Meeting Minutes Summary dated October 3, 2023. Chairman Hubbard called for a motion to approve the Planning Commission meeting Minutes Summary dated October 3, 2023 by Commissioner Hollis. Commissioner Walker seconded the motion. The motion was unanimously APPROVED.
- IV. **Approval of the Agenda:** Chairman Hubbard called for a motion to APPROVE THE AGENDA. Commissioner Williams motioned to APPROVE THE AGENDA. Commissioner Hollis seconded the motion. The motion was unanimously APPROVED.
- V. **Presentations: Upcoming Cases Presented by Deputy Director Matthew Williams**
 - RZ-23-005
 - RZ-23-006
 - SLUP-23-009

- VI. **Old Business:** N/A
- VII. **Announcements:** N/A

VIII. Presentations

Planning and Zoning Deputy Director Matthew Williams Presented RZ-23-005, RZ-23-006 and SLUP23-009



RZ-23-006

Planning and Zoning Department

Lucretia Ramsey the applicant came to the stand. She is a resident and realtor in the area who has also worked on another property in Stonecrest. She believes that this property will enhance the city. Her daughter will live in one side and she will rent out the other. It is not your typical duplex, but it is more designed to look similar to a townhouse. She is in the correct zoning, just needs the modification removed.

Commissioner Hollis asked if she spoke with neighbors about the project.

Lucretia Ramsey stated that she did speak with the neighbors. One of the residents she spoke to came to the first meeting and was excited about the project. She also believes it will lead to an enhancement.

Commissioner Walker asked if there would be other things involved along with the proposed project and or if anything different would be used

Lucretia Ramsey stated some of the materials that will be used and that it will be nice. She also mentioned that there have been a lot of townhomes that have been built over the years in the city

Chairman Hubbard motioned to open a Public Hearing. **Approved** by unanimous vote.

There were none to speak for or against the application. Public hearing was closed.

Commissioner Hollis complimented on the renderings for the proposed project

Commissioner Hawkins asked about the off-street parking requirements because the renderings of the duplex featured two one-car garages (one for each side of the duplex).

Deputy Director Matthew Williams stated that the requirements are met because there are also parking pads in front of the garages.

Chairman Hubbard made a motion to recommend approval of this application to City Council. The motion was moved by Erica Williams and **APPROVED** by unanimous vote.

RZ23-006

7467 Covington Highway

Floyd Sullivan

Petitioner is seeking to rezone the subject property from R-75 (Residential Medium Lot -75) to C-1 (Local Commercial); Future Land Use- Suburban Neighborhood


R-75 Residential Medium Lot

Future Land Use- City Center (CC)

Facts and Background

- Applicant is proposing to rezone to operate electrical business and use as office space

- Surrounding uses are:
 - Place of Worship
 - Tire Shop
 - Auto Parts Retail Store

City of Stonecrest Comprehensive Plan 2038	"The City of Innovation and Excellence"	
COMPREHENSIVE PLAN ELEMENTS		LAND USE

Land Use Designation	Use Description	Maximum Density Units/Acre	Permitted Districts
COMMERCIAL	Neighborhood Center (NC) Townhomes, Condominiums, Apartments, Local Retail and commercial Office; Park & Rec; Institutional; Civic	Up to 24	MU 1-2-3, MR-1-3, NS, C1, D1, O1, RSM
	Regional Center (RC) Townhomes, Condominiums, Apartments; Retail and commercial Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care; Technology Centers	Over 60	MU 1-2-3-4-5, HR 1-2-3, C1, C2, O1, O2
	Office Professional (OP) Business Parks; Research and Development; Mixed Use Structure, Self-storage units, Technology Centers and Corporate Headquarters	N/A	MU 1-2-3, M1, C1, D1, O2
INDUSTRIAL	Light Industrial (LI-L) Warehouse Distribution; Wholesale/Trade; Automobile; Entertainment	N/A	DD, C2, MU 4-5, N1
	Heavy Industrial (HI-H) Manufacturing; Warehouse Distribution; Wholesale/Trade; Automobile	N/A	DD, C2, M, M2

Figure LU-08 – Character Area/Land Use Summary – Continued

Building Community, Culture & Commerce For Now and Into The Future!

112



Submitted Site Plans-



Staff recommends the following:

- **APPROVAL with conditions**

1. The project shall conform substantially to the attached site plan; and
2. Prior to the issuance of a Certificate of Occupancy, the Applicant shall apply for and receive a Business License.

Commissioner Hawkins asked about the number of work trucks that will be stored on the property

Deputy Director Matthew Williams stated that the city does not require screening for C-1 zoning districts. He deferred to the applicant for the number of company vehicles.

Commissioner Hollis asked if they would be able to view the new site plan when it is submitted

Matthew Williams stated that after approval the site plan will be evaluated internally by staff

Commissioner Walker asked for Matthew Williams to expound on the concept of the city center and if residential properties are also in this area. She also asked if they had any public meetings to discuss the project.

Matthew Williams defined City Center and also explained that there are residential properties in the area and that they attended the Community Planning Information Meeting.

There was a motion to open public hearing. It was moved unanimously.

Floyd Sullivan the applicant came to the stand. He stated that he had been doing electrical work for 17 years and this is the first property he has owned. He currently owns three vans. There is enough space to park in the back of the property if needed. He also mentioned that they have new employees.

Chairman Hubbard asked if he was in agreement with the conditions placed on the applications.

Floyd Sullivan stated that he is willing to comply with any requirement asked. He wants to contribute to enhancing the community and he has contributed so far

There was no one to speak for or against the application.

Public Hearing was closed.

Commissioner Hawkins made a motion to recommend **APPROVAL** to the city council. It was seconded by Commissioner Williams and **APPROVED** unanimously.

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO REZONE PROPERTY LOCATED AT 7467 COVINGTON HIGHWAY FROM R-75 (RESIDENTIAL MEDIUM LOT-75) TO C-1 (LOCAL COMMERCIAL) ZONING DISTRICT; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to rezone 7467 Covington Highway from R-75 (Residential Medium Lot-75) to C-1 (Local Commercial) zoning district; and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, the Planning and Zoning Department is seeking approval with the following conditions: 1. The project shall conform substantially to the attached site plan and shall be

amended for compliance with all C-1 (Local Commercial) zoning and development standards; Applicant must submit applicable permits prior to issuance of business license, A five-foot sidewalk shall be installed along the frontage of Covington Highway; and Prior to the issuance of a Certificate of Occupancy, the Applicant shall apply for and receive a Business License..

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Planning and Zoning Department recommends approval of a rezoning for property located at 7467 Covington Highway; and

WHEREAS, the matter was heard in the City’s Community Planning Information Meeting pursuant to the provisions of the City’s Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City’s Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia’s Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That the Zoning Ordinance of the City of Stonecrest be amended, and the official zoning map established in connection therewith be changed so that the following property located at 7467 Covington Highway, parcel number: 16 137 03 015 or as described on the zoning maps and associated site plan attached as Exhibit A FROM R-75 (RESIDENTIAL MEDIUM LOT-75) TO C-1 (LOCAL COMMERCIAL) ZONING DISTRICT and for other purposes.

Section 2. That the conditions shall be as follows:

APPROVAL with conditions: The project shall conform substantially to the attached site plan; and prior to the issuance of a Certificate of Occupancy, the Applicant shall apply for and receive a Business License.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to

the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2024.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



CITY COUNCIL AGENDA ITEM

SUBJECT: Appointment of Charter Review Commission Members

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Appointment
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 12/11/23 & 01/22/24

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To make an appointment of the Charter Review Commission Members.

FACTS: Click or tap here to enter text.

OPTIONS: Status Update Only Click or tap here to enter text.

RECOMMENDED ACTION: Choose an item. Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

1 STATE OF GEORGIA

2

3 CITY OF STONECREST

4

5 RESOLUTION NO. _____

6 A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
7 STONECREST, GEORGIA TO APPOINT MEMBERS SELECTED BY THE GEORGIA
8 HOUSE OF REPRESENTATIVES AND THE GEORGIA SENATE TO THE CITY OF
9 STONECREST CHARTER COMMISSION AS AUTHORIZED BY THE GENERAL
10 ASSEMBLY OF THE STATE OF GEORGIA; AND FOR OTHER LAWFUL PURPOSES.

11 WHEREAS, the City of Stonecrest (“City”) was created by Senate Bill 208, passed in the
12 Georgia General Assembly during the 2016 Session and subsequently confirmed by referendum;
13 and

14 WHEREAS, Senate Bill 208 provided a charter for the City of Stonecrest (the "City
15 Charter"); and

16 WHEREAS, the City Charter was amended by SB 21 on April 1, 2021 and,

17 WHEREAS, Section 6.05 of the City Charter states the mayor and the city council no later
18 than five years after the inception of the City to call for a City of Stonecrest Charter Commission
19 (“Charter Commission”) to review the city's experience and recommend to the General Assembly
20 any changes to the City’s Charter; and

21 WHEREAS, members of the Charter Commission shall be appointed as follows: one by
22 the mayor, one by each member of the city council, and one member appointed by a vote of the
23 members of the Georgia House of Representatives and one member voted by the members of the
24 Georgia Senate whose districts lie wholly or partially within the corporate boundaries of the City
25 of Stonecrest.

26 **NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of**
27 **Stonecrest, Georgia, as follows:** That the members of the City of Stonecrest Charter Commission
28 shall be appointed and serve as follows:

29 **MEMBERSHIP**

- 30 1. Members of the Charter Commission shall be appointed as follows:
 - 31 a. one by the mayor;
 - 32 b. one by each member of the city council;
 - 33 c. one member appointed by a vote of the members of the Georgia House of
 - 34 Representatives; and
 - 35 d. one member voted by the members of the Georgia Senate whose districts lie wholly
 - 36 or partially within the corporate boundaries of the City of Stonecrest.
- 37
- 38 2. Neither the city council nor the mayor shall appoint themselves to serve as members of
- 39 the commission.
- 40
- 41 3. The city attorney may serve as ex officio member of the Charter Commission with
- 42 approval by the city council.
- 43
- 44 4. All members of the Charter Commission shall reside in the City of Stonecrest except
- 45 those representing the Georgia House of Representative and the Georgia Senate.
- 46
- 47 5. Members must attend two-thirds of the Charter Commission meetings in a calendar
- 48 year. Failure to do so warrants removal from the Charter Commission.

49 **TERMS**

- 50 1. Each Charter Commission member shall serve until the Recommendations for the City of
- 51 Stonecrest Charter Report are complete.
- 52 2. Members filling vacancies shall serve the remainder of the term to which they were
- 53 appointed.
- 54 3. Any member may be removed with or without cause by the City Council.

55 **COMPENSATION**

- 56 1. Charter Commission members will serve without compensation.

57 **QUORUM**

- 58 1. A majority of the actual number of Charter Commission members shall establish a quorum
- 59 at the initial meeting. The number of members to establish a quorum may thereafter be
- 60 specified by that Commission's rules of procedure. Any action taken requires a majority of
- 61 affirmative votes of the quorum present.

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INITIAL MEMBERS

The members of the Charter Commission shall be as follows:

- 1. Mr. Joel Thibodeaux - Mayor
- 2. Ms. Lori Brown - District 1
- 3. Mr. Kirby Clements II, Esq. - District 2
- 4. Ms. Lashawna Walker - District 3
- 5. Ms. Patricia Smith - District 4
- 6. Aundre Stanton - District 5
- 7. _____Appointee of the Georgia House of Representatives
- 8. _____Appointee of the Georgia Senate
- 9. Ex-officio – City Attorney

BE IT FURTHER RESOLVED, all resolutions, ordinances, and parts thereof in conflict herewith are hereby expressly repealed.

BE IT FURTHER RESOLVED, the City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Resolution, including its exhibits, as enacted.

BE IT FINALLY RESOLVED, the effective date of this Resolution shall be the date of adoption, unless otherwise specified herein.

SO RESOLVED this the _____ day of _____ 2024.

[SIGNATURES ON FOLLOWING PAGE]

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CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



CITY COUNCIL AGENDA ITEM

SUBJECT: Committee Assignment Responsibilities

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap to enter a date.](#) & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To approve committee assignment responsibilities.

FACTS: [Click or tap here to enter text.](#)

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Choose an item. [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - [Click or tap here to enter text.](#)
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)

**STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST**

ORDINANCE NO. 2024-_____

1 **AN ORDINANCE TO AMEND CHAPTER 2 (ADMINISTRATION) ARTICLE V**
2 **(ADVISORY COMMITTEES), OF THE CITY OF STONECREST CODE OF**
3 **ORDINANCES TO INPUT TEXT RELATING TO OVERSIGHT, POLICY, AND**
4 **STANDING COMMITTEES OF THE CITY COUNCIL; TO PROVIDE FOR**
5 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**
6 **ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR**
7 **OTHER LAWFUL PURPOSES.**

8 **WHEREAS**, the City of Stonecrest, Georgia (the “City”) is a municipal corporation
9 created under the laws of the State of Georgia; and

10 **WHEREAS**, the duly elected governing authority of the City is the Mayor and Council
11 (“City Council”) thereof; and

12 **WHEREAS**, the City Council shall have the authority to adopt and provide for the
13 execution of such ordinances, resolutions, policies, rules, and regulations, which it shall deem
14 necessary, expedient, or helpful for the peace, good order, protection of life and property, health,
15 welfare, sanitation, comfort, convenience, prosperity, or well-being of the inhabitants of the City
16 of Stonecrest and may enforce such ordinances by imposing penalties for violation thereof; and

17 **WHEREAS**, CHAPTER 2 (ADMINISTRATION) ARTICLE V (ADVISORY
18 COMMITTEES) (“Committee Ordinance”) of the City of Stonecrest Code of Ordinances
19 addresses procedures to establish committees within the City; and

20

21 **WHEREAS**, the text of the Committee Ordinance must be amended to align with the City
22 of Stonecrest City Charter; and

23 **WHEREAS**, the City Council finds that it is the best interest of the City to amend the
24 Committee Ordinance.

25 **NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR**
26 **AND COUNCIL OF THE CITY OF STONECREST, GEORGIA and by the authority**
27 **thereof:**

28 **Section 1.** The Code of Ordinances, City of Stonecrest, Georgia is hereby amended by revising
29 CHAPTER 2 (ADMINISTRATION) ARTICLE V (ADVISORY COMMITTEES) by adopting
30 the provisions set forth in Exhibit A attached hereto and made a part by reference.

31 **Section 2.** That the amended ordinance be read and codified as follows with added text in **red**
32 **font, bold and underlined** and deleted text in **red and strikethrough** font.

33 **Section 3.** The preamble of this Ordinance shall be considered to be and is hereby incorporated
34 by reference as if fully set out herein.

35 **Section 4.** (a) It is hereby declared to be the intention of the Mayor and Council that all
36 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
37 enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

38 (b) It is hereby declared to be the intention of the Mayor and Council that, to the
39 greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of
40 this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this
41 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
42 greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance

43 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this
44 Ordinance.

45 (c) In the event that any phrase, clause, sentence, paragraph or section of this
46 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
47 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the
48 express intent of the Mayor and Council that such invalidity, unconstitutionality or
49 unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional
50 or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or
51 sections of this Ordinance and that, to the greatest extent allowed by law, all remaining phrases,
52 clauses, sentences, paragraphs and sections of this Ordinance shall remain valid, constitutional,
53 enforceable, and of full force and effect.

54 **Section 5.** The City Clerk, with the concurrence of the City Attorney, is authorized to
55 correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

56 **Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly
57 repealed to the extent of the conflict only.

58 **Section 7.** The effective date of this Ordinance shall be the date of its adoption by the
59 Mayor and Council unless otherwise stated herein.

60 **Section 8.** The Ordinance shall be codified in a manner consistent with the laws of the
61 State of Georgia and the City of Stonecrest.

62 **Section 9.** It is the intention of the governing body, and it is hereby ordained that the
63 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
64 Stonecrest, Georgia and the sections of this Ordinance may be renumbered to accomplish such
65 intention.

SO ORDAINED this ____ day of _____, 2024.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

ARTICLE V. ADVISORY OVERSIGHT, POLICY, AND STANDING COMMITTEES

Sec. 2-137. Authorization.

The ~~mayor~~ city council may establish advisory oversight, policy, and standing committees. Each committee ~~may~~ shall have ~~one or more~~ no less than two councilmembers. The mayor is an ex-officio member of every committee. The city manager or a designee ~~shall oversee~~ may support the meetings of each committee and is an ex-officio, non-voting member of each.

(Ord. No. 09-05, § 2-137, 9-18-2017)

Sec. 2-138. Duties.

- (a) Each committee may, from time to time, propose policies and ordinances to the council in the subjects germane to the committee.
- (b) This section shall not be interpreted to require committee approval for a measure to be heard before the council.
- (c) Members must attend two-thirds of meetings in a calendar year. Failure to do so warrants removal from the committee.

(Ord. No. 09-05, § 2-138, 9-18-2017)

Sec. 2-139. Membership.

- (a) Except as provided in subsection (b) of this section, the ~~mayor~~ city council shall establish qualifications for members of each committee. Each committeeperson shall be nominated ~~by the mayor~~ and approved by the city council.
- (b) Each committee member must be either a resident of the city or an owner or officer of a business domiciled in the city. Should the committee member move out of the city or no longer be an owner or an officer of a business domiciled in the city, he may remain active until the mayor and council appoint his replacement.

(Ord. No. 09-05, § 2-139, 9-18-2017)

Sec. 2-140. Terms.

- (a) Each committee member shall serve until the succeeding end of the city's fiscal year. Consecutive terms are permissible.
- (b) The mayor and councilmembers on each committee shall serve ~~on that committee so long as they remain elected to office~~ for a term of one year. A former councilmember or former mayor may serve on a committee, but such person shall not take the place of the elected member.
- (c) Members filling vacancies shall serve the remainder of the term to which they were appointed. A consecutive appointment is permissible. Members whose terms expire shall continue to serve until a replacement is appointed or a consecutive appointment is made.
- (d) Any member may be removed with or without cause by the mayor.

(Ord. No. 09-05, § 2-140, 9-18-2017)

Sec. 2-141. Compensation.

Committee members may serve without compensation. Reasonable expenses for travel may be reimbursed and committee members may be compensated pursuant to a policy to be established by the city manager and approved by the council.

(Ord. No. 09-05, § 2-141, 9-18-2017)

Sec. 2-142. Quorum.

A majority of the actual number of committee members establishes a quorum. Any action taken requires a majority of affirmative votes of the quorum present.

(Ord. No. 09-05, § 2-142, 9-18-2017)

Sec. 2-143. Procedure.

- (a) Each of the committees shall adopt its rules of procedure, which shall be substantially similar to the rules of procedure of the city council, and determine its time of meetings. The date and time of each meeting as well as agenda items to be considered shall be publicized in the same manner as meetings of the mayor and council.
- (b) All meetings at which official action is taken shall be open to the public and all records maintained by the committee shall be public records unless expressly exempted by a provision of the state's Open Records Act. The committees shall keep minutes of their formal proceedings, showing the vote of each member upon each question, and records of their examinations and other official actions, all of which shall be filed in the office of the city clerk. Copies of the minutes shall be sent to the mayor and each member of the city council. The minutes of the meetings shall be a public record. This section shall not be construed as prohibiting closed sessions when permitted by the state open meetings and open records acts.
- (c) Expenditures of the committees, if any, shall be within the amounts appropriated for the purpose intended by the mayor and council during the annual budgeting process.

(Ord. No. 09-05, § 2-143, 9-18-2017)

Sec. 2-144. Training.

The mayor may establish a mandatory training program for committee members.

(Ord. No. 09-05, § 2-144, 9-18-2017)

Secs. 2-145—2-171. Reserved.



CITY COUNCIL AGENDA ITEM

SUBJECT: SLUP 23-009 3309 & 3313 Panola Road

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 11/27/23 & 01/22/24

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director Planning and Zoning

PURPOSE: The applicant is seeking a Special Land Use Permit (SLUP) to construct a Place of Worship.

FACTS: The properties located at 3309 and 3313 Panola Road are zoned R-100 (Residential Medium Lot 100.) The applicant is seeking to construct a 10,500 sq.ft building with 150 seats. A Place of Worship is permitted in the R-100 zoning district with an approved SLUP.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Choose an item. [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)



TO: Mayor and City Council

FROM: Planning and Zoning Department

SUBJECT: SLUP23-009

ADDRESS: 3309 and 3313 Panola Road

DISTRICT: 3 – Councilwoman Alecia Washington

FIRST CYCLE MEETING DATES: October 12, 2023 (CPIM) | November 8, 2023 (PC) | November 27, 2023 (MCC)

SECOND CYCLE MEETING DATES: December 14, 2023 (CPIM) | January 2, 2024 (PC) | January 22, 2024 (MCC) | February 26, 2024 (MCC)

Summary: Applicant is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

STAFF RECOMMENDATION:

PLANNING COMMISSION RECOMMENDATION: DENIAL | 3 Yays and 1 Nay

PROPERTY INFORMATION	
Location of Subject Property: 3309 and 3313 Panola Road	
Parcel Number: 16 022 01 004 and 16 022 01 246	
Road Frontage: Panola Road	Total Acreage: 3.55 +/-
Current Zoning: R-100 (Residential Medium Lot)	Overlay District: N/A
Future Land Use Map/ Comprehensive Plan: Suburban Neighborhood (SN)	
Zoning Request: Applicant is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.	
Zoning History: N/A	

APPLICANT / PROPERTY OWNER INFORMATION
Applicant Name: Darrell Johnson
Applicant Address: 3375 Glenwood Road Decatur, GA 30032
Property Owner Name: CCC Christ Gospel Parish
Property Owner Address: 3309 and 3313 Panola Road

PUBLIC PARTICIPATION (CPIM)

The CPIM (Community Planning Information Meeting) was held on December 14, 2023, at City Hall. There were approximately two (2) community members that spoke in favor of the petition, which are members of the place of worship at a different location. There were approximately five (5) community members that spoke in opposition to the petition. The opposition concerns were:

- Proximity to existing, neighboring place of worship;
- Traffic increase possibilities and safety measures; and
- Potential land locking an adjacent property.

DETAILS OF ZONING REQUEST

Since the city's incorporation, the sites have been zoned R-100 (Residential Medium Lot-100). The Applicant is proposing to develop and operate a Place of Worship (POW) on subject property. Within a one-mile radius of subject property, there are approximately three (3) existing Places of Worship. The Applicant went before Mayor and City Council (MCC) on November 27, 2023. MCC informed staff to take the Applicant through the entire process again to ensure the community concerns were heard by Applicant and staff. During the December 's Community Planning Information Meeting (CPIM), the Applicant did inform the community and staff that the number of seating has been reduced from 300 to 150.

POW are defined as a lot or building wherein persons assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship. The term "place of worship" shall also include any of the following accessory uses and buildings means schools, religious education, social gathering rooms, food service facilities, indoor and outdoor recreation facilities, child daycare center, kindergarten, parsonage, rectory or convent and columbarium.

In [Section 4.2.42](#) of Chapter 27, it elaborates on regulations for POW that are located within residential zoned district. The regulations are as follows:

1. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side-yard and no less than 30 feet for a rear-yard.
2. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
3. The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
4. Places of worship, convents and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.

5. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
6. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

ADJACENT ZONING & LAND USE

NORTH	Zoning: R-100 (Residential Medium Lot-100)	Land Use: Single-Family Dwelling
SOUTH	Zoning: R-100 (Residential Medium Lot-100)	Land Use: Single-Family Dwelling
EAST	Zoning: R-100 (Residential Medium Lot-100)	Land Use: Single-Family Dwelling
WEST	Zoning: RSM (Small Lot Residential Mix)	Land Use: Single-Family Dwelling

PHYSICAL CHARACTERISTICS & INFRASTRUCTURE

The site is currently developed with one (1) road frontage (Panola Road). There aren't floodplain and/or state waters on the subject property.

SPECIAL LAND USE PERMIT ZONING CRITERIA

1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
3. Adequacy of public services, public facilities, and utilities to serve the proposed use;
4. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
5. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
6. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;
7. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use
8. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
9. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
10. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;
11. Whether the proposed use is consistent with the policies of the comprehensive plan;

12. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located;
13. Whether there is adequate provision of refuse and service areas;
14. Whether the length of time for which the special land use permit is granted should be limited in duration;
15. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings;
16. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources;
17. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;
18. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height; and
19. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

RECOMMENDATION(S)

Staff recommends:

Attachments Included:

- **CPIM Minutes – October 12, 2023 (First Cycle)**
- **PC Minutes – November 8, 2023**
- **CPIM Minutes – December 14, 2023 (Second Cycle)**
- **PC Minutes – January 2, 2024**
- **Future Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Site Photo**
- **Site Plan/Survey**
- **Renderings/Elevations**
- **Letter of Intent**

CPIM Minutes – October 12, 2023

SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

Facts and Background-

- Applicant is proposing to operate a Place of Worship (POW) at subject property
- The POW will be approximately 10,500 sq ft
- The POW will have approximately 300 seats
- Total acres is 3.7 +/-
- Vacant/undeveloped land

Future Land Use- Suburban Neighborhood (SN)

Page 8 of 12

Zoned- R-100 – Residential Medium Lot

POW Permitted Zoning Districts

Use	KEY: P – Permitted Use PA – Permitted as an accessory use							
	RB	RLD	R-100	R-80	R-70	R-60	R-50	P
Places of worship:	2P	2P	2P	2P	2P	2P	2P	2P

Aerial Map and Submitted Site Plans-



Sec. 4.2.42. – Places of Worship, Convents, Monasteries, Temporary Religious Meetings

The following subsections shall apply to places of worship, community centers and churches and their related uses, buildings and structures located in a residential district:

- A. Any building or structure established in connection with places of worship, community centers or churches shall be located at least 30 feet from any residentially zoned property, unless the existing structure is located from such residential use; the setback for any building or structure shall be no less than 20 feet for a lot width and no less than 30 feet for a lot depth.
- B. The required setback from any other residential use shall be the front yard setback for the applicable residential zone.
- C. The parking areas and driveway for all such uses shall be located at least 20 feet from any property line, with a visual screen provided for a residentially zoned or otherwise regulated residentially zoned adjacent property.
- D. Places of worship, community centers and churches shall be located in commercial areas of 2000 or more square feet of gross floor area or at least 100 feet from a public street.
- E. Places of worship, community centers and churches shall be located only on a throughway or arterial.
- F. Any uses, buildings or structures approved by a place of worship that are not specifically included within the definition of places of worship must fully comply with the applicable zoning code requirements, including but not limited to any requirements for signage and use permits.

Special Land Use Permit (SLUP) Process



Michael Ajibade a representative came to the stand. He stated that the structure will beautify the environment and be a welcome addition to the neighborhood.

There were no attendees to speak for or against the petition.

PC Minutes – November 8, 2023

SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship

R-100 Residential Medium Lot

Future Land Use- Suburban Neighborhood (SN)

Use	RE	RLG	R-100	R-85
Places of worship	SP	SP	SP	SP

Facts and Background

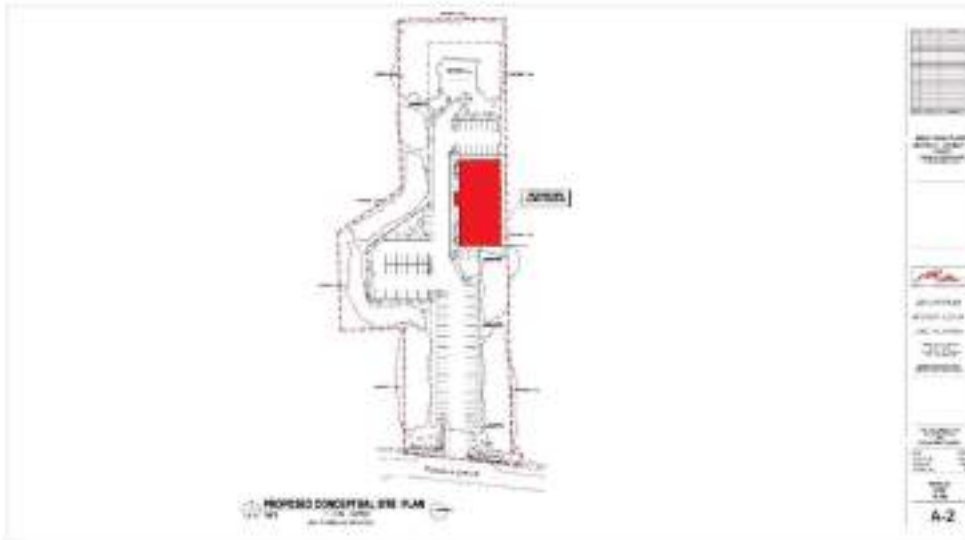
- Applicant is proposing to operate a Place of Worship (POW) at subject property
- The POW will be approximately 10,500 sq ft
- The POW will have approximately 300 seats
- Total acres is 3.7 +/-
- Vacant/undeveloped land

Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

The following subsections shall apply to places of worship, convents and monasteries and their related uses, buildings and structures located in a residential district:

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side yard and no less than 30 feet for a rear yard.
- B. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
- C. The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
- D. Places of worship, convents and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.
- E. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
- F. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

Site Plans-



Staff recommends the following:

- **Approval with condition(s):**
 1. Applicant must submit a Lot Consolidation (Minor Plat) Application prior to LDP (Land Disturbance Permit) being issued;
 2. Applicant must comply with parking regulations in [ARTICLE 6 – PARKING](#); and
 3. The proposed development shall be within general conformity with the applicant's submitted survey/site plan (dated 07-16-2023).

Three additional conditions were obtained from the city's engineer

- 4) Add an acceleration and deceleration lane off of Panola Road
- 5) Dedicate a portion of the property that is in line with neighboring property for the roadway dedication
- 6) Reposition the Detention Pond for better water flow

Commissioner Walker asked about the number of churches in the area and the other construction projects in the area. She also asked about the time frame of the development.

Deputy Director Matthew Williams stated that the ingress and egress requirements should help alleviate traffic if the site is developed.

Commissioner Williams asked about the buffer requirement for noise considering that the proposed project is near a neighborhood.

A motion was made to open a public hearing which was moved and approved by a unanimous vote.

Darrel Johnson, a representative of the applicant came to the stand. He stated that there is a 50-80 ft buffer between the proposed church and surrounding properties. They are speaking with a surveyor about merging the properties. The detention pond will be evaluated further during the Land Disturbance Permit application stage, but it is located at the lowest point of the property. They will ensure that there are no increased flows on the property. They can add acceleration and deceleration lanes to the project. Expecting traffic on Wednesday, Friday, and Sunday but the lanes should assist with that.

Commissioner Hollis stated that she had no objections to the church being there and them confirming to the requirements of the staff

Commissioner Walker asked about the size of the church (10,000 sqft) and its contribution to the traffic.

Matthew Williams stated that the deceleration and acceleration lane should help with the traffic. He was also able to find that there is a church located 1 mile south of the proposed project and another church 500 feet from the proposed property.

Chairman Hubbard made a motion to recommend Approval to the city council. It was seconded by Commissioner Hollis and **APPROVED** by a unanimous vote.

IX. Announcements:

N/A

The meeting ended at 6:44 PM

CPIM Minutes – December 14, 2023

SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

Facts and Background

Applicant is proposing to operate a Place of Worship (POW) at subject property

The POW will be approximately 10,500 sq ft

The POW will have approximately 300 seats

Total acres is 3.7 +/-

Vacant/undeveloped land

Council requested petition to go through full cycle during the November's Council Meeting

Future Land Use/Character Area

Suburban Neighborhood

Zoning Map

R-100 -Residential Medium Lot

POW Permitted Zoning Districts

Map	POW Permitted Zoning Districts
1	POW Permitted Zoning Districts

Aerial Map



Michael Ajebodi a member of the church came to the stand. He stated that instead of the proposed church having enough space to fill 300 seats they would accommodate up to 150. The church currently has around sixty members including children. They want to build this church because the current space where they hold worship is too small and too close to the road. They are very concerned about the children who may run into the road and also want them to have their own space in the current facility.

Once a year they have a conference/ festival and invite family and friends. When they set up the tents, they are too close to the road and not safe.

During the mid-week services there are usually only around five people that attend. They took the traffic concerns into consideration.

Tre'Jon Singletary the senior planner asked for clarification of the amount of seats the church is proposing to have.

Michael Ajebodi stated that it will be 150 max.

Tre'Jon Singletary stated that they will need to send an updated letter of intent stating the updated amount seats

There were some attendees to speak for and against the petition.

Marty Adewale a pastor of the church came to the stand. He stated that they are an African Church and that because of this many may not come running to attend. The attendees also are called spiritually to attend.

Trejon Singletary asked if the layout and site plan had changed considering the decrease in the seating.

Marty Adewale stated that is has not

Ronald O'neal Jr came to the stand to speak against the petition. He stated that he owns the property (a lot) that is behind his house located and by the proposed land for the church, 3319 Panola Rd. His lot is landlocked. He had plans to build on that parcel but if the church is developed, he will not be able to access the property. He wanted to know how they got so far in the process.

Tre'Jon Singletary the senior planner stated that they were able to get this far into the process because they turned in their property owner affidavits and if the project were to be approved staff will work internally with the city engineer to discuss how he could get access to the property.

Lesix Anderson president of the Hilson head homeowner association came to the stand to speak against the petition. He stated that 3319 Panola Rd by law is supposed to have a clear path to Panola Rd. He stated that the plats are mislabeled on the site plan.

Tre'Jon Singletary reiterated that the church is currently only trying to get approval for the usage of the land

Wesley Mitchell a resident of the neighborhood near the subject property stated he was concerned about how close the land runoff and development will be to his land.

Donna Deaves who is a resident of Stonecrest stated that the reason why she was late for this meeting is because there was an accident on Panola Rd. There has been many accidents because of the way the road was developed and traffic. They have to "take a chance" when trying to exit their neighborhood if there isn't an officer there. Not opposed to growth, but she wants the community to be safe.

Rev Dr Deborah Holloway pastor of the United Methodist Church stated that this proposed church will be 108 total walking steps from her existing church. She asks for the plans to be reviewed and that the livelihood of the people who currently reside in this community will not be changed.

James Lions resident of Stonecrest came to the stand and was concerned about safety. He stated that the traffic is very bad and we should look at the projection of growth

Tre'Jon Singletroy called Micheal Ajebodi back to the stand for a rebuttal and asked if there was a traffic study done on the property.

Micheal Ajebodi stated that he did not have the information at the moment and that he would get with his consultant about the study

He also insured James Lions that the church is not trying to disrespect him and that he would like to contact him about the issue.

The applicant's next meeting is the Planning Commission which will be hosted on January 2-2024

PC Minutes – January 2, 2024

VII. Old Business: SLUP23-009

VIII. Presentations

Planning and Zoning Senior Planner - Tre'Jon Singletary Presented SLUP23-009

LAND USE PETITION:	SLUP23-009
PETITIONER:	Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish
LOCATION:	3309 and 3313 Panola Road
PETITIONERS REQUEST:	Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

The applicant is proposing to operate a Place of worship will be approximately 10,500 sq ft and 150 seats capacity. Originally applicant proposed to have 300 seats but inform staff of the change during the December 14 Community Planning Information Meeting (CPIM). Total acres of the subject property is 3.7 +/- . The applicant went before Mayor and council (MCC) on November 27, 2023. MCC informed staff to take the applicant through the entire process again to ensure the community concerns were heard by applicant and staff. Staff found that there are 03 existing places of worship within a one-mile radius. The subject property belongs to R-100 underline zoning district and Suburban Neighborhood (SN) future land use/character area.

According to the city ordinance Place of worship permitted withing the R -100 zoning district with a Special Land Use Permit (SLUP). City ordinance chapter 27, sec. 4.4.42 - Places of Worship, Convents; Monasteries; Temporary Religious Meetings provide necessary requirements and regulations for the proposed use.

Staff recommends denial the petition based on two reasons; The applicant has not submitted the requested updated site plan and the applicant has not submitted the requested updated letter of intent. Furthermore, the council did inform applicants to provide a traffic mitigation plan and the applicant did not submit the traffic plan yet.

Commissioner Erica Williams (District 1) asked is there any specific reason why the applicant did not provide the requested detail.

Senour Planner Tre'Jon Singletary states that the applicant did not provide any reason. During the last CPIM on December 14th, 2023, staff had been informed to submit relevant information prior to Planning Commission (January 02nd, 2024) but applicant did not re-talk to staff.

Chairman Hubbard motioned to open a Public Hearing for SLUP23-009. **Approved** by unanimous vote.

Petitioner's representative Darrell Johnson of JDM Consultants states that essence of Special Land Use Permit. Applicant had met the community two weeks prior to the holidays (2023) and most of their comments on Panola road's traffic. Developers initially proposed a building with 300 seats and decided to reduce the size by half, providing the building with 150 seats. At the entrance applicant proposed to do ride in and ride out situation. There is a church next to this proposed church, but it is not the same type of church, and this church is unique and different from any other church in the area. The developer needs more time to adjust the site plan and resubmit to the staff with modifications. The traffic mitigation plan including school peak hours also not possible to submit withing short period of time. Regarding the letter of intent, the only change is the number of seats should be reduced from 300 to 150.

Commissioner Lemuel Hawkins (District 5) question on communication and states that there are requirements from Stonecrest planning department and petitioner should communicate with staff if they have any difficulties to submit relevant information on given period.

Petitioner's representative Darrell Johnson of JDM Consultants states that the communication regarding the delay of documents was not happen due to the circumstances during the holiday season.

Chairman Hubbard make a motion to provide additional ten (10) minutes to each party. Approved by unanimous vote.

Chairman Hubbard asked those in support to speak.

Famakinwa S Bamidele; paster of the proposed church states that he lives in the area from 2000. This is a unique church with a small number of members such as one hundred (100). Church conducts religious services three (3) times per week and only on Sunday does every member get-together. Wednesday and Friday there are only four to five (4-5) people. Service time of Sunday is 10.00 am – 3.00 pm. Current location of the church is very close to road and dangerous to kids who engage in. The church conducts an annual event, and one reason of the proposed project is to have a safe and sufficient indoor space for this annual event.

Deboch Fomanica daughter of the paster, states that reason for move from current location to proposed location is it is too small for kids. She is also a Sunday school teacher and lack of space leads them to conduct classes behind the current church location. Staying outside is not safe for kids and the surrounding environment is also not nice for kids. As a youth, she wishes to have a great place to bring a great future to their community.

Taiwo Adeeko states that everything brings by paster and daughter is correct and she totally agree with that. She says Sunday event is end up by 2.00 pm and only reason for late departure is personal discussion with each other. This is not a typical church and ends at a typical time. Church conducts lots of community events such as food and cloth drives for homeless people. Allowing this proposal leads the community to continue those activities.

Chairman Hubbard asked those in opposition to speak.

Faye Coffield states that when the new birth church was built in R-100 zoning district, there was a loss of potentials to having quality house of particular area. Opposition does nothing to do with religious related matter and anybody have their rights of worship god. But every place and every time is not the right place and the right time. The surrounding neighborhood does not belong to a transitional and belongs to high income neighborhood with upscale housing. Panola road and the subject location is not suitable for proposed development. They need quality development with no conflict with the existing community.

Ronald O' Neals states that he owned the adjacent property 3319 Panola Road, and the proposed project will impact to value down the mentioned property belongs to him. Therefore, in investment point not religious of view he does not like to give his property to adjacent development. He gave his contact information to the project manager at the CPIM meeting, but nobody had contact him yet.

Donna T. Dees states that the surrounding community does not oppose the proposed church. Panola Mill subdivision is highly affected by traffic and road accidents because of roadblocks. Every Tuesday there is a food giveaway and people line up from 6.00 am in the morning. Traffic and Accidents create not safe environment over there.

Lewis Anderson; president of the Hillson Head homeowners' association states that second meeting of the first cycle of the proposed case didn't when though with the community input due to the changes of advertised hearing dates. He questions the possibility of approving this type of development without having proper traffic study. They already have another church close to their subdivision and are having issues such as noise. Although the number of members was reduced from the initial proposal the square footage, or the size of the building, remains as it is. There are 108 steps between the existing church and the church proposed. There is another church after 300 steps. Overall traffic and noise impact and problems related to retention pond well as do not make this a good project.

Donna Priest Brown states that there is a road widening program conducted along the Panola Road and question the possibility to construct a new development with proposed road widening. According to her understanding it is better to have no new development until the road expansion is completed and opposed the proposed development.

Chairman Hubbard motioned to close the Public Hearing for SLUP23-009. **Approved** by unanimous vote.

Commissioner Joyce Walker (District 2) states there are lot of miscommunications of this case. Commissioners ask staff to explain the reason for the lack of requested documents and the council's response regarding the case.

Senior Planner - Tre'Jon Singletary explained that one requirement from council such as Traffic mitigation study and two requirements from staff such as Updated site plan and updated letter of intent does not submit by applicant. Based on lack of the requested data staff are unable to do a thorough analysis.

Director - Shuwanna Qawiy states that staff made recommendations based on the already submitted data and staff unable to review the data that applicant mentioned here without providing.

Commissioner Erica Williams (District 1) states that instructions were not followed by applicant and have questions of communication gap, close location of existing church and noise concern. By referring to the meeting minutes of pervious meeting, it look like applicant does not address the concerns made by last planning commission such as detention pond related issues and traffic concerns.

Commissioner Lemuel Hawkins (District 5) questions the possibility of the Planning commission to extend the Council hearing of this case for another two months until March to provide sufficient time for applicant to meet requested requirements and staff to do analysis.

Senior Planner - Tre'Jon Singletary explained that Planning Commission able to make such recommendation but still the case need to go to mayor and council as per the legal advertisement.

Attorney Alicia Thompson provided clarifications to the options.

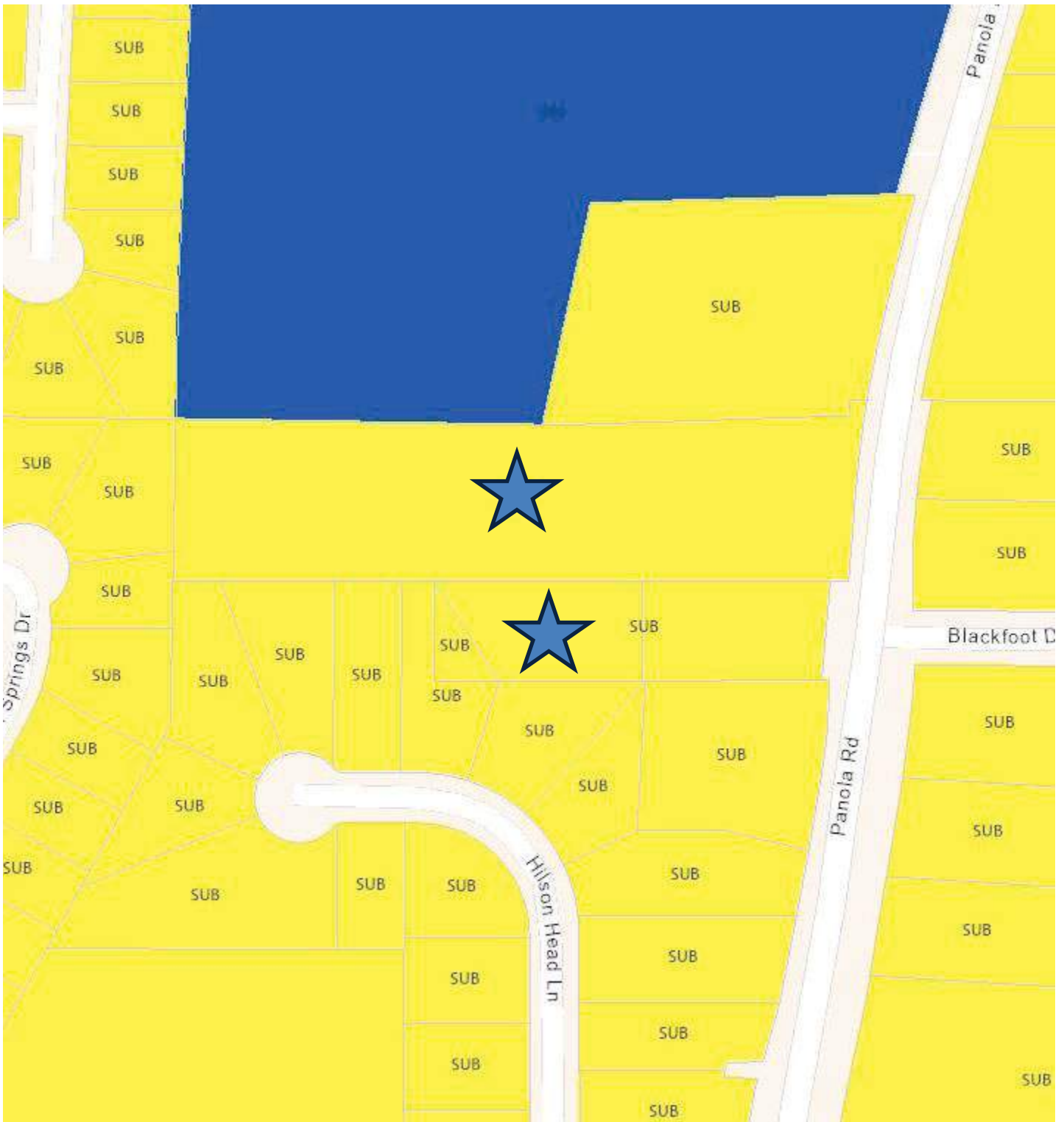
Chairman Hubbard made a motion to recommend **DEFERRAL** of this application to March cycle. **Commissioner Lemuel Hawkins (District 5)** second the motion. **Commissioner Joyce Walker (District 2)** and **Commissioner Erica Williams (District 1)** did not approve of the motion and the motion was **VOID** due to not having a unanimous vote.

Commissioner Erica Williams (District 1) made a motion to recommend **DENIAL** for this application. **Commissioner Joyce Walker (District 2)** second the motion. **Chairman Hubbard** and **Commissioner Lemuel Hawkins (District 5)** did not approve the motion and the motion was **VOID** due to not having unanimous vote.

Chairman Hubbard made a motion to recommend **DEFERRAL** the application and the motion does not receive a second to the motion. The motion was **VOID**.

Commissioner Erica Williams (District 1) made a motion to recommend **DENIAL** for this application. **Commissioner Joyce Walker (District 2)** second the motion. **Chairman Hubbard** and \ oppose the motion and the motion was carried to **DENIAL** by 3 to 1 vote.

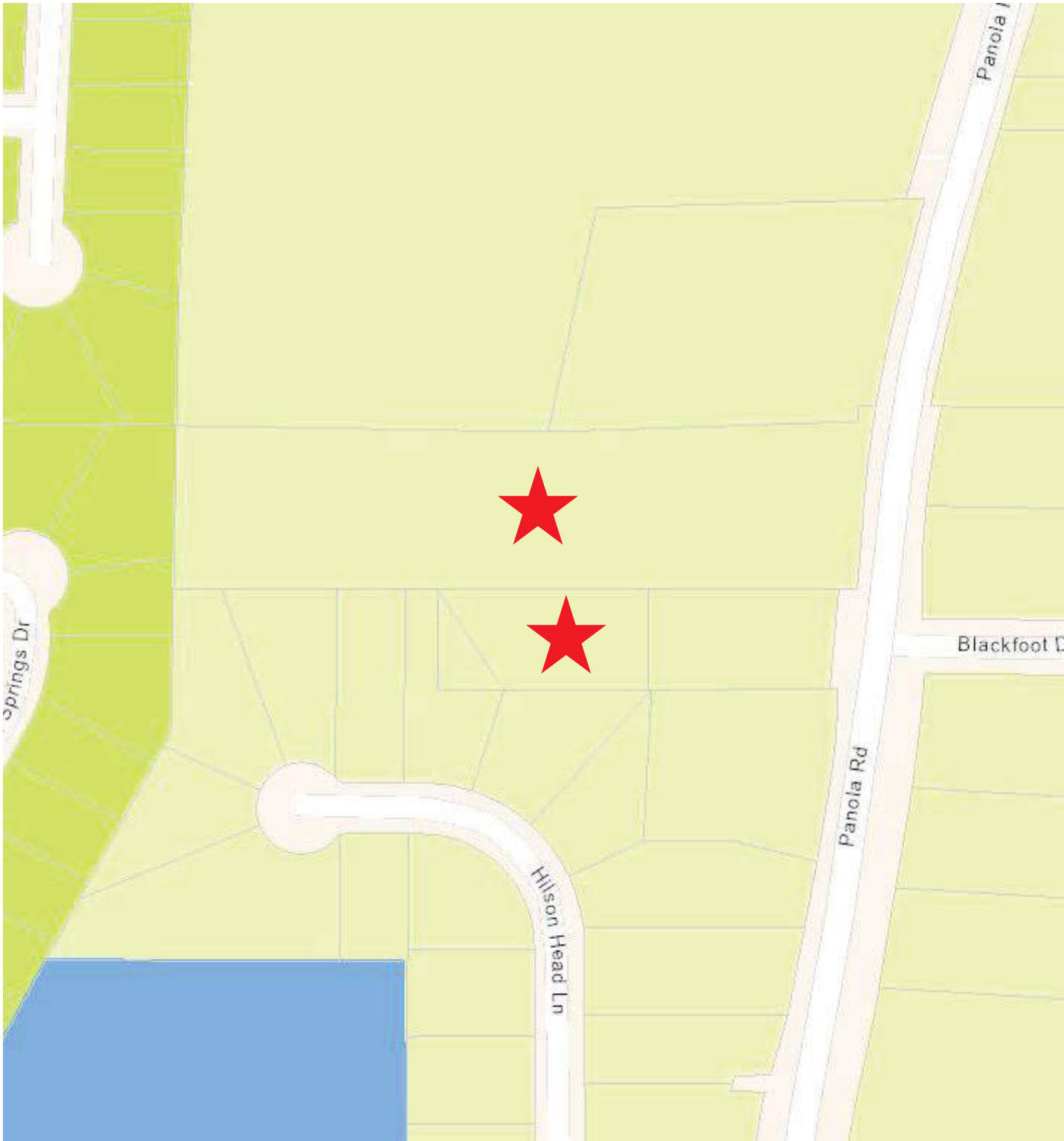
Future Land Use Map | Suburban Neighborhood (SN)



Suburban Neighborhood (SN)

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

Zoning Map | R-100 (Residential Medium Lot)



Aerial Map



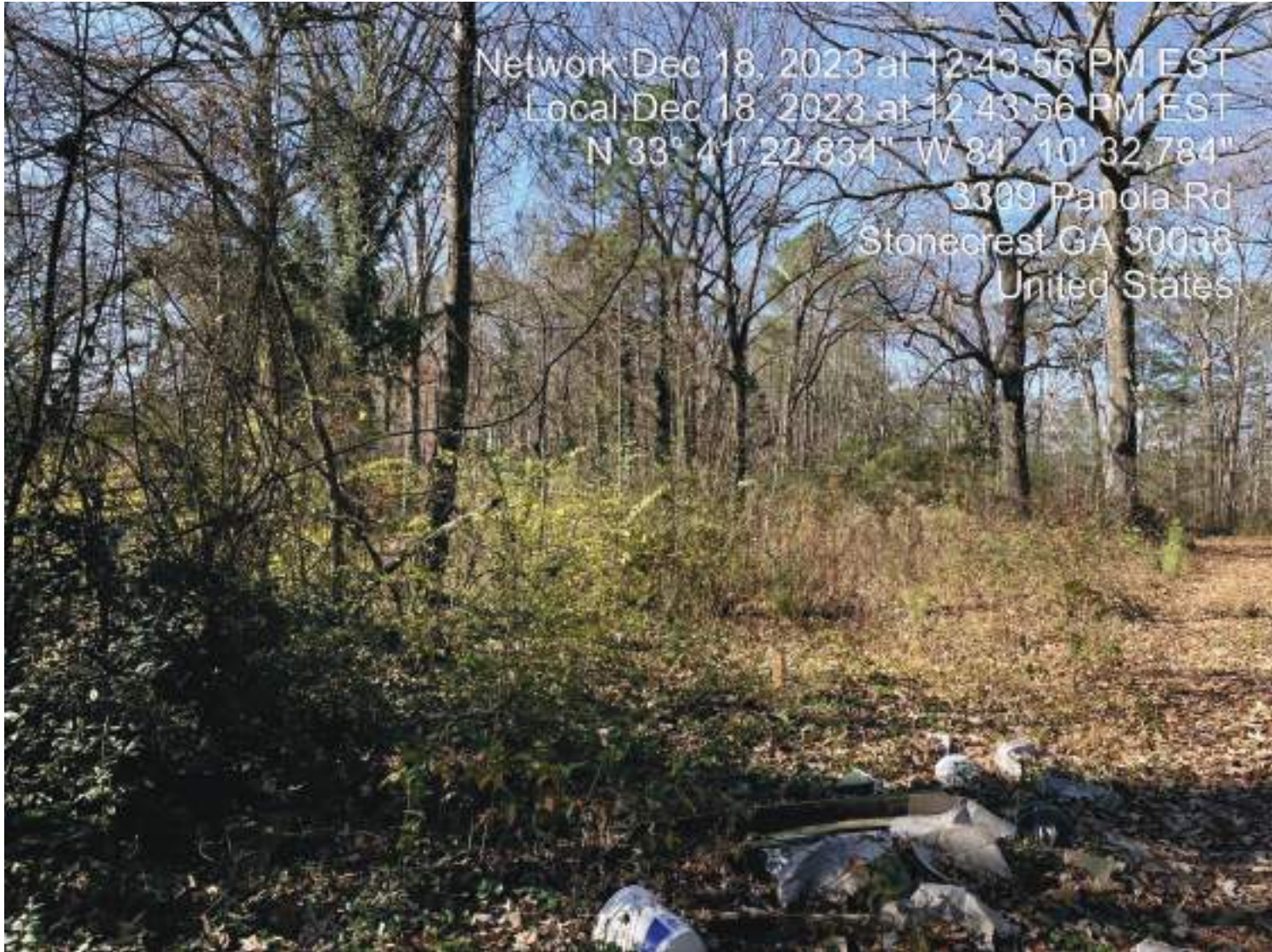
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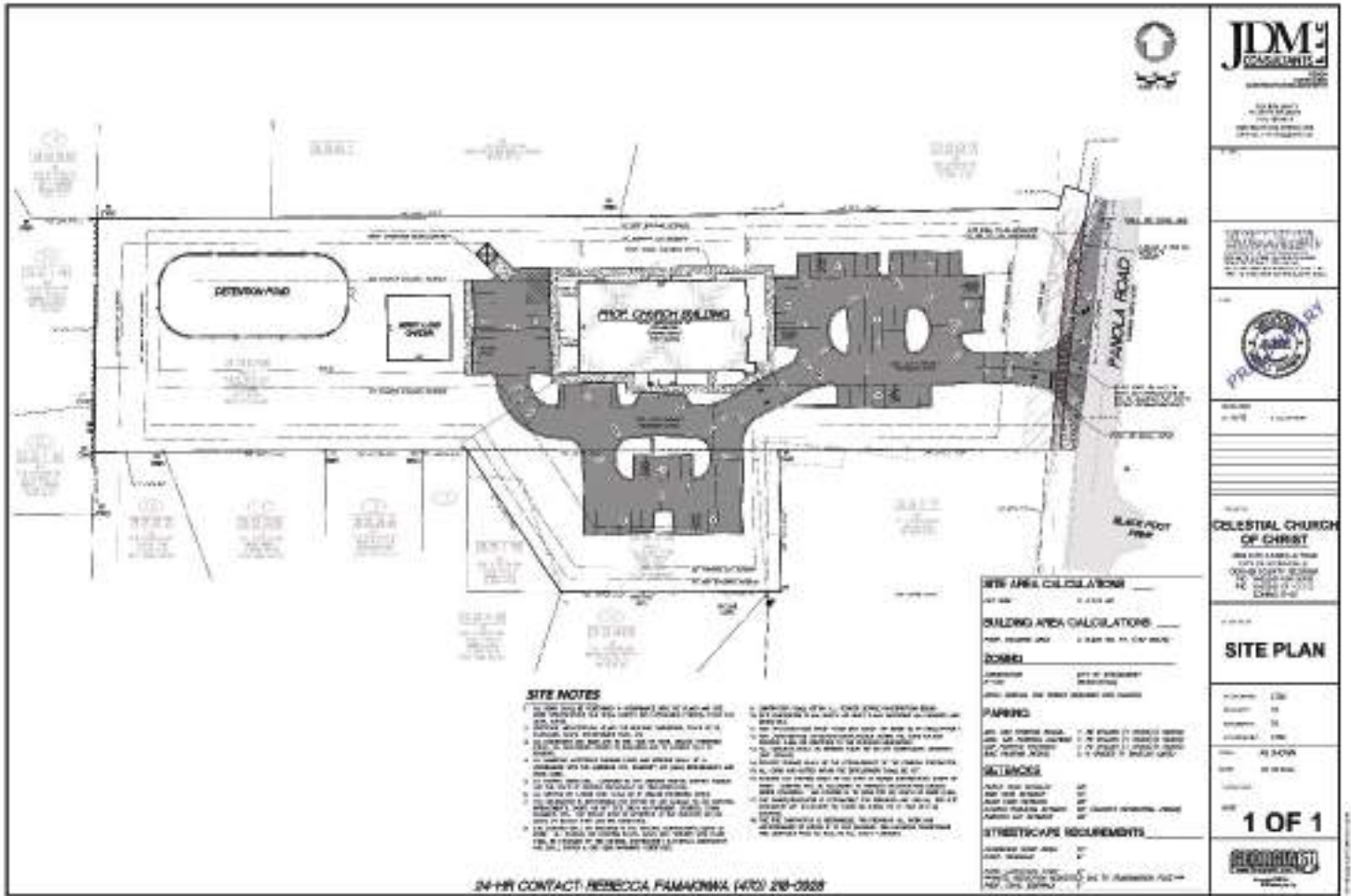








Submitted Site Plan (Submitted January 10, 2024)

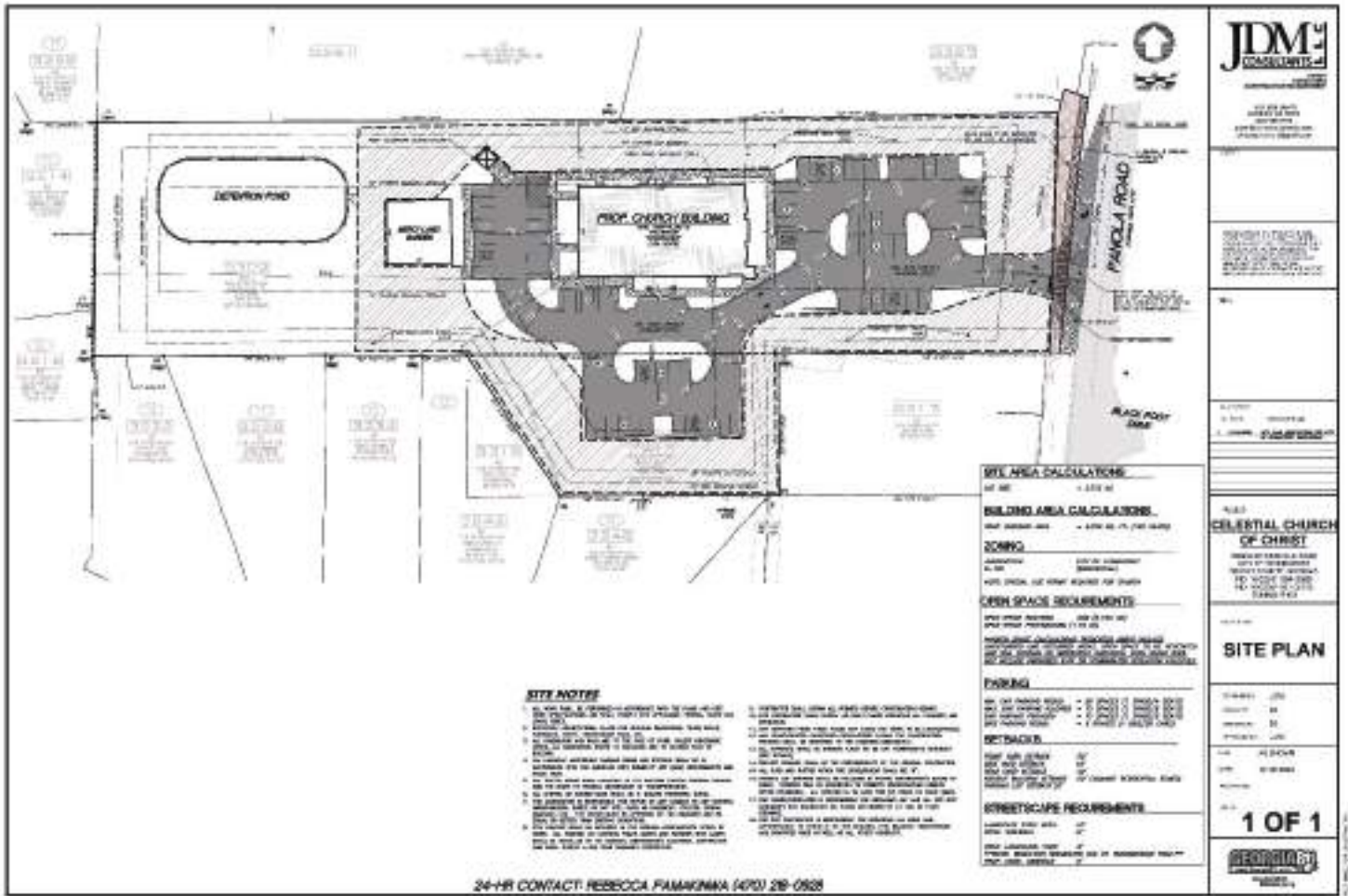




SITE AREA CALCULATION	
LOT AREA	1.00 AC
BUILDING AREA CALCULATION	
NET BUILDING AREA	1.00 AC (1.00 AC)
CONCRETE	
CONCRETE AREA	1.00 AC (1.00 AC)
PERMITS	
ALL CITY PERMITS	1.00 AC (1.00 AC)
ALL COUNTY PERMITS	1.00 AC (1.00 AC)
ALL STATE PERMITS	1.00 AC (1.00 AC)
ALL FEDERAL PERMITS	1.00 AC (1.00 AC)
REGULATIONS	
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ALL STATE REGULATIONS	1.00 AC (1.00 AC)
ALL FEDERAL REGULATIONS	1.00 AC (1.00 AC)
ENVIRONMENTAL REGULATIONS	
ENVIRONMENTAL REGULATIONS	1.00 AC (1.00 AC)
SEE LANSING'S RECORDS	
SEE LANSING'S RECORDS	1.00 AC (1.00 AC)

CELESTIAL CHURCH OF CHRIST
3309 & 3313 PANOLA ROAD, CITY OF STONECREST, DEKALB COUNTY, GEORGIA





SITE NOTES

1. ALL UTILITIES ARE TO BE DELETED AND RELOCATED TO THE PERIPHERY OF THE LOT TO THE UTILITY TRENCHES, WITH THE EXCEPTED EXCEPTIONS.
2. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE PERIPHERY OF THE LOT TO THE UTILITY TRENCHES, WITH THE EXCEPTED EXCEPTIONS.
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20. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE PERIPHERY OF THE LOT TO THE UTILITY TRENCHES, WITH THE EXCEPTED EXCEPTIONS.

24-HR CONTACT: REBECCA FIANAKINNA (404) 289-0928

SITE AREA CALCULATIONS	
LOT AREA	1,433.00
BUILDING AREA CALCULATIONS	
NET BUILDING AREA	1,433.00 (100% COVERAGE)
ZONING	
ADDITIONAL	SEE CITY ORDINANCE
MAX. STORY	SEE CITY ORDINANCE
OPEN SPACE REQUIREMENTS	
MINIMUM OPEN SPACE	SEE CITY ORDINANCE
PARKING	
MIN. CAR PARKING SPACES	SEE CITY ORDINANCE
MIN. BIKE PARKING SPACES	SEE CITY ORDINANCE
SETBACKS	
FRONT SETBACK	SEE CITY ORDINANCE
REAR SETBACK	SEE CITY ORDINANCE
STREETScape REQUIREMENTS	
LANDSCAPE	SEE CITY ORDINANCE
MIN. LANDSCAPE	SEE CITY ORDINANCE

JDM
CONSULTANTS

1000 N. W. 10TH AVENUE
SUITE 1000
MIAMI, FL 33136
TEL: (305) 571-1111
WWW.JDMCONSULTANTS.COM

PROJECT: CELESTIAL CHURCH OF CHRIST

NO. 1000 N. W. 10TH AVENUE
SUITE 1000
MIAMI, FL 33136
TEL: (305) 571-1111
WWW.JDMCONSULTANTS.COM

SITE PLAN

DATE: 01/20/2024

SCALE: AS SHOWN

PROJECT NO: 24-000000

1 OF 1

REGISTRATION NO. 12000

Submitted Renderings/Elevations (First Cycle Submittal)

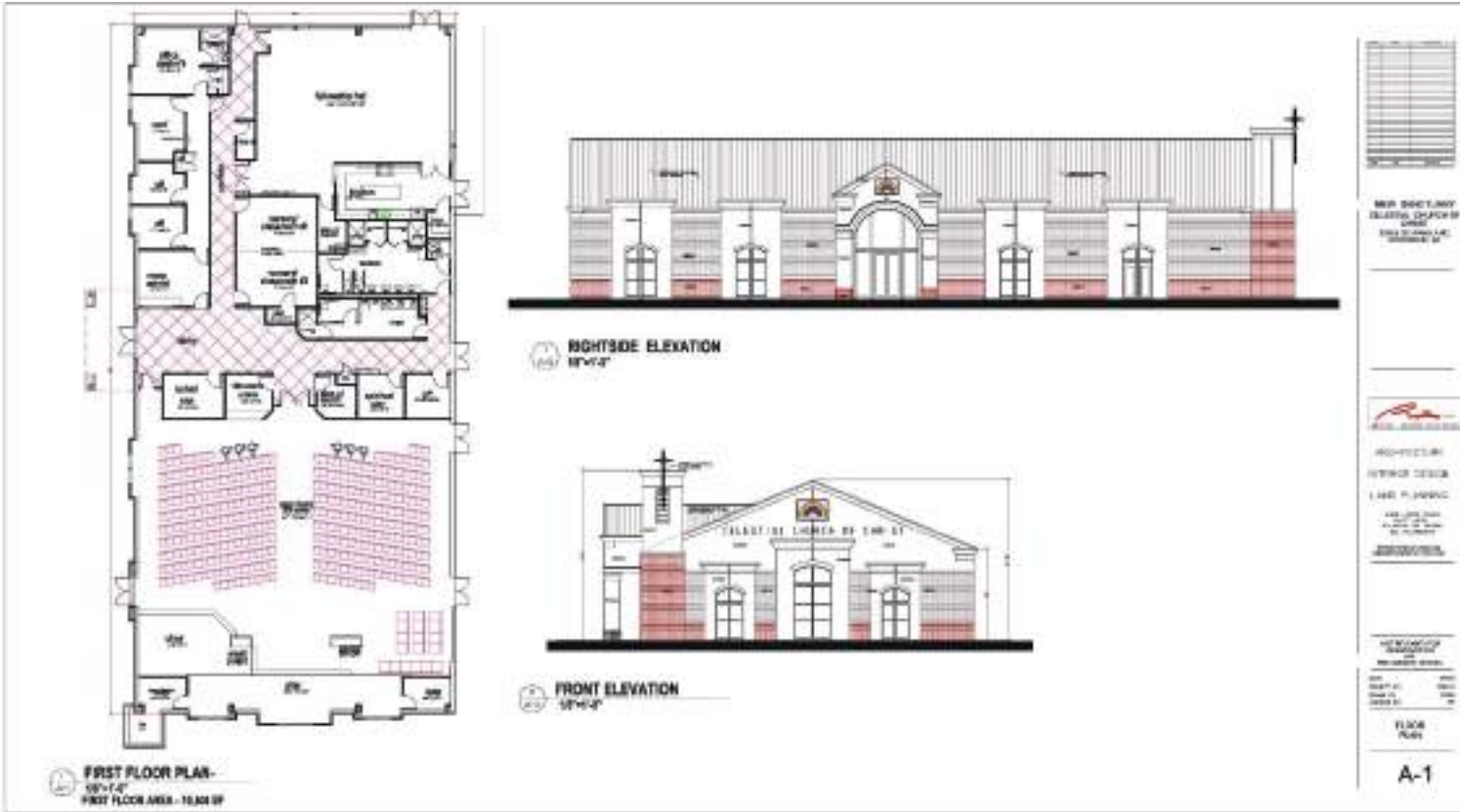
**PROPOSED NEW CHURCH BUILDING FOR
CELESTIAL CHURCH OF CHRIST
3309 & 3313 PANOLA RD, STONECREST, GA**

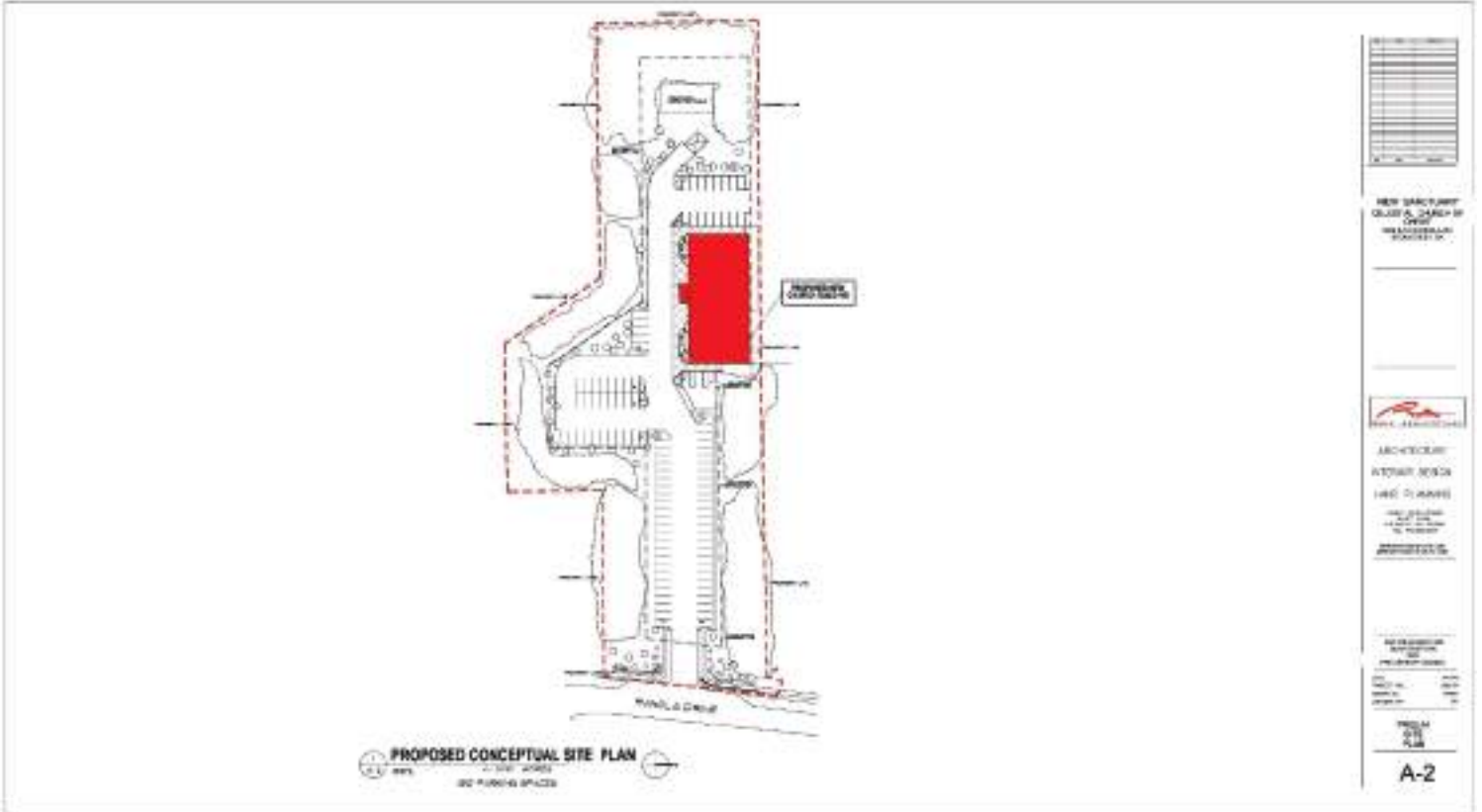


CLIENT
CELESTIAL CHURCH OF CHRIST
PASTOR PAMAKMA

ARCHITECT
BOYE ARCHITECTURE

100% PRELIMINARY DESIGN SUBMITTAL - MAY 3, 2023





Letter of Intent (First Cycle Submittal)



August 09, 2023
 City of Stonecrest Planning and Zoning
 3120 Stonecrest Blvd, Suite 190
 Stonecrest, GA 30038

Statement of Intent

The applicant, Christ Gospel Parish Celestial Church of Christ, Inc, is seeking a Special Land Use Permit (SLUP) for the combined property at addresses 3309 and 3313 Panola Road, City of Stonecrest, DeKalb County, GA 30038 totaling 3.713 acres (to be referred to as the "subject property"). The request SLUP is for the development of a church. The subject property is presently zoned R-100. This zoning category does allow for churches as a land use. The proposed church will have 10,500 square feet and 300 seats. It meets all required parking and setback requirements from the City of Stonecrest's zoning ordinances.

The "subject property" is situated in Land Lot(s) 22 and 43, District 16 in the City of Stonecrest. It has frontage on the East side of the property along Panola Road's right of way. It has similar R-100 zoned church to the North and R-100 zoned single family residential properties on the South and West.

The applicant has given special attention to ensure the layout and design of the site allows for efficient ingress & egress to the "subject property," as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a similar blend with the surrounding area.

Thank you for the thoughtful attention to the foregoing request for rezoning. We look forward to working with you on this important matter.

Please call us if you have any questions.

Regards,

Darrell Johnson, CEO
 JDM Consultants, LLC

JDM Consultants, LLC | 205.266.1648 | JDMConsultantsLLC@gmail.com

Letter of Intent (Submitted January 10, 2024)



August 09, 2023
 Revised: January 7, 2024
 City of Stonecrest Planning and Zoning
 3120 Stonecrest Blvd, Suite 190
 Stonecrest, GA 30038

Statement of Intent

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The "subject property" is situated in Land Lot(s) 22 and 43, District 16 in the City of Stonecrest. It has frontage on the East side of the property along Panola Road's right of way. It has similar R-100 zoned church to the North and R-100 zoned single family residential properties on the South and West.

The applicant has given special attention to ensure the layout and design of the site allows for efficient ingress & egress to the "subject property," as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a similar blend with the surrounding area.

Thank you for the thoughtful attention to the foregoing request for rezoning. We look forward to working with you on this important matter.

Please call us if you have any questions.

Regards,

Darrell Johnson, CEO
 JDM Consultants, LLC

JDM Consultants, LLC | 205.266.1648 | JDMConsultantsLLC@gmail.com

**STATE OF GEROGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

1 **AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST,**
2 **GEORGIA TO APPROVE SPECIAL LAND USE PERMIT 23-009 ON PARCEL**
3 **NUMBERS 16 022 01 004 AND 16 022 01 246 TO DEVELOP A PLACE OF WORSHIP AT**
4 **3309 AND 3313 PANOLA ROAD STONECREST, GEORGIA 30038; TO PROVIDE**
5 **SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO**
6 **PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR**
7 **OTHER LAWFUL PUPOSES.**

8 **WHEREAS**, the governing body of the City of Stonecrest (“City”) is the Mayor and City
9 Council (“City Council”) thereof; and

10 **WHEREAS**, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
11 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

12 **WHEREAS**, the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances
13 relating to its property, affairs, and local government; and

14 **WHEREAS**, the City of Stonecrest has been vested with substantial powers, rights, and
15 functions to generally regulate the use of real property to maintain health, morals, safety, security,
16 peace, and the general welfare of the City; and

17 **WHEREAS**, the city received an application for the approval to develop a place of worship
18 at 3309 and 3313 Panola Road; and

19 **WHEREAS**, pursuant to the city’s zoning Ordinance applicants who desire to develop a
20 place of worship must obtain a special land use permit; and

21 **WHEREAS**, the matter was heard in the City’s Community Planning Information Meeting
22 pursuant to the provisions of the City’s Zoning Procedures Law; and

23 **WHEREAS**, the City has properly advertised and held a public hearing before the
24 Planning Commission regarding SLUP 23-009, the request for special land use permit to develop
25 a place of worship at 3309 and 3313 Panola Road; and

26 **WHEREAS**, the City has properly advertised and held a public hearing pursuant to the
27 provisions of Georgia’s Zoning Procedures Law before the City Council prior to the adoption of
28 this Ordinance; and

29 **WHEREAS**, the Planning and Zoning Department recommends denial of special land use
30 permit 23-009 of property located at 3309 and 3313 Panola Road; and

31 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively
32 impacted by the adoption of this Ordinance.

33 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
34 **THE CITY OF STONECREST, GEORGIA, as follows:**

35 **Section 1.** SLUP 23-009, to develop a place of worship at 3309 and 3313 Panola Road,
36 satisfying Section 7.4.6 of Division 4 of Article 7 and Section 4.2.42 of Division 2 of Article 7 in
37 Chapter 27 of the City of Stonecrest Code of Ordinances, is **DENIAL**.

38 **Section 2.** (a) It is hereby declared to be the intention of the Mayor and Council that all
39 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
40 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

41 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent

42 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance
43 is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It
44 is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
45 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
46 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

47 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
48 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
49 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
50 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
51 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
52 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
53 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
54 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
55 effect.

56 **Section 3.** The City Clerk, with the concurrence of the City Attorney, is authorized to
57 correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

58 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby expressly
59 repealed.

60 **Section 5.** The Ordinance shall be codified in a manner consistent with the laws of the
61 State of Georgia and the City of Stonecrest.

62 **Section 6.** It is the intention of the governing body, and it is hereby ordained that the
63 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
64 Stonecrest, Georgia.

