



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, August 22, 2022 at 7:00 PM

Mayor Jazzmin Cobble

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

District 3 - Vacant 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 begin at 7:05 pm.

II. ROLL CALL: Sonya Isom, City Clerk

All Councilmembers and Mayor were present.

III. INVOCATION

Innovation given by Councilmember Rob Turner.

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE AGENDA

Mayor Jazzmin Cobble asked to move Mayor's Acknowledgments ahead of Public Comments.

Motion - made by Councilmember Rob Turner to approve the agenda with stated changes.
Councilmember Tammy Grimes seconded.

Motion approved unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval - of the July 25, 2022 Meeting Minutes

Motion - made by Councilmember Tammy Grimes to approve the July 25, 2022 meeting minutes. Councilmember Tara Graves seconded.

Motion passed unanimously.

VII. PUBLIC COMMENTS

The meeting will be conducted 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.

There is a two (2) minute time limit for each speaker submitting or reading a public comment.

Geraldine Champion - spoke on the denial of an open record request. She stated she did not appreciate the way she was treated when coming in to the office and that the citizens of Stonecrest are looking for accountability and transparency.

Faye Cofield - spoke about there being no lights on Lithonia Industrial. She is asking Council to deny Duke Reality's application and stated that there has been false information given about where they plan to build. She also asked that Council drive down 124 towards Stonecrest and observe the truck parking lots in Stonecrest and the way it looks.

Malaika Wells - spoke about the Urban Redevelopment Resolution and stated that because of the lack of information provided the Resolution should be deferred. She also stated that the URA Committee should explain membership and why there are no other members outside of Council. She stated her request speaks to transparency.

Terry Fye - stated that he was encouraged by second read of the Decriminalization of Marijuana Ordinance and spoke in support of the Ordinance.

Vivian Hudson - spoke about Council carefully considering what Developers plan to do. Citizens are being affected by blasting and suffering property damage because of new developments. She asked that Council require that developers leave a buffer between them and existing residents and hire an arborist to assist in the preservation of trees.

Hunter Knight - Gwinnett County resident. He spoke in support of Decriminalization of Marijuana Ordinance.

Terry Sharp - Spoke in support of the Decriminalization of Marijuana Ordinance.

Rayden Washington - Spoke in support Decriminalization of Marijuana.

Darren Harper (via Zoom) - Spoke in Opposition of the IDI logistics project.

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 Hearing. 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. As an alternative, you can submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

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. For Decision- IDI Rezoning - Ray White

Ray White, Planning and Zoning Director, gave an introduction. He stated that staff recommended this item be deferred as zoning procedure law was not followed. He also confirmed the applicant could have proceeded with the application and build without requesting the downgraded rezoning but proceeded in this manner.

Michelle Battle, representative for the developer, also asked that the item be deferred.

Motion - made by Councilmember Tara Graves to defer the IDI Rezoning to the Sept 26th Council Meeting. Councilmember Rob Turner seconded.

Motion passed unanimously.

Mayor Pro Tem stated that no comments would be heard for this item and welcomed citizens to come to the next Council meeting or mail their comments.

b. For Decision - RZ-22-004 592 Lounge, LLC - Ray White

Planning and Zoning Director Ray White stated that staff is requesting a full cycle deferral. He stated on August 23, 2022 the item would go before the CPI Citizen Review Board and on Sept 6, 2022 it would go before the Planning Commission and back before Council on September 26, 2022. Director White stated the applicant did not have a chance to attend a planning meeting and he wants to allow that to happen.

Motion - made by Councilmember Rob Turner to defer RZ 22-004 592 Lounge LLC for a full cycle deferral. Councilmember Tara Graves seconded.

Motion passed unanimously.

c. For Decision- RZ-22-005 3266 Hayden Quarry - Ray White

Planning and Zoning Director Ray White stated that staff is recommending a full cycle deferral for this item.

Michelle Battle, representative for the applicant, stated they are seeking a rezoning and asked that it go back before the Planning Commission. She stated that none of the parcels are in the overlay district.

Motion - made by Councilmember Tara Graves to defer RZ 22-005 for a full cycle deferral. Councilmember Rob Turner seconded.

Motion passed unanimously.

d. For Decision - RZ-22-006 2975 Evans Mill Rd - Ray White

Planning and Zoning Director Ray White stated that the staff recommends withdrawal without prejudice. He stated that the applicant also requested a withdrawal without prejudice.

