

Community Planning Information Meeting (CPIM)

Planning and Zoning Dept.

December 14, 2023



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

Please Keep In Mind

- Please be respectful to applicants, citizens, and staff
- Keep questions, comments, and/or concerns relevant to agenda items
 - Staff is available to answer questions for other matters after the CPIM has concluded
- Please wait to ask questions after staff has concluded presenting each petition
- Each citizen/residents will have a maximum of two (2) minutes to ask his/her questions or make statement

V23-007

3654 Salem Drive

Diva Thomas

Petitioner is seeking a variance to encroach into a stream buffer for the construction of an attached garage for an existing home.



Facts and Background

- The existing residential structure was built in 1987
- The Applicant desires to remove existing deck, extend existing driveway, and constructed a two-car garage
- The Applicant is requesting one (1) Variance relief

Submitted Letter of Intent

Letter of Intent

Diva Thomas
3654 Salem Drive
Stonecrest, GA 30038
10/22/2023

City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, Georgia 30038

To whom it may concern,

I am writing to formally request a Stream Buffer Variance as per Chapter 14 of the Stonecrest Zoning Ordinance to construct a proposed attached two-car garage (not exceeding 529 sq ft or 23ft by 23ft) within the farthest buffer zone where multiple neighboring residential buildings are also located, either in this zone or closer to the stream. The garage will replace the existing deck, which currently encroaches approximately 25% into the farthest buffer. The proposed attached garage will occupy no more than 397 sq ft than the current existing deck, originally built with the house. To preserve the integrity of the area, we have ensured that there will be no encroachment closer than 50 feet from the only stream channel on the property.

Since the construction of the residential house in 1988, the year the new house was acquired by the current property owner, over half of the existing attached house decks have always been situated within the 75' buffer (zone 3). Additionally, at least three houses on the same street have structures located within buffer zones 2 and 3 (please refer to the attached photo images for reference). For instance, the house on the left when viewed from the street has structural elements within zone 3 of the buffer (as shown in the attached photo image, "H08"), and the house on the right of the property from the street view also has existing structures within buffer zones 2 and 3 (as seen in the attached photo image, "H06"). Hence, the neighborhood, in existence since the 1970s, with no HOA fees, has historically seen no issues related to building within these buffer zones. Moreover, our property has remained stable for over 35 years, even when the ground becomes saturated after storms. We are only seeking permission to construct within zone 3, the farthest buffer from the stream, to enhance safety by reducing vehicle theft concerns and improving the neighborhood's aesthetic appeal by decreasing the number of vehicles in the driveway. This, in turn, will contribute to minimizing energy consumption and reducing the carbon footprint associated with defrosting and cooling vehicles parked in the driveway, thereby promoting the upkeep of vehicles and safety on the roads.

The proposed construction within the farthest buffer will have minimal impact on water quality. The stream behind the house is relatively small, with shallow depths of between 3-6 inches on average with ~3 feet across, and a natural reservoir (approximately 30 ft across) never fills more than 25% capacity with stream water and runoff. This reservoir also boasts plant growth that aids in water absorption. We plan to enhance this natural water quality measure by adding more



Submitted Letter of Intent

Letter of Intent (Cont.)

Page 2 of 3

plants to further mitigate water quality issues. Furthermore, there is no historical evidence to suggest that water from the stream has ever impacted or flooded the property.

Should the proposed garage structure not be allowed within the buffer, it would necessitate construction below the high, slanted driveway, increasing the risk of accidents such as vehicles accidentally driving into the new attached garage, especially during hazardous conditions like icy roads, slippery surfaces, intoxicated driving, inexperienced driver accidents, or theft attempts using vehicles. Thus, the alignment of the new structure, directly below the slanted driveway, would lead to safety concerns and poor visual cohesion for visitors, potential buyers, and neighbors, which could have detrimental effects on property values in the neighborhood.

As mentioned earlier, there is an existing reservoir acting as a natural water quality measure on-site, which remains dry for most of the year and has never filled beyond one-fourth of its capacity. If the requested variance is granted, we intend to enhance the site with better landscaping, stormwater management, eco-friendly stream flow improvements, tree planting, and/or growing native plants, etc. These enhancements will not only beautify the area but also contribute to effective water quality control.

The proposed improvements to the site have the potential to substantially enhance the house's character and benefit the surrounding area by allowing for better discharge mitigation, further reducing the likelihood of any negative water impact. The variance, if granted, will not result in excessive use of existing infrastructure, transportation facilities, or schools, nor will it have any adverse effects on the environment or surrounding natural resources.

Additional Site Information:

Nature of Request: Stream Buffer Variance

Property Details:

Name of Project/Subdivision: Residential Attached Two-Car Garage Project / Old Salem Woods Subdivision

Property Address/Location: 3654 Salem Drive, Stonecrest, GA 30038

District: 4

Land Lot: R-100 – Residential Med Lot

Block: E

Property/Parcel ID: 16 052 05 016

Campaign Disclosure: No

Legal description including a narrative of the metes and bounds:

EXHIBIT "A"



Submitted Letter of Intent

Letter of Intent (Cont.)

Page 3 of 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 52 OF THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING LOT 16, BLOCK E, OLD SALEM WOODS, SECTION ONE AND TWO, UNIT ONE, AS SHOWN AT PLAT BOOK 63, PAGE 142 [See "H15" for attached map site document], DEKALB COUNTY RECORDS, WHICH PLAT IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION, BEING IMPROVED PROPERTY WITH A RESIDENCE LOCATED THEREON KNOWN AS 3654 SALEM DRIVE, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING HOUSES IN DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY SHOWN ON SURVEY PREPARED BY PATRICK AND ASSOCIATES, INC., DATED JANUARY 28, 1988.

We request that you consider our application and grant the necessary variance. We are committed to adhering to the requirements and ensuring that the proposed variance is consistent with the embodiment and purpose of Chapter 14 and the City of Stonecrest Comprehensive Plan.

Should you require additional information or have any questions regarding our application, please do not hesitate to contact at [REDACTED] or [REDACTED].

Please feel free to reach out at any time with your questions or thoughts, and we eagerly await your response.

Thank you for your attention to this matter. We sincerely appreciate your consideration of our request.

Sincerely,

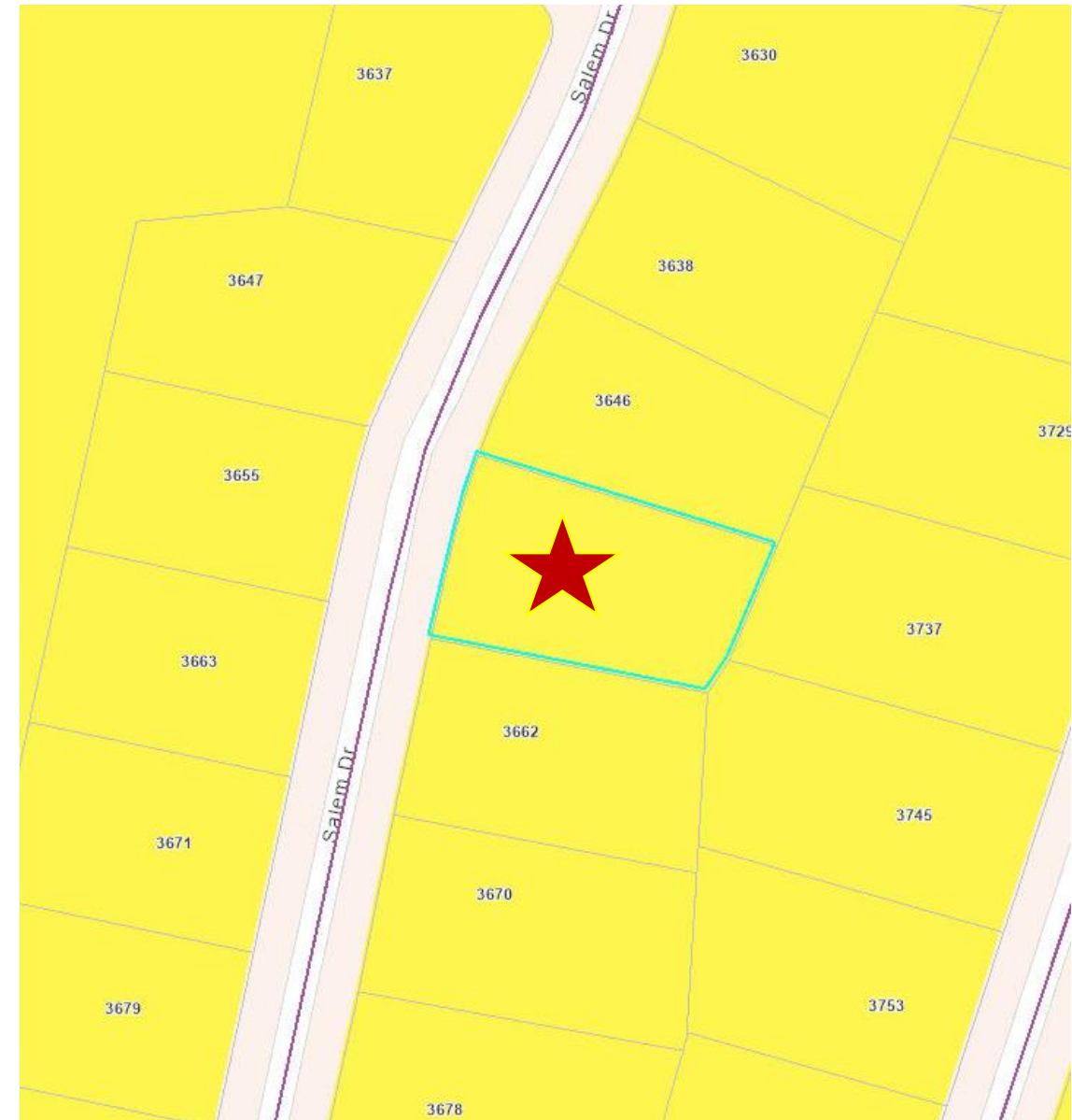
Diva Thomas
3654 Salem Drive
Stonecrest, GA 30038
[REDACTED]
[REDACTED]



Future Land Use/Character Area

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.