SO ORDAINED AND EFFECTIVE this _____ day of _____, 2024.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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66
67
68
69
70
71



CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD 23-004 Food Trucks/Vending

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 01/22/24 & [Click or tap to enter a date.](#)

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director Planning and Zoning

PURPOSE: A request to amend and update Article 19 (Mobile Food Vendors) of Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations) and Article 4 (Use Regulations,) Article 9 (Definitions/Maps) of Chapter 27 (Zoning Ordinance) regarding Food Trucks/Vending.

FACTS: There are no zoning regulations for Food Trucks.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)



TO: Mayor and City Council

FROM: Planning and Zoning Department

SUBJECT: TMOD-23-004

ADDRESS: City-Wide

MEETING DATES: August 10, 2023 (CPIM) | August 14, 2023 (Work Session) | September 5, 2023 (PC) | November 13, 2023 (Work Session) | December 11, 2023 (MCC/ Fee Announcement) | January 22, 2024 (MCC/ First Read) | February 12, 2024 (Work Session) | February 26, 2024 (MCC/ Second Read)

Summary: Amendment to Stonecrest Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations), Article 19 (Mobile Food Vendors), Chapter 27 (Zoning Ordinance), Article 4 (Use Regulations), and Article 9 (definitions/Maps) regarding Food Trucks.

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL with one (1) modification: To add a reference to mobile BBQ pits, mobile stoves, etc.



FACTS & ISSUES

- There are not existing Zoning Regulations for Food Truck with Zoning Ordinance
- Current “Vending Operations Rules” exist in Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)
- Staff is proposing the following changes:
 - ❖ Removing “Mobile Food Vendors” from Chapter 15
 - ❖ Allowing Food Trucks in certain zoning districts
 - ❖ Implementing regulations for Food Truck within Chapter 27

Attachment(s) Included:

- **Revisions to Stonecrest’s Ordinance regarding Food Trucks**



TMOD-23-004

STONECREST ORDINANCE UPDATE

Revision to the Licenses, Permits and Miscellaneous Business Regulations, Chapter 15

Article XIX – Mobile Food Vendors Reserved

Division 1. – Generally

See 15-19.1. – Definitions:

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Blind person means a person whose vision, with correcting glasses, is so defective as to prevent the performance of activities for which eyesight is essential. See O.C.G.A. § 49-4-51(b).

Disabled veteran means a resident of the state who may be either a war veteran or veteran of peace-time service as set forth below and such person must obtain a certificate of exemption issued by the state commissioner of veterans' service.

(4) A war veteran must furnish satisfactory proof that he has a physical disability which is disabling to the extent of ten percent or more; that his service in the armed forces of the United States was terminated under conditions other than dishonorable; and that his service or some part thereof was rendered during a war period, as defined by an act of the Congress of the United States, approved March 29, 1933, entitled "An Act to Maintain the Credit of the United States," and commonly known as Public Law No. 2, 73rd Congress; or that some part of his service was rendered on or after December 7, 1941, and before December 31, 1946; or that some part of his service was rendered on or after June 27, 1950, and before January 31, 1955; or that some part of his service was rendered on or after August 5, 1964, and before May 8, 1975. Proof of such ten percent disability shall be established upon the written certificate of two physicians as to such disability, or by a letter or other written evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability, or by written evidence from the branch of the armed forces of the United States in which such veteran



- (a) A veteran of peace-time service in the United States armed forces must furnish proof that he has a physical disability to the extent of 25 percent or more incurred in the line of duty during the period of such service by a letter or other evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability or by written evidence from the branch of the armed forces of the United States in which such veteran served and that his service in the armed forces of the United States was terminated under conditions other than dishonorable.
- (b) That disabled veterans and blind persons shall only have to show proof of their disability upon their initial application, as opposed to annually. If the current language of O.C.G.A. § 43-12-2 is amended, then this definition of disabled veteran shall be controlled by O.C.G.A. § 43-12-2, as amended.

Food truck means any motor vehicle used for vending of prepared food items to the public from designated food truck areas.

Items permissible for sale means items which may be offered for sale by and are limited to non-alcoholic pre-packaged beverages; pre-packaged food; prepared food; and prepared non-alcoholic beverages. Items permissible for sale shall not include any tobacco products.

Moral turpitude means the act or behavior of baseness, vileness or the depravity in private and social duties which people owe to their fellow people, or to society in general, contrary to accepted and customary rule of right and duty between person and person; act or behavior that gravely violates moral sentiment or accepted moral standards of community and is a morally suitable quality held to be present in some criminal offenses as distinguished from others.

Non-alcoholic pre-packaged beverages means beverages sealed in plastic or aluminum single-serving containers excluding all beverages in glass containers, and excluding all alcoholic, including, but not limited to, malt beverages, wine and distilled spirits.

Operating area means:

- (1) The area in which a vendor may operate from a vending cart and which may not exceed 28 square feet of sidewalk including the area of the vending cart, and, when externally located, the operator and trash receptacle; or
- (2) The parameters of the food truck.

Pre-packaged food means single-serving sealed packaged foods, including, but not limited to, candy, popsicles, chips/bagged snacks which do not require any heating or powered refrigeration, and the service of which does not require authorization by the DeKalb County Board of Health.

Prepared non-alcoholic beverages means beverages prepared on-site and which are not served in glass containers, and excluding all alcoholic beverages, including, but not limited to, malt beverages, wine and distilled spirits.

Prepared food means food prepared on-site, the sale of which requires authorization by the DeKalb County Board of Health.



~~Public property and public space both mean, for the purpose of this article, any property owned by the City of Stonecrest within street rights-of-way, including any roadways and sidewalks, but excluding city-owned parks.~~

~~Vending means vending activity as permitted on privately owned commercial or industrial property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.~~

~~Valid vendor permit means a permit issued by the City of Stonecrest for a vendor of a vending cart or food truck. Such permit shall consist of a photo identification card which contains the vendor's name, photograph, vending type and classification, authorized valid vendor locations and time period for which such permit is valid.~~

~~Vending cart means a vending cart at which prepared food, prepared non-alcoholic beverages, pre-packaged food and non-alcoholic pre-packaged beverages may be offered for sale.~~

~~Vendor means any person who has been issued a valid vendor permit.~~

~~Sec. 15-19-2. Purpose, intent and applicability.~~

~~A. Vending on public property in the incorporated boundaries of the city, as defined in this article, shall be prohibited. Vending on privately owned commercial or industrial property without a permit issued pursuant to this article shall be unlawful and a person violating this article shall, upon conviction, be punished as provided by this Code.~~

~~B. It is the intent of council in enacting this article to:~~

- ~~(1) Serve and protect the health, safety and welfare of the general public.~~
- ~~(2) Establish a uniform set of rules and regulations which are fair and equitable.~~
- ~~(3) Provide economic development opportunities for small entrepreneurs in the city.~~
- ~~(4) Provide a variety of goods and services for sale.~~
- ~~(5) Promote stable vendors who will enrich the city's ambiance and be assets to public security.~~



Sec. 15-19-3. Vending business required to remit sales taxes and keep records

- (a) Every vendor shall file with Georgia Department of Revenue (GDOR) the appropriate forms and remit monthly sale tax revenues to GDOR. Nothing in this section shall prohibit the revocation of any permit in accordance with the provisions of division 2 of this article.
- (b) Prospective vendors, by filing a business license application, agree to produce documents and records which may be considered pertinent to the ascertainment of facts relative to the issuance and maintenance of the permit, including, but not limited to, the following:
 - Records of sales and receipts for purchases and expenses from any business in which a vendor has any interest.

Sec. 15-19-4. Vending operational rules.

- (a) Hours of operation shall be between 7:00 a.m. and 6:00 p.m., or as previously approved by the City Manager or his designee in connection with a special event permit.
- (b) Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.
- (c) Vendors may offer items permissible for sale only.
- (d) All vendors shall display their valid vending permits, photo identification card, and any required copies of licensing agreements at the valid vendor location.
- (e) All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation in accordance with the requirements of section 15-19-3.
- (f) Vending operations may not obstruct vehicular traffic flow except for up to 15 minutes to load and unload vending carts and merchandise.
- (g) Vending operations, including, but not limited to, the display of merchandise and may not exceed the approved operating area.
- (h) Vending carts and/or food trucks shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.
- (i) Vending carts and/or food trucks should not occupy more than one standard parking space.



- (j) Vending carts and/or food trucks shall not operate on vacant or undeveloped lots;
- (k) Vending carts and/or food trucks shall be located within 100 yards of the principal structure of the lot upon which it intends to vend;
- (l) Vending carts and/or food trucks are allowed to stay at any one place of operation for a maximum of four hours;
- (m) Vendors offering prepared food shall obtain the proper authorization and permits from the DeKalb County Board of Health or the comparable department of another municipality;
- (n) Vendors offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture;

Sec. 15-19-5. Aesthetic standards.
Vending carts must comply with the following aesthetic standards:

- (a) Length of the cart may not exceed seven feet and width may not exceed four feet in height, excluding canopies, umbrellas, or transparent enclosures; may not exceed five feet;
- (b) Canopies shall have a minimum clearance of seven feet and a maximum height of nine feet, six inches above the sidewalk;
- (c) Canopies may not exceed 48 square feet (eight feet by six feet);
- (d) All carts must be mobile, and able to roll on wheels;
- (e) The design, materials, and colors are to be of natural wood or metal products and considerate of the immediate surroundings of the proposed location;
- (f) Materials must be in working order, and may not include peeling paint, visible defects or areas requiring maintenance;
- (g) The wheels located under the cart are preferred, however projecting wheels must have fenders;
- (h) Hitches attached to the cart must be removable and detached when in operation; and
- (i) If used, propane tanks must be enclosed;



~~Sec.15-19-6-15-19-20. Reserved.~~

DIVISION 2. PERMITS AND LICENSES

~~Sec.15-19-21. Vendor permit and business license required.~~

~~(a) No vending shall occur without a permit issued pursuant to this article.~~

~~(b) No person shall engage in the business or trade of vending without first obtaining a business license. Disabled veterans and blind persons, as defined by O.C.G.A. § 43-12-1 and section 15-19-1 of this Code, are exempt from payment of business license fees, but must obtain such licenses.~~

~~(c) All valid vendor permits are nontransferable, and must be displayed in clear view, together with the vending permit photo identification card, at the permitted location or designated food truck area at all times when the vendor or assistant vendor is present.~~

~~Sec.15-19-22. Application.~~

~~(a) An application shall be required by all persons seeking issuance of a valid vendor permit. Each applicant must apply in person and complete an application form. Application forms may be obtained from and filed with the office of revenue.~~

~~(b) Permit fees and applicable maintenance fees are due and payable in the manner required by the City Manager or his designee if and when the application is approved by the City.~~

~~(c) An application for permit, including the proposed vending areas, must be submitted to the City Manager or his designee for approval at least 30 calendar days prior to the proposed vending start date. The City Manager or his designee shall approve, deny, or request additional information from the applicant within 14 business days.~~

~~(d) The application shall, at a minimum, consist of the following data:~~

~~(1) Applicant's name and current address.~~

~~(2) Applicant's previous addresses within the last five years.~~

~~(3) Social Security number.~~

~~(4) Proposed vending locations.~~



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- ~~(5) Certification of approval of vending location from the private property owner.~~
 - ~~(6) A dimensional site plan drawing for each vending location within the city which clearly shows the footprint and placement of the cart and the operating area.~~
 - ~~(7) The times and days/dates during which the vendor estimates they will vend on the proposed property.~~
 - ~~(8) GDOR retail identification tax number.~~
 - ~~(9) State issued picture identification.~~
 - ~~(10) City business license.~~
 - ~~(11) A general description of the items permissible for sale to be sold or offered for sale.~~
 - ~~(c) All applicants shall furnish all data, information and records requested of them by the City Manager or his designee within ten days from the date of request. Failure to furnish such information within ten days shall automatically dismiss, with prejudice, the application.~~
- ~~Sec. 15-19-23. Term and renewal of permits:~~
- ~~(a) A valid vendor permit will be issued for a one-year period. When the one-year permit expires, a vendor may apply for a renewal permit which allows the vendor to vend for another one-year period. All valid vendor permits are required to be renewed annually on or before March 1. All annual permit fees and applicable annual maintenance fees are due and payable at the time of renewal.~~
 - ~~(b) Vendors may present to the City Manager or his designee an application for a renewal permit. Upon a review and approval of the renewal application, satisfaction of all other license and permit requirements, and upon payment of the appropriate fees as indicated in section 15-19-24, the vendor shall be furnished with a renewal permit.~~
 - ~~(c) Each applicant for a renewal application shall submit an application which shall at a minimum consist of the data required for the issuance of an initial permit as set forth in section 15-19-22.~~
- ~~Sec. 15-19-24. Annual fees:~~
- ~~(a) Annual permit fees and applicable annual maintenance fees are due and payable upon approval of the application.~~
 - ~~(b) The annual permit fee for all valid vendor permits shall be \$75.00.~~



Sec. 15-19-25. Location.

(a) Valid vendor locations shall:

- ~~(1) Not be within 15 feet of street intersections or pedestrian crosswalks or 15 feet of building entrances/exits or within 50 feet of hotels/motels;~~
- ~~(2) Not be within 15 feet of a driveway, bus stop, crosswalk, or intersection;~~
- ~~(3) Provide a minimum of five feet of unobstructed pedestrian space;~~
- ~~(4) Not be within 15 feet of a fire hydrant driveway; and~~
- ~~(5) Not be within 600 feet of the closet property line of any public or private elementary, middle or high school.~~

Sec. 15-19-26. Notification of name change or change of address.

~~Whenever either the name or address provided by the vendor on the application for a valid vendor permit changes, the vendor shall notify the City Manager or his designee in writing within ten days of such change and provide same with the name change or address change. Vendors shall ensure that a current and correct name, residence address and mailing address are on file with the City Manager or his designee at all times.~~

Sec. 15-19-27. Denials, fines, suspensions and revocations.

- ~~(a) No valid vendor permit shall be issued to any person who has been convicted within five years immediately prior to the filing of the application for any felony or misdemeanor relating to drug possession and related matter, crimes of moral turpitude, larceny, fraudulent conveyance, perjury and/or false swearing, or subrogation. Any conviction for dealing and/or trafficking in illegal drugs will automatically disqualify an applicant.~~
- ~~(b) Failure to maintain initial qualifications shall be grounds for revocation or denial of a renewal permit.~~
- ~~(c) A denial, fine, suspension, revocation of any permit issued pursuant to this article may be imposed for any of the following causes:~~
 - ~~(i) Fraud, misrepresentation or false statements contained in the application.~~
 - ~~(ii) Failure on the part of a vendor to maintain initial eligibility qualifications.~~



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~~(b) Failure to furnish any and all documentation requested by either the police department, the office of revenue or the license review board for the purposes of the investigation of any application or for the inspection of records pursuant to this division within 30 days of such request.~~

~~(4) Any failure to comply with any requirement set forth in this article or this Code.~~

~~(d) Any person whose permit is revoked may not reapply until one year following the effective date of the revocation.~~

~~(e) In addition to carrying out all other investigations as may be permitted under this article, the license and permits unit shall investigate any alleged violation of this article upon receipt of a written, sworn complaint by any person who witnesses or becomes aware of a potential violation. Such complaint shall be signed under penalty of perjury, and shall be accompanied by any supporting evidence.~~

~~Sec. 15-19-28. Appeal on suspension, fine, revocation or denial.~~

~~A person to whom the city refuses to issue a vendor's permit or whose vendor's permit is suspended or revoked may file an appeal therefrom in accordance with article XVI of this chapter.~~

~~Sec. 15-19-29. Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles.~~

~~(a) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles shall be subject to this section. Vendors permitted in accordance with this section shall not be permitted to sell prepared food or prepared non-alcoholic beverages.~~

~~(b) Every vendor selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall, before making any sale, park the vehicle at the right curb and at least eight feet from any other vehicle that may be parked on the street and not less than 100 feet from any intersecting street. When the vending vehicle stops, all sound equipment or other devices used to notify customers of the presence of the vendor shall be stopped and shall not be resumed until the vehicle is again put in motion.~~

~~(c) No vehicle using sound equipment or other method of attracting customers shall operate such equipment between the hours of 9:00 p.m. and 9:00 a.m. daily. On days in which schools are actually in session, no motor vehicle shall be operated within 600 feet of any public school in the city one hour before or one hour after published school hours.~~

~~(d) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section, shall not stop or stand and do business for more than 30 minutes.~~

~~(e) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall not be~~



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~~restricted to an operational area or location specifically described in section 15-19-25.~~

Item XII. c.

Planning and Zoning Department



Revision to the Zoning Ordinance, Chapter 27

Article 2. District Regulations

Division 3. – RE (Residential Estate) District

Sec. 2.3.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.



Division 4. – RLG (Residential Large Lot) District
Sec. 2.4.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 5. – R-100 (Residential Medium Lot-100) District
Sec. 2.5.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.



- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



Division 6. – R-85 (Residential Medium Lot-85) District

Sec. 2.6.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 7. – R-75 (Residential Medium Lot-75) District

Sec. 2.7.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.



- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**

Division 8. – R-60 (Residential Small Lot-60) District
Sec. 2.8.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 12. – RSM (Small Lot Residential Mix) District
Sec. 2.12.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.





Division 13. – MR-1 (Medium Density Residential-1) District

Sec. 2.13.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 14. – MR-2 (Medium Density Residential-2) District

Sec. 2.14.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.



- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.



Division 15. – HR-1 (High Density Residential-1) District
Sec. 2.15.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 16. – HR-2 (High Density Residential-2) District
Sec. 2.16.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.



- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.
- g.** Temporary produce stand; see section 4.2.
- h.** Temporary trailer, as home sales office or construction trailer; see section 4.2.



Division 17. – HR-3 (High Density Residential-3) District

Sec. 2.17.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 26. – C-1 (Local Commercial) District

Sec. 2.26.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales; seasonal; see section 4.2.
- e. Temporary outdoor sales or events, seasonal; see section 4.2.



- f.** Temporary produce stand; see section 4.2.
- g.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 27. – C-2 (General Commercial) District
Sec. 2.27.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales; seasonal; see section 4.2.
- e.** Temporary outdoor sales or events, seasonal; see section 4.2.
- f.** Temporary produce stand; see section 4.2.
- g.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 28. – OD (Office - Distribution) District
Sec. 2.28.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.



- b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.**
- d. Temporary outdoor sales; seasonal; see section 4.2.**
- e. Temporary outdoor sales or events, seasonal; see section 4.2.**
- f. Temporary produce stand; see section 4.2.**
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



Division 29. – OI (Office - Institutional) District
Sec. 2.29.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales; seasonal; see section 4.2.
- e. Temporary outdoor sales or events, seasonal; see section 4.2.
- f. Temporary produce stand; see section 4.2.
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 31. – M (Light Industrial) District
Sec. 2.31.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**



- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales; seasonal; see section 4.2.
- e.** Temporary outdoor sales or events, seasonal; see section 4.2.
- f.** Temporary produce stand; see section 4.2.
- g.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 32. – M-2 (Heavy Industrial) District
Sec. 2:32.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

- 3. Commercial.**
 - a.** Farmer's market, temporary/seasonal; see section 4.2.
 - b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
 - c.** Temporary outdoor retail sales; see section 4.2.
 - d.** Temporary outdoor sales; seasonal; see section 4.2.
 - e.** Temporary outdoor sales or events, seasonal; see section 4.2.
 - f.** Temporary produce stand; see section 4.2.
 - g.** Temporary trailer, as home sales office or construction trailer; see section 4.2.



Article 3. Overlay District Regulations

Division 1. – Overlay Districts.

Sec. 3.1.6. – Overlay Use Table.

Table 3.1 Overlay Use											
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
"Key: P—Permitted use Pa— Permitted as an accessory Use SA—Special administrative permit required SP— Special Land Use Permit (SLUP) required X— Prohibited Use *If blank, check use table for underlying zoning (Sec.4.1.3)* * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"								In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	See Section 4.2
COMMERCIAL											
Restaurant/Food Establishments											
Brewpub/Beer growler	P	P	P	P	P	P					
Catering establishments	P	P	P	P	P	P					
Food Trucks, Mobile Vending/ Food Carts											✓



Item XII. c.

Article 4. – Use Regulations

Division 1. – Overview of Use Categories and Use Table

Sec. 4.1.3. – Use Table.

Use	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)										See Section 4.2							
	R	RL	R-	R	R	R	RS	M	R-	M	H	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M		M-2	MU-1	MU-2	MU-3	MU-4:5		
COMMERCIAL																												
Recreation and Entertainment																												
Food Trucks, Mobile Vending/ Food Carts	S	SA	S	S	S	S	SA	SA	SA	SA	SA			SA		SA	SA	SA	SA	SA								✓



Division 2. – Supplemental Use Regulations

Sec. 4.2.67. – Food Trucks, Mobile Vending/Food Cart.

All Food Trucks shall comply with the following:

A. Permit.

1. All Food Trucks, Mobile Vending/Food Carts require a Special Administrative Permit, in accordance with Sec. 7.6.1. of this chapter, to operate within the city.
2. No person shall engage in the business or trade of vending without first obtaining a business license. Disabled veterans and blind persons, as defined by O.C.G.A. § 43-12-1 and section 15.19.1 of this Code, are exempt from payment of business license fees, but must obtain such licenses.
3. All valid vendor permits are nontransferable.
4. Any condition of zoning or provision of the Stonecrest and DeKalb County's zoning ordinance that prohibits a food truck use on a property shall supersede this section.
5. Food Trucks, Mobile Vending/Food Carts shall maintain and display plainly all unexpired city, county, and state licenses. Vendors shall follow all laws of the state and county health departments, or any other applicable laws.
6. Food Trucks, Mobile Vending/Food Carts offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.
7. Food Trucks, Mobile Vending/Food Carts selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles shall be subject to this section.
8. Food Trucks, Mobile Vending/Food Carts may offer items permissible for sale only.
9. All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation.

B. Permitted locations.

1. Allowable districts: All residential, OD, OI, C-1, C-2, M, M-2, and accessory to institutional uses, such as a place of worship or a school, or for the benefit of community interest; determined by Planning and Zoning Director.



2. Food Trucks, Mobile Vending/Food Carts shall be required to park on paved surfaces.

C. Restricted locations.

1. All Food Trucks, Mobile Vending/Food Carts shall be located a minimum of 200 feet from any eating establishment and 100 feet from any retail store that sell food unless both the property owner(s) (as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS) or if the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership) and lease holder(s) of said eating establishment/retail store grant written notarized permission for the Food Trucks, Mobile Vending/Food Cart to be located closer than this minimum setback.

2. Food Trucks, Mobile Vending/Food Carts' vendors shall not be located within 25 feet of any right-of-way, entryway, curb-cut or driveway.

3. Sales near Schools. No person shall dispense any item, at any time, including food, from an ice cream truck parked or stopped within 500 feet of the property line of a school between 7:30 a.m. and 4:00 p.m. on regular school days; unless granted with written notarized permission from current school's Principal.

D. Hours of operation.

1. The hours of operation shall be between the hours of 7:00 a.m. to 8:00 p.m., Sunday through Thursday and between the hours of 7:00 a.m. to 10:00 p.m., Friday through Saturday.

2. Food Trucks, Mobile Vending/Food Carts shall not operate on any private property without the prior consent of the property owner(s). The applicant shall provide a notarized written permission statement of the property owner(s) as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS). If the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership. A 24-hour contact number of the property owner(s) shall be provided along with permit application.

3. Food Trucks, Mobile Vending/Food Carts shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.

E. Sales Taxes and Records Keeping.



1. Every vendor shall file with Georgia Department of Revenue (GDOR) the appropriate forms and remit monthly sale tax revenues to GDOR.
 2. Prospective vendors, by filing a business license application, agree to produce documents and records which may be considered pertinent to the ascertainment of facts relative to the issuance and maintenance of the permit, including, but not limited to:
 - a. Records of sales and receipts for purchases and expenses from any business in which a vendor has any interest.
- F. Parking.**
1. Food Trucks, Mobile Vending/Food Carts should not occupy more than two standard parking spaces.
 2. No Food Truck, Mobile Vending/Food Cart shall be housed or stored within a residential zoning district.
- G. Signage.**
1. Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.
- H. Lighting/Noise.**
1. Food Trucks, Mobile Vending/Food Carts shall not emit sounds, outcry, speaker, amplifier, or announcements, except for Ice Cream Food Truck.
 - a. When the vending vehicle stops, all sound equipment or other devices used to notify customers of the presence of the vendor shall be stopped and shall not be resumed until the vehicle is again put in motion.
- I. Waste Disposal.**
1. Food Trucks, Mobile Vending/Food Carts are responsible for the proper disposal of waste and trash associated with the operation. Food Trucks, Mobile Vending/Food Carts shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety. No liquid waste or grease is to be disposed of in tree pits, storm drains, sanitary sewers, onto the sidewalks, streets or other public or private space. A written waste management plan indicating plans for waste handling, sanitation, litter collection/prevention, recycling, and daily cleanup procedures shall be submitted with the Special Administrative Permit application.
- J. Denials, fines suspension and revocations.**
1. No valid permit shall be issued to any person who has been convicted within five (5) years immediately prior to the filing of the application for any felony or misdemeanor relating to drug possession and related matter, crimes of moral turpitude; larceny, fraudulent conveyance, perjury and/or false



swearing, or subrogation. Any conviction for dealing and/or trafficking in illegal drugs will automatically disqualify an applicant.

- 2. Failure to maintain initial qualifications shall be grounds for revocation or denial of a renewal permit.**
- 3. A denial, fine, suspension, revocation of any permit issued pursuant to this article may be imposed for any of the following causes:**
 - a. Fraud, misrepresentation or false statements contained in the application.**
 - b. Failure on the part of a vendor to maintain initial eligibility qualifications.**
 - c. Failure to furnish any and all documentation requested by either the police department, the office of revenue or the license review board for the purposes of the investigation of any application or for the inspection of records pursuant to this division within 30 days of such request.**
 - d. Any failure to comply with any requirement set forth in this article or this Code.**



Article 9. – Definitions/Maps

Sec. 9.1.3. – Defined terms.

Blind person means a person whose vision, with correcting glasses, is so defective as to prevent the performance of activities for which eyesight is essential. See O.C.G.A. § 49-4-51(b).

Disabled veteran means a resident of the state who may be either a war veteran or veteran of peace-time service as set forth below and such person must obtain a certificate of exemption issued by the state commissioner of veterans' service.

(1) A war veteran must furnish satisfactory proof that he has a physical disability which is disabling to the extent of ten percent or more; that his service in the armed forces of the United States was terminated under conditions other than dishonorable; and that his service or some part thereof was rendered during a war period, as defined by an act of the Congress of the United States, approved March 20, 1933, entitled "An Act to Maintain the Credit of the United States," and commonly known as Public Law No. 2, 73rd Congress; or that some part of his service was rendered on or after December 7, 1941, and before December 31, 1946; or that some part of his service was rendered on or after June 27, 1950, and before January 31, 1955; or that some part of his service was rendered on or after August 5, 1964, and before May 8, 1975. Proof of such ten percent disability shall be established upon the written certificate of two physicians as to such disability, or by a letter or other written evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability, or by written evidence from the branch of the armed forces of the United States in which such veteran served.

(2) A veteran of peace-time service in the United States armed forces must furnish proof that he has a physical disability to the extent of 25 percent or more incurred in the line of duty during the period of such service by a letter or other evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability or by written evidence from the branch of the armed forces of the United States in which such veteran served and that his service in the armed forces of the United States was terminated under conditions other than dishonorable.

(3) That disabled veterans and blind persons shall only have to show proof of their disability upon their initial application, as opposed to annually. If the current language of O.C.G.A. § 43-12-2 is amended, then this definition of disabled veteran shall be controlled by O.C.G.A. § 43-12-2, as amended.

Food truck means a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.



TMOD-23-004

Planning and Zoning Department

Items permissible for sale means items which may be offered for sale by and are limited to non-alcoholic pre-packaged beverages; pre-packaged food; prepared food; and prepared non-alcoholic beverages. Items permissible for sale shall not include any tobacco products.

Moral turpitude means the act or behavior of baseness, vileness or the depravity in private and social duties which people owe to their fellow people, or to society in general, contrary to accepted and customary rule of right and duty between person and person; act or behavior that gravely violates moral sentiment or accepted moral standards of community and is a morally suitable quality held to be present in some criminal offenses as distinguished from others.

Pre-packaged food means single serving sealed packaged foods, including, but not limited to, candy, popsicles, chips/bagged snacks which do not require any heating or powered refrigeration, and the service of which does not require authorization by the DeKalb County Board of Health.

Prepared non-alcoholic beverages means beverages prepared on-site and which are not served in glass containers, and excluding all alcoholic beverages, including, but not limited to, malt beverages, wine and distilled spirits.

Prepared food means food prepared on-site, the sale of which requires authorization by the DeKalb County Board of Health.

Vending means vending activity as permitted on privately-owned commercial, industrial, and residential property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.

Vending/Food cart means a pushcart which is designed to be readily movable from which food items are dispensed.

Vendor means any person who has been issued a valid vendor permit.



Appendix A - SCHEDULE OF FEES

Stonecrest Planning and Zoning Fee Schedule		
Special Administrative Permit	Food Truck Permit	\$150



Fees Justification

The following diagram is a breakdown of prices for one (1) food truck in one (1) location.

Department(s)	FRONT DESK		PLANNING & ZONING			PERMITS	CODE ENFORCEMENT		ADMINISTRATIVE
	Employee	Receptionist		Zoning Administrative Technician	Senior Planner	Deputy Director	Permit Specialist	Director	Code Enforcement
Total Costs	\$8.90			\$86.50		\$13.50		\$33	\$8.50



Food Truck Permit	
Permit Fee	\$150
Approved Period	30 Days (Consecutive)
Number of Locations	1
Operational Days	Monday - Sunday



With one (1) Food Truck Permit, Applicant(s) can:

- Have maximum of six (6) locations
- Operate at each location a maximum of eleven (11) months

Calculations for additional locations and months

- $\$150 \times (\# \text{ of location}) + [41.50 (\text{code enforcement \& administrative fee}) \times (\# \text{ of additional month(s)})]$

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF STONECREST, GEORGIA CHAPTER 15 (LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS) ARTICLE XIX – (MOBILE FOOD VENDORS) AND CHAPTER 27 (ZONING ORDINANCE) ARTICLE 2 (DISTRICT REGULATIONS), ARTICLE 3 (OVERLAY DISTRICT REGULATIONS) ARTICLE 4 (USE REGULATIONS) AND ARTICLE 9 (DEFINITIONS/MAPS) TO MOVE PROVISIONS REGULATING FOOD TRUCKS FROM CHAPTER 15 (LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS) TO CHAPTER 27 (ZONING ORDINANCE); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to amend CHAPTER 15 (LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS) ARTICLE XIX – (MOBILE FOOD VENDORS) AND CHAPTER 27 (ZONING ORDINANCE) ARTICLE 2 (DISTRICT REGULATIONS), ARTICLE 3 (OVERLAY DISTRICT REGULATIONS) ARTICLE 4 (USE REGULATIONS) AND ARTICLE 9 (DEFINITIONS/MAPS) TO MOVE PROVISIONS REGULATING FOOD TRUCKS FROM CHAPTER 15 (LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS) TO CHAPTER 27

(ZONING ORDINANCE); and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Director of Planning and Zoning recommends approval based on the City Staff Report; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Law has been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended in **CHAPTER 15 (LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS) and CHAPTER 27 (ZONING ORDINANCE)** by adopting the provisions set forth in Exhibit A attached hereto and made a part hereof by reference.

Section 2. That text added to current law appears in **red and bold**. Text removed from current law appears as **red, bold and strikethrough**.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent

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

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

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2024.

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
(SEE ATTACHED)



TMOD-23-004

STONECREST ORDINANCE UPDATE

Revision to the Licenses, Permits and Miscellaneous Business Regulations, Chapter 15

Article XIX – Mobile Food Vendors Reserved

Division 1.—Generally

See 15-19.1.—Definitions:

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Blind person means a person whose vision, with correcting glasses, is so defective as to prevent the performance of activities for which eyesight is essential. See O.C.G.A. § 49-4-51(b).

Disabled veteran means a resident of the state who may be either a war veteran or veteran of peace-time service as set forth below and such person must obtain a certificate of exemption issued by the state commissioner of veterans' service.

(4) A war veteran must furnish satisfactory proof that he has a physical disability which is disabling to the extent of ten percent or more; that his service in the armed forces of the United States was terminated under conditions other than dishonorable; and that his service or some part thereof was rendered during a war period, as defined by an act of the Congress of the United States, approved March 29, 1933, entitled "An Act to Maintain the Credit of the United States," and commonly known as Public Law No. 2, 73rd Congress; or that some part of his service was rendered on or after December 7, 1941, and before December 31, 1946; or that some part of his service was rendered on or after June 27, 1950, and before January 31, 1955; or that some part of his service was rendered on or after August 5, 1964, and before May 8, 1975. Proof of such ten percent disability shall be established upon the written certificate of two physicians as to such disability, or by a letter or other written evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability, or by written evidence from the branch of the armed forces of the United States in which such veteran



- (a) A veteran of peace-time service in the United States armed forces must furnish proof that he has a physical disability to the extent of 25 percent or more incurred in the line of duty during the period of such service by a letter or other evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability or by written evidence from the branch of the armed forces of the United States in which such veteran served and that his service in the armed forces of the United States was terminated under conditions other than dishonorable.
- (b) That disabled veterans and blind persons shall only have to show proof of their disability upon their initial application, as opposed to annually. If the current language of O.C.G.A. § 43-12-2 is amended, then this definition of disabled veteran shall be controlled by O.C.G.A. § 43-12-2, as amended.

Food truck means any motor vehicle used for vending of prepared food items to the public from designated food truck areas.

Items permissible for sale means items which may be offered for sale by and are limited to non-alcoholic pre-packaged beverages; pre-packaged food; prepared food; and prepared non-alcoholic beverages. Items permissible for sale shall not include any tobacco products.

Moral turpitude means the act or behavior of baseness, vileness or the depravity in private and social duties which people owe to their fellow people, or to society in general, contrary to accepted and customary rule of right and duty between person and person; act or behavior that gravely violates moral sentiment or accepted moral standards of community and is a morally suitable quality held to be present in some criminal offenses as distinguished from others.

Non-alcoholic pre-packaged beverages means beverages sealed in plastic or aluminum single-serving containers excluding all beverages in glass containers, and excluding all alcoholic, including, but not limited to, malt beverages, wine and distilled spirits.

Operating area means:

- (1) The area in which a vendor may operate from a vending cart and which may not exceed 28 square feet of sidewalk including the area of the vending cart, and, when externally located, the operator and trash receptacle; or
- (2) The parameters of the food truck.

Pre-packaged food means single-serving sealed packaged foods, including, but not limited to, candy, popsicles, chips/bagged snacks which do not require any heating or powered refrigeration, and the service of which does not require authorization by the DeKalb County Board of Health.

Prepared non-alcoholic beverages means beverages prepared on-site and which are not served in glass containers, and excluding all alcoholic beverages, including, but not limited to, malt beverages, wine and distilled spirits.

Prepared food means food prepared on-site, the sale of which requires authorization by the DeKalb County Board of Health.



~~Public property and public space both mean, for the purpose of this article, any property owned by the City of Stonecrest within street rights-of-way, including any roadways and sidewalks, but excluding city-owned parks.~~

~~Vending means vending activity as permitted on privately owned commercial or industrial property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.~~

~~Valid vendor permit means a permit issued by the City of Stonecrest for a vendor of a vending cart or food truck. Such permit shall consist of a photo identification card which contains the vendor's name, photograph, vending type and classification, authorized valid vendor locations and time period for which such permit is valid.~~

~~Vending cart means a vending cart at which prepared food, prepared non-alcoholic beverages, pre-packaged food and non-alcoholic pre-packaged beverages may be offered for sale.~~

~~Vendor means any person who has been issued a valid vendor permit.~~

~~Sec. 15-19-2. Purpose, intent and applicability.~~

~~A. Vending on public property in the incorporated boundaries of the city, as defined in this article, shall be prohibited. Vending on privately owned commercial or industrial property without a permit issued pursuant to this article shall be unlawful and a person violating this article shall, upon conviction, be punished as provided by this Code.~~

~~B. It is the intent of council in enacting this article to:~~

- ~~(1) Serve and protect the health, safety and welfare of the general public.~~
- ~~(2) Establish a uniform set of rules and regulations which are fair and equitable.~~
- ~~(3) Provide economic development opportunities for small entrepreneurs in the city.~~
- ~~(4) Provide a variety of goods and services for sale.~~
- ~~(5) Promote stable vendors who will enrich the city's ambiance and be assets to public security.~~



Sec. 15-19-3. Vending business required to remit sales taxes and keep records

- (a) Every vendor shall file with Georgia Department of Revenue (GDOR) the appropriate forms and remit monthly sale tax revenues to GDOR. Nothing in this section shall prohibit the revocation of any permit in accordance with the provisions of division 2 of this article.
- (b) Prospective vendors, by filing a business license application, agree to produce documents and records which may be considered pertinent to the ascertainment of facts relative to the issuance and maintenance of the permit, including, but not limited to, the following:
 - Records of sales and receipts for purchases and expenses from any business in which a vendor has any interest.

Sec. 15-19-4. Vending operational rules.

- (a) Hours of operation shall be between 7:00 a.m. and 6:00 p.m., or as previously approved by the City Manager or his designee in connection with a special event permit.
- (b) Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.
- (c) Vendors may offer items permissible for sale only.
- (d) All vendors shall display their valid vending permits, photo identification card, and any required copies of licensing agreements at the valid vendor location.
- (e) All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation in accordance with the requirements of section 15-19-3.
- (f) Vending operations may not obstruct vehicular traffic flow except for up to 15 minutes to load and unload vending carts and merchandise.
- (g) Vending operations, including, but not limited to, the display of merchandise and may not exceed the approved operating area.
- (h) Vending carts and/or food trucks shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.
- (i) Vending carts and/or food trucks should not occupy more than one standard parking space.



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- (j) Vending carts and/or food trucks shall not operate on vacant or undeveloped lots;
- (k) Vending carts and/or food trucks shall be located within 100 yards of the principal structure of the lot upon which it intends to vend;
- (l) Vending carts and/or food trucks are allowed to stay at any one place of operation for a maximum of four hours;
- (m) Vendors offering prepared food shall obtain the proper authorization and permits from the DeKalb County Board of Health or the comparable department of another municipality;
- (n) Vendors offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture;

Sec. 15-19-5. Aesthetic standards.

Vending carts must comply with the following aesthetic standards:

- (a) Length of the cart may not exceed seven feet and width may not exceed four feet in height, excluding canopies, umbrellas, or transparent enclosures; may not exceed five feet;
- (b) Canopies shall have a minimum clearance of seven feet and a maximum height of nine feet, six inches above the sidewalk;
- (c) Canopies may not exceed 48 square feet (eight feet by six feet);
- (d) All carts must be mobile, and able to roll on wheels;
- (e) The design, materials, and colors are to be of natural wood or metal products and considerate of the immediate surroundings of the proposed location;
- (f) Materials must be in working order, and may not include peeling paint, visible defects or areas requiring maintenance;
- (g) The wheels located under the cart are preferred, however projecting wheels must have fenders;
- (h) Hitches attached to the cart must be removable and detached when in operation; and
- (i) If used, propane tanks must be enclosed;



~~Sec 15-19-6 to 15-19-20. Reserved.~~

DIVISION 2. PERMITS AND LICENSES

~~Sec 15-19-21. Vendor permit and business license required.~~

~~(a) No vending shall occur without a permit issued pursuant to this article.~~

~~(b) No person shall engage in the business or trade of vending without first obtaining a business license. Disabled veterans and blind persons, as defined by O.C.G.A. § 43-12-1 and section 15-19-1 of this Code, are exempt from payment of business license fees, but must obtain such licenses.~~

~~(c) All valid vendor permits are nontransferable, and must be displayed in clear view, together with the vending permit photo identification card, at the permitted location or designated food truck area at all times when the vendor or assistant vendor is present.~~

~~Sec 15-19-22. Application.~~

~~(a) An application shall be required by all persons seeking issuance of a valid vendor permit. Each applicant must apply in person and complete an application form. Application forms may be obtained from and filed with the office of revenue.~~

~~(b) Permit fees and applicable maintenance fees are due and payable in the manner required by the City Manager or his designee if and when the application is approved by the City.~~

~~(c) An application for permit, including the proposed vending areas, must be submitted to the City Manager or his designee for approval at least 30 calendar days prior to the proposed vending start date. The City Manager or his designee shall approve, deny, or request additional information from the applicant within 14 business days.~~

~~(d) The application shall, at a minimum, consist of the following data:~~

~~(1) Applicant's name and current address.~~

~~(2) Applicant's previous addresses within the last five years.~~

~~(3) Social Security number.~~

~~(4) Proposed vending locations.~~



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- (5) Certification of approval of vending location from the private property owner.
 - (6) A dimensional site plan drawing for each vending location within the city which clearly shows the footprint and placement of the cart and the operating area.
 - (7) The times and days/dates during which the vendor estimates they will vend on the proposed property.
 - (8) GDOR retail identification tax number.
 - (9) State issued picture identification.
 - (10) City business license.
 - (11) A general description of the items permissible for sale to be sold or offered for sale.
 - (c) All applicants shall furnish all data, information and records requested of them by the City Manager or his designee within ten days from the date of request. Failure to furnish such information within ten days shall automatically dismiss, with prejudice, the application.
- Sec. 15-19-23. Term and renewal of permits:
- (a) A valid vendor permit will be issued for a one-year period. When the one-year permit expires, a vendor may apply for a renewal permit which allows the vendor to vend for another one-year period. All valid vendor permits are required to be renewed annually on or before March 1. All annual permit fees and applicable annual maintenance fees are due and payable at the time of renewal.
 - (b) Vendors may present to the City Manager or his designee an application for a renewal permit. Upon a review and approval of the renewal application, satisfaction of all other license and permit requirements, and upon payment of the appropriate fees as indicated in section 15-19-24, the vendor shall be furnished with a renewal permit.
 - (c) Each applicant for a renewal application shall submit an application which shall at a minimum consist of the data required for the issuance of an initial permit as set forth in section 15-19-22.
- Sec. 15-19-24. Annual fees:
- (a) Annual permit fees and applicable annual maintenance fees are due and payable upon approval of the application.
 - (b) The annual permit fee for all valid vendor permits shall be \$75.00.



Sec. 15-19-25. Location.

(a) Valid vendor locations shall:

- ~~(1) Not be within 15 feet of street intersections or pedestrian crosswalks or 15 feet of building entrances/exits or within 50 feet of hotels/motels;~~
- ~~(2) Not be within 15 feet of a driveway, bus stop, crosswalk, or intersection;~~
- ~~(3) Provide a minimum of five feet of unobstructed pedestrian space;~~
- ~~(4) Not be within 15 feet of a fire hydrant driveway; and~~
- ~~(5) Not be within 600 feet of the closet property line of any public or private elementary, middle or high school.~~

Sec. 15-19-26. Notification of name change or change of address.

~~Whenever either the name or address provided by the vendor on the application for a valid vendor permit changes, the vendor shall notify the City Manager or his designee in writing within ten days of such change and provide same with the name change or address change. Vendors shall ensure that a current and correct name, residence address and mailing address are on file with the City Manager or his designee at all times.~~

Sec. 15-19-27. Denials, fines, suspensions and revocations.

- ~~(a) No valid vendor permit shall be issued to any person who has been convicted within five years immediately prior to the filing of the application for any felony or misdemeanor relating to drug possession and related matter, crimes of moral turpitude, larceny, fraudulent conveyance, perjury and/or false swearing, or subrogation. Any conviction for dealing and/or trafficking in illegal drugs will automatically disqualify an applicant.~~
- ~~(b) Failure to maintain initial qualifications shall be grounds for revocation or denial of a renewal permit.~~
- ~~(c) A denial, fine, suspension, revocation of any permit issued pursuant to this article may be imposed for any of the following causes:~~
 - ~~(1) Fraud, misrepresentation or false statements contained in the application.~~
 - ~~(2) Failure on the part of a vendor to maintain initial eligibility qualifications.~~



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~~(b) Failure to furnish any and all documentation requested by either the police department, the office of revenue or the license review board for the purposes of the investigation of any application or for the inspection of records pursuant to this division within 30 days of such request.~~

~~(4) Any failure to comply with any requirement set forth in this article or this Code.~~

~~(d) Any person whose permit is revoked may not reapply until one year following the effective date of the revocation.~~

~~(e) In addition to carrying out all other investigations as may be permitted under this article, the license and permits unit shall investigate any alleged violation of this article upon receipt of a written, sworn complaint by any person who witnesses or becomes aware of a potential violation. Such complaint shall be signed under penalty of perjury, and shall be accompanied by any supporting evidence.~~

~~Sec. 15-19-28. Appeal on suspension, fine, revocation or denial.~~

~~A person to whom the city refuses to issue a vendor's permit or whose vendor's permit is suspended or revoked may file an appeal therefrom in accordance with article XVI of this chapter.~~

~~Sec. 15-19-29. Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles.~~

~~(a) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles shall be subject to this section. Vendors permitted in accordance with this section shall not be permitted to sell prepared food or prepared non-alcoholic beverages.~~

~~(b) Every vendor selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall, before making any sale, park the vehicle at the right curb and at least eight feet from any other vehicle that may be parked on the street and not less than 100 feet from any intersecting street. When the vending vehicle stops, all sound equipment or other devices used to notify customers of the presence of the vendor shall be stopped and shall not be resumed until the vehicle is again put in motion.~~

~~(c) No vehicle using sound equipment or other method of attracting customers shall operate such equipment between the hours of 9:00 p.m. and 9:00 a.m. daily. On days in which schools are actually in session, no motor vehicle shall be operated within 600 feet of any public school in the city one hour before or one hour after published school hours.~~

~~(d) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section, shall not stop or stand and do business for more than 30 minutes.~~

~~(e) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall not be~~



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~~restricted to an operational area or location specifically described in section 15-19-25.~~

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Revision to the Zoning Ordinance, Chapter 27

Article 2. District Regulations

Division 3. – RE (Residential Estate) District

Sec. 2.3.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.



Division 4. – RLG (Residential Large Lot) District
Sec. 2.4.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 5. – R-100 (Residential Medium Lot-100) District
Sec. 2.5.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.



- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



Division 6. – R-85 (Residential Medium Lot-85) District
Sec. 2.6.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 7. – R-75 (Residential Medium Lot-75) District
Sec. 2.7.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.



- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.**

Division 8. – R-60 (Residential Small Lot-60) District
Sec. 2.8.2. – Permitted and special land uses.



B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 12. – RSM (Small Lot Residential Mix) District
Sec. 2.12.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales or events, seasonal; see section 4.2.
- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.



Division 13. – MR-1 (Medium Density Residential-1) District

Sec. 2.13.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 14. – MR-2 (Medium Density Residential-2) District

Sec. 2.14.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.



- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.



Division 15. – HR-1 (High Density Residential-1) District
Sec. 2.15.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 16. – HR-2 (High Density Residential-2) District
Sec. 2.16.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.



- e.** Temporary produce stand; see section 4.2.
- f.** Temporary trailer, as home sales office or construction trailer; see section 4.2.
- g.** Temporary produce stand; see section 4.2.
- h.** Temporary trailer, as home sales office or construction trailer; see section 4.2.



Division 17. – HR-3 (High Density Residential-3) District

Sec. 2.17.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 26. – C-1 (Local Commercial) District

Sec. 2.26.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales; seasonal; see section 4.2.
- e. Temporary outdoor sales or events, seasonal; see section 4.2.



- f.** Temporary produce stand; see section 4.2.
- g.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 27. – C-2 (General Commercial) District
Sec. 2.27.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.
- b.** **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c.** Temporary outdoor retail sales; see section 4.2.
- d.** Temporary outdoor sales; seasonal; see section 4.2.
- e.** Temporary outdoor sales or events, seasonal; see section 4.2.
- f.** Temporary produce stand; see section 4.2.
- g.** Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 28. – OD (Office - Distribution) District
Sec. 2.28.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a.** Farmer's market, temporary/seasonal; see section 4.2.



- b. Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.**
- d. Temporary outdoor sales; seasonal; see section 4.2.**
- e. Temporary outdoor sales or events, seasonal; see section 4.2.**
- f. Temporary produce stand; see section 4.2.**
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.**



Division 29. – OI (Office - Institutional) District
Sec. 2.29.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales; seasonal; see section 4.2.
- e. Temporary outdoor sales or events, seasonal; see section 4.2.
- f. Temporary produce stand; see section 4.2.
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 31. – M (Light Industrial) District
Sec. 2.31.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**



- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales; seasonal; see section 4.2.
- e. Temporary outdoor sales or events, seasonal; see section 4.2.
- f. Temporary produce stand; see section 4.2.
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.

Division 32. – M-2 (Heavy Industrial) District
 Sec. 2:32.2. – Permitted and special land uses.

B. Special Administrative Uses. The following uses are permitted only with administrative approval:

3. Commercial.

- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. **Food Trucks, Mobile Vending/ Food Carts; see section 4.2.**
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales; seasonal; see section 4.2.
- e. Temporary outdoor sales or events, seasonal; see section 4.2.
- f. Temporary produce stand; see section 4.2.
- g. Temporary trailer, as home sales office or construction trailer; see section 4.2.



Item XII. c.

Article 3. Overlay District Regulations

Division 1. – Overlay Districts.

Sec. 3.1.6. – Overlay Use Table.

Table 3.1 Overlay Use										
Land Use	Stonecrest Area Overlay					Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	T1	T2		
"Key: P—Permitted use Pa— Permitted as an accessory Use SA—Special administrative permit required SP— Special Land Use Permit (SLUP) required X— Prohibited Use *If blank, check use table for underlying zoning (Sec.4.1.3)* * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"								In Mixed Use Development	In Mixed Use Development	In Mixed Use Development
COMMERCIAL										
Restaurant/Food Establishments										
Brewpub/Beer growler	P	P	P	P	P					
Catering establishments	P	P	P	P	P					
Food Trucks, Mobile Vending/ Food Carts										✓



Division 2. – Supplemental Use Regulations

Sec. 4.2.67. – Food Trucks, Mobile Vending/Food Cart.

All Food Trucks shall comply with the following:

A. Permit.

1. All Food Trucks, Mobile Vending/Food Carts require a Special Administrative Permit, in accordance with Sec. 7.6.1. of this chapter, to operate within the city.
2. No person shall engage in the business or trade of vending without first obtaining a business license. Disabled veterans and blind persons, as defined by O.C.G.A. § 43-12-1 and section 15.19.1 of this Code, are exempt from payment of business license fees, but must obtain such licenses.
3. All valid vendor permits are nontransferable.
4. Any condition of zoning or provision of the Stonecrest and DeKalb County's zoning ordinance that prohibits a food truck use on a property shall supersede this section.
5. Food Trucks, Mobile Vending/Food Carts shall maintain and display plainly all unexpired city, county, and state licenses. Vendors shall follow all laws of the state and county health departments, or any other applicable laws.
6. Food Trucks, Mobile Vending/Food Carts offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.
7. Food Trucks, Mobile Vending/Food Carts selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles shall be subject to this section.
8. Food Trucks, Mobile Vending/Food Carts may offer items permissible for sale only.
9. All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation.

B. Permitted locations.

1. Allowable districts: All residential, OD, OI, C-1, C-2, M, M-2, and accessory to institutional uses, such as a place of worship or a school, or for the benefit of community interest; determined by Planning and Zoning Director.



2. Food Trucks, Mobile Vending/Food Carts shall be required to park on paved surfaces.

C. Restricted locations.

1. All Food Trucks, Mobile Vending/Food Carts shall be located a minimum of 200 feet from any eating establishment and 100 feet from any retail store that sell food unless both the property owner(s) (as they appear on the current tax records of DeKalb County as retrieved by the County's Geographic Information System (GIS) or if the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership) and lease holder(s) of said eating establishment/retail store grant written notarized permission for the Food Trucks, Mobile Vending/Food Cart to be located closer than this minimum setback.

2. Food Trucks, Mobile Vending/Food Carts' vendors shall not be located within 25 feet of any right-of-way, entryway, curb-cut or driveway.

3. Sales near Schools. No person shall dispense any item, at any time, including food, from an ice cream truck parked or stopped within 500 feet of the property line of a school between 7:30 a.m. and 4:00 p.m. on regular school days; unless granted with written notarized permission from current school's Principal.

D. Hours of operation.

1. The hours of operation shall be between the hours of 7:00 a.m. to 8:00 p.m., Sunday through Thursday and between the hours of 7:00 a.m. to 10:00 p.m., Friday through Saturday.

2. Food Trucks, Mobile Vending/Food Carts shall not operate on any private property without the prior consent of the property owner(s). The applicant shall provide a notarized written permission statement of the property owner(s) as they appear on the current tax records of DeKalb County as retrieved by the County's Geographic Information System (GIS). If the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership. A 24-hour contact number of the property owner(s) shall be provided along with permit application.

3. Food Trucks, Mobile Vending/Food Carts shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.

E. Sales Taxes and Records Keeping.



1. Every vendor shall file with Georgia Department of Revenue (GDOR) the appropriate forms and remit monthly sale tax revenues to GDOR.
 2. Prospective vendors, by filing a business license application, agree to produce documents and records which may be considered pertinent to the ascertainment of facts relative to the issuance and maintenance of the permit, including, but not limited to:
 - a. Records of sales and receipts for purchases and expenses from any business in which a vendor has any interest.
- F. Parking.**
1. Food Trucks, Mobile Vending/Food Carts should not occupy more than two standard parking spaces.
 2. No Food Truck, Mobile Vending/Food Cart shall be housed or stored within a residential zoning district.
- G. Signage.**
1. Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.
- H. Lighting/Noise.**
1. Food Trucks, Mobile Vending/Food Carts shall not emit sounds, outcry, speaker, amplifier, or announcements, except for Ice Cream Food Truck.
 - a. When the vending vehicle stops, all sound equipment or other devices used to notify customers of the presence of the vendor shall be stopped and shall not be resumed until the vehicle is again put in motion.
- I. Waste Disposal.**
1. Food Trucks, Mobile Vending/Food Carts are responsible for the proper disposal of waste and trash associated with the operation. Food Trucks, Mobile Vending/Food Carts shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety. No liquid waste or grease is to be disposed of in tree pits, storm drains, sanitary sewers, onto the sidewalks, streets or other public or private space. A written waste management plan indicating plans for waste handling, sanitation, litter collection/prevention, recycling, and daily cleanup procedures shall be submitted with the Special Administrative Permit application.
- J. Denials, fines suspension and revocations.**
1. No valid permit shall be issued to any person who has been convicted within five (5) years immediately prior to the filing of the application for any felony or misdemeanor relating to drug possession and related matter, crimes of moral turpitude; larceny, fraudulent conveyance, perjury and/or false



swearing, or subrogation. Any conviction for dealing and/or trafficking in illegal drugs will automatically disqualify an applicant.

- 2. Failure to maintain initial qualifications shall be grounds for revocation or denial of a renewal permit.**
- 3. A denial, fine, suspension, revocation of any permit issued pursuant to this article may be imposed for any of the following causes:**
 - a. Fraud, misrepresentation or false statements contained in the application.**
 - b. Failure on the part of a vendor to maintain initial eligibility qualifications.**
 - c. Failure to furnish any and all documentation requested by either the police department, the office of revenue or the license review board for the purposes of the investigation of any application or for the inspection of records pursuant to this division within 30 days of such request.**
 - d. Any failure to comply with any requirement set forth in this article or this Code.**



Article 9. – Definitions/Maps

Sec. 9.1.3. – Defined terms.

Blind person means a person whose vision, with correcting glasses, is so defective as to prevent the performance of activities for which eyesight is essential. See O.C.G.A. § 49-4-51(b).

Disabled veteran means a resident of the state who may be either a war veteran or veteran of peace-time service as set forth below and such person must obtain a certificate of exemption issued by the state commissioner of veterans' service.

(1) A war veteran must furnish satisfactory proof that he has a physical disability which is disabling to the extent of ten percent or more; that his service in the armed forces of the United States was terminated under conditions other than dishonorable; and that his service or some part thereof was rendered during a war period, as defined by an act of the Congress of the United States, approved March 20, 1933, entitled "An Act to Maintain the Credit of the United States," and commonly known as Public Law No. 2, 73rd Congress; or that some part of his service was rendered on or after December 7, 1941, and before December 31, 1946; or that some part of his service was rendered on or after June 27, 1950, and before January 31, 1955; or that some part of his service was rendered on or after August 5, 1964, and before May 8, 1975. Proof of such ten percent disability shall be established upon the written certificate of two physicians as to such disability, or by a letter or other written evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability, or by written evidence from the branch of the armed forces of the United States in which such veteran served.

(2) A veteran of peace-time service in the United States armed forces must furnish proof that he has a physical disability to the extent of 25 percent or more incurred in the line of duty during the period of such service by a letter or other evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability or by written evidence from the branch of the armed forces of the United States in which such veteran served and that his service in the armed forces of the United States was terminated under conditions other than dishonorable.

(3) That disabled veterans and blind persons shall only have to show proof of their disability upon their initial application, as opposed to annually. If the current language of O.C.G.A. § 43-12-2 is amended, then this definition of disabled veteran shall be controlled by O.C.G.A. § 43-12-2, as amended.

Food truck means a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.



TMOD-23-004

Planning and Zoning Department

Items permissible for sale means items which may be offered for sale by and are limited to non-alcoholic pre-packaged beverages; pre-packaged food; prepared food; and prepared non-alcoholic beverages. Items permissible for sale shall not include any tobacco products.

Moral turpitude means the act or behavior of baseness, vileness or the depravity in private and social duties which people owe to their fellow people, or to society in general, contrary to accepted and customary rule of right and duty between person and person; act or behavior that gravely violates moral sentiment or accepted moral standards of community and is a morally suitable quality held to be present in some criminal offenses as distinguished from others.

Pre-packaged food means single serving sealed packaged foods, including, but not limited to, candy, popsicles, chips/bagged snacks which do not require any heating or powered refrigeration, and the service of which does not require authorization by the DeKalb County Board of Health.

Prepared non-alcoholic beverages means beverages prepared on-site and which are not served in glass containers, and excluding all alcoholic beverages, including, but not limited to, malt beverages, wine and distilled spirits.

Prepared food means food prepared on-site, the sale of which requires authorization by the DeKalb County Board of Health.

Vending means vending activity as permitted on privately-owned commercial, industrial, and residential property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.

Vending/Food cart means a pushcart which is designed to be readily movable from which food items are dispensed.

Vendor means any person who has been issued a valid vendor permit.



Appendix A - SCHEDULE OF FEES

Stonecrest Planning and Zoning Fee Schedule		
Special Administrative Permit	Food Truck Permit	\$150



CITY COUNCIL AGENDA ITEM

SUBJECT: TMOD 23-007 Micro Home Community (MHC)

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 01/22/24 & [Click or tap to enter a date.](#)

Current Work Session: Monday, February 12, 2024

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Tre'Jon Singletary, Senior Planner of Planning and Zoning

PRESENTER: Shawanna Qawiy, Director Planning and Zoning

PURPOSE: A request to amend Chapter 27 (Zoning Ordinance,) Article 2 (District Regulation,) Article 3 (Overlay District Regulations,) Article 4 (Use Regulations,) Article 9 (Definitions/Maps) to allow Micro Home Communities in High Density Residential 1, 2 and 3 zoning districts, and outline development regulations.

FACTS: The current Ordinance does not permit dwellings less than 800 sq. ft. The amendments to Chapter 27 (Zoning Ordinance) will outline the allowed zoning districts, development regulations/standards and supplemental regulations for the development of Micro Home Communities.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report



CITY COUNCIL AGENDA ITEM

- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



TO: Mayor and City Council

FROM: Planning and Zoning Department

SUBJECT: TMOD23-007 Micro Home Community (MHC)

ADDRESS: City-Wide

MEETING DATES: December 11, 2023 (**Work Session**) | December 14, 2023 (**CPIM**) | January 2, 2024 (**PC**) | January 22, 2024 (**MCC**) | February 12, 2024 (**Work Session**) | February 26, 2024 (**MCC**)

Summary: Amendment to Stonecrest Chapter 27 to allow for a micro home community within the City of Stonecrest. Currently, the zoning ordinance doesn't allow for the construction homes under 800 square feet. This text amendment would allow for the construction of micro homes between 400 and 800 square in certain residential zoning districts.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval with four (4) modifications

1. Remove the requirement of the HOA to provide maintenance of streets and drainage;
2. Decrease required parking spaces from 1.5 spaces per dwelling unit to 1 space per dwelling;
3. Include a mandatory overflow parking area for guests parking etc.; and
4. Include a minimum of two (2) access points (ingress and egress) for all MHCs.

TMOD 23-007 Micro Home Community (MHC) STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

ARTICLE 2. – DISTRICT REGULATIONS

DIVISION 15. – HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT

Sec. 2.15.2. – Permitted and special land uses.

- A. Permitted Uses. The following uses are permitted as of right under this Code:**
 - 2. Residential.**
 - a. Boarding/rooming house.**
 - b. Dwelling, apartment.**
 - c. Dwelling, cottage home; see section 4.2.**
 - d. Dwelling, multifamily.**
 - e. Dwelling, single-family (attached).**
 - f. Dwelling, single-family (detached).**
 - g. Dwelling; three family.**
 - h. Dwelling, townhouse; see section 4.2.**
 - i. Dwelling, two-family.**

- j. Dwelling, urban single-family; see section 4.2.
- k. Fraternity house or sorority house.
- l. Live/work unit; see section 4.2.
- m. **Micro Home Community**

DIVISION 16. – HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.16.2. – Permitted and special land uses.

A. Permitted Uses. The following uses are permitted as of right under this Code:

2. Residential.

- a. Boarding/rooming house.
- b. Dwelling, apartment.
- c. Dwelling, cottage home; see section 4.2.
- d. Dwelling, multifamily.
- e. Dwelling, single-family (attached).
- f. Dwelling, single-family (detached).
- g. Dwelling; three family.
- h. Dwelling, townhouse; see section 4.2.
- i. Dwelling, two-family.
- j. Dwelling, urban single-family; see section 4.2.
- k. Fraternity house or sorority house.
- l. Live/work unit; see section 4.2.

m. Micro Home Community

DIVISION 17. – HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT

Sec. 2.17.2. – Permitted and special land uses.

A. Permitted Uses. The following uses are permitted as of right under this Code:

A. Residential.

- a. Boarding/rooming house.
- b. Dwelling, apartment.
- c. Dwelling, cottage home; see section 4.2.
- d. Dwelling, multifamily.
- e. Dwelling, single-family (attached).
- f. Dwelling, single-family (detached).
- g. Dwelling; three family.
- h. Dwelling, townhouse; see section 4.2.
- i. Dwelling, two-family.
- j. Dwelling, urban single-family; see section 4.2.
- k. Fraternity house or sorority house.
- l. Live/work unit; see section 4.2.
- m. Micro Home Community**

ARTICLE 3. – OVERLAY DISTRICT REGULATIONS

DIVISION 1. – OVERLAY DISTRICTS

Sec. 3.1.6. Overlay use table.

Table 3.1 Overlay Use										
Land Use	Stonecrest Area Overlay					Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	T1	T2		
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use *If Blank, check underlying zoning use table (4.1.3) * * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	
RESIDENTIAL										
Dwellings										
Micro Home Community (MHC)	X					X	X	X	X	✓

DIVISION 4. – ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT**Sec. 3.4.5. – Principal uses and principal structures.**

- B. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:**
- 1. Sexually-oriented businesses.**
 - 2. Drive-in Theater.**
 - 3. Fairground or Amusement Park.**
 - 4. Swimming pools as part of a commercial Recreation, Outdoor use or Recreation club; but not including swimming pools incidental to Open space, clubhouse or pool amenity.**
 - 5. Coliseum or stadium, except for outdoor Concert Halls.**
 - 6. Nightclub or late night establishment.**
 - 7. Outdoor storage, mini-warehouses, and storage buildings.**
 - 8. Pawn shops.**
 - 9. Mortuary or Crematorium.**
 - 10. Alcohol Outlets.**
 - 11. Salvage yards and junk yards.**
 - 12. Motel or Extended Stay Motel.**
 - 13. Shelter for homeless persons.**
 - 14. Transitional housing facility.**
 - 15. Fuel Dealers, Fuel Pumps and Accessory Fuel Pumps.**

16. Automobile and truck rental and leasing, Automobile brokerage, Automobile mall, Automobile recovery and storage, Automobile rental and leasing, Automobile repair and maintenance, major, Automobile repair and maintenance, minor, Automobile sales, Automobile service station, Automobile upholstery shop, Automobile wash/wax service, Recreational vehicle, boat and trailer sales and service, Freight service, Transportation equipment and storage or maintenance (vehicle), and Vehicle storage yard.
17. Commercial parking garage/structure; Commercial parking lots.
18. Convenience store.
19. Drive-through facilities.
20. Personal service establishments.
21. Check cashing facility.
22. Heavy equipment storage.
23. Truck stops.
24. Warehouses.
25. Solid waste disposal, Private industry solid waste disposal facility.
26. Bus station or terminal.
27. Ambulance service facility, Private ambulance service, Dispatch office.
28. **Micro Home Community**

DIVISION 5. – STONECREST AREA OVERLAY DISTRICT

Sec. 3-5-13. – High-rise mixed-use zone (Tier I Zone).

B. Prohibited uses. The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Kennels.
2. Tire retreading and recapping.
3. Sexually oriented businesses.
4. **Reserved Micro Home Community**
5. Outdoor amusement services facilities.
6. Outdoor storage.
7. Farm equipment and supplies sales establishment.
8. Repair, small household appliance.
9. Hotel/motel.
10. Automobile sales.
11. Flea Markets
12. Automobile title loan establishments.
13. Pawn shops.
14. Package stores, except package stores located in mixed-use buildings with at least three stories and one non-retail use, and the package store cannot exceed 25 percent of the total heated floor area of the building
15. Salvage yards.
16. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of three stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:

- a. No storage units can be accessible from interior corridors, no outside storage of any kind allowed, including vehicle leasing;
 - b. All buildings must contain fenestration or architectural treatments that appear like fenestration;
 - c. Storage units may not be used for commercial, residential or industrial uses.
17. Gasoline service stations.
 18. Automobile repair and maintenance, major.
 19. Automobile and truck rental and leasing.
 20. Commercial parking lots.
 21. Automobile wash/wax service.
 22. Check cashing facility.
 23. Automobile emission testing facilities.
 24. Small box discount stores.

Sec. 3.5.15-3. – Viewshed zone (Tier VI).

D. Prohibited uses. The following principal uses of land and structures are prohibited in Tier VI:

Viewshed Zone:

1. Sexually oriented businesses.
2. Pawn shops.
3. Package stores.
4. Check cashing facility.
5. **Micro Home Community**

DIVISION 33. – INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT**Sec. 3.33.6. – Prohibited uses.****A. The following principal uses of land and structures are prohibited within the I-20 Corridor****Compatible Use Overlay District:**

1. Boarding and breeding kennels as a primary use.
2. Storage yard for damaged automobiles or confiscated automobiles.
3. Tire retreading and recapping.
4. Sexually oriented businesses.
5. **Reserved Micro Home Community**
6. Go-cart concession.
7. Outdoor equipment and materials storage.
8. Heavy repair shop and trade shop.
9. Extended stay motels.
10. Used cars sales as a primary use.
11. Temporary and/or seasonal outdoor sales.
12. Title and pawn shops.
13. Liquor stores.
14. Night clubs excluded in Tiers 2 and 3.
15. Salvage yards/junkyards.
16. Automobile, wash/Wax.
17. Self-storage.
18. Small box discount stores

ARTICLE 4. – USE REGULATIONS

Sec. 4.1.3. - Use table.

Use	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP) BLANK = NOT PERMITTED					See Section											
	RE	RLG	R-100	R-85	R-75	R-60	RSM	M-R-1	M-R-2	H-R-1,2,3	MHP	RNC	OIT	NS	C-1		C-2	OD	M	M-2	M-U-1	M-U-2	M-U-3	M-U-4,5			
RESIDENTIAL																											
Dwellings																											
MICRO HOME COMMUNITY (MHC)																										P	✓

DIVISION 2. – SUPPLEMENTAL USE REGULATIONS**Sec. 4.2.49. MICRO HOME COMMUNITY (MHC)**

- A. Permitted Districts.**
- a. HR-1, HR-2, and HR-3
- B. Site Requirements. No other code shall prevail over this section.**
- a. MHCs shall be on a minimum of two (2) acres of land.
- b. The minimum building separation is ten (10) feet.
- c. Minimum setback on all sides shall be twenty (20) feet from property line.
- d. Minimum lot area shall be 2,000 square feet.
- C. Courtyard/ Amenities Area.**
- a. MHCs shall have a minimum of three (3) of the following amenities:
1. Gazebo;
 2. Swimming Pool;
 3. Tennis Court;
 4. Walking Trail;
 5. Club House;
 6. Pet-Friendly Amenities;
 7. Children Playground;
 8. Outdoor Recreational Area (basketball court, soccer field, football field, etc.);
and/or
 9. Any other innovative shared social space.

- b. The courtyard cannot be parked or driven upon, except for emergency access and permitted temporary events.
 - c. The courtyard shall be located outside of stormwater/detention ponds, wetlands, streams, and lakes, and cannot be located on slopes greater than ten percent.
- D. Interior Requirements.**
- a. The living space per residential dwelling unit shall be a minimum of four hundred (400) square feet and a maximum of eight hundred (800) square feet, excluding patios, porches, garages, and similar structures.
 - b. A split-level micro home shall include a first floor living space of at least one hundred fifty (150) square feet.
 - c. A micro home shall have the following:
 - 1. Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.
 - 2. Separate bathroom with a toilet, lavatory, and shower or bathtub.
 - 3. A separate closet.
 - 4. At least one habitable room containing an openable window and a closet.
 - 5. Ceilings at least 6'8" tall
 - 6. Rooms not meant for sleeping are at least 70 square feet.

- E. General Requirements.**
- a. All micro homes shall be designed, erected, and installed following applicable local, State, and Federal codes, regulations, and standards.
 - b. Micro homes shall be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service and electrical service.

- c. All units must be within five feet of each common open space/ courtyard. Setbacks cannot be counted toward the open space calculation.
- d. Mandatory HOA (Homeowners Association) is required for maintenance of streets, drainage, and all common areas.
- e. All utilities must be installed underground.
- f. One and half (1.5) parking spaces per dwelling unit shall be provided. Parking location(s) shall be decided by the developer.

ARTICLE 9. – DEFINITIONS/MAPS

Sec. 9.3.1. – Defined terms.

Micro House means a detached dwelling that is at least 400 square feet and no more than 800 square feet, excluding lofts and subject to zoning requirements and building code regulations.

Micro Home Community (MHC) means any parcel or tract of land on which a maximum of 15 units per acre of micro houses are located or are intended to be located.

Site-Built Residential Dwelling (Stick-Built) means residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC), with Georgia Amendments; International Plumbing Codes (IPC), with Georgia Amendments; International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).

**STATE OF GEORGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

AN ORDINANCE TO AMEND CHAPTER 27 (ZONING ORDINANCE) ARTICLE 2 (DISTRICT REGULATIONS), ARTICLE 3 (OVERLAY DISTRICT REGULATIONS) ARTICLE 4 (USE REGULATIONS) AND ARTICLE 9 (DEFINITIONS/MAPS) TO ADOPT PROVISIONS REGULATING MICRO HOMES IN CHAPTER 27 (ZONING ORDINANCE); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desires to amend CHAPTER 27 (ZONING ORDINANCE) ARTICLE 2 (DISTRICT REGULATIONS), ARTICLE 3 (OVERLAY DISTRICT REGULATIONS) ARTICLE 4 (USE REGULATIONS) AND ARTICLE 9 (DEFINITIONS/MAPS) to adopt provisions regulating micro homes in CHAPTER 27 (ZONING ORDINANCE); and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Director of Planning and Zoning recommends approval based on the City Staff Report; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the Zoning

Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Law has been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended in **CHAPTER 27 (ZONING ORDINANCE)** by adopting the provisions set forth in Exhibit A attached hereto and made a part hereof by reference.

Section 2. That text added to current law appears in **red and bold**. Text removed from current law appears as **red, bold and strikethrough**.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or

decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2024.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
(SEE ATTACHED)

TMOD 23-007 Micro Home Community (MHC) STONECREST ZONING ORDINANCE UPDATE

Revision to the Zoning Ordinance, Chapter 27

ARTICLE 2. – DISTRICT REGULATIONS

DIVISION 15. – HR-1 (HIGH DENSITY RESIDENTIAL-1) DISTRICT

Sec. 2.15.2. – Permitted and special land uses.

- A. Permitted Uses. The following uses are permitted as of right under this Code:**
- 2. Residential.**
 - a. Boarding/rooming house.**
 - b. Dwelling, apartment.**
 - c. Dwelling, cottage home; see section 4.2.**
 - d. Dwelling, multifamily.**
 - e. Dwelling, single-family (attached).**
 - f. Dwelling, single-family (detached).**
 - g. Dwelling; three family.**
 - h. Dwelling, townhouse; see section 4.2.**
 - i. Dwelling, two-family.**

- j. Dwelling, urban single-family; see section 4.2.
- k. Fraternity house or sorority house.
- l. Live/work unit; see section 4.2.
- m. **Micro Home Community**

DIVISION 16. – HR-2 (HIGH DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.16.2. – Permitted and special land uses.

A. Permitted Uses. The following uses are permitted as of right under this Code:

2. Residential.

- a. Boarding/rooming house.
- b. Dwelling, apartment.
- c. Dwelling, cottage home; see section 4.2.
- d. Dwelling, multifamily.
- e. Dwelling, single-family (attached).
- f. Dwelling, single-family (detached).
- g. Dwelling; three family.
- h. Dwelling, townhouse; see section 4.2.
- i. Dwelling, two-family.
- j. Dwelling, urban single-family; see section 4.2.
- k. Fraternity house or sorority house.
- l. Live/work unit; see section 4.2.

m. Micro Home Community

DIVISION 17. – HR-3 (HIGH DENSITY RESIDENTIAL-3) DISTRICT

Sec. 2.17.2. – Permitted and special land uses.

A. Permitted Uses. The following uses are permitted as of right under this Code:

A. Residential.

- a. Boarding/rooming house.
- b. Dwelling, apartment.
- c. Dwelling, cottage home; see section 4.2.
- d. Dwelling, multifamily.
- e. Dwelling, single-family (attached).
- f. Dwelling, single-family (detached).
- g. Dwelling; three family.
- h. Dwelling, townhouse; see section 4.2.
- i. Dwelling, two-family.
- j. Dwelling, urban single-family; see section 4.2.
- k. Fraternity house or sorority house.
- l. Live/work unit; see section 4.2.
- m. Micro Home Community**

ARTICLE 3. – OVERLAY DISTRICT REGULATIONS

DIVISION 1. – OVERLAY DISTRICTS

Sec. 3.1.6. Overlay use table.

Table 3.1 Overlay Use											
Land Use	Stonecrest Area Overlay						Interstate 20 Corridor Overlay*			Arabia Mountain Conservation Overlay*	See Section 4.2
	T1	T2	T3	T4	T5*	T6*	T1	T2	T3		
"Key: P—Permitted use Pa—Permitted as an accessory Use SA—Special administrative permit required SP—Special Land Use Permit (SLUP) required X—Prohibited Use *If Blank, check underlying zoning use table (4.1.3) * * Note: Uses permitted in Tiers 5 and 6 of the Stonecrest Area Overlay and the Arabia Mountain Conservation Overlay are determined by the underlying zoning district, though the Overlay takes precedence"								In Mixed Use Development	In Mixed Use Development	In Mixed Use Development	
RESIDENTIAL											
Dwellings											
Micro Home Community (MHC)	X						X	X	X	X	✓

DIVISION 4. – ARABIA MOUNTAIN CONSERVATION OVERLAY DISTRICT**Sec. 3.4.5. – Principal uses and principal structures.**

- B. Prohibited uses. The following principal uses of land and structures shall be prohibited within the AMCOD:**
- 1. Sexually-oriented businesses.**
 - 2. Drive-in Theater.**
 - 3. Fairground or Amusement Park.**
 - 4. Swimming pools as part of a commercial Recreation, Outdoor use or Recreation club; but not including swimming pools incidental to Open space, clubhouse or pool amenity.**
 - 5. Coliseum or stadium, except for outdoor Concert Halls.**
 - 6. Nightclub or late night establishment.**
 - 7. Outdoor storage, mini-warehouses, and storage buildings.**
 - 8. Pawn shops.**
 - 9. Mortuary or Crematorium.**
 - 10. Alcohol Outlets.**
 - 11. Salvage yards and junk yards.**
 - 12. Motel or Extended Stay Motel.**
 - 13. Shelter for homeless persons.**
 - 14. Transitional housing facility.**
 - 15. Fuel Dealers, Fuel Pumps and Accessory Fuel Pumps.**

- 16. Automobile and truck rental and leasing, Automobile brokerage, Automobile mall, Automobile recovery and storage, Automobile rental and leasing, Automobile repair and maintenance, major, Automobile repair and maintenance, minor, Automobile sales, Automobile service station, Automobile upholstery shop, Automobile wash/wax service, Recreational vehicle, boat and trailer sales and service, Freight service, Transportation equipment and storage or maintenance (vehicle), and Vehicle storage yard.
- 17. Commercial parking garage/structure; Commercial parking lots.
- 18. Convenience store.
- 19. Drive-through facilities.
- 20. Personal service establishments.
- 21. Check cashing facility.
- 22. Heavy equipment storage.
- 23. Truck stops.
- 24. Warehouses.
- 25. Solid waste disposal, Private industry solid waste disposal facility.
- 26. Bus station or terminal.
- 27. Ambulance service facility, Private ambulance service, Dispatch office.
- 28. **Micro Home Community**

DIVISION 5. – STONECREST AREA OVERLAY DISTRICT

Sec. 3-5-13. – High-rise mixed-use zone (Tier I Zone).