City Attorney Winston Denmark explained it would cost the city nothing to withdraw this item without prejudice and allow the applicant to come back at a later date to be heard. He stated that he did not recommend placing a timeline on when the applicant could resubmit.

Mayor Pro Tem commented that the number of times an applicant has requested to be withdrawn should be considered by Council and staff.

Motion - made by Councilmember Tammy Grimes to approve the withdrawal without prejudice.

Mayor Cobble stated her un-readiness and stated that Council needed to go into Public Hearing and take Public Comments before proceeding. The city's attorney clarified that we are not making a decision on the application and that we do not need a Public Hearing until the item is up for a decision on the application.

Motion - made by Councilmember Tammy Grimes to approve the withdrawal of RZ 22-006 2975 Evans Mill Rd without prejudice. Councilmember Rob Turner seconded.

Mayor Cobble stated her un-readiness and asked the City's Attorney to again clarify Council's options. City Attorney Winston Denmark stated that we are not making a decision on the application but a decision to withdraw the application without prejudice.

Motion passed 3-1. Councilmember Tara Graves voted nay.

e. For Decision - TMOD-22-001 Definitions and Uses - Ray White

Planning and Zoning Director Ray White provided an introduction and explanation.

Motion - made by Councilmember Tara Graves to go into Public Hearing for TMOD 22-001. Councilmember Tammy Grimes Seconded.

Motion passed unanimously.

No Written or in person comments in favor of this item.

In Person comments against this item:

Bernard Knight stated that he is speaking not in favor or against this item. He stated that as on page 224 of package and use table, places of worship will no longer be allowed in an industrial area. He stated that the conflict between the use table and the text should be addressed. He also stated adult daycare centers should not be allowed in light industrial areas, however, on page 179 states that they are allowed. He is asking that it be removed as a permitted use.

Michelle Battle spoke in opposition of this item. She stated this is more than definition changes, and that there are changes to uses as well. She stated this is unfair to property and land owners and asked that Council consider that when making these changes.

There were no written or zoom comments in opposition of this item.

Motion - made by Councilmember Rob Turner to close public hearing. Councilmember Tara Graves seconded.

Motion passed unanimously.

Mayor Cobble clarified the changes to the code previously and explained why the changes to the text definitions were necessary.

Motion - made by Mayor Pro Tem George Turner to approve TMOD 22-001 to include corrections pointed out between the text and use chart provided they are validated. Councilmember Tara Graves seconded.

Motion passed unanimously.

IX. CONSENT AGENDA

X. APPOINTMENTS

XI. REPORTS & PRESENTATIONS

- a. **Presentation** - Mayor's Special Acknowledgements - *Mayor Jazzmin Cobble*

XII. OLD BUSINESS

- a. **For Decision** - Decriminalization of Marijuana - 2nd Read - *Mallory Minor*

Mallory Minor, Court Clerk, gave a brief introduction.

Motion - made by Councilmember Rob Turner to approve the Decriminalization of Marijuana Ordinance. Councilmember Tara Graves seconded.

Tammy Grimes stated her un-readiness. She asked if the motion should include language specifying an ounce or less or less than an ounce. Attorney Winston Denmark stated that the motion should reference the Ordinance to avoid confusion.

Motion was amended by Councilmember Rob Turner to add Ordinance 16-54.

Motion passed unanimously.

- b. **For Decision** - SPD22-0000010 Preliminary Plat for Crestwind Township - *Ray White*

Planning and Zoning Director, Ray White, gave an introduction. He stated that staff recommended a 30 day deferral.

Michelle Battle, representing the applicant, explained that they are not seeking a rezoning and are seeking townhomes under the tier 3 overlay district. She also stated that the applicant confers with the Staff's recommendation for a 30 day deferral.

Motion - made by Councilmember Tara Graves to defer SPD22-0000010 Preliminary Plat for Crestwind Township. Councilmember Rob Turner seconded.

Motion passed unanimously.

c. For Decision - SPD22-000011 Stonecrest Estates Preliminary Plat - *Ray White*

Ray White, Planning and Zoning Director, gave an introduction. He stated the developer is not ready for consideration and changes that are necessary have not been completed. The applicant is asking deferral to the next Council meeting. Ray White stated it is the staff's recommendation to defer this item.