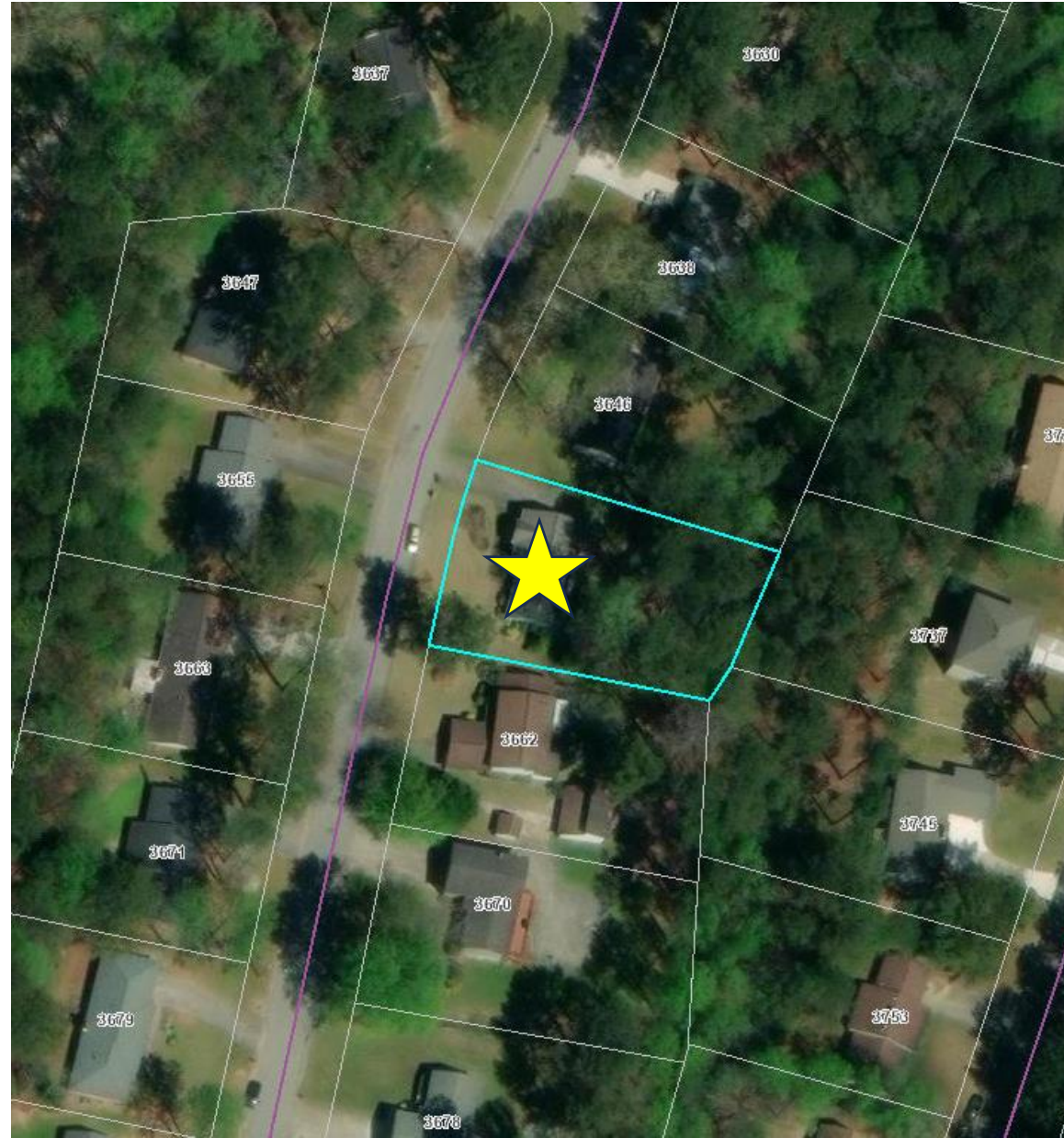


Zoning Map

R-100
Residential Medium Lot



Aerial Map



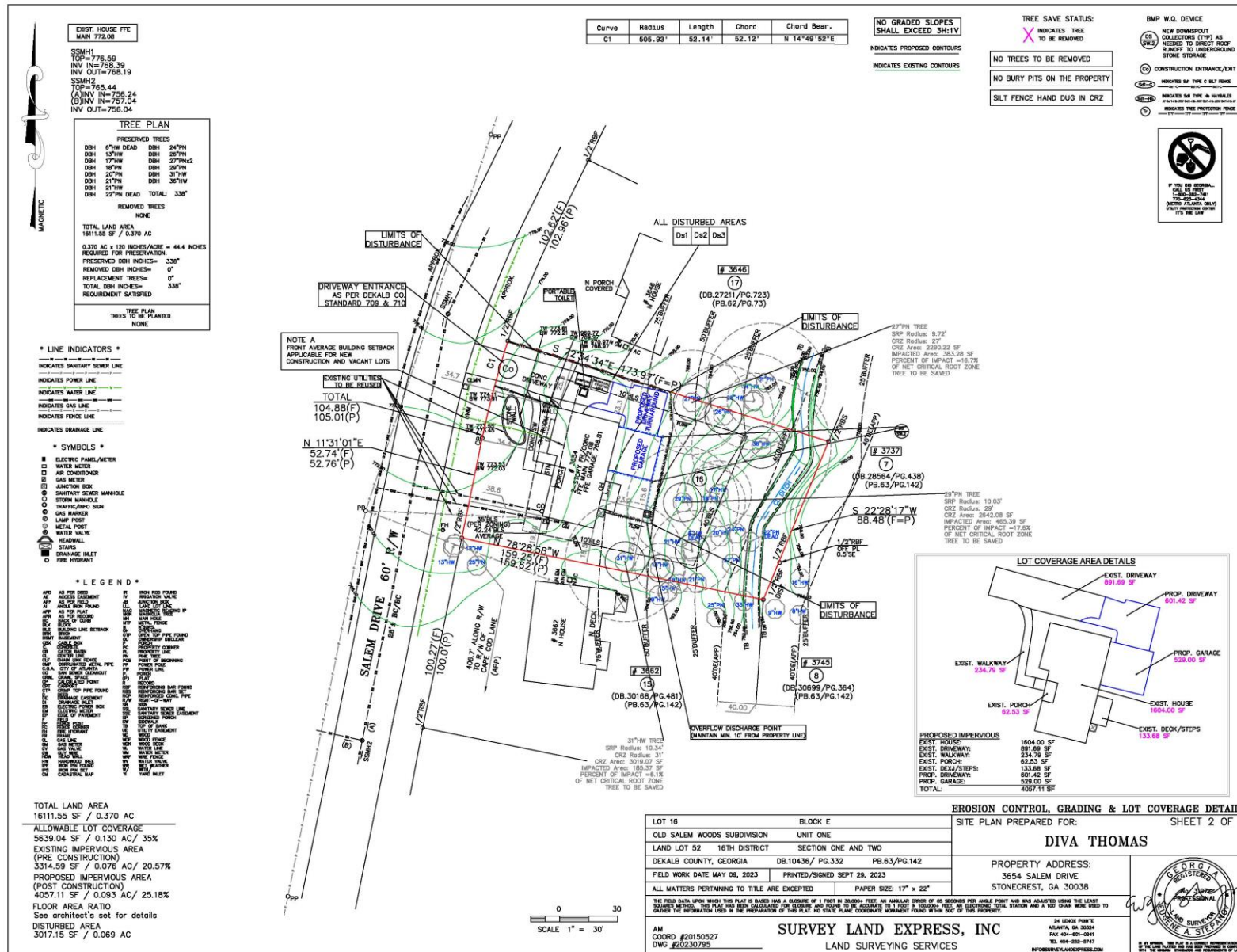
Site Photo



Site Photo

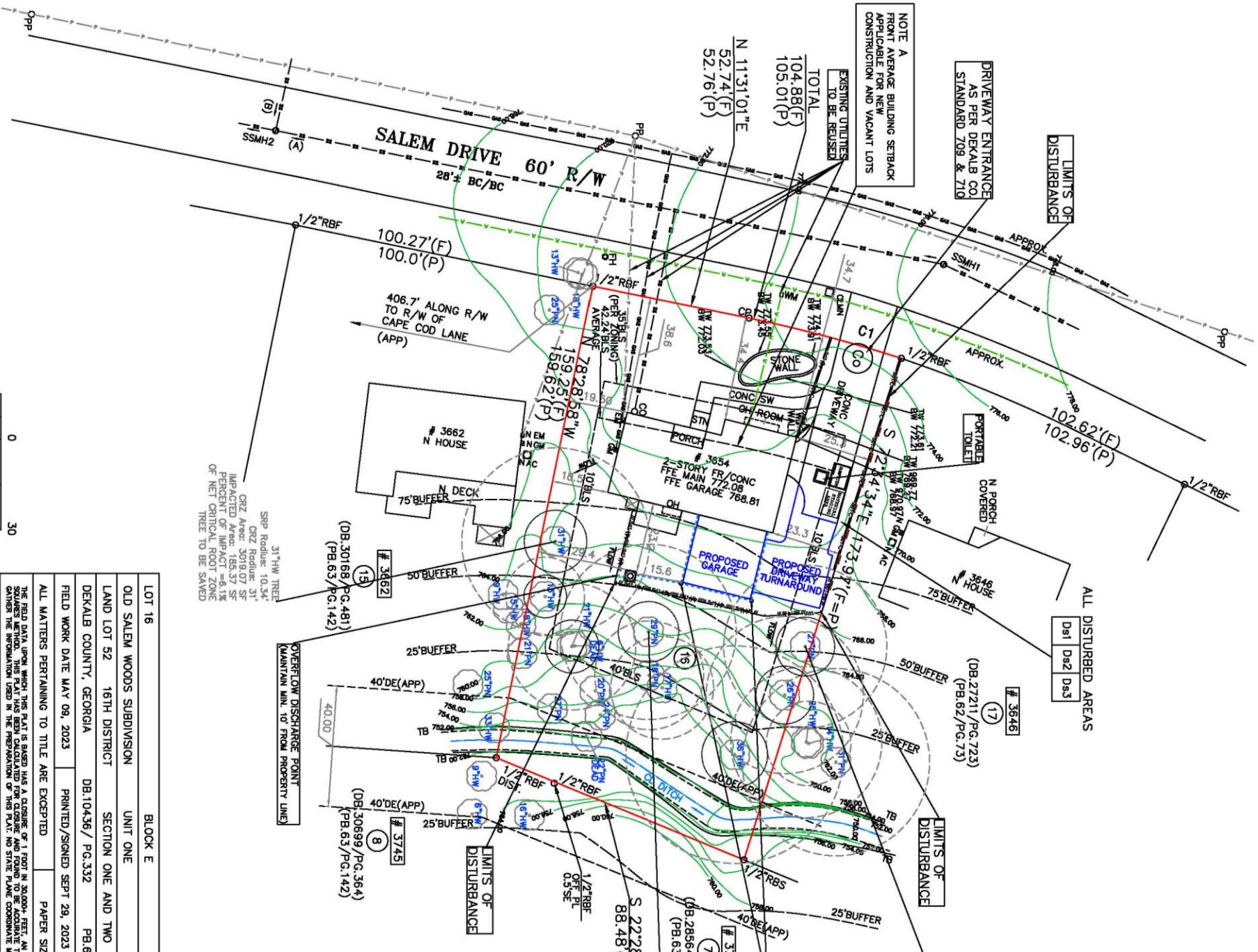


Submitted Site Plan



INDICATI
INDICA

01 505.93' 52.14' 52.12' N 14-49 52' E



LOT 16	BLOCK E
OLD SALEM WOODS SUBDIVISION	UNIT ONE
LAND LOT 52 16TH DISTRICT	SECTION ONE AND TWO
DEKALB COUNTY, GEORGIA	DB.10436 / PG.332 PB.63/PG.142
FIELD WORK DATE MAY 09, 2023	PRINTED/SIGNED SEPT 29, 2023
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET. AN INDEPENDENT CHECK OF THE FIELD DATA HAS BEEN MADE AND THE INFORMATION USED IN THE PREPARATION OF THIS PLAT, NO STATE PLANE COORDINATE AND</p>	
AM	
COORD #20150527	
DWG #20230795	

SURVEY LAND
LAND SURVEY

Chapter 14 | Article 7 | Sec. 14-543

Sec. 14-543. - Minimum stream buffer requirements.



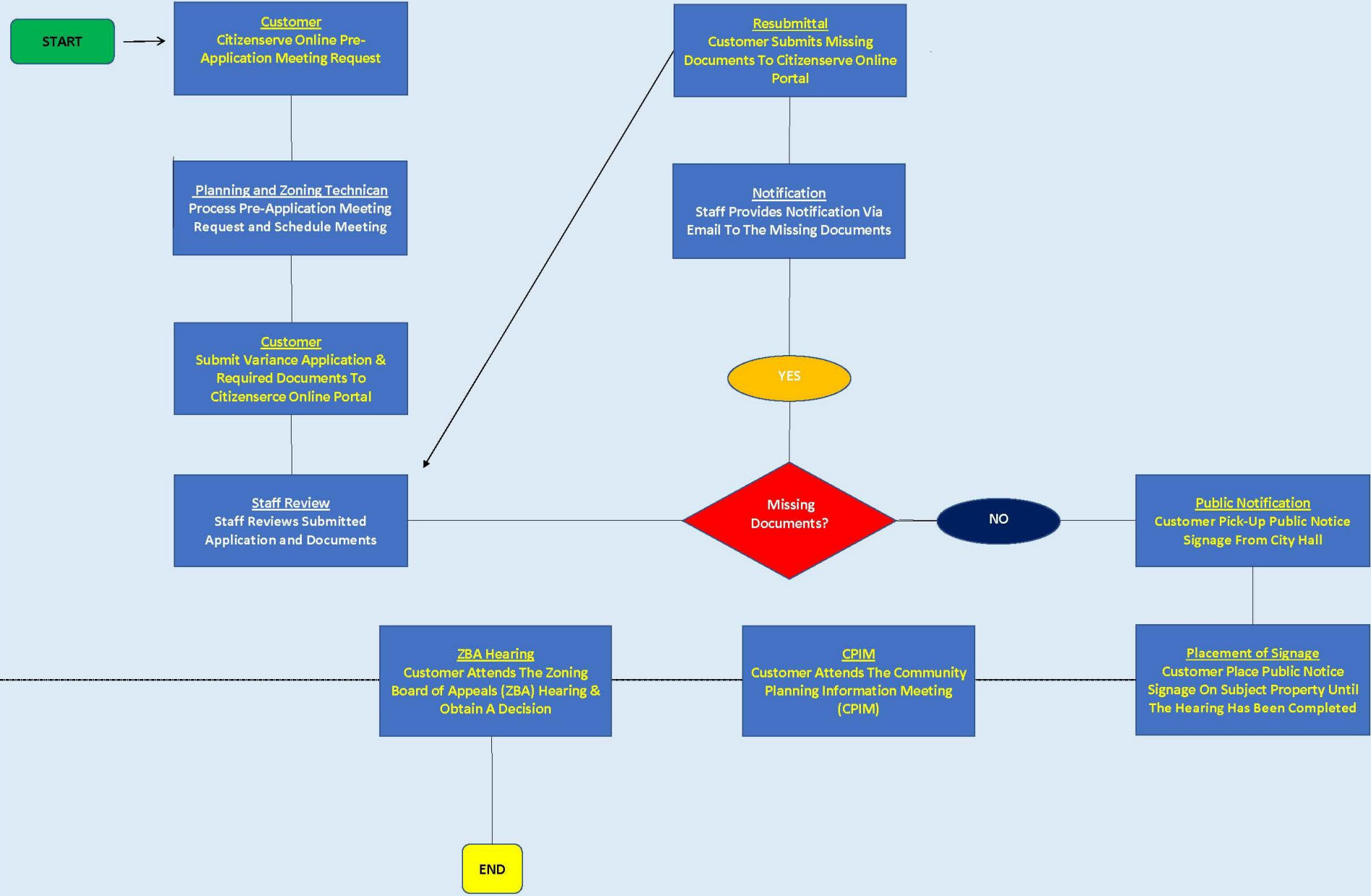
- (a) Stream buffers are established along all perennial and intermittent streams in the City. These required stream buffers begin at the stream bank and extend 75 feet away from the stream. The buffers must remain undisturbed except as otherwise provided in [section 14-544](#).
- (b) Any new stormwater discharge crossing a stream buffer or state buffer zone must be designed to ensure that sheet flow is established through the stream buffer and to prevent channelized flow through the stream buffer.
- (c) Piping of streams is not allowed in required stream buffers unless a variance is granted.