B. Prohibited uses. The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Kennels.
2. Tire retreading and recapping.
3. Sexually oriented businesses.
4. **Reserved Micro Home Community**
5. Outdoor amusement services facilities.
6. Outdoor storage.
7. Farm equipment and supplies sales establishment.
8. Repair, small household appliance.
9. Hotel/motel.
10. Automobile sales.
11. Flea Markets
12. Automobile title loan establishments.
13. Pawn shops.
14. Package stores, except package stores located in mixed-use buildings with at least three stories and one non-retail use, and the package store cannot exceed 25 percent of the total heated floor area of the building
15. Salvage yards.
16. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of three stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:

- a. No storage units can be accessible from interior corridors, no outside storage of any kind allowed, including vehicle leasing;
 - b. All buildings must contain fenestration or architectural treatments that appear like fenestration;
 - c. Storage units may not be used for commercial, residential or industrial uses.
17. Gasoline service stations.
 18. Automobile repair and maintenance, major.
 19. Automobile and truck rental and leasing.
 20. Commercial parking lots.
 21. Automobile wash/wax service.
 22. Check cashing facility.
 23. Automobile emission testing facilities.
 24. Small box discount stores.

Sec. 3.5.15-3. – Viewshed zone (Tier VI).

D. Prohibited uses. The following principal uses of land and structures are prohibited in Tier VI:

Viewshed Zone:

1. Sexually oriented businesses.
2. Pawn shops.
3. Package stores.
4. Check cashing facility.
5. **Micro Home Community**

DIVISION 33. – INTERSTATE 20 CORRIDOR COMPATIBLE USE OVERLAY DISTRICT

Sec. 3.33.6. – Prohibited uses.

A. The following principal uses of land and structures are prohibited within the I-20 Corridor

Compatible Use Overlay District:

1. Boarding and breeding kennels as a primary use.
2. Storage yard for damaged automobiles or confiscated automobiles.
3. Tire retreading and recapping.
4. Sexually oriented businesses.
5. **Reserved Micro Home Community**
6. Go-cart concession.
7. Outdoor equipment and materials storage.
8. Heavy repair shop and trade shop.
9. Extended stay motels.
10. Used cars sales as a primary use.
11. Temporary and/or seasonal outdoor sales.
12. Title and pawn shops.
13. Liquor stores.
14. Night clubs excluded in Tiers 2 and 3.
15. Salvage yards/junkyards.
16. Automobile, wash/Wax.
17. Self-storage.
18. Small box discount stores

ARTICLE 4. – USE REGULATIONS

Sec. 4.1.3. - Use table.

Use	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP) BLANK = NOT PERMITTED					See Section											
	RE	RLG	R-100	R-85	R-75	R-60	RSM	M-R-1	M-R-2	H-R-1,2,3	M-HP	RNC	OIT	NS	C-1		C-2	OD	M	M-2	M-U-1	M-U-2	M-U-3	M-U-4,5			
RESIDENTIAL																											
Dwellings																											
MICRO HOME COMMUNITY (MHC)																										P	✓

DIVISION 2. – SUPPLEMENTAL USE REGULATIONS**Sec. 4.2.49. MICRO HOME COMMUNITY (MHC)**

- A. Permitted Districts.**
- a. HR-1, HR-2, and HR-3
- B. Site Requirements. No other code shall prevail over this section.**
- a. MHCs shall be on a minimum of two (2) acres of land.
- b. The minimum building separation is ten (10) feet.
- c. Minimum setback on all sides shall be twenty (20) feet from property line.
- d. Minimum lot area shall be 2,000 square feet.
- C. Courtyard/ Amenities Area.**
- a. MHCs shall have a minimum of three (3) of the following amenities:
1. Gazebo;
 2. Swimming Pool;
 3. Tennis Court;
 4. Walking Trail;
 5. Club House;
 6. Pet-Friendly Amenities;
 7. Children Playground;
 8. Outdoor Recreational Area (basketball court, soccer field, football field, etc.);
and/or
 9. Any other innovative shared social space.

- b. The courtyard cannot be parked or driven upon, except for emergency access and permitted temporary events.
 - c. The courtyard shall be located outside of stormwater/detention ponds, wetlands, streams, and lakes, and cannot be located on slopes greater than ten percent.
- D. Interior Requirements.**
- a. The living space per residential dwelling unit shall be a minimum of four hundred (400) square feet and a maximum of eight hundred (800) square feet, excluding patios, porches, garages, and similar structures.
 - b. A split-level micro home shall include a first floor living space of at least one hundred fifty (150) square feet.
 - c. A micro home shall have the following:
 - 1. Dedicated kitchen area with a sink, cooking appliance, refrigerator, and clear working space of not less than thirty (30) linear inches.
 - 2. Separate bathroom with a toilet, lavatory, and shower or bathtub.
 - 3. A separate closet.
 - 4. At least one habitable room containing an openable window and a closet.
 - 5. Ceilings at least 6'8" tall
 - 6. Rooms not meant for sleeping are at least 70 square feet.

- E. General Requirements.**
- a. All micro homes shall be designed, erected, and installed following applicable local, State, and Federal codes, regulations, and standards.
 - b. Micro homes shall be placed on a permanent foundation and hooked up to an approved sewage disposal system, potable water service and electrical service.

- c. All units must be within five feet of each common open space/ courtyard. Setbacks cannot be counted toward the open space calculation.
- d. Mandatory HOA (Homeowners Association) is required for maintenance of streets, drainage, and all common areas.
- e. All utilities must be installed underground.
- f. One and half (1.5) parking spaces per dwelling unit shall be provided. Parking location(s) shall be decided by the developer.

ARTICLE 9. – DEFINITIONS/MAPS

Sec. 9.3.1. – Defined terms.

Micro House means a detached dwelling that is at least 400 square feet and no more than 800 square feet, excluding lofts and subject to zoning requirements and building code regulations.

Micro Home Community (MHC) means any parcel or tract of land on which a maximum of 15 units per acre of micro houses are located or are intended to be located.

Site-Built Residential Dwelling (Stick-Built) means residential buildings or structures that are built on the construction site and not designed or intended to be moved or relocated. Site-Built dwellings shall meet the following codes: International Residential Code (IRC), with Georgia Amendments; International Plumbing Codes (IPC), with Georgia Amendments; International Energy Efficiency Code (IECC) with Georgia Amendments; and the National Electrical Code (NEC).



CITY COUNCIL AGENDA ITEM

SUBJECT: Stonecrest Economic Development Strategic Plan Advisory Committee Report

AGENDA SECTION: *(check all that apply)*

PRESENTATION **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

ORDINANCE **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: **DECISION** **DISCUSSION,** **REVIEW,** or **UPDATE ONLY**

Previously Heard Date(s): 02/12/24 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Christian Green, Economic Development Director

PRESENTER: Dave Marcus, Representative of the Stonecrest Economic Development Plan Advisory Committee

PURPOSE: Communicate recommendations from the committee to be included in the Appendix of the Economic Development Strategic Plan

FACTS: The City of Stonecrest Economic Development Plan – A Path Forward was recently completed and presented to Council on February 12, 2024. It is the intent of this request that the City Council review the recommendations of the Economic Development Strategic Plan from the Advisory Committee.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Review Only Economic Development Strategic Plan Advisory Committee Recommendations.

ATTACHMENTS:



CITY COUNCIL AGENDA ITEM

- (1) Attachment 1 - Report of the Stonecrest EDPAC
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



February 14, 2024

To the Stonecrest Mayor and City Council Members,

The Stonecrest Economic Development Plan Advisory Committee (EDPAC) would like to thank you for the opportunity to serve our City and its citizens in this inaugural Strategic Economic Development Plan (SEDP) initiative. Our committee, composed of a cross section of our community and economic stakeholders, engaged in meaningful deliberations of the SEDP to help add value to this process.

This is a summary report of efforts by the EDPAC, which was created by the city council "to provide input and insights to the City Staff to ensure the views of residents, businesses, subject matter experts, and other stakeholders are represented; to serve as a sounding board to City Staff; and to report either in person or in writing to the Mayor and City Council at a time to be established by the City Council and the EDPAC." The mission of EDPAC, as reflected in this report, is to "support efforts towards diverse and sustainable economic vitality within the Stonecrest community." This report highlights our inputs and experience in this initiative and our recommendations to the city's economic development efforts going forward.

Purpose

The purposes of this report are to apprise the Mayor and City Council of the EDPAC's:

- Assessment of and perspectives on the plan.
- Additional insights and recommendations to supplement the recommendations included in the plan.
- Suggested steps to improve the performance of future committees in this process.

Findings: EDPAC's Assessment of the Plan

The EDPAC believes that the plan is a good first start for the City. Though it contains some areas which we see needing improvements, the plan provides the City of Stonecrest with a starting baseline and framework upon which to build an executable Strategic Economic Development Plan. The plan provides base information and data with which the City can begin the process to:

- Identify its options.
- Define measurable, attainable and time-bound economic development goals.
- Use its internal and external relationships.
- Prioritize a phased approach to develop its economic development infrastructure.



Detailed EDPAC Plan Feedback

This feedback identifies features of the plan that could be strengthened:

- A one-sentence reference is made to “unmet demand” for groceries. Stonecrest is a food desert. More attention should be given to this fact, as it is a key barrier to prosperous economic development. Quality residential housing typically does not thrive in a food desert, which creates a cycle. A lack of quality housing affects the City’s ability to attract quality jobs and economic growth.
- A Community Improvement District (CID) is an integral tool for economic development. The East Metro CID (EMCID) encompasses a portion of the City of Stonecrest. In the report’s recommendation in this regard, rather than recommend meeting with the EMCID, the EMCID’s lack of progress since its inception should be reviewed and appropriate steps taken—either dissolution or the recession of certain properties from it and creation of a more focused CID. To that end, the report makes only a minor reference to an industrial CID without giving it importance even though a CID’s function is to provide important services and facilities that assist in the area’s economic development, including infrastructure projects.

The industrial sector in Stonecrest has attracted several notable companies and plays an increasingly important role in the financial health of Stonecrest. Many of those companies are willing to self-tax themselves in the form of a CID. That itself speaks volumes about the value of an industrial CID.

- Reference is made to various city departments including Planning and Zoning, Building, Code Enforcement, etc. The value of close collaboration with local business organizations, including the Stonecrest Business Alliance, the Stonecrest Industrial Council and The Stonecrest Chamber is great—these organizations can be a valuable resource for support to the City.
- The report mentions crime and the perception of crime in Stonecrest, but stops short of recommendations related thereto. We believe it is critical that greater importance be given to solving this problem. Quality housing and development will not thrive unless residents, businesses, and the visiting public feel safe and secure.
- Higher density development is referred to throughout the plan. Higher density alone is not the solution. “Quality” in all areas of development (housing, retail, etc.) is what Stonecrest needs to progress forward and quality should be emphasized as much as density.



- The plan could significantly improve its discussion of the correlation between K-12 schools performance as an asset to attract economic development.¹
- The plan does not address the significant presence of the international business base in and near Stonecrest. DeKalb County’s Commission District 5 has \$98M in annual revenue and 14,500 people employed in import/export and foreign owned businesses.
- The Stonecrest Industrial Council (SIC) indicates that they take strong exception to the discussion of the CID in the SEDP. They have serious concerns regarding the future impact of that treatment. The SIC will send a separate communications to the Mayor and City Council regarding this issue. Nonetheless, the SIC endorses the plan in general as well as EDPAC recommendations (later in this report).

EDPAC additional feedback for “Plan” text

- Consider adding the word "quality" wherever higher density as mentioned, for example using phrases such as "high quality, higher density housing development" throughout the plan.
- In the section on the Stonecrest Economic Development Plan Intent, consider emphasizing Stonecrest’s commitment to our natural resource by adding this as a final sentence:

“The city does not believe that economic development needs to reduce the city’s attractiveness, and it is the city's intent to move along the Path Forward while minimizing the impact on Stonecrest's existing natural resources, especially the parks, green space, and trails and other recreation areas along the South River and in the vicinity of Arabia Mountain.”

Alternatively, this phrase could be added to the current text:

"... while minimizing the impact on Stonecrest's existing natural resources, especially the parks, green space, and trails and other recreation areas along the South River and in the vicinity of Arabia Mountain."

EDPAC Recommendations - City Departments and Authorities

- Task all City Departments to collaborate with the local business organizations such as the Stonecrest Business Alliance, the Stonecrest Industrial Council and The Stonecrest Chamber and with non-profits such as the Arabia Mountain

¹ For instance, see <https://www.slideshare.net/lexie4/how-public-schools-benefit-local-economies>



Heritage Area Alliance.

- Task the Planning & Zoning Department to inform Economic Development Department of all inquiries from new businesses.
- Task the Stonecrest Development Authority to give high priority to ensuring that the land around the Mall is developed and is developed in such a way as to be aligned with the goals stated in this plan.



EDPAC Recommendations - General

- As additional focus areas for economic development:
 - Acquire resources and establish relationships to develop ongoing initiatives to fully, engage the international business sector, including with entrepreneurial development initiatives.
 - Strategize ways to monetize visitors to the natural areas via retail services (natural food café, bicycle and kayak sales and rental, etc.). This will increase (a) visitorship and (b) shopping and dining opportunities for visitors to spend money on.
 - Provide a micro-transit shuttle service to connect commercial destinations such as the Stonecrest Mall and NBWS with trailheads and with cultural resources such as the Lyons Farm and the Flat Rock Archives as well as other resources within the Arabia Mountain National Heritage Area.
 - Support the South River as an emerging destination for kayakers, and the planned botanical garden at the New Fairington Park as a future destination. Promote our natural attractions (such as Arabia Mountain, other Stonecrest trails and green spaces, the South River, and the future botanical gardens) as a package of destinations that work together to bring nature-oriented visitors. Include the Big Ledge Quarry if this property opens to the public.
- To remove key barriers to development:
 - Move as quickly as possible to revisit the DeKalb County agreement for police services and/or move forward with Stonecrest police department. Ensure that the city is leveraging the DeKalb police department’s Stonecrest liaison as effectively as possible.
 - Establish a standing Council-Community Committee to evaluate school performance and recommend initiatives with DCSS and other stakeholder organizations to address performance deficits that impact Stonecrest economic development appeal to businesses and workforce. [Note: School performance is a major determinant of location selection for high skills-high-high income earners, and the businesses that hire them. Currently, 75% of DeKalb County schools that serve Stonecrest perform in bottom 25% of metro-Atlanta and the State of Georgia.]
- Give more emphasis to the potential for a thriving industrial CID.



- Prioritize attracting a quality neighborhood grocer to Stonecrest.
- In the recommendation to encourage mixed use development “throughout the city”, specify that this should be only in areas that are not within the Arabia Mountain Conservation Overlay and are not within existing industrial areas.

Committee Experience

The EDPAC began with a very successful launch and full participation in 2022. However, the lapse in time between the EDPAC's initial launch and Consultant's engagement may have contributed to a decline in EDPAC members availability and participation. The time gaps and member participation lapse (several meetings canceled due to lack of quorum), without sufficient updates or interim engagements, likely contributed—at least in part—to the Consultant and EDPAC being out of synch with each other. Consequently, the opportunity for the Consultant and EDPAC to work collaboratively for higher quantity and quality business engagement was a missed opportunity.

In its efforts to overcome the timing misalignment, the EDPAC focused its efforts on leveraging the following to provide meaningful input to this report.

- Its members' knowledge of Stonecrest businesses and industries
- Member relationships with the Stonecrest residents and business communities
- Members' expertise in economic development planning

During the process, the EDPAC made over 75 specific suggestions to the consulting team. They adopted a very large majority of these.

Conclusions

The Stonecrest Economic Development Plan Advisory Committee (EDPAC) believes that the Consultant's plan is commendable, though we found several opportunities for improvements. The enhancements we recommend are not intended to second guess their work. These recommendations come from using our collective and intimate knowledge of Stonecrest, S.E. DeKalb, and regional market to give Stonecrest’s government and staff added information and suggestions to help prioritize and target efforts to implement the Economic Development Plan. We think that executing the plan with the EDPAC input will enable the City of Stonecrest to better prioritize and focus its economic development resources investments.



Thank you again for this opportunity to serve.

Sincerely,

The Stonecrest Economic Development Plan Advisory Committee

Thad Mayfield, Chairman

Dave Marcus, Vice Chairman

Andrew Wells, Secretary

Bernard Knight, Member on behalf of the Stonecrest Industrial Council

Chris Seabrook, Member

Revonda Cosby, Member on behalf of the Arabia Mountain Heritage Area Alliance

Shelbia Jackson, Member on behalf of Discover DeKalb

Jetha Wagner, Member on behalf of Avila Development, LLC

Mayor Jazzmin Cobble, ex-officio



CITY COUNCIL AGENDA ITEM

SUBJECT: Stonecrest Economic Development Strategic Plan

AGENDA SECTION: *(check all that apply)*

PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: **Presentation**

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 02/12/24 & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Christian Green, Economic Development Director

PRESENTER: Christian Green, Economic Development Director

PURPOSE: Communicate the findings of the Stonecrest Economic Development Plan

FACTS: The City of Stonecrest Economic Development Plan – A Path Forward was recently completed and presented to Council on February 12, 2024. It is the intent of this request that the City Council approve the findings of the study and allow Economic Development the opportunity to begin work to implement a strategic action plan focused on accomplishing the recommendations presented in the plan.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve the Economic Development Strategic Plan.

ATTACHMENTS:

- (1) Attachment 1 - Stonecrest Economic Development Plan – Path Forward
- (2) Attachment 2 - [Click or tap here to enter text.](#)
- (3) Attachment 3 - [Click or tap here to enter text.](#)



CITY COUNCIL AGENDA ITEM

- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



Path Forward:

City of Stonecrest Economic Development Plan

January 2024

Prepared by:

Three Points Planning
Thomas & Hutton
Gaskin + LeCraw
Nickel Works Consulting

ACKNOWLEDGMENTS

The City of Stonecrest's Economic Development Plan was created to reflect the vision and assets of the City of Stonecrest. The Thomas & Hutton Team would like to thank the following individuals and organizations for contributing their time and thoughts to the Economic Development Plan process.

City of Stonecrest Mayor & City Council

Jazzmin Cobble, Mayor
Tara Graves, District 1
Robert Turner, District 2
Alecia Washington, District 3
George Turner, District 4
Tammy Grimes, District 5

DeKalb County

Commissioner Mereda Davis Johnson, District 5
Commissioner Lorraine Cochran Johnson, Super District 7

City Staff

Gia Scruggs, Interim City Manager
Christian Green, Economic Development Director
Ashley Sailor, Economic Development
Ray White, Planning Director

Economic Development Steering Committee Members

Sid Barron
Joe Coleman
Revonda Cosby
Dorian Debarr, Decide DeKalb
Shelbia Jackson, Decide DeKalb
Bernard Knight (Stonecrest Industrial Council)
Dave Marcus
Thad Mayfield
Minal Patel
Christopher Seabrook
Jetha Wagner
Andrew Wells

Stonecrest Planning and Zoning Board

Eric Hubbard, Chairman
Pearl Hollis
Joyce Walker

Local Organizations and Partners

Sunny Anderson, Decide DeKalb
Brooke Perez, Georgia Power/Southern Company
Christopher Sanders, East Metro Community Improvement District
Rondah Thomas, Georgia Power/Southern Company
Stonecrest Industrial Council



And most importantly, the residents and business representatives of the City of Stonecrest who participated in the public meeting and survey.

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Nickel Works Consulting, LLC

EXECUTIVE SUMMARY



The City of Stonecrest's Economic Development Plan, **Path Forward** is created to reflect the young city's vision and assets to facilitate economic opportunities in support of the City's overall development. The plan's focus is to create a strong organizational foundation and engage in supportive activities that improve the lives of the residents, increase the tax base, create quality jobs and attract valuable businesses and services to the community.

This document outlines the intent of creating such a plan, reviews the City's history, economic profile, and notable recent development projects. In developing the plan, the Team enlisted community and stakeholder input through community meetings, online surveys, and stakeholder meetings. The valuable insights garnered from the public engagement combined with the data collected for the City, region, and national trends provided the background for developing the action plan. This action plan and its elements are all highly integrated with recommendations in one area supporting another. This maximizes resources and creates a stronger framework for development.

The plan highlights five areas for the City's to prioritize its economic development activities: organizational infrastructure, marketing, land development, targeted economic sectors, and workforce infrastructure. One of the critical areas outlined in the plan is to rework local government processes to improve efficiency and transparency and promote cooperation and collaboration between departments, local and regional organizations, and with the business community and residents. An essential component of this organizational infrastructure and marketing to rebuild the city's reputation both internally and externally ensuring certainty when working with local government. Another emphasis is to create a strong identity and sense of place in Stonecrest by enlivening and creating meaningful spaces. These spaces offer the community places to gather, obtain goods and services, and recreate all while supporting small businesses in a City Center and other development locations. The small business development recommendations support and create opportunities for entrepreneurs and some of the targeted business sectors. The targeted industries and sectors recommendations build upon regional activities and assets. Finally, the workforce infrastructure components not only support the attraction of new businesses, expansion of existing businesses, and improvement of the quality of life of the City's workers, they also provide general housing recommendations that will support local workforce and bolster local market demand. The plan concludes with prioritized timelines and organizational partnerships.

The comprehensive approach to economic development proposed in the Plan establishes critical building blocks and when this plan is used to guide economic development initiatives will ideally create a clear **Path Forward** for successful economic development throughout the City.



ECONOMIC DEVELOPMENT PLANNING IN STONECREST



Economic Development Focus

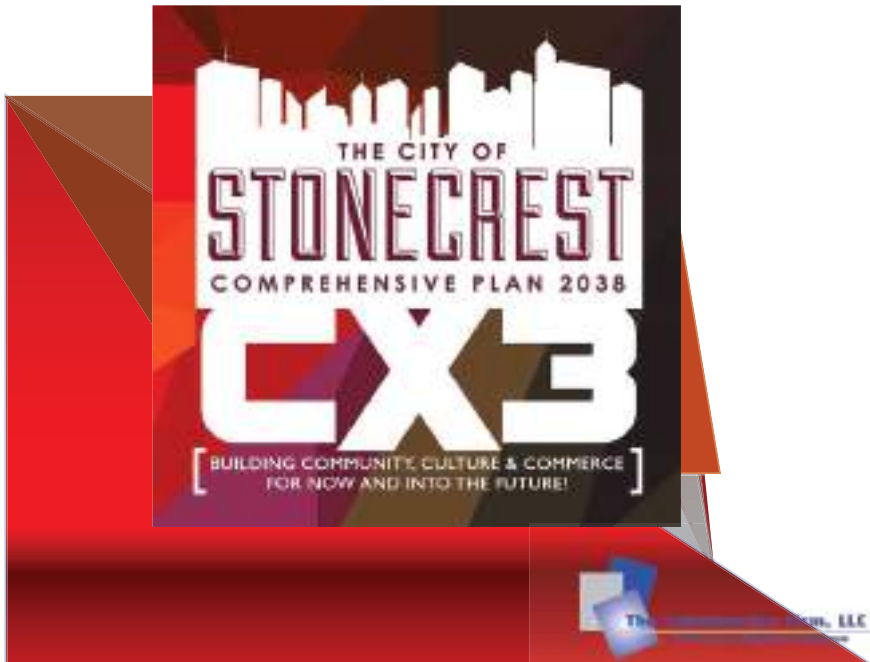
As a new city, Stonecrest adopted its first comprehensive plan in 2019. One of the Comprehensive Plan's main recommendations was to develop an Economic Development Plan that could engage the community and guide City Staff toward specific objectives and programs to support economic growth.

Recognizing that early Economic Development initiatives were inconsistent, the City is facing regional and internal development pressures that have brought urgency to this effort. These pressures include large regional projects increasing demand for industrial space, a rapidly shifting retail landscape forcing regional malls nationwide to reinvent

themselves, hybrid work impacting commercial space needs and increasing remote workers, and the need to create higher-paying local employment opportunities and pathways for youth.

By implementing the recommendations from this Economic Development Plan, the City has an opportunity at this juncture, under new leadership with elected officials, new City Administration, a new Economic Development Director, and reconstituted Boards, to begin to address the necessary steps required to mold its economic development and community's future.

City of Stonecrest COMPREHENSIVE PLAN 2038



Stonecrest Economic Development Plan Intent

Stonecrest is a relatively young city, having been granted its charter in 2016 and began operations as a City in 2017. One of the primary goals for incorporating as a City was to increase the residents' quality of life through control over job and business attraction and investment in the workforce. As part of an overall planning strategy to support development in the young city, the City of Stonecrest commissioned an Economic Development Plan.

The intent of this Plan is to outline a **Path Forward** for the City of Stonecrest. The Plan will allow the City to create an economic development future for Stonecrest that is **sustainable** and **resilient**, creates **opportunities** for Stonecrest's existing and future populations, focuses on **quality business** and **job creation** building upon the City's assets, addresses the concerns and needs of the residents and business in the City, and builds **confidence** in the future of the City of Stonecrest.



Credit: Thomas & Hutton

Stonecrest Economic Development Plan Approach

In developing this Plan, the Team used an assets-based approach. Asset-based economic development focuses on identifying and developing community assets such as the natural environmental, sociocultural, and economic conditions. This approach builds capacity in communities and strengthens connections within regions. As part of the process, we reviewed previous plans and initiatives, inventoried existing assets, identified existing policies and processes, gathered input from the public, City Officials and staff, and key stakeholders, and examined regional conditions.

The data provided an overwhelming consensus – **the City requires a strong foundation and dedicated direction for its economic development future.** The desires of the community are broad and can be pursued once the building blocks have been established and key components have been put into place.

This Plan provides immediate (less than one year), short-term (one to three years) and long-term (three to five years) recommendations. Some elements have been identified by the City as important and while they are desired, the essential components should be addressed initially. The City of Stonecrest can achieve much of its vision, however, Stonecrest’s **Path Forward** requires developing the “Path” infrastructure first. As the Path opens up slowly and confidently, it will continue to grow and evolve allowing for broad development built on a solid foundation.




COMMUNITY AND STAKEHOLDER ENGAGEMENT



Community & Stakeholder Engagement Approach and Tools


Our belief is **economic development is a community effort**. Engaging the community to assist in developing the Plan was a critical component as Economic Development Staff are supported by the Council, Development Authority, Planning Commission, business community, and the community-at-large who serve as everyday ambassadors and contributors to the local economy.

Nickel Works Consulting provided the community outreach program for the Plan development. The outreach was structured to obtain feedback in a myriad of ways to obtain a wide variety of perspectives. The tools used for community and stakeholder feedback were a community meeting, an online survey, small group discussions, and individual interviews.

**City of Stonecrest
Economic Development Plan
Community Visioning
Session**

April 12, 2023



Community Meeting



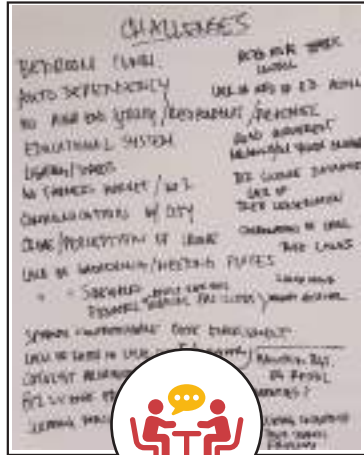

Online Survey

The Team held a Community Visioning Session in April 2023, conducted an Online Survey from May to June 2023 that was distributed through the City, held small group discussions online and conducted one-on-one interviews online and via telephone.

A general narrative explaining the methodology, goals and purposes is available in Appendix A.

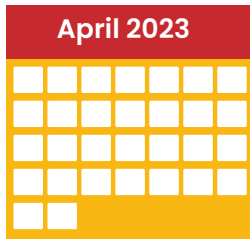



Small Group Discussions



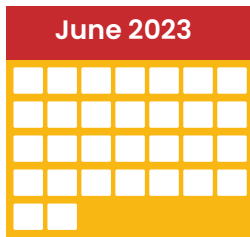

Individual Interviews

Methodology



COMMUNITY MEETING April 12, 2023

The Community Meeting was held at Browns Mill Recreational Facility with approximately 80 people in attendance. During the meeting, the Team utilized a mapping exercise to allow stakeholders to show their preferred locations for specific development types. The Team engaged with participants and asked questions (Future Goals for Stonecrest, the Identity of Stonecrest, and the Challenges Stonecrest is presented with).



STAKEHOLDER MEETINGS May to June 2023

The City helped to identify stakeholder groups to ensure that residents, property owners, business owners, business operators, government employees and elected officials all had the opportunity to make their feelings known. This diverse cross-section of persons shared their thoughts which illustrated the issues that most commonly appeared as concerns. The Team hosted virtual small group and individual interviews and developed a narrative explaining the methodology and results.



ONLINE SURVEY METHODOLOGY May to June 2023

The Online Survey was distributed to the City and related organizations to encourage participation. Open for 8 weeks, the Team received 59 usable responses.

Summary of Input

Good Governance & Transparency

The City of Stonecrest has experienced a lot in its short history. Past scandals shook the stakeholder base's faith in the city as an institution. The city has begun to recover, but there is still much work to be done. Stakeholders frequently expressed the need for improvements in the city government's operational efficiency. Difficulties in securing business licenses are a common complaint. Frequent turnover of city staff and the associated loss of institutional knowledge and compromised continuity also hurt stakeholders' ability to interface with city government.

Available Inventory

Stakeholders expressed the need for data gathering for a variety of purposes. For example, cataloging properties available for occupancy and/or development or taking a census of employment needs and worker skill sets. Economic developers could use these data sets to market available sites to site selectors or play matchmaker between employers seeking workers and job seekers with the necessary skill sets.



Municipal/Community Disconnect

There were several areas where stakeholders' outlooks on issues were based on misunderstood relationships or data. For example, the need for improvements to certain municipal services was commonly expressed. However, many of those services are managed under the auspices of DeKalb County and thus not controlled by the city government. That disconnect between perception and reality must be addressed so that stakeholders are able to appropriately interface with the municipal apparatus.

City Identity & Rebranding

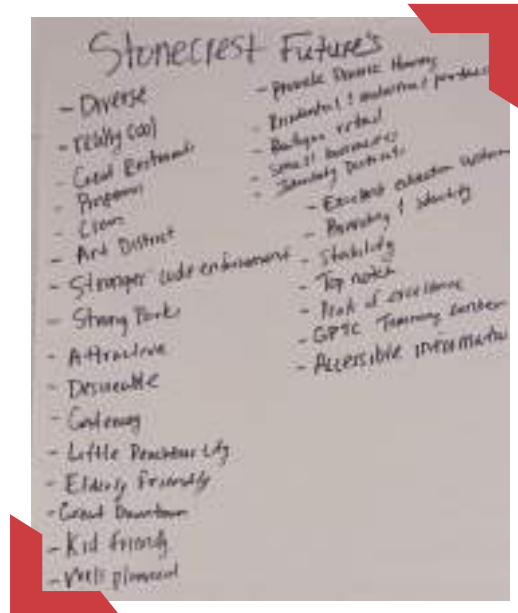
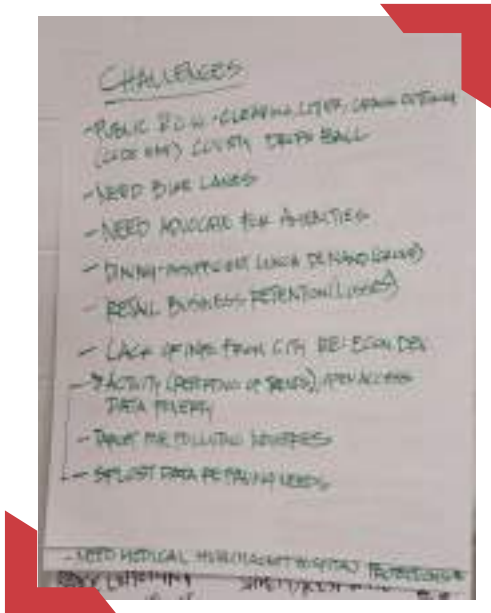
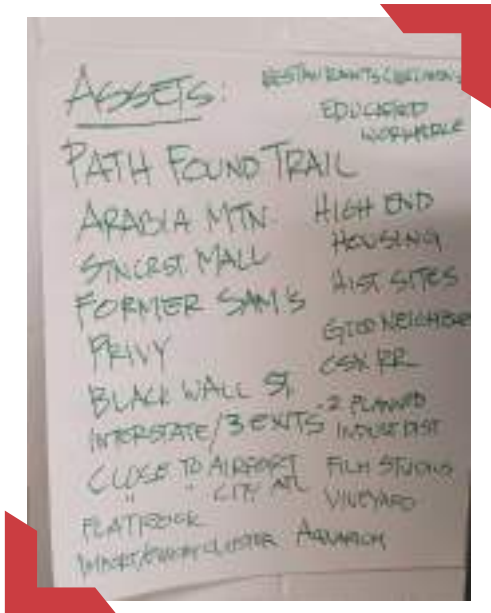
Stakeholders seemed to agree that there was a need for a clear vision for the City of Stonecrest. Given the city's short history, enough time has not elapsed to allow for the city to develop a clear identity. There is inadequate signage alerting persons that they are entering the city. Most are unaware when they are crossing into or out of the city limits. Additionally, a new identity and "brand" for the City of Stonecrest is needed to shake off the stigma of negative experiences.



Public Safety Perceptions

The City of Stonecrest, like any other municipality, has some crime. Many stakeholders complained about crime in the city. Some acknowledged that actual crime might not be in line with the perception of crime. For example, the prevailing perception of crime in the city may be greater than the actual incidence of crime in the city.

The aesthetics of the city were also related to this subject. "Broken windows" theory pervades the thoughts of some stakeholders; areas that appear unkempt to stakeholders appear to be crime-ridden whether that is true or not. In addition to crime, other public safety concerns surrounding pedestrian safety were also commonly expressed as a concern.



AREA ASSETS AND CHARACTERISTICS



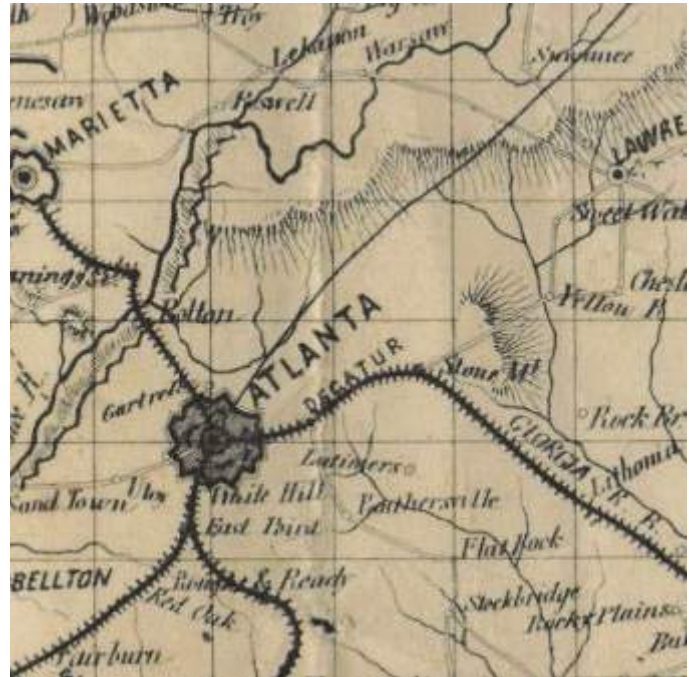
A Brief History of Stonecrest

The area comprising current-day Stonecrest is steeped in history. Inhabited originally by the Creek and Cherokee, the area was later claimed in the 1820s by white settlers. The area developed along a stagecoach route and was peppered with farms and plantations. After the Civil War, many African Americans stayed in the area and developed the Flat Rock community. The area remained a predominantly African American community in unincorporated DeKalb County until 2016 when through an Act of the Georgia General Assembly, the City of Stonecrest was formed.

The City of Stonecrest is governed by a six-member Mayor and City Council utilizing the Council/Manager form of government. The Mayor and City Council set the policy and direction; the City Manager oversees the day-to-day operations of the organization which consists of a team of 56 employees, not including contracted, part-time, and seasonal staff. The city is a limited services municipality with in-house departments as well as contracted services with DeKalb County and consultants as needed.

In its early days of Cityhood, the City of Stonecrest had the misfortune of a devastating administrative scandal involving misappropriation of CARES Act funds which tarnished the City's reputation with the community and outsiders. Further eroding confidence between the City and the community at large have been lawsuits against service providers for breach of contract for service provision, other litigation, and high turnover rates of staff.

While these negative experiences are a blemish on the reputation of Stonecrest and remnants still exist, Stonecrest has the ability to diligently restore its reputation and demonstrate it is a well-functioning, viable, and attractive place to do business and to live. This Economic Development Plan and its recommendations are one element toward establishing this new reputation.



Credit: United States Army Corps of Topographical Engineers, Public domain, via Wikimedia Commons



Credit: City of Stonecrest Comp Plan 2038

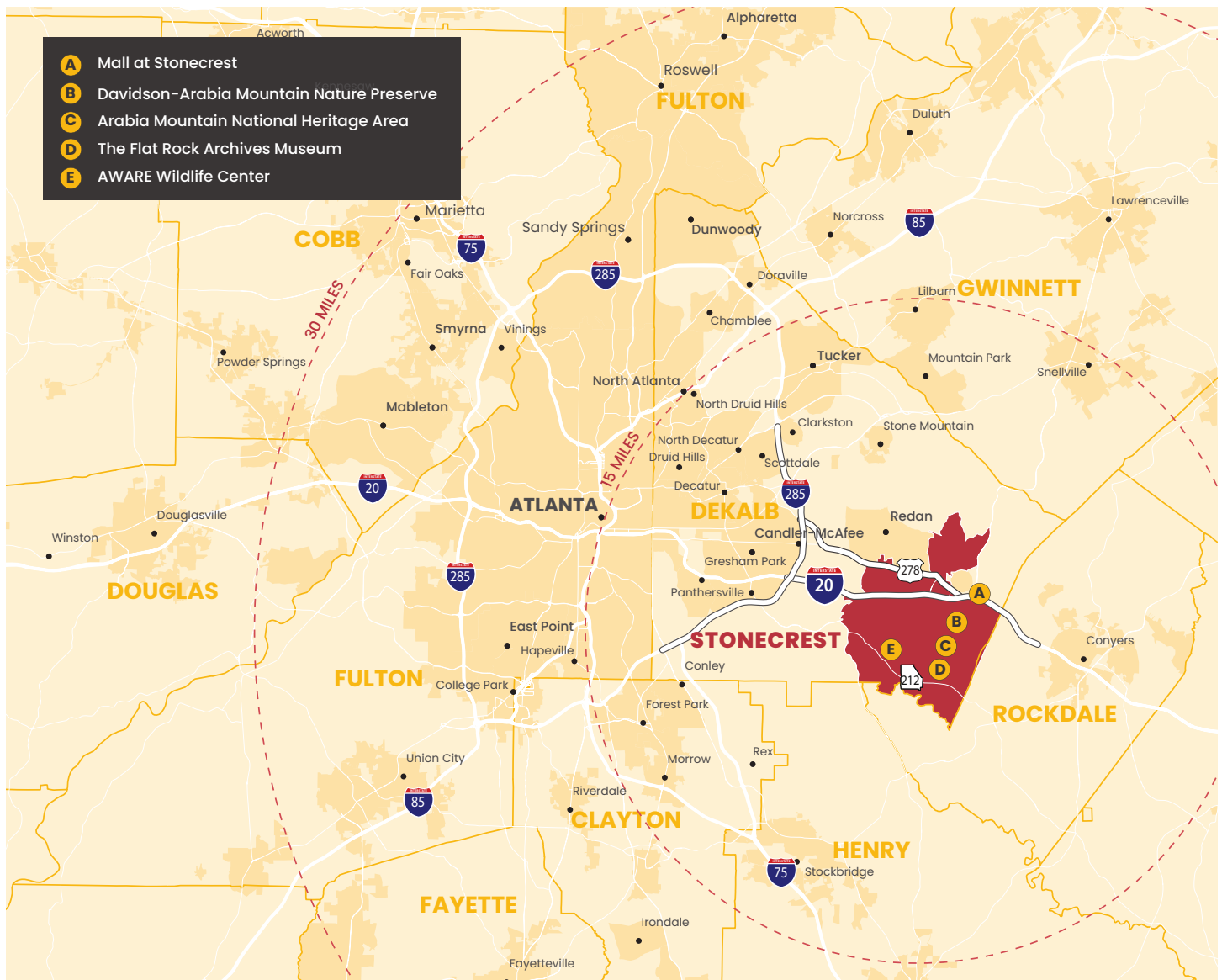
Location

Situated in southeastern DeKalb County, the City of Stonecrest encompasses 29 square miles. Located just over 15 miles from downtown Atlanta, the City is connected to Metro Atlanta region via Interstate 20 (I-20) and State Route 278 (SR 278) linking to Interstate 285 (I-285).

I-20 separates the City into a northern area which includes residential neighborhoods, commercial development along Covington Highway, industrial parks that date to the 1960s and

quarries that predate incorporation by 130 years. South of I-20 land uses are primarily regional retail and lodging, suburban neighborhoods and substantial outdoor recreation areas.

Most recognizably, the Mall at Stonecrest, Arabia Mountain National Heritage Area, Davidson-Arabia Nature Preserve, Flat Rock Archives, AWARE Wildlife Rescue Center are key destinations.



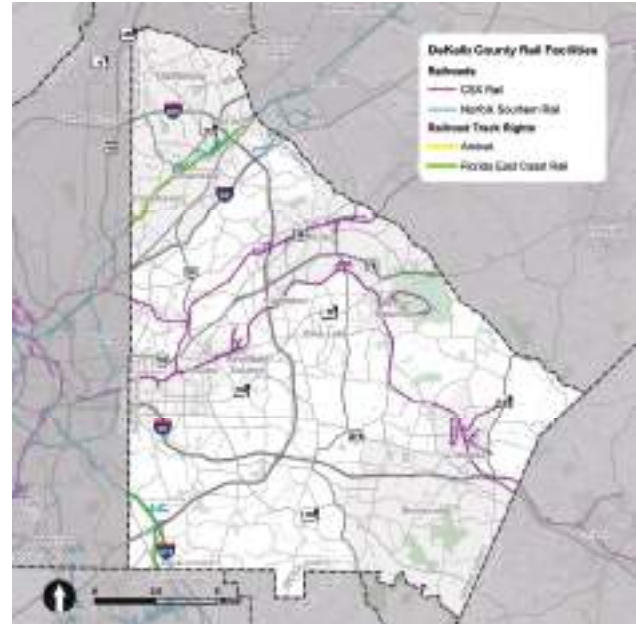
Credit: Thomas & Hutton

Transportation

Most of the roadways in the City of Stonecrest are two-lane roads. Four-lane roads are found mainly in northern Stonecrest in areas near I-20. These roadways include US 278 (Covington Highway), SR 124 (Turner Hill Road), SR 155 (Snapfinger Road) Lithonia Industrial Boulevard, Mall Parkway, Snapfinger Woods Drive, Panola Industrial Boulevard, Stonecrest Industrial Way and Panola Road. I-20 is the only roadway in Stonecrest with six or more travel lanes.

CSX serves the northern portion of Stonecrest.

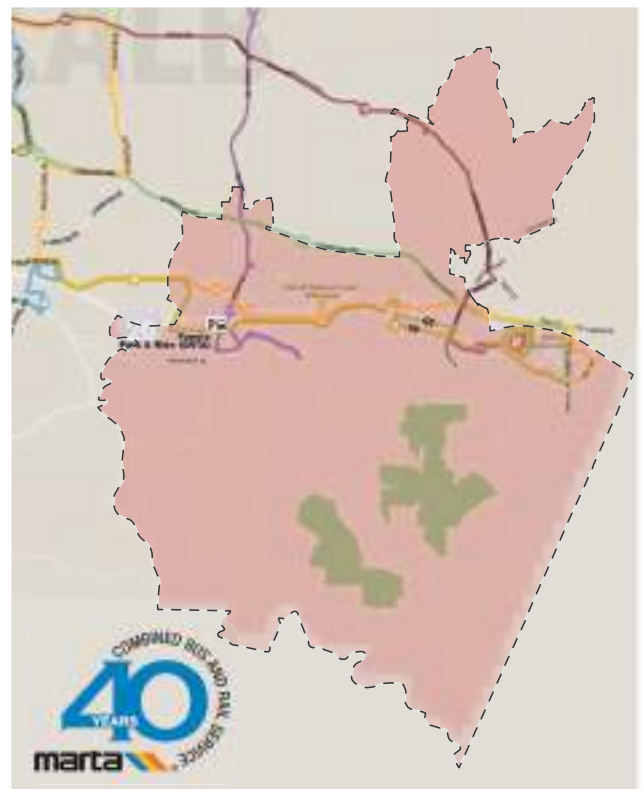
Transit is limited to the northern portion of Stonecrest adjacent to I-20 and northward, including five MARTA routes and three GRTA express routes. A \$1 million federal grant through the 2023 Community Project Funding will fund the design for MARTA's Stonecrest Transit Hub to include covered waiting areas, fare vending, real-time arrival/information, and public restrooms. Enhanced amenities along with easier bus-to-bus transfers will improve the transit experience for constituents. A service building will offer restrooms, customer service windows, and operator relief facilities Two locations, both at the Mall at Stonecrest are being considered. One option is on the north end of The Mall at Stonecrest while the other is west of the mall.



Rail Facilities Map



Transportation Map



Marta Map

Population

The population of Stonecrest is estimated at almost 60,000 with approximately 91% of the population identifying one race African-American.



The average household size is 2.9 persons and the median age is 34.5 years.

36% of the household families are led by a single person with a majority of those as female led; 25% are married family households. 39% are nonfamily households.



The median commute time is 38 min.
69% of commuters drive alone.
10% carpool
3.5% take transit
14.5% work from home

Median household income in Stonecrest is \$63,438
African American median household income is \$65,101 (compared to \$50,901 nationally and \$57,293 across Georgia).



28% have a bachelor's degree or higher and 9% have less than a high school diploma.

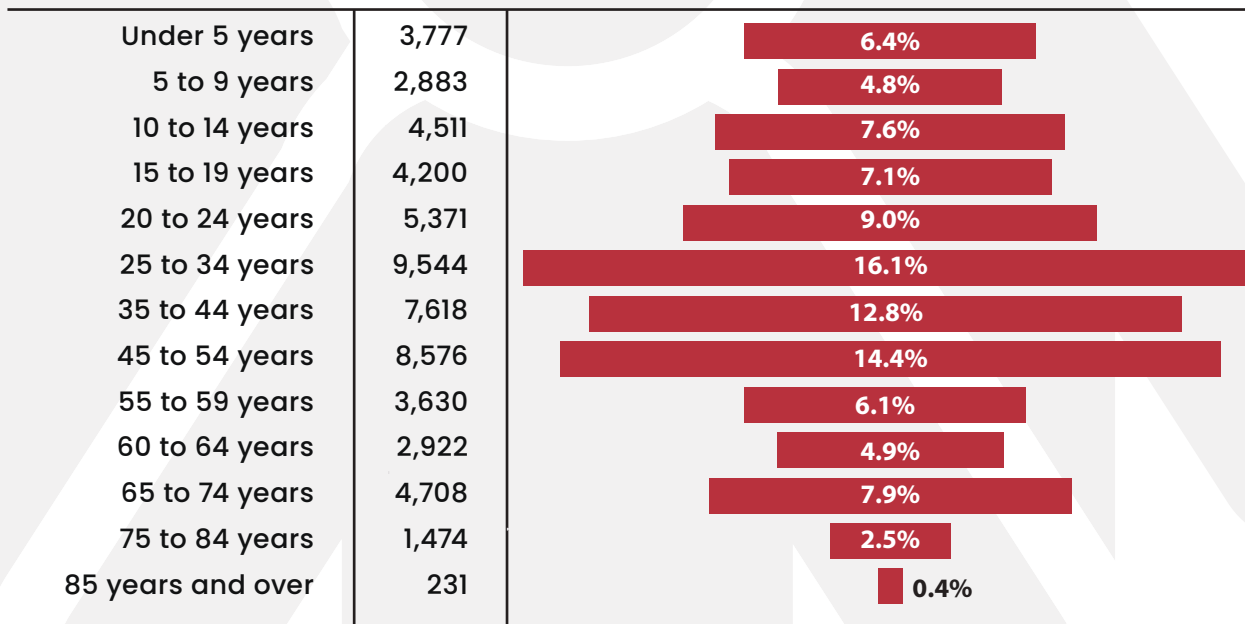
*Note all demographic data taken from the American Community Survey, 2022. Released December 2023.

Demographic Characteristics

Stonecrest Total Population

	59,445	100%
Male	27,102	45.6%
Female	32,343	54.4%

Stonecrest Population by Age



Stonecrest Population by Race

	59,445	59,445
One race	56,664	95.3%
White	1,674	2.8%
Black or African American	54,018	90.9%
American Indian and Alaska Native	89	0.1%
Asian	218	0.4%
Native Hawaiian and Other Pacific Islander	37	0.1%
Some Other Race	628	1.1%

Population Data from American Community Survey, 2022

Stonecrest Median Income

Household income by race and Hispanic or Latino origin of householder

	Number of Households	Percent Distribution	Median income (dollars)
Households	20,439		\$57,226
One race			
White	565	2.8%	\$61,719
Black or African American	19,131	93.6%	\$65,101
American Indian and Alaska Native	55	0.3%	\$45,972
Asian	39	0.2%	-
Native Hawaiian and Other Pacific Islander	0	0%	-
Some other race	157	0.8%	\$53,806
Two or more races	492	2.4%	\$53,583
Hispanic or Latino origin (of any race)	463	2.3%	\$61,771
White alone, not Hispanic or Latino	436	2.6%	-

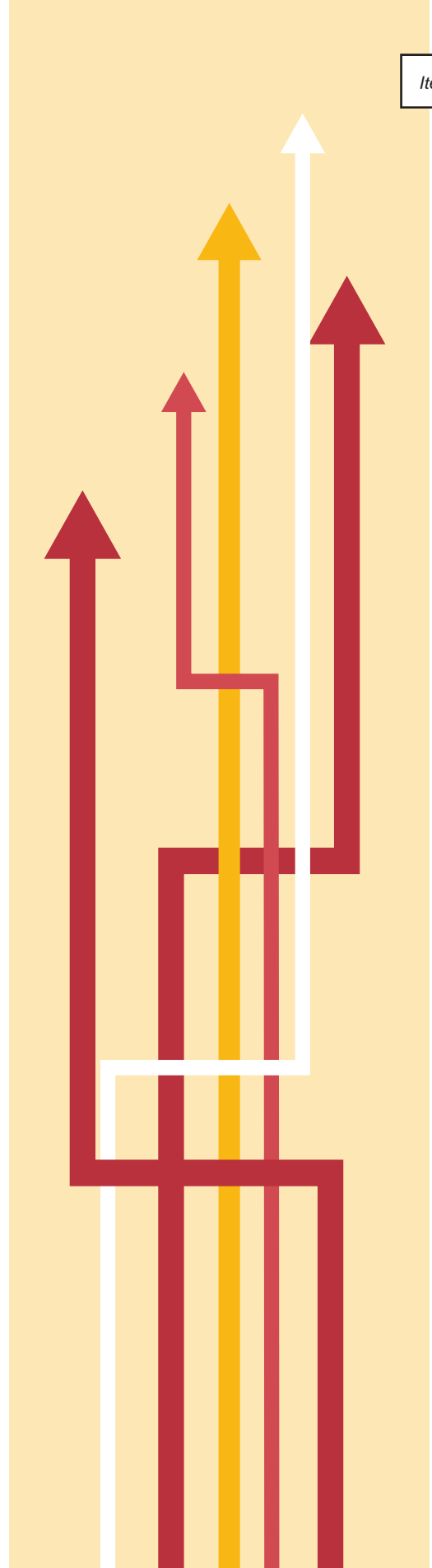
Stonecrest Residents' Educational Attainment

Population 25 years and over	38,703	38,703
Less than 9th grade	1,318	3.4%
9th to 12th grade, no diploma	2,272	5.9%
High school graduate (includes equivalency)	10,498	27.1%
Some college, no degree	9,841	25.4%
Associate's degree	4,070	10.5%
Bachelor's degree	6,634	17.1%
Graduate or professional degree	4,070	10.5%
High school graduate or higher	35,113	90.7%
Bachelor's degree or higher	10,704	27.7%

Population Data from American Community Survey, 2022

Population Assets Summary

- The median income for Black or African-American Stonecrest residents is higher than in Georgia or the United States and thus has been celebrated as one of the wealthiest, majority African-American cities in Georgia.
- Of the population that is 25 years and older, almost 65% have at least some college or greater educational attainment. Over 29% have a Bachelor's or Graduate Degree.
- The median commute time of 38 minutes and large number of single headed households suggest quality local employment for residents could support families.
- Current resident employment is distributed mainly within management, production, and sales occupations.
- Current industries represented in the local workforce are educational services, health care and social assistance, professional services, transportation, and retail trade.



Education

Stonecrest is part of the DeKalb County School District with eight (8) elementary schools, three (3) middle schools, and four (4) high schools.

Elementary schools

- Murphy Candler
- Fairington
- Flat Rock
- Panola Way
- Stoneview
- Redan
- Princeton
- Rock Chapel

Middle schools

- Salem Middle School
- Lithonia Middle School
- Miller Grove Middle School

High schools

- Lithonia High School
- Miller Grove High School
- Martin Luther King High School
- Arabia Mountain High School*



Arabia Mountain High School Academy of Engineering Medicine and Environmental Studies is a magnet school using the Environment as an Integrating Context for learning model located on the edge of the Arabia Mountain green space. This public high school opened in August 2009. It is a LEED-certified building and uses the “Environment as an Integrating Context for learning” (EIC) curriculum. It is connected to the nature preserve via a spur bicycle path.



Credit: Nearmap

Higher Education in Stonecrest

Georgia Piedmont Technical College (GPTC)

- Programs of Study, including Degrees, Diplomas, and Certificates
- Automotive
- Business
- Computers
- Early Childhood Care & Education
- Electronics & Engineering Technology
- Healthcare
- Industrial
- Interdisciplinary Studies*



- Media
- Professional Services**
- Public Safety & Legal Studies
- Quick Track/Commercial Truck Driving***

**Offered only as Degrees and Technical Certificate of Credit*
***Offered only as Diplomas and Technical Certificate of Credit*
****Offered only as Technical Certificate of Credit*



Credit:

GPTC’s Regional Transportation Training Center

Located in the City Of Stonecrest and with assistance from the City Council with \$500,000 in funds from the American Rescue Plan (ARPA), the new \$5.8 Million Regional Training Center will house continuing education and workforce training for skilled workers for the transportation industry, notably commercial truck drivers, diesel technology, automotive technology, logistics, and distribution workers.

The facility will also be a short-term training hub for its forklift certification program and include incubator space for transportation start-ups and entrepreneurship opportunities.

Higher Education around Stonecrest / Metro Atlanta

In addition to Georgia Piedmont Technical College, higher education opportunities are abundant in the Metro Atlanta area outside of Stonecrest. These educational institutions and their resources are regional assets with whom Economic

Development initiatives may be partnered, residents may attend, and local businesses can use to recruit and train employees.

- Agnes Scott College
- American InterContinental University
- Art Institute of Atlanta
- Ashworth College (Norcross)
- Atlanta Metropolitan State College
- Atlanta Technical College
- Brenau University
- Carver College
- Chamberlain College of Nursing
- Clark Atlanta University
- Clayton State University (Morrow)
- Columbia Theological Seminary (Decatur)
- DeVry University
- Emory University
- Evangeline Booth College (The Salvation Army)
- Georgia Institute of Technology
- Georgia State University
- Herzing College
- Interdenominational Theological Center
- John Marshall Law School
- Kennesaw State University (Kennesaw)
- Life University (Marietta)
- Mercer University (Cecil B. Day Graduate and Professional Campus)
- Morehouse College
- Morris Brown College
- Oglethorpe University (Brookhaven)
- Philadelphia College of Osteopathic Medicine (Georgia campus) (Suwanee)
- Savannah College of Art and Design (Atlanta campus)
- Spelman College
- University of Georgia (Gwinnett Campus) (Lawrenceville); (Main Campus) (Athens)
- University of Georgia (Terry College of Business Atlanta Center)
- Georgia Film Academy,
- Georgia FinTech Academy
- Georgia Biosciences Training Center

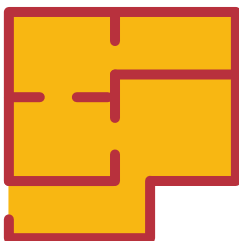
Housing

In June 2023, the median listing home price in Stonecrest, GA was \$289,900.
Median home prices in the Metro Atlanta area were \$418,000.
The median listing home price per square foot was \$146.
The median home sold price was \$260,000.



The median gross rent in 2021 was \$1,226.
The cost of currently available rental units ranges from \$1,020 /month to \$2,500 /month.

The owner-occupied housing unit rate in Stonecrest is 48%.
Comparatively, the rates are 69% in Metro Atlanta and 68% across Georgia.
The median value of owner-occupied housing units in 2021 was \$147,000.
Eight (8) percent of owners do not have a mortgage.



Eighty-eight (88) percent of units are occupied in the City.
There are 9,331 housing units in Stonecrest.
The median year built was 1987.
Forty-four (44) percent of the housing has been built since 2000.
One hundred seventy-nine (179) residential building permits were issued between January 2022 and June 2023.

New Housing Projects

Similar to most jurisdictions, housing costs in Stonecrest have been on the rise. Residential construction has been steady in the City with a number of large projects coming online for single-family and single-family attached homes. In Stonecrest (September 2023), there were approximately 54 homes for sale. Of the 22 homes for rent, the costs ranged from \$1,700 to \$3,500 with an average of \$2,000 per month.

New homes have an advantage over existing homes because of availability. In other words, they are ready for move-in. One hundred and seventy-nine (179) new residential construction permits were issued in 2023.

New developments in the pipeline include (approved and under review):



Credit: Adobe Stock

- Browns Mill Road and Evans Mills Road (Flat Rock Hills Phases, 3, 4A and 4B)
58 single-family detached
- Browns Mills Road (Tiny Home)
- Browns Mills Road/Main Street (The Enclave at Arabia Mountain)
- Chupp Road (Heritage at Stonecrest)
- Hayden Quarry Road (Parkland Communities)
- Hayden Quarry Road (Crestview Pointe)
- Hayden Quarry Road (Hayden Quarry)
- Klondike Road (Klondike Road Townhomes)
single-family attached
- Miller Grove Road
- McDaniel Mill Road
- Rock Springs Road (Highland Park)
- Rockland Road (Flat Rock Village) Hayden Quarry Road (Crestwind Township)
- Shady Maple Way (The Parks at Stonecrest)
- South Stone Mountain Road (Stonecrest Estates)
198 single-family detached and 132 attached
- Thompson Mill Road (The Falls at Thompson Mill)
13 single-family detached
- Turner Hill Road - 86 single family attached

Housing Affordability in Stonecrest

In Stonecrest, there is not necessarily a housing availability issue, but there is a housing affordability concern. In general, housing affordability means paying less than 30% of gross income for annual housing costs. Anything over 30% indicates a household is housing cost-burdened.

With a \$63,438 household median income, **affordable housing** should cost approximately **\$1,585 per month** or a **\$217,000 mortgage**. The median gross rent in Stonecrest is \$1,226 or on the cusp of affordability with newer units costing substantially more. Median sales prices for homes are now \$289,000.

57% of Stonecrest residents are housing-cost burdened. This is higher than DeKalb, Atlanta, and Georgia. When adding transportation costs (38 min median commute) to the housing costs, transportation and housing costs can exceed 58% of the household income further burdening households.

Three non-exclusive strategies can alleviate the household income burden discussed above:

- Attract more suitable jobs to Stonecrest to reduce
- Increase housing options that are affordable
- Increase skills of residents for employment that fetches higher wage.

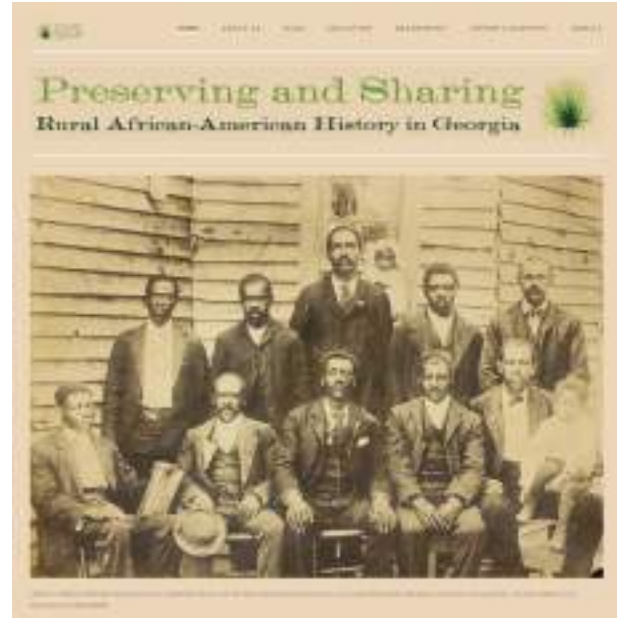
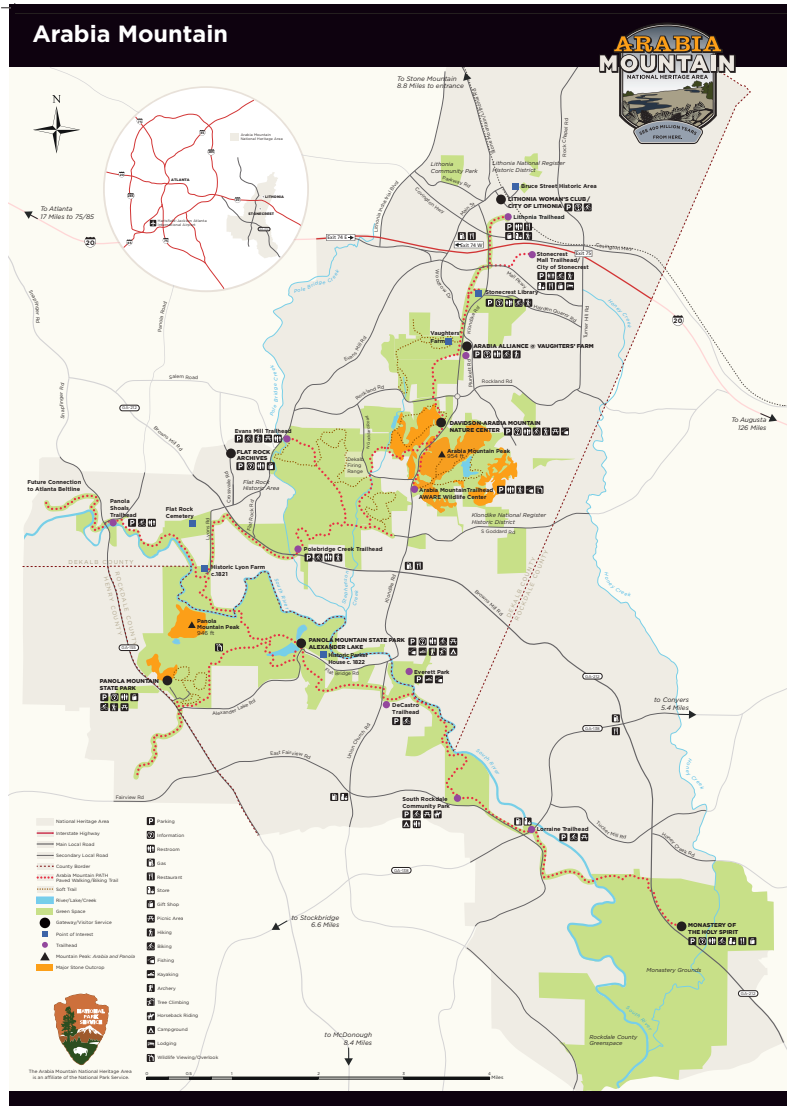


Savannah Gardens, Savannah GA | Credit: Thomas & Hutton

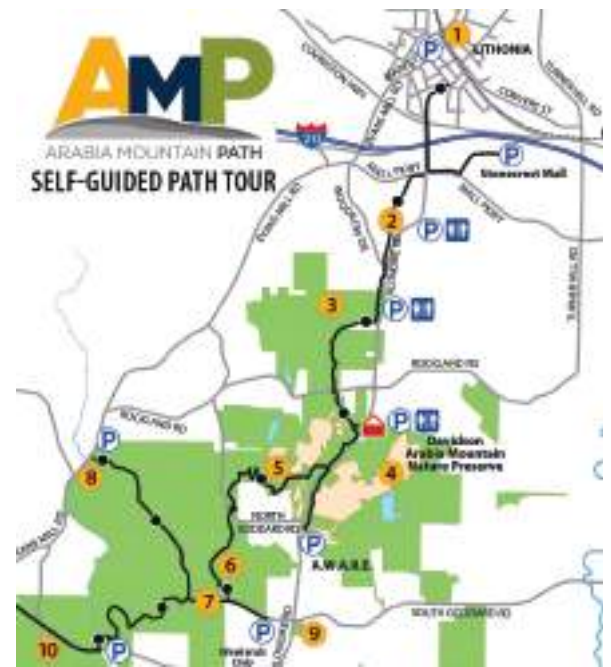
Local Assets

- The 2,550-acre Davidson-Arabia Mountain Nature Preserve offers hiking trails, 30 miles of paved multi-use paths, lakes, and the granite monadnock of Arabia Mountain.
- The 40,000-acre Arabia Mountain National Heritage Area contains many assets including the historic African American community of Flat Rock, an active quarry, and a Trappist monastery.
- The South River and a number of formerly County-owned parks and recreation facilities offer access to greenspace.

Credit: <https://arabiaalliance.org/>



Credit: <https://www.flatrockarchives.com/>



Credit: arabiaalliance.org



Credit: @ArabiaMtnHeritage

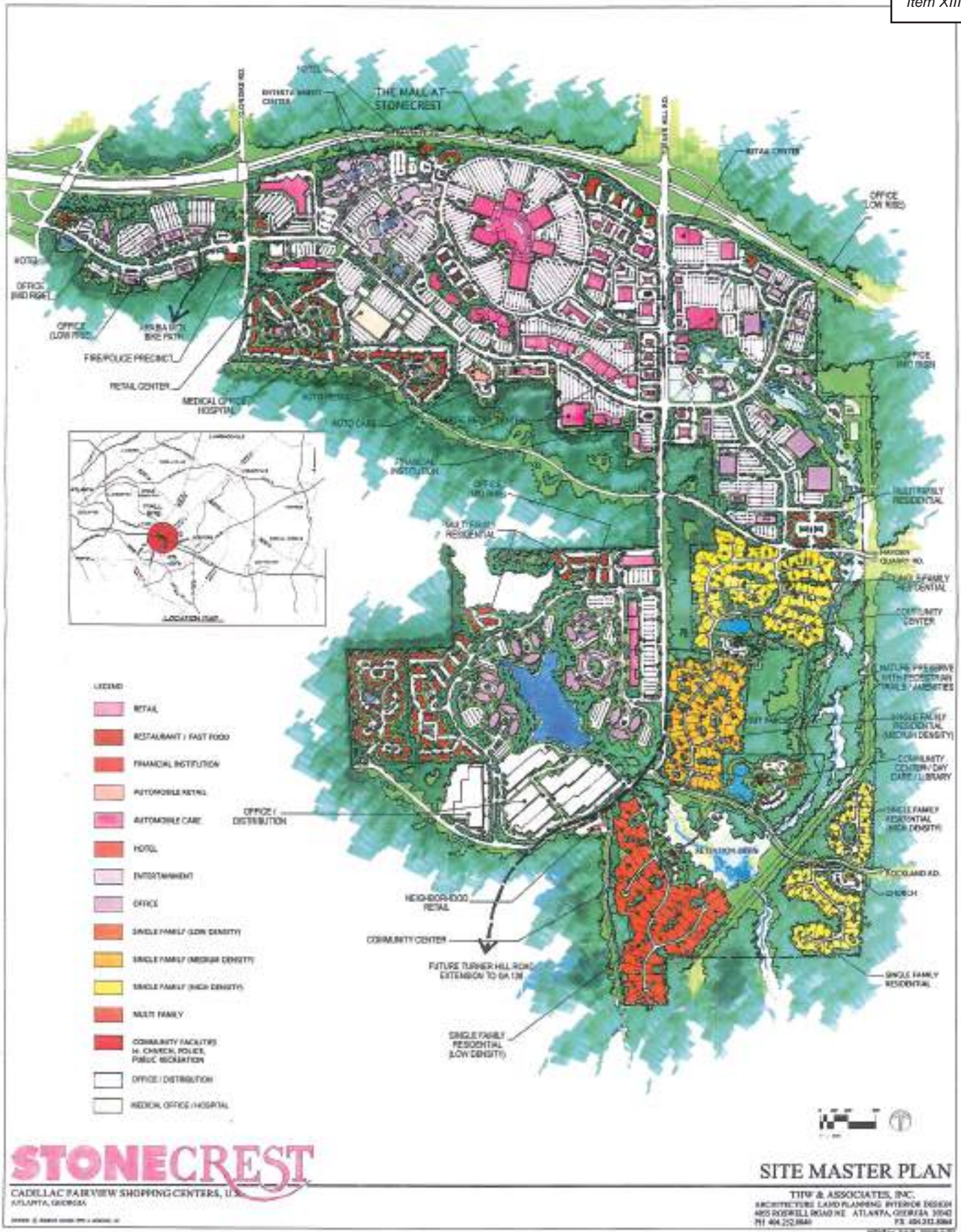
Stonecrest Mall Area

Another asset is the Stonecrest Mall area. A majority of the City's commercial core just south of I-20 was master planned by Cadillac Fairview, a development company that purchased more than 1,400 rural acres in the 1980s and opened the 1.3 million square foot Mall at Stonecrest in 2001. One of the most widely recognized economic development projects is a landmark many people associate with the City, The mall is a destination featuring large retailers such as Macy's Dillard's, JC Penney, and Leslie Young. SeaQuest, a tenant at the Mall, offers a hands-on aquarium and zoo experience as a draw for tourists. Privi, touted as a culinary, entertainment and cultural

destination has also taken over space in the former Sears building. There is a 12.9% vacancy rate within the mall itself. While much of the land around the mall remains undeveloped, approximately 300 acres are controlled by Allen Family LLC via a bond-for-title arrangement with the Stonecrest Development Authority. The original project included a hotel, conference center, image represents original development concepts for the Mall area. As discussed earlier, this project has not come to fruition with its original timeline.



Credit: www.urbanretail.com



Credit: THW & Associates, Inc.

Economic Profile – Stonecrest

Contextualizing regional and local economic conditions is essential for establishing the asset base and identifying opportunities for Stonecrest. The Georgia and Metro Atlanta economies have been faring well over the past decade, in spite of the pandemic and expected recession. Stonecrest has had a few industrial and commercial projects begin to take shape.

Stonecrest’s Employment Profile

According to the American Community Survey (2022), Stonecrest’s unemployment rate is double (5.9%) than that of Metro Atlanta (2.7%), Georgia (2.6%) and the nation (2.7%). Those residents with a high school diploma or less than a high school diploma have the highest rates of unemployment. Those residents between the ages of 16 and 24, 30 and 34, and 65 and 74 also have higher unemployment rates than the rest of the residents.

Stonecrest has a lower percentage of local employment in construction with slightly fewer employees as a percentage engaged in manufacturing, finance, real estate, and professional services. Transportation related industries, educational services and health care, and public administration are the strongest in terms of local employment.

Compared to the Metro Atlanta region, Stonecrest residents have a stronger showing in sales and office and production, transportation and material moving occupations; while Metro Atlanta residents have a stronger presence in management, business, science, and arts occupations.

Notable characteristics for the employment profile of Stonecrest are:

- The City is home to many entrepreneurs and well-educated professionals, but most of the jobs available locally are in the industrial and retail sectors.
- More local jobs in the sectors of construction, manufacturing, retail, transportation are filled from outside workers.
- Residents in the industries, of information, finance and insurance, professional services, administration and support, educational services, health care and

social assistance, and public administration are leaving Stonecrest for employment.

In short, the job opportunities in Stonecrest and the skills of the Stonecrest residents do not match.

Occupation by Type	Stonecrest	Metro Atlanta
Management, business, science, and arts occupations	34.8%	45.4%
Service occupations	15.5%	13.3%
Sales and office occupations	28.1%	21.0%
Natural resources, construction, and maintenance occupations	4.1%	7.0%
Production, transportation, and material moving occupations	17.4%	13.3%

Resident Occupation by Industry	Stonecrest	Metro Atlanta
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.3%
Construction	3.6%	6.7%
Manufacturing	7.1%	8.8%
Wholesale trade	2.1%	2.6%
Retail trade	11.8%	11.1%
Transportation and warehousing, and utilities:	12.5%	8.0%
Information	2.9%	2.9%
Finance and insurance, and real estate, and rental and leasing:	5.3%	7.3%
Professional, scientific, and management, and administrative, and waste management services:	13.8%	15.7%
Educational services, and health care and social assistance:	25.3%	19.2%
Arts, entertainment, and recreation, and accommodation and food services:	8.1%	8.3%
Other services, except public administration	1.8%	4.8%
Public administration	5.7%	4.3%

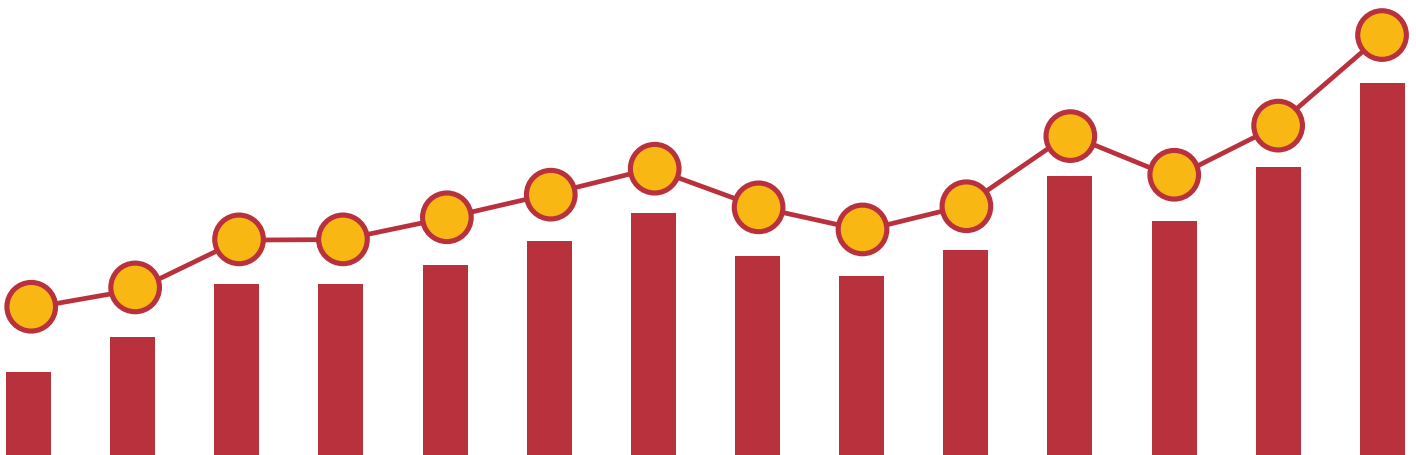
The City is home to many entrepreneurs and well-educated professionals, but most of the jobs available locally are in the industrial and retail sectors.

More local jobs in the sectors of construction, manufacturing, retail, transportation are filled from outside workers.

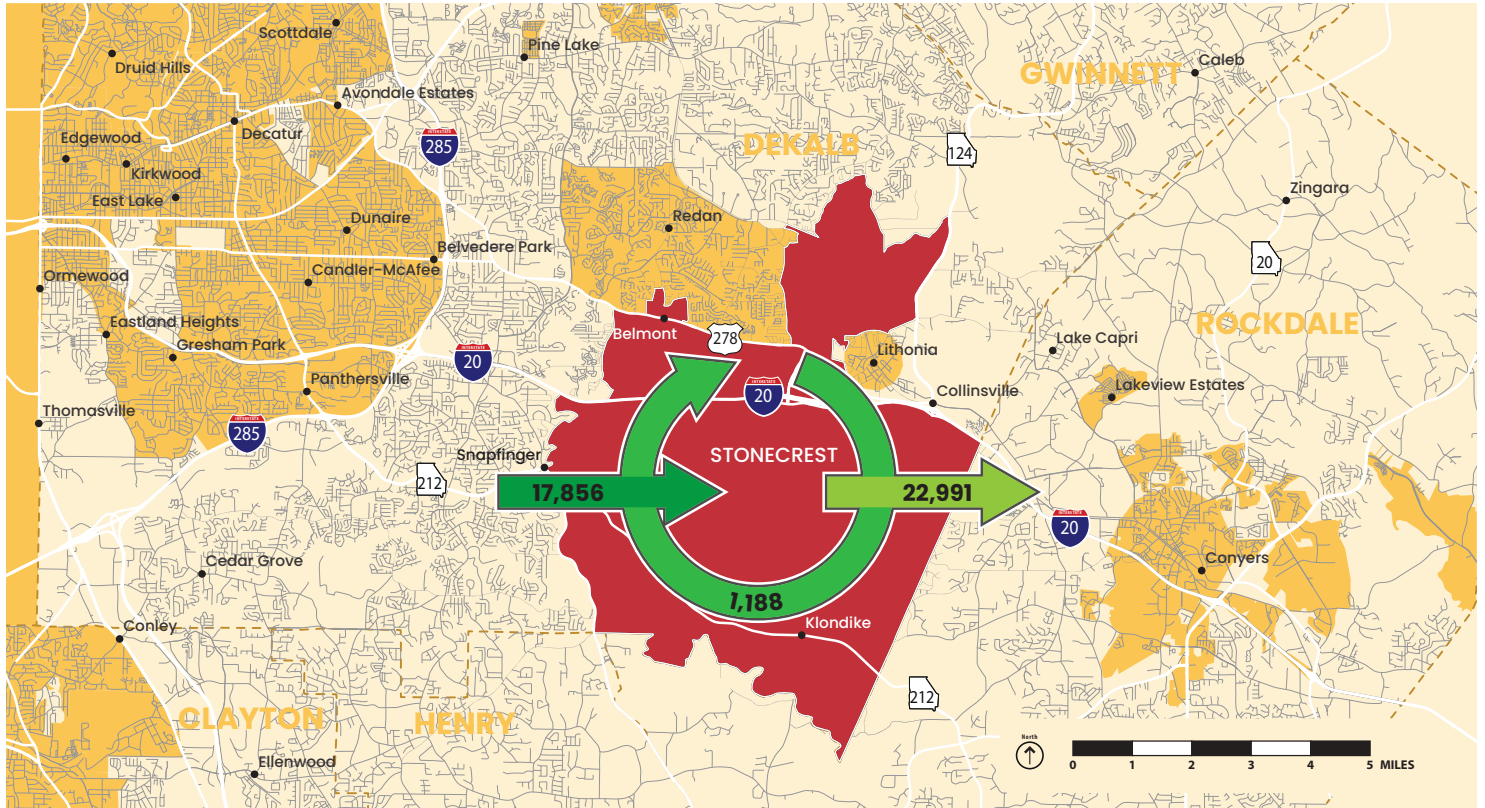
Residents in the industries, of information, finance and insurance, professional services, administration and support, educational services, health care and social assistance, and public administration are leaving Stonecrest for employment.