Motion - made by Councilmember Tammy Grimes to approve the deferral of SPD22-000011 Stonecrest Estates Preliminary Plat to the September 26, 2022 Council Meeting. Councilmember Tara Graves seconded.

Motion passed unanimously.

d. For Decision - Carl Vinson Institute of Government Study - *Hari Karikaran*

Hari Karikaran, City Engineer, provided a brief introduction and stated that the Government Study item is not ready for decision.

Motion - made by Councilmember Tammy Grimes to defer the Carl Vinson Institute of Government Study item to the September 26, 2022 Council Meeting or a Special Called Meeting before that date. Councilmember Rob Turner seconded.

Motion passed unanimously.

XIII. NEW BUSINESS

a. For Decision - URA Resolution - *Winston Denmark*

Winston Denmark gave an introduction and stated the goal of the Resolution would be to amend the URA to include the building the City Hall currently sits in and allow for a real estate transaction to take place.

Motion - made by Councilmember Rob Turner to approve the Resolution declaring the City Hall building as a site of the City of Stonecrest Urban Redevelopment Area. Councilmember Tara Graves seconded.

Motion passed unanimously.

b. For Decision - ARPA - *Janice A. Jackson*

Janice Jackson, City Manager, gave an introduction and explanation of suggestions, along with Markus Wilson of Berry Dunn.

Mayor Jazzmin Cobble gave a presentation of her recommendations. There was much discussion about recommendations and suggestions to begin the allocation of ARPA funds.

Motion - made by Councilmember Tammy Grimes to give the City Manager and staff the green light to move forward on recreational support, business support, new youth

programs, Citizens Academy, parks upgrades and education support. Councilmember Rob Turner Seconded.

Motion passed unanimously.

XIV. CITY MANAGER UPDATE

City Manager Janice Allen Jackson thanked Council for their work on the APRA item.

XV. MAYOR AND COUNCIL COMMENTS

No comments from Mayor or Council.

XVI. 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 Rob Turner to enter Executive Session for Real Estate and Personnel matters. Councilmember Tara Graves seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to come out of Executive Session and return to the regular City Council meeting. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

Motion - made by Councilmember Rob Turner to approve the minutes from Executive Session. Councilmember Tammy Grimes seconded.

Motion passed unanimously.

XVII. ADJOURNMENT

Motion - made by Councilmember Tammy Grimes to adjourn the Council meeting at 11:17pm. Councilmember Rob Turner seconded.

Motion passed unanimously.

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.

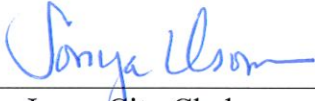
As approved on the 26th day of September, 2022.

CITY OF STONECREST, GEORGIA



Jazzmin Cobble, Mayor

ATTEST:



Sonya Isom, City Clerk



PLANNING COMMISSION

Planning Commission August 2, 2022 / Mayor and City Council Meeting September 26, 2022