VARIANCE PROCESS

SLA

PLANNING AND ZONING

90 - 135 Days



Questions? Comments!



V23-008

2985 Turner Hill Road

Danielle Sheridan of Interplan,
LLC

Petitioner is seeking a variance for the drive-thru of the proposed reconstruction of the Chick-Fil-A.



Facts and Background

- The existing Chick-Fil-A (CFA) has been in operating since 2018.
- The CFA has frontage on Turner Hill Road
- The Applicant is requesting four (4) Variances relief

Submitted Letter of Intent



220 E. Central Pkwy, Ste 4000
Altamonte Springs, FL 32701

407-645-5008
interplanllc.com

November 6, 2023

City of Stonecrest

Planning and Zoning Department
3120 Stonecrest Boulevard, Suite 190
Stonecrest, GA 30038

**Reference: Chick-fil-A #1217, Turner Hill
Interplan Number: 2022.0675
2985 Turner Hill Road, Stonecrest, GA 30038**

To Whom It May Concern,

Chick-fil-A is proposing the demolition of an existing ±3,873sf Chick-fil-A drive-thru restaurant for the construction of a new 4,864sf Chick-fil-A drive-thru restaurant with associated site work for a completely new parking and drive-thru orientation specifically designed to increase on-site stacking and the overall efficiency of the site. In addition, the installation of a new freestanding Face to Face (F2F) canopy with two (2) menu boards is proposed for ordering and a larger Order Meal Delivery (OMD) canopy attached to the building over the pick-up window is proposed which will provide team members protection from the elements while onsite taking and fulfilling multiple orders at a time. These modifications, in combination with a brand-new, state of the art kitchen, designed to get food out to the drive-thru faster will all work together to increase the efficiency of the drive-thru, thus reducing traffic congestion and off-site stacking.

As part of the redevelopment, the following variance requests to the City of Stonecrest's Zoning Ordinance regulations will be required:

- Requesting relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility C, due to the drive-thru lanes located on the front of the building.
- Requesting relief from Article 4. Use Regulations, Sec. 4.2.23. Drive-through facility I.C, due to the lack of a bypass lane.
- Requesting relief from Article 4. Use Regulations, Sec.4.2.2. C Yard and setbacks 1., due to the accessory structures (canopies) located in the side yards.
- Requesting relief from the Stonecrest Overlay Design Guidelines dated May 2008 requiring a minimum of fifty percent (50%) fenestration for the length of the building frontage.

Further justification for the variances and responses to specific conditions as per Sec. 14-444 of the City's code has been provided on the following pages as per specific criteria set forth by the City of Stonebridge.



Future Land Use/Character Area

Regional Center (RC)

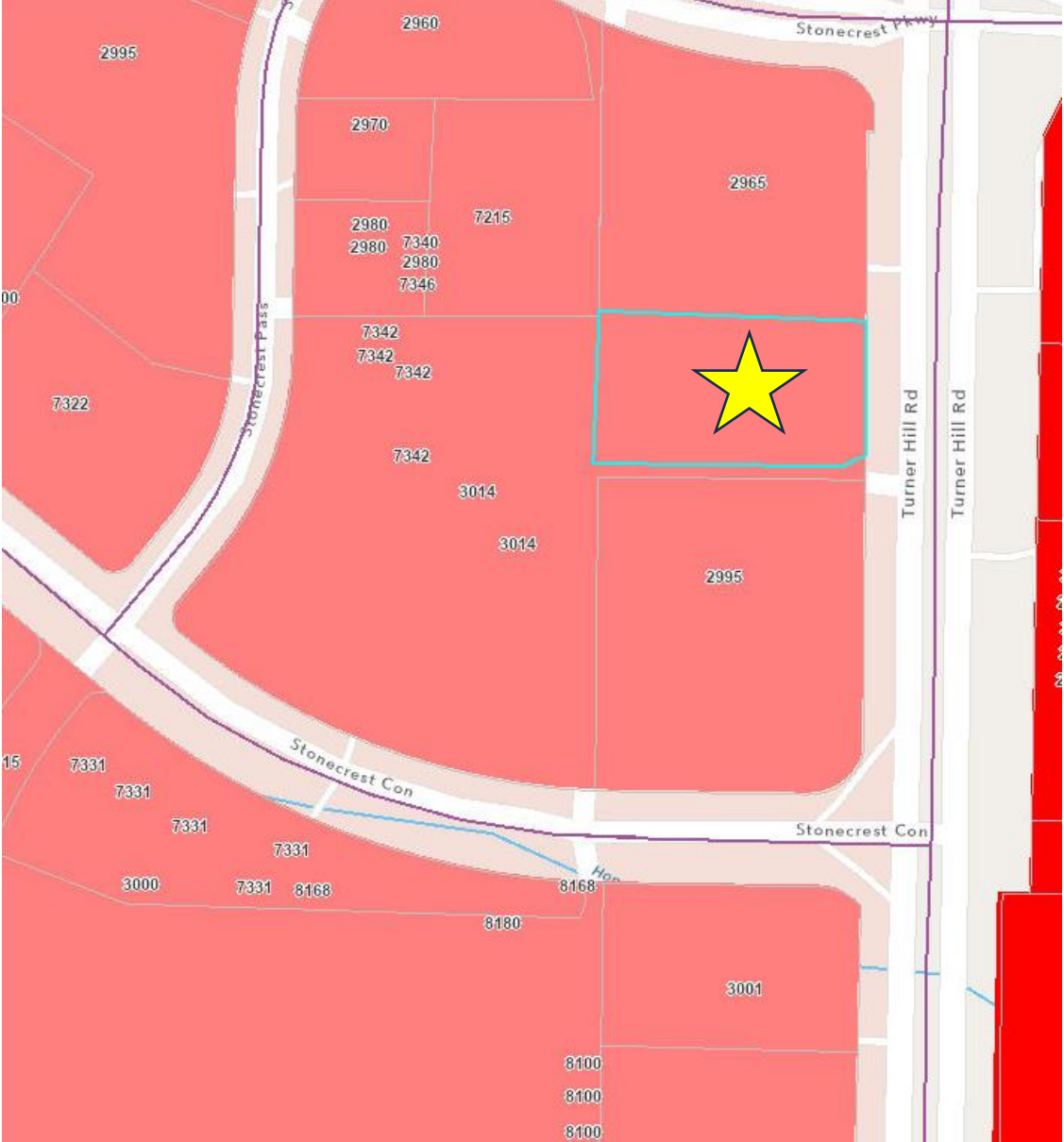
The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.