In short, the job opportunities in Stonecrest and the skills of the Stonecrest residents do not match.

Jobs by NAICS Industry Sector, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Agriculture, Forestry, Fishing and Hunting	15	0.1%	0	0.0%
Mining, Quarrying, and Oil and Gas Extraction	9	0.0%	33	0.2%
Utilities	67	0.3%	181	1.0%
Construction	584	2.4%	1,203	6.3%
Manufacturing	1,153	4.8%	3,131	16.4%
Wholesale Trade	793	3.3%	902	4.7%
Retail Trade	2,766	11.4%	3,337	17.5%
Transportation and Warehousing	2,216	9.2%	2,577	13.5%
Information	814	3.4%	24	0.1%
Finance and Insurance	979	4.0%	166	0.9%
Real Estate and Rental and Leasing	487	2.0%	296	1.6%
Professional, Scientific, and Technical Services	1,170	4.8%	322	1.7%
Management of Companies and Enterprises	587	2.4%	2	0.0%
Administration & Support, Waste Management and Remediation	2,318	9.6%	832	4.4%
Educational Services	2,044	8.5%	1,165	6.1%
Health Care and Social Assistance	3,894	16.1%	2,286	12.0%
Arts, Entertainment, and Recreation	234	1.0%	85	0.4%
Accommodation and Food Services	2,009	8.3%	1,809	9.5%
Other Services (excluding Public Administration)	540	2.2%	683	3.6%
Public Administration	1,500	6.2%	10	0.1%



Inflow/Outflow, All workers, 2021



Credit: Thomas & Hutton

*Employment profile data and maps taken from Census.Gov, On the Map 2021

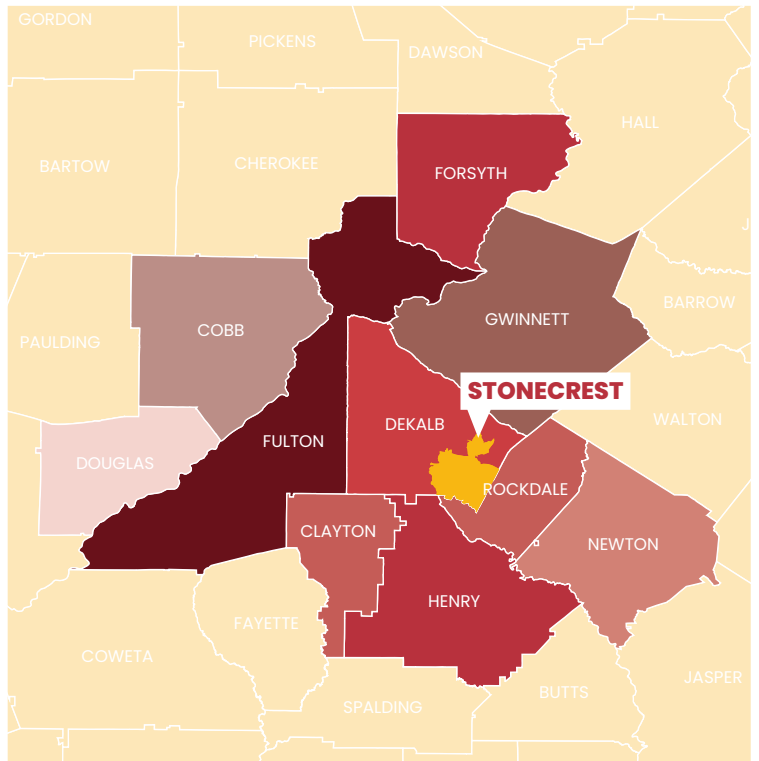
The Stonecrest resident labor force is approximately 32,432 persons with over half of the civilian labor force falling between the ages of 25 and 64 (2022).

The Stonecrest non-resident labor force is approximately 17,856 with 54% between the ages of 30 and 54.

Only 5% (1,188) of the Stonecrest residents live and work within Stonecrest.

The residents who leave Stonecrest for work daily mostly head to Fulton County (31.7%), DeKalb County (28.0%) and Gwinnett (9.7%).

Stonecrest is primarily a bedroom community, with residents driving an average of 38 minutes to traditional Metro Atlanta job centers such as Downtown, Perimeter Center, and Hartsfield-Jackson Atlanta International Airport.



Source: Census.gov, On the Map

Stonecrest Home and Work Area Labor Profile

The home area profile details characteristics of Stonecrest residents while the work area profile provides information for those who work within the City.

Stonecrest is primarily a bedroom community, with residents driving an average of 38 minutes to traditional Metro Atlanta job centers such as Downtown, Perimeter Center, and Hartsfield-Jackson Atlanta International Airport.

Total All Jobs, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Total All Jobs	24,179	100.00%	19,044	100.00%

Jobs by Worker Age, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Age 29 or younger	5,297	21.90%	4,682	24.60%
Age 30 to 54	13,625	56.40%	9,979	52.40%
Age 55 or older	5,257	21.70%	4,383	23.00%

Jobs by Earnings, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Home Area Profile				
\$1,250 per month or less	5,268	21.80%	4,121	21.60%
\$1,251 to \$3,333 per month	8,424	34.80%	6,742	35.40%
More than \$3,333 per month	10,487	43.40%	8,181	43.00%

Jobs by Worker Sex, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Male	9,876	40.80%	9,654	50.70%
Female	14,303	59.20%	9,390	49.30%

Jobs by Worker Race, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
White Alone	2,629	10.90%	7,095	37.30%
Black or African American Alone	20,775	85.90%	10,551	55.40%
American Indian or Alaska Native Alone	55	0.20%	59	0.30%
Asian Alone	387	1.60%	1,040	5.50%
Native Hawaiian or Other Pacific Islander Alone	22	0.10%	15	0.10%
Two or More Race Groups	311	1.30%	284	1.50%

Jobs by Worker Educational Attainment, 2021	Home Area Profile		Work Area Profile	
	Count	Share	Count	Share
Less than high school	3,031	12.50%	7,095	37.30%
High school or equivalent, no college	5,585	23.10%	10,551	55.40%
Some college or Associate degree	6,192	25.60%	59	0.30%
Bachelor's degree or advanced degree	4,074	16.80%	1,040	5.50%
Educational attainment not available (workers aged 29 or younger)	5,297	21.90%	15	0.10%

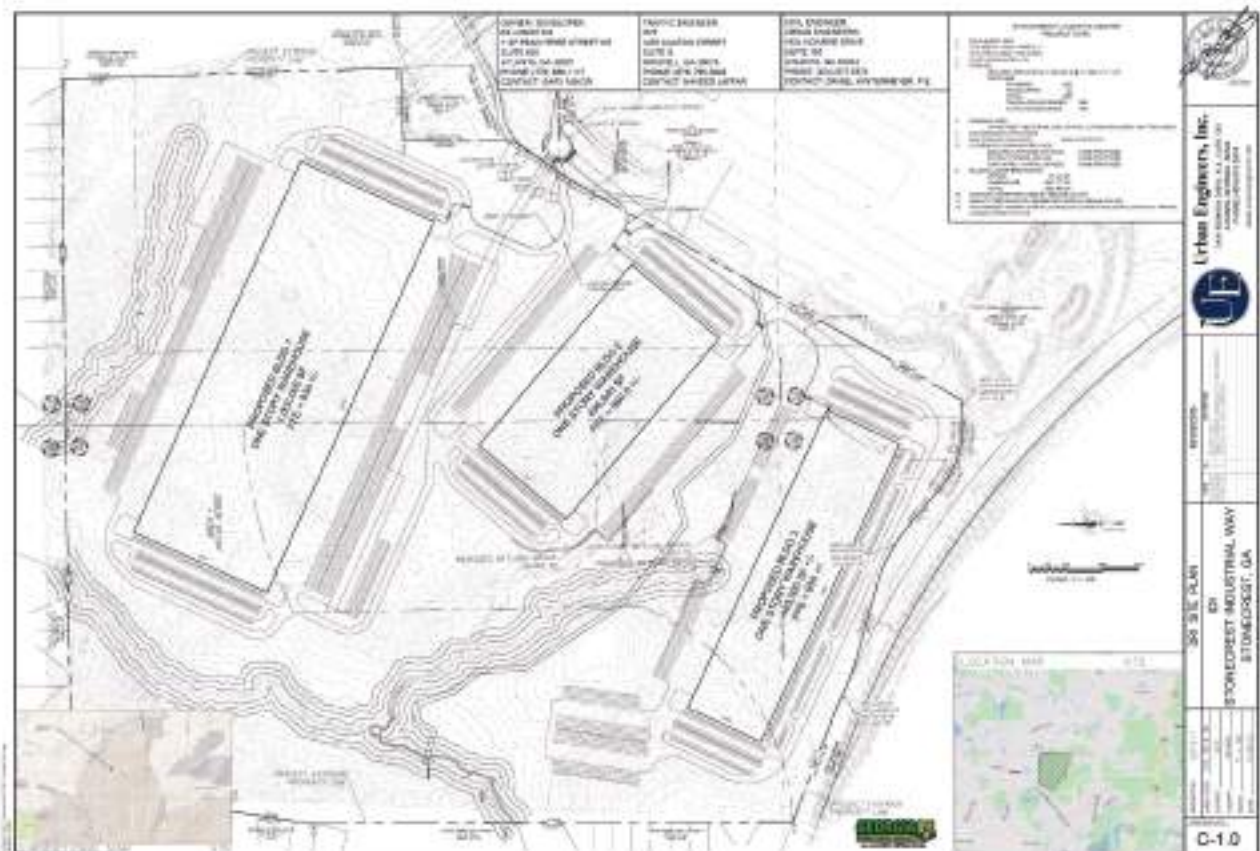
Source: Census.gov, On the Map



Credit: Adobe Stock

Notable Recent Stonecrest Development Projects

- In 2020, \$50 million in bonds were approved by the SDA for the Allen Family to redevelop the shuttered “Target” site for New Black Wall Street. The project opened in 2021. This project also has a 22 year tax abatement.
- Another large industrial project, a 330,000 SF project sought rezoning in a location slated for mixed-use development but pulled the application in August 2021.
- The City purchased Stonecrest Industrial Way to facilitate the development of industrial property.
- In 2021, Home Depot constructed and opened a 615,000 SF warehouse on an undeveloped site.
- The Lithonia Industrial Park includes the new, four-lane, Stonecrest Industrial Way, new water and sanitary sewer infrastructure and two new CSX rail spurs.
- In 2022, the City approved a rezoning for IDI Logistics to develop three warehouses accessed by Stonecrest Industrial Way. IDI Logistics began development on a 1.9M SF facility.
- A 215,000 PepsiCo facility, located in the industrial park is nearing completion with another adjacent potential warehouse site (2024).



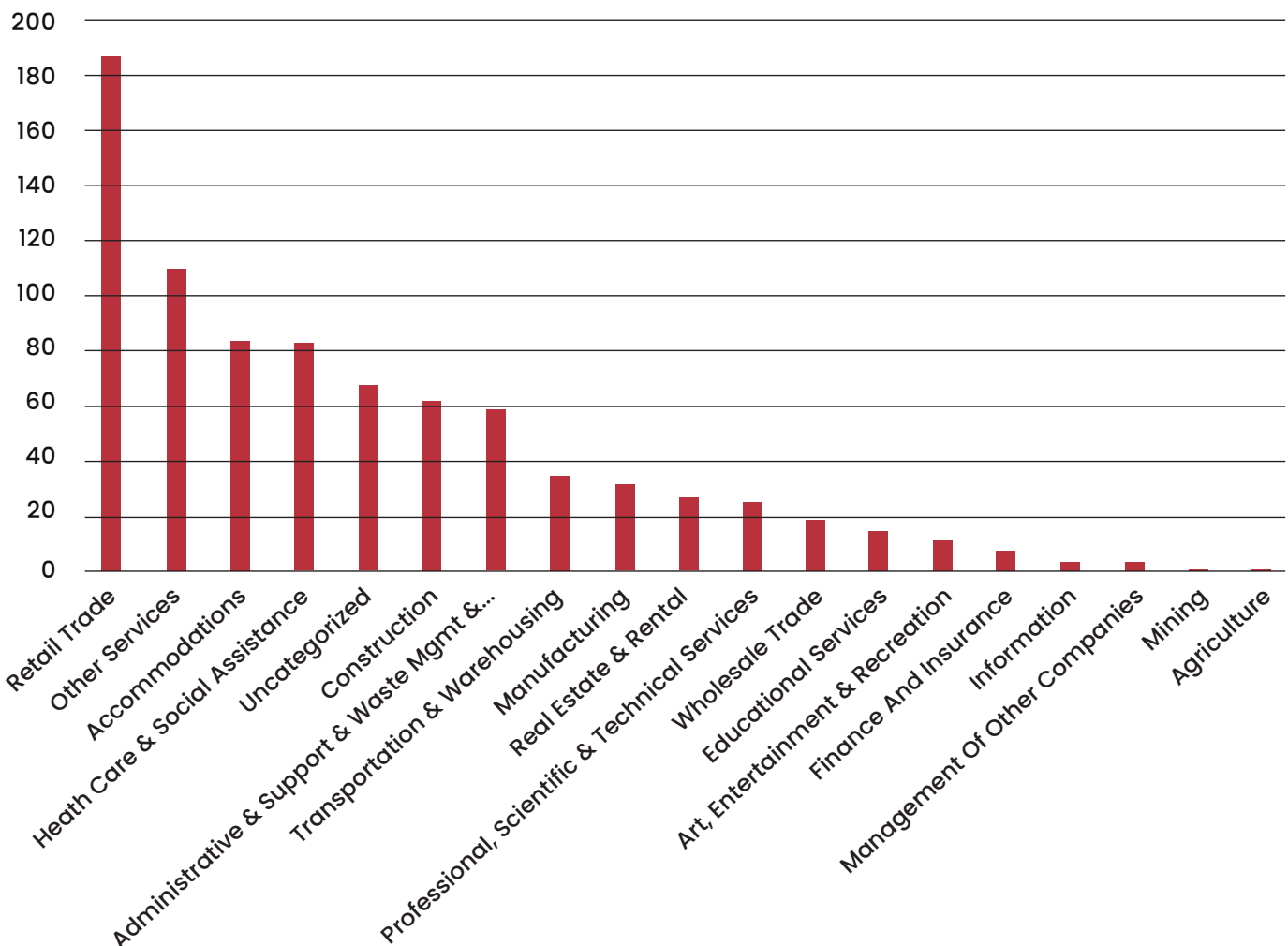
Credit: Urban Engineers, Inc.

Stonecrest Businesses by Type

According to City records, there are 836 businesses listed in the Stonecrest Business License Database. The majority of these businesses are classified as retail trade. Accommodations, health care and social assistance are followed by construction, administrative and support and transportation businesses. There is a significant concern regarding the validity and usefulness of these data in this form given the large number of businesses classified under the generic “other services”

and “uncategorized” classifications. Furthermore, given the relatively new status of the City and transfer of operations, some stakeholders and City personnel expressed there may be additional businesses operating under a DeKalb County business license and not registered with Stonecrest. This may be a simple oversight as the business may not be aware of its local jurisdictional boundaries and responsibility to obtain a Stonecrest business license.

Stonecrest Business Licenses 2023



Source: City of Stonecrest

Economic Profile – Regional Industrial Activity

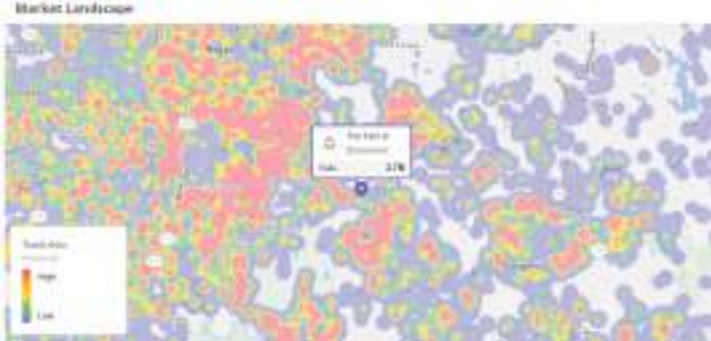
Beyond Stonecrest, the region has been successful in attracting significant industrial investments. Within 20 miles along I-20 and just to the north along I-285, the following are a sample of projects that have been announced in the region outside of Stonecrest since 2020. These investments have been in the industries of food and beverage, aerospace, and manufacturing.

- Rivian is opening a new EV manufacturing facility in Covington investing \$5B with an anticipated 7,500 employees (2022).
- PepsiCo Beverages is expanding its manufacturing operations with a \$260 million investment creating 136 new jobs in Tucker (2022).
- Archer, an electrical vertical aircraft manufacturing company will invest \$118 million and create 1,000 jobs in Covington (2022).
- SK Group is investing \$473 million and creating more than 400 jobs with its facility to manufacture glass-based substrates for semiconductor chips in Covington, Georgia (2021).
- Sugar Bowl Bakery invested \$37 million in Tucker creating 400 jobs. This minority-owned business, headquartered in San Francisco opened its first East Coast manufacturing facility in Georgia (2020).
- Fibervisions expanded its polyolefin fiber manufacturing operations in Covington with an investment of \$48 million and the addition of 21 new jobs (2020).
- General Mills expanded its cereal manufacturing facility in Covington with 40 new jobs (2020).
- Mytex Polymers expanded its Newton County operations with an investment of \$7 million and an additional 15 jobs (2020).
- Lidl US invested \$100 million and created 270 jobs with the construction and operation of a regional distribution center in Covington (2020).



Retail Activity Analysis

One of the main priorities expressed by the community at-large was quality retail. The Team conducted a retail analysis to identify supply and demand for potential retail opportunities. This analysis utilizes mobile consumer data to create a Regional Trade Area (RTA) to hone in on the types of retail that can currently be supported by existing market patterns. The data show consumer habits and travel patterns and routes to convenience and daily shopping needs along with services that are often tackled in the same trip.



After mapping several trip generators and destinations using Placer AI Mapping Software solutions, a trade area was determined based on the plot of these mapped mobile devices, the proximity of the devices and competitor markets in the region. The three primary trade areas of interest are:

- Panola Road – Walmart and Publix are primary trip generators
- Turner Hill Road – Walmart is the primary trip generator
- The Mall at Stonecrest – Regional trip generator.



Retail development's benefits, in addition to offering convenience to the residents of Stonecrest, include attracting outside revenue, reducing spending leaked outside the community. Appendix B includes the full complement of retail analysis data.

Currently, the Mall at Stonecrest ranks very low for foot traffic. The mall ranks 496/615 for foot traffic nationally and 11/19 within Georgia. This is likely due to the high vacancy rate within the Mall and surrounding land uses which also require auto dependency to traverse from one location to another. The Mall and surrounding area exist as an underutilized resource, though it has the infrastructure, optimal location, and surrounding land development potential to serve as the focal point for a City Center development.



Retail Market Leakage Opportunity

The most notable unmet retail demand is for groceries and food. There is additional potential to support additional retail in the “City Center”/ Mall at Stonecrest space when coupled with redevelopment of existing and underutilized spaces and coupled with dense residential and a community space such as a large civic space for entertainment and interaction.

The Mall at Stonecrest

2829 Turner Hill Rd., Stonecrest, GA 30088

Benchmark: State

	5 Min Drive	10 Min Drive	15 Min Drive
Grocery Stores			
Demand	\$7.82M	\$110.96M	\$504.19M
Supply		\$60.28M	\$130.19M
Unmet Demand (Demand-Supply)	\$7.82M	\$30.68M	\$374M
Specialty Food Stores			
Demand	\$168,185	\$2.39M	\$10.85M
Supply		\$837,488	\$7.71M
Unmet Demand (Demand-Supply)	\$168,185	\$1.55M	\$3.14M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

PREVIOUS PLANNING DOCUMENTS



Stonecrest Area Plans

In addition to the community input and data collected, the Thomas & Hutton Team reviewed a multitude of planning documents created before and after the City was formed.

- City of Stonecrest Comprehensive Plan (2019)
- DeKalb County Economic Development Strategic Plans (2019, 2014)
- Stonecrest Livable Centers Initiative (LCI) Plan (2014)
- ULI Technical Assistance Panel on the East Metro Dekalb CID (2016)
- DeKalb County Industrial Inventory Study (2016)
- Stonecrest Development Authority MOU with Allen Family Stonecrest LLC (2019)
- City of Stonecrest Parks and Recreation Master Plan (2020)
- City of Stonecrest Transportation Plan (2020)
- City of Stonecrest Film and Entertainment Strategy Draft (2022)
- Arabia Mountain National Heritage Area Management Plan (2006)

In April 2023, the City commissioned a Freight Study. Though not completed in time for this Plan, the City should review the findings of the freight study and consider adding actions items.

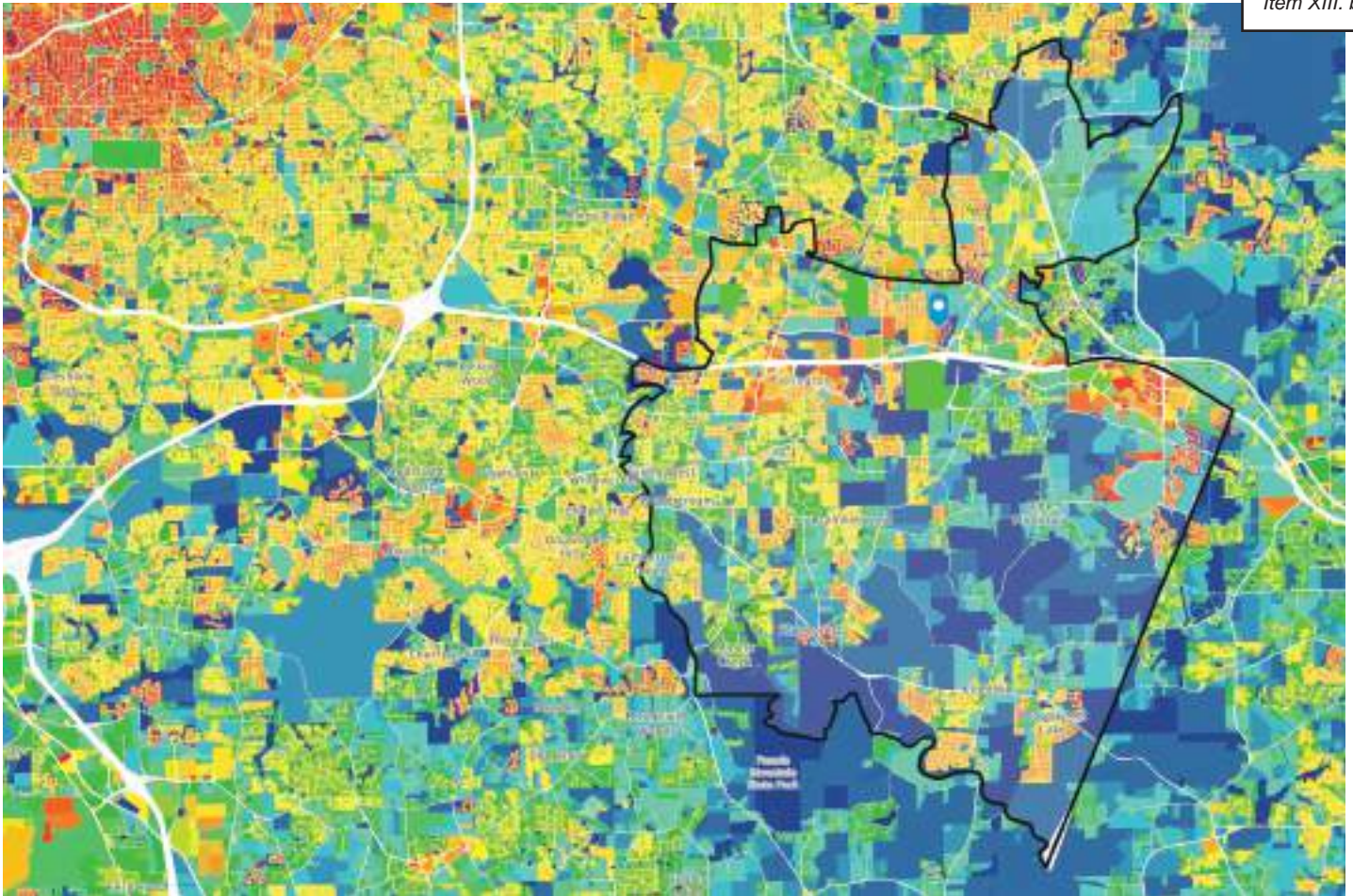
Relevant highlights from the various planning documents are listed in the following section.

Comprehensive Plan Findings

“Community, Commerce and Culture working together as a world class city.”

The 2019 Comprehensive Plan detailed the City’s Economic Development Needs as:

- More businesses to improve the tax base.
- More high paying jobs for the area to increase the city’s daytime population that would support local retail and restaurants.
- More diverse grocery stores, family entertainment, and quality restaurant options.
- Encourage and recruit innovative technology business development along existing or planned transportation corridors.
- Promote the expansion of the medical service industry in Stonecrest, with connections to area schools, universities, and technology centers.
- Complete a strategic economic development plan that includes plans to address vacancies within the city’s retail and commercial corridors.
- Create an economic development strategy to develop a technology complex that will foster the attraction, recruitment and connectivity of new and existing businesses, schools, and facilities to build the city’s tax base by carrying-out business formation, retention, and attract work through public/private partnerships.



Credit: geothinQ

The Comprehensive Plan detailed the opportunities as:

- Cultivate sustainable economic growth within Stonecrest community.
- Support the business community in their efforts to create a Community Improvement District (CID).
- Promote and encourage sustainable development in/on vacant properties throughout the City .
- Promote Stonecrest location and accessibility to major highways and transportation corridors such as I-20 and Turner Hill Road.
- Mall at Stonecrest is a super-regional shopping mall on 200 acres that is available for potential redevelopment opportunities.
- Available pad ready and undeveloped properties near Mall of Stonecrest Mall and I-20.
- Encourage innovative technology and development to support Transit Oriented Development TOD in the city.
- DeKalb Medical Center is an integral member of the community, offering a variety of premier services.
- Encourage redevelopment of vacant big box retail facilities i.e. Sam's Club and Target.
- Encourage and support further development/expansion of the Emory Hillandale and Stonecrest Kaiser Permanente campuses to attract complimentary medical offices and services.

While the Economic Development Plan is not a housing study, housing is an essential component for talent attraction and workforce stability. Workers require affordable quality housing that is within reasonable proximity to their employment centers. Without access to attainable housing, workforce retention becomes an issue for employers as workers seek to minimize transportation costs, mitigate housing issues, and find affordable and available local childcare.

The Comprehensive Plan detailed Housing Needs as:

- The city needs an increased range of housing types, including condominiums, townhomes, and live-work units, to accommodate a diverse population of young families, college students, working adults, empty nesters, and senior citizens.
- Address high residential vacancy rate—compared to the average vacancy rate for the metropolitan Atlanta region.
- Identification of resources to help bring the cost of home ownership down for new residents, and assistance for housing rehabilitation for existing income-qualified homeowners.
- Design standards that reflect the historic or cultural character of various parts of the community.
- Access to community amenities, resident support services, or recreational areas for all neighborhoods.

Stonecrest LCI

- More Jobs are needed in the area to provide a day-time population, who will utilize local retail and restaurants. More office space may help provide this opportunity.
- Consider creating an Opportunity Zone as a tool to attract businesses. Consider creating a Customer Service Training program for the area retail, with the help of the Stonecrest Business Alliance

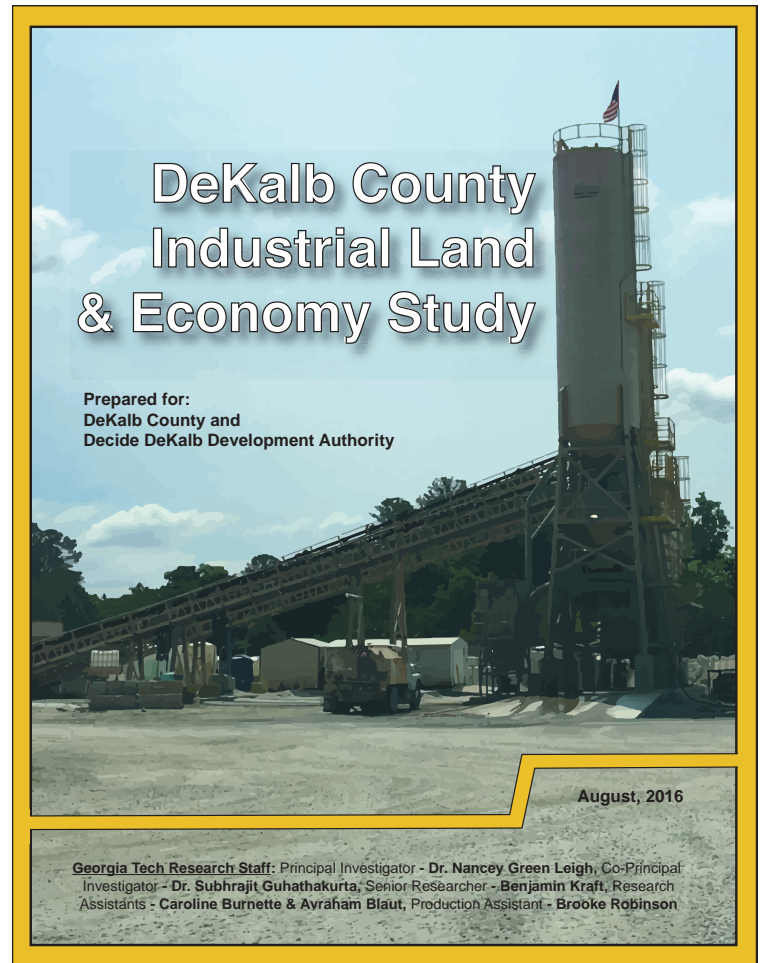
ULI Technical Assistance Panel

- Develop a Trail Head/Park and Ride along Klondike Road in partnership with MARTA and their efforts for right-of-way acquisition for the Future Bus Rapid Transit Station

DeKalb County Industrial Inventory Study Takeaways

A key takeaway from the industrial inventory study is that the production, distribution, and repair (PDR) economy is increasing in the region. Recommendations from the study included:

- A DeKalb Industrial Council.
- Create an available land/building inventory and make it available online.
- Address safety and crime.
- Address infrastructure needs.
- Focus on aesthetics and update industrial spaces for 21st century operations.
- Prioritize industrial land for brownfield incentives.
- Designate, acquire, assemble, and prepare appropriate sites for industrial reuse.
- Build the capacity to redevelop industrial land through dedicated nonprofit or public-private partnerships.
- Create an industrial improvement grant program and/or revolving loan fund.
- Direct SPLOST or other public funds to improve infrastructure that serves industrial businesses.
- Protect industrial land through zoning and regulation.
- Work with local high schools to develop manufacturing and logistics career academies.
- Partner with local PDR businesses to establish apprenticeship or co-op programs.



Credit: College of Design, Georgia Institute of Technology

City of Stonecrest Transportation Plan Takeaways

- Improve connectivity for live, work and play.
- Develop multi-modal transportation solutions that provide seamless connectivity for residents and visitors to access jobs and other activities.
- Reduce traffic congestion.
- Enhance traffic capacity and travel flow along major roadways.
- Enhance biking and walking access.
- Identify bicycle and pedestrian infrastructure improvements that provide greater access to transit and recreational areas.
- Increase travel safety.
- Incorporate design treatments and policy.
- Within the City of Stonecrest, approximately 45% of the total street network can be considered “effective”.
- High crash hotspot locations were also identified within the City with pedestrian crashes mainly found adjacent to the on- and off-ramps to I-20.
- Providing consistent, safe, and comfortable multimodal connections to all community facilities.
- Stonecrest has a robust trail facilities with the Arabia Mountain PATH and the South River PATH, which are the only bicycle facilities within the City.
- Only 20% of the streets within the City of Stonecrest have sidewalks, with a majority of these streets being internal to residential developments. Most sidewalks are clustered around Stonecrest Mall and the intersection of Panola Road and I-20.
- Bicycle and pedestrian facilities have evolved from serving as “alternative transportation” facilities to filling a critical need in communities’ transportation networks.



Credit: Can Stock Photos

City of Stonecrest Film and Entertainment Strategy Takeaways

- Stonecrest has a strong presence in the production link of the film value chain.
- There is a lack of assets on Film Exhibition, Film Production Supplies, Film Additional Support (i.e. Motion Picture Booking Agencies), Audiovisual Production and Broadcasting, Visual Advertising, Audiovisual Reproduction, and Audiovisual Production Supplies.
- Venue Infrastructure has the greatest majority of assets with a total of 23 (32%). Music Creation follows with 15 assets (21%), Recording & Publishing with 13 (18%), and the remaining 21 assets (29%), are made up of Radio Broadcasting (6 assets, 8%), Other Support for Live Music & Touring (6 assets, 8%), Instruments/Equipment (5 assets, 7%), Other Professional & Business Support (3 assets, 4%), and Music Education (1 asset, 1%).
- There are not enough dedicated Live Music Venues that provide the adequate infrastructure that performers require (i.e. sound, light equipment) to showcase their music.
- Many of the previous planning documents' concerns and recommendations are still relevant and need to be addressed.



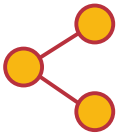
Credit: Adobe Stock

PATH FORWARD RECOMMENDATIONS



The **Path Forward** Recommendations presented here are provided to the City of Stonecrest to provide guidance and shepherd policies, processes, and programs that will allow the City to pursue its goals and visions. The recommendations were developed based upon existing and projected future conditions, community desires, stakeholders' input, previous planning document recommendations, and the experience

of the consulting Team in conjunction with the Economic Development Director. The **Path Forward** recommendations for the City of Stonecrest have been distilled down to five (5) areas: Organizational Infrastructure, Marketing, Land Development, Targeted Economic Sectors and Industries, and Workforce Infrastructure.



Organizational Infrastructure
Roles and Responsibilities
Processes and Tools



Marketing
Vision
Reputation and Rebranding



Land Development
Land Use
Creating a Sense of Place



Targeted Economic Sectors and Industries
Industries, Retail, Tourism,
Entrepreneurship



Workforce Infrastructure
Workforce Training and Education
Housing

Organizational Infrastructure Roles and Responsibilities

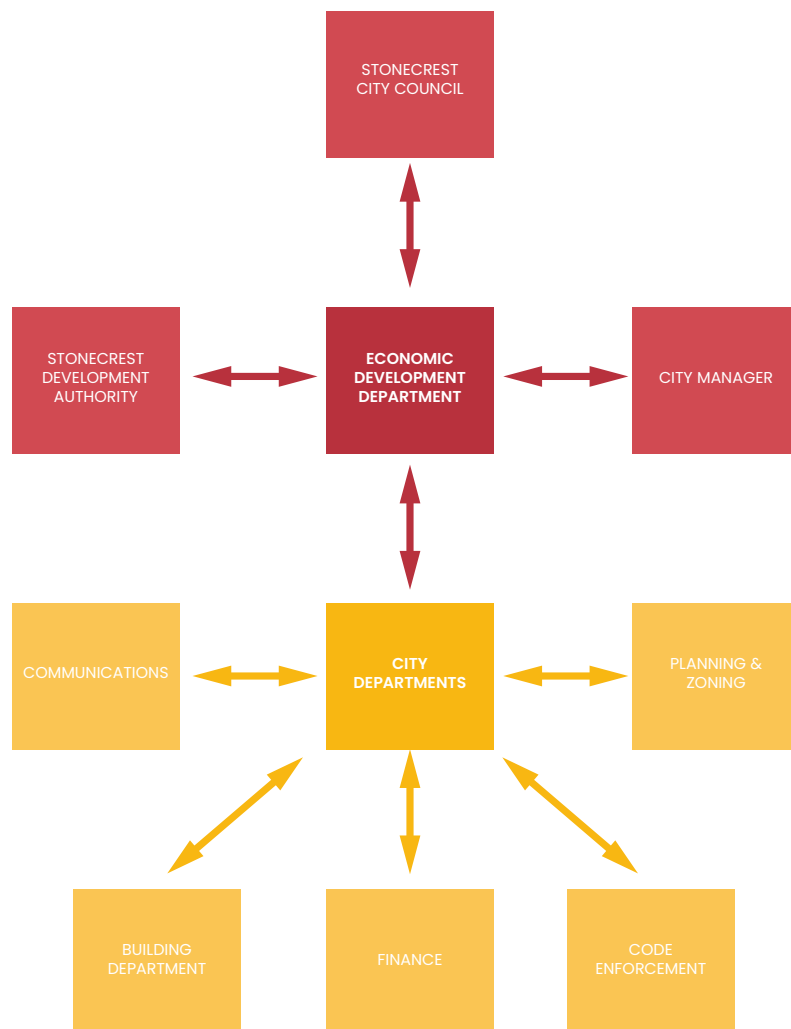
Roles and Responsibilities

As the City is still quite young and finding its way with respect to City functions, organization, processes, and procedures, there is a tremendous opportunity to shape economic development and redefine Stonecrest's reputation as a positive, efficient place to do business.

The first step is to identify and establish roles and responsibilities for each actor or agency within the framework of economic development. These actors include, but are not limited to, the City's elected and appointed organizations, City staff, civic and business organizations, County elected officials, and County and State economic development organizations. There are also secondary local organizations who serve a supportive role to the economic development mission for the City.

Economic Development Department

In this Plan, the City's Economic Development Department is the clear lead organization for activities within Stonecrest. The Mayor & City Council bolster the Economic Development Department with supportive policies, decisions, and funding. The City Manager ensures the Economic Development Department has the resources and authority required to carry out its duties. The City Departments work in conjunction with the Director and ED Staff to ensure efficient processes throughout the City, and the Stonecrest Development Authority serves as the conduit for Economic Development outside the purview of the City.



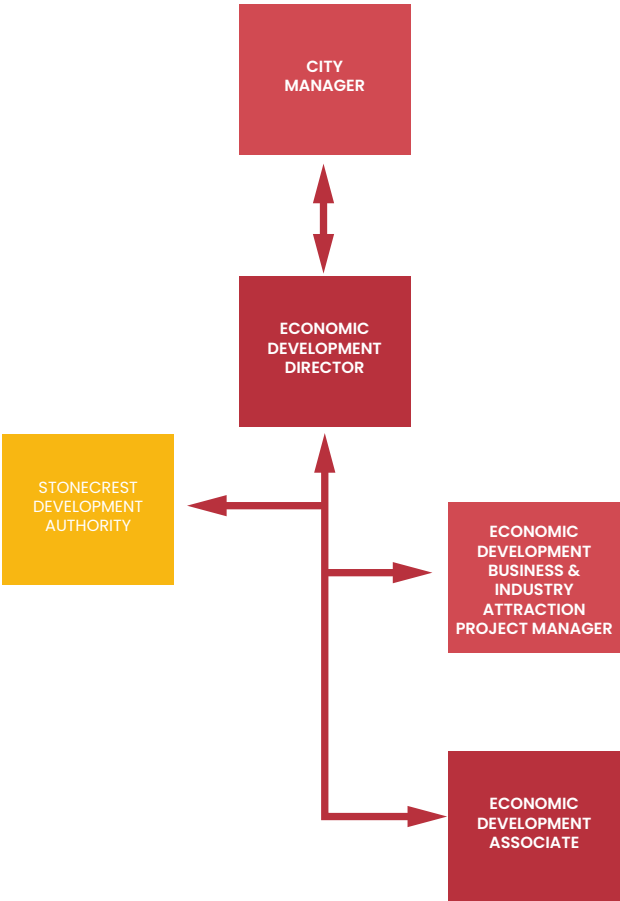
The Economic Development Department currently consists of 2 positions, an Economic Development Director and an Economic Development Associate. The Economic Development Director reports to the City Manager and the Economic Development Associate reports to the Economic Development Director. In general, the office is responsible for business attraction, retention & expansion; facilitating desired land development; working with utilities and State, County and City departments for infrastructure, developer, business community, and stakeholder relationships; and funding applications; coordinating local business events, infrastructure, shepherding projects through City and County development approvals.

The Economic Development Director serves as the Executive Director for the Stonecrest Development Authority and liaison to Discover Dekalb, Stonecrest Film and Entertainment Commission, and the East Metro Community Improvement District.

The Economic Development Associate manages the business retention and expansion efforts, develops an inventory for City properties, coordinates with other departments, plans economic development-related events, conducts research, and assists the Executive Director as necessary.

Recommendations

- Add a staff position whose primary responsibility is business attraction and recruitment.
- Work with the Communications Department and create a joint position for marketing and special events.



Stonecrest Development Authority

The Stonecrest Development Authority's purpose is to develop and promote trade, commerce, industry and employment opportunities in the City of Stonecrest. The Stonecrest Development Authority, which had originally issued \$750 million in bond deals, stopped holding meetings, lost records, its funding and its legal counsel after the scandal involving the former Mayor. The City Council recently (May 2023) appointed new members to the Development Authority, entered into an Intergovernmental Agreement which included oversight by the City, including assigning the Economic Development Director as the Executive Director of the Authority. Details of the revised organizational structure are as follows.

The SDA's new role and responsibilities are to:

- Act as a non-exclusive development agent for the City exercising its powers under Georgia law for the benefit of the City.
- Assist in the creation of such tax allocation districts as may be deemed necessary or prudent or otherwise provide for tax abatement programs, the City requests however, that the Authority inform the City prior to extending to any project or entity an incentive or tax abatement.
- Enter into and execute any contracts, leases, mortgages, or other agreements, including agreements with bondholders or lenders, determined by the Authority to be necessary or convenient with City review prior to execution.
- Acquire property, real or personal, or interests therein, for redevelopment and development purposes, and use or dispose of such property or interests, either through the City or directly with private parties.

- Conduct other planning and implementation activities as are deemed necessary and prudent, including planning and predevelopment activities such as site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of proposed redevelopment plans to ensure consistency with the City's overall goals, and short-term and long-term plans.
- Negotiate and enter into public-private ventures, provide loans to private enterprises, and enter into intergovernmental and other agreements as needed with the City reviewing prior to execution.

The Executive Director (City Staff) will:

- Take charge of all Authority assets and property, and on behalf of the Authority manage the day-to-day operation and maintenance of all such sites.
- Market for sale or lease, such properties as is deemed in the best interest of the City and the Authority with any transfer of title or leasehold interest to be approved by the Authority and the City. As additional oversight, the City Manager shall deliver to the City and the Authority, at least quarterly, a report of activity of Authority property.
- Perform the day-to-day management, including budgeting and annual audit review, of all funds, bank accounts and assets of the Authority.
- Be responsible for the maintenance of all Authority minutes, records, contracts and other official documents, and for ensuring Authority compliance with State law and City ordinances. All such utilization shall be coordinated through and at the direction of the City Manager.

Recommendations

Given the history of the previous Stonecrest Development Authority, it is imperative that all Development Authority members be well-trained and understand the roles and responsibilities of their position and the Authority. There is mandatory training for Development Authority Members through the Carl Vinson Institute of Government.

- We also recommend the advanced training as well as training and courses offered the Georgia Economic Development Association (GEDA) Sidebar Conferences, GEDA monthly meetings, Georgia Municipal Association/Georgia Cities Development Authority trainings, and the Georgia Tech Basic Economic Development Course.
- Utilize the Stonecrest Development Authority's powers to facilitate desired development / redevelopment of catalyst projects, including acquisition of property and/or public-private ventures.

Regional Organizations

The regional economic development partners listed in this section may continue to assume lead roles in economic development until such time that the City's entities are fully prepared to transition them.

In addition to the City Departments, there are outside partner organizations who assist Economic Development efforts in the City of Stonecrest. These include the state level Georgia Department of Economic Development, County organizations, such as Decide DeKalb (the County Development Authority), the DeKalb Chamber of Commerce, Georgia Power, the East Metro CID, the Georgia Economic Developers' Association, and the Southern Economic Development Council.

Some of these organizations are already well-established with staffing, networks, and resources who serve as partners for Stonecrest while Stonecrest is working on its economic development and city service fundamentals. Decide Dekalb (www.decidedekalb.com) is a powerful ally and partner for the City. Prior to the incorporation of the City, Decide DeKalb was responsible for the area's economic development initiatives. Decide DeKalb's staffing and resources can be utilized by the City for larger projects until the City is functionally ready for those types of projects.

The DeKalb Chamber of Commerce (www.dekalbchamber.org) is an established chamber with significant resources, including small business services and workforce development.

WorkSource DeKalb (<https://www.dekalbcountyga.gov/workforce-center/welcome-workforce-development>) provides a comprehensive range of employment and training services for employers and job seekers. Their local workforce plan recognized three of the targeted industries recommended here (healthcare, transportation, distribution, and logistics, and advanced manufacturing) as high-demand industries and are prepared to assist with workforce development needs. Georgia Power's Economic Development arm (www.selectgeorgia.com) provides valuable research data, integrated property inventory tools, engineering, recruitment, and other assistance.

East Metro CID (www.eastmetrocid.com) is currently the only Community Improvement District located in Stonecrest. The CID provides transportation, safety, and beautification projects in their district through tax increment financing.

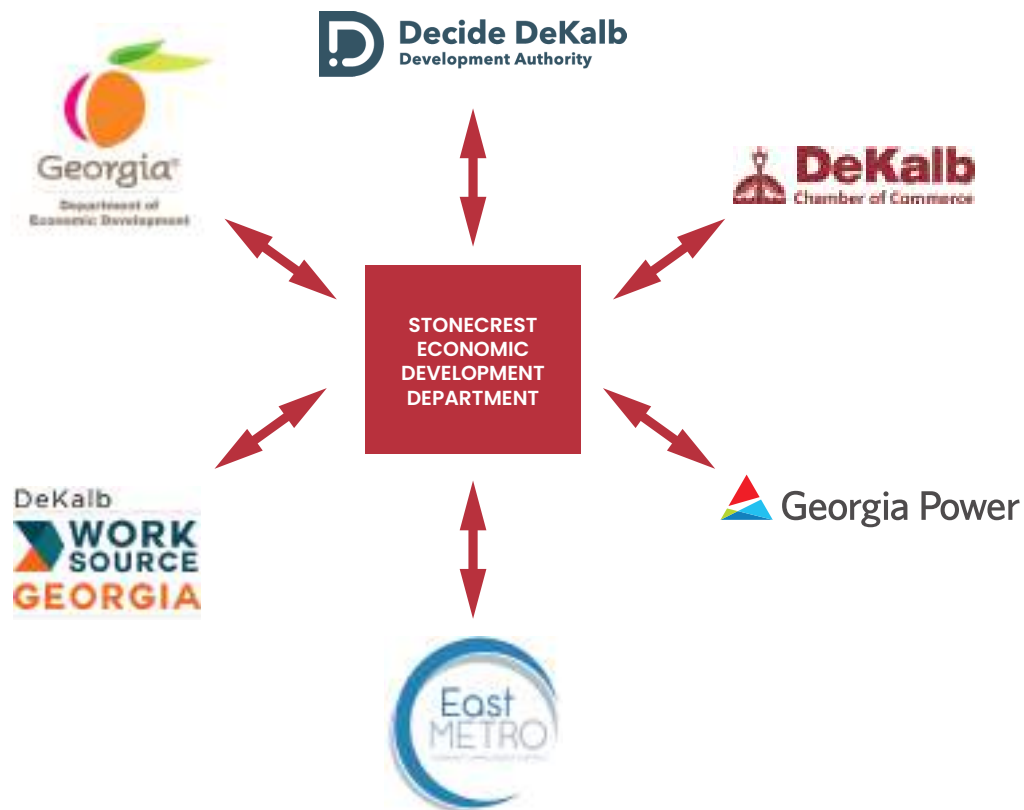
The Georgia Economic Developers' Association (GEDA, www.geda.org) is a statewide association of economic development practitioners and related industry professionals dedicated to professional development and public policy for the economic development community in Georgia.

The Southern Economic Development Council (SEDC, www.sedc.org) works across 17 states to provide information and dynamic leadership to economic development practitioners throughout the American South. They offer classes, conferences, and networking opportunities.

Recommendations

The Economic Development Department should meet regularly with these organizations to establish partnerships and collaborations such as:

- Begin developing relationships with the Georgia Department of Economic Development with particular focus placed on the targeted industries discussed in this Plan.
- Partner with Decide DeKalb for marketing, larger project recruitment, and incentives.
- Collaborate with WorkSource DeKalb for workforce initiatives such as job fairs, talent identification and development, tax credits, and on the job training.
- Work with Georgia Power to share the City's available property inventory and marketing materials as well as large project recruitment.
- Once the City is prepared with the available site inventory, streamlined, efficient, and effective development processes, and incentives, host a "fam" tour of Stonecrest.
- Join the statewide and regional professional organizations (GEDA, SEDC, DeKalb Chamber) for education and networking.



Local Organizations

The Stonecrest Business Alliance, Stonecrest Industrial Council, and Stonecrest Chamber of Commerce are valuable local organizations representing the local business community. These organizations have a finger on the pulse of the local business community, its strengths and its concerns.

Recommendations

- Hold quarterly roundtables with these organizations to discuss issues and opportunities.
- As these organizations have the potential to be “ambassadors” for the City and the Economic Development Department may wish to engage them on projects and programs where business input is critical.



STONECREST INDUSTRIAL COUNCIL



Credit: Adobe Stock

Processes

Efficient and Clear City Processes

Stonecrest’s organizational infrastructure requires the efficient functioning of the City as related to economic development. For Stonecrest, establishing a reputation for efficient City services is critical for attracting new business and investment. To this end, interdepartmental relationships are key. Economic Development is not a siloed endeavor but rather involves a series of interactions with various departments. These departments include Planning & Zoning, Building, Code Enforcement, and Finance, among others.

The Planning & Zoning Department is often the first stop for a developer or business. The P&Z Department processes land use applications, reviews projects for zoning compliance, special uses, development regulations, variances, zoning certification, special events, and business licenses.

The Building Department reviews building plans and inspects all residential and commercial structures built or remodeled within the City.

- Hold regular development meetings to review potential and existing businesses and projects to track where they are in approval processes and to strategize and prioritize Code violations to improve the aesthetics and address Code violations for land use.
- Work with the Planning & Zoning and Finance Department to streamline business license application and approval process.
- Create public-facing materials outlining the development process (with Planning & Zoning). The Planning & Zoning Department developed an internal process chart, however, there should be one available to potential businesses.

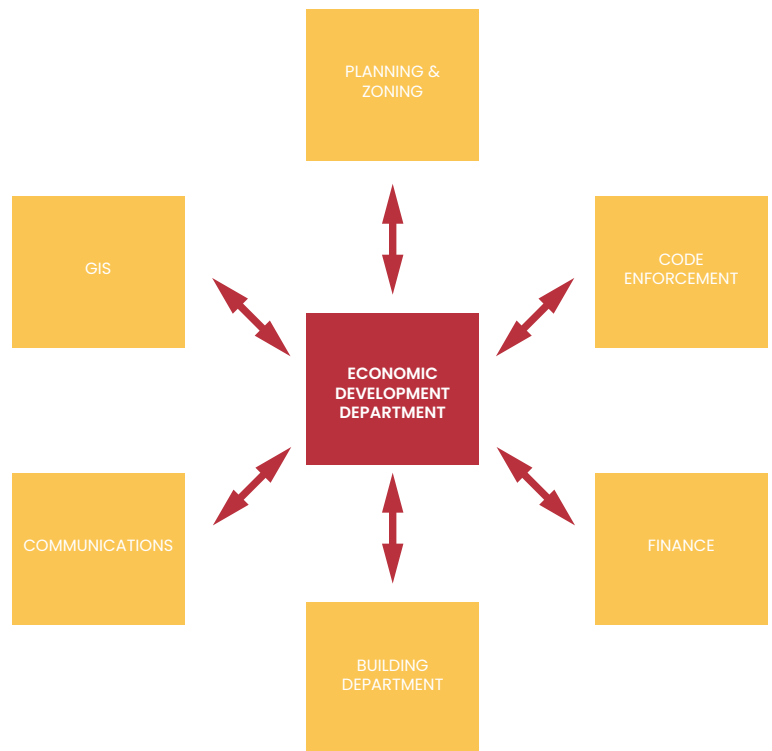
Code Enforcement is critical for economic development as it protects and ensures the health, safety, and quality of life of Stonecrest’s residents, businesses, and visitors. For economic development, the Department’s enforcement of the City’s Code for property maintenance, signage, zoning, land use and business regulations creates a cleaner, more attractive community, eliminates blight, protects property values, lowers crime, and fosters a sense of pride in the community.

The Finance Department is responsible for issuing business license applications.

The Communications Department assists with marketing and conveying information to businesses and residents.

The interactions between these departments for processing business licenses and land development plans and permits were identified as an area requiring improvement during the stakeholder input and research.

Recommendations



Business Retention & Expansion

Supporting existing businesses is critical to the foundation of Stonecrest's economic development base. These businesses have already invested time and resources and provide desired goods and services as well as job opportunities for Stonecrest residents and the surrounding area. Furthermore, small businesses, those classified under 500 employees, have historically been significant job creators. The following recommendations build upon existing business retention and expansion efforts undertaken by the City of Stonecrest.

As noted earlier, there is a concern Stonecrest may not have captured the entirety of its business base. As part of the business retention and expansion program, developing an accurate inventory of existing businesses will allow for further refinement of business retention and expansion policies and programs as well as bring business licenses current with the City.

Recommendations

- Update Stonecrest business information.
- Contact DeKalb County business license and obtain a list or GIS files for all of the businesses located in the zip codes for Stonecrest.
- Cross reference the list with City boundaries (with the assistance of the GIS Department).
- Cross reference the list with existing business licenses.
- Contact each business without a current business license to share the business license application process.
- Identify existing Stonecrest business needs.
- Conduct a city-wide business needs survey.
- Augment the survey results and establish relationships with existing business interviews conducted in 2023. This should be continued with the following additional activities.
- As many of the businesses in the City are small businesses, using the updated business license information, identify the business owners and contact them directly via mail, email, and phone.
- Provide the business contacts with the intent of the conversation and offer to send them a few topics to be covered during the interview. These should include, but are not limited to, the respondent's impressions regarding assets in the City and obstacles for their business to succeed.
- Share the aggregated and anonymous results of the interviews with City Staff and elected officials as well as regional partners to improve and connect processes and programs.

Tools

Inventory

To attract industry and assist existing businesses with their space needs, an up-to-date commercial and industrial property inventory provides quick and reliable information. This inventory can be published on the website, incorporated into the marketing materials, and distributed to the State and Regional economic development organizations for them to use.

Recommendations

- Update and maintain a commercial and industrial property inventory.
- Reach out to brokers and property owners.
- Coordinate with Georgia Power for their inventory tool.
- Publish the inventory on the City's website.

Economic Development Incentives

Incentives can be an important tool in economic development activities. When used wisely, they level the playing field against competing locations for projects that meet desired job, wage, investment or other specific criteria to aid Stonecrest in its economic development path. Once the project is deemed in keeping with the goals of Stonecrest's economic development mission, the critical component with incentives are twofold: (1) to ensure that the incentives are needed to make the project viable in Stonecrest and (2) match the needs of the project.

Incentives are available in a number of forms: land acquisition assistance, infrastructure assistance, local and state tax relief, workforce training, expedited reviews and permitting.

Recommendations

- Utilize Stonecrest Development Authority powers to identify and secure key properties and public-private ventures.
- Collaborate with Decide DeKalb on financial incentives.
- Collaborate with Georgia Technical Colleges, DeKalb County School District, Decide DeKalb, and DeKalb Chamber of Commerce on workforce initiatives
- Investigate a City permit waiver policy.

Small Business Support/Entrepreneurship

While the black business community is still recovering from the disproportionate impacts of the COVID-19 pandemic, black entrepreneurship continues to emerge with strong potential. The number of new black business owners, including black women entrepreneurs, are increasing at approximately by 38% nationally. Revenue growth for these businesses have also seen strong returns.

Stonecrest has the opportunity to further its **Path Forward** as a hub of black entrepreneurship. There is an existing path forged for Black entrepreneurship through Stonecrest's Black Wall

Street and there are other opportunities to strengthen the City's identity as a entrepreneur and business friendly environment.

The opportunity for Stonecrest is to provide a supportive environment, including identifying start-up spaces and resources to overcome this historical challenges faced by black entrepreneurs (e.g., access to capital, lack of generational wealth for seed money, networks). The Organizational Infrastructure improvements the City is making and will continue to make regarding business and development processes will foster these initiatives.

Recommendations

- Create a resource guide to entrepreneurship programs, especially those that are targeted to minority business owners.
- Maintain a list of minority-owned businesses in the City and share with other businesses for supply chain and B2B.
- Consider an economic gardening program for black entrepreneurship with mentoring support.
- Work with Spelman College's Center for Black Entrepreneurship, UGA Small Business Development Center (SBDC) Multicultural Business Division, or other higher education institutions.
- Facilitate forums for small business challenges and bring expertise to the meetings.

Community Improvement District

Within the City, there exists one Community Improvement District - the East Metro DeKalb CID. The East Metro Community Improvement District (EMCID) is a self-taxing district that was formed in 2014 by a group of businesses, civic and DeKalb County leaders committed to enhancing the East DeKalb area. The CID serves as an economic development tool to implement major improvements including infrastructure, public safety, and beautification enhancements in an effort to increase property values, revive business and enhance the overall quality of life of the area.

There is a CID Advisory Committee with seven members, including two council members whose task as a recommending body is to improve and sustain the city's commercial and industrial areas. They are charged with engagement with the business community, residents and others.

The City does not have definitive incentives, such as tax relief, façade or sign grants, or other tools geared toward attracting projects to designated sites or industries.

Recommendations

While not officially part of the scope of this Plan, there were inquiries for the creation of a CID to support industrial development. Our general impression is a CID can be a valuable tool for redevelopment. At this time, however, the focus should be on the fundamentals of economic development as presented in the earlier parts of this section. Once these foundational elements have been established, then a CID study for the industrial areas, including identifying interested properties, proposed activities, and feasibility would be warranted. This would be a medium to long-term project.

- A CID or Tax Allocation District may be beneficial for the development of a Town Center for Stonecrest and should be evaluated accordingly.



East Metro CID Plan | Thomas & Hutton/Atlanta Regional Commission

Marketing

Vision

As described above, establishing and communicating a positive reputation for the City and its economic development opportunities is one of the most crucial tasks. This positive image and its related experiences must emanate from within and reverberate throughout the City. For the City, sharing this common vision across departments, with the business community, and with residents restores and instill confidence with potential investors and businesses.

The City's Comprehensive Plan vision for the City is articulated as "Community, Commerce and Culture working together as a world class city." This economic development plan builds and expands on that broader sentiment imagining Stonecrest as a strong, welcoming city that encourages small businesses, innovation, a range of businesses and cultures, and improves the overall community.

For the **Path Forward**, the driving economic development vision is:

Stonecrest is a resilient and approachable city where entrepreneurialism is nurtured, diversity of people, cultures, and environments are celebrated, and economic activity contributes to a high quality of life for local businesses, workforce, and residents.

Recommendations

- Continually share this vision with the community using it as a guiding principle.
- Engage the Communications department to include it with all marketing pieces.
- Engage the local partner organizations to incorporate the vision into their programming.

Reputation Rebuilding and Rebranding

A common theme emerged during the data gathering. This was the need for transparency and integrity in how businesses and property owners are engaged by City officials. It is critical that the community re-establish trust with its residents, other organizations within and outside the City, and the business/developer community. This will take time and consistent effort through communication and personal experience. At the outset, our Team talked with the community about the importance of the stakeholders, including businesses and the citizens at-large becoming ambassadors for the City. Genuine excitement and appreciation for what the City is and can do will translate into redefining Stonecrest.

This effort is not an Economic Development Department driven initiative, but rather one that must come from the elected officials and administration. Engagement with the residents and businesses and creating a strong sense of community will transcend the City boundaries and create an internal peace and external confidence.

Rebranding, however, is far more than creating a new logo. For Stonecrest, the reputation, rebranding, and communication efforts must go hand-in-hand. The more positive news that can be shared and generated for the City, the better. These communications can be about small wins and activities – providing a positive experience for the City. The Economic Development Department will support these efforts through their activities as described below.

Recommendations

- Develop marketing materials highlighting available inventory and programs.
- Send out quarterly newsletters apprising the City businesses and residents of economic development activities, new businesses, regulations, and resources.
- Work regularly with state and regional economic development organizations to share information, including improvements to processes, inventory, vision, etc.
- Once the inventory and materials are prepared, provide development tours to prospective housing, mixed-use, commercial and industrial developers. Be prepared to discuss how things have changed and the new processes in place to instill confidence.
- Update the website to include a searchable inventory and highlight opportunities, resources, and targeted sectors.

Land Development

Land Use

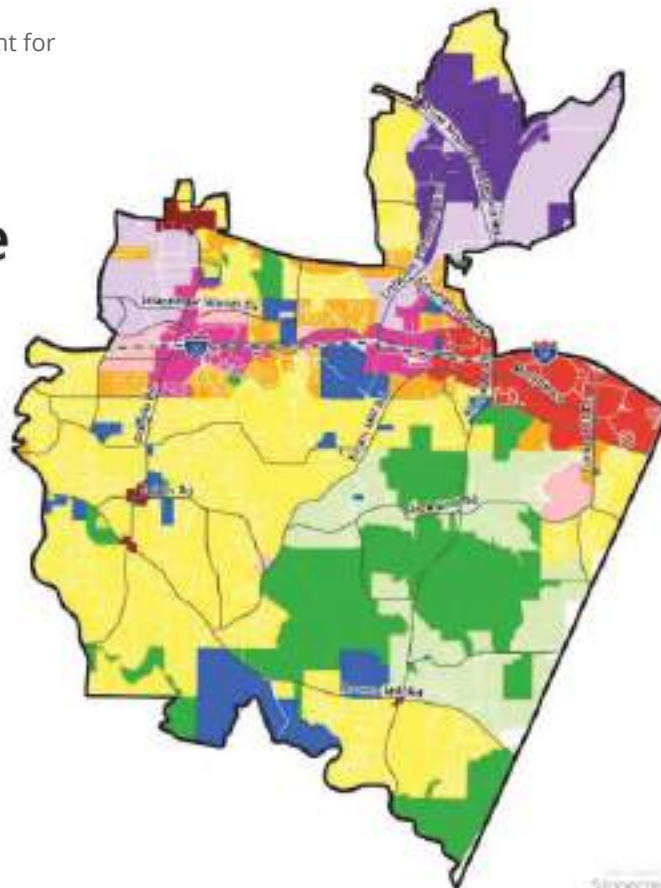
The City's Comprehensive Plan process included an updated future land use map stretching the City Center land use designation further along I-20. The **Path Forward** strategy supports this 2038 Future Land Use Map from the Comprehensive Plan. Industrial properties remain to the north while conservation and open space and rural residential areas are preserved to the southeast.

Recommendations

- Work closely with the Planning Department to ensure zoning districts allow for desired development in these classifications.
- Encourage quality higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.
- Work with property owners and Stonecrest Development Authority to secure properties and market the City Center Master Plan to developers.
- Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.
- Review Zoning regulations with Planning Department to assess if current regulations are adequate for setbacks, buffering, improvements, etc.
- Work with property owners in industrial areas to identify potential assemblage.
- Work with property owners and code enforcement for property clean up and improvements

2038 Future Land Use Map

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



StonecrestGIS

Creating a Sense of Place

The second element of the **Path Forward's** Land Development strategy and recommendations manifests through land use and activities across the City. In both the request for proposal and in the community meetings, there is a clear desire to create an environment where the community and families can come together to be a part of Stonecrest. The concept of a City Center or civic and commercial space is highly desirable.

In Stonecrest, creating a sense of place can be achieved through the built environment and through activities and interactions that enliven spaces. The built environment reflects the unique nature of places, creating an identity that connects culture

and community and for economic development purposes, commercial activities. Activities and interactions invite people to experience the place and one another.

The built environment and activities in teh areas provide signals to businesses, developers, and the community that the City of Stonecrest is ready to forge a **Path Forward**.



Credit: Thomas & Hutton/Frank Fortune



Recommendations

- Create a strong sense of locality and identity. With the rebranding effort, install common and clear signage that designates the City of Stonecrest throughout the City.
- Create temporary common places using tactical urbanism examples to create community spaces of interest and host activities.
- Develop a City Center Master Plan. Stonecrest currently lacks a town center that offers the community a central place to gather. The properties along Turner Hill/ Stonecrest Mall/future Marta Hub would be optimal.
- Coordinate with the local businesses and artists to offer music, art, and entertainment with food and drink with a theme (e.g., First Fridays) and rotate locations.
- Engage underutilized properties and host Food Truck events with entertainment.



Credit: Thomas & Hutton

Target Sectors and Industries

A well-balanced, sustainable and resilient economy engages all sectors in a way that is beneficial to the community, building on existing assets. The community indicated a desire for industrial development to be limited to specific areas and have it be well-regulated. The Targeted Sectors and Industries strategy leverages regional and local assets. The Team evaluated industry sectors using Location Quotient analysis, local employment, desired services, job skills mix, and regional economic activity to determine the best **Path Forward** for identifying and targeting various economic sectors and industries.

In Stonecrest and the surrounding region, there is a strong trend for industrial development, particularly in logistics, automotive manufacturing and supply, food and beverage. The film and entertainment industries are also booming across Georgia and

along the I-20 corridor. Overall, sectoral local employment in Stonecrest is weakest in construction, manufacturing, transportation, finance, insurance, and real estate (FIRE) and professional services. Partnering the regional economic drivers with the local skill sets and educational opportunities across the Metro Atlanta region, the strategy for targeted sectors and industries builds on the existing asset base. The initial emphasis is to create building blocks for larger project recruitment by leveraging regional supply chains. These include small to medium size projects in transportation and logistics, manufacturing, film and entertainment, professional services, health care, tourism, and broadening retail coordinated with market demand. The small to medium size projects include encouraging entrepreneurship. A future phase would be to utilize the Stonecrest Development Authority and other tools to attract larger industrial and commercial projects.

Recommendations

Professional Services

The demographics for Stonecrest indicate a well-educated population who leaves the City for employment and also for professional services, thus creating opportunities to serve the local population from an employment and service provision perspective. Attracting professional services will require the identification of potential commercial inventory and improvement of quality-of-life amenities in and around the commercial sites. Coupled with City-maintained small business resources recommended in this Plan, attracting professional services can serve the local residents as well as regional activities. Marketing materials should be developed and distributed highlighting the local population base, potential office space, and regional economic activity with regard to professional service supply chain opportunities.

Health Care

The Emory Hillendale Hospital Campus is an anchor to attract additional medical offices and services. The property inventory will assist with marketing potential sites. Similar to the Professional Services initiatives, the Department may meet with hospital administrators, (medical practices, medical testing providers, medical billing companies as well as medical office developers.) Marketing materials should be developed to highlight the Hospital, available sites, local population as well as regional economic activity.

Film and Entertainment

The Film and Entertainment Sector is booming in Georgia and emerging along the I-20 Corridor. While there are new production studios, there is a need for Dedicated Live Music Venues. These could be coupled with the redevelopment of the City Center.

Transportation and Logistics

The assets of Georgia Piedmont Technical College facility, Interstate 20, and the surrounding large industry announcements suggest that transportation related industries continue to be a strong sector. Marketing efforts coordinated with the Stonecrest Industrial Council can aid in this effort.

Light Manufacturing

The number of recent projects announced along the I-20 and I-75 corridors create opportunities for medium sized light industrial supply chain businesses.

- Develop marketing materials targeted for Professional Services, Health Care, Film and Entertainment, Transportation and Logistics, and Light Manufacturing (also Marketing)
- Utilize Inventory to share potential properties for targeted sectors (also Tools)
- Develop economic development incentives for targeted sectors and industries (also Tools)
- Share Targeted Sector List with State, Decide DeKalb, DeKalb Chamber, Metro Atlanta Chamber, Local Organizations
- Engage the Local Partners for recruitment of Professional Service Companies.
- Attend international and national tradeshows/ conferences such as ICSC (international Council of Shopping Centers) tradeshows, CSCMP (Council of Supply Chain Manufacturing Professionals) conference and others.
- Work with the Georgia Film Office and the DeKalb Entertainment Commission
- Work with Georgia Piedmont Technical College and State of Georgia for transportation and logistics leads.



Credit: Adobe Stock

Targeted Industry Sector – Retail

The retail sector is one that primarily responds to market demand, however, the opportunity to recruit quality retail is a key strategy in the **Path Forward** Plan. Stonecrest has highly traveled interstate, state, and local routes (Interstate 20, US 278, and GA 124, Panola Road and Turner Hill Road) which collect local traffic and contain much of the daily shopping and retail needs. Furthermore, as discussed above in the retail analysis, the Mall at Stonecrest has a large regional trade area and is

surrounded by additional shopping opportunities including restaurants and auto dealerships. The first opportunity for targeting retail is the low-hanging fruit where leakage is already identified. Additional opportunities require more time and investment to demonstrate market demand, including increasing residential units and density, raising household incomes, and developing a mixed-use City Center.

Recommendations

The **Path Forward** Plan focuses on three areas for retail attraction.

- Seek out national grocery store chain for location in Stonecrest.
- Utilize the property inventory to attract retail to the existing spaces and sites.
- Engage the Sense of Place initiatives to bring the community together and showcase retailers.
- Work with developers to develop the mixed-use City Center concept.



Credit: Gaskins + Lecraw

Top "leakage" opportunities from visits outside the city that challenge The Mall at Stonecrest:

- Conyers AMC Theater
- Stone Mountain
- Conyers Target, Publix and Walmart
- Tucker Sam's Club

To combat leakage, the plan recommends the City draw shoppers and patrons to the Mall through the creation of a downtown streetscape and shopping experience adjacent to and connected with the mall concourse.



Tourist Trail

Given the natural and cultural assets in the City, tourism can be a contributing industry to the City. However, our conversations with people outside of Stonecrest indicated that there was not widespread recognition that the natural and cultural assets such as the Davidson-Arabia Mountain Nature Preserve, Arabia Mountain Heritage Area, the Trappist Monastery, etc., were located in Stonecrest or even associated with Stonecrest. This suggests a need for additional joint marketing of these assets to attract visitors. In addition to the continued promotion, there are infrastructure opportunities that could connect and support these assets. There has been a long-standing vision for tourist trails to connect various parts of the City – moving path users throughout the various natural amenities, such as Arabia Mountain National Heritage Area to commercial centers near the Mall or future Town Center and connecting other cultural sites such as Flat Rock Archives and Vaughters Farm and other areas of interest. Trails or shared use paths have been shown to have a synergistic relationship with economic development, health, safety, and community identity. The following recommendations support the City of Stonecrest’s forthcoming Bicycle, Pedestrian, and Trail Plan (anticipated 2024).

Recommendations

- Participate in the Bicycle, Pedestrian, and Trail Plan planning and implementation.
- Share with local businesses the opportunities associated with paths and trails.
- Work with Planning and Zoning to review Comprehensive Plan and Zoning to allow for mixed use projects along the future trail sites.
- Identify key properties along future trail sites that could be catalytic and supportive for tourism as well as local services.
- Work with Planning & Zoning to create small master plans and market them to developers and businesses.



Credit: <https://greshamsmithplanning.com/stonecrest-bicycle-and-pedestrian-plan>

Workforce Infrastructure

One of the main concerns with businesses is access to a well-prepared, available, local workforce. As presented in the Area Characteristics section, Stonecrest is well-positioned with a strong local high school and engaged public schools as well as having access within the Metro Atlanta region to a significant number of higher educational institutions.

The following recommendations leverage the existing educational assets:

DeKalb Public Schools

The K-12 system is the pipeline for the future workforce of Stonecrest. The City Economic Development Department can work with local schools and industry to create meaningful interactions and share with students the array of job opportunities and skills training available in and around Stonecrest.

- Work with the local school principals to connect existing businesses with career days at the local elementary schools.
- Work with local industry, Georgia Piedmont Technical College, and middle school students to provide guest speakers and tours of local businesses and industries.
- Work with high schools to offer internships with local industry and industry days for teachers and counselors to meet with industry to identify needs.
- Work with Arabia Mountain High School to attract entrepreneurs and industries focused on environmental issues to partner and collaborate with faculty and students.
- Create an industry advisory committee in available to work with schools that connect higher ed (e.g., GPTC).

Georgia Piedmont Technical College

The expansion of the Georgia Piedmont Technical College in Stonecrest serves a growing and high-demand field for transportation-related industries. The City should be highlighting this asset and facilitating events to connect the local schools and residents with the GPTC campus for events.

Higher Education

The high number and caliber of regional higher educational institutions offers both residents and businesses the opportunity to create, attract, and retain a quality workforce.

- Utilize college job fairs as opportunities to attract new talent to Stonecrest.
- Encourage institutions and faculty to explore Stonecrest and use it as an applied laboratory for research, internships, and other engagement opportunities.

Community

Create a Workforce Working Group from the stakeholder organizations.

Housing

Access to quality, affordable and available housing that suits the needs of the local workforce and brings in new residents to support the community, while not historically central to economic development, has become increasingly a concern for communities. Long commuting patterns bring negative environmental impacts, increased household costs for transportation, traffic and congestion, and a reduced quality of life with workers and residents spending less time with their families, friends, and neighbors.

The City needs an increased range of housing types, including condominiums, townhomes, and live-work units, to accommodate a diverse population of young families, college students, working adults, empty nesters, and senior citizens. Housing has been addressed early in other recommendations

that support quality higher density residential options to support retail and cluster activities to preserve openspace and greenspace and create a strong sense of community. As part of a larger economic development vision, the City's Economic Development Plan must create a **Path Forward** for housing to meet the needs of its residents as well as new residents that may be employed in the City or in the regional economy. Larger City-wide initiatives that improve quality of life and attract businesses and professionals may include identification of resources to help bring the cost of home ownership down for new residents, and assistance for housing rehabilitation for existing income-qualified homeowners and development of higher quality neighborhoods with community amenities, resident support services, and recreational areas for all neighborhoods.

Recommendations

- Encourage quality higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.
- Work with Planning to direct residential development away from heavy industrial and land designated for conservation.
- Identify developers interested in horizontal and vertical mixed-use projects to support the City Center concept.
- Create incentives for or require retail and commercial space in multi-family developments for small business opportunities.
- Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.
- Meet with and/or survey businesses and local employees to gather their housing concerns and desires.
- Identify required infrastructure to support higher density housing.