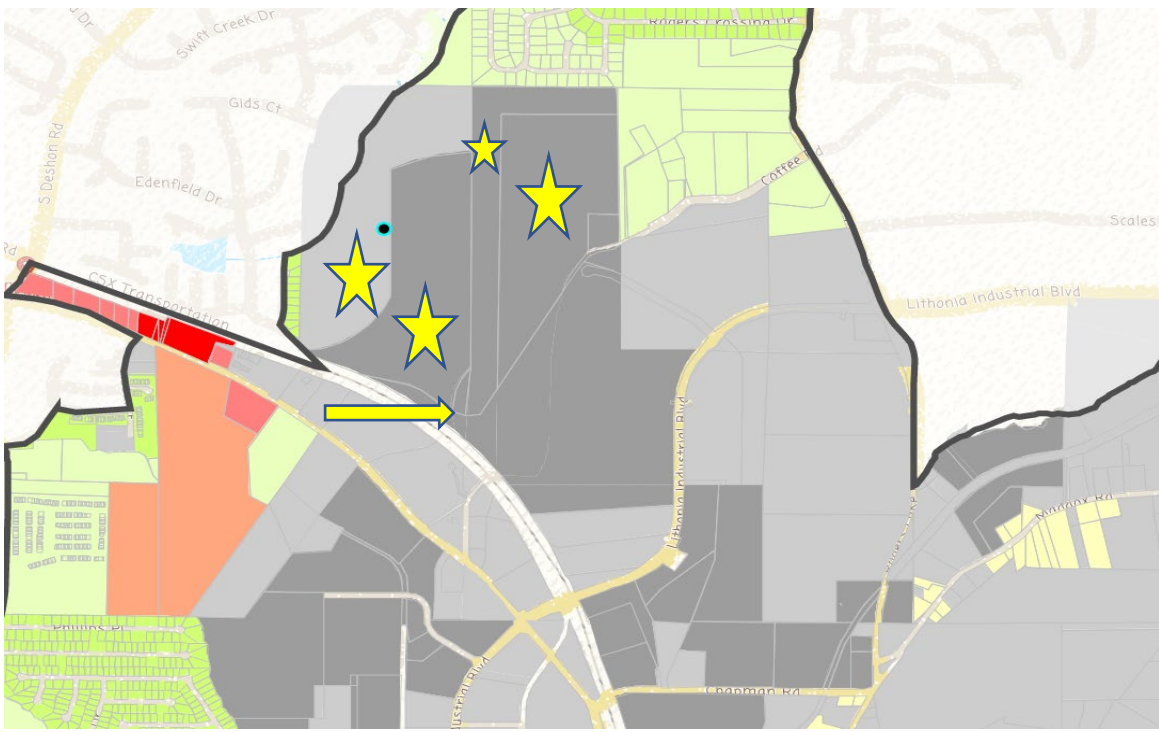
GENERAL INFORMATION

Petition Number:	RZ-22-002
Applicant:	Nick Faber, IDI Logistics
Owner:	James W. Kelly, Jr. and Daniel H. Kelly
Project Location:	2300, 2330, 2368 and 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.
Parcels:	16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001).
District:	District 1
Acreage:	188.140 +/- acres
Existing Zoning:	M (Light Industrial) / M-2 (Heavy Industrial)
Proposed Zoning:	M (Light Industrial)
Comprehensive Plan Community: Area Designation	HIND (Heavy Industrial)
Proposed Development/Request:	The applicant is requesting to rezone the subject properties from M and M-2 for the development of three warehouse building
Staff Recommendations:	<i>Approval/Conditional</i>
Planning Commission	August 2 nd Recommended Approval with Conditions
City Council	July 25 th deferred back to Planning Commission for due to incorrect legal ad, property deed and survey; August 22 nd deferred for 30 days due to incorrect date on the sign posting



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Zoning Map



Zoning Case: RZ-22-002

Address: 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.

Current Zoning: M (Light Industrial) and M-2 (Heavy Industrial)

Proposed Zoning: M (Light Industrial)



Subject Property



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Aerial Map

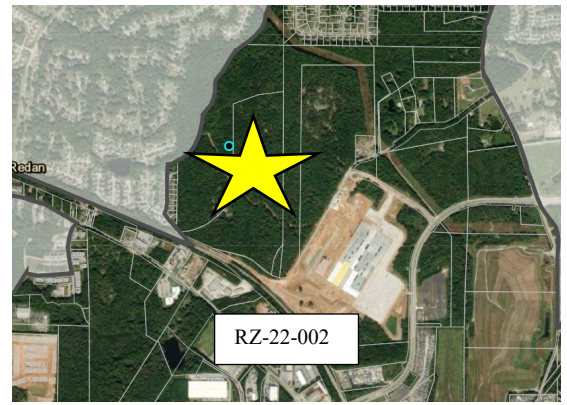


PROJECT OVERVIEW

Location

The subject properties are located at 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Road and 1801 Coffee Road (Parcel IDs: 16-125-01-002, 16-125-01-153, 16-124-01-003, 16-132-01-019, and 16-132-01-001). The Subject Property consists of a ±188.140-acre assemblage off five parcels located in Land Lots 124, 125 and 132, 16th District, City of Stonecrest, DeKalb County, Georgia (“Subject Property”).

The property is bounded by Deshon Estates to the west, by The Villas at Rogers Crossing to the north and Home Depot to the southeast. Located to the south is CRX Transportation Services.