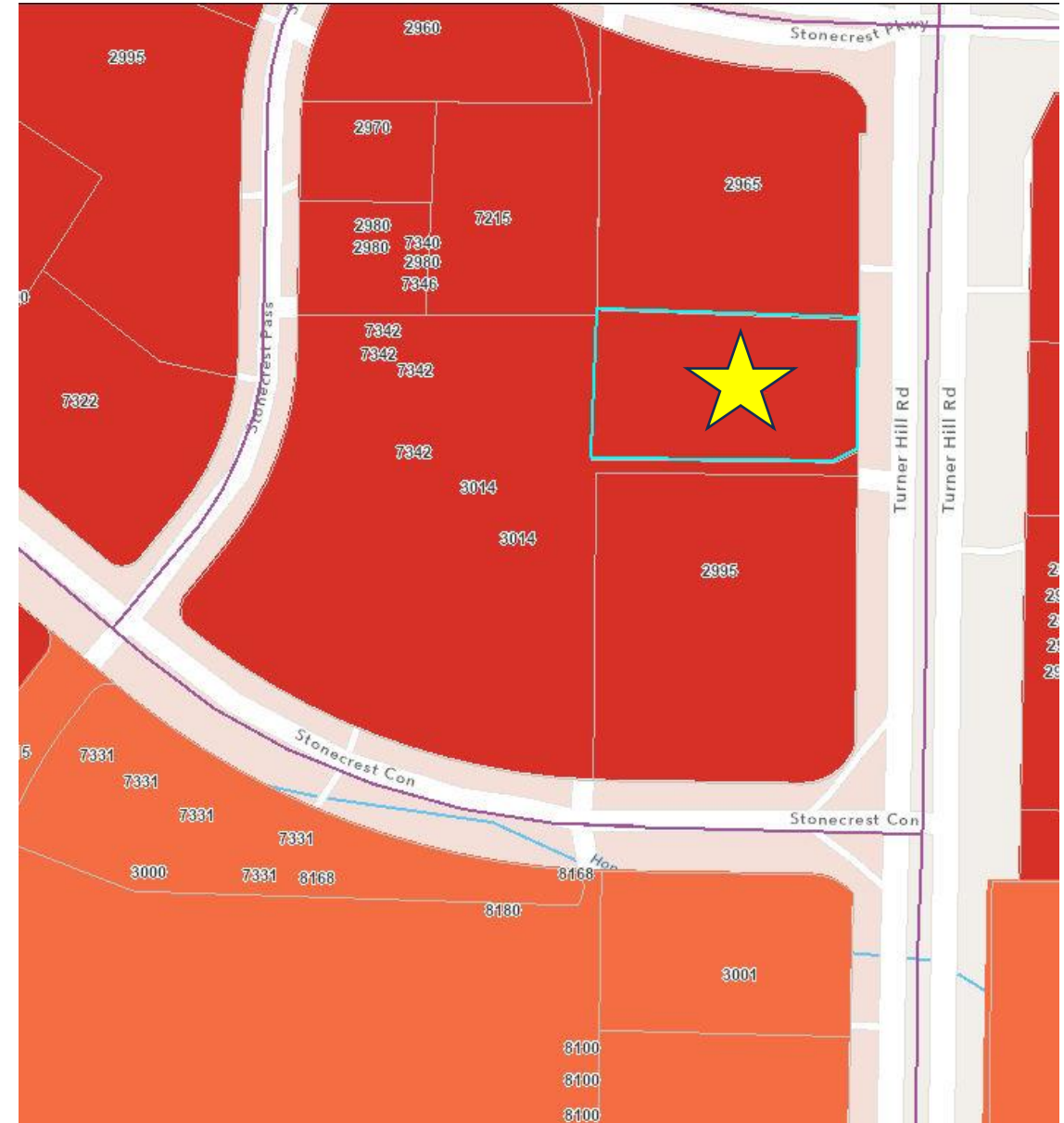
Zoning Map

C-1
Local Commercial

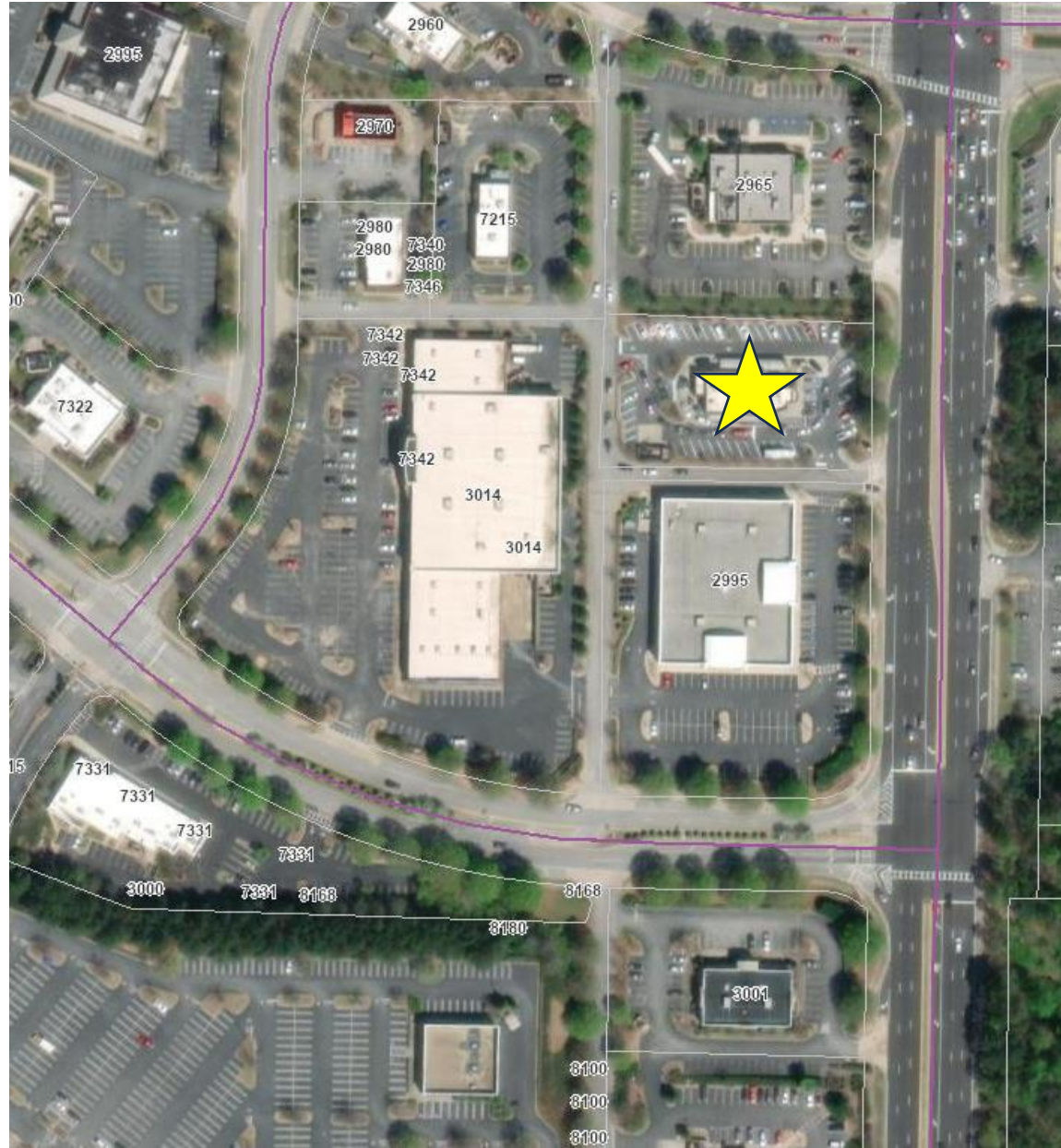


Overlay District Map

Stonecrest Overlay Tier 1



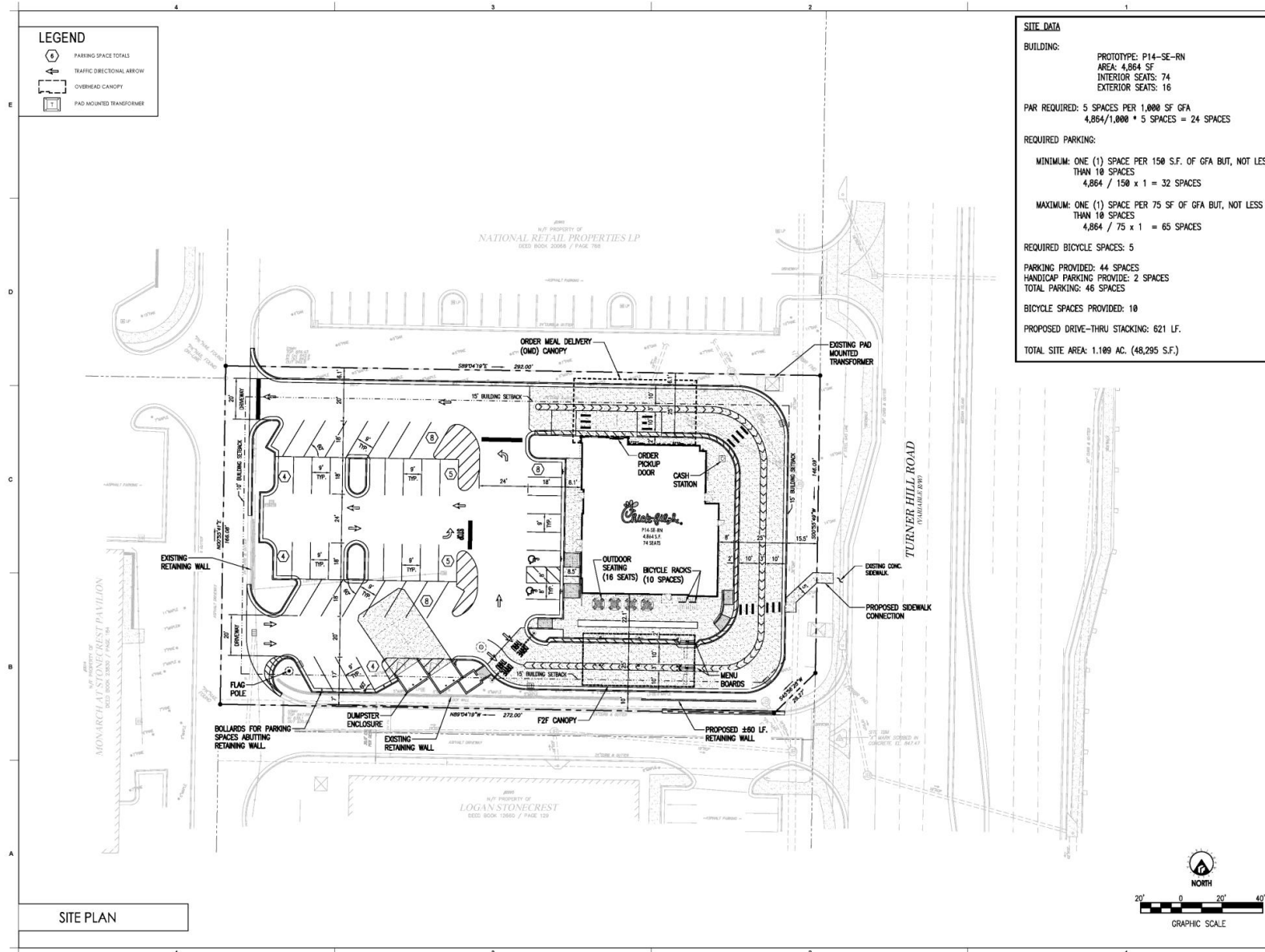
Aerial Map



Site Photo



Submitted Site Plan




Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

INTERPLAN
 INTERPLAN, P.A.C.
 74013

ARCHITECTURAL
 ENGINEERING
 PERMITTING

222 S. CENTRAL BLVD. STE. 4002
 ATLANTA, GA 30333
 404.545.5000

SEAL:

THIS DOCUMENT IS NOT
 FOR REGULATORY
 APPROVAL, PERMITTING,
 OR CONSTRUCTION.

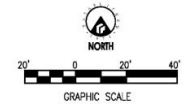
CHICK-FIL-A
 TURNER HILL
 2985 Turner Hill Road
 Lithonia, GA 30038

FSR#01217
 BUILDING TYPE CODE: P-14-SE-RN
 RELEASED:
 PROJECT NUMBER:
 Project Status:
 REVISION SCHEDULE
 NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2022-2676
 DATE: 06/20/23
 DRAWN BY: P.E.
 CHECKED BY: P.E.
 PROJECT NO. 2022-2676
 SHEET NO. 01
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: C-2.0



SITE PLAN



LEGEND

-  PARKING SPACE TOTALS
-  TRAFFIC DIRECTIONAL ARROW
-  OVERHEAD CANOPY
-  PAD MOUNTED TRANSFORMER

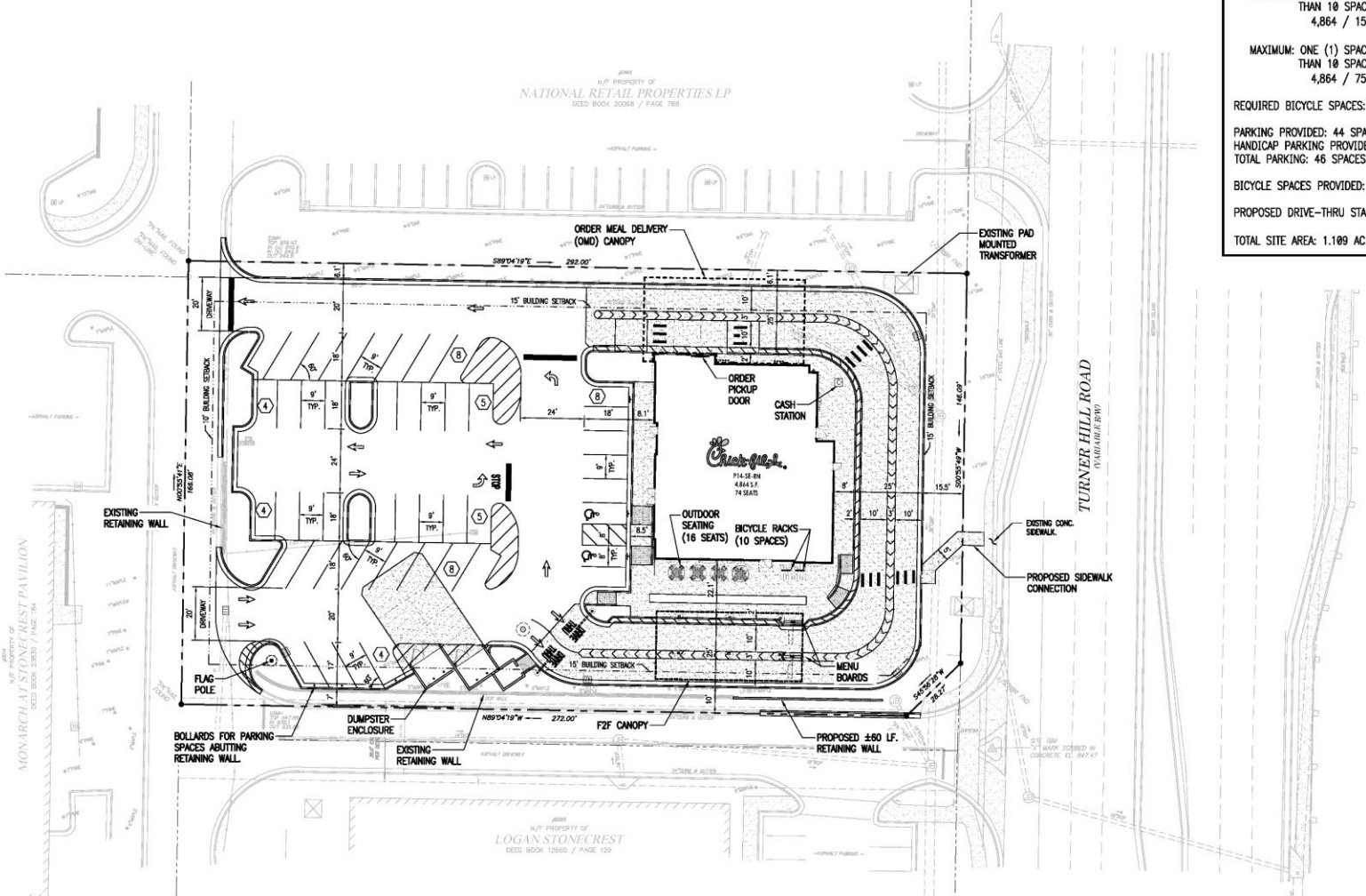
E

D

C

B

A



SITE DATA

BUILDING:
 PROTOTYPE: P14-SE-RN
 AREA: 4,864 SF
 INTERIOR SEATS: 74
 EXTERIOR SEATS: 16

PAR REQUIRED: 5 SPACES PER 1,000 SF GFA
 4,864 / 1,000 * 5 SPACES = 24 SPACES

REQUIRED PARKING:

MINIMUM: ONE (1) SPACE PER 150 S.F. OF GFA BUT, NOT LESS THAN 10 SPACES
 4,864 / 150 x 1 = 32 SPACES

MAXIMUM: ONE (1) SPACE PER 75 SF OF GFA BUT, NOT LESS THAN 10 SPACES
 4,864 / 75 x 1 = 65 SPACES

REQUIRED BICYCLE SPACES: 5

PARKING PROVIDED: 44 SPACES
HANDICAP PARKING PROVIDE: 2 SPACES
TOTAL PARKING: 46 SPACES

BICYCLE SPACES PROVIDED: 18

PROPOSED DRIVE-THRU STACKING: 621 LF.