IMPLEMENTATION SUMMARIES AND TIMELINES



ORGANIZATIONAL INFRASTRUCTURE

Strategy	Recommendation	Organizations	Timeline
Establish Roles and Responsibilities			
City Organization	Economic Development to serve as lead organization.	Economic Development	Ongoing
	Add a staff position whose primary responsibility is business attraction and recruitment.	Economic Development	Immediate
	Work with the Communications Department and create a joint position for marketing and special events.	Economic Development, Communications	Short Term
	Stonecrest Development Authority Members to pursue training and education.	Stonecrest Development Authority	Immediate
	The Mayor & Council may also elect to participate in training.	Mayor & Council	Immediate
State and Regional Partners	Develop relationships with the Georgia Department of Economic Development with particular focus placed on the targeted industries discussed in this Plan.	Economic Development, Georgia Department of Economic Development, Decide DeKalb, WorkSource DeKalb, Georgia Power, GEDA, SEDC, DeKalb Chamber	Immediate and Ongoing
	Partner with Decide DeKalb for marketing, larger project recruitment, and incentives.	Economic Development, Decide DeKalb	Short Term and Ongoing
	Collaborate with WorkSource DeKalb for workforce initiatives such as job fairs, talent identification and development, tax credits, and on the job training.	Economic Development, WorkSource DeKalb	Short Term and Ongoing

ORGANIZATIONAL INFRASTRUCTURE

Strategy	Recommendation	Organizations	Timeline	Item XIII. b.
State and Regional Partners (Con't.)	Work with Georgia Power to share the City's available property inventory and marketing materials as well as large project recruitment.	Economic Development, Georgia Power	Short Term and Ongoing	
	Host a "fam" tour of Stonecrest.	Economic Development, State of Georgia Economic Development	Medium Term	
	Join the statewide and regional professional organizations (GEDA, SEDC, DeKalb Chamber) for education and networking.	Economic Development	Immediate	
Local Partners	Hold quarterly roundtables with the local business organizations to discuss issues and opportunities.	Economic Development, Stonecrest Business Alliance, Stonecrest Industrial Council, Stonecrest Chamber of Commerce	Short Term and Ongoing	
	Engage the local business organizations with projects and programs where business input is critical.	Economic Development, Stonecrest Business Alliance, Stonecrest Industrial Council, Stonecrest Chamber of Commerce	Medium Term	
Processes and Tools				
Interdepartmental Collaboration	Hold regular Development planning meetings.	Economic Development, Planning & Zoning, Finance, Code Enforcement	Immediate	
Development Process Map	Work with the Planning & Zoning and Finance Department to streamline business license application and approval process.	Economic Development, Planning & Zoning Department	Short Term	
	Create public-facing materials outlining the development process with Planning & Zoning.	Economic Development, Planning & Zoning Department	Short Term	
Business Retention & Expansion	Update Stonecrest business information	Economic Development	Immediate and Ongoing	
	Identify existing Stonecrest business needs	Economic Development	Short Term	

ORGANIZATIONAL INFRASTRUCTURE

Strategy	Recommendation	Organizations	Timeline
Business License Process	Streamline and clarify development processes, including business license procedures	Economic Development, Planning & Zoning, Finance	Immediate
	Notify Economic Development when business license applications are accepted.	Planning & Zoning, Economic Development	Immediate
	Maintain a database of Code Violations and problematic properties.	Code Enforcement, Economic Development	Immediate
Commercial and Industrial Property Inventory	Update and maintain a commercial and industrial property inventory	Economic Development, GIS, Georgia Power	Short Term
	Reach out to brokers and property owners for listings	Economic Development, GIS, Georgia Power	Medium Term
	Coordinate with Georgia Power for their inventory tool.	Economic Development, GIS, Georgia Power	Medium Term
	Publish the inventory on the City's website.	Economic Development, GIS	Medium Term
Economic Development Incentives	Develop Incentives Policy based on how the project meets the goals and visions for the City, jobs, investment and other community benefits.	Economic Development, Mayor & Council, Finance, Stonecrest Development Authority	Medium Term to Long Term
	Utilize Stonecrest Development Authority to identify and secure key properties.	Economic Development, Mayor & Council, Stonecrest Development Authority	Medium Term to Long Term
	Collaborate with Decide DeKalb and the State of Georgia when appropriate for financial incentives.	Economic Development, Mayor & Council, Stonecrest Development Authority, State and Regional Partners	Medium Term to Long Term
	Collaborate with Georgia Technical Colleges, DeKalb County School District, Decide DeKalb, and DeKalb Chamber of Commerce on workforce initiatives	Economic Development, State and Regional Partners	Short Term

	Strategy	Recommendation	Organizations	Timeline
	Economic Development Incentives (Con't.)	Consider a City permit waiver policy, expediting of projects, infrastructure investment, and other feasible incentives.	Economic Development, Mayor & Council, Finance	Medium Term
MARKETING	Vision	Continually share this vision with the community using it as a guiding principle.	Economic Development, Communications	Ongoing
		Engage the Communications department to include it with all marketing pieces.	Economic Development, Communications	Immediate and Ongoing
		Engage the local partner organizations to incorporate the vision into their programming.	Economic Development, Local Partners	Short Term
	Support Reputational Repair and Rebranding	Develop marketing materials highlighting available inventory and programs.	Economic Development, Communications	Immediate
		Send out quarterly newsletters apprising the City businesses and residents of economic development activities, new businesses, regulations, and resources.	Economic Development, Communications	Short Term
		Work regularly with state and regional economic development organizations to share information, including improvements to processes, inventory, vision, etc.	Economic Development, State and Regional Partners	Medium Term

	Strategy	Recommendation	Organizations	Timeline
MARKETING	Support Reputational Repair and Rebranding (Con't.)	Host development tours to prospective housing, mixed-use, commercial and industrial developers.	Economic Development	Medium Term
		Update the website to include a searchable inventory and highlight opportunities, resources, and targeted sectors.	Economic Development, Communications	Short Term
LAND DEVELOPMENT	Land Use	Work closely with the Planning Department to ensure zoning districts allow for desired development in these classifications.	Economic Development, Planning	Short Term
		Encourage higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.	Economic Development, Planning	Short Term
		Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.	Economic Development, Planning	Medium Term
		Work with property owners and Stonecrest Development Authority to secure properties and market the City Center Master Plan to developers.	Economic Development, Mayor & Council, Stonecrest Development Authority	Long Term
		Review Zoning regulations with Planning Department to assess if current regulations are adequate for setbacks, buffering, improvements, etc.	Economic Development, Planning	Short Term

	Strategy	Recommendation	Organizations	Timeline
LAND DEVELOPMENT	Land Use (Con't.)	Work with property owners in industrial areas to identify potential assemblage.	Economic Development	Medium Term
		Work with property owners and code enforcement for property clean up and improvements	Economic Development, Code Enforcement	Medium Term
	Creating a Sense of Place	Design and install common and clear signage throughout the City.	Economic Development, Community Services	Short Term
		Create temporary common places using tactical urbanism examples to create community spaces of interest and host activities.	Economic Development, Communications	Short Term
		Develop a City Center Master Plan.	Economic Development, Mayor & Council, Planning	Medium Term
		Coordinate with the local businesses and artists to offer music, art, and entertainment with food and drink with a theme (e.g., First Fridays) and rotate locations.	Economic Development, Communications	Short Term
		Engage underutilized properties and host Food Truck events with entertainment.	Economic Development, Communications	Short Term
		Targeted Industries - non Retail	Develop marketing materials targeted for Professional Services, Health Care, Film and Entertainment, Transportation and Logistics, and Light Manufacturing (also Marketing)	Economic Development, Communications
		Utilize Inventory to share potential properties for targeted sectors (also Tools)	Economic Development	Short Term
	TARGET SECTORS AND INDUSTRIES			

TARGET SECTORS AND INDUSTRIES

Strategy	Recommendation	Organizations	Timeline
Targeted Industries - non Retail (Con't.)	Develop economic development incentives for targeted sectors and industries (also Tools)	Economic Development, Mayor & Council, Stonecrest Development Authority	Medium Term
	Share Targeted Sector List with State, Decide DeKalb, DeKalb Chamber, Metro Atlanta Chamber, Local Organizations	Economic Development, State and Regional Partners, Local Partners	Short Term
	Engage the Local Partners for recruitment of Professional Service Companies.	Economic Development, Local Partners	Medium Term
	Attend international and national tradeshows/ conferences such as ICSC (international Council of Shopping Centers) , CSCMP (Council of Supply Chain Manufacturing Professionals), IAMC (Industrial Asset Management Council) conference and others.	Economic Development	Short Term
	Work with the Georgia Film Office and the DeKalb Entertainment Commission	Economic Development, State and Regional Partners	Short Term
	Work with Georgia Piedmont Technical College and State of Georgia for transportation and logistics leads.	Economic Development, State and Regional Partners, Georgia Piedmont Technical College	Short Term
	Targeted Sector - Retail	Seek out national grocery store chain for location in Stonecrest.	Economic Development
	Utilize the property inventory to attract retail to the existing spaces and sites.	Economic Development	Short Term

TARGET SECTORS AND INDUSTRIES

Strategy	Recommendation	Organizations	Timeline
Targeted Sector - Retail (Con't.)	Engage the Sense of Place initiatives to bring the community together and showcase retailers.	Economic Development	Short Term
	Work with developers to develop the mixed-use City Center concept.	Economic Development	Medium Term
Tourism and Trails	Support marketing efforts to link natural and cultural assets with City of Stonecrest.	Economic Development, Communications & Technology, Arabia Mountain Heritage Area Alliance, PATH Foundation	Short Term
	Participate in the Bicycle, Pedestrian, and Trail Plan planning and implementation	Economic Development, Gresham Smith Planning	Immediate
	Share with local businesses the opportunities associated with paths and trails.	Economic Development. Stonecrest Business Alliance, Stonecrest Chamber of Commerce, DeKalb Chamber of Commerce	Short Term
	Work with Planning and Zoning to review Comprehensive Plan and Zoning to allow for mixed use projects along the future trail sites.	Economic Development, Planning and Zoning	Medium Term
	Identify key properties along future trail sites that could be catalytic and supportive for tourism as well as local services.	Economic Development	Medium Term
	Work with Planning & Zoning to create small master plans and market them to developers and businesses.	Economic Development, Planning and Zoning	Medium Term

WORKFORCE INFRASTRUCTURE

Strategy	Recommendation	Organizations	Timeline
Coordination with K-12	Work with the local school principals to connect existing businesses with career days at the local elementary schools.	Economic Development, DeKalb County Schools, DeKalb Chamber of Commerce, Stonecrest Business Alliance, Stonecrest Chamber of Commerce	Short Term and ongoing
	Work with local industry, Georgia Piedmont Technical College, and middle school students to provide guest speakers and tours of local businesses and industries.	Economic Development, Stonecrest Industrial Council, DeKalb Chamber of Commerce, Stonecrest Chamber of Commerce, Stonecrest Business Alliance, DeKalb County Schools, Georgia Piedmont Technical College	Short Term and ongoing
	Work with high schools to offer internships with local industry and industry days for teachers and counselors to meet with industry to identify needs.	Economic Development, DeKalb County Schools	Medium Term and ongoing
	Work with Arabia Mountain High School to attract entrepreneurs and industries focused on environmental issues to partner and collaborate with faculty and students.	Economic Development, DeKalb County Schools, Decide DeKalb	Medium Term and ongoing
	Highlight Georgia Piedmont Technical College programs and facility to residents and potential businesses	City of Stonecrest Economic Development, Georgia Piedmont Technical College	Short Term and ongoing
	Connect local businesses with college job fairs	Economic Development, Stonecrest Business Alliance, Stonecrest Chamber of Commerce, DeKalb Chamber of Commerce, Decide DeKalb, Higher Education Institutions	Immediate
Coordination with Metro Atlanta Area Higher Education Institutions	Encourage institutions and faculty to explore Stonecrest and use it as an applied laboratory for research, internships, and other engagement opportunities.	Economic Development, City Departments, Regional Higher Education Institutions	Medium Term

WORKFORCE INFRASTRUCTURE	Strategy	Recommendation	Organizations	Timeline	<i>Item XIII. b.</i>
	Coordination with Metro Atlanta Area Higher Education Institutions (Cont.)	See Small Business Development and Black Entrepreneurship for more.	Economic Development, State and Regional Partners, Higher Educational Institutions, SBDC	Short Term	
		Encourage higher density developments where allowed to address affordability and housing variety while building the market demand for additional retail.	Economic Development, Planning	Medium Term	
		Work with Planning to direct residential development away from heavy industrial and land designated for conservation.	Economic Development, Planning	Medium Term	
	Housing	Identify developers interested in horizontal and vertical mixed-use projects to support the City Center concept.	Economic Development	Medium Term	
		Create incentives for or require retail and commercial space in multi-family developments for small business opportunities.	Economic Development, Mayor & Council, Finance, Planning	Medium Term	
		Work with Planning to attract developers for mixed use developments and encourage multiple smaller-scale mixed-use developments around the City with higher density and a variety of residential options.	Economic Development, Planning	Medium Term	
		Meet with and/or survey businesses and local employees to gather their housing concerns and desires.	Economic Development, Local Partners	Short Term	
		Identify required infrastructure to support higher density housing	Economic Development, City Engineering	Short Term	

APPENDICES



Appendix A – Stakeholder & Community Engagement

Path Forward: City of Stonecrest Economic Development Plan

On April 12, 2023, the City of Stonecrest hosted an Economic Development Strategy Session at the Browns Mill Recreation Center. The Nickel Works Team lent support in the form of assisting in the development of a presentation to include the use of Mentimeter presentation software. However, due to Wi-Fi issues, we were unable to incorporate the responses during the course of the meeting. In lieu of utilizing the technology, Nickel Works captured the information in written form including audience member answers, and then transposed that information into the Mentimeter presentation.

Participants in attendance included 32 residents, 1 Park @ Stonecrest, 1 Stonecrest City Council Member, and 5 consultants who have signed the attendance sheet. In addition, there were attendees who did not sign the attendance sheet including the Mayor, her security detail, the City Manager, videographer and Communications Director.

The meeting was recorded by the City of Stonecrest and can be viewed on YouTube at the following link:

<https://youtu.be/flZgl1s3pWs>.

Mapping Exercise:

The mapping exercise allowed participants to indicate their recommendations and/or wishes for future development in graphic form. The exercise asked participants to show where certain types of development should be encouraged and supported within the City of Stonecrest. By placing adhesive markers onto the map, participants indicated their preferences for development in the future. Three maps were provided for the exercise. One map showing the City of Stonecrest's entire footprint accompanied by two larger scale maps each showing the Northern and Southern portions of the city's footprint were provided. Each marker's or dot's color indicates a specific land use and/or property type as follows:

- Red = Industrial
- Yellow = Retail and/or Commercial
- Green = Town Center
- Blue = Housing

Industrial: The map indicates exercise participants' preference for industrial uses to be located in the far north and northwestern areas of the city. These areas contain existing clusters of industrial uses. The northwestern cluster appears to function as a shipping, warehousing and logistics hub. The far north cluster contains those uses as well as a quarry. Interestingly, no red markers were placed in any other area of the maps.

Retail / Commercial: The vast majority of participants indicated retail and/or commercial uses in two areas. The Stonecrest Mall site and the retail cluster at the intersection of I-20 and Panola Rd claimed the majority of selections, (7 out of 8). There was only one outlier with a participant indicating a preference for retail and/or commercial at the intersection of Panola and Snapfinger Roads.

Town Center: A central and identifiable Town Center has been identified as a need across all outreach activities. In the mapping exercise, most selections for a Town Center location centered around the Stonecrest Mall (5 out of 9) and Snapfinger Woods Dr (4 out of 9) between Panola Rd and DeKalb Medical Pkwy. Both areas are located near I-20 interchanges, (at Panola and Turner Hill Roads).

Housing: In contrast to the other land use choices which were mostly concise in their results, housing selections were more scattered. This appears to follow established patterns of housing development within the City of Stonecrest. Interestingly, a significant portion of selections (10 out of 17) are located in close proximity to the city's boundary. Three selections near the city boundary are located at the Stonecrest Mall site which happens to sit directly adjacent to the city boundary.

It should be noted that the Stonecrest Mall area received selections of all options except industrial. This indicates that there is a desire among exercise participants for mixed-use development at the mall site.

City of Stonecrest Economic Development Plan

General Outreach Summary

Methodology & Concerns

Outreach for this project was structured to get feedback on a consistent set of issues from a diverse range of stakeholders. The stakeholders were chosen to gain insights from a wide variety of perspectives. Stakeholders were engaged in several ways including:

- Online Surveys
- In-Person Polling
- In-Person Exercises
- Direct Interviews

The stakeholder groups were chosen to ensure that residents, property owners, business owners, business operators, government employees and elected officials all had the opportunity to make their feelings known. This diverse cross-section of persons shared their thoughts which illustrated the issues that most commonly appeared as concerns.

Certain exercises were very structured which lend themselves to producing clear statistical data. They were typically formatted to allow for easy data analysis and to produce clear and easy to comprehend data snapshots. Other methods were set up as loosely structured conversations that allowed for underlying thoughts and nuances to surface. The combination of methods gave a clear look at the pervading opinions and feelings experienced by stakeholders.

The topics that most commonly were identified are as follows:

Good Governance / Transparency: the City of Stonecrest has experienced a lot in its short history. Past scandals shook the stakeholder base's faith in the city as an institution. The city has begun to recover, but there is still much work to be done. Stakeholders frequently expressed the need for improvements in the city government's operational efficiency. Difficulties in securing business licenses are a common complaint. Frequent turnover of city staff and the associated loss of institutional knowledge and compromised continuity also hurt stakeholders' ability to interface with city government.

Inventory: Stakeholders expressed the need for data gathering for a variety of purposes. For example, cataloging properties available for occupancy and/or development or taking a census of employment needs and worker skill sets. Economic developers could use these data sets to market available sites to site selectors or play matchmaker between employers seeking workers and job seekers with the necessary skill sets.

Disconnect: there were several areas where stakeholders' outlook on issues was based on misunderstood relationships or data. For example, the need for improvements to certain municipal services was commonly expressed. However, many of those services are managed under the auspices of DeKalb County and thus not controlled by the city government. That disconnect between perception and reality must be addressed so that stakeholders are able to appropriately interface with the municipal apparatus.

City of Stonecrest Economic Development Plan

General Outreach Summary

Item XIII. b.

Identity / Branding: Stakeholders seemed to agree that there was a need for a clear vision for the City of Stonecrest. Given the city's short history, enough time has not elapsed to allow for the city to develop a clear identity. There is inadequate signage alerting persons that they are entering the city. Most are unaware when they are crossing into or out of the city limits. Additionally, a new identity and "brand" for the City of Stonecrest is needed to shake off the stigma of past scandals.

Public Safety / Perception: the City of Stonecrest, like any other municipality, has some crime. Many stakeholders complained about crime in the city. Some acknowledged that actual crime might not be in line with the perception of crime. For example, the prevailing perception of crime in the city may be greater than the actual incidence of crime in the city. The aesthetics of the city were also related to this subject. "Broken windows" theory pervades the thoughts of some stakeholders; areas that appear unkempt to stakeholders appear to be crime-ridden whether that is true or not. In addition to crime, other public safety concerns surrounding pedestrian safety were commonly expressed as a concern as well.

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item XIII. b.

Business Perspectives

The general business climate in Stonecrest is *perceived* differently by different people. Some consider it business-friendly, while others believe it to be uncertain. Opinions on the subject appear to be evenly distributed among survey respondents.

Overall, the business climate is friendly in the City of Stonecrest.

- Yes (29%)
- Somewhat (29%)
- No (29%)
- No Opinion (14%)

The city has the available market, *available property*, and business-to-business relationships, making it an excellent place to do business. The existing network of small businesses currently has a greater presence in Stonecrest than national chains. This local business ecosystem is the foundation upon which the city's economy may be built.

What makes the City of Stonecrest a good place to do business? Check all that apply.

- Business to Business relationships (71%)
- Availability of property (43%)
- Available Market (43%)
- Available Clientele (29%)
- Available Workforce (29%)
- Cost to do Business (29%)

However, a few key things make it difficult to do business in Stonecrest, starting with utility costs and access to utilities that people have. A common perception is that significant effort is required to understand Stonecrest's rules and regulations and acquire a *business license*.

What makes the City of Stonecrest a difficult place to do business? Check all that apply.

- Hard to Understand Rules & Regulations (100%)
- Difficulty of getting a business license (83%)
- Utility Costs / Available Utilities (50%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Good Governance and Transparency were reflected in the majority of respondents' unique comments, (72%). The need for improvements in government operations with regard to integrity, efficiency and communication has been consistently expressed across all outreach efforts.

What are some barriers or obstacles to operating a business within the City of Stonecrest?

- Good Governance (43%)
- Transparency (29%)
- Disconnect (29%)
- Awareness (14%)
- Proximity (14%)
- Aesthetics (14%)
- Land Availability (14%)

Businesses in the City of Stonecrest have mixed views about the level of business support. Some are satisfied, while others are not.

I am satisfied with the level of business support I have requested from the City of Stonecrest.

- Yes, I am satisfied with the level of business support requested (29%)
- Somewhat Satisfied (43%)
- No, not satisfied (29%)

The local workforce needs reliable candidates, soft skills development, and transportation for the workforce. Reliable candidates with better soft skills appear to be a great need in general or a general need for a majority of respondents.

What do you perceive as the greatest needs in terms of local workforce development (Check all that apply)

- Reliable Candidates (71%)
- Soft Skills Development (71%)
- Transportation for Workforce (57%)
- Job-specific Training (43%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Food Service was the dominant choice expressed in respondents' independently authored responses. This correlates with comments made throughout all outreach exercises. Restaurants appeared to be the top need in the survey responses. Quality dining options were identified frequently in other exercises. Quality grocery shopping was frequently expressed as well. These preferences do not, however, exclude other food service uses such as food processing plants, food wholesalers, etc.

What type of businesses/industries should the City of Stonecrest focus its recruiting efforts on?

- Food Service (67%)
- Tourism (50%)
- Technology (50%)
- Retail/Mixed-Use (50%)
- Industrial (33%)
- Entertainment (33%)

Respondents indicated that entrepreneurs would benefit most from a co-working hub in the city. It may be inferred that Web/Technology, Health & Wellness and Media entrepreneurs should be the focus of any industry-specific preferences and/or supportive services hosted at the space.

Which industries or types of businesses would best benefit from a shared Co-working space (Creative Hub)? (Check all that apply)

- Entrepreneurship (86%)
- Information Technology (71%)
- Health & Wellness (71%)
- Media/Multi-Media (71%)
- Food & Beverage Services (43%)

Survey responses indicated the need for supportive services by most respondents. Alternatively, the majority of choices link back to financial assistance. Those choices varied from direct financial assistance, discounted costs and opportunities to earn income.

How can the City of Stonecrest better support African American entrepreneurship in the city? (Check all that apply)

- Supportive Services (86%)
- Discounted Rents (71%)
- Financial Incentives (71%)
- Business Incubators (57%)
- Contracting Opportunities (57%)
- Targeted Funding (57%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Survey responses indicate that 100% of respondents felt that increased quality of governance and transparency would help small businesses. 72% of respondents indicated that an increased vision for the city through branding and establishing a clear identity would help.

How can the City of Stonecrest specifically help small businesses?

- Good Governance (71%)
- Identity (43%)
- Branding (29%)
- Transparency (29%)

Business owners' responses indicate a preference for industries that are flourishing in the modern economy. Their selections also tend to generate well-paying jobs which would likely be welcomed by city residents as well.

What types of businesses and/or industries might be supported, if necessary with financial incentives in Stonecrest? (Check all that apply)

- Entertainment & Media (86%)
- Health & Wellness (86%)
- Food & Beverage Production (71%)
- Information Technology (71%)
- Small Businesses (71%)
- Biotechnology (57%)

Business owners unanimously expressed a preference for mixed-use development to be supported with financial incentives. It stands to reason that their preferred mix of uses in those developments could or should be made up of the other individual use types selected, (retail, spaces for small businesses, co-working spaces and hospitality)

What types of development might be supported, if necessary, with financial incentives in Stonecrest? (Check all that apply)

- Mixed-Use (100%)
- Lifestyle Center Retail (83%)
- Small Businesses (83%)
- Co-Working (50%)
- Hotel/Hospitality (50%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

A significant percentage of business respondents don't know which City Council District their business is located in. This indicates a need for greater outreach to the business community to increase awareness and combat the disconnect between city government and the business community.

What Stonecrest City Council District do you work or operate your business in?

- District 1 -- Tara Graves (14%)
- District 2 -- Robert Turner (29%)
- District 3 -- Alecia Washington (0%)
- District 4 -- George Turner (0%)
- District 5 -- Tammy Grimes (29%)
- Don't Know (29%)

Good governance and Transparency appeared as leading choices among respondents which is consistent with feedback captured through all outreach exercises, regardless of the mode of communication employed. The need to take inventory of the city with regard to several aspects has commonly been expressed as a need. For example, collecting data to quantify properties available for development and/or occupancy. Taking a workforce census to determine the needs of employers as well as the skill sets available to them would be helpful. The categories mentioned above, among others, will help the city's economic development apparatus to determine which potential new businesses to target and which sites to market to site selectors.

Please provide any additional thoughts you have from a business perspective regarding the Stonecrest Economic Development Plan.

- Good Governance (40%)
- Transparency (40%)
- Inventory (40%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item XIII. b.

Business Respondent Information

All respondents' businesses are located within Stonecrest's city limits

Is your business within the City limits of Stonecrest?

- Yes (100%)
- No (0%)

Survey respondents fill the following roles in their respective businesses:

What is your role within the business? Please provide the title.

- CEOs (43%)
- Owners (29%)
- CIOs (14%)
- Vice Presidents (14%)

Survey respondents' businesses operate in the following industries:

What best describes your business industry/type?

- Consultants (50%)
- Construction (17%)
- Healthcare (17%)
- Real Estate (17%)

The typical business in Stonecrest employs anywhere from one to fifty individuals.

How many full-time, part-time, or contract employees does the business employ in the Stonecrest Location?

- 1 Employee (29%)
- 2-4 Employees (29%)
- 5-10 Employees (14%)
- 11-24 Employees (14%)
- 25-49 Employees (14%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Stonecrest offers a variety of workspaces to cater to the different needs of businesses. That diverse range of options gives businesses the ability to easily find the perfect workspace that suits their unique requirements. Survey respondents house their businesses in the following types of workspaces:

What best describes the type of workspace used for your business?

- Commercial Office Space (29%)
- Home-Based (29%)
- Industrial/Manufacturing/Warehouse (14%)
- Online/Virtual (14%)
- Restaurant (14%)

Stonecrest has a diverse range of businesses, with some having been established for a significant period. Others are more recent, with some emerging in recent years. The typical business in the City of Stonecrest has been in operation as follows:

How many years has the business been in existence?

- 3 to 10 Years (57%)
- Less than 3 Years (29%)
- 20 Years or longer(14%)

Based on the survey, many local businesses' annual revenue falls on the lower end of the income spectrum. The top three responses are as follows:

What are the annual revenues for the business?

- 45% of businesses earn less than \$100,000
- 29% of businesses earn between \$100,000-\$250,000
- 13% of businesses earn between \$250,000-\$499,999
- 13% of businesses earn over \$10 million

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item XIII. b.

Community Questions

Based on a recent survey where respondents were asked to select all options that apply, the City of Stonecrest's strengths are thought to be...

What are some of the strengths of the City of Stonecrest? Check all that apply.

- Nature-based recreation (59%)
- Future land development (47%)
- Family-friendly (37%)

Conversely, when respondents were asked to select all options that apply, Stonecrest is thought to have notable challenges. The top three options selected are...

What are some of the challenges for the City of Stonecrest? Check all that apply.

- the need for development (62%)
- the need for more retail variety (60%)
- education (52%)
- public infrastructure (52%)
- available amenities (52%)

Survey respondents offered a variety of answers relating to a master list of outreach topics. The questions are open-ended, so answers may be categorized under multiple outreach topics. The top five topics that survey responses corresponded with are as follows:

How would you positively describe Stonecrest to someone, not from the area?

- Inventory (38%)
- Perception (28%)
- Proximity (22%)
- Identity (18%)
- Demographics (16%)
- Aesthetics (16%)

What could make Stonecrest a better community?

- Inventory (55%)
- Good Governance (24%)
- Public Safety (18%)
- Transparency (16%)
- Disconnect (16%)
- Aesthetics (10%)
- Perception (10%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item XIII. b.

The survey shows that respondents visit shops and restaurants around the Mall at Stonecrest with the following frequency(ies):

How often do you visit the shops and restaurants around the Mall at Stonecrest?

- Never (22%)
- 1-2 times per week (63%)
- 3-5 times per week (10%)
- 5 to 10 per week (6%)

The types of businesses they most frequently visit are...

What types of businesses do you personally frequently visit within the City of Stonecrest?

Check all that apply.

- Grocery Stores (62%)
- Restaurants (60%)
- Big Box Stores (60%)
- Fast Food (48%)

Stonecrest should offer various housing options, including

What additional housing types do you think are needed in Stonecrest (Check all that apply)

- Attainable Housing (Workforce Housing) (44%)
- Senior Housing (Independent & Assisted Living) (40%)
- Starter Homes (38%)
- Luxury Housing (38%)
- Condominiums (28%)

When it comes to housing affordability the majority of survey respondents view the City of Stonecrest's housing options as generally cheaper than the Atlanta Metro region.

How would you rate housing affordability in Stonecrest as compared to the metro Atlanta region? (Choose One)

- A lot less expensive (16%)
- A little less expensive (46%)
- About the same (34%)
- A little more expensive (2%)
- A lot more expensive (2%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

According to the survey, the top four kinds of amenities that respondents would like to see more of are as follows:

I would like to see more of the following in the City of Stonecrest: (check all that apply)

- Diversity of Retail / Restaurants (78%)
- Recreational Amenities (77%)
- City Festivals (67%)
- Community Events (63%)

Most respondents prefer an increased variety of retail stores and restaurants, recreational amenities, and city festivals. They specifically wish for the following amenities to be developed:

What kind of development is needed in Stonecrest? (Check all that apply)

- High-End Grocery Stores and Restaurants (71%)
- Lifestyle Center Retail (62%)
- Mixed Use Retail (54%)

The Economic Development Plan for Stonecrest should prioritize three key areas: attracting new businesses, improving quality of life, and developing commercial or retail spaces and it should be done in The Mall at Stonecrest Area.

What are the top three (3) areas you think City of Stonecrest should address in the Economic Development Plan? (choose 3)

- New business attraction (56%)
- Quality of life (44%)
- Commercial or Retail Development (37%)
- Education – Middle Schools, Trade Schools & Youth STEM Programs (35%)
- Small Business Development/Entrepreneurship (27%)

The vast majority of survey respondents would like to see development focused on or around the Mall at Stonecrest.

Where do you think more development should occur within the City of Stonecrest? Check all that apply.

- The Mall at Stonecrest Area (92%)
- Turner Hill (41%)
- Covington Highway (37%)
- Evans Mill and Mall Parkway (37%)
- Panola Road (35%)
- Panola/Salem Road – Food Depot Retail Center (33%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Survey respondents offered a variety of answers relating to a master list of outreach topics. The questions are open-ended, so answers may be categorized under multiple outreach topics. The top five topics that survey responses corresponded with are as follows:

What do you think are the greatest obstacles to economic development in the City of Stonecrest?

- Good Governance (38%)
- Perception (26%)
- Transparency (23%)

Please provide any additional information you would like us to know while we develop the City of Stonecrest Economic Development Plan.

- Good Governance (29%)
- Transparency (24%)
- Identity (21%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Item XIII. b.

Who You Are (Respondent Demographics)

The survey results indicate that Stonecrest City is composed of...

How would you classify your relationship with the City of Stonecrest?

- Residents (68%)
- Property Owners (17%)
- Business Owners (12%)
- City Employees (3%)

The largest cohort of Survey Respondents is not aware of their City Council District. Outreach to ensure engagement and awareness with constituents should be undertaken. Survey Respondents reside, own property, and/or operate a business in the following City of Stonecrest City Council District:

What Stonecrest City Council District do you reside or own property in?

- I am not sure (27%)
- District 1 -- Tara Graves (20%)
- District 5 -- Tammy Grimes (16%)
- District 3 -- Alecia Washington (14%)
- District 4 -- George Turner (14%)
- District 2 -- Robert Turner (8%)

The majority of survey respondents are female.

What is your Gender?

- Male (50%)
- Female (50%)

The vast majority of survey respondents are of African American heritage.

What is your Race?

- African American (92%)
- Caucasian (8%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

Survey Respondents represent a wide variety of ages.

What is your Age?

- 35-44 years old (26%)
- 55-64 years old (22%)
- 25-34 years old (22%)
- 65-74 years old (14%)
- 45-54 years old (14%)
- 75 years old or greater (2%)
- Prefer not to say (2%)

The majority of survey respondents reside in 1-2 person households.

How many people live in your Household?

- 1-2 persons (62%)
- 3-4 persons (28%)
- 5 or more persons (10%)

The vast majority of survey respondents reside in childless households.

How many children (under the age of 18) live in your Household?

- No children (73%)
- 1-2 children (20%)
- 3-4 children (6%)
- 5 or more children (2%)

Survey respondents have typically lived or worked in the City of Stonecrest for more than 7 years.

How long have you lived in your current place of residence or worked in the City of Stonecrest?

- 7 years or more (53%)
- 1-6 years (37%)
- 1 year or less (10%)

The majority of survey respondents are employed full-time. A significant portion of survey respondents are self-employed.

What is your Employment Status?

- Full-time employed (56%)
- Self – Employed (20%)
- Retired (16%)

City of Stonecrest Economic Development Plan

Online Survey / Questionnaire Results

The majority of survey respondents are government employees.

If employed, who is your employer? If in the military, which branch?

- Local Government (18%)
- County Government (14%)
- Healthcare (14%)
- Federal Government (9%)
- F.I.R.E. (9%)
- Media (9%)
- Miscellaneous (9%)

Survey respondents' education levels indicate a high level of educational attainment in the City of Stonecrest. 84% of respondents have either a bachelor's degree or a graduate degree.

What is your highest level of education?

- Bachelor's Degree (56%)
- Graduate Degree (28%)
- Associate degree (10%)
- High School Diploma/GED (6%)

Survey respondents' self-reported incomes indicate high household incomes in the City of Stonecrest. 46% of survey respondents earn over \$100K in annual household income.

What is your annual household income?

- \$100,000 - \$149,999 (26%)
- \$150,000 - \$199,999 (15%)
- \$200,000 or greater (4%)

Focused Stakeholder Feedback Data

Item XIII. b.

Important (Y / N)	Key Issues																															
	Branding	Identity	Transparency	Location	Public Safety	Good Governance	Inventory	Awareness	Disconnect	Proximity	Walkability	Diversity	Demographics	Aesthetics	Tourism	Perception	Land Availability															
Elected Officials	3	50%	3	50%	1	17%	2	33%	2	33%	3	50%	6	100%	3	50%	2	33%	2	33%	2	33%										
Commercial Developers	0	0%	1	100%	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%	0	0%										
Planning & Zoning	1	50%	2	100%	0	0%	0	0%	1	50%	1	50%	0	0%	0	0%	2	100%	0	0%	0	0%										
Economic Development	0	0%	1	20%	1	20%	2	40%	1	20%	4	80%	2	40%	0	0%	2	40%	1	20%	1	20%										
Business Operator	1	50%	1	50%	0	0%	1	50%	0	0%	0	0%	0	0%	0	0%	1	50%	1	50%	1	50%										
Utilities	0	0%	0	0%	1	33%	0	0%	0	0%	0	0%	1	33%	0	0%	1	33%	1	33%	1	33%										
Neighborhood Associations	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%										
Total	5	26%	7	37%	4	21%	6	32%	22	116%	7	37%	5	26%	4	21%	7	37%	4	21%	3	16%	7	37%	6	32%	8	42%	6	32%	3	16%

Appendix B – Retail Data

Path Forward: City of Stonecrest Economic Development Plan



Community Profile

Item XIII. b.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

Population Summary	
2010 Total Population	49,989
2020 Total Population	59,194
2020 Group Quarters	199
2022 Total Population	61,058
2022 Group Quarters	201
2027 Total Population	62,715
2022-2027 Annual Rate	0.54%
2022 Total Daytime Population	52,057
Workers	20,864
Residents	31,193
Household Summary	
2010 Households	19,558
2010 Average Household Size	2.54
2020 Total Households	23,071
2020 Average Household Size	2.56
2022 Households	23,798
2022 Average Household Size	2.56
2027 Households	24,453
2027 Average Household Size	2.56
2022-2027 Annual Rate	0.54%
2010 Families	12,542
2010 Average Family Size	3.19
2022 Families	14,836
2022 Average Family Size	3.27
2027 Families	15,192
2027 Average Family Size	3.27
2022-2027 Annual Rate	0.48%
Housing Unit Summary	
2000 Housing Units	12,305
Owner Occupied Housing Units	66.7%
Renter Occupied Housing Units	28.9%
Vacant Housing Units	4.4%
2010 Housing Units	22,441
Owner Occupied Housing Units	47.9%
Renter Occupied Housing Units	39.3%
Vacant Housing Units	12.8%
2020 Housing Units	24,452
Vacant Housing Units	5.6%
2022 Housing Units	25,261
Owner Occupied Housing Units	44.1%
Renter Occupied Housing Units	50.1%
Vacant Housing Units	5.8%
2027 Housing Units	26,242
Owner Occupied Housing Units	44.3%
Renter Occupied Housing Units	48.9%
Vacant Housing Units	6.8%
Median Household Income	
2022	\$55,113
2027	\$66,461
Median Home Value	
2022	\$184,756
2027	\$261,331
Per Capita Income	
2022	\$29,741
2027	\$36,919
Median Age	
2010	32.1
2022	33.4
2027	33.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Item XIII. b.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2022 Households by Income

Household Income Base	23,797
<\$15,000	9.4%
\$15,000 - \$24,999	8.8%
\$25,000 - \$34,999	10.1%
\$35,000 - \$49,999	16.1%
\$50,000 - \$74,999	19.8%
\$75,000 - \$99,999	13.6%
\$100,000 - \$149,999	13.5%
\$150,000 - \$199,999	5.0%
\$200,000+	3.7%
Average Household Income	\$76,236

2027 Households by Income

Household Income Base	24,452
<\$15,000	6.6%
\$15,000 - \$24,999	4.9%
\$25,000 - \$34,999	8.8%
\$35,000 - \$49,999	16.3%
\$50,000 - \$74,999	18.2%
\$75,000 - \$99,999	13.8%
\$100,000 - \$149,999	18.1%
\$150,000 - \$199,999	7.6%
\$200,000+	5.8%
Average Household Income	\$94,610

2022 Owner Occupied Housing Units by Value

Total	11,130
<\$50,000	5.6%
\$50,000 - \$99,999	14.4%
\$100,000 - \$149,999	21.2%
\$150,000 - \$199,999	12.5%
\$200,000 - \$249,999	15.0%
\$250,000 - \$299,999	5.1%
\$300,000 - \$399,999	16.1%
\$400,000 - \$499,999	3.1%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	2.1%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	1.9%
Average Home Value	\$261,765

2027 Owner Occupied Housing Units by Value

Total	11,629
<\$50,000	3.4%
\$50,000 - \$99,999	6.3%
\$100,000 - \$149,999	12.0%
\$150,000 - \$199,999	9.1%
\$200,000 - \$249,999	17.1%
\$250,000 - \$299,999	9.7%
\$300,000 - \$399,999	21.1%
\$400,000 - \$499,999	6.9%
\$500,000 - \$749,999	5.8%
\$750,000 - \$999,999	4.7%
\$1,000,000 - \$1,499,999	1.5%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	2.3%
Average Home Value	\$357,965

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Item XIII. b.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2010 Population by Age

Total	49,987
0 - 4	7.6%
5 - 9	7.8%
10 - 14	8.4%
15 - 24	15.0%
25 - 34	15.6%
35 - 44	16.5%
45 - 54	14.2%
55 - 64	9.3%
65 - 74	3.6%
75 - 84	1.5%
85 +	0.5%
18 +	70.9%

2022 Population by Age

Total	61,058
0 - 4	6.8%
5 - 9	6.7%
10 - 14	6.6%
15 - 24	15.4%
25 - 34	17.1%
35 - 44	13.8%
45 - 54	12.5%
55 - 64	10.9%
65 - 74	7.1%
75 - 84	2.4%
85 +	0.7%
18 +	75.6%

2027 Population by Age

Total	62,714
0 - 4	6.9%
5 - 9	6.5%
10 - 14	6.4%
15 - 24	14.5%
25 - 34	17.7%
35 - 44	14.4%
45 - 54	11.8%
55 - 64	10.2%
65 - 74	7.6%
75 - 84	3.3%
85 +	0.7%
18 +	76.3%

2010 Population by Sex

Males	21,862
Females	28,128

2022 Population by Sex

Males	27,614
Females	33,444

2027 Population by Sex

Males	28,502
Females	34,212

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Item XIII. b.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2010 Population by Race/Ethnicity

Total	49,990
White Alone	3.1%
Black Alone	94.0%
American Indian Alone	0.2%
Asian Alone	0.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.7%
Two or More Races	1.7%
Hispanic Origin	2.4%
Diversity Index	15.7

2020 Population by Race/Ethnicity

Total	59,194
White Alone	2.6%
Black Alone	92.3%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	3.2%
Hispanic Origin	2.8%
Diversity Index	19.2

2022 Population by Race/Ethnicity

Total	61,058
White Alone	2.5%
Black Alone	92.3%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.3%
Two or More Races	3.4%
Hispanic Origin	2.7%
Diversity Index	19.1

2027 Population by Race/Ethnicity

Total	62,716
White Alone	2.4%
Black Alone	91.9%
American Indian Alone	0.2%
Asian Alone	0.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.4%
Two or More Races	3.7%
Hispanic Origin	2.7%
Diversity Index	19.7

2010 Population by Relationship and Household Type

Total	49,990
In Households	99.5%
In Family Households	83.1%
Householder	25.1%
Spouse	11.1%
Child	37.3%
Other relative	6.4%
Nonrelative	3.1%
In Nonfamily Households	16.5%
In Group Quarters	0.5%
Institutionalized Population	0.4%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Item XIII. b.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2022 Population 25+ by Educational Attainment

Total	39,383
Less than 9th Grade	1.6%
9th - 12th Grade, No Diploma	5.7%
High School Graduate	21.7%
GED/Alternative Credential	3.3%
Some College, No Degree	22.3%
Associate Degree	12.6%
Bachelor's Degree	22.2%
Graduate/Professional Degree	10.5%

2022 Population 15+ by Marital Status

Total	48,803
Never Married	52.4%
Married	30.1%
Widowed	4.2%
Divorced	13.2%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	32,150
Population 16+ Employed	94.3%
Population 16+ Unemployment rate	5.7%
Population 16-24 Employed	15.0%
Population 16-24 Unemployment rate	4.3%
Population 25-54 Employed	69.5%
Population 25-54 Unemployment rate	4.6%
Population 55-64 Employed	12.8%
Population 55-64 Unemployment rate	7.8%
Population 65+ Employed	2.7%
Population 65+ Unemployment rate	26.6%

2022 Employed Population 16+ by Industry

Total	30,317
Agriculture/Mining	0.0%
Construction	3.9%
Manufacturing	5.1%
Wholesale Trade	1.9%
Retail Trade	12.5%
Transportation/Utilities	10.6%
Information	2.0%
Finance/Insurance/Real Estate	7.5%
Services	50.4%
Public Administration	6.1%

2022 Employed Population 16+ by Occupation

Total	30,316
White Collar	63.0%
Management/Business/Financial	14.2%
Professional	22.1%
Sales	8.4%
Administrative Support	18.3%
Services	16.2%
Blue Collar	20.9%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	2.8%
Installation/Maintenance/Repair	2.1%
Production	5.1%
Transportation/Material Moving	10.9%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Item XIII. b.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

2010 Households by Type	
Total	19,558
Households with 1 Person	30.9%
Households with 2+ People	69.1%
Family Households	64.1%
Husband-wife Families	28.4%
With Related Children	15.4%
Other Family (No Spouse Present)	35.7%
Other Family with Male Householder	5.5%
With Related Children	3.2%
Other Family with Female Householder	30.2%
With Related Children	22.0%
Nonfamily Households	5.0%
All Households with Children	41.1%
Multigenerational Households	6.3%
Unmarried Partner Households	6.6%
Male-female	5.9%
Same-sex	0.7%
2010 Households by Size	
Total	19,558
1 Person Household	30.9%
2 Person Household	26.6%
3 Person Household	18.3%
4 Person Household	13.3%
5 Person Household	6.5%
6 Person Household	2.8%
7 + Person Household	1.7%
2010 Households by Tenure and Mortgage Status	
Total	19,559
Owner Occupied	54.9%
Owned with a Mortgage/Loan	51.4%
Owned Free and Clear	3.5%
Renter Occupied	45.1%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	137
Percent of Income for Mortgage	17.7%
Wealth Index	52
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	22,441
Housing Units Inside Urbanized Area	97.5%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	2.5%
2010 Population By Urban/ Rural Status	
Total Population	49,989
Population Inside Urbanized Area	97.3%
Population Inside Urbanized Cluster	0.0%
Rural Population	2.7%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Community Profile

Item XIII. b.

Stonecrest City, GA
Stonecrest City, GA (1373784)
Geography: Place

Prepared by Esri

Stonecrest ci...

Top 3 Tapestry Segments

1. Metro Fusion (11C)
2. Up and Coming Families (7A)
3. Young and Restless (11B)

2022 Consumer Spending

Apparel & Services: Total \$	\$44,095,085
Average Spent	\$1,852.89
Spending Potential Index	77
Education: Total \$	\$33,294,647
Average Spent	\$1,399.05
Spending Potential Index	71
Entertainment/Recreation: Total \$	\$62,131,566
Average Spent	\$2,610.79
Spending Potential Index	71
Food at Home: Total \$	\$110,718,923
Average Spent	\$4,652.45
Spending Potential Index	75
Food Away from Home: Total \$	\$78,835,229
Average Spent	\$3,312.68
Spending Potential Index	77
Health Care: Total \$	\$119,225,994
Average Spent	\$5,009.92
Spending Potential Index	71
HH Furnishings & Equipment: Total \$	\$44,769,920
Average Spent	\$1,881.25
Spending Potential Index	73
Personal Care Products & Services: Total \$	\$18,230,442
Average Spent	\$766.05
Spending Potential Index	75
Shelter: Total \$	\$406,047,416
Average Spent	\$17,062.25
Spending Potential Index	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$45,500,615
Average Spent	\$1,911.95
Spending Potential Index	70
Travel: Total \$	\$47,852,711
Average Spent	\$2,010.79
Spending Potential Index	70
Vehicle Maintenance & Repairs: Total \$	\$22,654,191
Average Spent	\$951.94
Spending Potential Index	76

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



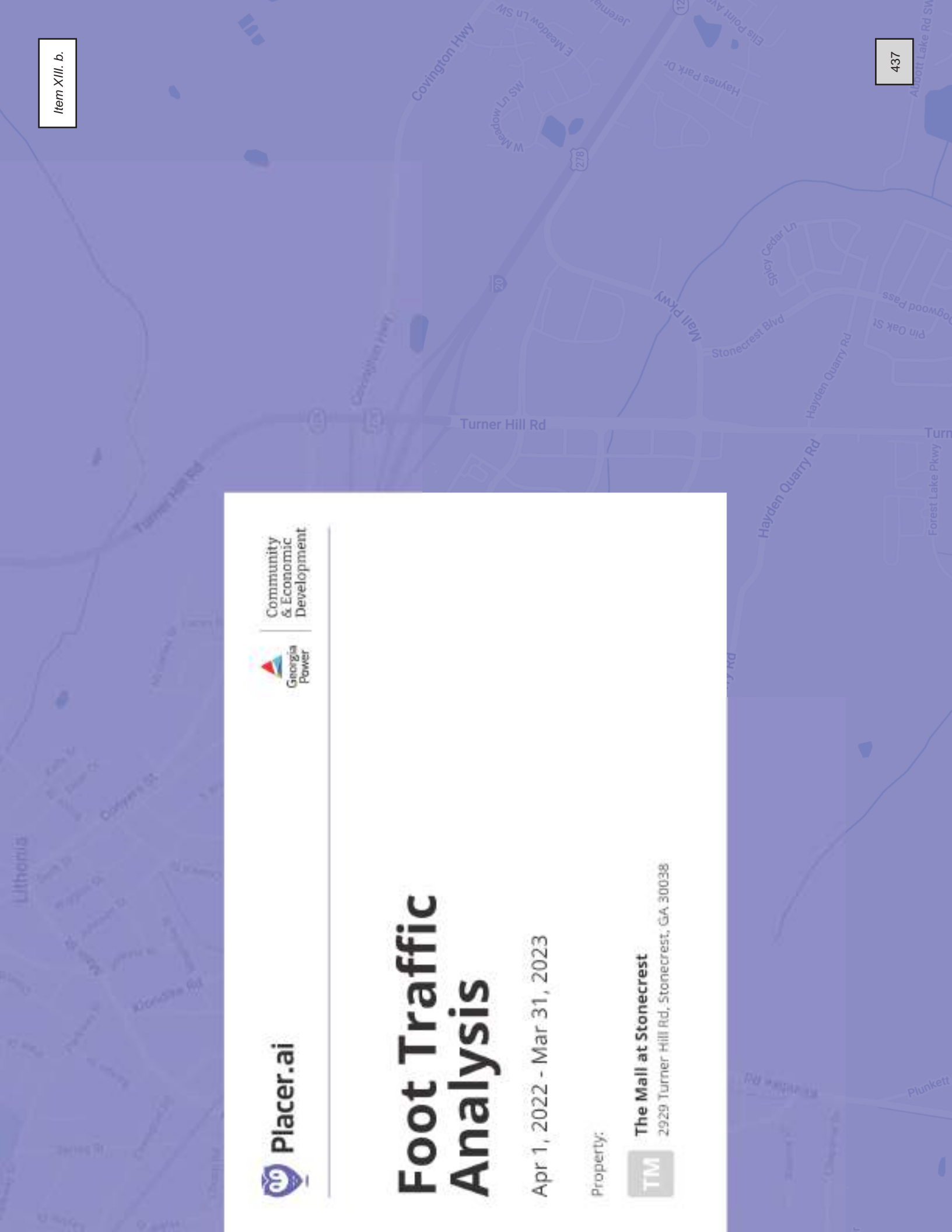
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Property:



The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038




Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

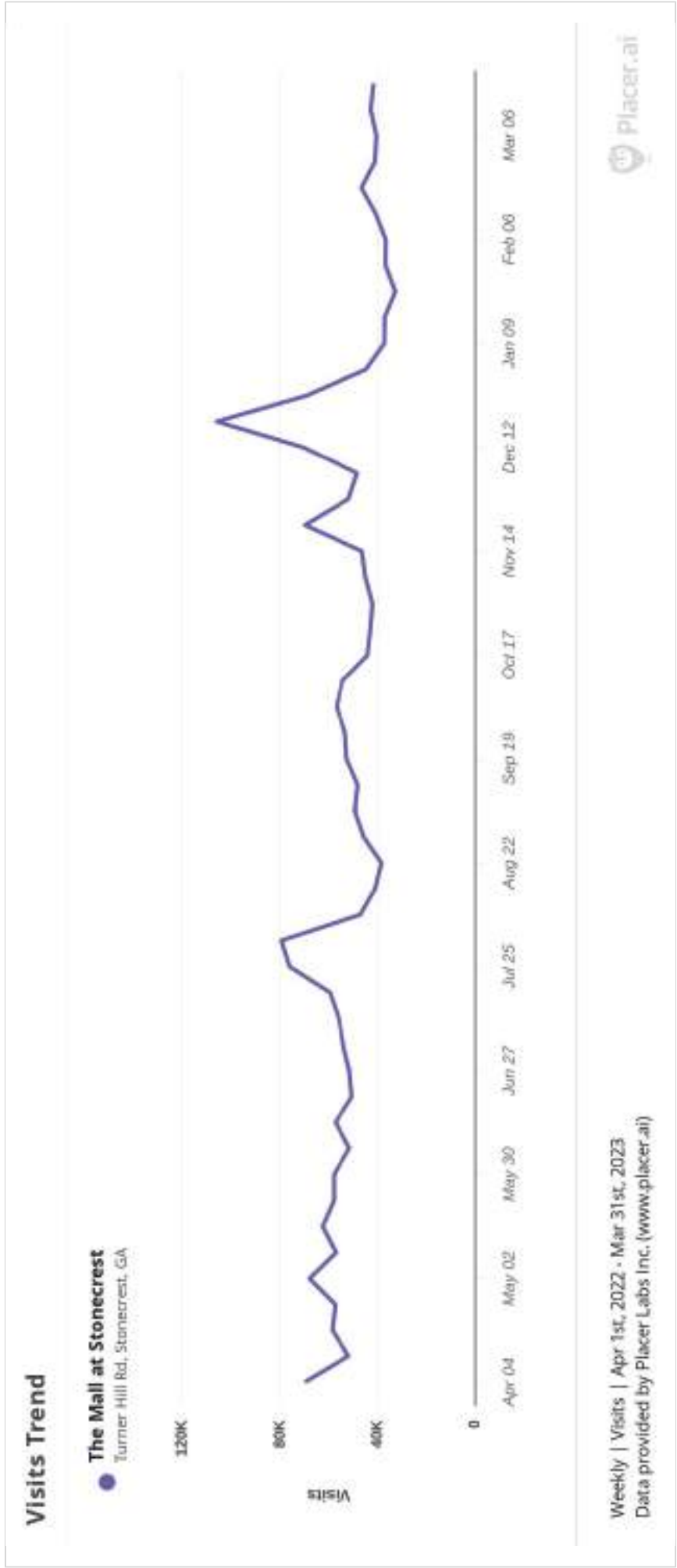
Metrics			
The Mall at Stonecrest 2929 Turner Hill Rd, Stonecrest, GA 30038			
Visits	2.7M	Avg. Dwell Time	74 min
Visits / sq ft	2.28	Visits YoY	-10.6%
Size - sq ft	1.2M (GLA)	Visits Yo2Y	+25.6%
Visitors	815.6K	Visits Yo3Y	-24%
Visit Frequency	3.35		

Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Tenants Overview

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038

Tenants / Category	Visits	Visits Chain Rank, State	Visits / sq ft Chain Rank, State
 Macy's Department Stores 8030 Mall Parkway, Lithonia, GA, United States	640.7K (-9%)	8/14 50%	4/14 (+1) 78%
 Dillard's Department Stores 8000 Mall Pkwy, Lithonia, GA, United States	349.3K (-23%)	8/12 (-1) 41%	8/12 41%
 JCPenney Department Stores 8040 Mall Pkwy, Lithonia, GA, United States	311.5K (-15%)	6/14 64%	4/14 (+1) 78%
 AMC Theatres Theaters & Music Venues 8060 Mall Pkwy, Lithonia, GA, United States	119.5K (-29%)	18/21 (-6) 19%	N/A

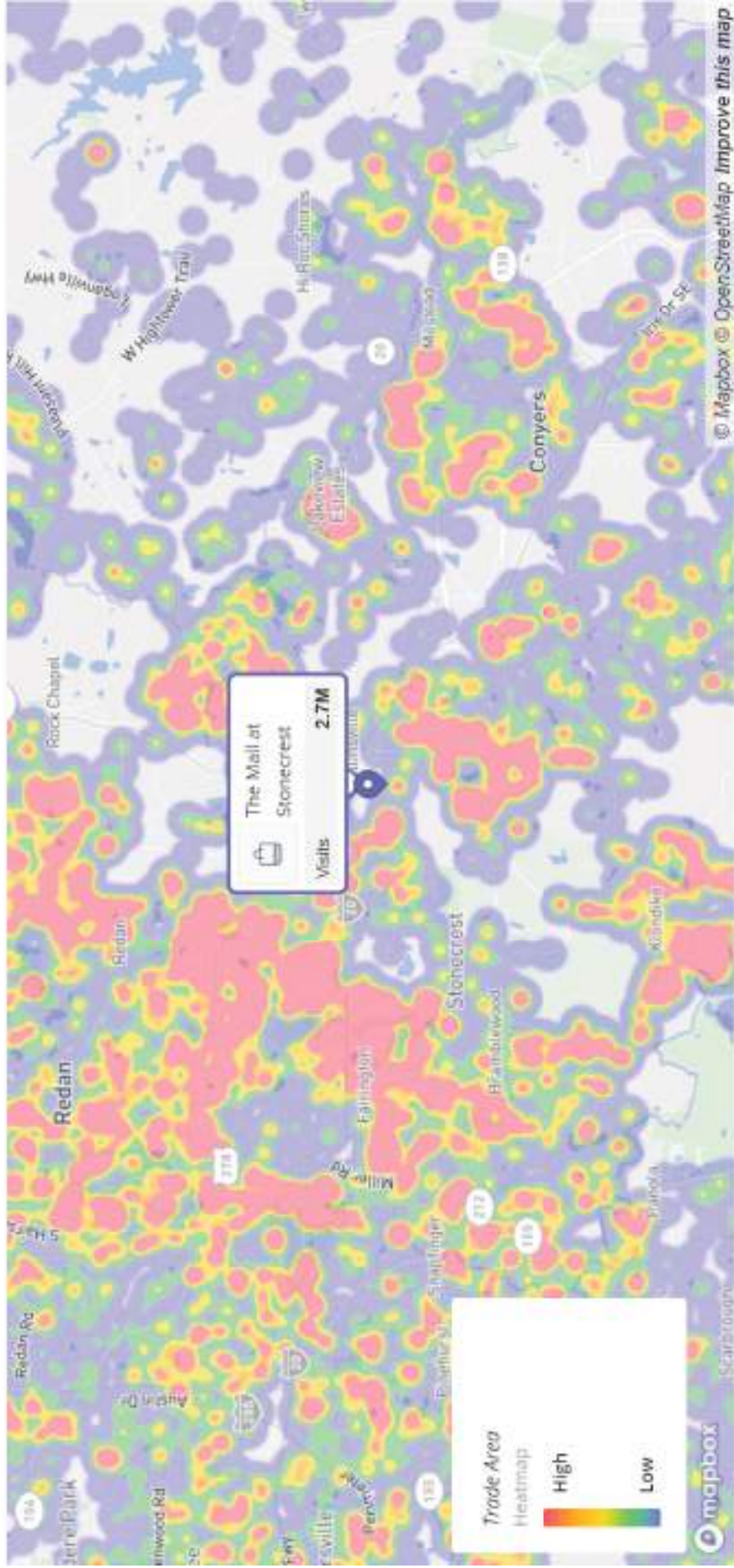
All | Compared to: Apr 1st, 2021 - Mar 31st, 2022 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

The Mall at Stonecrest 2929 Turner Hill Rd, Stonecrest, GA 30038 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Overview

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038

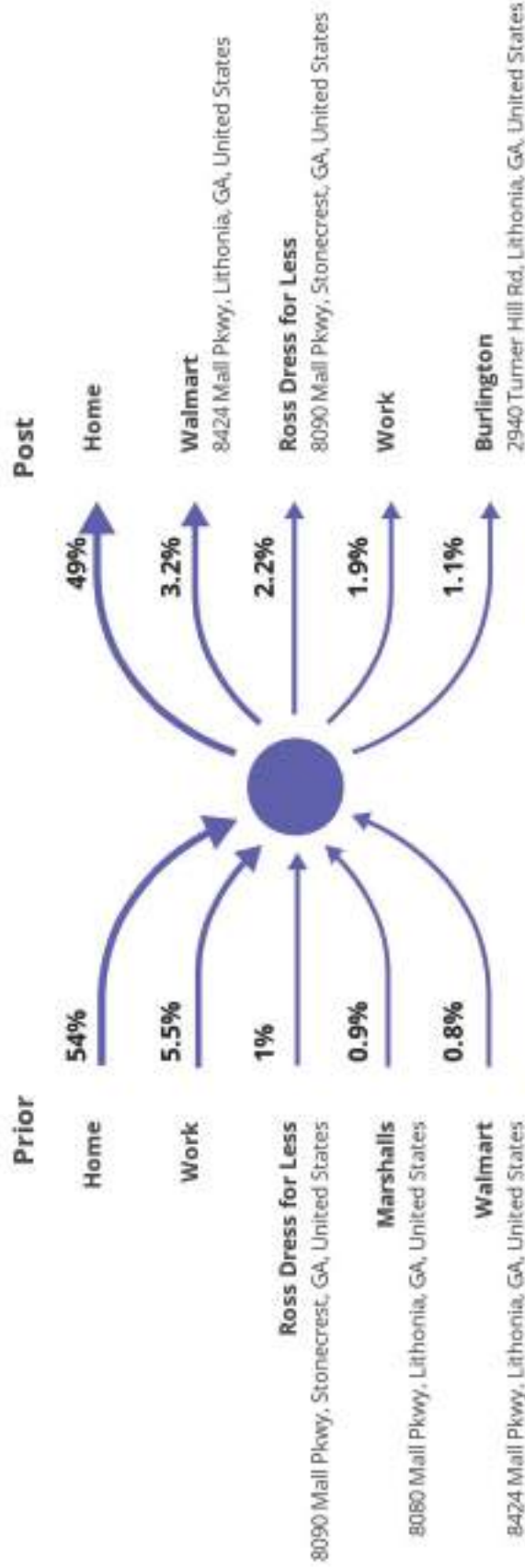


Category: Super-Regional Malls | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

The Mall at Stonecrest
2929 Turner Hill Rd, Stonecrest, GA 30038

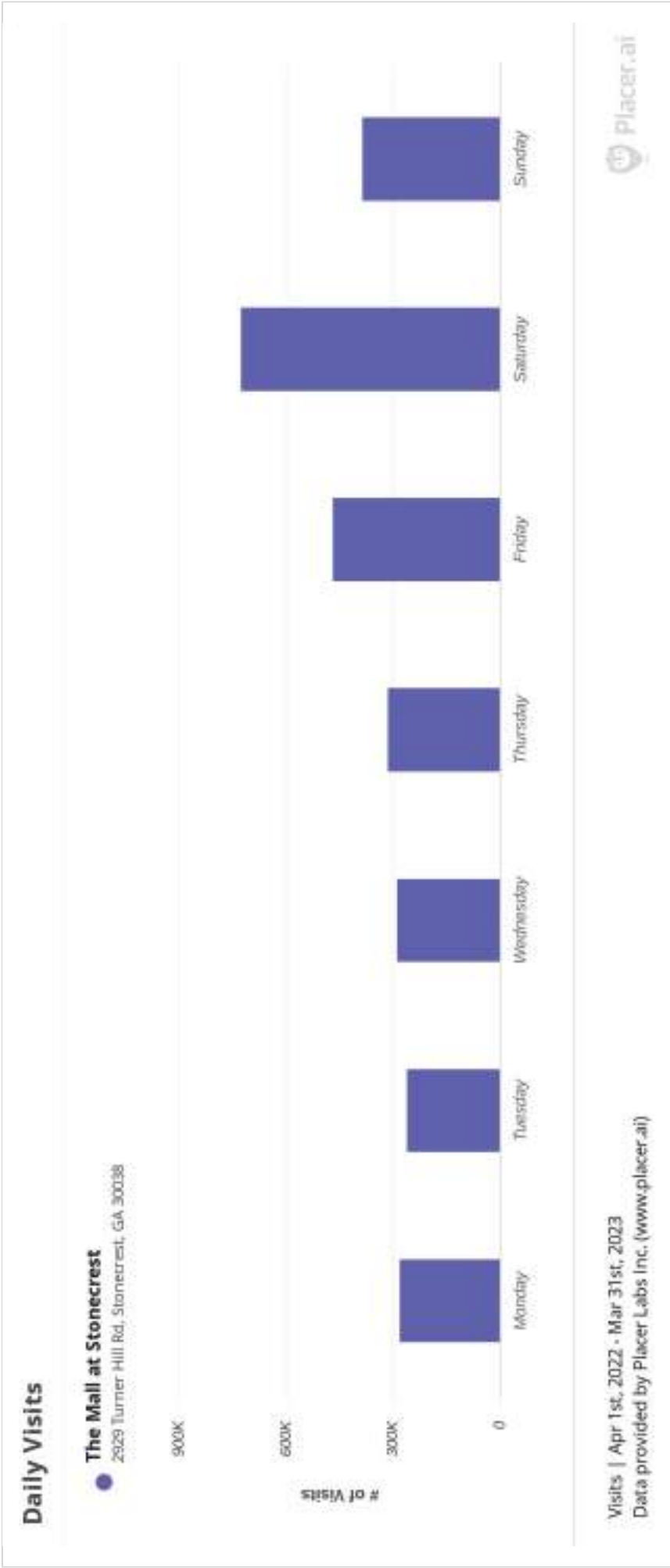


Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



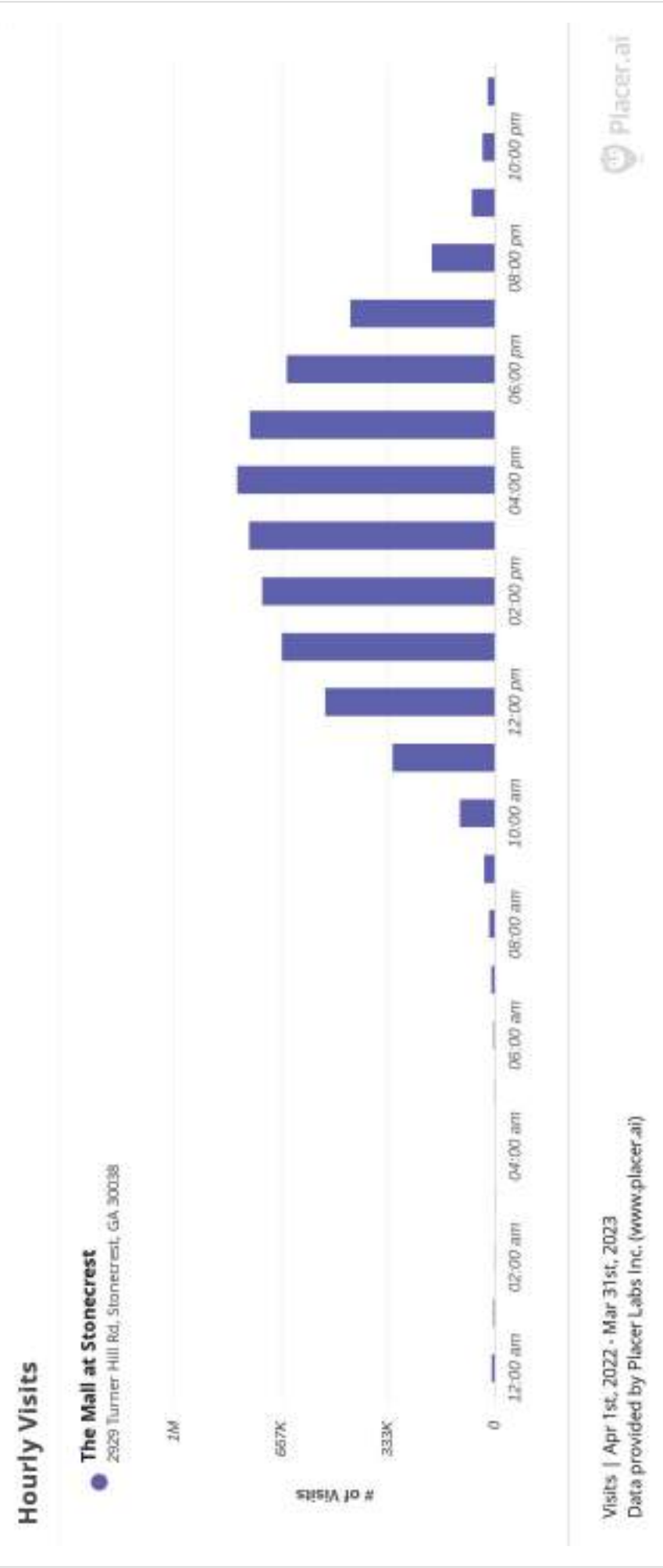
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Favorite Places

The Mall at Stonecrest / Turner Hill Rd, Stonecrest, GA

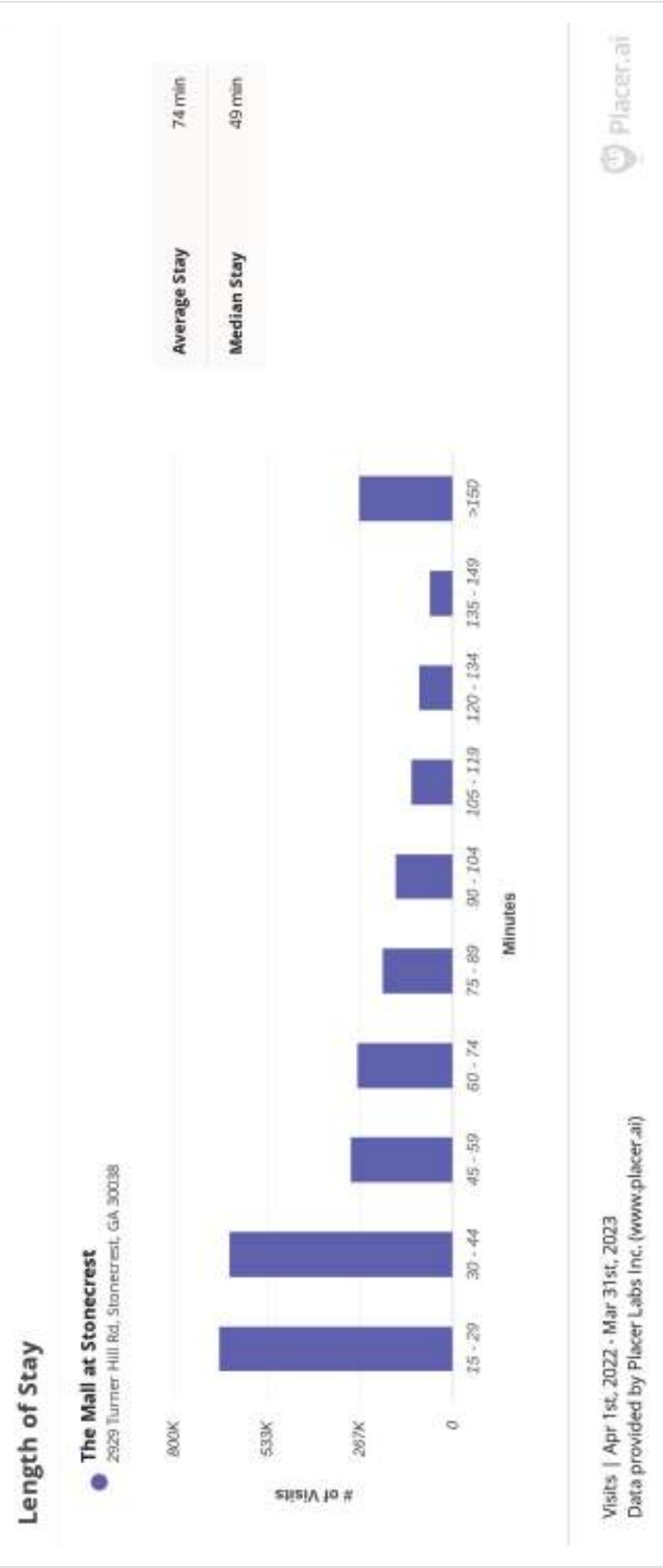
Rank	Name	Distance	Visitors
1	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	19.5 mi	146.4K (17.9%)
2	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	6.4 mi	135.3K (16.6%)
3	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	6.8 mi	133.9K (16.4%)
4	Turner Hill Marketplace / 2918 Turner Hill Rd, Lithonia, GA 30038	0.5 mi	111K (13.6%)
5	Walmart / 5401 Fairington Rd, Lithonia, GA 30038	4.1 mi	97.2K (11.9%)
6	Conyers Commons / 2195 GA-20, Conyers, GA 30013	6.5 mi	87.7K (10.8%)
7	Stoncrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	0.3 mi	74.9K (9.2%)
8	Walmart / 1436 Dogwood Dr Se, Conyers, GA 30013	6.5 mi	70.7K (8.7%)
9	Walmart / 8424 Mall Pkwy, Lithonia, GA 30038	0.7 mi	69.7K (8.6%)
10	Chapel Hill Commons / 4919 Flat Shoals Pkwy, Decatur, GA 30034	7.7 mi	69.1K (8.5%)

Category: All Categories | Min. Visits: 3 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

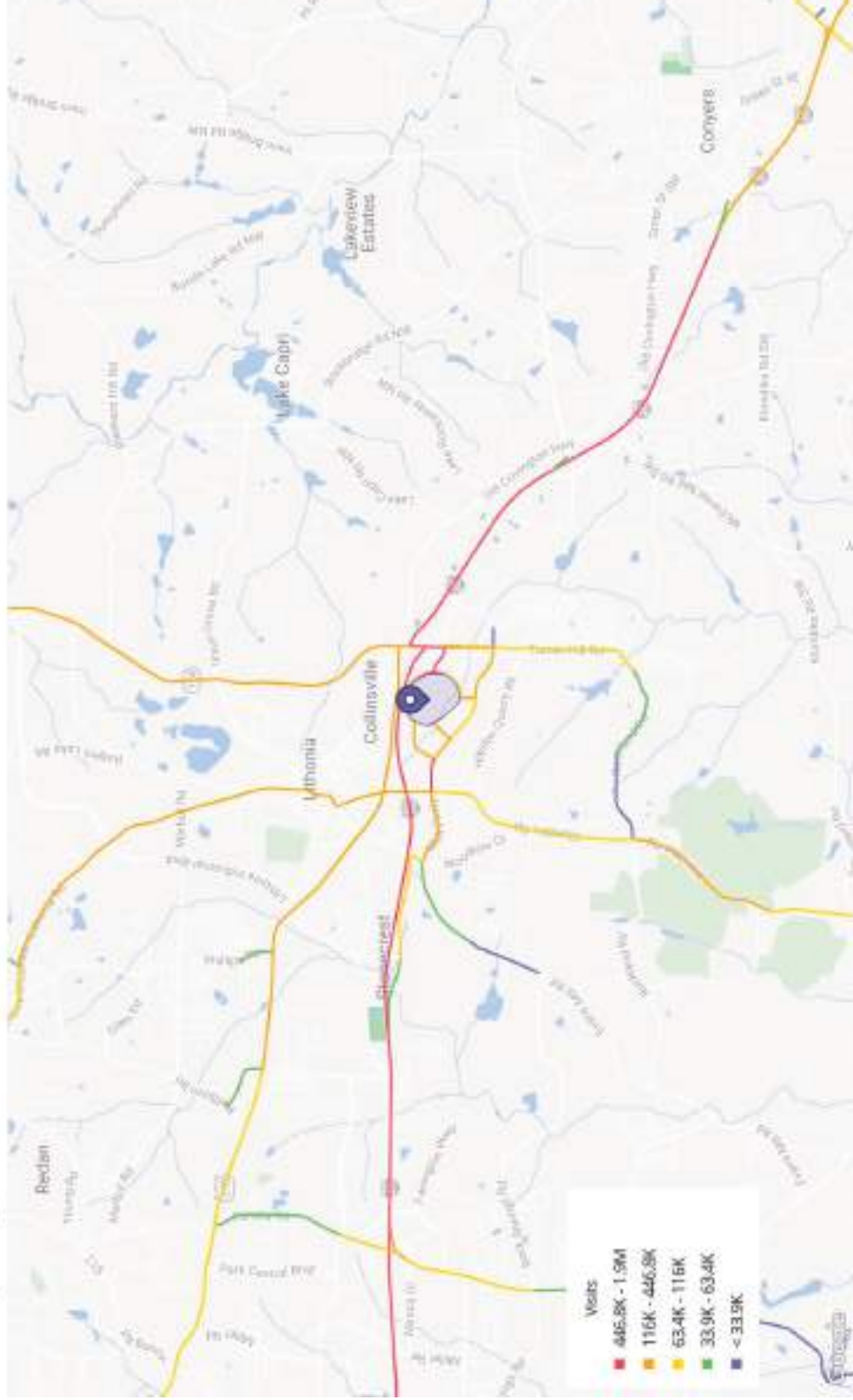


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Visitor Journey - Routes

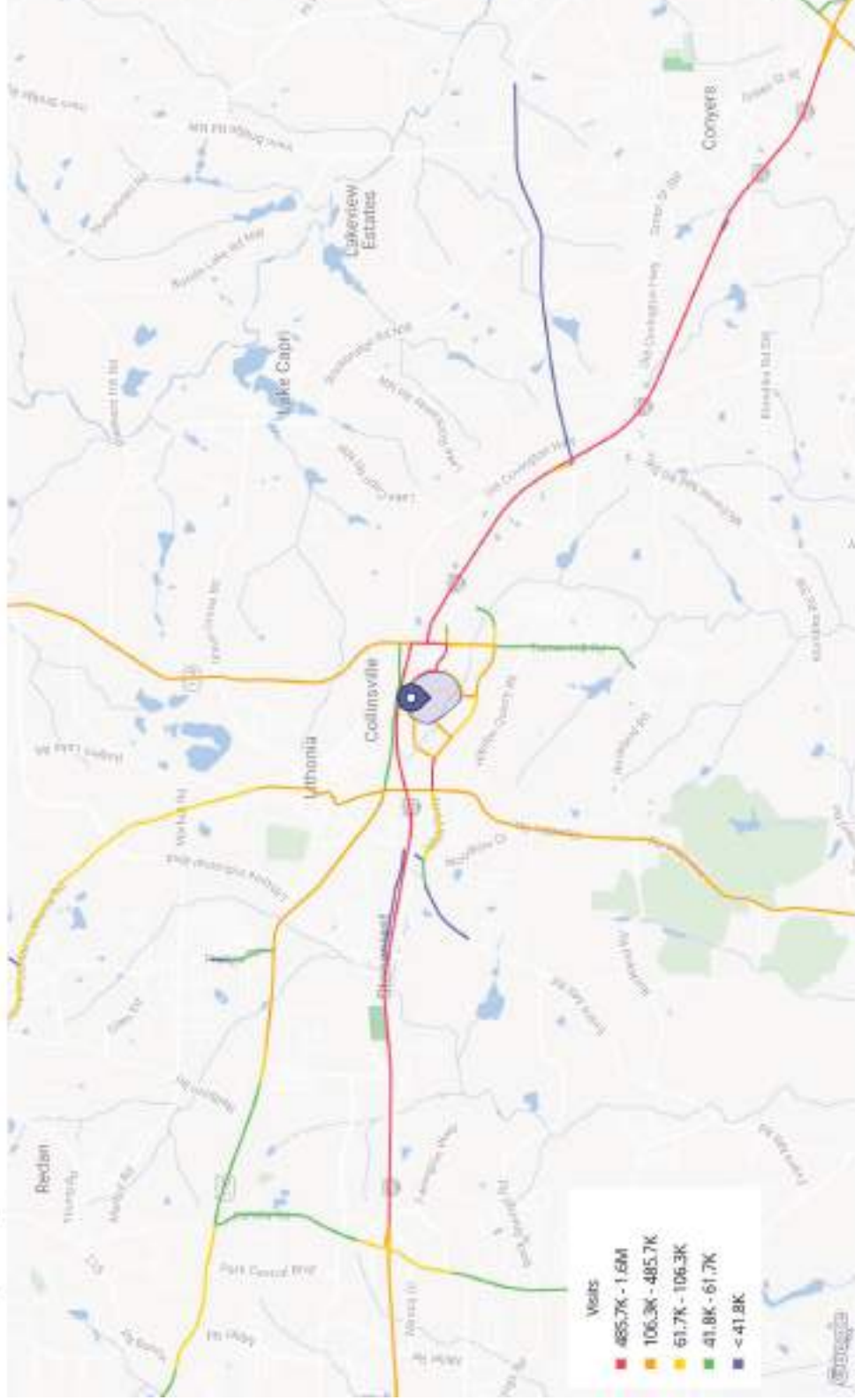


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



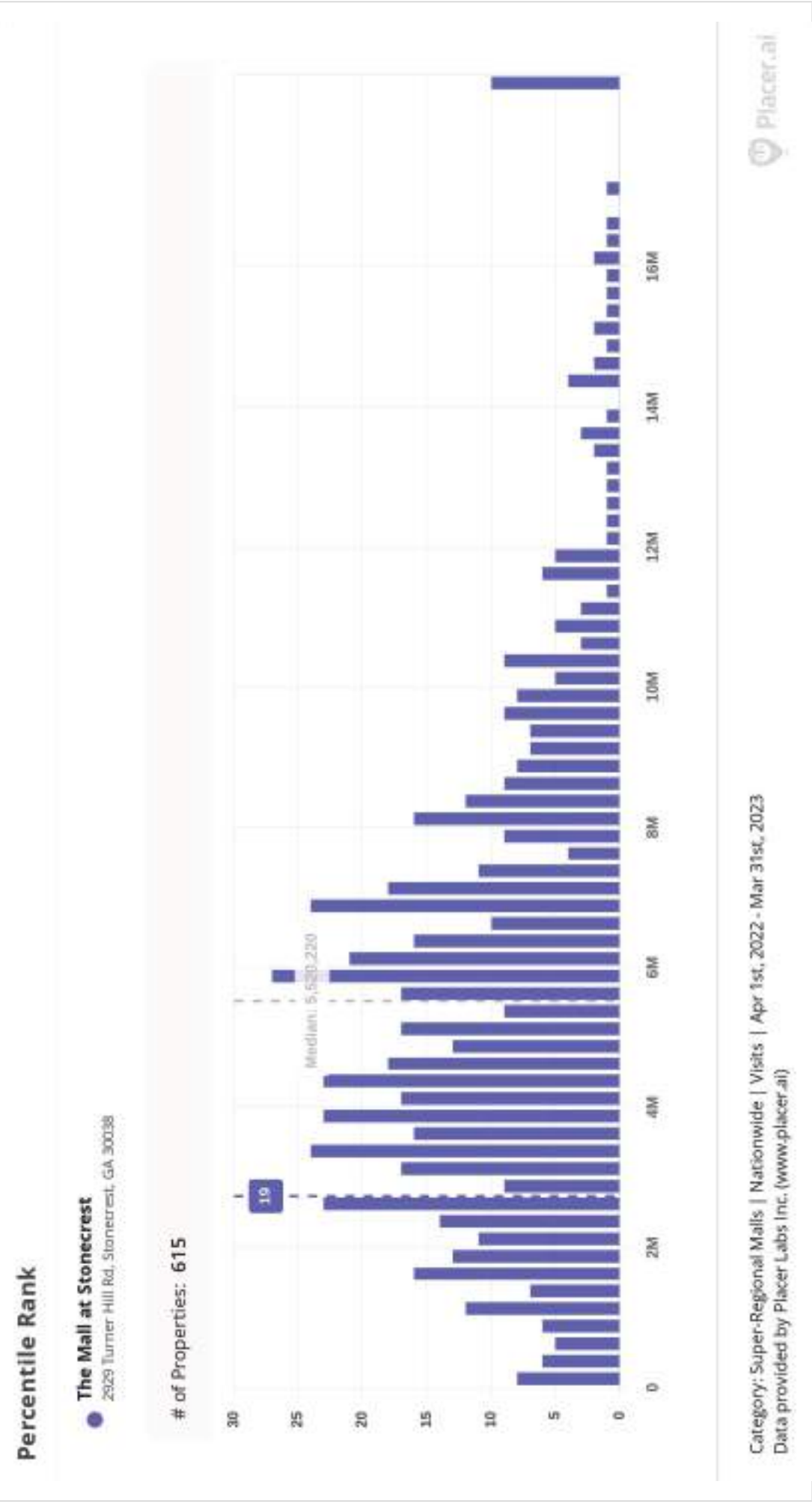
To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
 Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023