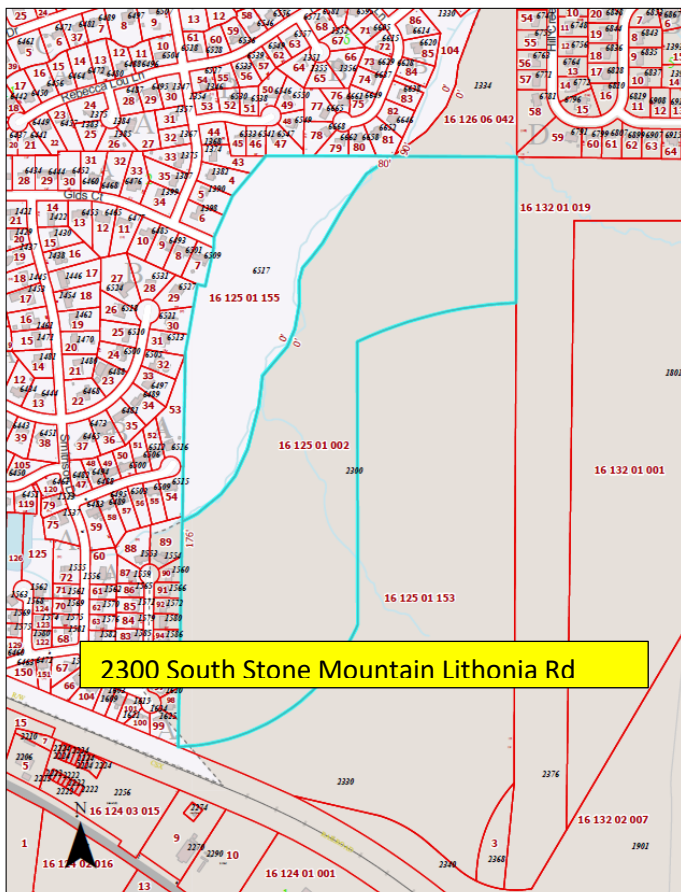
Subject Property



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Background:

The applicant is requesting to rezone the 188.140 +/- acres of the subject property from M (Light Industrial) District and M-2 (Heavy Industrial) District to M (Light Industrial) District to allow the development of a three-building warehouse project. Subject Property consisting of three warehouse buildings totaling $\pm 1,932,122$ square feet, parking, and associated site improvements. The Applicant intends to rezone all parcels comprising the Subject Property to the M zoning district to create a uniform zoning for the development and allow the consolidation and replatting of the property in the future. In addition, the Applicant seeks to amend the conditions of zoning to better align with current design practices and to allow the Proposed Development. On May 20, 2022, staff was advised by DeKalb County GIS there was a subdivision of Parcel # 16 125 01 002. Parcel 16 125 01 002 have total of 50.61 AC and newly created parcel 16 125 01 155 total acreage 18.08 AC.



Two of the five total parcels that comprise the Subject Property were rezoned on November 24, 1981, then located in unincorporated DeKalb County, from R-100 (Single Family Residential) to M Light Industrial and M-2 Heavy Industrial zoning district pursuant to zoning ordinance Z-81143. Although the subject property was incorporated under the jurisdiction of the City of Stonecrest when it was incorporated, this did not eradicate the 1981 Rezoning conditions. Zoning conditions stay with the land.



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The 1981 Rezoning was subject to seventeen conditions, the following conditions are what the applicant is seeking to amend:

1. The height of any building located on the site shall not exceed 40 feet. (#7)
2. All buildings shall use earth tone colors the same being defined as colors which shall attempt to blend with the landscape and foliage located on property. (#10)
3. The fronts of all buildings constructed on the property shall use some brick veneer, stone, wood, or a mixture of some of the same. (#11)
4. Access to the site shall be limited to the Stone Mountain-Lithonia Road or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road. (#14)
5. A cyclone fence of not less than 6 feet in height shall be placed on the North and West property lines of said property. (#17)

The applicant is proposing modern warehouse facilities that will exceed 40 feet in height (48 feet). In addition, tilt-up panel construction has become an industry standard for modern warehouse design and concrete block has become less widely used, as envisioned in the 1981 Rezoning conditions. Furthermore, the 1981 Rezoning conditions call for a cyclone fence along the property lines. The Applicant's site design will provide additional landscaped buffers in lieu of the cyclone fence. The applicant will be providing a minimum of a 150-foot of vegetated buffer (the 150-foot buffer will be composed of 75-foot undisturbed and 75-foot landscaped buffers) along the north and west property lines. In areas where the proposed grading will encroach into the 150' buffer the Applicant will replant with landscaping. Lastly, the 1981 Rezoning requires access to South Stone Mountain Lithonia Road and Coffee Road. The applicant is proposing to utilize Stonecrest Industrial Way areas. the Applicant now seeks to modify the above conditions to match the following wording:

7. The height of any building located on the site shall not exceed 50 feet.

10. All buildings shall use colors in general accordance with the concept elevations.

11. The fronts of any and all buildings constructed on the property will be of a tilt-up concrete panel construction with a color in accordance with the elevations referenced in condition.

14. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.

7. A 75-foot vegetated landscape strip shall be placed on the North and West property lines as generally depicted on the site plan, dated February 28, 2022.

The applicant is seeking the following Parking requests:

RZ-22-2002

Planning Commission, September 26, 2022

KJ

5



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	1,007,900	
BUILDING 1:	SF	
DOCK DOORS	180	
AUTO PARKING	503	
TRAILER		
PARKING	228	(FUTURE 120)

	456,840
BUILDING 2:	SF
DOCK DOORS	107
AUTO PARKING	386
TRAILER	
PARKING	120

	467,382
BUILDING 3:	SF
DOCK DOORS	94
AUTO PARKING	379
TRAILER	
PARKING	99

Total Auto Parking:	1268	
Total Trailer		
Parking:	447	(FUTURE 120)
Total Loading Docks:	381	

Required Parking (Warehouse)
Min. 1 space per 2,500 sf of Floor Area
Max. 1 space per 500 sf of Floor Area

	Floor Area	Min Parking Req.	Max. Parking
BUILDING 1	1,007,900	403.16	2015.8
BUILDING 2	456,840	182.74	913.68
BUILDING 3	467,382	186.95	934.76

Required Loading (Warehouse)
3 spaces up to 99,000 sf + 1 space per additional 10,000 sf

	Floor Area	Min Loading Spaces
BUILDING 1	1,007,900	93.79
BUILDING 2	456,840	38.68
BUILDING 3	467,382	39.74

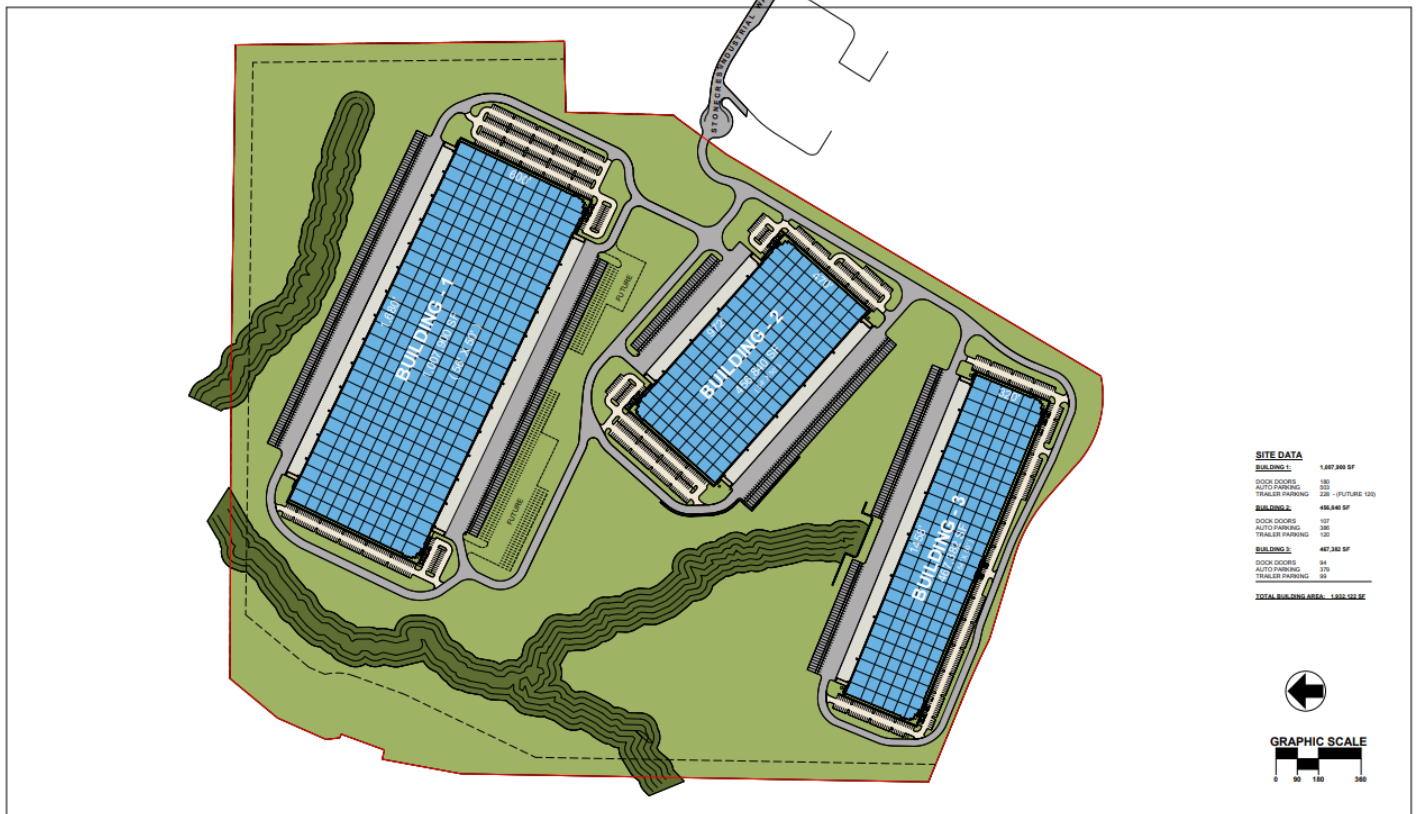
Article 6, Section 6.1.5- "One space for each 500 square feet of floor area"