TOTAL SITE AREA: 1.109 AC. (48,295 S.F.)



Chick-fil-A
 Chick-fil-A

5200 Buffington Road
 Atlanta, Georgia
 30349-2998

INTERPLAN
 INTERPLAN, P.L.L.C.
 742013

ARCHITECTURE
 ENGINEERING
 PERMITTING

222 S. CENTRAL PARKWAY, STE. 4000
 ATLANTA, GEORGIA 30333
 404.444.5030

SEAL:

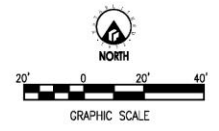
THIS DOCUMENT IS NOT
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 OR CONSTRUCTION.

CHICK-FIL-A
 TURNER HILL
 2985 Turner Hill Road
 Lithonia, GA 30038

FSR#01217
 P14-SE-RN

REV	DATE	DESCRIPTION

CONSULTANT PROJECT # 2022-0076
 DATE 06/02/23
 DRAWN BY MJ
 CHECKED BY FR
 SHEET
 SITE PLAN
 SHEET NUMBER



SITE PLAN

CONTRACT # 2022-0076, P14-SE-RN, 2985 TURNER HILL ROAD, LITHONIA, GA 30038. ALL RIGHTS RESERVED. RETROACTIVE CHANGE OF RECORD. 4/23/2023.

Chapter 27 | Article 4 | Division 2 | Sec. 4.2.23

Sec. 4.2.23. - Drive-through facility, restaurant.



All drive-through facilities must comply with the following:

- A. Drive-through facilities shall not be located within 60 feet of a residentially zoned property, as measured from any menu or speaker box to the property line of adjacent residential property, unless part of a mixed use development.
- B. No drive-through facility shall be located on a property less than 10,000 square feet in area, unless part of a mixed use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in [article 6](#) of this chapter.
- C. Drive-through lanes and service window serving drive-through lanes shall only be located to the side or rear of buildings.
- D. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.
- E. Speaker boxes shall be directed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.
- F. All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential properties.
- G. Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten feet wide and 25 feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the pick-up window).
- H. All drive-through facilities with the exception of drive-through restaurants shall provide at least three stacking spaces for each window or drive-through service facility.
- I. The following general standards shall apply to all stacking spaces and drive-through facilities:
 - a. Drive-through lanes shall not impede on- and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
 - b. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked or otherwise distinctly delineated.
 - c. All drive-through facilities shall include a bypass lane with a minimum width of ten feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.
 - d. Drive-through lanes must be set back five feet from all lot lines and roadway right-of-way lines.
 - e. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.
 - f. Drive-through restaurants shall not be located within 500 feet of an elementary, middle, or high school.
 - g. Drive-through restaurants located in activity centers require a special land use permit. In all other character areas a special land use permit is required unless the facility can meet at least two of the following criteria:
 - i. Facility is located within 400 feet of an intersection of a major arterial street and a major or minor arterial street, or within 1,000 feet of an interstate highway interchange do not require a special land use permit.
 - ii. Facility is accessible only through interparcel access or through a shared driveway.
 - iii. Facility is part of a major redevelopment, as defined in section 27-8.1.16.
 - h. Distance shall be measured from the right-of-way of the exit or entrance ramp, or street corner (middle of the radius), along the intersecting street right-of-way, to the nearest property line.

Chapter 27 | Article 4 | Division 2 | Sec. 4.2.2

Sec. 4.2.2. - Accessory buildings, structures and uses; location, yard and building restrictions.



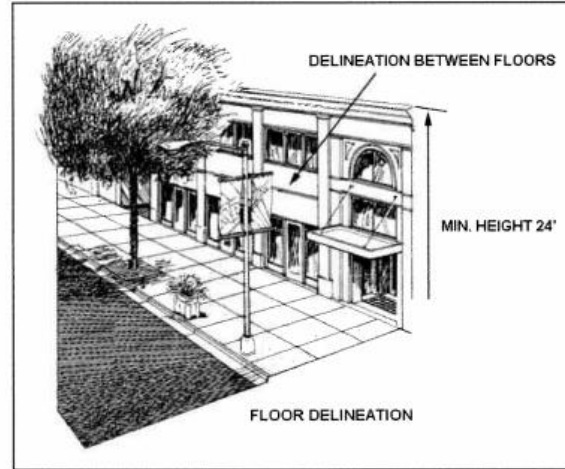
The following provisions apply to accessory buildings, structures, and uses of land that are incidental to authorized and permitted uses:

- A. All accessory buildings, accessory structures, and accessory uses of land, including off-street parking, shall be located on the same lot as the principal buildings to which they are accessory.
- B. All accessory structures in which effluent is produced shall be connected to water and sewer if the primary structure is connected to water and sewer.
- C. Yard and setbacks.
 - 1. All accessory buildings or structures shall be located in the rear yard of the lot, with the exception of ATM bank machines which are also allowed in the front or Side yard:
 - 2. Accessory structures must not encroach in the minimum yard setbacks for the district in which they are located.
 - 3. Accessory buildings or structures shall meet the minimum side yard setback for the district or ten feet, whichever is less, and shall not be located closer than ten feet to a rear lot line in any district.
 - 4. Basketball goals attached to the principal residential structure or erected adjacent to and abutting the driveway of the principal residential structure shall be allowed in the front yard but not within the right-of-way of a public street. No basketball goal shall be erected in such a manner that the play area for the basketball goal is located within any portion of a public right-of-way.
 - 5. Additional supplemental regulations in this article regarding minimum yards and setbacks for specific accessory buildings, structures, or uses of land may also apply.
- D. Corner lot, rear yards. Where the rear yard of a corner lot adjoins the side yard of a lot in a residential district, no accessory building or structure shall be located closer than 15 feet to the rear property line and no closer to the side street right-of-way line than the principal building.
- E. Materials. Accessory structures that are buildings or sheds shall be constructed out of a material similar to the principal structure.
- F. No accessory building or structure in a nonresidential district shall be used by anyone other than employees of the owner, lessee or tenant of the premises, unless otherwise allowed by provisions of this chapter.
- G. Where an accessory building or structure is attached to the principal building by a breezeway, passageway or similar means, the accessory building or structure shall comply with the yard setback requirements of the principal building to which it is accessory.
- H. Setbacks for swimming pools, as accessory structures in a residential district, shall be measured from the edge of the decking to the applicable property line. No part of the decking for an accessory swimming pool shall be within five feet of a side or rear property line.
 - I. Except as expressly provided elsewhere in this chapter, an accessory structure shall be limited to the lesser of 24 feet in height or the height of the principal structure, whichever is less.
- J. The floor area of an accessory buildings that is accessory to a single-family, two-family, or three-family residential structure shall not exceed the maximum floor areas set forth in Table 4.2, below.



Stonecrest Overlay District Design Guidelines

Exhibit 16: Architectural Delineation



3. Building facades and fenestration

- a. For the purposes of this document, fenestration includes all glazed areas including, but not limited to storefront windows, display windows and doors containing glazed panels at least four feet in height.
- b. Street-fronting non-residential building facades shall meet the following sidewalk level requirements:
 - i. The length of façade without intervening fenestration or entryway shall not exceed 30 feet. See Exhibit 17.
 - ii. A minimum percentage of fenestration of 50% shall be provided for the length of the building frontage. For buildings that front two or more streets, said minimum percentage is only required along one such street frontage. See Exhibit 17.
 - iii. All fenestration shall:
 - a.) Begin at a point not more than three (3) feet above the sidewalk, to a height no less than ten (10) feet above the sidewalk, or
 - b.) Begin at the finished floor elevation to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is three (3) or more feet above the sidewalk or
 - c.) Begin at a point not more than sidewalk level, to a height no less than ten (10) feet above the finished floor elevation when the finished floor elevation is below the sidewalk. See Exhibit 17.

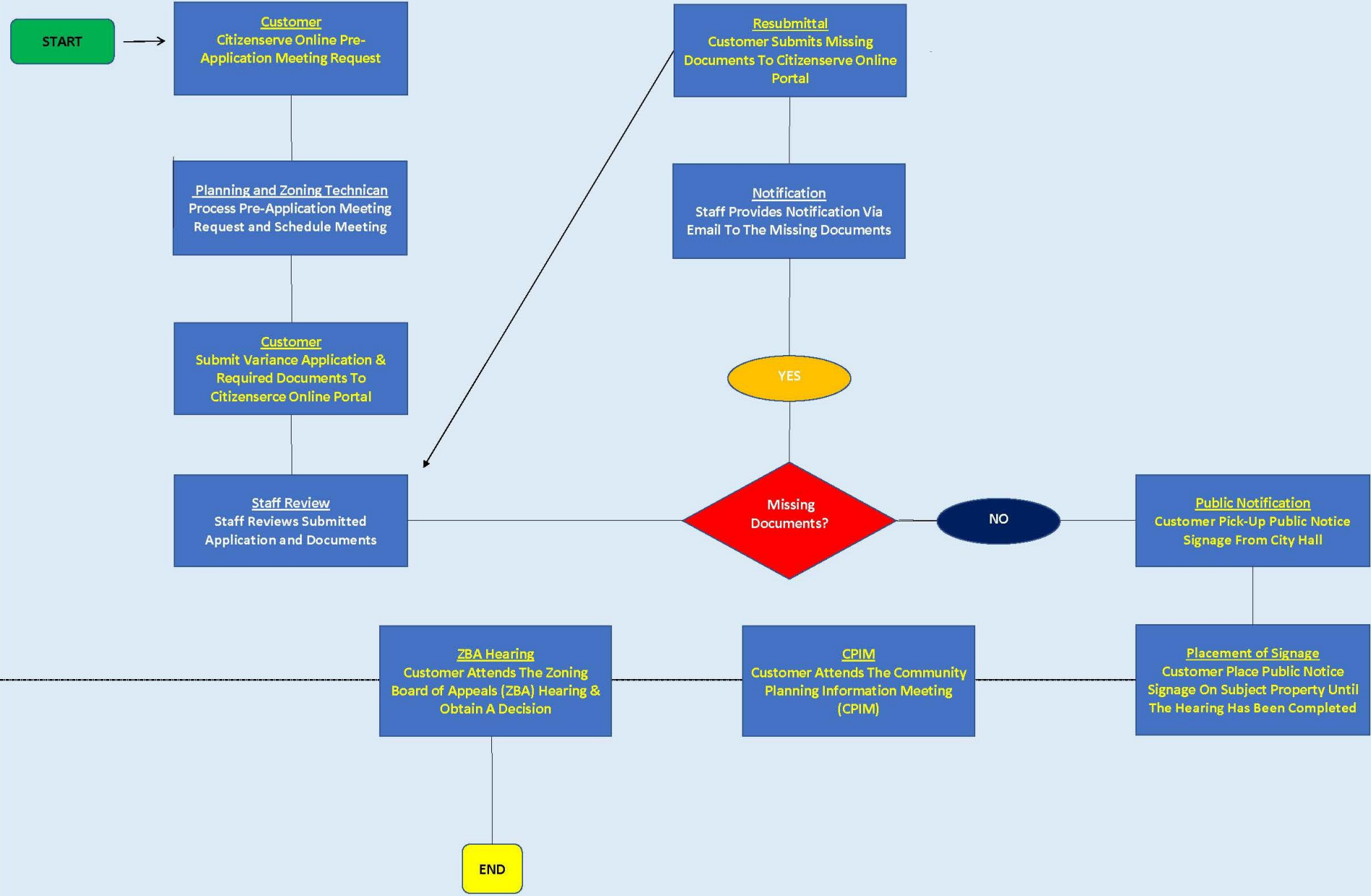


VARIANCE PROCESS

SLA

PLANNING AND ZONING

90 - 135 Days



Questions? Comments!