Ranking Index

The Mall at Stonecrest
 3030 Turner Hill Rd, Stonecrest, GA 30038

of Properties: 615

Rank	Name	Visits
1	Ala Moana Center / Ala Moana Boulevard, Honolulu, HI	22.81M
2	Del Amo Fashion Center / W Carson St, Torrance, CA	21.86M
3	Westfield Topanga & The Village / Topanga Canyon Boulevard, Canoga Park, CA	20.29M
4	Grand Canal Shoppes at The Venetian Resort Las Vegas / Las Vegas Blvd S, Las Vegas, NV	20.21M
5	Lakewood Center / Lakewood Center Mall, Lakewood, CA	20.13M
----- Skipping 488 results -----		
494	Concord Mall / Concord Pike, Wilmington, DE	2.77M
495	Gateway Plaza / West 200 South, Salt Lake City, UT	2.74M
496	The Mall at Stonecrest / Turner Hill Rd, Stonecrest, GA	2.73M
497	Hickory Point Mall / Hickory Point Mall, Forsyth, IL	2.72M
498	Southlake Mall / Southlake Cir, Morrow, GA	2.72M
----- Hiding 117 results -----		

Category: Super-Regional Malls | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
 Data provided by Placer Labs Inc. (www.placer.ai)





Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

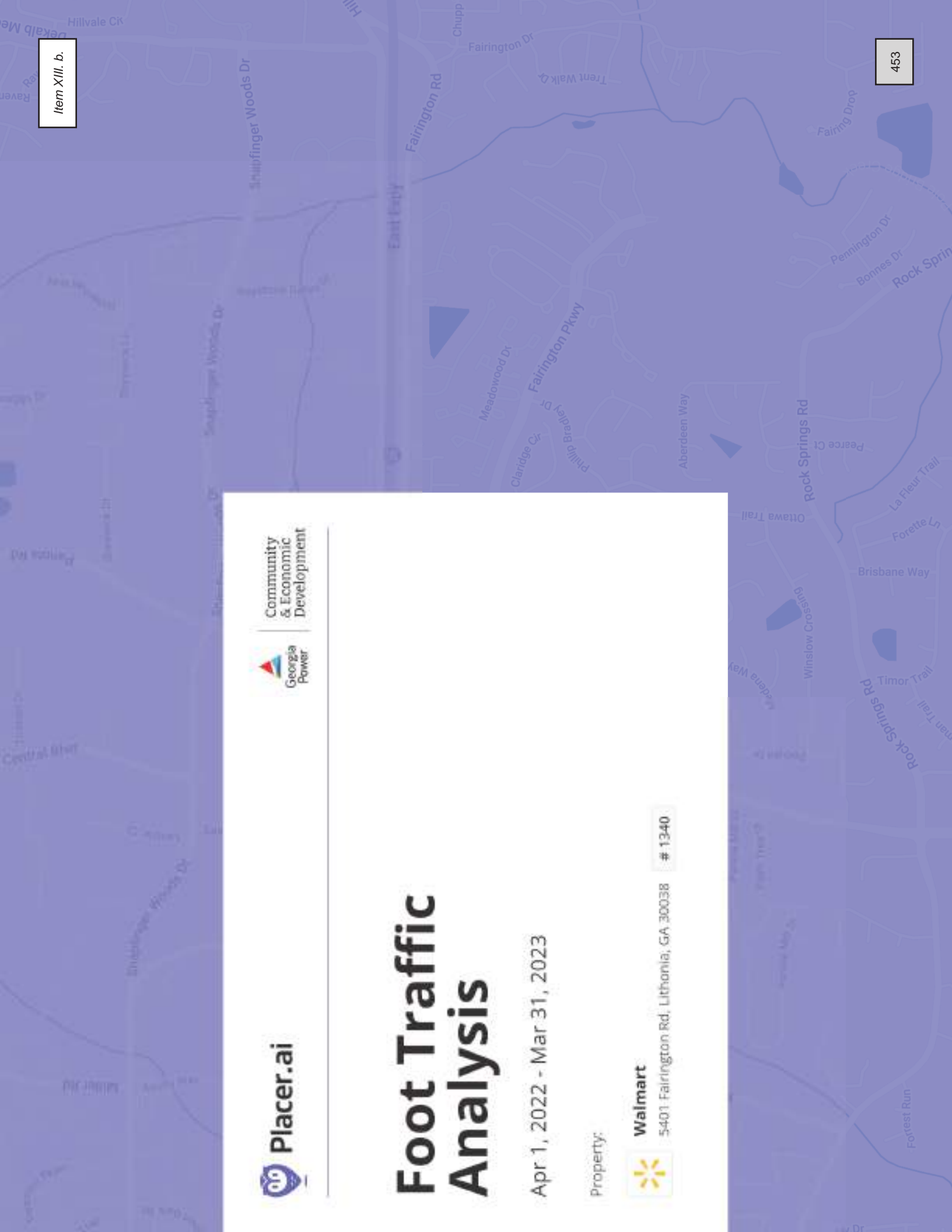
Property:



Walmart

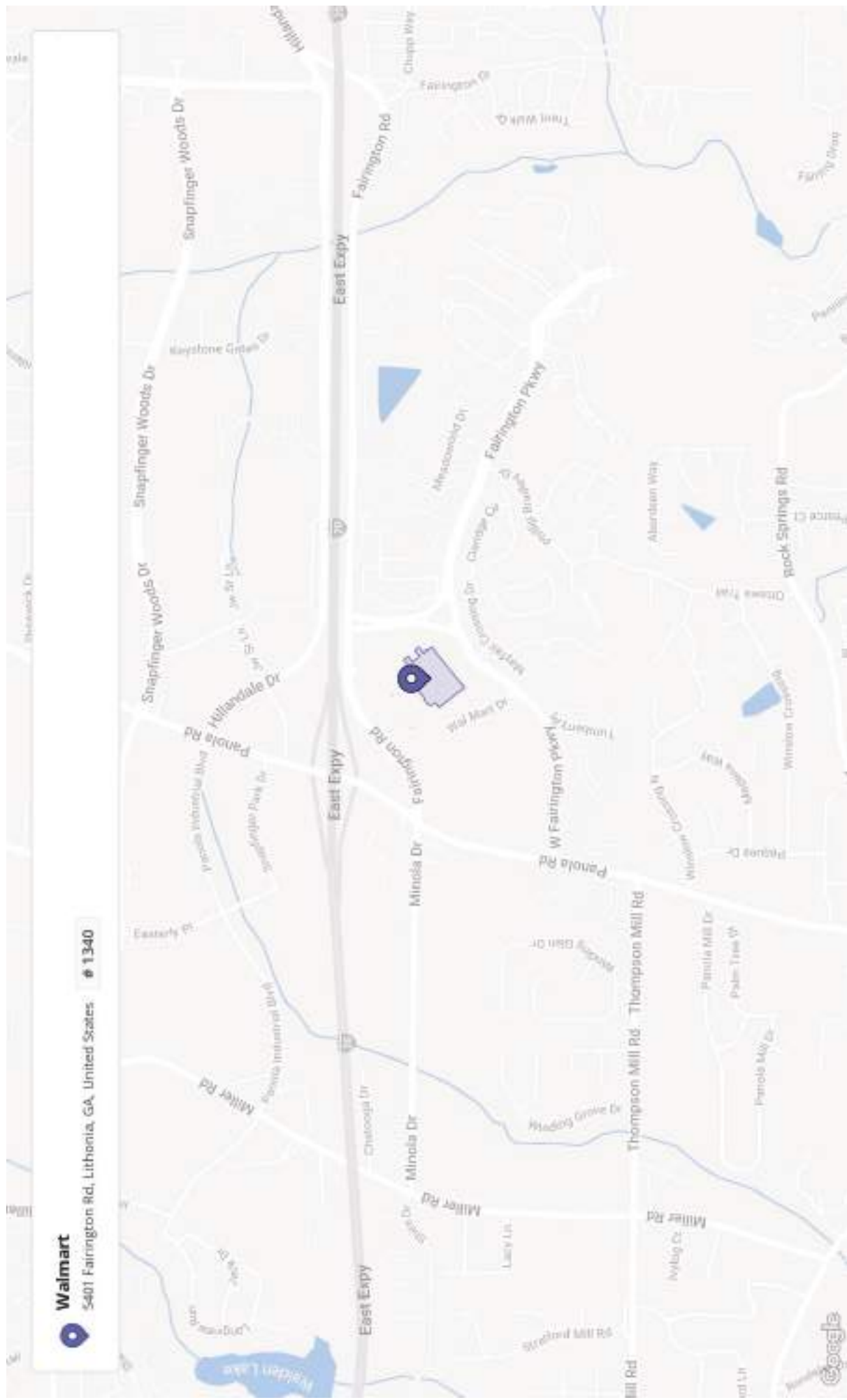
5401 Fairington Rd, Lithonia, GA 30038

1340




Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023




Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

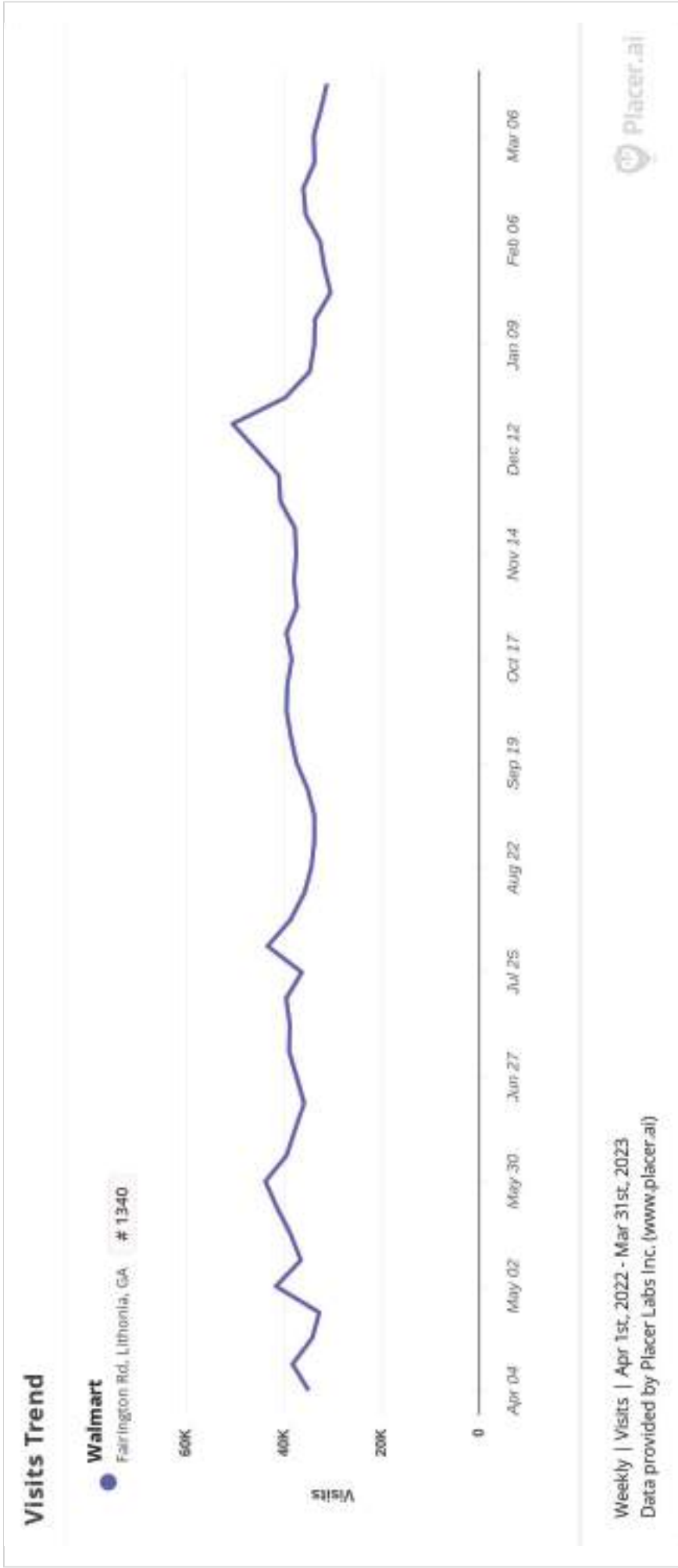
Metrics			
 Walmart	5401 Fairington Rd, Lithonia, GA	# 1340	
Visits	1.9M	Avg. Dwell Time	40 min
Visits / sq ft	9.45	Visits YoY	+3%
Size - sq ft	205.9K	Visits Yo2Y	+7.9%
Visitors	302.7K	Visits Yo3Y	-9.4%
Visit Frequency	6.43		

Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

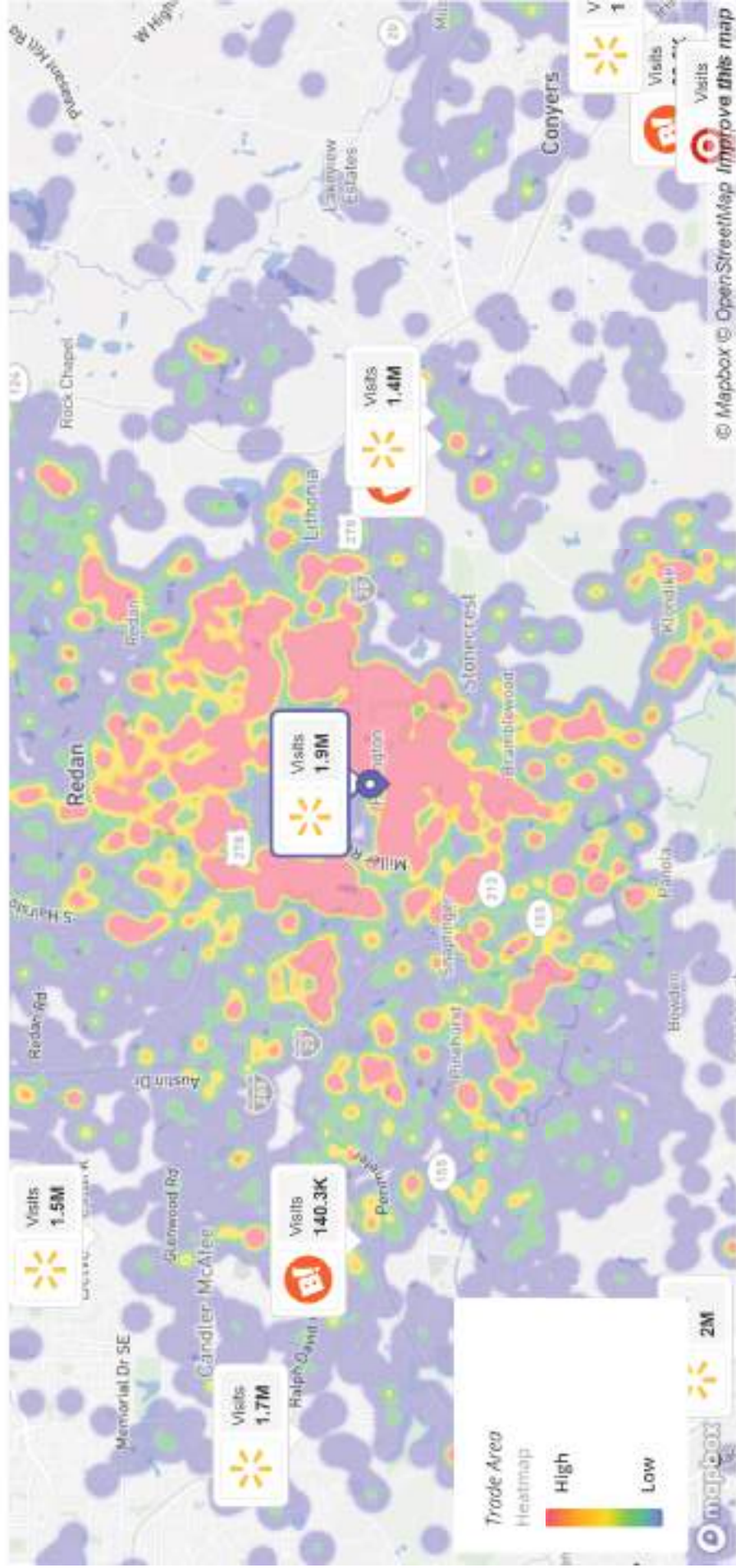
Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Walmart 5401 Fairington Rd, Lithonia, GA 30038, Store ID #1340 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Overview



5401 Fairington Rd, Lithonia, GA 30058 # 1340



* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

Chain: Walmart | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



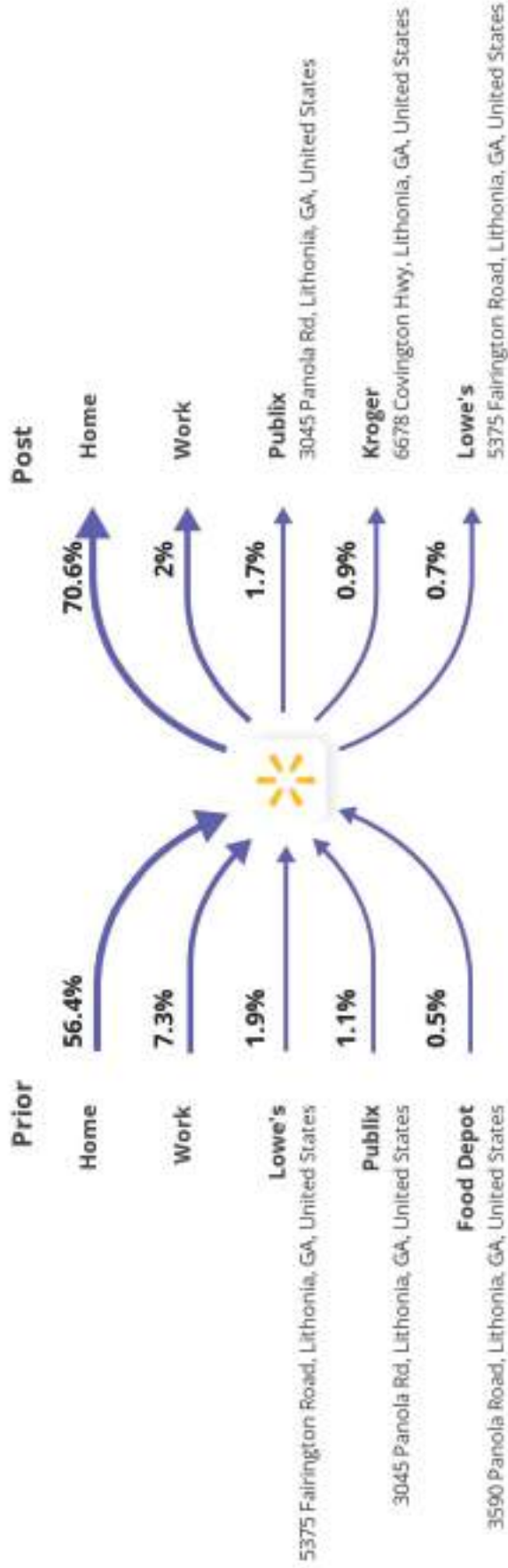
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey

Walmart

5401 Fairington Rd, Lithonia, GA 30038 # 1340

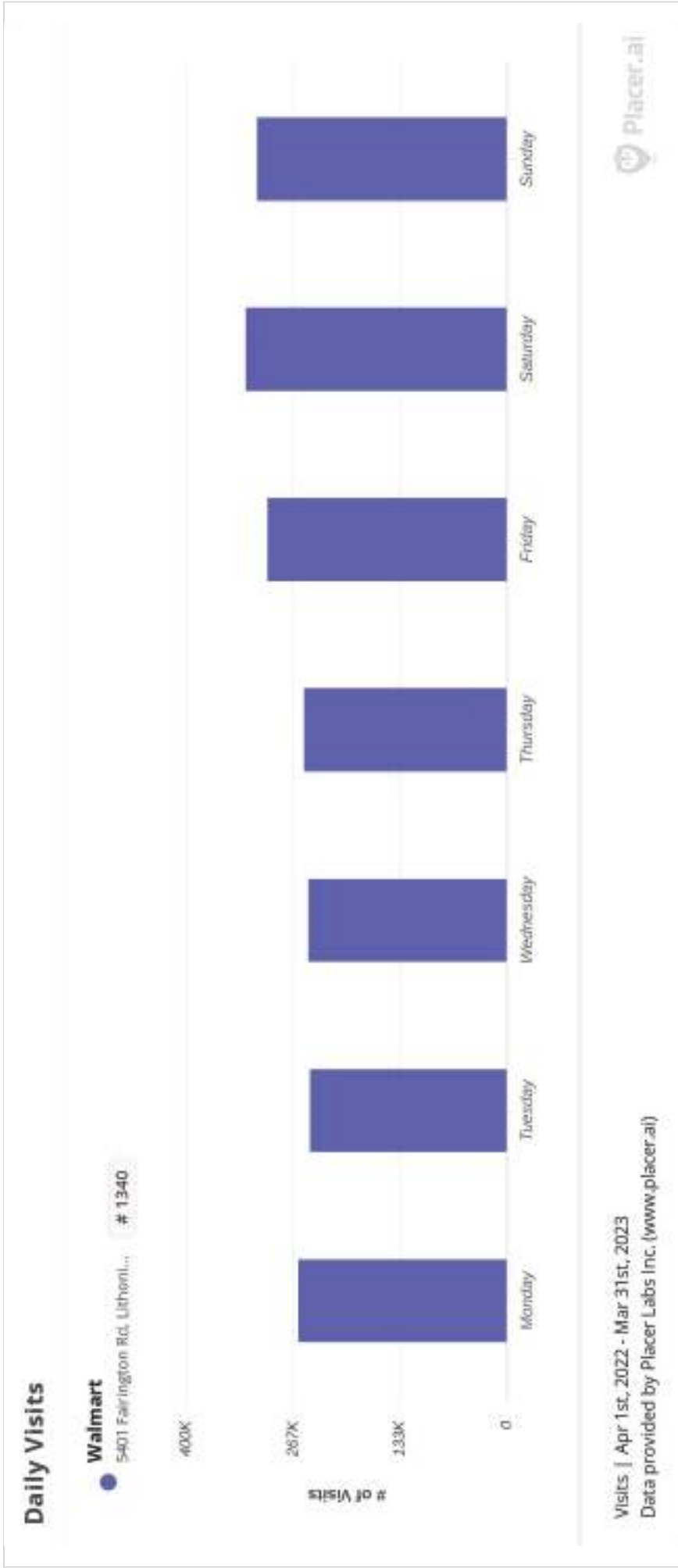


Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



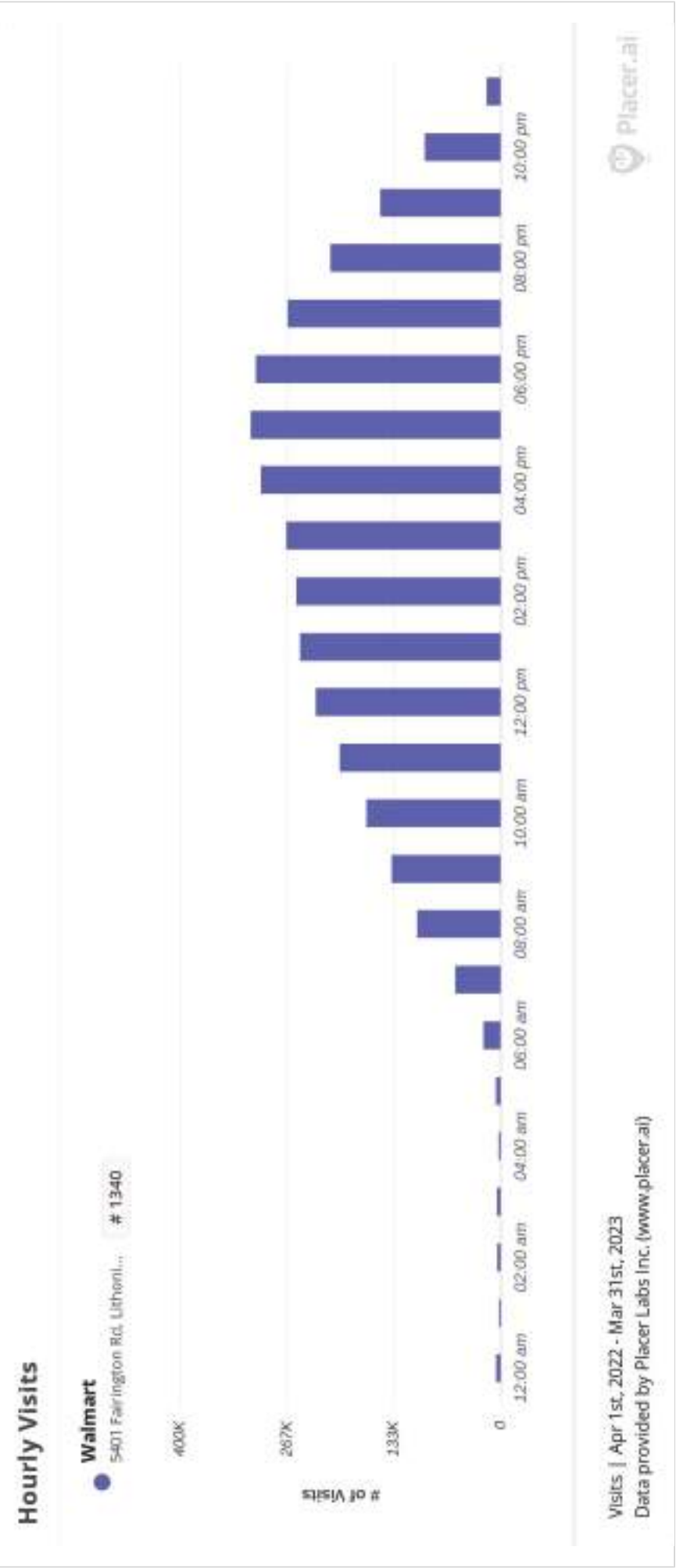
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Favorite Places

Walmart / Fairington Rd, Lithonia, GA

Rank	Name	Distance	Visitors
1	The Mall at Stonecrest / 2929 Turner Hill Rd, Lithonia, GA 30038	4 mi	144K (47.6%)
2	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	15.5 mi	130.3K (43.1%)
3	Turner Hill Marketplace / 2918 Turner Hill Rd, Lithonia, GA 30038	4.6 mi	115.9K (38.3%)
4	Stonecrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	4.3 mi	92.6K (30.6%)
5	Walmart / 8424 Mall Pkwy, Lithonia, GA 30038	4.7 mi	90.4K (29.9%)
6	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	10.2 mi	88.6K (29.3%)
7	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	10.6 mi	88.5K (29.2%)
8	Publix / 3045 Panola Rd, Lithonia, GA 30038	0.5 mi	87.4K (28.9%)
9	Wesley Chapel Crossing / 2400-2458 Wesley Chapel Rd, Decatur, GA 30035	2.8 mi	86.9K (28.7%)
10	Gallery at South DeKalb / 2801 Candler Rd, Decatur, GA 30034	6.2 mi	79.4K (26.2%)

Category: All Categories | Min. Visits: 1 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

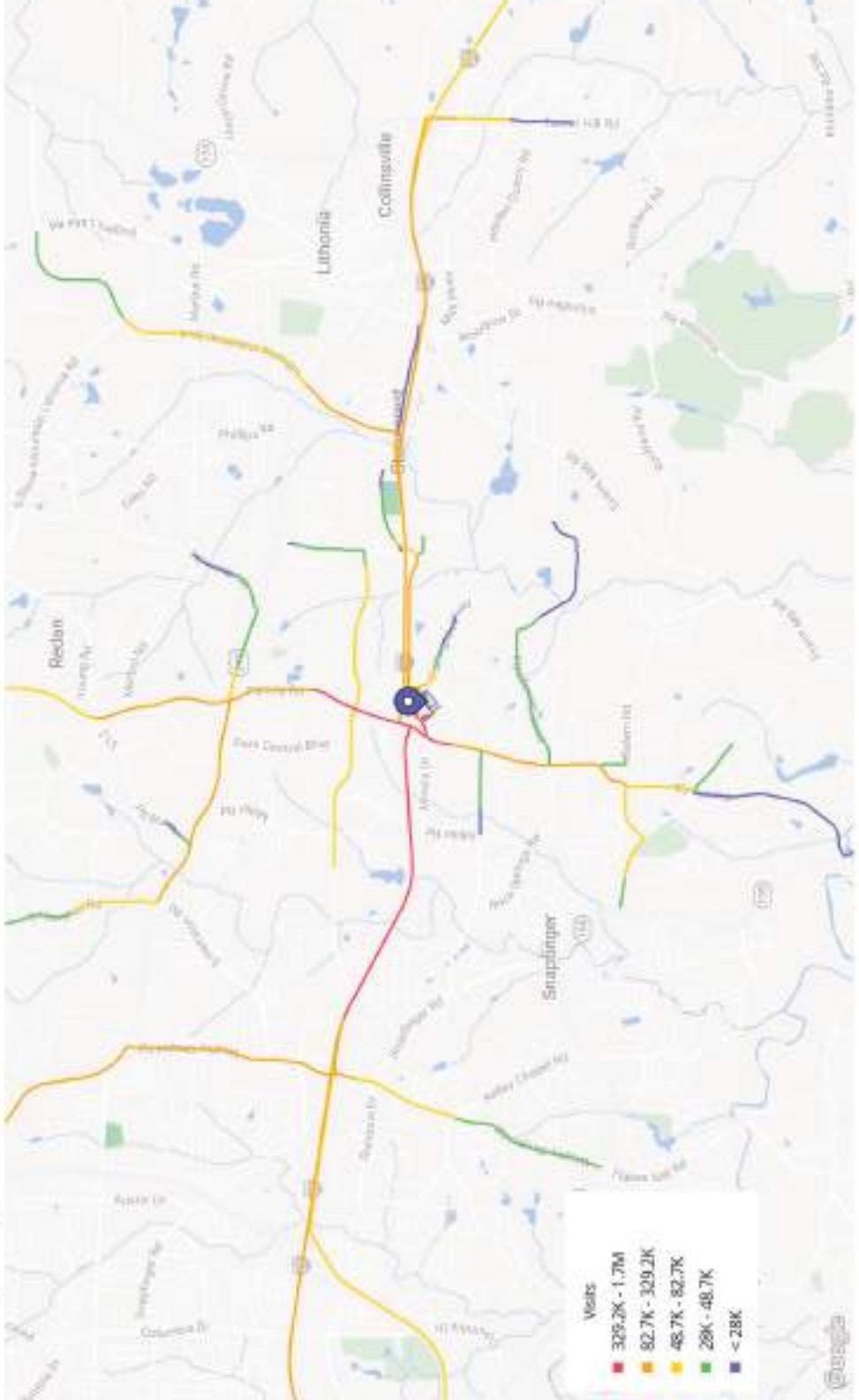


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Visitor Journey - Routes

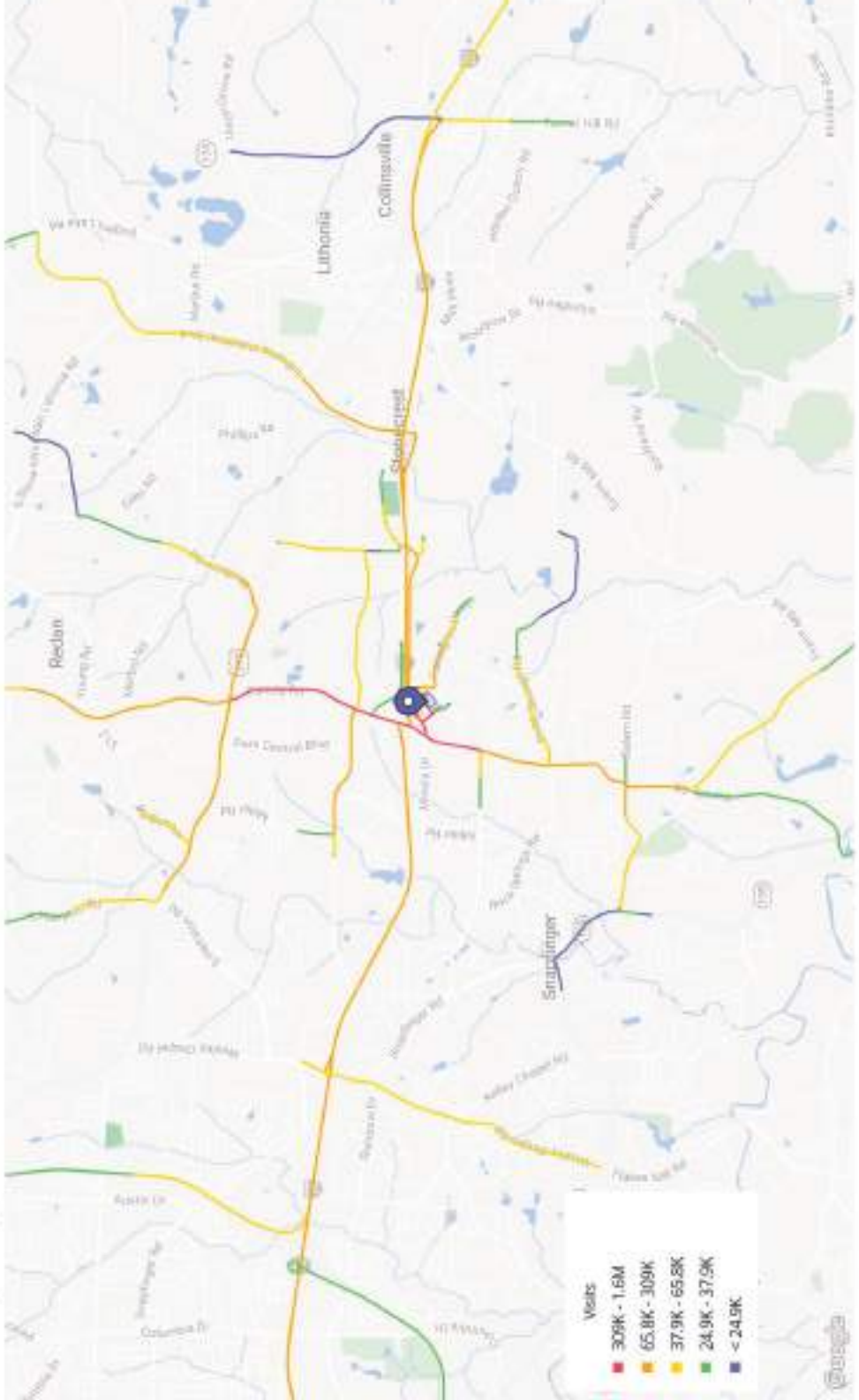


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

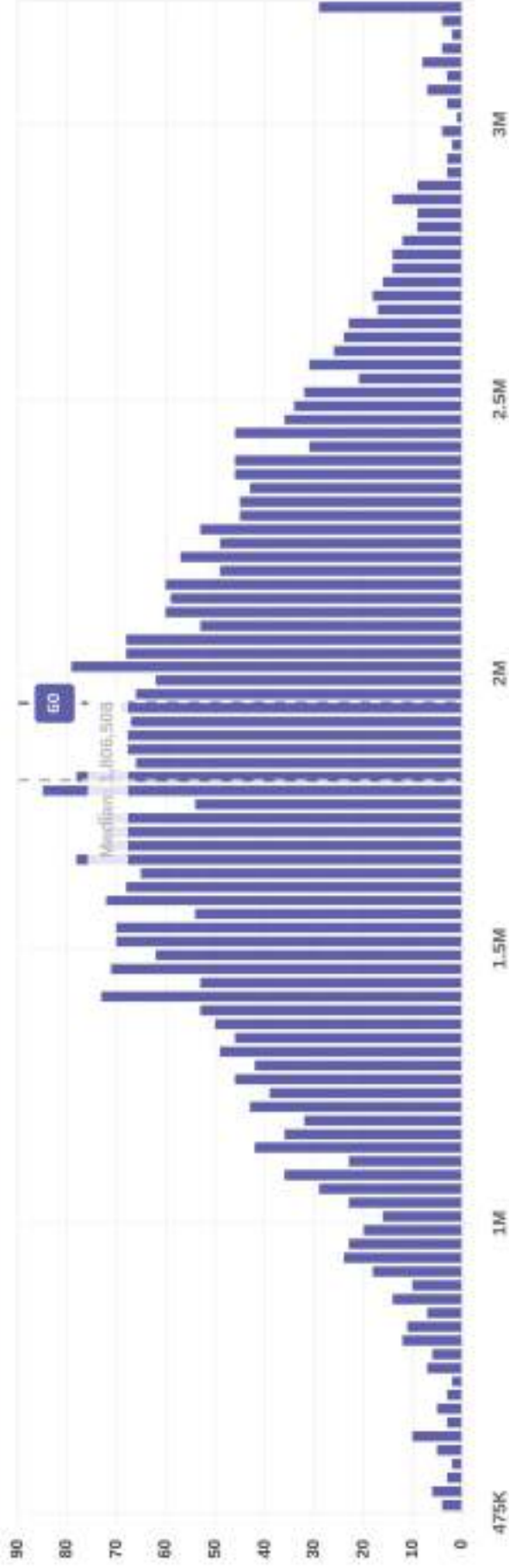
Apr 1, 2022 - Mar 31, 2023

Percentile Rank

Walmart

5401 Fairington Rd, Lithonia, GA 30038 # 1340

of Properties: **3,838** Coverage: **99%**



Chain: Walmart | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Index



5403 Fairington Rd, Lithonia, GA 30028 # 1340

of Properties: 3,838 Coverage: 99%

Rank	Name	Visits
1	Walmart / Parkway, Sevierville, TN	5.43M
2	Walmart / Green Acres Rd, Valley Stream, NY	4.59M
3	Walmart / N Old Lake Wilson Rd, Kissimmee, FL	4.49M
4	Walmart / Firestone Blvd, South Gate, CA	4.34M
5	Walmart / NY-211 E, Middletown, NY	3.89M
----- Stopping 1,522 results -----		
1528	Walmart / Garrisonville Rd, Stafford, VA	1.95M
1529	Walmart / Shingle Creek Xing, Brooklyn Center, MN	1.95M
1530	Walmart / Fairington Rd, Lithonia, GA	1.95M
1531	Walmart / Us Highway 431, Guntersville, AL	1.95M
1532	Walmart / N U.S. Hwy 52, Moncks Corner, SC	1.94M
----- Hiding 2,305 results -----		

Chart: Walmart | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)





Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Property:



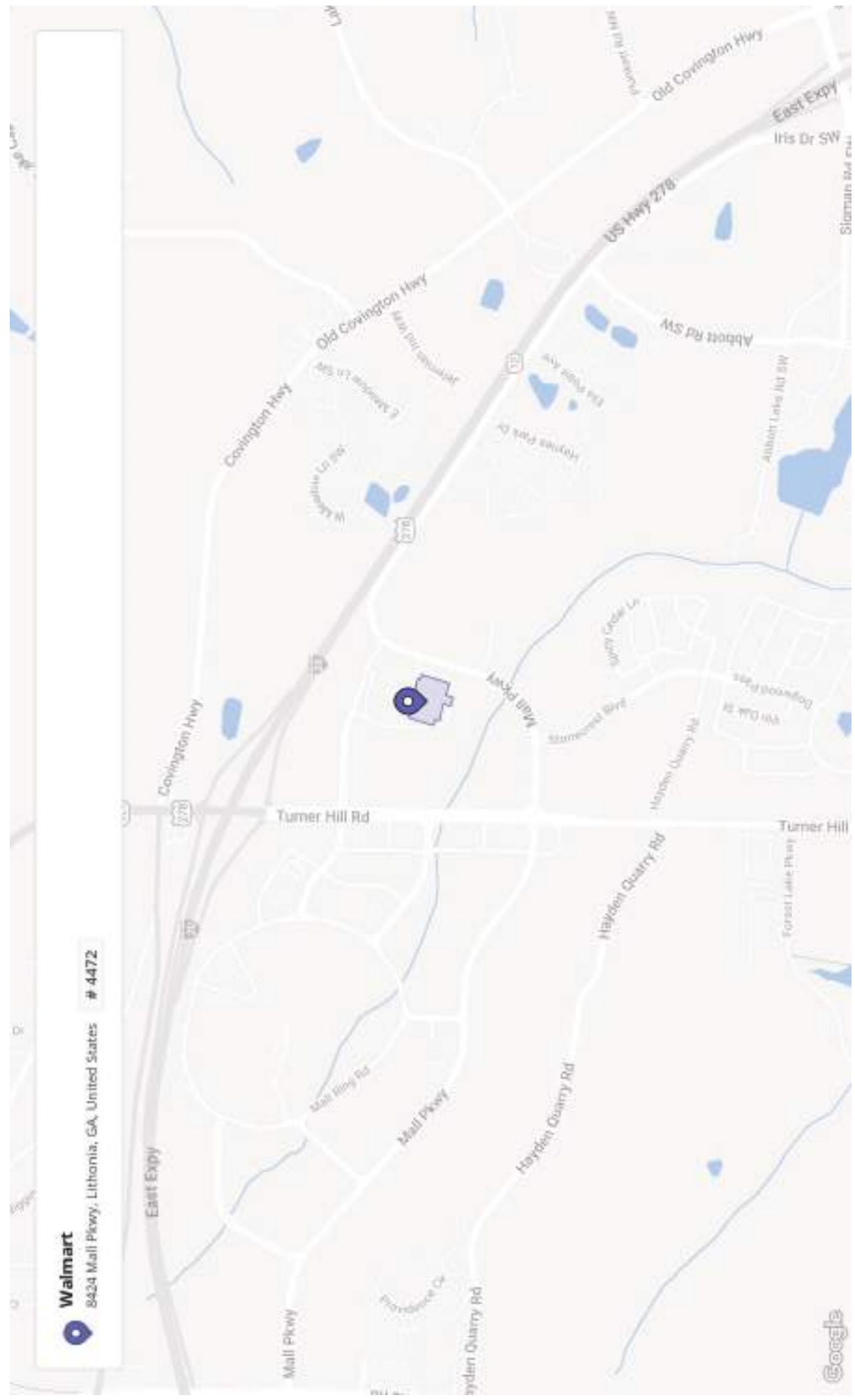
Walmart

8424 Mall Pkwy, Lithonia, GA 30038 # 4472





Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



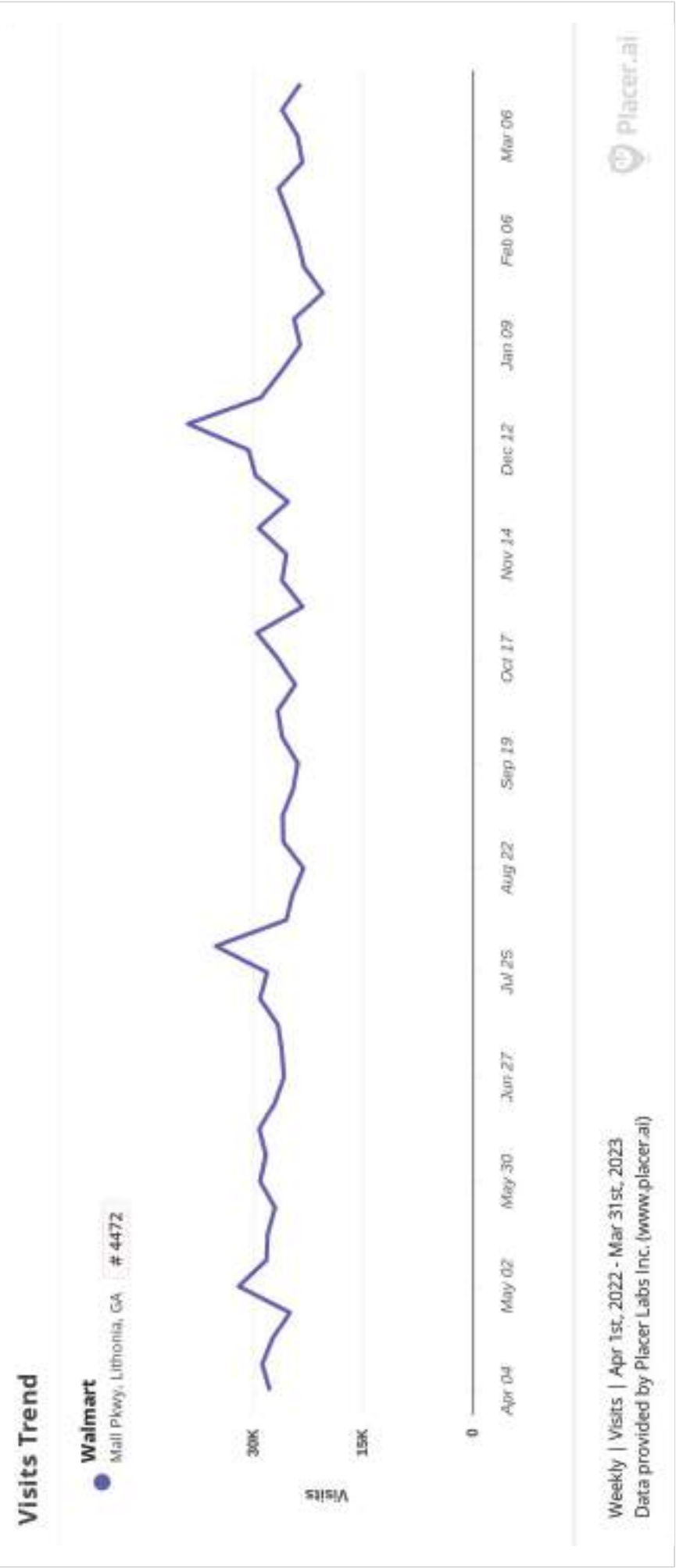
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Metrics			
 Walmart 8424 Mall Pkwy, Lithonia, GA ... # 4472			
Visits	1.4M	Avg. Dwell Time	37 min
Visits / sq ft	9.19	Visits YoY	-6.9%
Size - sq ft	151.9K	Visits Yo2Y	-5.6%
Visitors	307.3K	Visits Yo3Y	-16.7%
Visit Frequency	4.54		
Apr 1st, 2022 - Mar 31st, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			
			

Foot Traffic Analysis

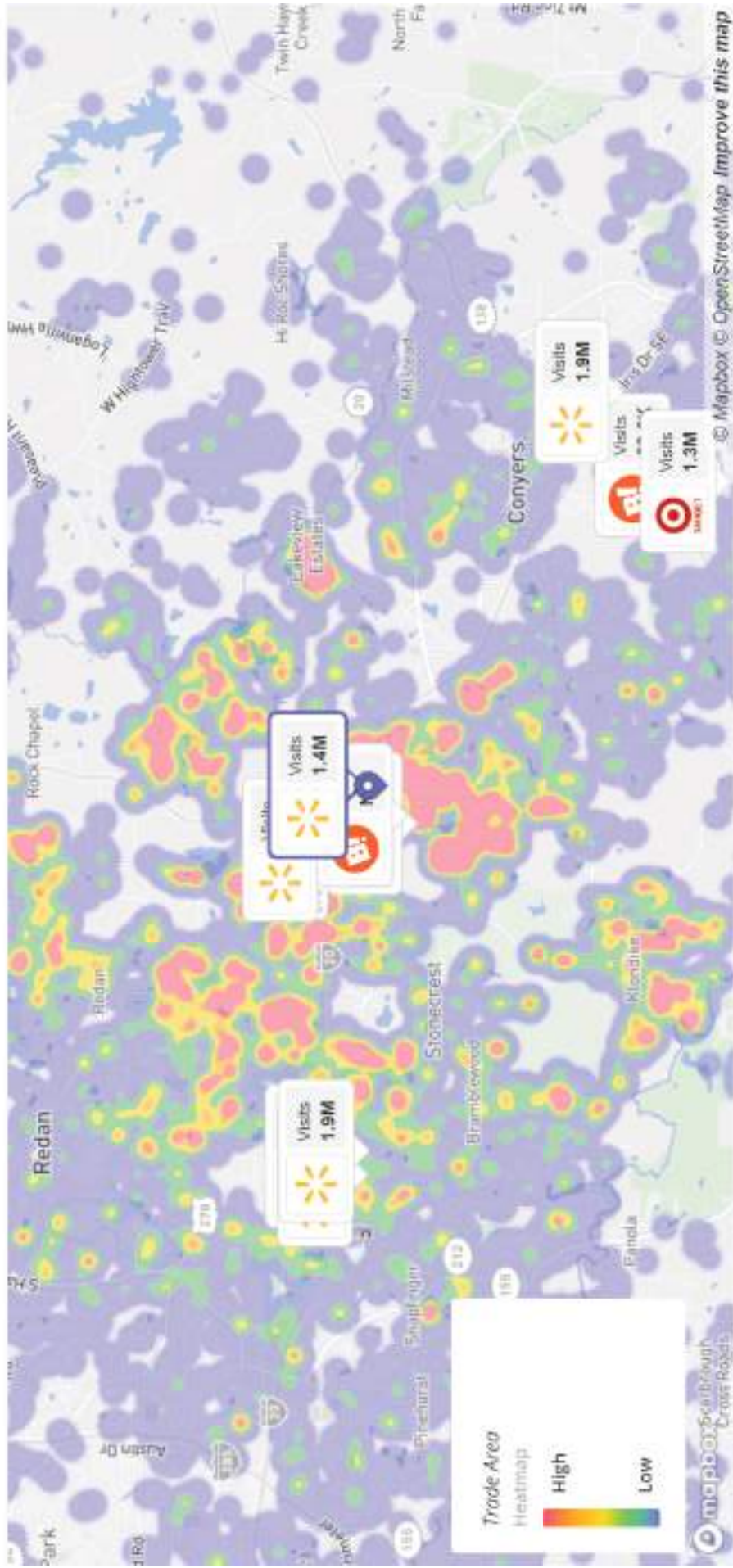
Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Walmart 8424 Mall Pkwy, Lithonia, GA 30038, Store ID #4472 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Overview



8424 Mall Pkwy, Lithonia, GA # 4472



* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

Chain: Walmart | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



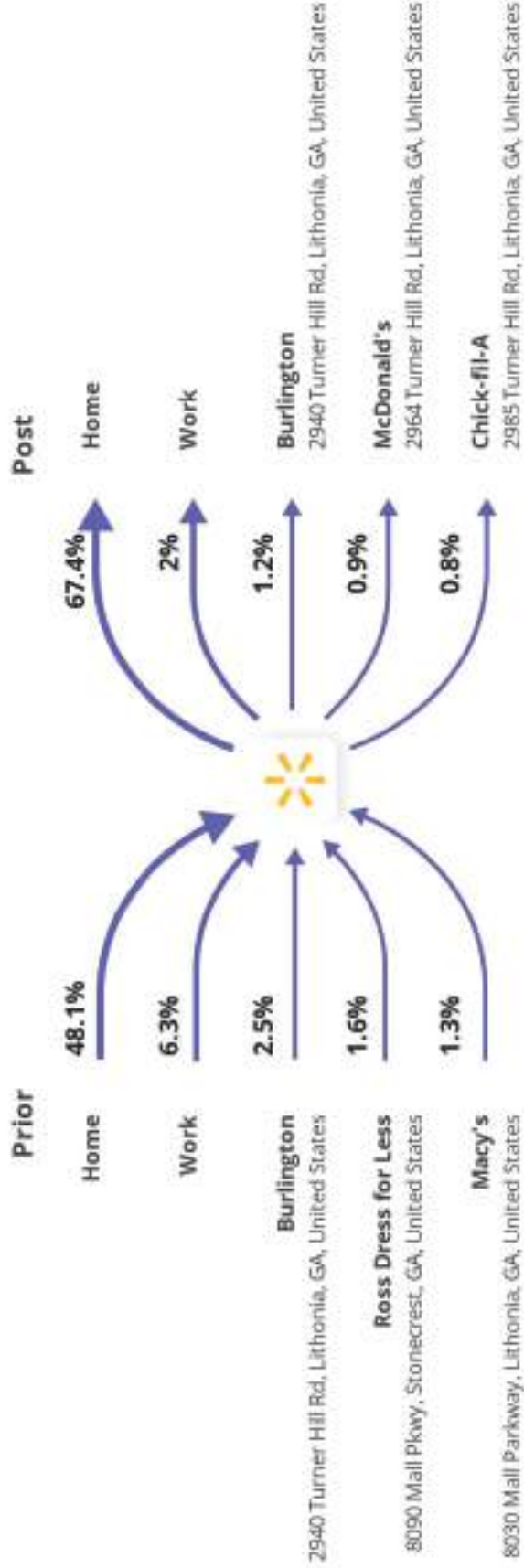
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey

Walmart

8424 Mall Pkwy, Lithonia, GA 30038 # 4472

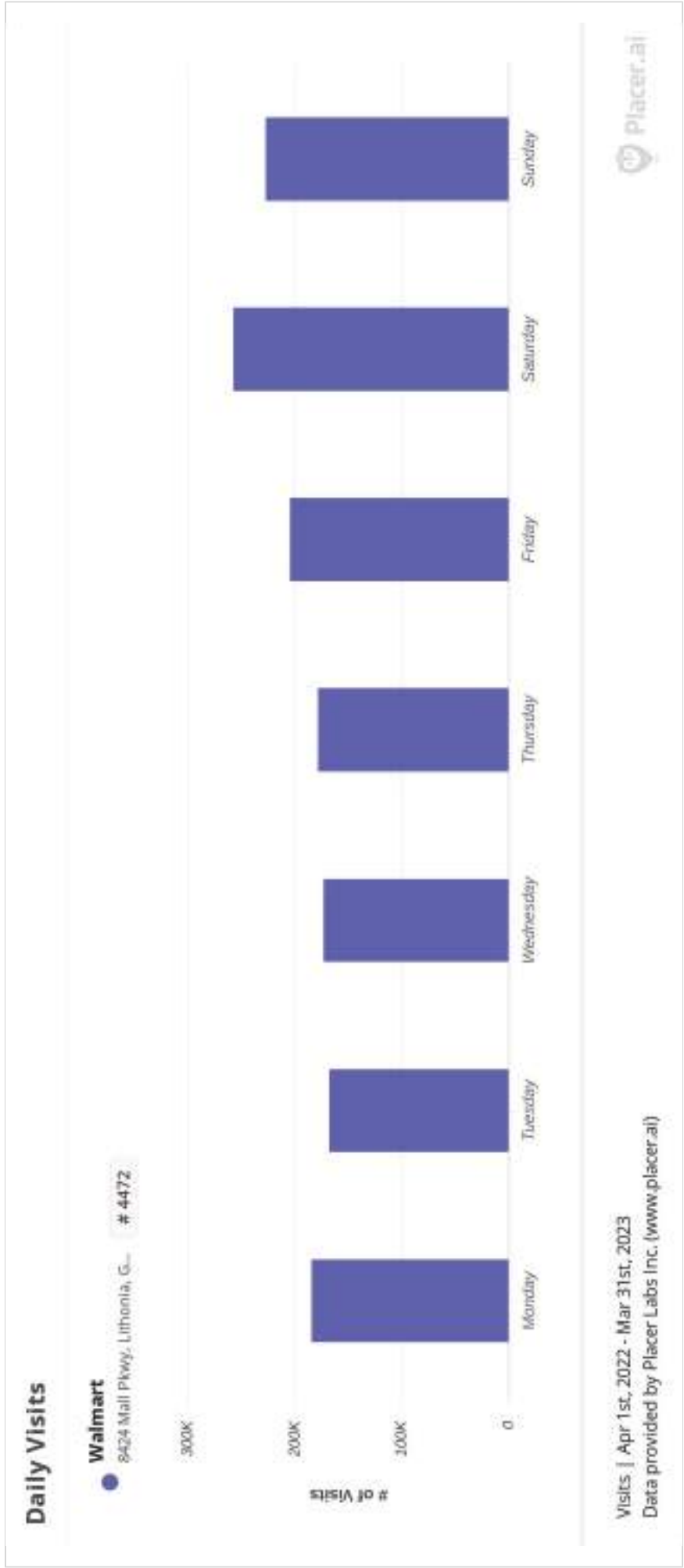


Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



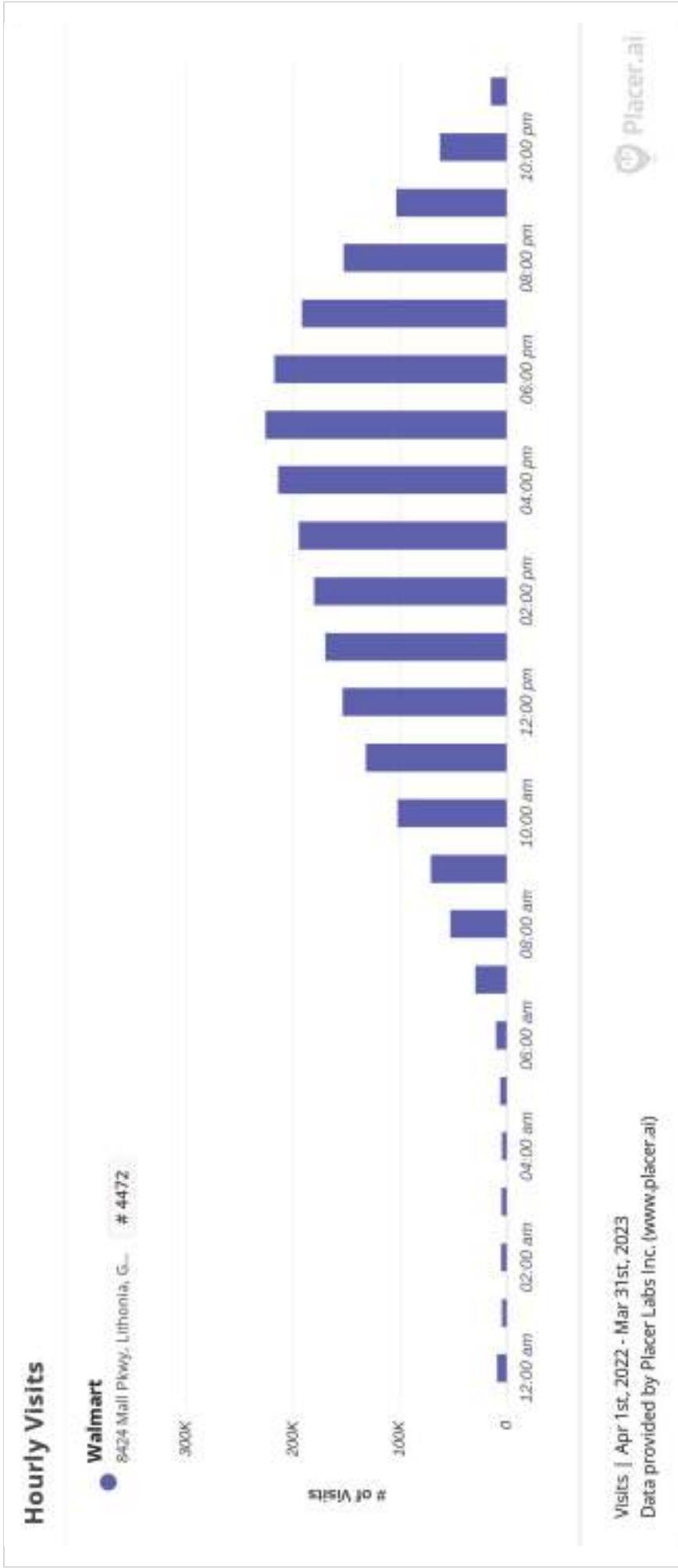
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Favorite Places

Walmart / Mall Pkwy, Lithonia, GA

Rank	Name	Distance	Visitors
1	The Mall at Stonecrest / 2929 Turner Hill Rd, Lithonia, GA 30038	0.8 mi	176K (57.3%)
2	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	20.1 mi	135.5K (44.1%)
3	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	6.1 mi	133.1K (43.3%)
4	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	5.7 mi	132K (43%)
5	Stonecrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	0.5 mi	128.3K (41.8%)
6	Walmart / 5401 Fairington Rd, Lithonia, GA 30038	4.7 mi	104.4K (34%)
7	Walmart / 1436 Dogwood Dr Se, Conyers, GA 30013	5.8 mi	99.8K (32.5%)
8	Conyers Commons / 2195 GA-20, Conyers, GA 30013	5.9 mi	97.5K (31.7%)
9	Conyers Crossing / 1485 Hwy 138, Conyers, GA 30094	5.2 mi	84.8K (27.6%)
10	Atlantic Station / 1380 Atlantic Dr NW, Atlanta, GA 30363	19.1 mi	69.6K (22.7%)

Category: All Categories | Min. Visits: 1 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

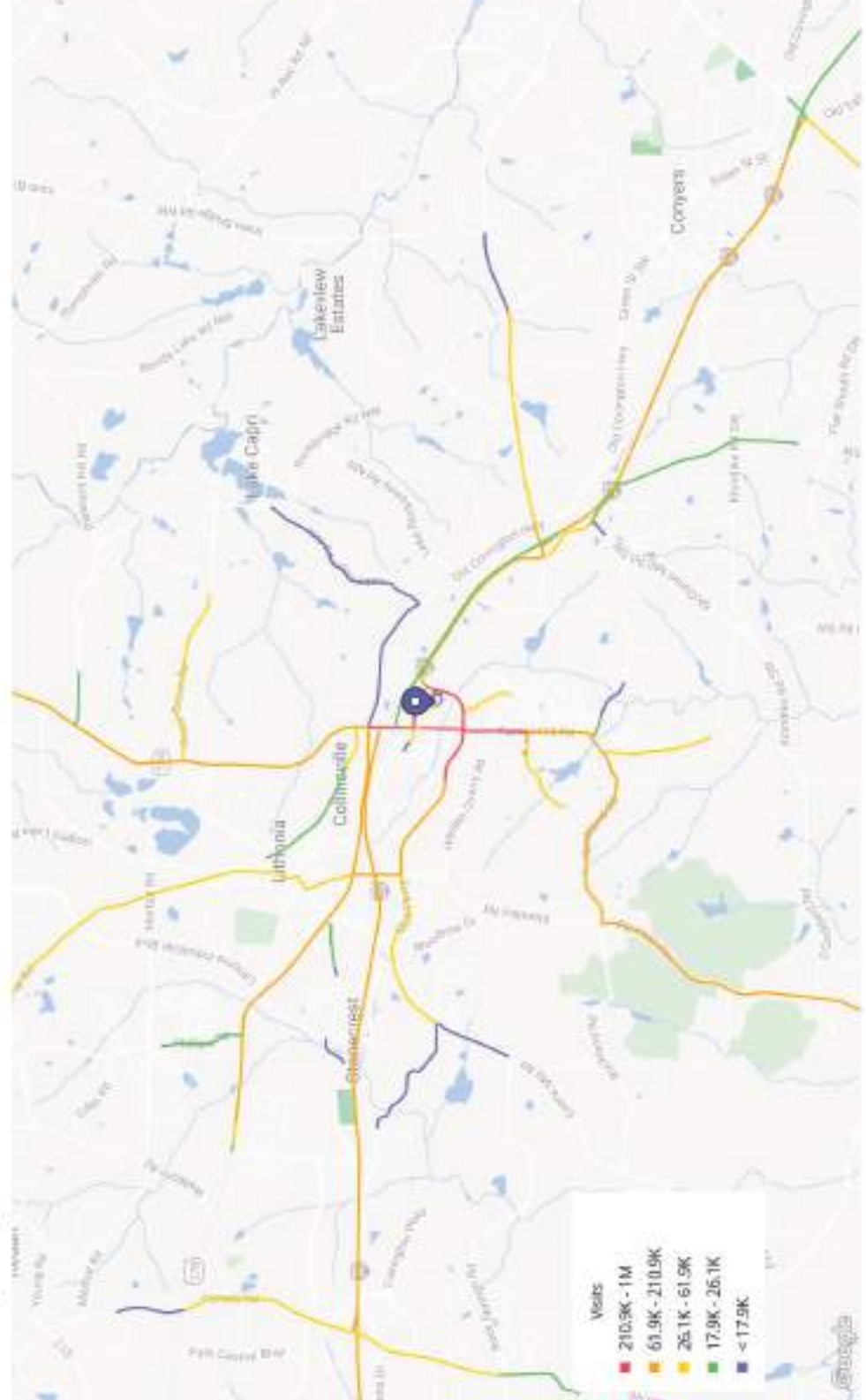


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Visitor Journey - Routes



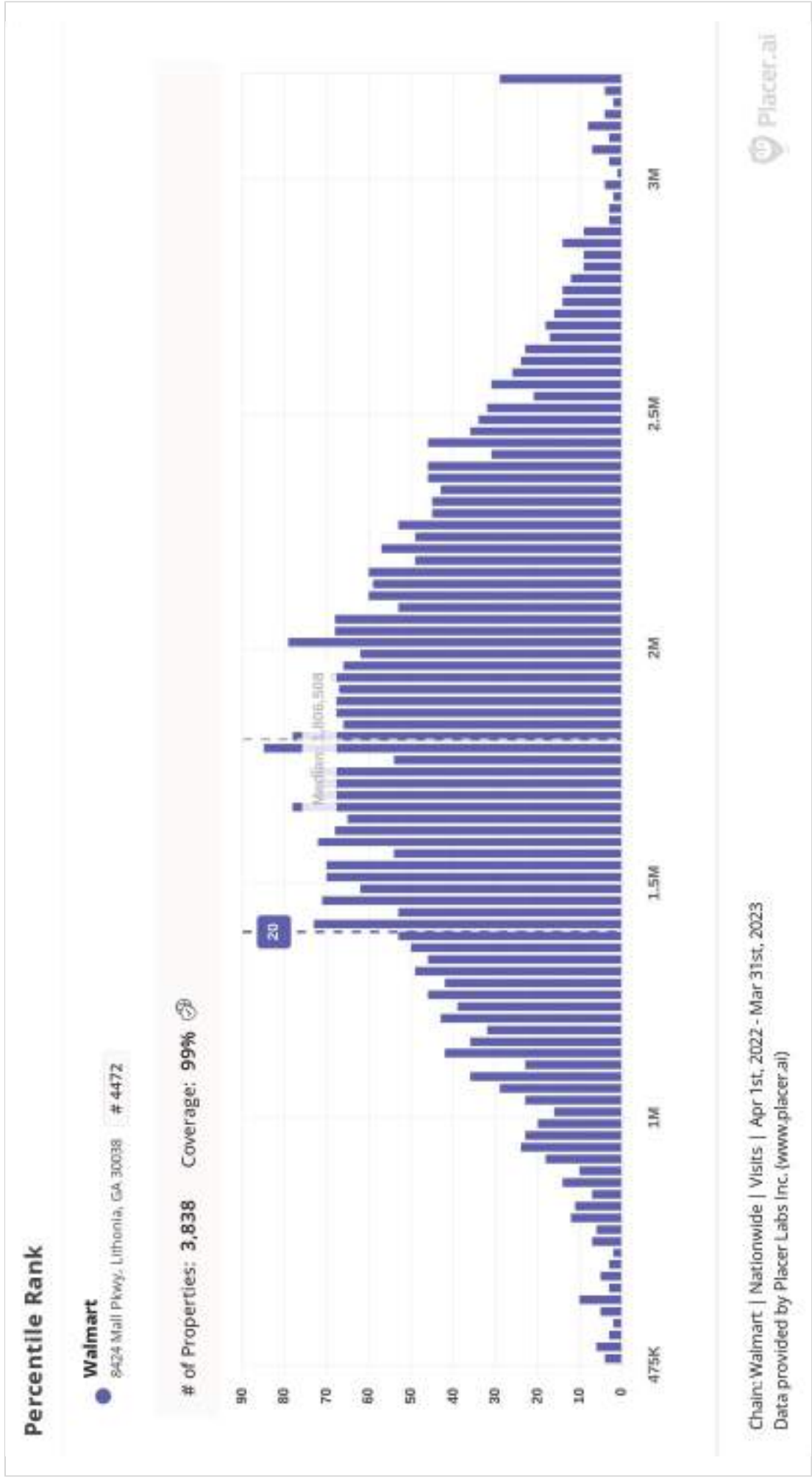
To protect individual privacy, the beginning points chosen for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Ranking Index

Walmart
8424 Mall Pkwy, Lithonia, GA 30038 # 4472

of Properties: 3,838 Coverage: 99%

Rank	Name	Visits
1	Walmart / Parkway, Sevierville, TN	5.43M
2	Walmart / Green Acres Rd, Valley Stream, NY	4.59M
3	Walmart / N Old Lake Wilson Rd, Kissimmee, FL	4.49M
4	Walmart / Firestone Blvd, South Gate, CA	4.34M
5	Walmart / NY-211 E, Middletown, NY	3.89M
----- Skipping 3,032 results -----		
3038	Walmart / State Highway 16 S, Graham, TX	1.4M
3039	Walmart / Bryton Town Center Dr, Huntersville, NC	1.4M
3040	Walmart / Mall Pkwy, Lithonia, GA	1.4M
3041	Walmart / 11th St Sw, Spencer, IA	1.4M
3042	Walmart / E Grand River Ave, Howell, MI	1.4M
----- Hiding 796 results -----		

Chart: Walmart | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Item XIII. b.