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Conceptual Site Plan



PLANNING COMMISSION



<p>MACGREGOR ASSOCIATES ARCHITECTS 2727 Paces Ferry Road SE Building Two, Suite 1400 Atlanta, Georgia 30339 770-432-9400</p>	<p>Atlanta Region 1157 Peachtree Street NE Building Two, Suite 600 Atlanta, GA 30361 770-486-1106</p>		<p>PROJECT NUMBER: 3700-008 SCALE: 1" = 180'-0"</p>	<p>STONECREST INDUSTRIAL PARK DEKALB COUNTY, GEORGIA</p>	<p>MP-6 MASTER PLAN 03/28/22</p>
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Public Participation

Community Planning Information Meeting was on May 24, 2022. There were no surrounding property owner to speak in opposition of the rezoning petition.



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STANDARDS OF REZONING REVIEW

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

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

As shown in the table below, the subject property is surrounded by industrial and residential development. *
Please see the map below table

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	RSM(Residential Small Lot) District	Single-family (The Villas at Rogers Crossing)
Adjacent: East	M (Light Industrial) District	Industrial (Home Depot Flatbed Distribution)
Adjacent: South	M (Light Industrial) District	Industrial (CSX Transportation)
Adjacent: West	R-100 (Med Residential) District and RSM (Residential Small Lot) District	Residential (Deshong Estates Subdivision)



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Zoning Criteria, Analysis and Comments

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

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

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

There is one full-access point proposed on Stonecrest Industrial Way within the cul-du-sac, which it is planned to connect to Lithonia Industrial Boulevard. Lithonia Industrial Boulevard provides connection to the regional truck route Rock Chapel Road which is a Regional Thoroughfare and Regional Truck Route. The project is expected to generate a total of 2,012 daily new car trips and 1,036 daily new truck trips. The Transportation Impact Study does not recommend any roadway improvement conditions of approval.

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

The proposed use of a warehouse facility is in accordance with the written polices in the Stonecrest comprehensive plan. The land use designation for the subject properties is HIND, Heavy Industrial.

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

On March 17, 2022, A DRI review of a proposal to construct 1,904,300 SF of industrial space on a 138.12 site on Stonecrest Industrial Way in the City of Stonecrest in Dekalb County. Currently the entire site is forested with significant stream and wetland areas. Three one-story industrial space buildings are proposed: Building 1 with 445,500 SF; Building 2 with 456,840 SF; and Building 3 with 1,002,000 SF. A total of 1,286 car parking spaces and 780 truck/trailer spaces are included. The local DRI review trigger is an application for a land disturbance permit. There will be one phase with build-out expected in 2024.

The site is currently entirely wooded. Additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. Approximately 33



PLANNING COMMISSION

acres of the site are shown as not disturbed on the site plan. This includes site boundary buffer and stream buffer areas. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and productive use.