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.



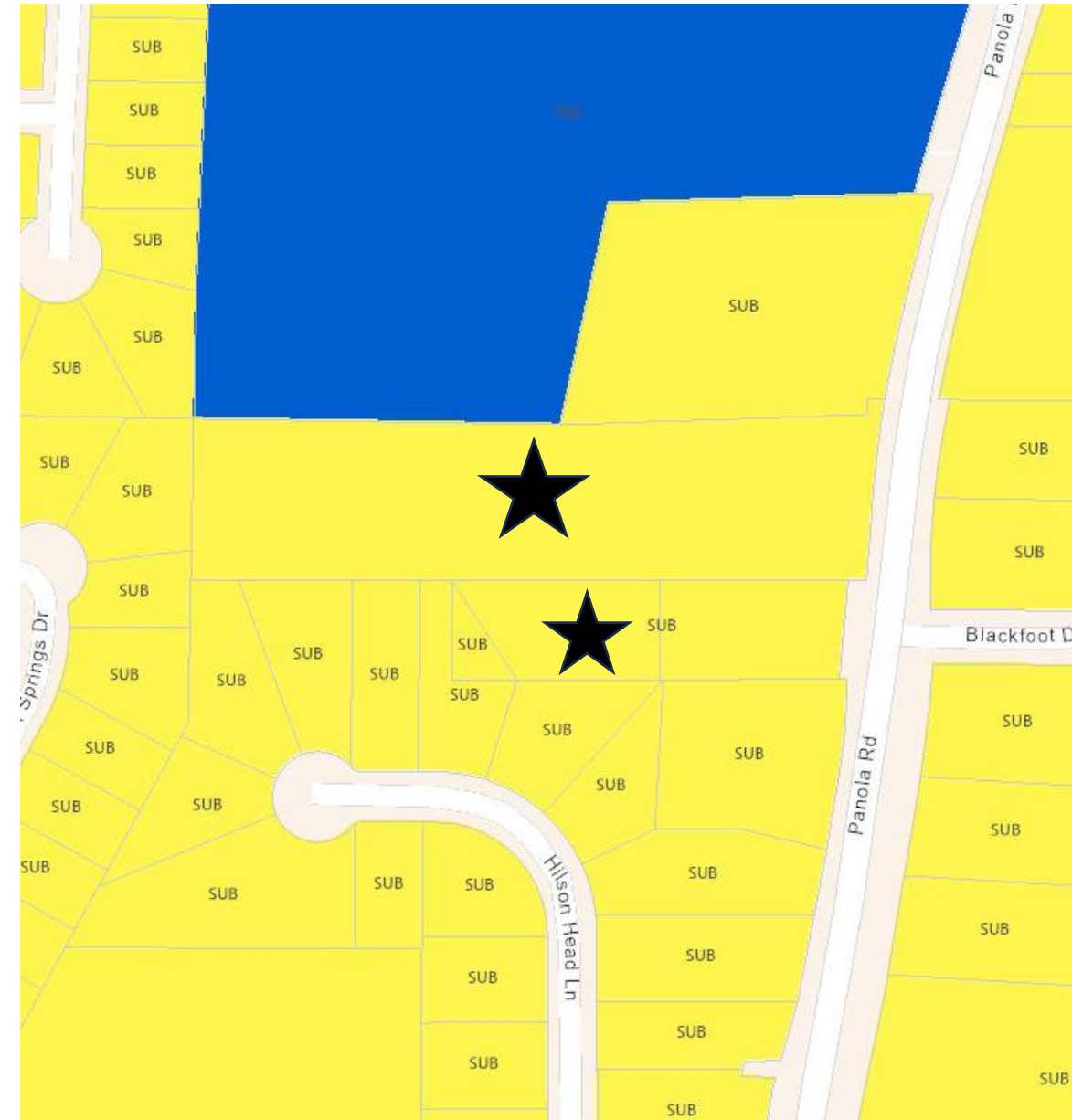
Facts and Background

- 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

Future Land Use/Character Area

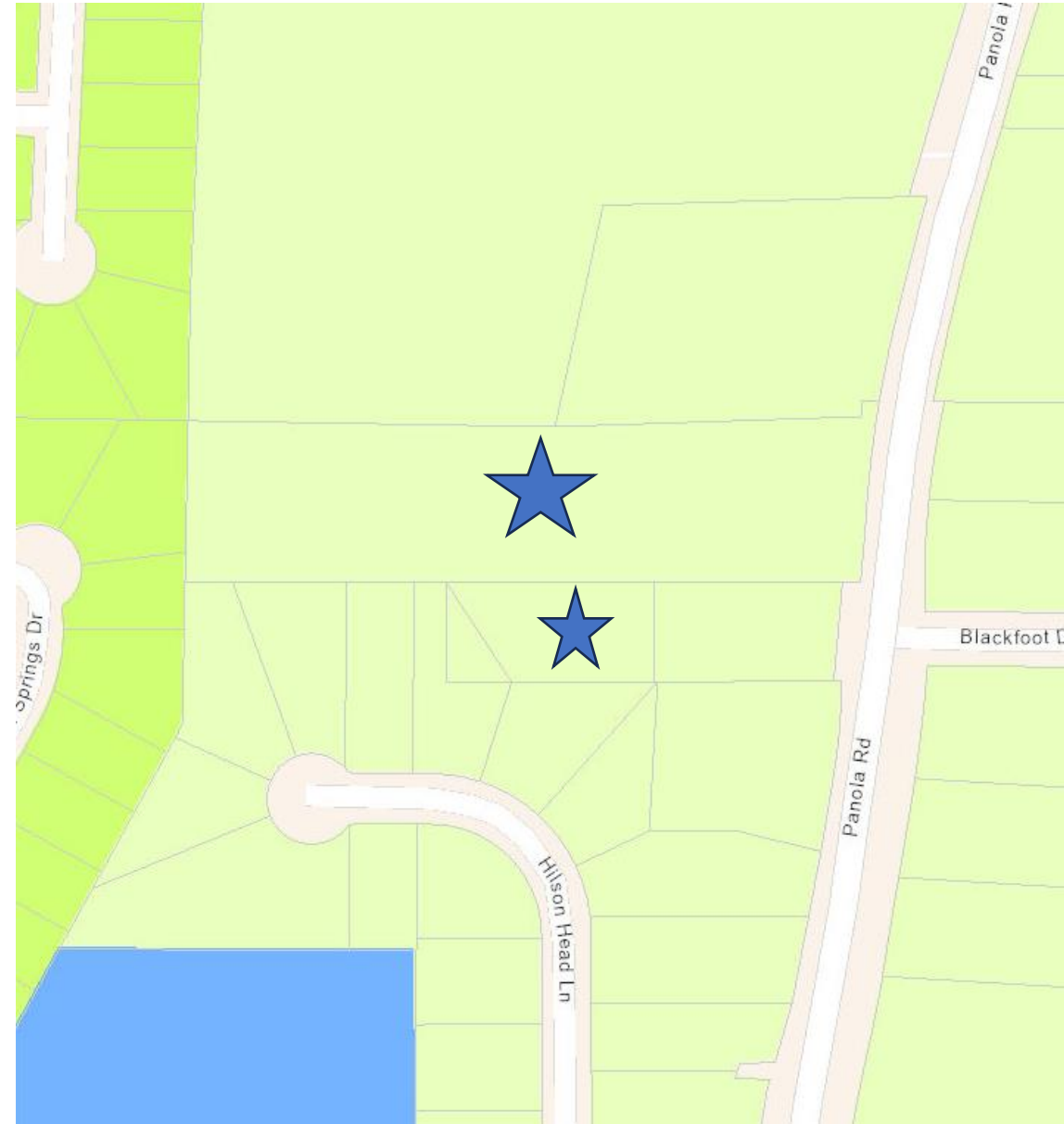
Suburban Neighborhood (SN)