483



Community & Economic Development

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Property:

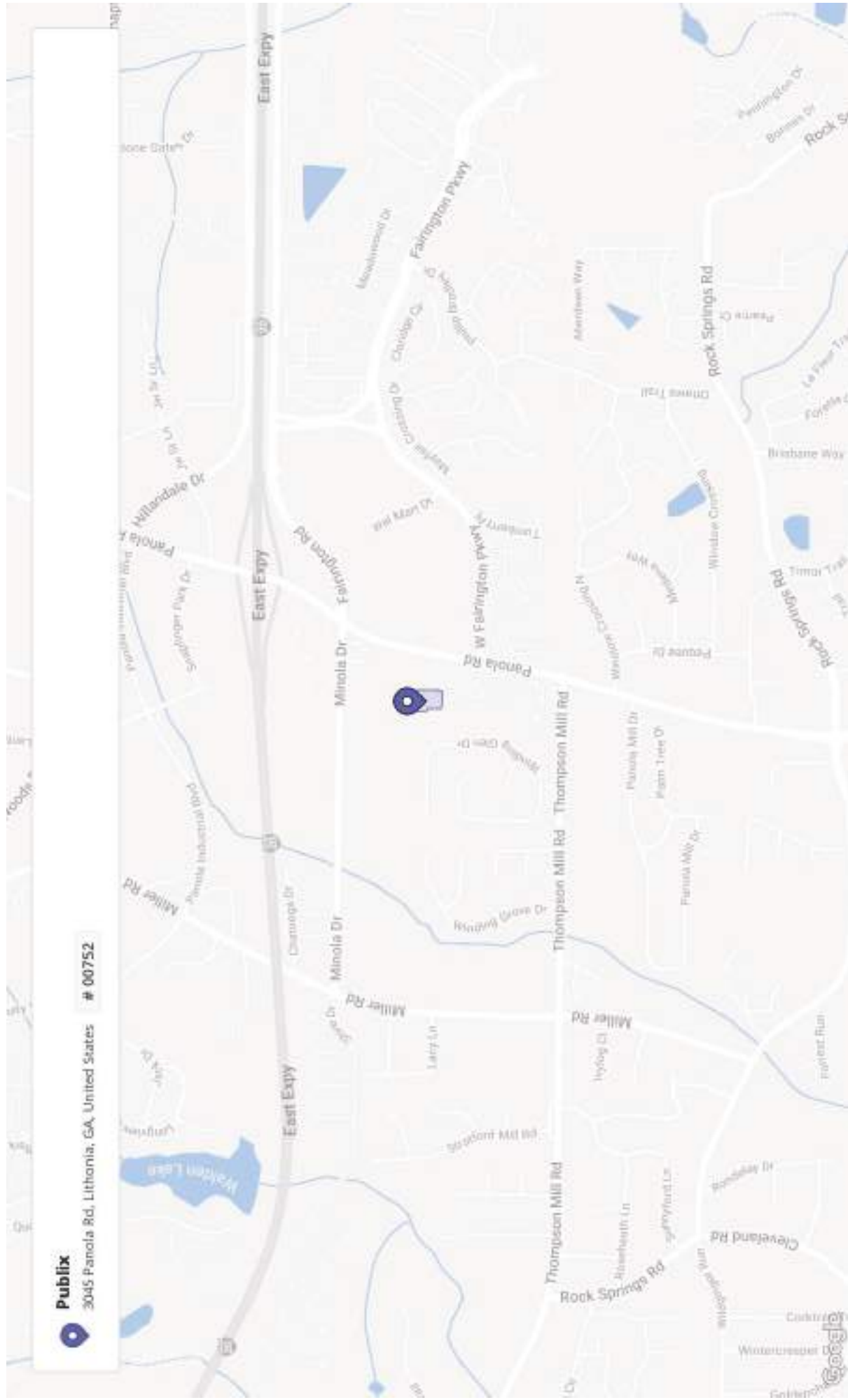


Publix

3045 Panola Rd, Lithonia, GA 30038 # 00752



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



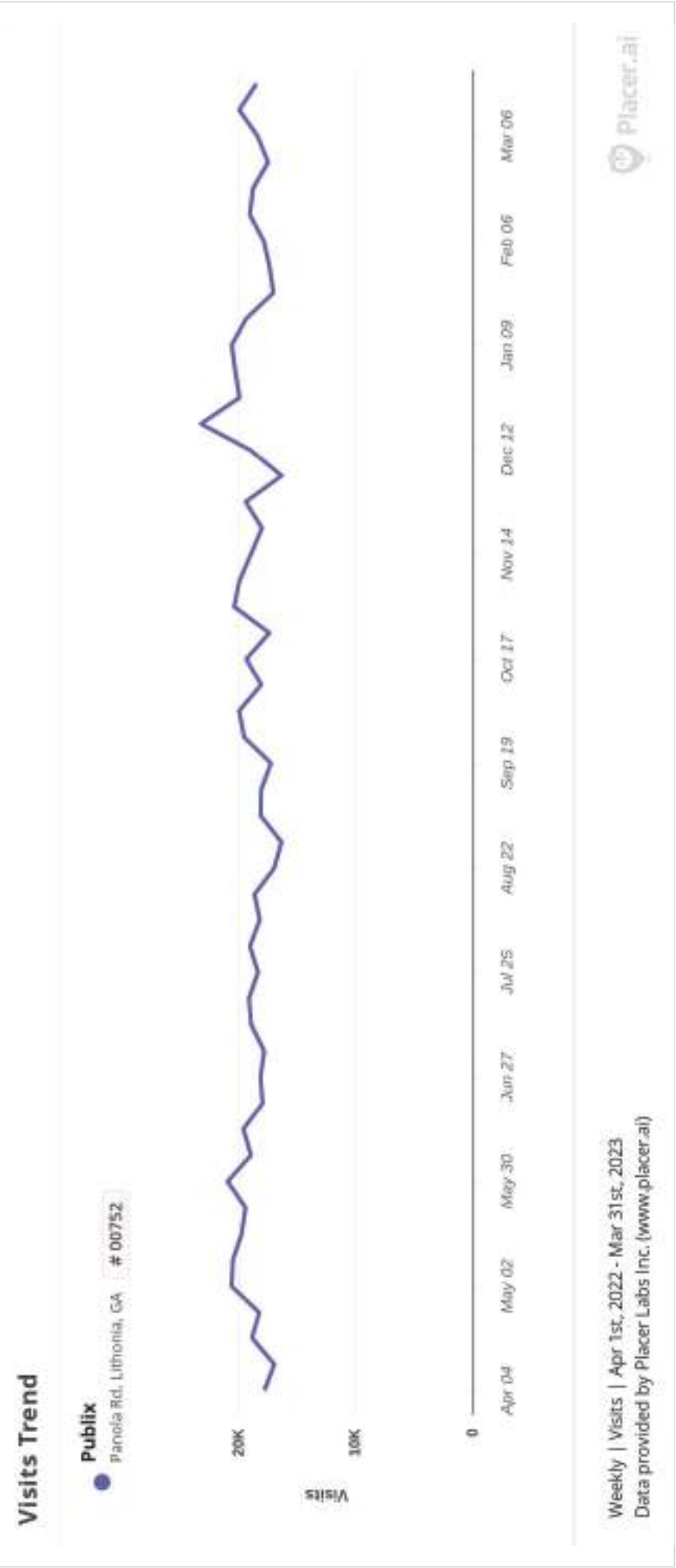
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Metrics			
 Publix 3045 Fenola Rd., Lithonia, G... # 00752			
Visits	982.4K	Avg. Dwell Time	34 min
Visits / sq ft	16.89	Visits YoY	-5.8%
Size - sq ft	58.2K	Visits Yo2Y	-3.7%
Visitors	211.3K	Visits Yo3Y	-1.1%
Visit Frequency	4.65		
Apr 1st, 2022 - Mar 31st, 2023 Data provided by Placer Labs Inc. (www.placer.ai)			
			

Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Market Landscape



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Publix 3045 Panola Rd, Lithonia, GA 30038, Store ID #00752 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Overview

Publix
3045 Panola Rd, Lithonia, ... # 00752



* Coverage levels should be considered when comparing Ranking results. [Learn more](#)

Chain: Publix | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



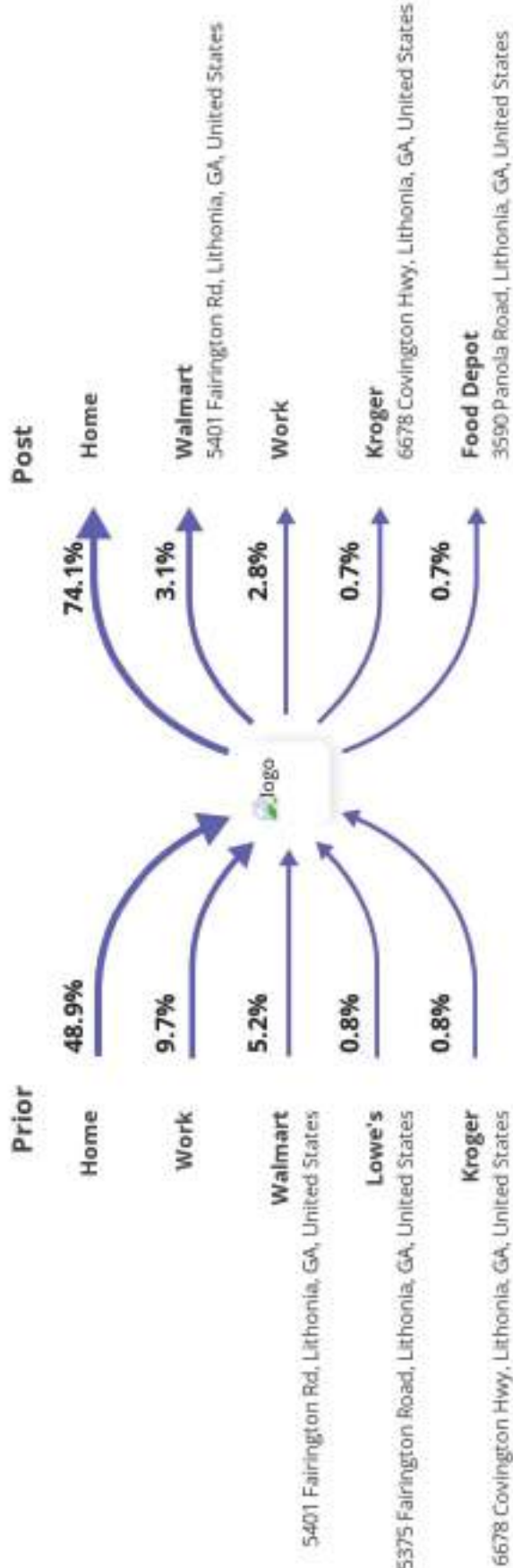
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Visitor Journey

Publix

3045 Panola Rd, Lithonia, GA 30038 # 00752



Show by: Location | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



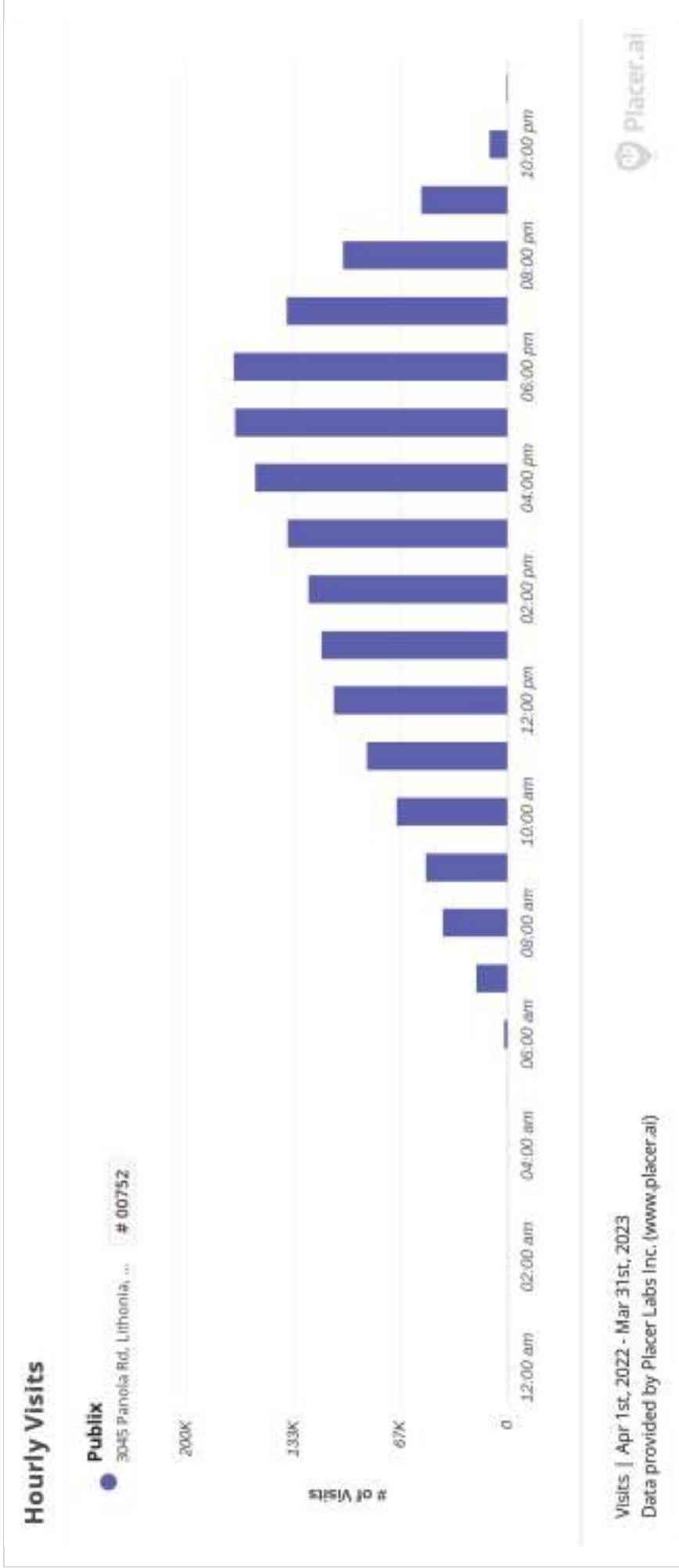
Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Favorite Places

Publix / Panola Rd, Lithonia, GA

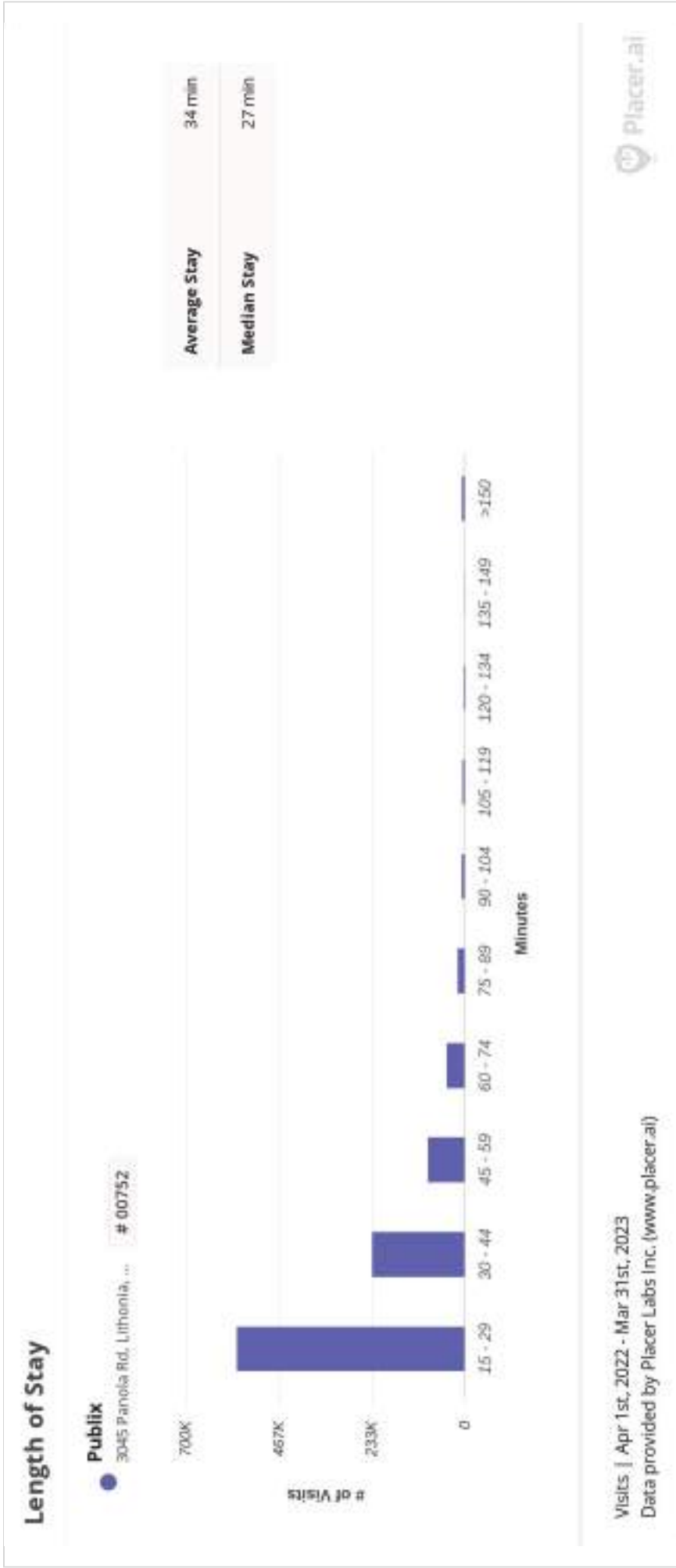
Rank	Name	Distance	Visitors
1	Walmart / 5401 Fairington Rd, Lithonia, GA 30038	0.5 mi	120.9K (57.2%)
2	The Mall at Stonecrest / 2929 Turner Hill Rd, Lithonia, GA 30038	4.4 mi	120.1K (56.9%)
3	Turner Hill Marketplace / 2918 Turner Hill Rd, Lithonia, GA 30038	5 mi	104.6K (49.5%)
4	Hartsfield-Jackson Atlanta International Airport / 6000 N Terminal Pkwy, Atlanta, GA 30320	15.1 mi	97.4K (46.1%)
5	Stonecrest Marketplace / 8150 Mall Pkwy, Lithonia, GA 30038	4.7 mi	92.7K (43.9%)
6	Conyers Crossroads / 1540-1630 Dogwood Dr, Conyers, GA 30013	11 mi	85.7K (40.6%)
7	Walmart / 8424 Mall Pkwy, Lithonia, GA 30038	5.2 mi	85.4K (40.4%)
8	Conyers Plaza / 1630-1380 Dogwood Dr SE, Conyers, GA 30013	10.6 mi	82.5K (39.1%)
9	Wesley Chapel Crossing / 2400-2458 Wesley Chapel Rd, Decatur, GA 30035	2.5 mi	76.2K (36.1%)
10	Kroger / 6678 Covington Hwy, Lithonia, GA 30058	2.2 mi	63.7K (30.2%)

Category: All Categories | Min. Visits: 1 | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

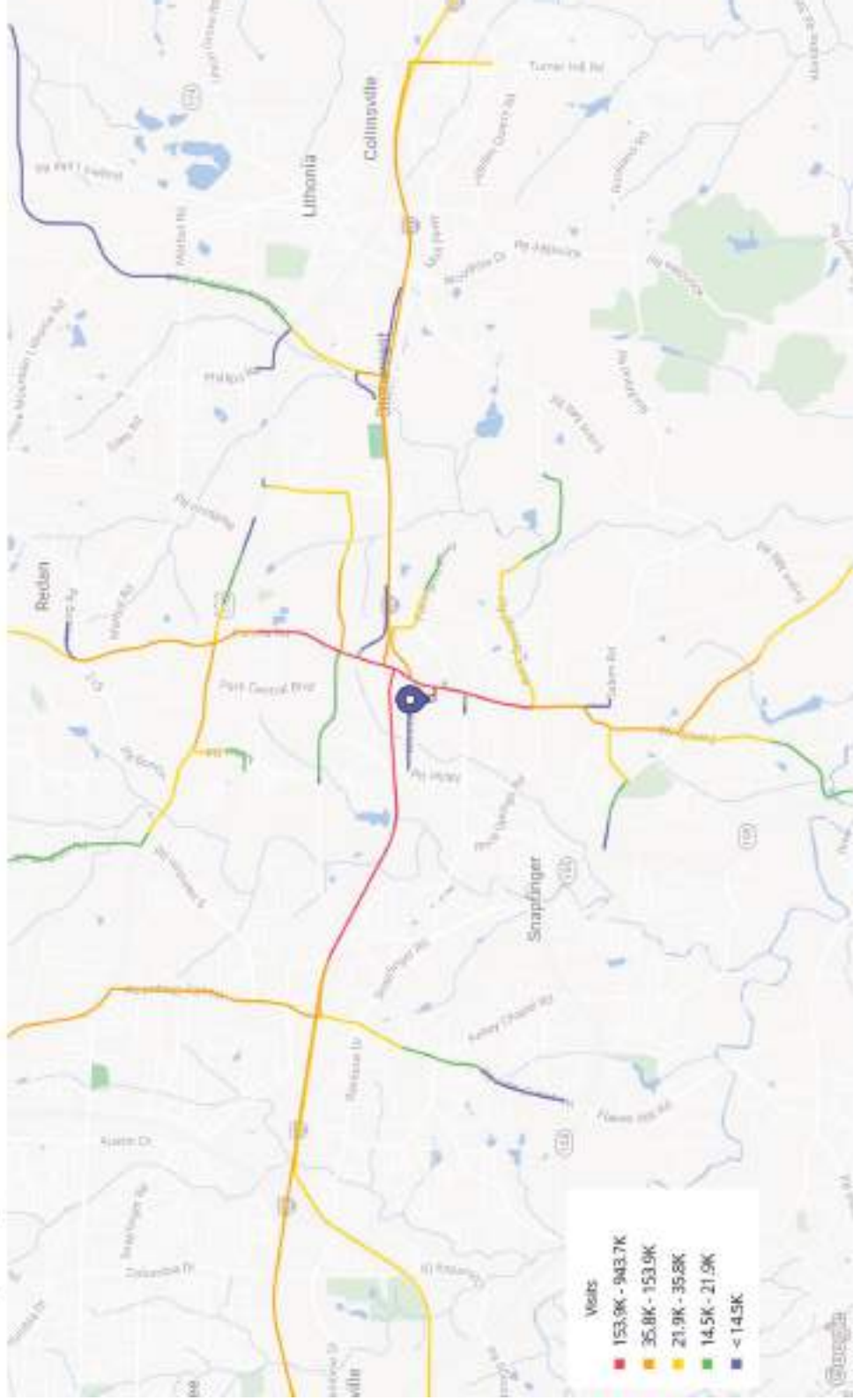


Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Visitor Journey - Routes

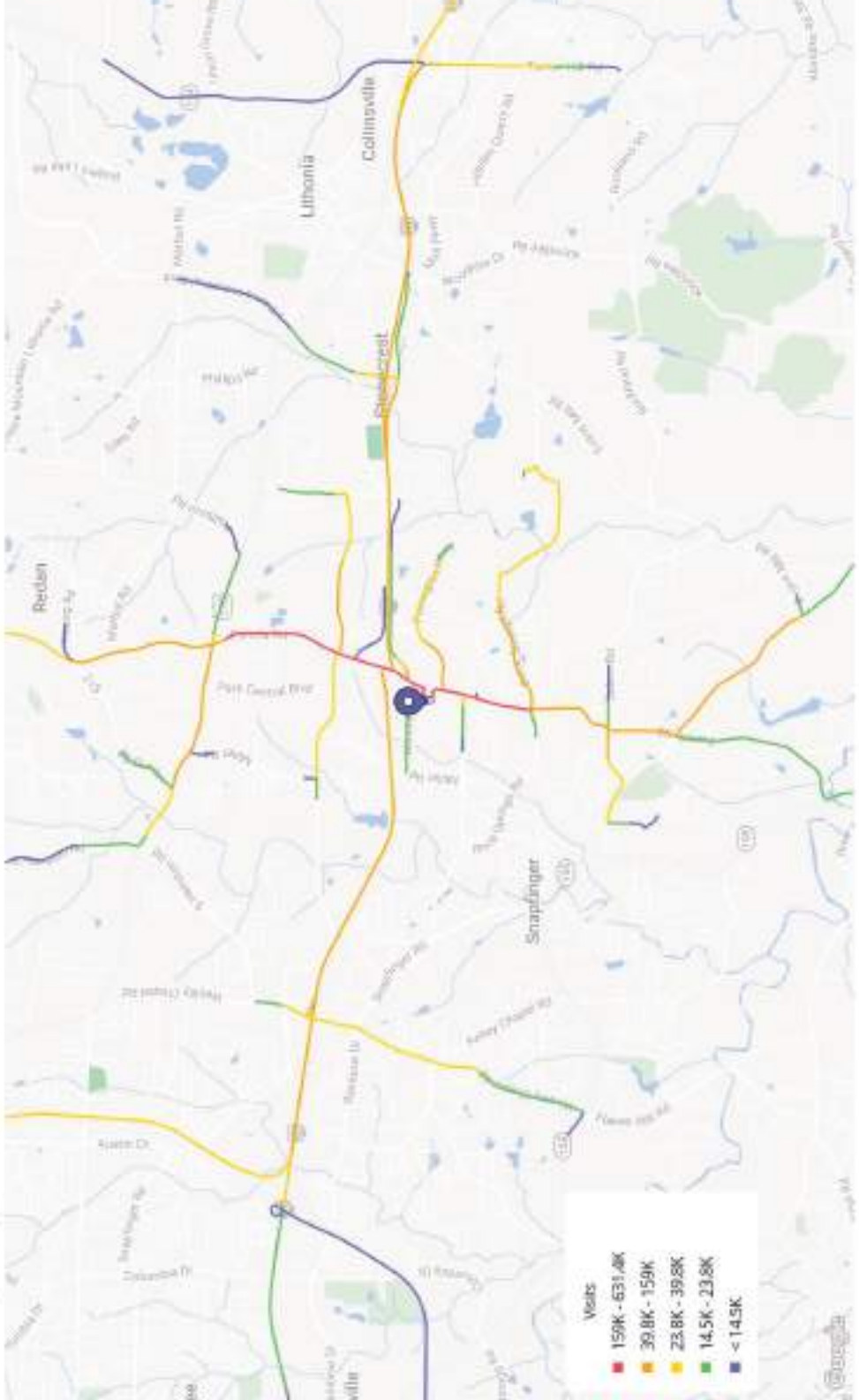


To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



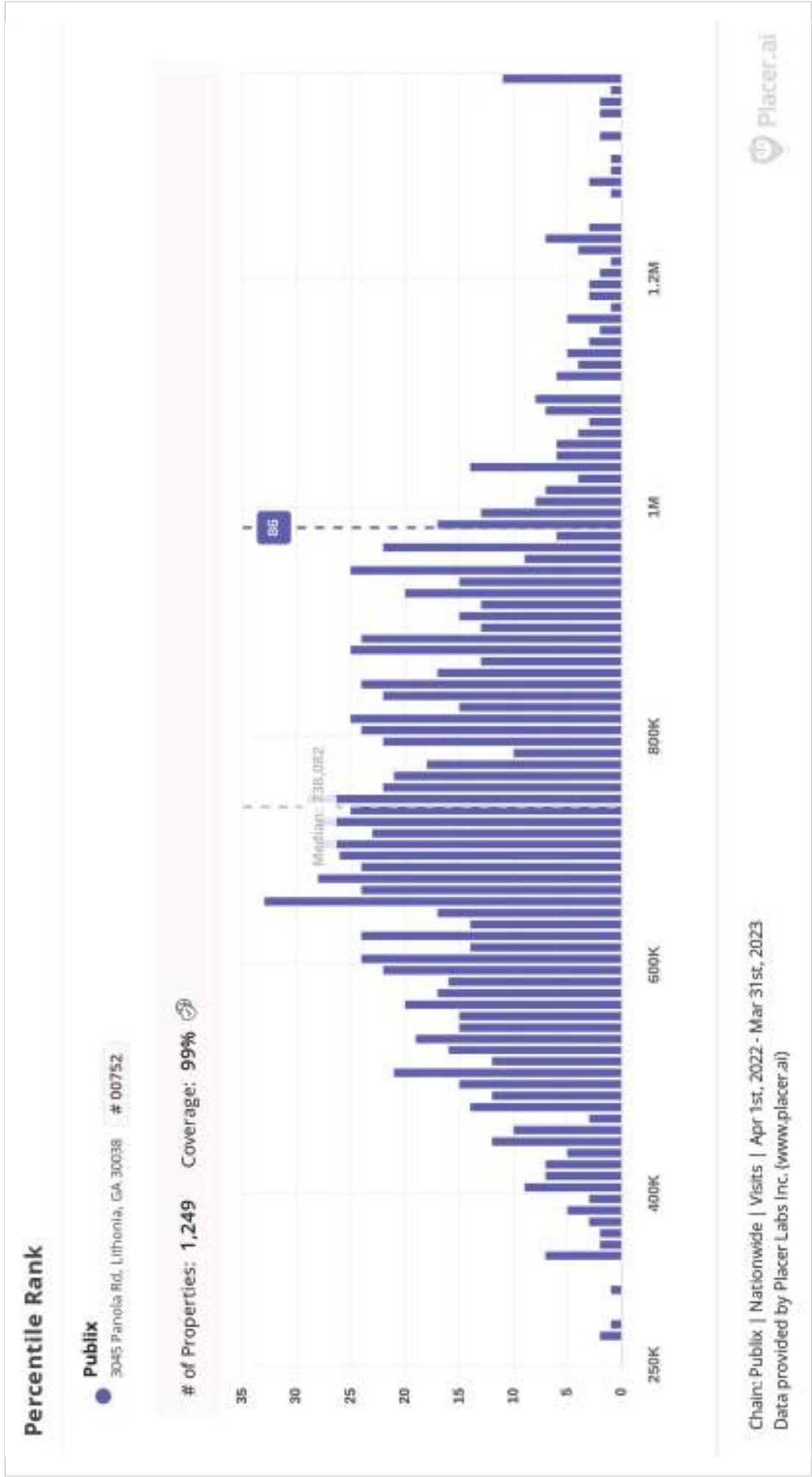
To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: From Property | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023



Foot Traffic Analysis

Apr 1, 2022 - Mar 31, 2023

Ranking Index

Publix
3945 Panama Rd, Lithonia, GA 30038 # 00752

of Properties: 1,249 Coverage: 99%

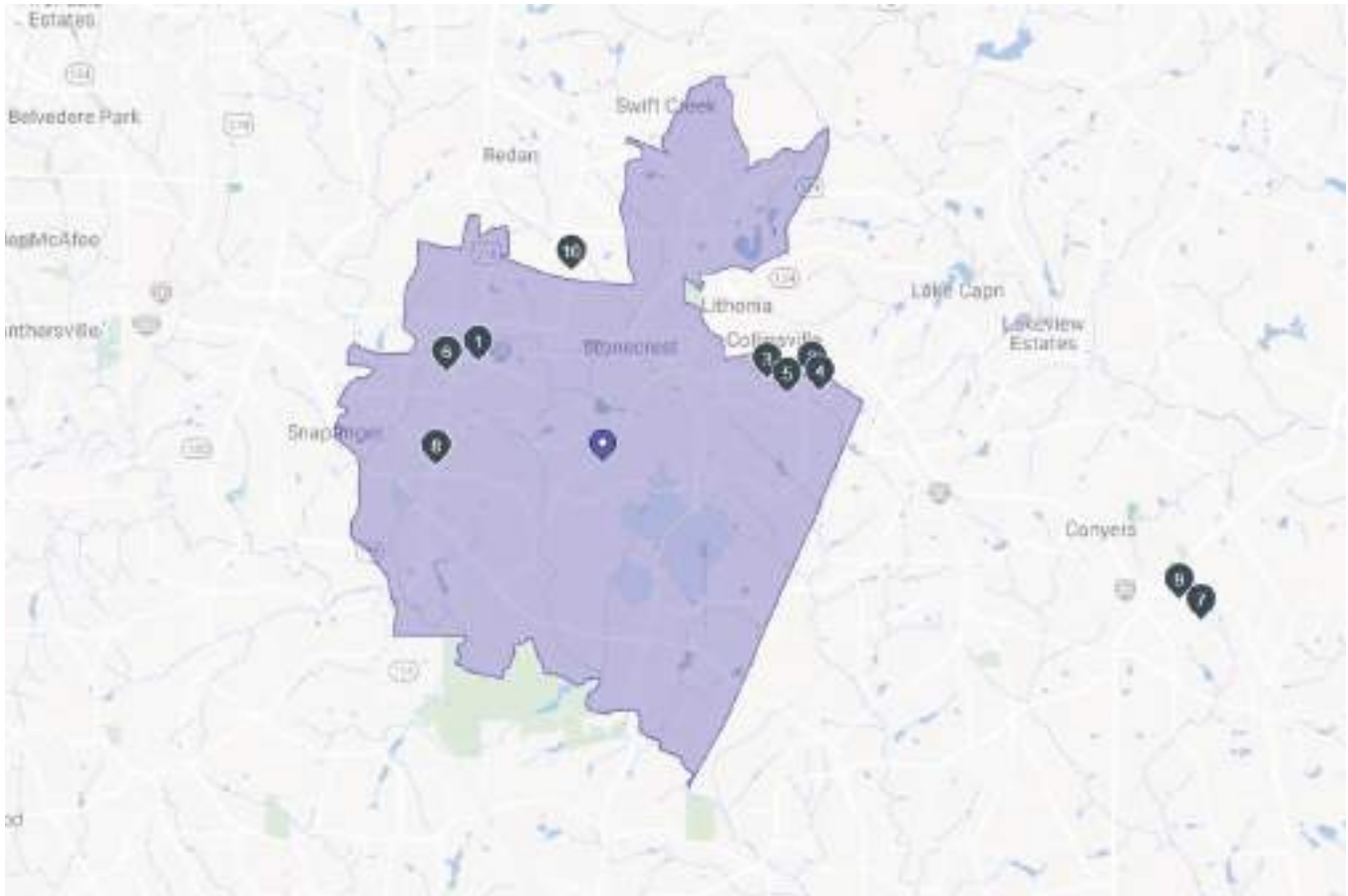
Rank	Name	Visits
1	Publix / Biscayne Blvd, Miami Shores, FL	1.77M
2	Publix / Ocala Rd, Tallahassee, FL	1.75M
3	Publix / Watercolor Way, Santa Rosa Beach, FL	1.56M
4	Publix / Parkway, Pigeon Forge, TN	1.49M
5	Publix / Bradley Park Dr, Columbus, GA	1.49M
----- Skipping 157 results -----		
163	Publix / N Florida St, Mobile, AL	982.6K
164	Publix / W Oakland Park Blvd, Lauderdale, FL	982.5K
165	Publix / Panama Rd, Lithonia, GA	982.3K
166	Publix / SW 13th St, Miami, FL	981.5K
167	Publix / S Le Jeune Rd, Coral Gables, FL	981.4K
----- Hiding 1,082 results -----		

Chart: Publix | Nationwide | Visits | Apr 1st, 2022 - Mar 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)

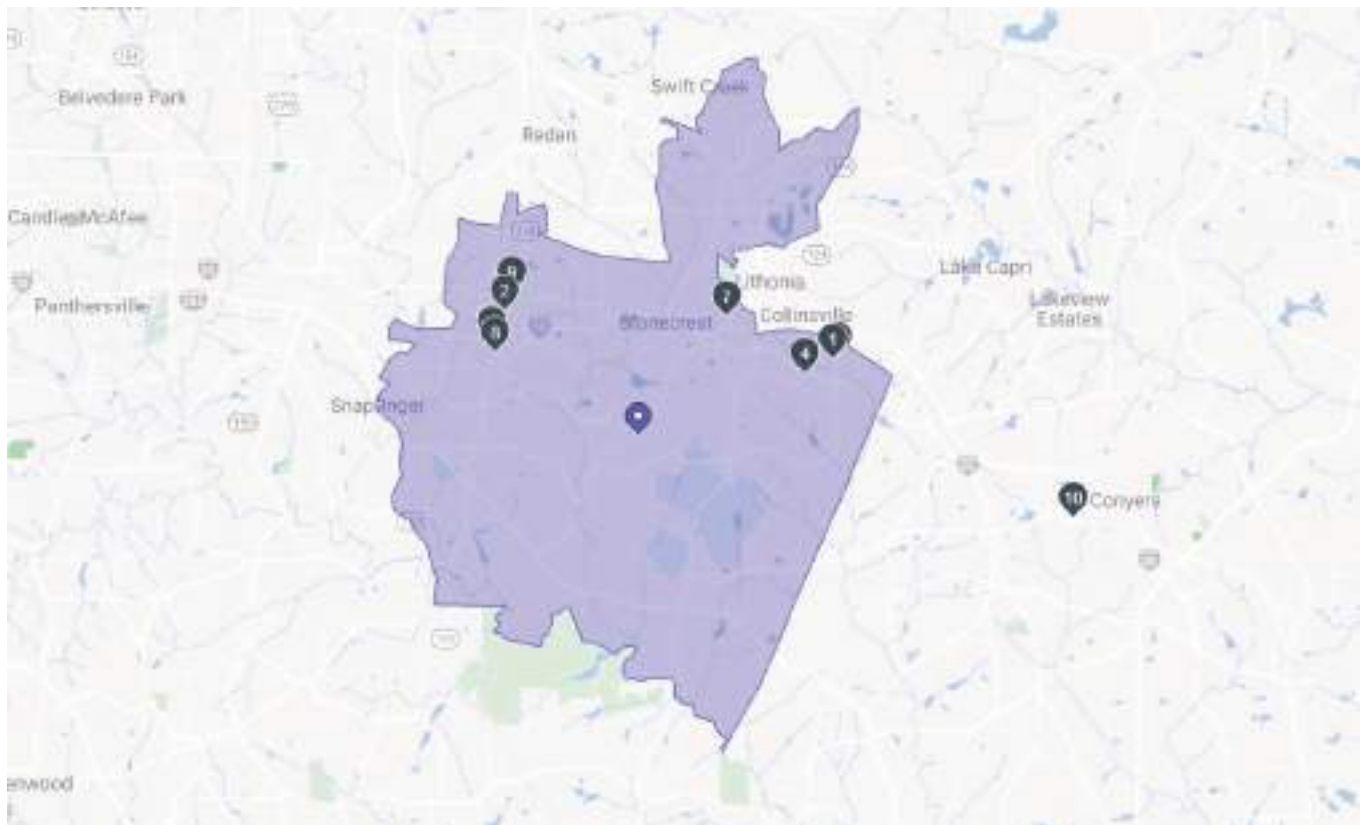


Stonecrest, GA Leakage

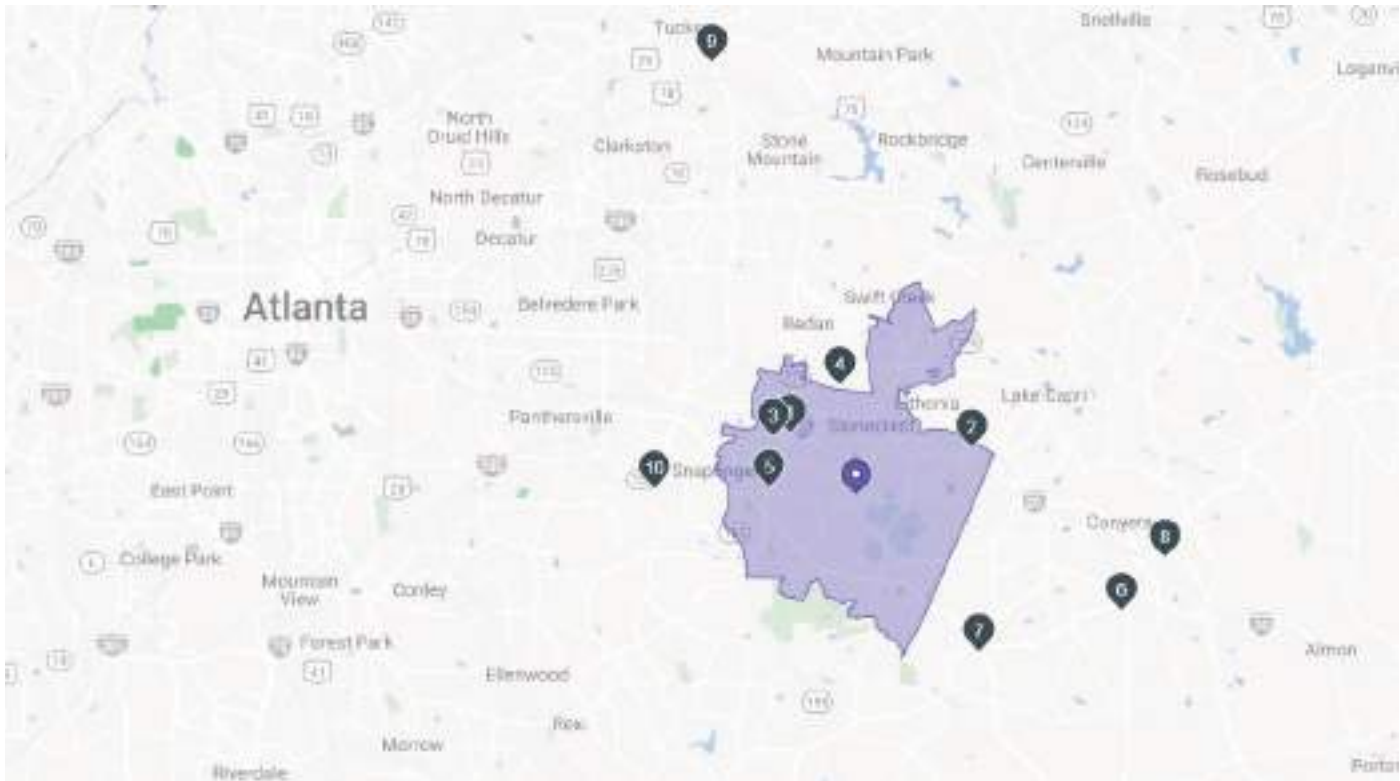
All Categories



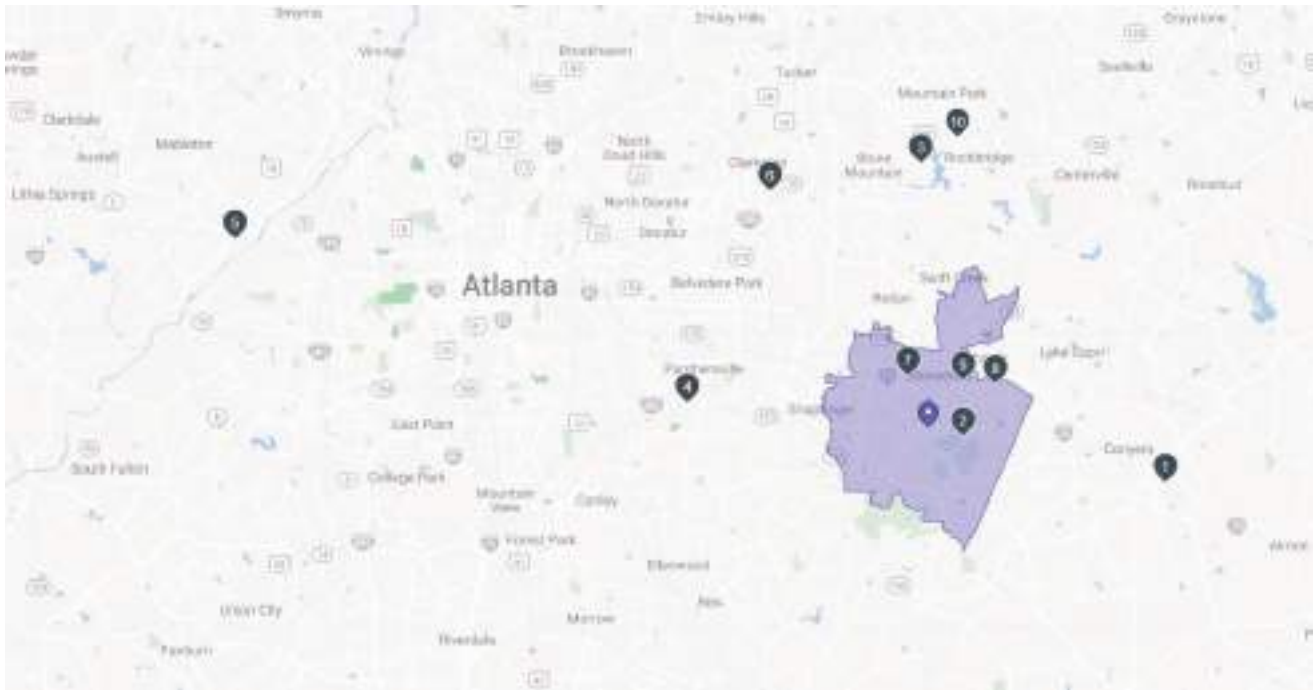
Location	Sub – Category	City	# of Visitors	Distance (mi)
Walmart	Big Box Store	Lithonia	26,211	2
Turner Hill Marketplace	Shopping Center	Lithonia	24,208	3
The Mall at Stonecrest	Shopping Center	Lithonia	20,766	2.4
Walmart	Big Box Store	Lithonia	19,818	3.1
Stonecrest Marketplace	Shopping Center	Lithonia	15,647	2.7
Publix	Grocery Store	Lithonia	14,940	2.4
Conyers Crossroads	Shopping Center	Conyers	12,804	8.6
Salem Crossing	Shopping Center	Lithonia	11,119	2.3
Conyers Plaza	Shopping Center	Conyers	10,431	8.3
Kroger	Supermarket	Lithonia	10,228	2.4



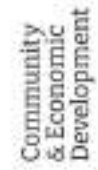
Location	Sub – Category	City	# of Visitors	Distance (mi)
Chick-fil-A	Fast Food Restaurant	Lithonia	5,637	2.9
McDonald's	Fast Food Restaurant	Lithonia	4,506	2.4
Popeyes Louisiana Kitchen	Fried Chicken Joint	Lithonia	3,590	2.3
Zaxby's Chicken Fingers & Buffalo Wings	Fried Chicken Joint	Lithonia	3,458	2.4
McDonald's	Fast Food Restaurant	Lithonia	2,921	2.9
Wendy's	Fast Food Restaurant	Lithonia	2,816	2.3
JJ Fish & Chicken	Fried Chicken Joint	Lithonia	2,456	1.9
Dunkin' Donuts	Donut Shop	Lithonia	2,404	2.2
Bojangles' Famous Chicken 'n Biscuits	Fast Food Restaurant	Lithonia	2,236	2.5
LongHorn Steakhouse	Steakhouse	Conyers	1,966	6.3



Location	Sub – Category	City	# of Visitors	Distance (mi)
Walmart	Big Box Store	Lithonia	26,211	2
Walmart	Big Box Store	Lithonia	19,818	3.1
Publix	Grocery Store	Lithonia	14,940	2.4
Kroger	Supermarket	Lithonia	10,228	2.4
Food Depot	Grocery Store	Lithonia	8,182	2.3
Target	Big Box Store	Conyers	5,704	7.8
Publix	Grocery Store	Conyers	5,226	5.6
Walmart	Big Box Store	Conyers	5,215	8.4
Sam's Club	Warehouse Store	Tucker	4,994	11.4
Kroger	Supermarket	Decatur	4,820	5.3



Location	Sub – Category	City	# of Visitors	Distance (mi)
AMC Theatres	Movie Theater	Conyers	1,899	8.5
Davidson-Arabia Nature Preserve	Park	Lithonia	1,133	1.5
Stone Mountain Park	Park	Stone Mountain	1,066	8.6
William 'Buck' Godfrey Stadium	Stadium	Decatur	1,054	8.3
Six Flags Over Georgia	Theme Park	Austell	987	24.5
J.R. Hallford Stadium	Stadium	Clarkston	912	9.4
Silk 2 Bar & Grill	Bar	Lithonia	766	1.4
AMC Theatres	Movie Theater	Lithonia	766	2.5
Dudleys On Evans Mill	Sports Bar	Stone Mountain	620	1.6
All American Skating Center	General Entertainment	Stone Mountain	616	9.5



Market Outlook

Apr 1, 2022 - Mar 31, 2023

Property:

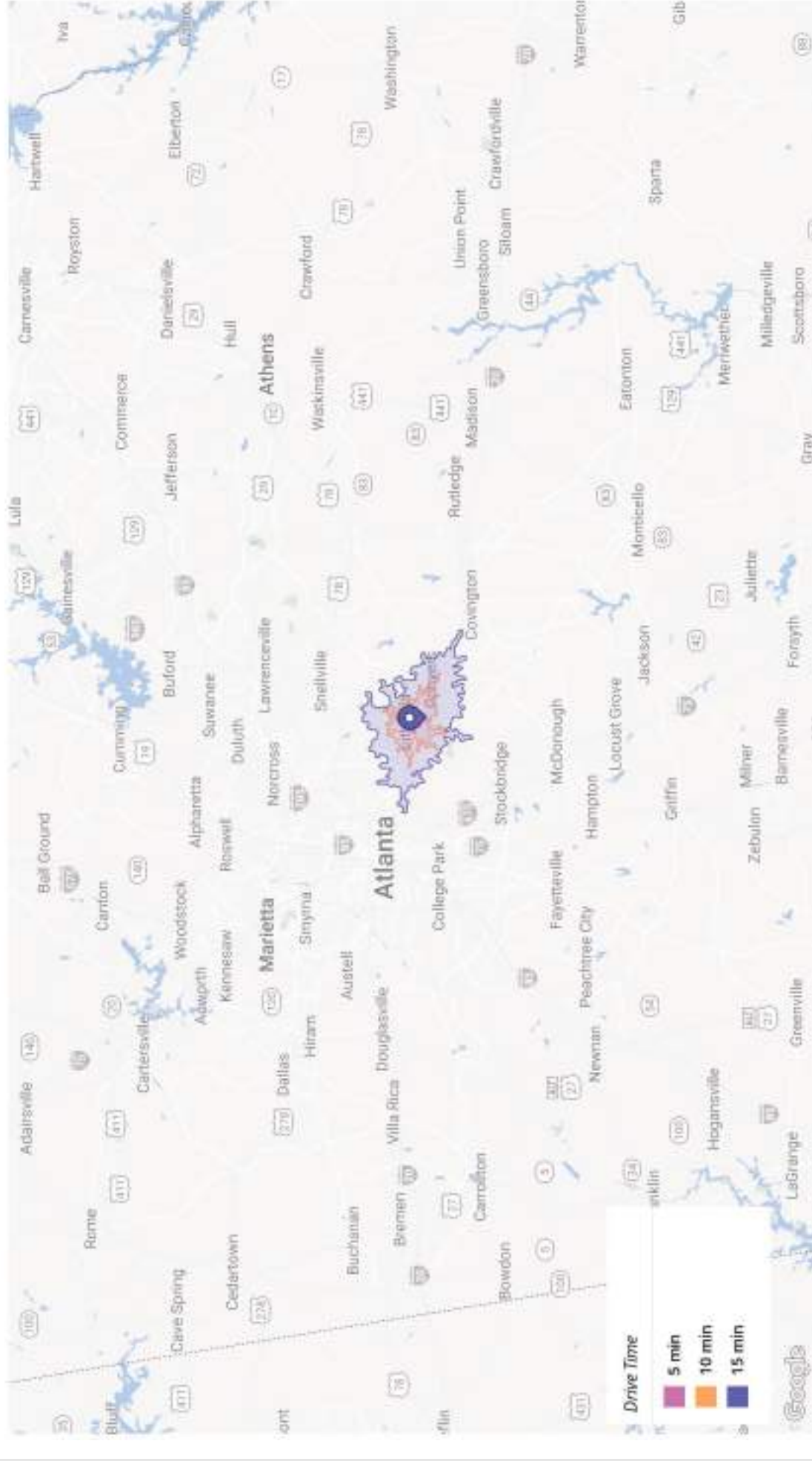


The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038



The Mall at Stonecrest / 2929 Turner Hill Rd, Stonecrest, GA 30038



The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State



Overview

Total Demand	\$54.46M	\$804.14M	\$3.57B
Total Supply	\$19.21M	\$1.18B	\$3.13B

Automobile Dealers

Demand	\$9.99M	\$146.81M	\$671.26M
Supply		\$489.82M	\$975.71M
Unmet Demand (Demand-Supply)	\$9.99M	-\$343M	-\$304.45M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State



Other Motor Vehicle Dealers

Demand	\$630,121	\$9.17M	\$42M
Supply		\$15.87M	\$24.87M
Unmet Demand (Demand-Supply)	\$630,121	-\$6.7M	\$17.14M

Automotive Parts, Accessories, & Tire Stores

Demand	\$905,922	\$12.64M	\$57.59M
Supply	\$1.16M	\$24.37M	\$51.33M
Unmet Demand (Demand-Supply)	-\$250,031	-\$11.73M	\$6.26M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest 2929 Turner Hill Rd, Stonecrest, GA 30038		Benchmark: State		
		5 Min Drive	10 Min Drive	15 Min Drive
Furniture Stores				
Demand	\$555,411	\$8.07M	\$36.99M	
Supply		\$16.71M	\$23.02M	
Unmet Demand (Demand-Supply)	\$555,411	-\$8.65M	\$13.97M	
Home Furnishings Stores				
Demand	\$683,713	\$9.7M	\$44.35M	
Supply		\$10.51M	\$25.56M	
Unmet Demand (Demand-Supply)	\$683,713	-\$809,669	\$18.8M	

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Building Material & Supplies Dealers

Demand	\$3.42M	\$48.65M	\$222.48M
Supply		\$76.49M	\$129.02M
Unmet Demand (Demand-Supply)	\$3.42M	-\$27.84M	\$93.47M

Lawn & Garden Equipment & Supplies Stores

Demand	\$431,384	\$6.25M	\$28.7M
Supply		\$6.17M	\$9.48M
Unmet Demand (Demand-Supply)	\$431,384	\$86,621	\$19.21M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State



Grocery Stores

Demand	\$7.82M	\$110.96M	\$504.19M
Supply		\$80.28M	\$130.19M
Unmet Demand (Demand-Supply)	\$7.82M	\$30.68M	\$374M

Specialty Food Stores

Demand	\$168,185	\$2.39M	\$10.85M
Supply		\$837,488	\$7.71M
Unmet Demand (Demand-Supply)	\$168,185	\$1.55M	\$3.14M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Beer, Wine, & Liquor Stores

Demand \$568,874

\$8.27M

\$37.75M

Supply

\$5.79M

\$37.37M

Unmet Demand (Demand-Supply)

\$568,874

\$2.48M

\$378,270

Health & Personal Care Stores

Demand \$2.65M

\$36.97M

\$168.39M

Supply

\$49.8M

\$163.11M

Unmet Demand (Demand-Supply)

\$2.65M

-\$12.83M

\$5.28M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State



Gasoline Stations

Demand	\$4.97M	\$71.37M	\$323.86M
Supply	\$11.67M	\$96.19M	\$337.95M
Unmet Demand (Demand-Supply)	-\$6.69M	-\$24.82M	-\$14.09M

Department Stores

Demand	\$1.06M	\$15.12M	\$68.89M
Supply		\$3.38M	\$28.05M
Unmet Demand (Demand-Supply)	\$1.06M	\$11.74M	\$40.84M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Other General Merchandise Stores

Demand	\$5.31M	\$73.36M	\$333.74M
Supply	\$2.6M	\$75.25M	\$289.91M
Unmet Demand (Demand-Supply)	\$2.71M	-\$1.89M	\$43.83M

Clothing Stores

Demand	\$1.59M	\$22.47M	\$102.77M
Supply	\$414,096	\$27.88M	\$66.98M
Unmet Demand (Demand-Supply)	\$1.17M	-\$5.41M	\$35.79M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Shoe Stores

Demand	\$367,928	\$5.16M	\$23.59M
Supply		\$8.81M	\$20.08M
Unmet Demand (Demand-Supply)	\$367,928	-\$3.65M	\$3.51M

Jewelry, Luggage, & Leather Goods Stores

Demand	\$248,977	\$3.59M	\$16.4M
Supply		\$3.95M	\$6.28M
Unmet Demand (Demand-Supply)	\$248,977	-\$359,782	\$10.11M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Electronics & Appliance Stores

Demand	\$659,525	\$11.11M	\$44.31M
Supply		\$5.58M	\$28.32M
Unmet Demand (Demand-Supply)	\$659,525	\$5.52M	\$15.98M

Sporting Goods, Hobby, & Musical Instrument Stores

Demand	\$694,781	\$9.9M	\$45.35M
Supply		\$15.95M	\$25.71M
Unmet Demand (Demand-Supply)	\$694,781	-\$6.05M	\$19.64M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

Market Outlook

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Book, Periodical, & Music Stores

Demand	\$132,520	\$1.89M	\$8.56M
Supply		\$7.66M	\$10.52M
Unmet Demand (Demand-Supply)	\$132,520	-\$5.77M	-\$1.96M

Florists And Miscellaneous Store Retailers

Demand	\$54,749	\$792,689	\$3.64M
Supply		\$1.23M	\$2.61M
Unmet Demand (Demand-Supply)	\$54,749	-\$435,187	\$1.03M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

Market Outlook

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Office Supplies, Stationery, & Gift Stores

Demand	\$214,277	\$3.23M	\$14.03M
Supply		\$1.69M	\$7.01M

Unmet Demand (Demand-Supply) \$214,277 \$1.55M \$7.02M

Electronic Shopping & Mail-Order Houses

Demand	\$3.6M	\$54.14M	\$234.19M
Supply			\$233.41M

Unmet Demand (Demand-Supply) \$3.6M \$54.14M \$779,253

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Used Merchandise Stores

Demand	\$191,857	\$2.72M	\$12.46M
Supply		\$2.19M	\$8.41M
Unmet Demand (Demand-Supply)	\$191,857	\$525,361	\$4.06M

Full-Service Restaurants

Demand	\$2.55M	\$47.33M	\$176.21M
Supply		\$61.75M	\$198.02M
Unmet Demand (Demand-Supply)	\$2.55M	-\$14.42M	-\$21.81M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State



Limited-Service Eating Places

Demand	\$2.81M	\$48.58M	\$192.35M
Supply	\$2.91M	\$65.39M	\$207.67M
Unmet Demand (Demand-Supply)	-\$97,469	-\$16.81M	-\$15.33M

Special Food Services

Demand	\$387,395	\$6.7M	\$26.54M
Supply	\$73,875	\$6.97M	\$14.1M
Unmet Demand (Demand-Supply)	\$313,520	-\$264,184	\$12.45M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State



Bars/Drinking Places (Alcoholic Beverages)

Demand	\$194,981	\$3.94M	\$13.37M
Supply	\$397,049	\$992,622	\$3.72M
Unmet Demand (Demand-Supply)	-\$202,068	\$2.94M	\$9.64M

Other Miscellaneous Store Retailers

Demand	\$565,145	\$7.77M	\$35.6M
Supply		\$15.35M	\$44.4M
Unmet Demand (Demand-Supply)	\$565,145	-\$7.59M	-\$8.8M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook

Market Outlook

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: State

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Vending Machine Operators (Nonstore Retailers)

Demand	\$781,335	\$11.53M	\$50.98M
Supply			\$12.05M
Unmet Demand (Demand-Supply)	\$781,335	\$11.53M	\$38.93M

Direct Selling Establishments

Demand	\$253,581	\$3.57M	\$16.27M
Supply		\$2.43M	\$6.4M
Unmet Demand (Demand-Supply)	\$253,581	\$1.14M	\$9.87M

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Market Outlook



Retail Goods and Services Expenditures

Item XIII. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Top Tapestry Segments	Percent	Demographic Summary	2022	2027
Metro Fusion (11C)	15.6%	Population	178,852	182,620
Up and Coming Families (7A)	11.4%	Households	65,315	66,727
Home Improvement (4B)	11.3%	Families	43,889	44,704
Family Foundations (12A)	10.1%	Median Age	34.4	35.0
Bright Young Professionals (8C)	8.5%	Median Household Income	\$58,733	\$70,630
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		81	\$1,947.34	\$127,190,776
Men's		81	\$373.80	\$24,414,484
Women's		79	\$665.11	\$43,441,805
Children's		85	\$301.69	\$19,704,880
Footwear		82	\$466.18	\$30,448,716
Watches & Jewelry		76	\$111.33	\$7,271,628
Apparel Products and Services (1)		76	\$45.42	\$2,966,673
Computer				
Computers and Hardware for Home Use		80	\$152.58	\$9,965,911
Portable Memory		79	\$3.92	\$255,819
Computer Software		81	\$8.82	\$576,132
Computer Accessories		83	\$17.07	\$1,115,176
Entertainment & Recreation		77	\$2,836.61	\$185,273,028
Fees and Admissions		77	\$644.54	\$42,098,318
Membership Fees for Clubs (2)		76	\$214.67	\$14,020,935
Fees for Participant Sports, excl. Trips		79	\$103.86	\$6,783,690
Tickets to Theatre/Operas/Concerts		74	\$67.93	\$4,437,168
Tickets to Movies		85	\$53.68	\$3,506,241
Tickets to Parks or Museums		81	\$31.14	\$2,033,886
Admission to Sporting Events, excl. Trips		74	\$53.86	\$3,517,618
Fees for Recreational Lessons		74	\$118.30	\$7,726,579
Dating Services		81	\$1.11	\$72,200
TV/Video/Audio		80	\$1,064.28	\$69,513,446
Cable and Satellite Television Services		77	\$710.35	\$46,396,764
Televisions		86	\$109.42	\$7,146,672
Satellite Dishes		86	\$1.54	\$100,733
VCRs, Video Cameras, and DVD Players		83	\$4.63	\$302,295
Miscellaneous Video Equipment		76	\$13.48	\$880,456
Video Cassettes and DVDs		87	\$7.56	\$493,995
Video Game Hardware/Accessories		88	\$28.98	\$1,893,148
Video Game Software		90	\$16.29	\$1,063,757
Rental/Streaming/Downloaded Video		88	\$70.00	\$4,572,197
Installation of Televisions		71	\$0.60	\$39,479
Audio (3)		81	\$98.86	\$6,457,194
Rental and Repair of TV/Radio/Sound Equipment		76	\$2.55	\$166,756
Pets		74	\$614.34	\$40,125,928
Toys/Games/Crafts/Hobbies (4)		84	\$110.05	\$7,187,831
Recreational Vehicles and Fees (5)		69	\$88.12	\$5,755,851
Sports/Recreation/Exercise Equipment (6)		78	\$160.58	\$10,488,435
Photo Equipment and Supplies (7)		82	\$42.70	\$2,789,273
Reading (8)		75	\$88.34	\$5,770,161
Catered Affairs (9)		71	\$23.87	\$1,559,290
Food		80	\$8,411.26	\$549,381,539
Food at Home		80	\$4,932.40	\$322,159,447
Bakery and Cereal Products		79	\$628.30	\$41,037,384
Meats, Poultry, Fish, and Eggs		79	\$1,064.68	\$69,539,452
Dairy Products		78	\$487.48	\$31,839,549
Fruits and Vegetables		79	\$952.78	\$62,231,101
Snacks and Other Food at Home (10)		81	\$1,799.16	\$117,511,962
Food Away from Home		81	\$3,478.87	\$227,222,092
Alcoholic Beverages		77	\$548.02	\$35,793,657

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

Item XIII. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	73	\$22,526.38	\$1,471,310,796
Value of Retirement Plans	72	\$81,537.93	\$5,325,649,914
Value of Other Financial Assets	70	\$6,859.66	\$448,038,400
Vehicle Loan Amount excluding Interest	86	\$2,803.24	\$183,093,762
Value of Credit Card Debt	79	\$2,476.56	\$161,756,828
Health			
Nonprescription Drugs	77	\$135.89	\$8,875,524
Prescription Drugs	76	\$289.41	\$18,902,796
Eyeglasses and Contact Lenses	76	\$84.09	\$5,492,141
Home			
Mortgage Payment and Basics (11)	73	\$8,866.50	\$579,115,417
Maintenance and Remodeling Services	71	\$2,308.49	\$150,778,950
Maintenance and Remodeling Materials (12)	72	\$507.87	\$33,171,387
Utilities, Fuel, and Public Services	80	\$4,544.93	\$296,851,956
Household Furnishings and Equipment			
Household Textiles (13)	80	\$92.07	\$6,013,832
Furniture	81	\$585.73	\$38,257,196
Rugs	75	\$26.86	\$1,754,665
Major Appliances (14)	78	\$334.04	\$21,818,016
Housewares (15)	80	\$79.69	\$5,204,827
Small Appliances	81	\$48.60	\$3,174,450
Luggage	83	\$15.78	\$1,030,812
Telephones and Accessories	78	\$88.45	\$5,776,811
Household Operations			
Child Care	81	\$485.66	\$31,720,577
Lawn and Garden (16)	72	\$411.64	\$26,886,564
Moving/Storage/Freight Express	84	\$67.84	\$4,430,798
Housekeeping Supplies (17)	80	\$707.37	\$46,201,825
Insurance			
Owners and Renters Insurance	76	\$539.79	\$35,256,419
Vehicle Insurance	83	\$1,761.64	\$115,061,561
Life/Other Insurance	74	\$509.10	\$33,251,966
Health Insurance	78	\$3,642.80	\$237,929,774
Personal Care Products (18)	81	\$457.91	\$29,908,289
School Books and Supplies (19)	83	\$123.12	\$8,041,773
Smoking Products	81	\$353.06	\$23,059,996
Transportation			
Payments on Vehicles excluding Leases	83	\$2,461.35	\$160,763,236
Gasoline and Motor Oil	82	\$2,230.45	\$145,681,816
Vehicle Maintenance and Repairs	81	\$1,018.17	\$66,501,628
Travel			
Airline Fares	76	\$546.44	\$35,690,663
Lodging on Trips	75	\$605.45	\$39,544,786
Auto/Truck Rental on Trips	79	\$49.08	\$3,205,397
Food and Drink on Trips	77	\$522.95	\$34,156,171

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Retail Goods and Services Expenditures

Item XIII. b.

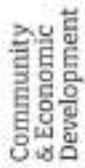
The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.



Spending Patterns

Apr 1, 2022 - Mar 31, 2023

Property:



The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038



Spending Patterns

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Overview

Category	5 Min Drive	10 Min Drive	15 Min Drive
Housing	\$82.11 (25.6%) 85	\$86.2 (25.3%) 89	\$87.2 (25.3%) 90
Transportation	\$71.72 (22.4%) 87	\$78.17 (22.9%) 95	\$78.83 (22.9%) 96
Food	\$61.36 (19.1%) 90	\$63.37 (18.6%) 93	\$63.88 (18.5%) 94
Healthcare	\$37.06 (11.6%) 83	\$40.55 (11.9%) 91	\$41.27 (12%) 93
Entertainment	\$16.87 (5.3%) 83	\$17.9 (5.2%) 88	\$18.13 (5.3%) 89
Cash Contributions	\$14.92 (4.7%) 72	\$16.93 (5%) 87	\$17.49 (5.1%) 90
Apparel and Services	\$10.51 (3.3%) 92	\$10.7 (3.1%) 94	\$10.74 (3.1%) 94
Education	\$6.07 (1.9%) 87	\$6.08 (1.8%) 87	\$6.04 (1.8%) 86
Personal Care Products and Services	\$5.36 (1.7%) 89	\$5.62 (1.6%) 93	\$5.68 (1.6%) 94

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

Spending Patterns

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

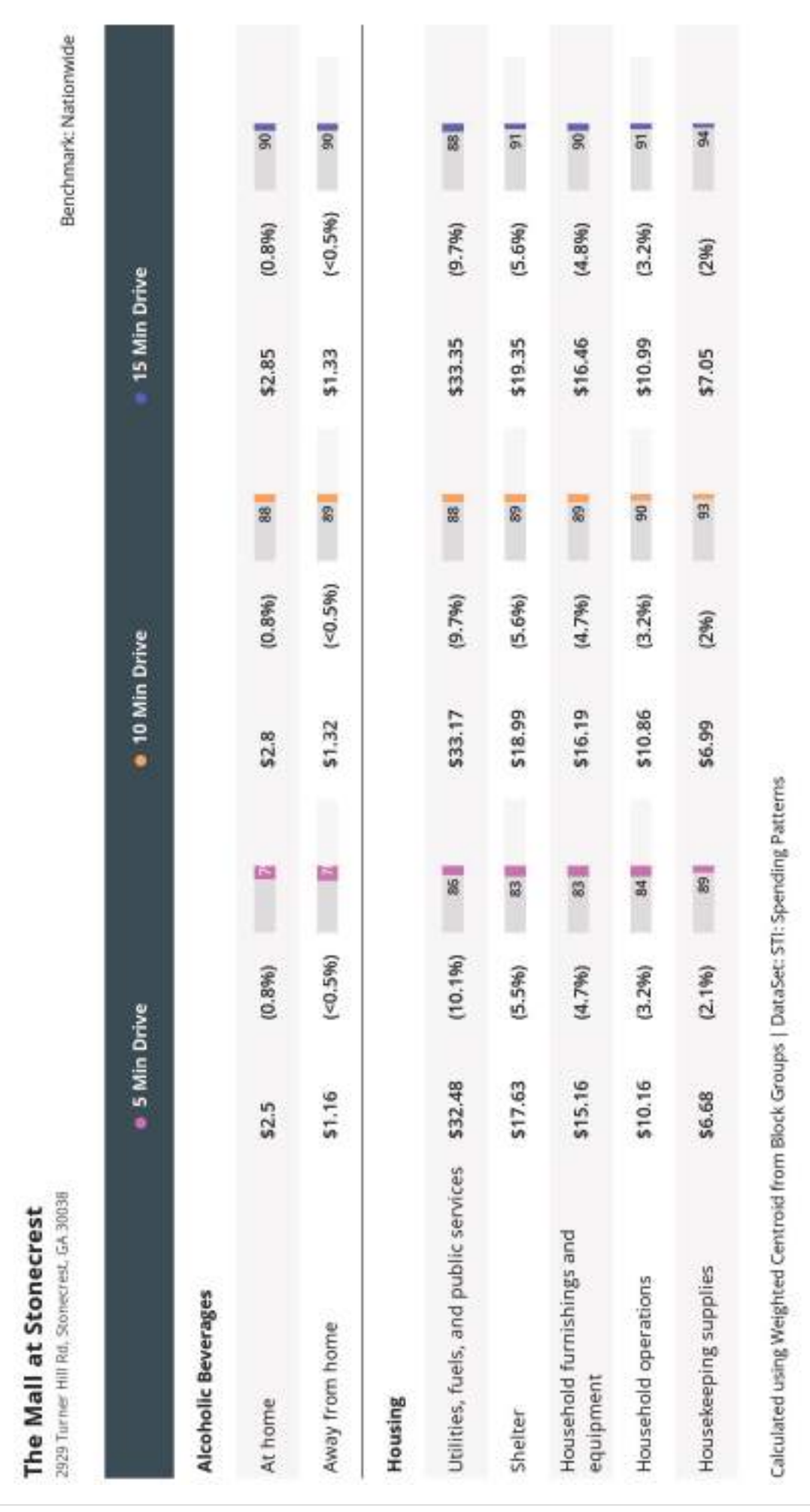
Benchmark: Nationwide

	5 Min Drive	10 Min Drive	15 Min Drive
Miscellaneous	\$4.19 (1.3%) 87	\$4.47 (1.3%) 92	\$4.49 (1.3%) 93
Alcoholic Beverages	\$3.65 (1.1%) 7	\$4.12 (1.2%) 88	\$4.18 (1.2%) 90
Personal Insurance	\$3.21 (1%) 6	\$3.51 (1%) 88	\$3.57 (1%) 89
Tobacco Products and Smoking Supplies	\$3.11 (1%) 108	\$2.95 (0.9%) 103	\$2.93 (0.8%) 102
Reading	\$0.47 (<0.5%) 7	\$0.52 (<0.5%) 87	\$0.53 (<0.5%) 90
Food			
At home	\$42.58 (13.3%) 91	\$43.45 (12.7%) 93	\$43.79 (12.7%) 94
Away from home	\$18.78 (5.9%) 87	\$19.92 (5.8%) 92	\$20.09 (5.8%) 93

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

Spending Patterns

Apr 1, 2022 - Mar 31, 2023



Spending Patterns

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The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Apparel and Services

Women and girls	\$4.23	(1.3%)	93	\$4.24	(1.2%)	94	\$4.27	(1.2%)	94
Footwear	\$2.54	(0.8%)	95	\$2.54	(0.7%)	95	\$2.54	(0.7%)	95
Men and boys	\$2.1	(0.7%)	85	\$2.27	(0.7%)	93	\$2.28	(0.7%)	93
Other apparel products and services	\$1.36	(<0.5%)	96	\$1.34	(<0.5%)	95	\$1.34	(<0.5%)	95
Children (Age < 2)	\$0.29	(<0.5%)	88	\$0.31	(<0.5%)	95	\$0.31	(<0.5%)	95

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● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Transportation

Vehicle purchases (net outlay)	\$30.83	(9.6%)	84	\$34.61	(10.1%)	94	\$34.94	(10.1%)	95
Other vehicle expenses	\$26.56	(8.3%)	89	\$28.48	(8.3%)	96	\$28.75	(8.3%)	96
Gasoline and motor oil	\$12.87	(4%)	94	\$13.48	(4%)	98	\$13.51	(3.9%)	99
Public transportation	\$1.47	(<0.5%)	8	\$1.6	(<0.5%)	89	\$1.63	(<0.5%)	91

Healthcare

Health insurance	\$28.15	(8.8%)	83	\$30.94	(9.1%)	91	\$31.55	(9.1%)	93
Medical services	\$4.9	(1.5%)	9	\$5.5	(1.6%)	91	\$5.55	(1.6%)	92
Drugs	\$2.96	(0.9%)	92	\$2.99	(0.9%)	94	\$3.02	(0.9%)	94
Medical supplies	\$1.06	(<0.5%)	85	\$1.12	(<0.5%)	90	\$1.14	(<0.5%)	92

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

Spending Patterns

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Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Entertainment

Category	5 Min Drive	% Change	10 Min Drive	% Change	15 Min Drive	% Change
Television, radios, sound equipment	\$7.36	(2.3%)	\$7.6	(2.2%)	\$7.66	(2.2%)
Pets, toys and playground equipment	\$5.44	(1.7%)	\$5.73	(1.7%)	\$5.82	(1.7%)
Fees and admissions	\$2.39	(0.7%)	\$2.71	(0.8%)	\$2.76	(0.8%)
Other entertainment supplies, equipment, and services	\$1.69	(0.5%)	\$1.87	(0.5%)	\$1.88	(0.5%)

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

Spending Patterns

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

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Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Education

Category	5 Min Drive	10 Min Drive	15 Min Drive
College tuition	\$4.66 (1.5%) 93	\$4.53 (1.3%) 90	\$4.46 (1.3%) 89
Elementary and high school tuition	\$0.64 (<0.5%) 55	\$0.79 (<0.5%) 60	\$0.82 (<0.5%) 72
School books, supplies, equipment for college	\$0.36 (<0.5%) 113	\$0.32 (<0.5%) 101	\$0.31 (<0.5%) 98
Other school expenses including rentals	\$0.21 (<0.5%) 99	\$0.2 (<0.5%) 96	\$0.2 (<0.5%) 95
School books, supplies, equipment for elementary, high school	\$0.09 (<0.5%) 7	\$0.1 (<0.5%) 90	\$0.1 (<0.5%) 91
Test preparation, tutoring services	\$0.06 (<0.5%) 57	\$0.08 (<0.5%) 72	\$0.08 (<0.5%) 8
Other schools tuition	\$0.04 (<0.5%) 66	\$0.05 (<0.5%) 61	\$0.05 (<0.5%) 5
School books, supplies, equipment for daycare, nursery, other	\$0.01 (<0.5%) 72	\$0.01 (<0.5%) 86	\$0.01 (<0.5%) 87

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

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Cash Contributions

Cash contributions to church, religious organizations	\$5.53	(1.7%)	88	\$5.97	(1.8%)	88	\$6.12	(1.8%)	90
Other cash gifts	\$4.1	(1.3%)	83	\$4.44	(1.3%)	90	\$4.61	(1.3%)	94
Cash contributions to charities and other organizations	\$2.74	(0.9%)	83	\$3.7	(1.1%)	83	\$3.92	(1.1%)	87
Child support expenditures	\$1.11	(<0.5%)	88	\$1.28	(<0.5%)	95	\$1.29	(<0.5%)	95
Support for college students	\$0.74	(<0.5%)	85	\$0.77	(<0.5%)	88	\$0.76	(<0.5%)	87
Cash contributions to educational institutions	\$0.44	(<0.5%)	83	\$0.43	(<0.5%)	83	\$0.43	(<0.5%)	83
Cash contributions to political organizations	\$0.26	(<0.5%)	83	\$0.34	(<0.5%)	83	\$0.36	(<0.5%)	85

Miscellaneous

Legal fees	\$1.19	(<0.5%)	91	\$1.24	(<0.5%)	95	\$1.23	(<0.5%)	94
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Spending Patterns

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

2929 Turner Hill Rd, Stonecrest, GA 30038

Benchmark: Nationwide

	5 Min Drive	10 Min Drive	15 Min Drive
Funeral expenses	\$0.74 (<0.5%) 110	\$0.69 (<0.5%) 102	\$0.67 (<0.5%) 100
Accounting fees	\$0.53 (<0.5%) 7	\$0.59 (<0.5%) 85	\$0.6 (<0.5%) 88
Lotteries and parimutuel losses	\$0.42 (<0.5%) 94	\$0.42 (<0.5%) 96	\$0.43 (<0.5%) 97
Occupational expenses	\$0.32 (<0.5%) 66	\$0.42 (<0.5%) 87	\$0.43 (<0.5%) 88
Shopping club membership fees	\$0.31 (<0.5%) 8	\$0.35 (<0.5%) 93	\$0.35 (<0.5%) 94
Expenses for other properties	\$0.28 (<0.5%) 67	\$0.34 (<0.5%) 7	\$0.35 (<0.5%) 83
Checking accounts, other bank service charges	\$0.2 (<0.5%) 110	\$0.18 (<0.5%) 101	\$0.18 (<0.5%) 101
Online Entertainment and games	\$0.06 (<0.5%) 6	\$0.07 (<0.5%) 94	\$0.07 (<0.5%) 94
Cemetery lots, vaults, maintenance fees	\$0.05 (<0.5%) 88	\$0.06 (<0.5%) 103	\$0.06 (<0.5%) 101
Credit card memberships	\$0.04 (<0.5%) 72	\$0.05 (<0.5%) 84	\$0.05 (<0.5%) 86

Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns

Spending Patterns

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Benchmark: Nationwide

	5 Min Drive	10 Min Drive	15 Min Drive
Safe deposit box rental	\$0.03 (<0.5%) 84	\$0.03 (<0.5%) 88	\$0.03 (<0.5%) 91
Miscellaneous personal services	\$0.02 (<0.5%) 7	\$0.03 (<0.5%) 7	\$0.03 (<0.5%) 83
Dating Services	\$0.01 (<0.5%) 96	\$0.01 (<0.5%) 98	\$0.01 (<0.5%) 98
Personal Care Products and Services			
Personal care products	\$3.55 (1.1%) 92	\$3.64 (1.1%) 94	\$3.67 (1.1%) 95
Personal care services	\$1.81 (0.6%) 83	\$1.98 (0.6%) 91	\$2.01 (0.6%) 92
Personal Insurance			
Life, endowment, annuity, other personal insurance	\$2.99 (0.9%) 7	\$3.27 (1%) 88	\$3.32 (1%) 89
Other non health insurance	\$0.22 (<0.5%) 7	\$0.25 (<0.5%) 88	\$0.26 (<0.5%) 92

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Spending Patterns

Apr 1, 2022 - Mar 31, 2023

The Mall at Stonecrest

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Benchmark: Nationwide

● 5 Min Drive

● 10 Min Drive

● 15 Min Drive

Reading

Magazine/Newspaper subscriptions



Books not through book clubs



Magazines/Newspapers, non-subscription



Tobacco Products and Smoking Supplies

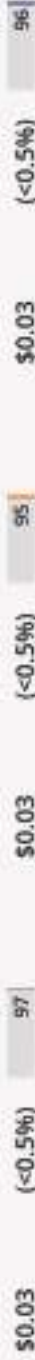
Cigarettes



Other tobacco products



Smoking accessories



Calculated using Weighted Centroid from Block Groups | DataSet: STI: Spending Patterns



Tapestry Segmentation Area Profile

Item XIII. b.

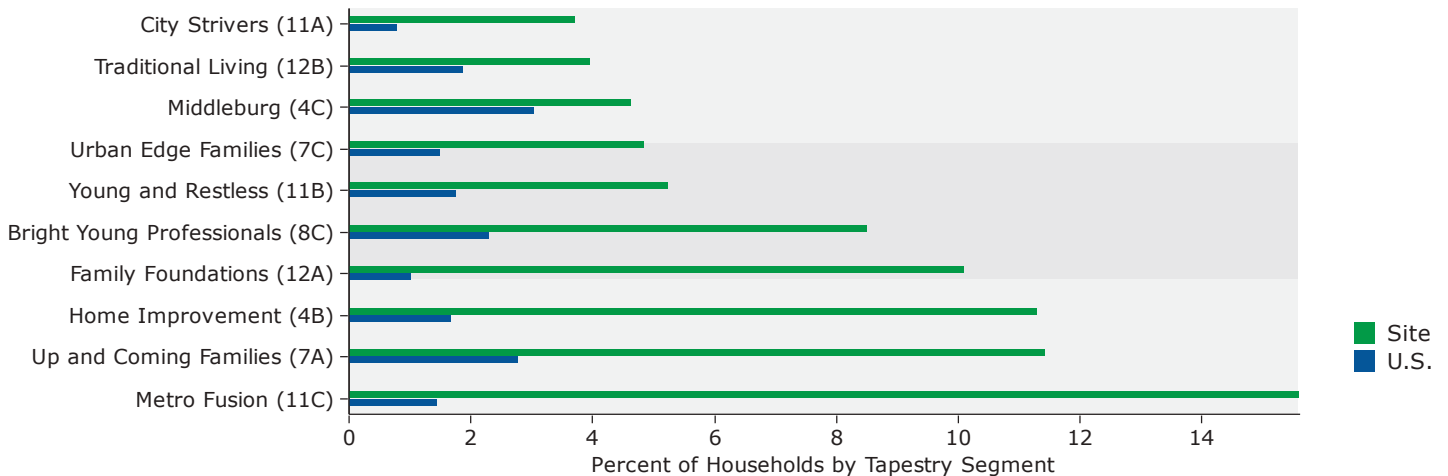
The Mall At Stonecrest
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 33.69871
 Longitude: -84.09455

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2022 Households		2022 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Metro Fusion (11C)	15.6%	15.6%	1.5%	1.5%	1072
2	Up and Coming Families (7A)	11.4%	27.0%	2.8%	4.2%	411
3	Home Improvement (4B)	11.3%	38.3%	1.7%	5.9%	668
4	Family Foundations (12A)	10.1%	48.4%	1.0%	7.0%	980
5	Bright Young Professionals (8C)	8.5%	57.0%	2.3%	9.3%	368
Subtotal		56.9%		9.3%		
6	Young and Restless (11B)	5.3%	62.2%	1.8%	11.0%	296
7	Urban Edge Families (7C)	4.9%	67.1%	1.5%	12.6%	321
8	Middleburg (4C)	4.6%	71.7%	3.1%	15.6%	152
9	Traditional Living (12B)	4.0%	75.7%	1.9%	17.5%	210
10	City Strivers (11A)	3.7%	79.4%	0.8%	18.3%	471
Subtotal		22.5%		9.1%		
11	Workday Drive (4A)	3.0%	82.4%	3.1%	21.3%	98
12	Hometown Heritage (8G)	2.9%	85.3%	1.2%	22.5%	247
13	Savvy Suburbanites (1D)	2.6%	87.9%	3.0%	25.5%	88
14	Green Acres (6A)	2.6%	90.5%	3.3%	28.7%	80
15	Front Porches (8E)	1.7%	92.3%	1.6%	30.3%	110
Subtotal		12.8%		12.2%		
16	Set to Impress (11D)	1.3%	93.5%	1.4%	31.7%	93
17	NeWest Residents (13C)	1.1%	94.6%	0.8%	32.5%	134
18	Comfortable Empty Nesters (5A)	1.0%	95.6%	2.4%	34.9%	41
19	Down the Road (10D)	0.8%	96.4%	1.2%	36.1%	71
20	Salt of the Earth (6B)	0.8%	97.2%	2.8%	38.9%	27
Subtotal		5.0%		8.6%		
Total		97.2%		38.9%		250

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



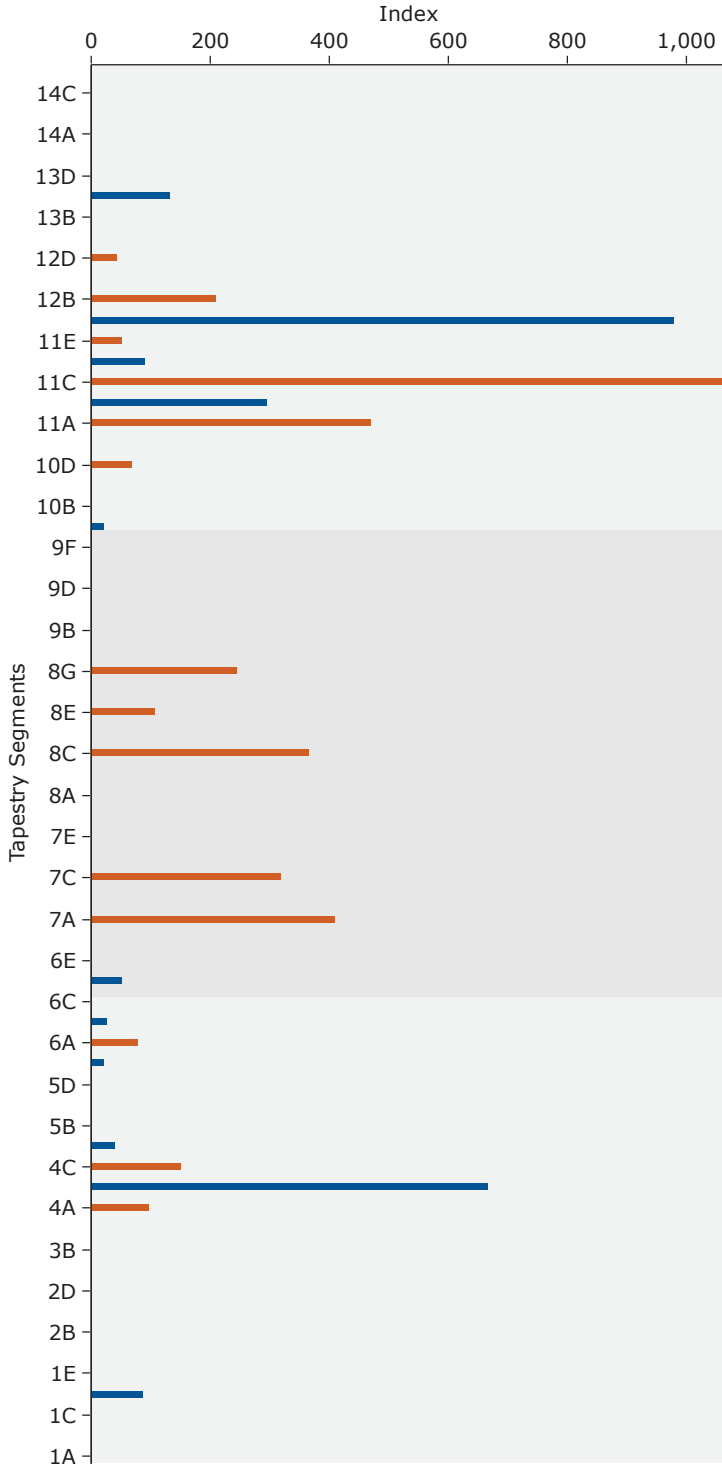
Tapestry Segmentation Area Profile

Item XIII. b.