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

There are existing conditions affecting the use and development of the proposed warehouse facility as to why the applicant is seeking a rezoning to amend conditions Z-81143. The current zoning of the property (M) is a permitted zoning classification of warehouse and truck parking.

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

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

STANDARDS OF REZONING REVIEW

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

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

Yes. The Proposed Development will complement the existing industrial development in the area and will fully mitigate its impacts on the adjacent single family residential to the north and west. Additionally, the Applicant's request will not result in a different use than what is allowed under the current zoning, rather to seek a uniform zoning and to make technical changes to the current conditions to allow an updated design. Also, there is no proposed change in intensity beyond what is allowed under the current M-2 and M zoning districts. In addition, the Applicant is proposing enhanced buffers that are a minimum of 150 feet wide along the northern and western property lines to mitigate any impacts on the adjacent property. See attached as Exhibit 3, the concept sight-line sections illustrating the proposed buffers. As a result, the requested modification will have no bearing on the use and development of adjacent properties and will be a positive improvement in design over what the 1981 Rezoning allows.

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

The subject property is located within the Heavy Industrial character area of the Stonecrest Comprehensive Plan. The character area intends to lend to both industrial and single-family dwellings in unincorporated DeKalb



PLANNING COMMISSION

County. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.

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

The property is currently zoned M, which permits the development of a light industrial use such as warehousing. The property is also located in residential/industrial area where industrial uses are heavily present. The property does have reasonable economic use as currently zoned.

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

The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the applicant has shown good faith by reaching out to staff several months in advance to discuss the proposed project and has conducted independent meetings with the surrounding community.

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

There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification.

- **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 proposed would not cause excessive burdensome; however limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth. No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

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

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



PLANNING COMMISSION

STAFF RECOMMENDATION

Staff recommends **APPROVAL/CONDITIONS** of RZ-22-002. The conditions are the following:

1. The applicant shall provide a minimum of ~~250~~ 150 feet buffer of natural vegetation between the adjacent residential dwellings along the western and southern property line and 200 feet with 50 feet disturbed and replanted for the northern side (Rogers Lake Crossing) of the property line.
- ~~2. The applicant shall dedicate the conservation areas to the City of Stonecrest *applicant accepting the conservation easement*~~
3. The applicant shall supply at least 4 EV parking spaces
4. A 50 foot undisturbed, buffer shall be provided along the Western property line South of Lot 31 Block D of Deshong Estates to the Railroad Right-of-way, as shown on said site plan.
5. The applicant shall provide a landscape plan for the entrance off of Coffey Road or either Stone Mountain-Lithonia Road.
6. Any and all roadways, proposed streets, or industrial boulevards found within the site shall be grassed to the edge of the right-of-way, said right-of-way to be not less than 60 feet.
7. All surface water retention facilities shall be designed to 10% above requirements as set forth in the DeKalb County Code.
8. The height of any building shall not exceed 50 feet in height.
9. Rear yard loading and unloading shall be prohibited on all buildings constructed on property which is adjacent to Deshong Estates.
10. No building located on property adjacent to Deshong Estates shall have exposed concrete block.
11. All lighting on buildings located on property adjacent to any existing R-100 zoned property shall be focused and directed toward the building and away from said existing R-100 property.
12. Internal lit signs are prohibited on the property
13. No lights shall be located above the roofline of any building
14. All lights shall be of concealed source type so that the illumination therefrom shall be controlled in a particular direction away from Deshong Estates and Rogers Lake Crossing
15. Signs above the roofline are prohibited
16. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.
17. There shall be no discharge of any sewage or waste water into Swift Creek.
18. All truck access shall be through Stonecrest Industrial Way and not through Coffee Road or Rogers Lake Road.
19. All Truck traffic shall be limited to Lithonia Industrial Blvd, through Stonecrest Industrial Way.
20. A plat showing the connection of Stonecrest Industrial Way rights-of-way to the property line for the proposed road shall be provided.
21. Complete any missing sidewalks on Stonecrest Industrial Way to provide pedestrian access to sidewalk on Lithonia Industrial Blvd.



PLANNING COMMISSION

22. Applicant shall produce a Performance Bond compliant to the Stonecrest regulations prior to the issuance of the Land Disturbance Permit

~~23. *The applicant shall dedicate the conservation areas to the City of Stonecrest~~