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Zoning Map

R-100
Residential Medium Lot

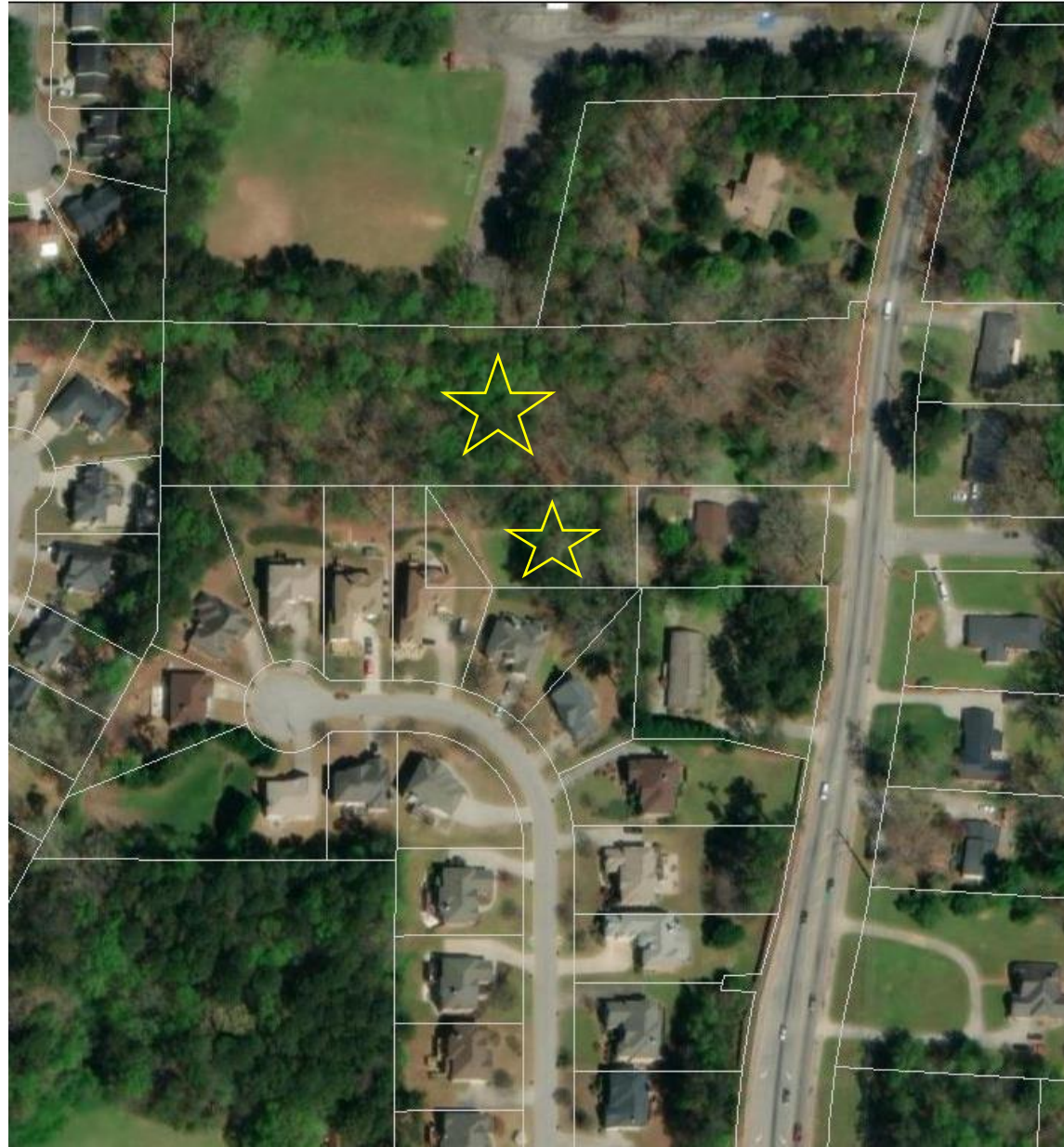


POW Permitted Zoning Districts

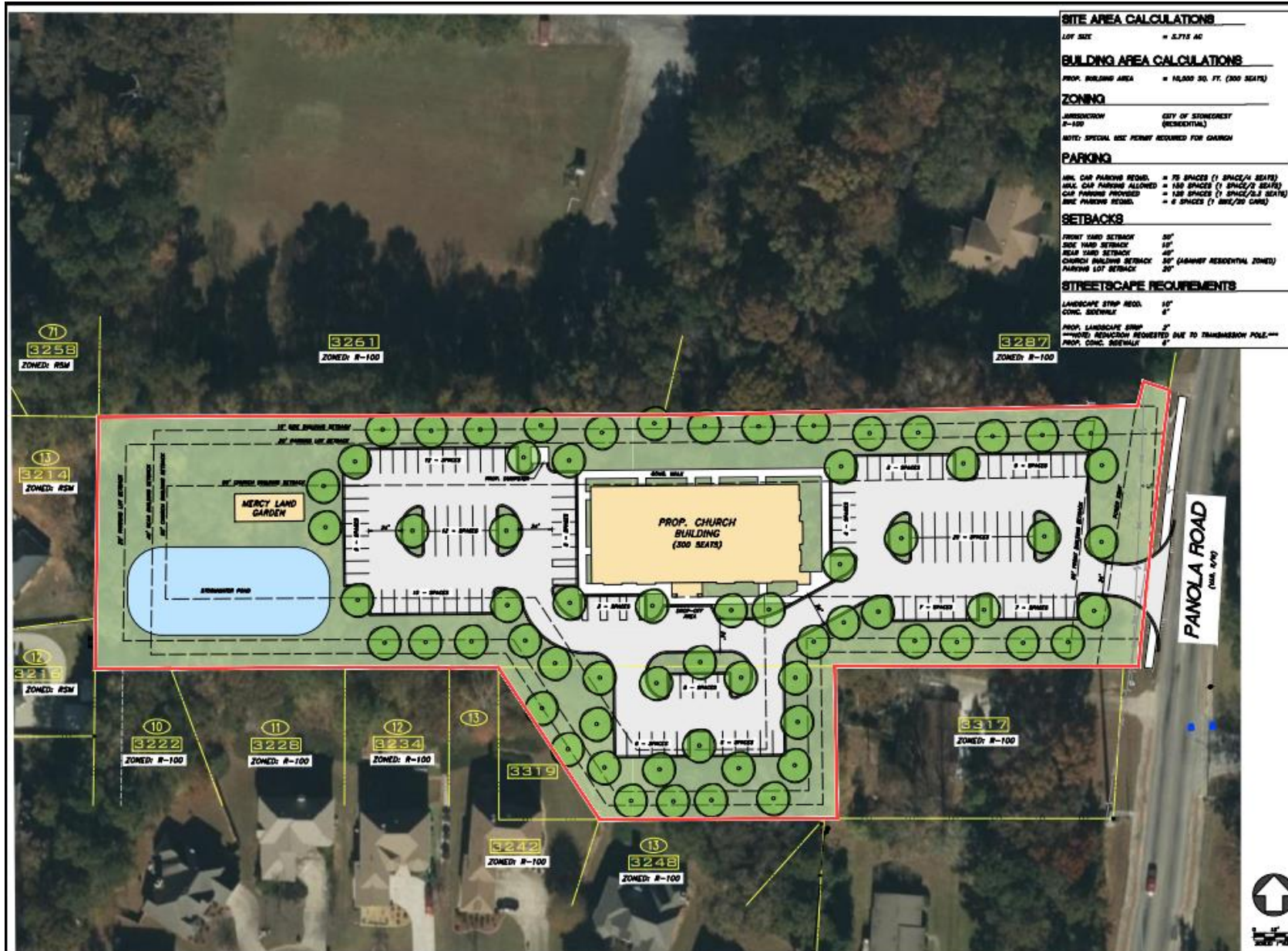
Use	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP)														
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	P	P	P	P	P	P	P	P	P	P	P	P	✓



Aerial Map



Submitted Site Plan



SITE AREA CALCULATIONS
 LOT SIZE = 8,715 AC

BUILDING AREA CALCULATIONS
 PROP. BUILDING AREA = 16,800 SQ. FT. (300 SEATS)

ZONING
 JURISDICTION CITY OF STONECREST (RESIDENTIAL)
 NOTE: SPECIAL USE PERMIT REQUIRED FOR CHURCH

PARKING
 MIN. CAR PARKING REQ'D. = 75 SPACES (1 SPACE/4 SEATS)
 MAX. CAR PARKING ALLOWED = 120 SPACES (1 SPACE/2 SEATS)
 CAR PARKING PROVIDED = 120 SPACES (1 SPACE/2.5 SEATS)
 BIKE PARKING REQ'D. = 6 SPACES (1 BIKE/20 CARS)

SETBACKS
 FRONT YARD SETBACK 30'
 SIDE YARD SETBACK 30'
 REAR YARD SETBACK 40'
 CHURCH BUILDING SETBACK 30' (MINIMUM RESIDENTIAL ZONED)
 PARKING LOT SETBACK 30'

STREETSCAPE REQUIREMENTS
 LANDSCAPE STRIP REQ'D. 10'
 CONC. SIDEWALK 6"
 PROP. LANDSCAPE STRIP 2'
 REQ'D. REDUCTION REQUESTED DUE TO TRANSMISSION POLE
 PROP. CONC. SIDEWALK 6"

JDM CONSULTANTS LLC
 P.O. BOX 18411
 ATLANTA, GA 30388
 (404) 266-1448
 jdm@jdmconsultants.com
 jdmconsultants@gmail.com

THE OWNER IS THE PROPERTY OF JDM CONSULTANTS, LLC. IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE PERMISSION OF JDM CONSULTANTS, LLC.

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

PROJECT:
 CELESTIAL CHURCH OF CHRIST
 3228 S. 2713 PANOLA ROAD
 CITY OF STONECREST
 DEKALB COUNTY, GEORGIA
 PID: 19-022-01-034 (2020)
 PID: 19-022-01-0112(2021)

SHEET TITLE:
 CONCEPT PLAN

DESIGNED BY: JDM
 DRAWN BY: DJJ
 CHECKED BY: DJJ
 APPROVED BY: JDM

SCALE: AS SHOWN
 DATE: 07-16-2023
 PROJECT NO.

SHEET:
 CSP3

JDM CONSULTANTS LLC
 www.jdmconsultants.com
 404.266.1448



Submitted Site Plan

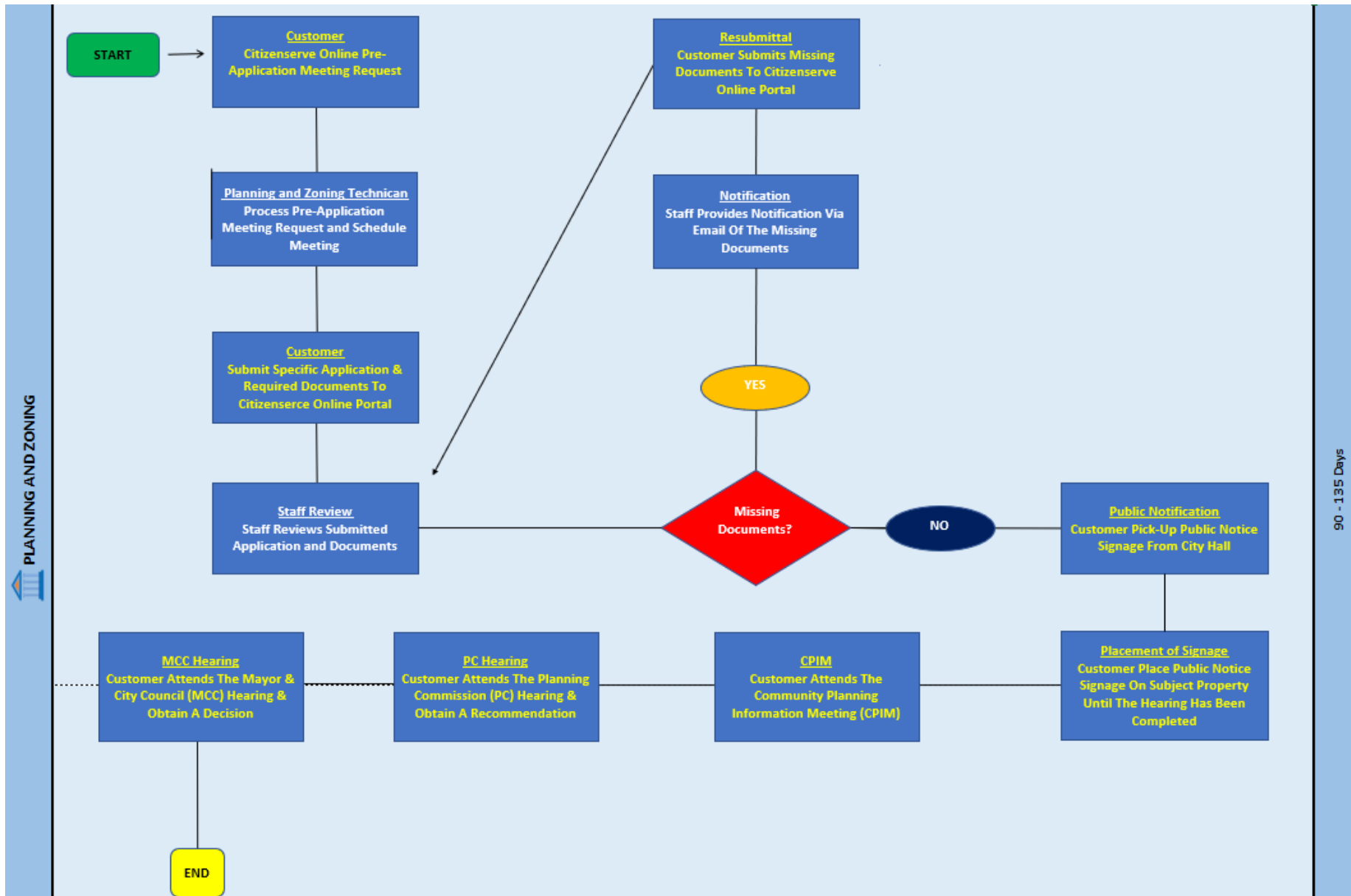


Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

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.

Special Land Use Permit (SLUP) Process



Questions? Comments!



SLUP23-011

5924 Fairington Farms Lane

Michelle Fennell of Farms Lane

Petitioner is seeking a Special Land Use Permit (SLUP) to operate a home child daycare as a Type II Home Occupation.



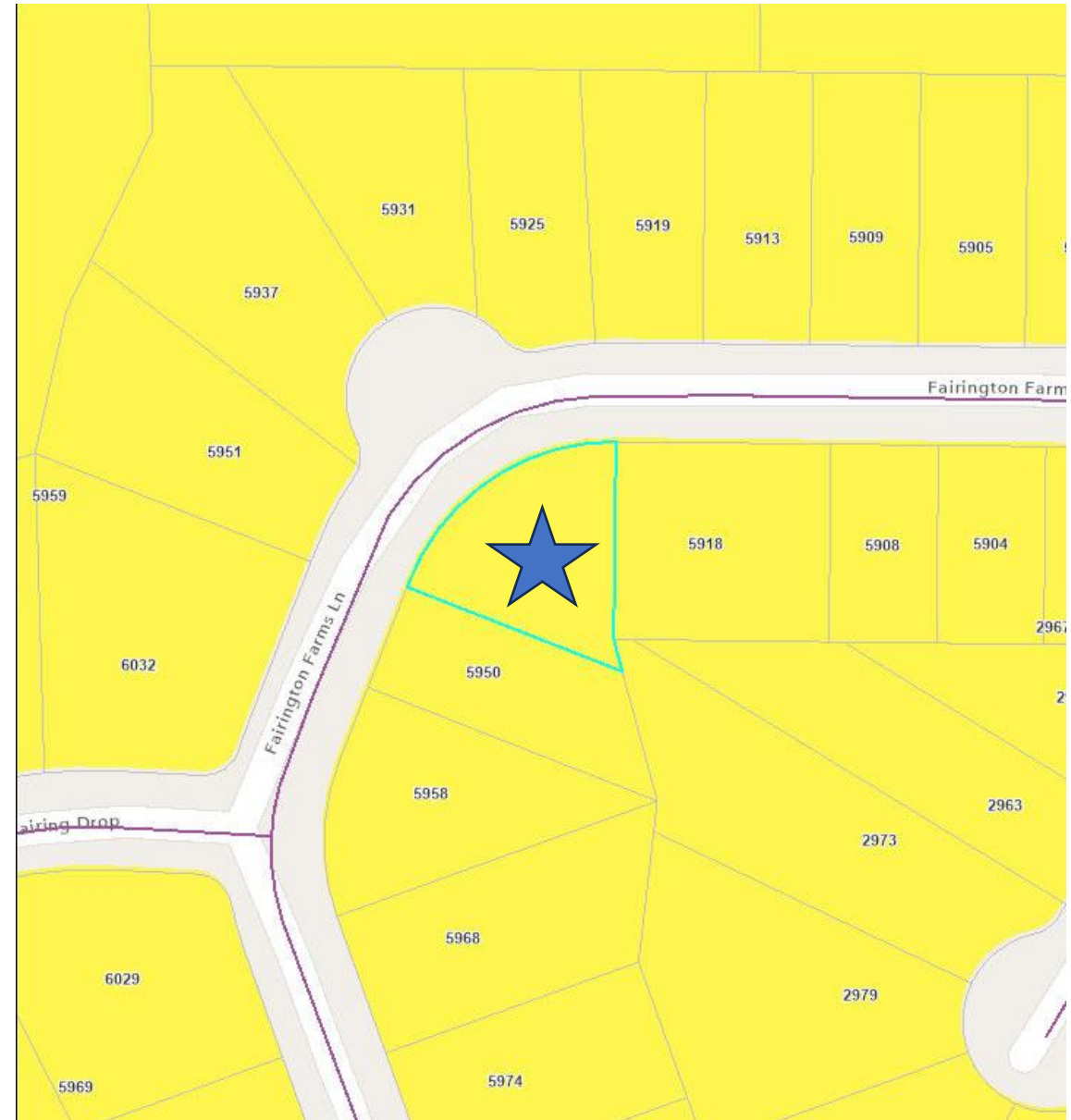
Facts and Background

- The existing dwellings is approximately 3,138 square foot
- Four (4) bedrooms and 2.5 baths
- A maximum of three (3) children per the code