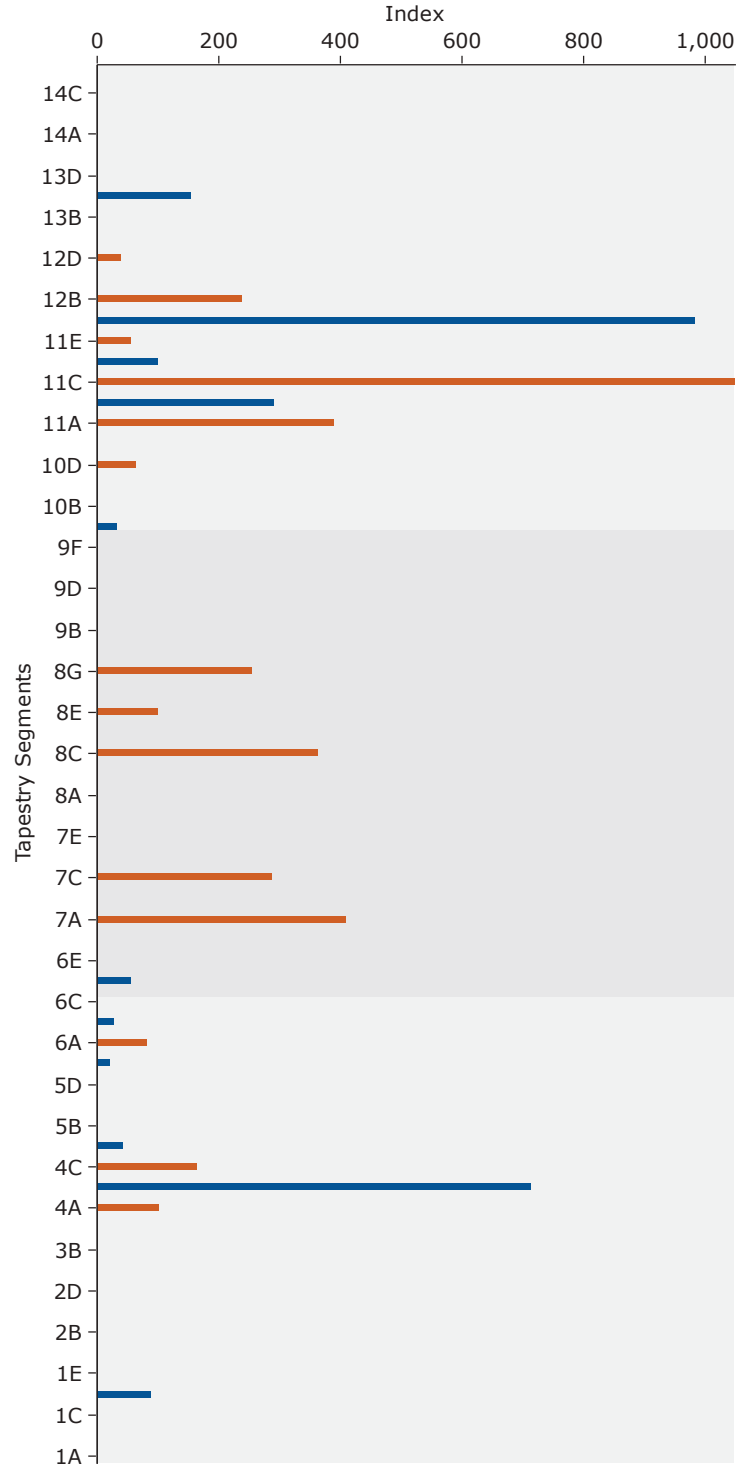
The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

2022 Tapestry Indexes by Households



2022 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Item XIII. b.

The Mall At Stonecrest
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 33.69871
 Longitude: -84.09455

Tapestry LifeMode Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
1. Affluent Estates	1,709	2.6%	27	3,942	2.9%	27
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	1,709	2.6%	88	3,942	2.9%	90
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
2. Upscale Avenues	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	12,370	18.9%	243	29,056	21.5%	264
Workday Drive (4A)	1,960	3.0%	98	4,575	3.4%	104
Home Improvement (4B)	7,377	11.3%	668	17,612	13.0%	715
Middleburg (4C)	3,033	4.6%	152	6,869	5.1%	166
5. GenXurban	1,006	1.5%	14	2,226	1.6%	15
Comfortable Empty Nesters (5A)	640	1.0%	41	1,459	1.1%	44
In Style (5B)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	366	0.6%	23	767	0.6%	24
6. Cozy Country Living	2,531	3.9%	33	5,720	4.2%	36
Green Acres (6A)	1,690	2.6%	80	3,823	2.8%	84
Salt of the Earth (6B)	493	0.8%	27	1,144	0.8%	30
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	348	0.5%	54	753	0.6%	57
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Sprouting Explorers	10,641	16.3%	107	22,989	17.0%	202
Up and Coming Families (7A)	7,471	11.4%	411	16,347	12.1%	411
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	3,170	4.9%	321	6,642	4.9%	288
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Item XIII. b.

The Mall At Stonecrest
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 33.69871
Longitude: -84.09455

Tapestry LifeMode Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
8. Middle Ground	8,601	13.2%	121	16,260	12.0%	118
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	5,559	8.5%	368	10,357	7.7%	365
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	1,140	1.7%	110	2,105	1.6%	102
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	1,902	2.9%	247	3,798	2.8%	257
9. Senior Styles	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	997	1.5%	19	2,482	1.8%	23
Southern Satellites (10A)	463	0.7%	23	1,439	1.1%	34
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	534	0.8%	71	1,043	0.8%	66
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	17,213	26.4%	419	30,841	22.8%	416
City Strivers (11A)	2,431	3.7%	471	4,275	3.2%	391
Young and Restless (11B)	3,435	5.3%	296	5,680	4.2%	293
Metro Fusion (11C)	10,196	15.6%	1,072	18,747	13.8%	1,050
Set to Impress (11D)	840	1.3%	93	1,572	1.2%	100
City Commons (11E)	311	0.5%	54	567	0.4%	56
12. Hometown	9,548	14.6%	246	20,154	14.9%	268
Family Foundations (12A)	6,600	10.1%	980	13,882	10.3%	985
Traditional Living (12B)	2,587	4.0%	210	5,628	4.2%	239
Small Town Sincerity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	361	0.6%	45	644	0.5%	41
13. Next Wave	700	1.1%	27	1,691	1.2%	30
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	700	1.1%	134	1,691	1.2%	155
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

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Source: Esri



Tapestry Segmentation Area Profile

Item XIII. b.

The Mall At Stonecrest
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 33.69871
 Longitude: -84.09455

Tapestry Urbanization Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
1. Principal Urban Center	3,131	4.8%	66	5,966	4.4%	65
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	2,431	3.7%	471	4,275	3.2%	391
NeWest Residents (13C)	700	1.1%	134	1,691	1.2%	155
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	25,886	39.6%	162	50,272	37.1%	213
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	3,170	4.9%	321	6,642	4.9%	288
Forging Opportunity (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	5,559	8.5%	368	10,357	7.7%	365
Metro Fusion (11C)	10,196	15.6%	1,072	18,747	13.8%	1,050
Family Foundations (12A)	6,600	10.1%	980	13,882	10.3%	985
Modest Income Homes (12D)	361	0.6%	45	644	0.5%	41
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	10,215	15.6%	86	19,350	14.3%	85
In Style (5B)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	1,140	1.7%	110	2,105	1.6%	102
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	1,902	2.9%	247	3,798	2.8%	257
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	3,435	5.3%	296	5,680	4.2%	293
Set to Impress (11D)	840	1.3%	93	1,572	1.2%	100
City Commons (11E)	311	0.5%	54	567	0.4%	56
Traditional Living (12B)	2,587	4.0%	210	5,628	4.2%	239
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Item XIII. b.

The Mall At Stonecrest
 Drive Time: 15 minute radius

Prepared by Esri
 Latitude: 33.69871
 Longitude: -84.09455

Tapestry Urbanization Groups	2022 Households			2022 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	65,316	100.0%		135,361	100.0%	
4. Suburban Periphery	19,523	29.9%	93	44,702	33.0%	99
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	1,709	2.6%	88	3,942	2.9%	90
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	1,960	3.0%	98	4,575	3.4%	104
Home Improvement (4B)	7,377	11.3%	668	17,612	13.0%	715
Comfortable Empty Nesters (5A)	640	1.0%	41	1,459	1.1%	44
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	366	0.6%	23	767	0.6%	24
Up and Coming Families (7A)	7,471	11.4%	411	16,347	12.1%	411
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	3,567	5.5%	59	7,912	5.8%	65
Middleburg (4C)	3,033	4.6%	152	6,869	5.1%	166
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	534	0.8%	71	1,043	0.8%	66
Small Town Sincerity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	2,994	4.6%	28	7,159	5.3%	32
Green Acres (6A)	1,690	2.6%	80	3,823	2.8%	84
Salt of the Earth (6B)	493	0.8%	27	1,144	0.8%	30
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	348	0.5%	54	753	0.6%	57
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	463	0.7%	23	1,439	1.1%	34
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



CITY COUNCIL AGENDA ITEM

SUBJECT: City Hall Renovations Vendor Recommendation

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap here to enter text.](#) & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Gia Scruggs, City Manager

PRESENTER: Gia Scruggs, City Manager

PURPOSE: The City previously renovated Suites 250 and 125 to accommodate for City staff and Council. Suite 190 was not included in those renovations. Since that time, the tenant that was housed adjacent to the Council chambers has vacated that location and the City Manager would like to use this area for a new Municipal court and administrative offices for staff. There is also vacated space that needs to be renovated for additional executive level staff. To enhance the video production and streaming of meetings in the current Chamber. **The Mayor and Council's approval is required to authorize the service agreement for renovations and construction at City Hall. Gordian is a state contractor and this satisfies the city's procurement policy regarding purchases within this threshold. The City Manager is requesting approval to initiate a Purchase Order for the construction of the renovated areas in and near the Council Chambers and the design of the executive and municipal court suites. The total cost of the expenditures is \$368,956.19. These expenditures will be funded by Fund balance.**

FACTS: [Click or tap here to enter text.](#)

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)



CITY COUNCIL AGENDA ITEM

RECOMMENDED ACTION: Approve

ATTACHMENTS:

- (1) Attachment 1 - Executive Staff Suite Design
- (2) Attachment 2 - AV Interior Renovation WOP
- (3) Attachment 3 - Judicial Suite Design
- (4) Attachment 4 - Wellness Area Renovation
- (5) Attachment 5 - [Click or tap here to enter text.](#)

Detailed Scope of Work

To: Manish Paryani
Paryani Construction
2300 Windy Ridge Parkway SE
Atlanta, GA 30339
404-432-7820

From: Shakerah Hall
City of Stonecrest
3120 Stonecrest Boulevard
Stonecrest, GA 30038
770-224-0200

Date Printed: December 06, 2023

Work Order Number: 120484.00

Work Order Title: City of Stonecrest - Executive Staff Suite Design Services

Brief Scope: City of Stonecrest - Executive Staff Suite Design Services

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see the attached detailed scope of work (DSOW).

Contractor Date

Owner Date

Contractor's Price Proposal - Summary

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120484.00
Owner PO #:
Work Order Title: City of Stonecrest - Executive Staff Suite Design Services
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - Executive Staff Suite Design Services
Proposal Value: \$98,647.92

01 - General Requirements **\$98,647.92**

Proposal Total **\$98,647.92**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120484.00
Owner PO #:
Work Order Title: City of Stonecrest - Executive Staff Suite Design Services
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - Executive Staff Suite Design Services
Proposal Value: \$98,647.92

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

01 - General Requirements

1	01 22 20 00 0054	HR		Principal Architect	\$13,986.00	
			Quantity	Unit Price	Factor	Total
			50.00	225.00	1.2432	13,986.00
			x	x	=	
			<p>This cost includes time dedicated to overall design of and functionality of the space. Firstly, the architect will meet with the client to discuss requirements, and go over space planning and programming. Once the initial set of design is completed, a high-level plan will be provided (SD Set) to the client for review and approval. After the SD Set is approved, the architect will meet with the Project Manager to confirm constructability and then continue with code analysis to confirm no code issues. Lastly the architect will complete a full set of architectural Construction Documents along with CAD files to be given to the MEP Engineer who will then provide engineering. The architectural drawings will be completed so that a permit can be received.</p>			
2	01 22 20 00 0056	HR		Architect	\$16,783.20	
			Quantity	Unit Price	Factor	Total
			90.00	150.00	1.2432	16,783.20
			x	x	=	
			<p>This cost includes time dedicated to overall design of and functionality of the space. The architect will work under the principal architect to conduct research for code analysis, pick finishes, and design. Once architectural drawings are complete, the architect will coordinate with MEP engineers during the design phase to complete engineering of documents</p>			
3	01 22 20 00 0057	HR		Principal Engineer	\$13,830.60	
			Quantity	Unit Price	Factor	Total
			50.00	222.50	1.2432	13,830.60
			x	x	=	
			<p>This cost includes time dedicated to overall design of and functionality of the space. Firstly, the engineer will meet with the Architect to discuss requirements, and go over space planning and programming. Once the initial set of design is completed, a high-level plan will be provided (SD Set) to the client for review and approval. After the SD Set is approved. The engineer continue with code analysis to confirm no code issues or other engineering issues arise. Lastly the Engineer will complete a full set of MEP Construction Documents along with CAD files to be given to the Owner. The MEP drawings will be completed so that a permit can be received.</p>			
4	01 22 20 00 0058	HR		Senior Engineer	\$19,300.68	
			Quantity	Unit Price	Factor	Total
			90.00	172.50	1.2432	19,300.68
			x	x	=	
			<p>This cost includes time dedicated to overall functionality of the space. The Senior Engineer will work under the Principal Engineer to conduct research for code analysis, pick selections needed for MEP (panels, HVAC, fixtures). Once drawings are complete, the MEP engineers will coordinate with with the architects to compile a full set of Construction Documents ready for permitting.</p>			
5	01 22 20 00 0059	HR		Engineer	\$21,818.16	
			Quantity	Unit Price	Factor	Total
			130.00	135.00	1.2432	21,818.16
			x	x	=	
			<p>The cost includes time dedicated to the drafting and drawings of proposed MEP drawings, and the drafting of both the SD and CD set of drawings.</p>			
6	01 22 20 00 0060	HR		Draft Person	\$12,929.28	
			Quantity	Unit Price	Factor	Total
			130.00	80.00	1.2432	12,929.28
			x	x	=	
			<p>The cost includes time dedicated to the field measurement of the existing space, and the drafting of both the SD and CD set of drawings.</p>			

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120484.00
Work Order Title: City of Stonecrest - Executive Staff Suite Design Services

Proposal Name: City of Stonecrest - Executive Staff Suite Design Services
Proposal Value: \$98,647.92

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Subtotal for 01 - General Requirements					\$98,647.92
Proposal Total					\$98,647.92

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Stonecrest

Detailed Scope of Work

Print Date: December 06, 2023
Work Order Number: 120484.00
Work Order Title: City of Stonecrest - Executive Staff Suite Design Services
Contractor: GA-A07-040820-PAR - Paryani Real Estate LLC
Brief Scope: City of Stonecrest - Executive Staff Suite Design Services

To: Manish Paryani
Paryani Construction
2300 Windy Ridge Parkway SE
Atlanta, GA 30339
404-432-7820

From: Shakerah Hall
City of Stonecrest
3120 Stonecrest Boulevard
Stonecrest, GA 30038
770-224-0200

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see the attached detailed scope of work (DSOW).

Owner _____ Date _____

Contractor _____ **Date** _____

SCOPE OF WORK
City of Stonecrest – Executive Staff Suite Design
3120 Stonecrest Blvd. Suite 190, Stonecrest, GA 30038
October 19, 2023

Summary Scope

Provide architectural design services for the City of Stonecrest Executive Staff Suite.

Detailed Scope of Work

The Contractor shall provide architectural design services for the City of Stonecrest to design their new Executive Staff Suites and associated work.

Scope:

- Meet with the Client to understand their space planning and programming requirements.
- Field measures the space to provide a CAD layout of the existing space.
- Prepare and present to the client a preliminary floor plan showing the proposed layout to achieve the requested requirements and wants.
- Prepare and present interior design recommendations, including millwork, cabinetry, fixtures, furniture layouts, images, and illustrations to convey design intent.
- Prepare and present a full set of Architectural, Mechanical, Electrical, and Plumbing Construction Documents, including interior demolition plans, partition plan, furniture plan, floor and ceiling plans, reflected ceiling plans, finish schedules, elevations, sections, and details required to describe the construction.
- This proposal assumes that the design work for the executive staff suites will be released at the same time as the design proposal for the judicial center, so that the architect and engineers can make one site visit to view both areas at the same time. The savings from these efficiencies are being passed to the City of Stonecrest and are included in this proposal.

Details that Apply to All Work Areas:

Submittals are to be provided to the Owner as part of the submittal process during the design phase.

Field measure all areas to create an accurate CAD file that can be used for design and construction documents, and coordination.

The contractor shall perform all work, make all deliveries, and have access to work areas between 7:00 AM and 5:00 PM Monday through Friday, excluding Federal and State holidays.

Contractor shall coordinate meetings with ownership as needed.

Exclusions:

- Permit fees
- Civil Engineering
- Structural Engineering
- Landscape Architecture
- Bonds
- After hours work
- Construction

Submittals:

1. Contractor shall submit to Owner submittals for approval throughout the design phase and at the end of the Construction Documents phase in PDF and CAD.

Project Schedule

1. All work shall be completed during normal working hours (7am to 5pm) as directed by Owner.
2. Project construction will be scheduled upon receipt of the PO.
3. The work shall be completed within 180 calendar days from date of the Purchase Order issuance. The Contractor will coordinate a specific schedule for on-site meetings with the Owner's representative.

Owner Responsibilities

1. Coordinate with all shareholders to advise on design intent.
2. Provide times and schedules where multiple meetings can be scheduled, and design can be discussed.
2. Provide access to all areas during normal working hours.

Contract Document Order of Precedence:

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
2. EZIQC master contract document



Work Order Signature Document

EZIQC Contract No.: GA-A07-040820-PAR

New Work Order Modify an Existing Work Order

Work Order Number: 120485.00 Work Order Date: 12/06/2023

Work Order Title: City of Stonecrest - A/V Interior Renovation

Owner Name: City of Stonecrest Contractor Name: Paryani Real Estate LLC

Contact: Shakerah Hall Contact: Manish Paryani

Phone: 770-224-0200 Phone: 404-432-7820

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-A07-040820-PAR.

Brief Work Order Description:

City of Stonecrest - A/V Interior Renovation

Time of Performance See Schedule Section of the Detailed Scope of Work

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$79,972.59

Owner Purchase Order Number:

Approvals

Owner _____ Date

Contractor _____ Date

Detailed Scope of Work

To: Manish Paryani
Paryani Construction
2300 Windy Ridge Parkway SE
Atlanta, GA 30339
404-432-7820

From: Shakerah Hall
City of Stonecrest
3120 Stonecrest Boulevard
Stonecrest, GA 30038
770-224-0200

Date Printed: December 06, 2023

Work Order Number: 120485.00

Work Order Title: City of Stonecrest - A/V Interior Renovation

Brief Scope: City of Stonecrest - A/V Interior Renovation

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see the attached detailed scope of work (DSOW).

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120485.00
Owner PO #:
Work Order Title: City of Stonecrest - A/V Interior Renovation
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - A/V Interior Renovation
Proposal Value: \$79,972.59

01 - General Requirements	\$4,773.89
05 - Metals	\$1,278.01
08 - Openings	\$17,150.22
09 - Finishes	\$41,914.75
11 - Equipment	\$1,293.57
12 - Furnishings	\$947.63
26 - Electrical	\$10,329.54
28 - Electronic Safety And Security	\$2,284.98
Proposal Total	\$79,972.59

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120485.00
Owner PO #:
Work Order Title: City of Stonecrest - A/V Interior Renovation
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - A/V Interior Renovation
Proposal Value: \$79,972.59

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

01 - General Requirements

1	01 66 19 00 0012		SF	Removal, Transportation, Return And Reinstallation Of Office Furniture And FurnishingsIncludes desks, tables, file cabinets, chairs, storage boxes, bookshelves, office equipment, computers, and other furniture and furnishings. Quantity equals total floor space.	\$2,088.58
			Installation	Quantity Unit Price Factor = Total 4,000.00 x 0.42 x 1.2432 = 2,088.58	
				Cost allocated to relocate furniture, chairs, etc. and to place back during floor installation and construction.	
2	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$2,685.31
			Installation	Quantity Unit Price Factor = Total 4.00 x 540.00 x 1.2432 = 2,685.31	
				Cost allocated for construction dumpsters during construction for construction debris removal.	

Subtotal for 01 - General Requirements **\$4,773.89**

05 - Metals

3	05 41 00 00 0003		SF	3-5/8" Width, 16" On Center, 18 Gauge, Load Bearing, Structural Metal Stud Framing With Tracks And Runners	\$1,055.23
			Installation	Quantity Unit Price Factor = Total 160.00 x 4.33 x 1.2432 = 861.29	
			Demolition	Quantity Unit Price Factor = Total 300.00 x 0.52 x 1.2432 = 193.94	
				Metal wall studs demolition and new wall framing installation.	
4	05 41 00 00 0003 0187		MOD	For Up To 200, Add	\$222.78
			Installation	Quantity Unit Price Factor = Total 160.00 x 1.12 x 1.2432 = 222.78	

Subtotal for 05 - Metals **\$1,278.01**

08 - Openings

5	08 12 13 13 0024		EA	3' x >7'-2" Through 9' High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	\$575.10
			Installation	Quantity Unit Price Factor = Total 1.00 x 346.60 x 1.2432 = 430.89	
			Demolition	Quantity Unit Price Factor = Total 2.00 x 58.00 x 1.2432 = 144.21	
				Cost to demolish 2 door frame and install 1 new door frame.	
6	08 12 13 13 0024 0074		MOD	For Welded Frames, Add	\$120.57
			Installation	Quantity Unit Price Factor = Total 1.00 x 96.98 x 1.2432 = 120.57	

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120485.00
 Work Order Title: City of Stonecrest - A/V Interior Renovation

Proposal Name: City of Stonecrest - A/V Interior Renovation
 Proposal Value: \$79,972.59

Sect.	Item	Modifier.	UOM	Description	Line Total					
Labor	Equip.	Material	(Excluded if marked with an X)							
08 - Openings										
7	08 14 16 00 0387		EA	3'-0" x 8' x 1-3/8" Thick, 5 Ply, Particleboard Core (PC), Maple Faced Wood Door	\$709.83					
				Quantity	Unit Price	Factor	=	Total		
			Installation	1.00	x	501.37	x	1.2432	=	623.30
			Demolition	2.00	x	34.80	x	1.2432	=	86.53
				Cost to demolish 2 doors and install 1 new door.						
8	08 14 16 00 0387 0120		MOD	For Stave Lumber Core (SLC), Add	\$402.60					
				Quantity	Unit Price	Factor	=	Total		
			Installation	1.00	x	323.84	x	1.2432	=	402.60
				Solid Core Wood Door						
9	08 42 13 00 0002		EA	3' x 7' x 1-3/4" Medium Stile, Aluminum Framed Entrance Doors Including Glazing, Trim And Hardware	\$8,488.45					
				Quantity	Unit Price	Factor	=	Total		
			Installation	1.00	x	6,827.90	x	1.2432	=	8,488.45
				Cost to install new storefront door opening at new AV area.						
10	08 43 13 00 0005		SF	7' High, 1-3/4" x 4-1/2" Frame, Vertical Mullions 4' On Center, Aluminum Storefront Framing Assembly	\$3,071.95					
				Quantity	Unit Price	Factor	=	Total		
			Installation	112.00	x	17.65	x	1.2432	=	2,457.56
			Demolition	140.00	x	3.53	x	1.2432	=	614.39
				Cost for new storefront system metal at AV area.						
11	08 81 23 23 0015		SF	1/4" Thick, Tempered, Clear Float Field Installed Glass	\$3,292.99					
				Quantity	Unit Price	Factor	=	Total		
			Installation	112.00	x	23.65	x	1.2432	=	3,292.99
				Cost for new glass at storefront.						
12	08 81 23 23 0015 0059		MOD	For Low-E Coated Glass, Add	\$555.56					
				Quantity	Unit Price	Factor	=	Total		
			Installation	112.00	x	3.99	x	1.2432	=	555.56
13	08 81 23 23 0015 0275		MOD	For >50 To 200, Deduct	-\$66.83					
				Quantity	Unit Price	Factor	=	Total		
			Installation	112.00	x	-0.48	x	1.2432	=	-66.83
Subtotal for 08 - Openings					\$17,150.22					

09 - Finishes										
14	09 29 10 00 0006		SF	5/8" Gypsum Board	\$766.81					
				Quantity	Unit Price	Factor	=	Total		
			Installation	320.00	x	1.29	x	1.2432	=	513.19
			Demolition	600.00	x	0.34	x	1.2432	=	253.61
15	09 29 10 00 0006 0054		MOD	For >128 To 320, Add	\$91.50					
				Quantity	Unit Price	Factor	=	Total		
			Installation	320.00	x	0.23	x	1.2432	=	91.50

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120485.00
Work Order Title: City of Stonecrest - A/V Interior Renovation

Proposal Name: City of Stonecrest - A/V Interior Renovation
Proposal Value: \$79,972.59

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
16	09 29 10	00 0038	SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	\$190.96
				Installation	
				Quantity	Total
				320.00 x	190.96
				Unit Price	
				0.48 x	
				Factor	=
				1.2432	
				Finishing Compound for new walls.	
17	09 29 10	00 0038	SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	\$608.67
				Installation	
				Quantity	Total
				1,020.00 x	608.67
				Unit Price	
				0.48 x	
				Factor	=
				1.2432	
				Skim existing walls where base and carpet were removed.	
18	09 65 13	13 0008	LF	6" High, 1/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors	\$6,187.53
				Installation	
				Quantity	Total
				710.00 x	5,552.01
				Unit Price	
				6.29 x	
				Factor	=
				1.2432	
				Demolition	
				710.00 x	635.52
				Unit Price	
				0.72 x	
				Factor	=
				1.2432	
				Install new rubber base at carpet.	
19	09 65 13	13 0008 0456	MOD	For >240 To 960, Deduct	-\$494.30
				Installation	
				Quantity	Total
				710.00 x	-494.30
				Unit Price	
				-0.56 x	
				Factor	=
				1.2432	
20	09 68 13	00 0026	SY	32 Ounce, Patterned, Nylon Carpet Tile	\$28,074.94
				Installation	
				Quantity	Total
				410.00 x	26,301.14
				Unit Price	
				51.60 x	
				Factor	=
				1.2432	
				Demolition	
				410.00 x	1,773.80
				Unit Price	
				3.48 x	
				Factor	=
				1.2432	
				New carpet	
21	09 68 13	00 0026 0411	MOD	For >400 To 600, Deduct	-\$647.33
				Installation	
				Quantity	Total
				410.00 x	-647.33
				Unit Price	
				-1.27 x	
				Factor	=
				1.2432	
22	09 91 23	00 0062	SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$2,523.70
				Installation	
				Quantity	Total
				3,500.00 x	2,523.70
				Unit Price	
				0.58 x	
				Factor	=
				1.2432	
				Prime paint space	
23	09 91 23	00 0062 0282	MOD	For >2,500 To 5,000, Deduct	-\$130.54
				Installation	
				Quantity	Total
				3,500.00 x	-130.54
				Unit Price	
				-0.03 x	
				Factor	=
				1.2432	
24	09 91 23	00 0064	SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$5,003.88
				Installation	
				Quantity	Total
				3,500.00 x	5,003.88
				Unit Price	
				1.15 x	
				Factor	=
				1.2432	
				Final paint space including courtroom because base and flooring demolition will damage walls.	
25	09 91 23	00 0064 0282	MOD	For >2,500 To 5,000, Deduct	-\$261.07
				Installation	
				Quantity	Total
				3,500.00 x	-261.07
				Unit Price	
				-0.06 x	
				Factor	=
				1.2432	

Subtotal for 09 - Finishes **\$41,914.75**

11 - Equipment

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120485.00
Work Order Title: City of Stonecrest - A/V Interior Renovation

Proposal Name: City of Stonecrest - A/V Interior Renovation
Proposal Value: \$79,972.59

Sect.	Item	Modifier.	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
11 - Equipment						
26	11 41 23	00 0327		LF Structural Support, Self-Supporting 10" Channel	\$1,293.57	
				Quantity	Unit Price	
				Factor	Total	
				12.00 x	86.71 x	
				1.2432 =	1,293.57	
				Installation Supports for Countertop		
Subtotal for 11 - Equipment					\$1,293.57	

12 - Furnishings					
27	12 36 23	13 0002		SF Plastic Laminate Countertop Without Backsplash	\$947.63
				Quantity	Unit Price
				Factor	Total
				35.00 x	12.68 x
				1.2432 =	551.73
				55.00 x	5.79 x
				1.2432 =	395.90
				Demolition New Countertop for AV area.	
Subtotal for 12 - Furnishings					\$947.63

26 - Electrical					
28	26 05 33	13 0037		CLF 1/2" Rigid Galvanized Steel (RGS) Conduit Assembly With 2 #8 Copper THHN And 1 #10 Copper Insulated Grounding Conductor/Includes conduit, terminations, straps, wire as indicated. Not for use where detail is available.	\$8,251.18
				Quantity	Unit Price
				Factor	Total
				7.00 x	948.15 x
				1.2432 =	8,251.18
				Installation Conduit and wiring for electrical new boxes	
29	26 05 33	13 0037	0017	MOD For Work In Restricted Working Space, Add	\$1,253.15
				Quantity	Unit Price
				Factor	Total
				7.00 x	144.00 x
				1.2432 =	1,253.15
30	26 05 33	16 0316		EA 20 Amperes, Duplex Receptacles (Wiremold 68REC-25) Two (2) proprietary 20 amperes duplex power receptacles with mounting plates and 25' leads. Designed to fit in either of the two side compartments in both the 6ATC and the 8ATC Series Poke-Thru Devices. Receptacle can be wired as a standard or isolated	\$728.91
				Quantity	Unit Price
				Factor	Total
				4.00 x	143.91 x
				1.2432 =	715.64
				2.00 x	5.34 x
				1.2432 =	13.28
				Installation 2 quadplex receptacles to accommodate AV equipment.	
31	26 05 33	16 0317		EA Device Mounting Plate (Wiremold 682A) Device plate that will accept up to two (2) ports of communication devices. For use in either of the two side compartments only. Not for use in the center compartment. Communication devices supplied by others.	\$96.30
				Quantity	Unit Price
				Factor	Total
				4.00 x	17.88 x
				1.2432 =	88.91
				2.00 x	2.97 x
				1.2432 =	7.38
				Installation plates for 2 quadplex receptacles to accommodate AV equipment.	
Subtotal for 26 - Electrical					\$10,329.54

28 - Electronic Safety And Security

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120485.00
Work Order Title: City of Stonecrest - A/V Interior Renovation

Proposal Name: City of Stonecrest - A/V Interior Renovation
Proposal Value: \$79,972.59

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
28 - Electronic Safety And Security					
32	28 46 13 31 0164		EA	Multi-Candela/Wattage 25 VRMS Speaker-Strobe (EST3 G4-S2VM)	\$219.64
				Quantity	Unit Price
				1.00 x	154.32 x
				Factor =	Total
				1.2432 =	191.85
				Demolition	27.79
				1.00 x	22.35 x
				Factor =	Total
				1.2432 =	14.82
				Strobe/speaker fire alarm box relocation.	
33	28 46 13 31 0200		EA	Surface Mount Box - Indoor, White, 1-Gang (EST3 27193-16)	\$66.98
				Quantity	Unit Price
				1.00 x	41.96 x
				Factor =	Total
				1.2432 =	52.16
				Demolition	14.82
				1.00 x	11.92 x
				Factor =	Total
				1.2432 =	1,998.36
				1 Backer box for FA device.	
34	28 46 13 31 0652		EA	MXL Remote Power Supply Module (Siemens PSR-1)	\$1,998.36
				Quantity	Unit Price
				1.00 x	1,607.43 x
				Factor =	Total
				1.2432 =	1,998.36
				Power Supply module for FA device and integration.	

Subtotal for 28 - Electronic Safety And Security **\$2,284.98**

Proposal Total **\$79,972.59**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Stonecrest

Detailed Scope of Work

Print Date: December 06, 2023

Work Order Number: 120485.00

Work Order Title: City of Stonecrest - A/V Interior Renovation

Contractor: GA-A07-040820-PAR - Paryani Real Estate LLC

Brief Scope: City of Stonecrest - A/V Interior Renovation

To: Manish Paryani
 Paryani Construction
 2300 Windy Ridge Parkway SE
 Atlanta, GA 30339
 404-432-7820

From: Shakerah Hall
 City of Stonecrest
 3120 Stonecrest Boulevard
 Stonecrest, GA 30038
 770-224-0200

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see the attached detailed scope of work (DSOW).

Owner

Date

Contractor

Date

SCOPE OF WORK

City of Stonecrest – A/V Interior Renovation
3120 Stonecrest Blvd. Suite 190, Stonecrest, GA 30038
September 26, 2023

Scope of Work

Summary Scope

Renovate existing courtroom area to accommodate new space for AV equipment and work area.

Drawings and Specification

Contractor shall a new area for the A/V equipment work area in the existing office location near the courtroom for the City of Stonecrest.

Scope:

1. Demolish existing wall in courtroom and provide a new countertop with glass above to accommodate seating for AV staff.
2. Add a door to new AV area.
3. Provide 2 quadplex outlets for AV Area for power needs.
4. Prepare and present to the client a preliminary floor plan showing the proposed layout to achieve the requested requirements and wants.
5. Install new carpet at AV area to match existing and replace carpet at courtroom.
6. Install new rubber base and paint at all areas where construction has occurred.
7. Demolish glass and countertops at existing check-in area and make a storage room.

Details that Apply to All Work Areas

1. Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.
2. Submittals are to be provided to the Owner as part of the submittal process prior to installation by the contractor.
3. Maintain clean work areas at all times. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work.
4. All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
5. Contractor shall verify all new and existing conditions and dimensions at job site prior to the proposed process start of construction, and during construction.
6. The contractor shall perform all work, make all deliveries, and have access to work areas between **5:00 PM and 7:00 AM Monday through Friday or Weekends as necessary**, excluding Federal and

State holidays. The contractor shall make arrangements for delivery of materials and have a representative available to receive said materials between hours aforementioned. The Owner is not responsible to receive or accept deliveries.

7. Contractor shall coordinate installation with ownership to close down entrances as needed
8. Parking will be made available for the Contractor by the Owner and the Contractor shall coordinate all parking with the Owner prior to beginning work.
9. Contractor shall obtain approvals in advance for all lay down and storage areas.
10. All salvageable materials remain the property of the Owner.
11. Contractor shall coordinate inspections as required.
12. Final clean up and disposal: Remove debris, rubbish, and waste material from the property of the Owner on a daily basis. Upon completion of work, all construction areas shall be left clean and free from debris. Clean all dust, dirt, stains, hand marks, paint spots, droppings, and other blemishes.
13. Contractor shall not be required to pay Davis Bacon Wage Rates.

Exclusions:

1. Permit Fees
2. Design and Engineering
3. Any items specifically not included in the detailed scope of work.

Submittals:

1. Contractor shall submit to Owner submittals for approval for paint, base, and carpet confirmation samples.

Permitting:

At the time of issuance of a Purchase Order for this Work, it is understood that permits and associated fees are **not** required for this Work. If this changes, the Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Project Schedule:

1. All work shall be completed during other than normal working hours (5:00 pm to 7:00 am) as directed by Owner and to minimize disruption.
2. Project construction will be scheduled upon receipt of the PO.
3. The work shall be completed within **120 calendar days** from date of the Purchase Order issuance.

Owner Responsibilities

1. Coordinate with all shareholders to confirm scope is correct.
2. Provide all wiring and AV needs to relocate existing AV to new AV.

3. Provide access to the worksite during other than normal working hours for work to occur in consecutive days.
4. Provide exact specifications for existing carpet.

Contract Document Order of Precedence:

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
2. EZIQC master contract document



Work Order Signature Document

EZIQC Contract No.: GA-A07-040820-PAR

New Work Order Modify an Existing Work Order

Work Order Number: 120483.00 Work Order Date: 12/06/2023

Work Order Title: City of Stonecrest - Judicial Suite Design Services

Owner Name: City of Stonecrest Contractor Name: Paryani Real Estate LLC

Contact: Shakerah Hall Contact: Manish Paryani

Phone: 770-224-0200 Phone: 404-432-7820

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-A07-040820-PAR.

Brief Work Order Description:

City of Stonecrest - Judicial Suite Design Services

Time of Performance See Schedule Section of the Detailed Scope of Work

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$113,148.44

Owner Purchase Order Number:

Approvals

Owner _____ Date

Contractor _____ Date

Detailed Scope of Work

To: Manish Paryani
Paryani Construction
2300 Windy Ridge Parkway SE
Atlanta, GA 30339
404-432-7820

From: Shakerah Hall
City of Stonecrest
3120 Stonecrest Boulevard
Stonecrest, GA 30038
770-224-0200

Date Printed: December 06, 2023

Work Order Number: 120483.00

Work Order Title: City of Stonecrest - Judicial Suite Design Services

Brief Scope: City of Stonecrest - Judicial Suite Design Services

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see the attached detailed scope of work (DSOW).

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120483.00
Owner PO #:
Work Order Title: City of Stonecrest - Judicial Suite Design Services
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - Judicial Suite Design Services
Proposal Value: \$113,148.44

01 - General Requirements **\$113,148.44**

Proposal Total **\$113,148.44**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120483.00
Owner PO #:
Work Order Title: City of Stonecrest - Judicial Suite Design Services
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - Judicial Suite Design Services
Proposal Value: \$113,148.44

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

01 - General Requirements

1	01 22 16 00 0002	EA		Reimbursable Fees Reimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$2,255.00	
		Installation	Quantity	Unit Price	Factor	Total
			2,050.00	1.00	1.1000	2,255.00
		P&P Bond				
2	01 22 20 00 0054	HR		Principal Architect	\$16,783.20	
		Installation	Quantity	Unit Price	Factor	Total
			60.00	225.00	1.2432	16,783.20
		This cost includes time dedicated to overall design of and functionality of the space. Firstly, the architect will meet with the client to discuss requirements, and go over space planning and programming. Once the initial set of design is completed, a high-level plan will be provided (SD Set) to the client for review and approval. After the SD Set is approved, the architect will meet with the Project Manager to confirm constructability and then continue with code analysis to confirm no code issues. Lastly the architect will complete a full set of architectural Construction Documents along with CAD files to be given to the MEP Engineer who will then provide engineering. The architectural drawings will be completed so that a permit can be received.				
3	01 22 20 00 0056	HR		Architect	\$18,648.00	
		Installation	Quantity	Unit Price	Factor	Total
			100.00	150.00	1.2432	18,648.00
		This cost includes time dedicated to overall design of and functionality of the space. The architect will work under the principal architect to conduct research for code analysis, pick finishes, and design. Once architectural drawings are complete, the architect will coordinate with MEP engineers during the design phase to complete engineering of documents				
4	01 22 20 00 0057	HR		Principal Engineer	\$16,596.72	
		Installation	Quantity	Unit Price	Factor	Total
			60.00	222.50	1.2432	16,596.72
		This cost includes time dedicated to overall design of and functionality of the space. Firstly, the engineer will meet with the Architect to discuss requirements, and go over space planning and programming. Once the initial set of design is completed, a high-level plan will be provided (SD Set) to the client for review and approval. After the SD Set is approved. The engineer continue with code analysis to confirm no code issues or other engineering issues arise. Lastly the Engineer will complete a full set of MEP Construction Documents along with CAD files to be given to the Owner. The MEP drawings will be completed so that a permit can be received.				
5	01 22 20 00 0058	HR		Senior Engineer	\$21,445.20	
		Installation	Quantity	Unit Price	Factor	Total
			100.00	172.50	1.2432	21,445.20
		This cost includes time dedicated to overall functionality of the space. The Senior Engineer will work under the Principal Engineer to conduct research for code analysis, pick selections needed for MEP (panels, HVAC, fixtures). Once drawings are complete, the MEP engineers will coordinate with with the architects to compile a full set of Construction Documents ready for permitting.				

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120483.00
Work Order Title: City of Stonecrest - Judicial Suite Design Services

Proposal Name: City of Stonecrest - Judicial Suite Design Services
Proposal Value: \$113,148.44

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

01 - General Requirements

6	01 22 20 00 0059		HR	Engineer		\$23,496.48
				Installation	Quantity Unit Price Factor = Total 140.00 x 135.00 x 1.2432 = 23,496.48	
				The cost includes time dedicated to the drafting and drawings of proposed MEP drawings , and the drafting of both the SD and CD set of drawings.		
7	01 22 20 00 0060		HR	Draft Person		\$13,923.84
				Installation	Quantity Unit Price Factor = Total 140.00 x 80.00 x 1.2432 = 13,923.84	
				The cost includes time dedicated to the field measurement of the existing space, and the drafting of both the SD and CD set of drawings.		

Subtotal for 01 - General Requirements **\$113,148.44**

Proposal Total **\$113,148.44**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Stonecrest

Detailed Scope of Work

Print Date: December 06, 2023

Work Order Number: 120483.00

Work Order Title: City of Stonecrest - Judicial Suite Design Services

Contractor: GA-A07-040820-PAR - Paryani Real Estate LLC

Brief Scope: City of Stonecrest - Judicial Suite Design Services

To: Manish Paryani
 Paryani Construction
 2300 Windy Ridge Parkway SE
 Atlanta, GA 30339
 404-432-7820

From: Shakerah Hall
 City of Stonecrest
 3120 Stonecrest Boulevard
 Stonecrest, GA 30038
 770-224-0200

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see the attached detailed scope of work (DSOW).

Owner

Date

Contractor

Date

SCOPE OF WORK
City of Stonecrest – Judicial Suite
3120 Stonecrest Blvd. Suite 190, Stonecrest, GA 30038
September 08, 2023

Summary Scope

Provide architectural design services for the City of Stonecrest Judicial Suite.

Detailed Scope of Work

The Contractor shall provide design services for the City of Stonecrest to design their new Judicial Suite and associated work.

Scope:

- Meet with the Client to understand their space planning and programming requirements.
- Field measures the space to provide a CAD layout of the existing space.
- Prepare and present to the client a preliminary floor plan showing the proposed layout to achieve the requested requirements and wants.
- Prepare and present interior design recommendations, including millwork, cabinetry, fixtures, furniture layouts, images, and illustrations to convey design intent.
- Prepare and present a full set of Architectural and MEP Engineering Construction Documents, including interior demolition plans, partition plan, furniture plan, floor and ceiling plans, reflected ceiling plans, finish schedules, elevations, sections, and details required to describe the construction.

Details that Apply to All Work Areas:

Submittals are to be provided to the Owner as part of the submittal process during the design phase.

Field measure all areas to create an accurate CAD file that can be used for design and construction documents, and coordination.

The contractor shall perform all work, make all deliveries, and have access to work areas between 7:00 AM and 5:00 PM Monday through Friday, excluding Federal and State holidays.

Contractor shall coordinate meetings with ownership as needed.

Exclusions:

- Permit fees
- Civil Engineering
- Structural Engineering

- Landscape Architecture
- After hours work
- Construction

Submittals:

1. Contractor shall submit to Owner submittals for approval throughout the design phase and at the end of the Construction Documents phase in PDF and CAD.

Project Schedule

1. All work shall be completed during normal working hours (7am to 5pm) as directed by Owner.
2. Project construction will be scheduled upon receipt of the PO.
3. The work shall be completed within 180 calendar days from date of the Purchase Order issuance. The Contractor will coordinate a specific schedule for on-site meetings with the Owner's representative.

Owner Responsibilities

1. Coordinate with all shareholders to advise on design intent.
2. Provide times and schedules where multiple meetings can be scheduled, and design can be discussed.
2. Provide access to all areas during normal working hours.

Contract Document Order of Precedence:

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
2. EZIQC master contract document



Work Order Signature Document

EZIQC Contract No.: GA-A07-040820-PAR

New Work Order Modify an Existing Work Order

Work Order Number: 120486.00 Work Order Date: 12/06/2023

Work Order Title: City of Stonecrest - Wellness Area Renovation

Owner Name: City of Stonecrest Contractor Name: Paryani Real Estate LLC

Contact: Shakerah Hall Contact: Manish Paryani

Phone: 770-224-0200 Phone: 404-432-7820

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No GA-A07-040820-PAR.

Brief Work Order Description:

City of Stonecrest - Wellness Area Renovation

Time of Performance See Schedule Section of the Detailed Scope of Work

Liquidated Damages Will apply: Will not apply:

Work Order Firm Fixed Price: \$77,187.24

Owner Purchase Order Number:

Approvals

Owner _____ Date

Contractor _____ Date

Detailed Scope of Work

To: Manish Paryani
Paryani Construction
2300 Windy Ridge Parkway SE
Atlanta, GA 30339
404-432-7820

From: Shakerah Hall
City of Stonecrest
3120 Stonecrest Boulevard
Stonecrest, GA 30038
770-224-0200

Date Printed: December 06, 2023

Work Order Number: 120486.00

Work Order Title: City of Stonecrest - Wellness Area Renovation

Brief Scope: City of Stonecrest - Wellness Area Renovation

Preliminary

Revised

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see the attached detailed scope of work (DSOW).

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120486.00
Owner PO #:
Work Order Title: City of Stonecrest - Wellness Area Renovation
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - Wellness Area Renovation
Proposal Value: \$77,187.24

01 - General Requirements	\$2,013.98
02 - Site Work	\$353.32
05 - Metals	\$271.95
07 - Thermal & Moisture Protection	\$320.68
08 - Openings	\$19,447.04
09 - Finishes	\$44,506.03
26 - Electrical	\$10,274.24
Proposal Total	\$77,187.24

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: December 06, 2023
IQC Master Contract #: GA-A07-040820-PAR
Work Order Number: 120486.00
Owner PO #:
Work Order Title: City of Stonecrest - Wellness Area Renovation
Contractor: Paryani Real Estate LLC
Proposal Name: City of Stonecrest - Wellness Area Renovation
Proposal Value: \$77,187.24

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

01 - General Requirements

1	01 74 19 00 0014		EA	20 CY Dumpster (3 Ton) "Construction Debris" Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$2,013.98
				Installation	
				Quantity	Unit Price
				3.00	540.00
				x	x
					Factor =
					1.2432
					Total
					2,013.98
				Dumpster cost during construction	

Subtotal for 01 - General Requirements **\$2,013.98**

02 - Site Work

2	02 41 19 16 0046		SF	Demolish Wood Or Metal Framed Interior Partition/Wall With Drywall 2 Sides	\$353.32
				Installation	
				Quantity	Unit Price
				196.00	1.45
				x	x
					Factor =
					1.2432
					Total
					353.32

Subtotal for 02 - Site Work **\$353.32**

05 - Metals

3	05 41 00 00 0003		SF	3-5/8" Width, 16" On Center, 18 Gauge, Load Bearing, Structural Metal Stud Framing With Tracks And Runners	\$188.41
				Installation	
				Quantity	Unit Price
				35.00	4.33
				x	x
					Factor =
					1.2432
					Total
					188.41
				Metal studs for new jambs and storefront at header.	
4	05 41 00 00 0003 0187		MOD	For Up To 200, Add	\$48.73
				Installation	
				Quantity	Unit Price
				35.00	1.12
				x	x
					Factor =
					1.2432
					Total
					48.73
5	05 41 00 00 0003 0189		MOD	For 12" On Center, Add	\$34.81
				Installation	
				Quantity	Unit Price
				35.00	0.80
				x	x
					Factor =
					1.2432
					Total
					34.81

Subtotal for 05 - Metals **\$271.95**

07 - Thermal & Moisture Protection

6	07 21 13 16 0010		SF	2-1/2" Thick, R10.0, Fiberglass, Fibrous Board Insulation, Cold Adhesive Applied	\$320.68
				Installation	
				Quantity	Unit Price
				35.00	7.37
				x	x
					Factor =
					1.2432
					Total
					320.68
				Insulation at new jambs and headers.	

Subtotal for 07 - Thermal & Moisture Protection **\$320.68**

08 - Openings

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120486.00
 Work Order Title: City of Stonecrest - Wellness Area Renovation

Proposal Name: City of Stonecrest - Wellness Area Renovation
 Proposal Value: \$77,187.24

Sect.	Item	Modifier.	UOM	Description	Line Total		
Labor	Equip.	Material	(Excluded if marked with an X)				
08 - Openings							
7	08 12 13 13 0024		EA	3' x >7'-2" Through 9' High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	\$144.21		
				Quantity	Unit Price	Factor	Total
			Installation	0.00	x 346.60	x 1.2432	= 0.00
			Demolition	2.00	x 58.00	x 1.2432	= 144.21
				Demolish 2 Frames			
8	08 14 16 00 0387		EA	3'-0" x 8' x 1-3/8" Thick, 5 Ply, Particleboard Core (PC), Maple Faced Wood Door	\$86.53		
				Quantity	Unit Price	Factor	Total
			Installation	0.00	x 501.37	x 1.2432	= 0.00
			Demolition	2.00	x 34.80	x 1.2432	= 86.53
				Demolish 2 Doors			
9	08 42 13 00 0006		EA	3' x 7' x 1-3/4" Wide Stile, Aluminum Framed Entrance Doors Including Glazing, Trim And Hardware	\$9,545.59		
				Quantity	Unit Price	Factor	Total
			Installation	1.00	x 7,678.24	x 1.2432	= 9,545.59
				New Glass Door at Entrance of Wellness Area			
10	08 42 13 00 0006 0491		MOD	For 8' High Door, Add	\$1,014.96		
				Quantity	Unit Price	Factor	Total
			Installation	1.00	x 816.41	x 1.2432	= 1,014.96
11	08 43 13 00 0078		SF	8' High With Two Horizontal Mullions, 2-1/2" x 5" Frame, Vertical Mullions 4' On Center, Aluminum Storefront Framing Assembly	\$2,279.33		
				Quantity	Unit Price	Factor	Total
			Installation	56.00	x 32.74	x 1.2432	= 2,279.33
				New Glass Opening at Entrance of Wellness Area			
12	08 81 23 23 0074		SF	1" Thick, Laminated Insulating Glass, Field Installed Glass Insulated glass units consisting of 1/4" thick inner pane, 3/16" air gap, and outer laminated pane of 0.060" PVB film between two layers 1/4" thick glass.	\$6,376.42		
				Quantity	Unit Price	Factor	Total
			Installation	56.00	x 91.59	x 1.2432	= 6,376.42
				New Glass Opening at Entrance of Wellness Area			

Subtotal for 08 - Openings \$19,447.04

09 - Finishes

13	09 29 10 00 0006		SF	5/8" Gypsum Board	\$56.13		
				Quantity	Unit Price	Factor	Total
			Installation	35.00	x 1.29	x 1.2432	= 56.13
				Drywall at Jambs and Headers			
14	09 29 10 00 0006 0053		MOD	For Up To 128, Add	\$17.40		
				Quantity	Unit Price	Factor	Total
			Installation	35.00	x 0.40	x 1.2432	= 17.40
15	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	\$76.38		
				Quantity	Unit Price	Factor	Total
			Installation	128.00	x 0.48	x 1.2432	= 76.38
				Finishing Compound at 2 Rooms			

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120486.00
 Work Order Title: City of Stonecrest - Wellness Area Renovation

Proposal Name: City of Stonecrest - Wellness Area Renovation
 Proposal Value: \$77,187.24

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
16	09 29 10 00 0038	0042	MOD	For Up To 128, Add	\$28.64
				Installation	
				Quantity	Total
				128.00 x	28.64
				Unit Price	
				0.18 x	
				Factor	
				1.2432 =	
17	09 29 10 00 0044		LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board	\$70.86
				Installation	
				Quantity	Total
				60.00 x	70.86
				Unit Price	
				0.95 x	
				Factor	
				1.2432 =	
				Finishing Corners	
18	09 29 10 00 0047		LF	Up To 10' High, Horizontal Corners, Tape, Spackle And Finish Gypsum Board	\$48.78
				Installation	
				Quantity	Total
				36.00 x	48.78
				Unit Price	
				1.09 x	
				Factor	
				1.2432 =	
				Finishing Corners	
19	09 29 10 00 0051		LF	Corner Bead, Galvanized Steel For Gypsum Board	\$114.37
				Installation	
				Quantity	Total
				40.00 x	114.37
				Unit Price	
				2.30 x	
				Factor	
				1.2432 =	
				Corner Bead at Jambos	
20	09 29 10 00 0051	0013	MOD	For Up To 100, Add	\$9.45
				Installation	
				Quantity	Total
				40.00 x	9.45
				Unit Price	
				0.19 x	
				Factor	
				1.2432 =	
21	09 51 13 00 0003		SF	2' x 2' x 3/4" Thick, Square Edge, Fiberglass Acoustical Ceiling Panel (Armstrong Optima®)	\$1,506.06
				Installation	
				Quantity	Total
				152.00 x	1,506.06
				Unit Price	
				7.97 x	
				Factor	
				1.2432 =	
				Ceiling Tile for tying in rooms	
22	09 51 13 00 0003	0094	MOD	For >50 To 200, Add	\$179.52
				Installation	
				Quantity	Total
				152.00 x	179.52
				Unit Price	
				0.95 x	
				Factor	
				1.2432 =	
23	09 53 23 00 0004		SF	2' x 2' Grid, Hot Dipped Galvanized Steel, 15/16" T Bar Ceiling Suspension System	\$311.79
				Installation	
				Quantity	Total
				152.00 x	311.79
				Unit Price	
				1.65 x	
				Factor	
				1.2432 =	
				Ceiling grid for tying in rooms	
24	09 53 23 00 0004	0121	MOD	For >50 To 200, Add	\$68.03
				Installation	
				Quantity	Total
				152.00 x	68.03
				Unit Price	
				0.36 x	
				Factor	
				1.2432 =	
25	09 53 23 00 0013		LF	1-1/2" x 1/4" Flat Bar Bracing For Suspended Ceiling	\$176.48
				Installation	
				Quantity	Total
				28.00 x	176.48
				Unit Price	
				5.07 x	
				Factor	
				1.2432 =	
				Ceiling grid stability bar for tying in 2 ceilings at rooms.	
26	09 65 13 13 0012		LF	6" High, 3/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors	\$2,684.52
				Installation	
				Quantity	Total
				128.00 x	2,684.52
				Unit Price	
				16.87 x	
				Factor	
				1.2432 =	
				Rubber wall base	

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120486.00
 Work Order Title: City of Stonecrest - Wellness Area Renovation

Proposal Name: City of Stonecrest - Wellness Area Renovation
 Proposal Value: \$77,187.24

Sect.	Item	Modifier.	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)			
09 - Finishes						
27	09 65 66 00 0009	SF		3/8" Height, Black Raised Discs Surface, Closed Cell, 100 Percent Virgin Rubber, Interlocking Athletic Tile (Pawling PL-100)	\$29,628.19	
		Installation	Quantity	Unit Price	Factor	Total
			580.00	41.09	1.2432	29,628.19
			x	x	=	
				Black rubber flooring		
28	09 68 13 00 0010	SY		32 Ounce, Non Patterned, Nylon Carpet Tile	\$281.21	
		Installation	Quantity	Unit Price	Factor	Total
			0.00	50.12	1.2432	0.00
			x	x	=	
		Demolition	Quantity	Unit Price	Factor	Total
			65.00	3.48	1.2432	281.21
			x	x	=	
				demolish existing carpet.		
29	09 91 23 00 0062	SF		1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$3,270.71	
		Installation	Quantity	Unit Price	Factor	Total
			4,536.00	0.58	1.2432	3,270.71
			x	x	=	
				prime paint 2 rooms		
30	09 91 23 00 0062 0282	MOD		For >2,500 To 5,000, Deduct	-\$169.17	
		Installation	Quantity	Unit Price	Factor	Total
			4,536.00	-0.03	1.2432	-169.17
			x	x	=	
31	09 91 23 00 0064	SF		2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$6,485.03	
		Installation	Quantity	Unit Price	Factor	Total
			4,536.00	1.15	1.2432	6,485.03
			x	x	=	
				final paint 2 rooms		
32	09 91 23 00 0064 0282	MOD		For >2,500 To 5,000, Deduct	-\$338.35	
		Installation	Quantity	Unit Price	Factor	Total
			4,536.00	-0.06	1.2432	-338.35
			x	x	=	

Subtotal for 09 - Finishes \$44,506.03

26 - Electrical

33	26 05 33 13 0016	CLF		3/4" Electrical Metallic Tubing (EMT) Conduit Assembly With 5 #10 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.	\$9,703.71	
		Installation	Quantity	Unit Price	Factor	Total
			9.00	867.27	1.2432	9,703.71
			x	x	=	
				electrical conduit and cable for power.		
34	26 27 26 00 0007	EA		20 Amperes, 2 Gang, NEMA 5-20, Duplex Receptacle Assembly	\$490.89	
		Installation	Quantity	Unit Price	Factor	Total
			4.00	83.71	1.2432	416.27
			x	x	=	
		Demolition	Quantity	Unit Price	Factor	Total
			2.00	30.01	1.2432	74.62
			x	x	=	
				electrical outlets		
35	26 27 26 00 0276	EA		2 Gang, 302 Stainless Steel With Satin Finish Duplex Receptacle Wall Plate	\$79.64	
		Installation	Quantity	Unit Price	Factor	Total
			4.00	15.24	1.2432	75.79
			x	x	=	
		Demolition	Quantity	Unit Price	Factor	Total
			2.00	1.55	1.2432	3.85
			x	x	=	
				electrical covers for duplexes		

Contractor's Price Proposal - Detail Continues..

Item XIII. c.

Work Order Number: 120486.00
Work Order Title: City of Stonecrest - Wellness Area Renovation

Proposal Name: City of Stonecrest - Wellness Area Renovation
Proposal Value: \$77,187.24

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
Subtotal for 26 - Electrical					\$10,274.24
Proposal Total					\$77,187.24

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Client - City of Stonecrest

Detailed Scope of Work

Print Date: December 06, 2023
Work Order Number: 120486.00
Work Order Title: City of Stonecrest - Wellness Area Renovation
Contractor: GA-A07-040820-PAR - Paryani Real Estate LLC
Brief Scope: City of Stonecrest - Wellness Area Renovation

To: Manish Paryani
Paryani Construction
2300 Windy Ridge Parkway SE
Atlanta, GA 30339
404-432-7820

From: Shakerah Hall
City of Stonecrest
3120 Stonecrest Boulevard
Stonecrest, GA 30038
770-224-0200

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see the attached detailed scope of work (DSOW).

Owner

Date

Contractor

Date

SCOPE OF WORK

City of Stonecrest – Wellness Area Renovation
3120 Stonecrest Blvd. Suite 190, Stonecrest, GA 30038
September 26, 2023

Scope of Work

Summary Scope

Renovate existing offices to accommodate new space for wellness area.

Drawings and Specification

The Contractor shall construct a new area for the wellness area in the existing office location for the City of Stonecrest.

Scope:

1. Demolish existing wall between 2 offices to create a large area.
2. Tie in existing ceilings between 2 offices.
3. Demolish exiting entry doors and wall.
4. Add a new storefront glass system with door into new area.
5. Demolish existing carpet and replace with rubber flooring.
6. Provide 4 duplex outlets for future use.
7. Paint rooms.

Details that Apply to All Work Areas

1. Contractor shall utilize the latest issue of the Sourcewell Specifications for all work.
2. Submittals are to be provided to the Owner as part of the submittal process prior to installation by the contractor.
3. Maintain clean work areas at all times. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work.
4. All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
5. Contractor shall verify all new and existing conditions and dimensions at job site prior to the proposed process start of construction, and during construction.
6. The contractor shall perform all work, make all deliveries, and have access to work areas between **5:00 PM and 7:00 AM Monday through Friday or Weekends as necessary**, excluding Federal and State holidays. The contractor shall make arrangements for delivery of materials and have a

representative available to receive said materials between hours aforementioned. The Owner is not responsible to receive or accept deliveries.

7. Contractor shall coordinate installation with ownership to close down entrances as needed
8. Parking will be made available for the Contractor by the Owner and the Contractor shall coordinate all parking with the Owner prior to beginning work.
9. Contractor shall obtain approvals in advance for all lay down and storage areas.
10. All salvageable materials remain the property of the Owner.
11. Contractor shall coordinate inspections as required.
12. Final clean up and disposal: Remove debris, rubbish, and waste material from the property of the Owner on a daily basis. Upon completion of work, all construction areas shall be left clean and free from debris. Clean all dust, dirt, stains, hand marks, paint spots, droppings, and other blemishes.
13. Contractor shall not be required to pay Davis Bacon Wage Rates.

Exclusions:

1. Permit Fees
2. Design and Engineering
3. Any items specifically not included in the detailed scope of work.

Submittals:

1. Contractor shall submit to Owner submittals for approval for paint, base, and carpet confirmation samples.

Permitting:

At the time of issuance of a Purchase Order for this Work, it is understood that permits and associated fees are **not** required for this Work. If this changes, the Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the EZIQC master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Project Schedule:

1. All work shall be completed during other than normal working hours (5:00 pm to 7:00 am) as directed by Owner and to minimize disruption.
2. Project construction will be scheduled upon receipt of the PO.
3. The work shall be completed within 120 calendar days from date of the Purchase Order issuance.

Owner Responsibilities

1. Coordinate with all shareholders to confirm scope is correct.
2. Provide all IT needs (ethernet, wi-fi, etc.)

3. Provide access to the worksite during other than normal working hours for work to occur in consecutive days.
4. Moving and removal of existing furniture.

Contract Document Order of Precedence:

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
2. EZIQC master contract document



CITY COUNCIL AGENDA ITEM

SUBJECT: Statewide Mutual Aid Agreement (SWMAA)

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: **Agreement**

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): [Click or tap to enter a date.](#) & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: Gia Scruggs, City Manager

PRESENTER: Gia Scruggs, City Manager

PURPOSE: [Click or tap here to enter text.](#)

FACTS: The Georgia Emergency Management Act, as amended (The Act) gives the local governments of the State the authority to make agreements for mutual aid assistance in emergencies. Statewide agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and reimbursement of costs incurred by those parties who render such assistance. This agreement also provides the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from natural disaster, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, or other significant events or homeland security activities. Assistance includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this Agreement during an emergency or disaster. This mutual aid agreement is entered pursuant to authorities contained in Articles I through III, Chapter 3, Title 38, Official Code of Georgia Annotated.



CITY COUNCIL AGENDA ITEM

OPTIONS: Discussion only Click or tap here to enter text.

RECOMMENDED ACTION: Choose an item. Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Statewide Mutual Aid Agreement 2024
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

STATEWIDE MUTUAL AID AND ASSISTANCE AGREEMENT

County/Municipality: _____

The State of Georgia is vulnerable to a wide range of natural and man-made disasters and emergencies. The Georgia Emergency Management Act, as amended (The Act) gives the local governments of the State the authority to make agreements for mutual aid assistance in emergencies. Pre-existing agreements for mutual aid assistance in emergencies help to ensure the timely provision of mutual aid assistance and the reimbursement of costs incurred by those parties who render such assistance.

This mutual aid agreement is entered pursuant to authorities contained in Articles I through III, Chapter 3, Title 38, Official Code of Georgia Annotated.

ARTICLE I STATEMENT OF AGREEMENT, DEFINITIONS AND AUTHORITIES

This Agreement is made and entered into between the participating political subdivisions, which approve and execute this Agreement, hereinafter called "Participating Parties" and the Georgia Emergency Management and Homeland Security Agency (GEMA/HS). For purposes of this Agreement, the following terms and expressions shall apply:

- (1) "Agreement" means this agreement, generally referred to as the "Statewide Mutual Aid Agreement" (SWMAA).
- (2) "Assistance" includes personnel, equipment, facilities, services, supplies and other resources furnished to a Requesting Party pursuant to this Agreement during an emergency or disaster.
- (3) "Assisting Party" means a party that provides assistance pursuant to this Agreement during an emergency or disaster.
- (4) "Authorized Representative" means a Participating Party's elected or appointed official or employee who has been authorized in writing by that party to request, to offer, or otherwise to provide mutual aid assistance.
- (5) "Participating Party" means a county or municipality of the State of Georgia that has become party to this Agreement by its approval and execution of this agreement.
- (6) "Participating Parties" means the combination of counties and municipalities that have become parties to this Agreement by their approval and execution of this Agreement.
- (7) "Requesting Party" means a party that requests assistance pursuant to this Agreement during an emergency or disaster.

Any term or expression not defined in this Agreement shall have the meaning specified in the Georgia Emergency Management Act, as amended (the Act) and rules promulgated thereunder, unless used in a context that clearly suggests a different meaning.

ARTICLE II
GENERAL PURPOSE

The purpose of this Agreement is to:

1. Provide the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a Participating Party, whether arising from natural disaster, technological hazard, human caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, other significant events or homeland security activity; and
2. Identify those persons who are authorized to act on behalf of the Participating Party signing this Agreement as their Authorized Representative(s) concerning the provision of mutual aid resources and requests for mutual aid resources related to any mutual aid assistance sought from another Participating Party, or from or through the State of Georgia. Appendix A of this Agreement shall contain the name(s) of the Participating Party's Authorized Representative for purposes of this Agreement. Appendix A can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix A shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

ARTICLE III
ACKNOWLEDGEMENT OF PRINCIPLES

The prompt, full and effective utilization of resources of the Participating Parties, including any resources on hand or available from the State or Federal Government or any other source, that are essential to the safety, care and welfare of the people shall be the underlying principle on which all articles of this Agreement shall be understood.

In the event of a conflict between any provision of this Agreement and any existing intrastate mutual aid agreement affecting a Participating Party, the provisions of this Agreement shall be controlling.

On behalf of the governing authority of each political subdivision of this State participating in the Agreement, the director of emergency management of such political subdivision will be responsible for formulation of the appropriate mutual aid plans and procedures necessary to implement this Agreement.

ARTICLE IV
PARTICIPATING PARTY RESPONSIBILITIES

(a) It shall be the responsibility of each Participating Party to formulate procedures and programs for intergovernmental cooperation in the performance of the responsibilities listed in this Article. In formulating such plans, and in carrying them out, each Participating Party, insofar as practical, shall:

- (1) Protect and assure uninterrupted delivery of services, medicines, water, food, energy and fuel, search and rescue, and critical lifeline equipment, services, and resources, both human and material; and

(2) Inventory and set procedures for the loan and delivery of human and material resources, together with procedures for reimbursement.

(b) Whenever a Participating Party requires mutual aid assistance from another Participating Party and/or the State of Georgia, the Requesting Party may request assistance by:

(1) Contacting the Participating Party who is the owner/operator/employer of the supplies, equipment and/or personnel being sought for mutual aid assistance (the Assisting Party); or

(2) Contacting GEMA/HS to serve as the facilitator of such request for those resources being sought for mutual aid that are owned/operated/employed by Participating Parties (where such Participating Parties have submitted a record of those resources to GEMA/HS for such use); and/or, when such resources being sought for mutual aid are owned/operated/employed directly by the State of Georgia.

The provisions of this Agreement shall only apply to requests for assistance made by an Authorized Representative. Requests may be verbal or in writing. If verbal, the request must be confirmed in writing within 30 days of the verbal request. Requests shall provide the following information:

(1) A description of the emergency service function for which assistance is needed, such as but not limited to fire services, law enforcement, emergency medical, transportation, communications, public works and engineering, building inspection, planning and information assistance, mass care, resource support, health and medical services, damage assessment, volunteer and donated goods and search and rescue; and

(2) The amount and type of personnel, equipment, materials and supplies needed, and a reasonable estimate of the length of time each will be needed; and

(3) The specific place and time for staging of the Assisting Party's response and a point of contact at that location.

The Assisting Party will (a) maintain daily personnel time records, material records and a log of equipment hours (or miles, if appropriate) and (b) report work progress to the Requesting Party at mutually agreed upon intervals.

ARTICLE V LIMITATIONS

Any Participating Party requested to render mutual aid shall take such action as is necessary to provide and make available the resources covered by this Agreement in accordance with the terms hereof; provided that it is understood that the Participating Party who is asked to render aid may withhold resources to the extent necessary to meet the current or anticipated needs of the Participating Party's own political subdivision to remain in compliance with such Participating Party's policy, rule or law.

The Assisting Party's mutual aid resources will continue under the command and control of their own

supervisors, but the organizational units will be under the operational control of the emergency services authorities of the Requesting Party unless the Assisting Party approves an alternative.

In the event the Governor should declare a State of Emergency, any and all provisions of this Agreement which may conflict with the declared State of Emergency shall be superseded by the terms and conditions contained within the State of Emergency.

ARTICLE VI
LIABILITY AND IMMUNITY

(a) In accordance with O.C.G.A. § 38-3-35(a), no political subdivision of the state, nor the agents or representatives of the state or any political subdivision thereof, shall be liable for personal injury or property damage sustained by any person appointed or acting as a volunteer emergency management worker or member of any agency engaged in emergency management activity. The foregoing shall not affect the right of any person to receive benefits or compensation to which he might otherwise be entitled under Chapter 9 of Title 34, Code Section 38-3-30, any pension law, or any act of Congress.

(b) In accordance with O.C.G.A. § 38-3-35(b), no political subdivision of the state nor, except in cases of willful misconduct, gross negligence, or bad faith, the employees, agents, or representatives of the state or any political subdivision thereof, nor any volunteer or auxiliary emergency management worker or member of any agency engaged in any emergency management activity complying with or reasonably attempting to comply with Articles 1 through 3, Chapter 3, Title 38, Official Code of Georgia Annotated; or any order, rule, or regulation promulgated pursuant to Articles 1 through 3 of title, or pursuant to any ordinance relating to precautionary measures enacted by any political provisions of Articles 1 through 3 of said chapter and title, or pursuant to any ordinance relating to precautionary measures enacted by any political subdivision of the state shall be liable for the death of or the injury to person or for damage to property as a result of any such activity.

(c) It is the express intent of the parties that the immunities specified in accordance with O.C.G.A. § 38-3-35 shall apply in addition to any other immunity provided by statute or case law.

ARTICLE VII
RIGHTS AND PRIVILEGES

In accordance with O.C.G.A. § 38-3-30(a), whenever the employees of any Assisting Party or political subdivision are rendering outside aid pursuant to this agreement and the authority contained in Code Section 38-3-27, the employees shall have the same powers, duties, rights, privileges and immunities as if they were performing their duties in the political subdivisions in which they are normally employed.

ARTICLE VIII
REIMBURSEMENT

In accordance with O.C.G.A. § 38-3-30(b), The Requesting Party shall be liable for any loss of or damage to equipment used or placed within the jurisdiction of the Requesting Party and shall pay any expense incurred in the operation and maintenance thereof. No claim for the loss, damage or expense shall be allowed unless, within 60 days after the same is sustained or incurred, an itemized notice of

the claim under oath is served by mail or otherwise upon the designated fiscal officer of the Requesting Party. Appendix B of this Agreement shall contain the name(s) of the Participating Party's designated fiscal officer for purposes of this Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. Appendix B can be amended by the authorizing Participating Party as needed with no effect on the entire Agreement. All such amendments to Appendix B shall be done in writing and the Participating Party shall notify GEMA/HS and all other Participating Parties of such amendment within thirty (30) days.

The Requesting Party shall also pay and reimburse the Assisting Party for the compensation paid to employees furnished by the Assisting Party during the time of the rendition of the aid, as well as the actual travel and per diem expenses of such employees while they are rendering the aid. The reimbursement shall include any amounts paid or due for compensation due to personal injury or death while the employees are engaged in rendering the aid. The term "employee," as used herein, shall mean, and this provision shall apply with equal effect to, paid, volunteer and auxiliary employees and emergency management workers.

Expenses to be reimbursed by the Requesting Party shall include the following:

- (1) Labor costs, which shall include all usual wages, salaries, compensation for hours worked, mobilization and demobilization, the Assisting Party's portion of payroll taxes (as employer), insurance, accrued paid leave and other fringe benefits, but not those amounts paid or due as a benefit to the Assisting Parties personnel under the terms of the Georgia Workers Compensation Act; and
- (2) Equipment costs, which shall include the fair rental value, the cost of fuel and other consumable supplies, service and repairs. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract for insurance, the Requesting Party may deduct such payment from any item or items invoiced; and
- (3) Material costs, which shall include the total reasonable cost for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the benefit of the Requesting Party; and
- (4) Meals, lodging and other related expenses, which shall include charges for meals, lodging and other expenses relating to the provision of assistance pursuant to this Agreement shall be the actual and reasonable costs incurred by the Assisting Party.

The Assisting Party shall maintain records and submit invoices within 60 days for reimbursement as specified hereinabove and the Requesting Party shall pay the invoice no later than 30 days following the invoice date.

ARTICLE IX IMPLEMENTATION

This Agreement shall become operative immediately upon its approval and execution by GEMA/HS and any two political subdivisions of this State; thereafter, this Agreement shall become effective as to any other political subdivision of this State upon its approval and execution by such political subdivision.

Any Participating Party may withdraw from this Agreement by mailing notice of withdrawal, approved by the governing authority of such political subdivision, but no such withdrawal shall take effect until 30 days after the governing authority of the withdrawing political subdivision has given notice in writing of such withdrawal to the governing authorities of all other Participating Parties. Such action shall not relieve the withdrawing political subdivision from obligations assumed hereunder prior to the effective date of withdrawal.

Copies of this Agreement shall, at the time of their approval, be deposited with each of the respective Participating Parties and with GEMA/HS.

ARTICLE X
TERM OF AGREEMENT

This Agreement, once executed, is valid until March 1, 2028. Agreement of the Participating Parties to extend the term of this agreement at any time during the last year of its original term or the last year of any subsequent four-year term shall extend the term of this agreement for four years. Each four-year extension shall constitute a separate agreement.

ARTICLE XI
VALIDITY

If any provision of this Agreement is declared unconstitutional, or the applicability thereof to any person or circumstances is held invalid, the constitutionality of the remainder of this Agreement and the applicability thereof to other persons and circumstances shall not be affected thereby.

Agreed:

Chief Executive Officer - Signature

Chief Executive Officer – Print Name

County/Municipality: _____

Date: _____/_____/_____

GEMA/HS Director – Signature

GEMA/HS Director – Print Name

Date: _____/_____/_____

APPENDIX B
DESIGNATED FISCAL OFFICER(S)

The below named individual(s) is/are the “designated fiscal officer(s)” for _____

(county/municipality) for the purpose of reimbursement sought for mutual aid:

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Print Name

Job Title/Position

Signature of Above Individual

Chief Executive Officer - Signature

Date: _____/_____/_____

Chief Executive Officer – Print Name



CITY COUNCIL AGENDA ITEM

SUBJECT: FY 2024 Meeting Calendar Update

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 01/22/24 & [Click or tap to enter a date.](#)

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 26, 2024

SUBMITTED BY: George Turner, Mayor Pro Tem

PRESENTER: George Turner, Mayor Pro Tem

PURPOSE: To make a decision on the FY 2024 Meeting Calendar Update.

FACTS: [Click or tap here to enter text.](#)

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Choose an item. [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - [Click or tap here to enter text.](#)
- (2) Attachment 2 - [Click or tap here to enter text.](#)
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)