Future Land Use/Character Area

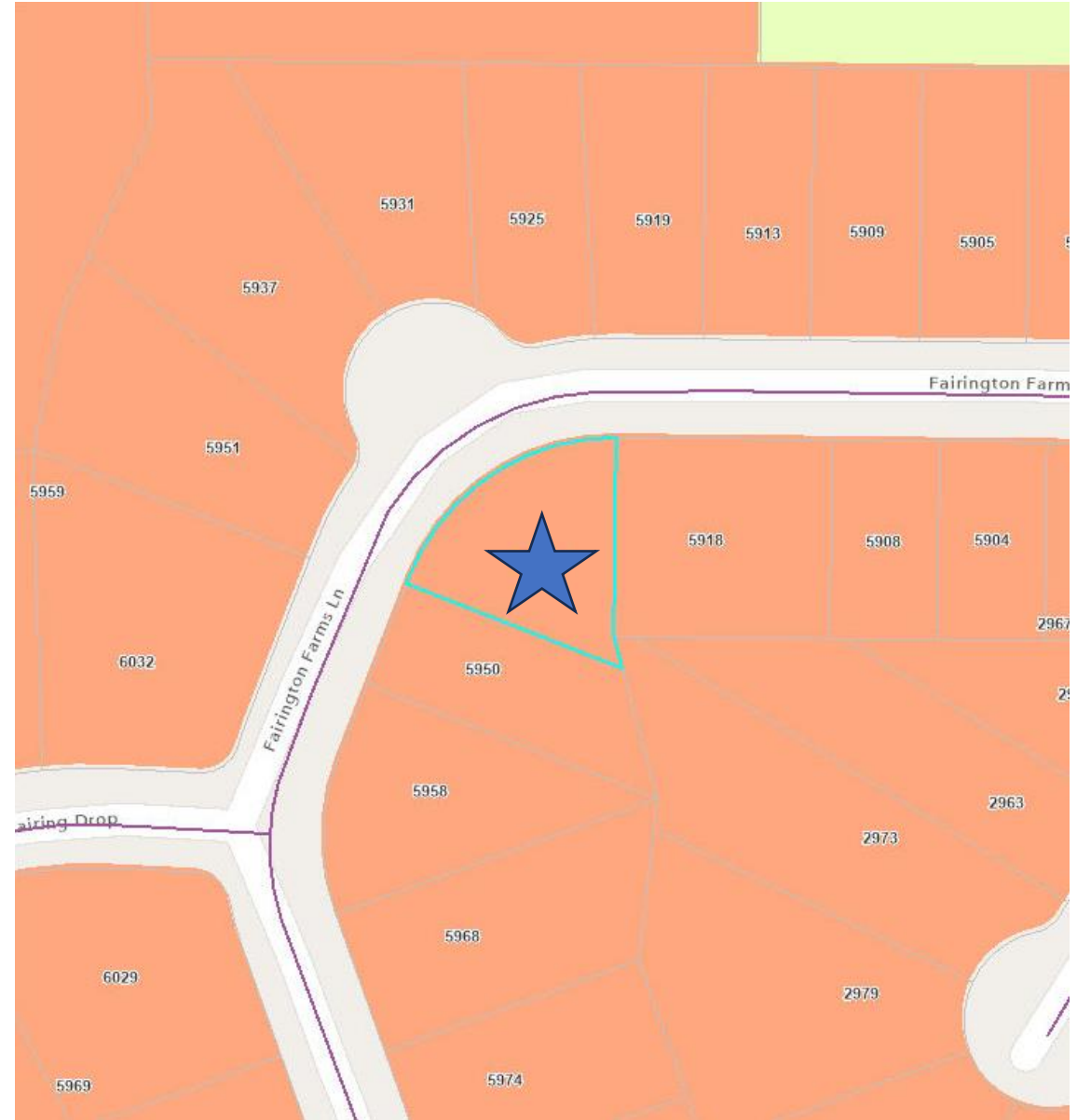
Suburban Neighborhood (SN)

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.

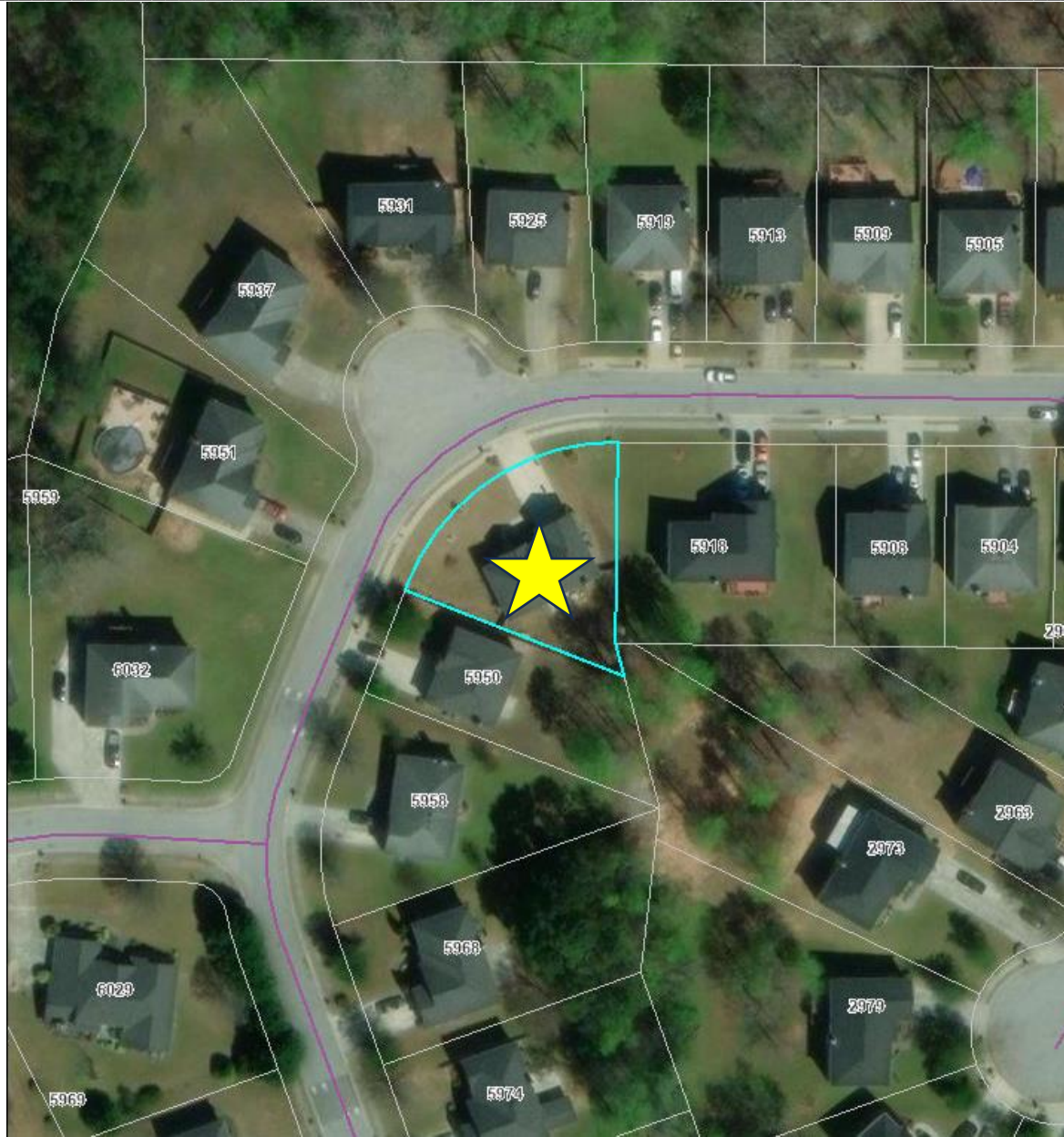


Zoning Map

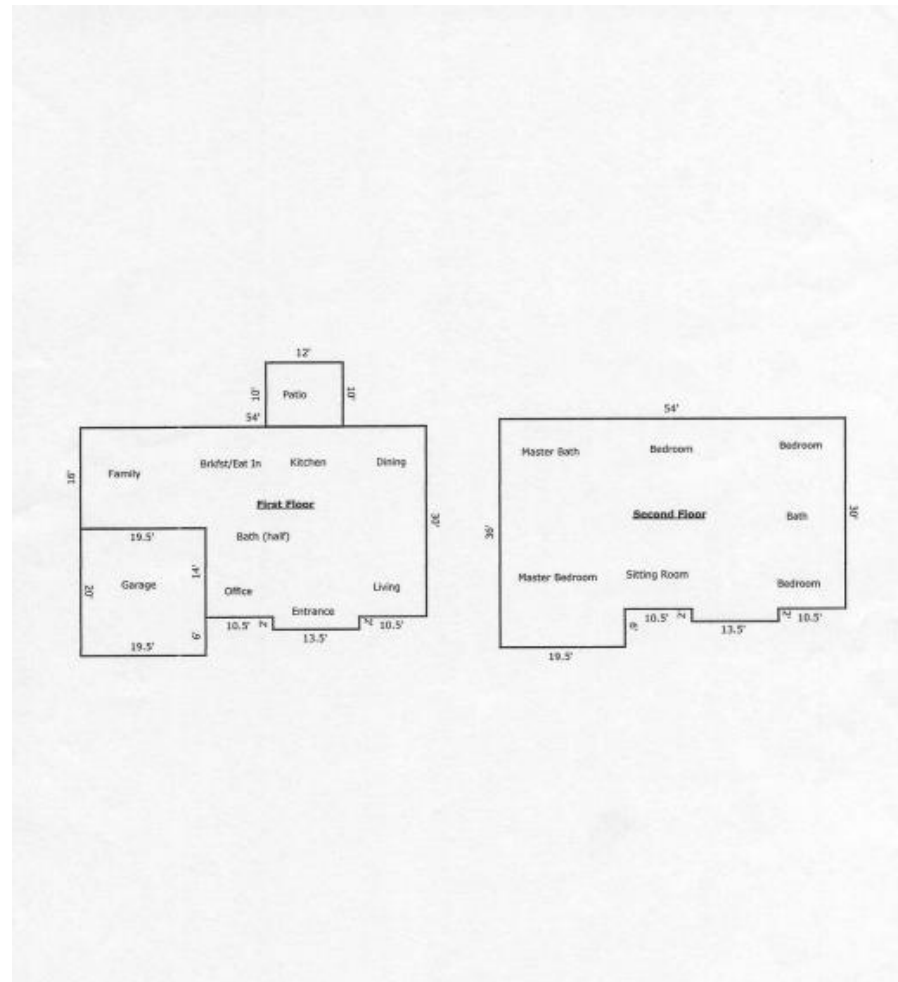
MR-1 Medium Density Residential



Aerial Map



Submitted Site Plan



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary		Calculation Details
Living Area		
First Floor	1374 Sq ft	$13.5 \times 2 = 27$ $30 \times 34.5 = 1035$ $16 \times 19.5 = 312$
First Floor	1764 Sq ft	$13.5 \times 2 = 27$ $30 \times 34.5 = 1035$ $36 \times 19.5 = 702$
Total Living Area (Rounded):	3138 Sq ft	
Non-living Area		
2 Car Attached	390 Sq ft	$19.5 \times 20 = 390$
Concrete Patio	120 Sq ft	$12 \times 10 = 120$



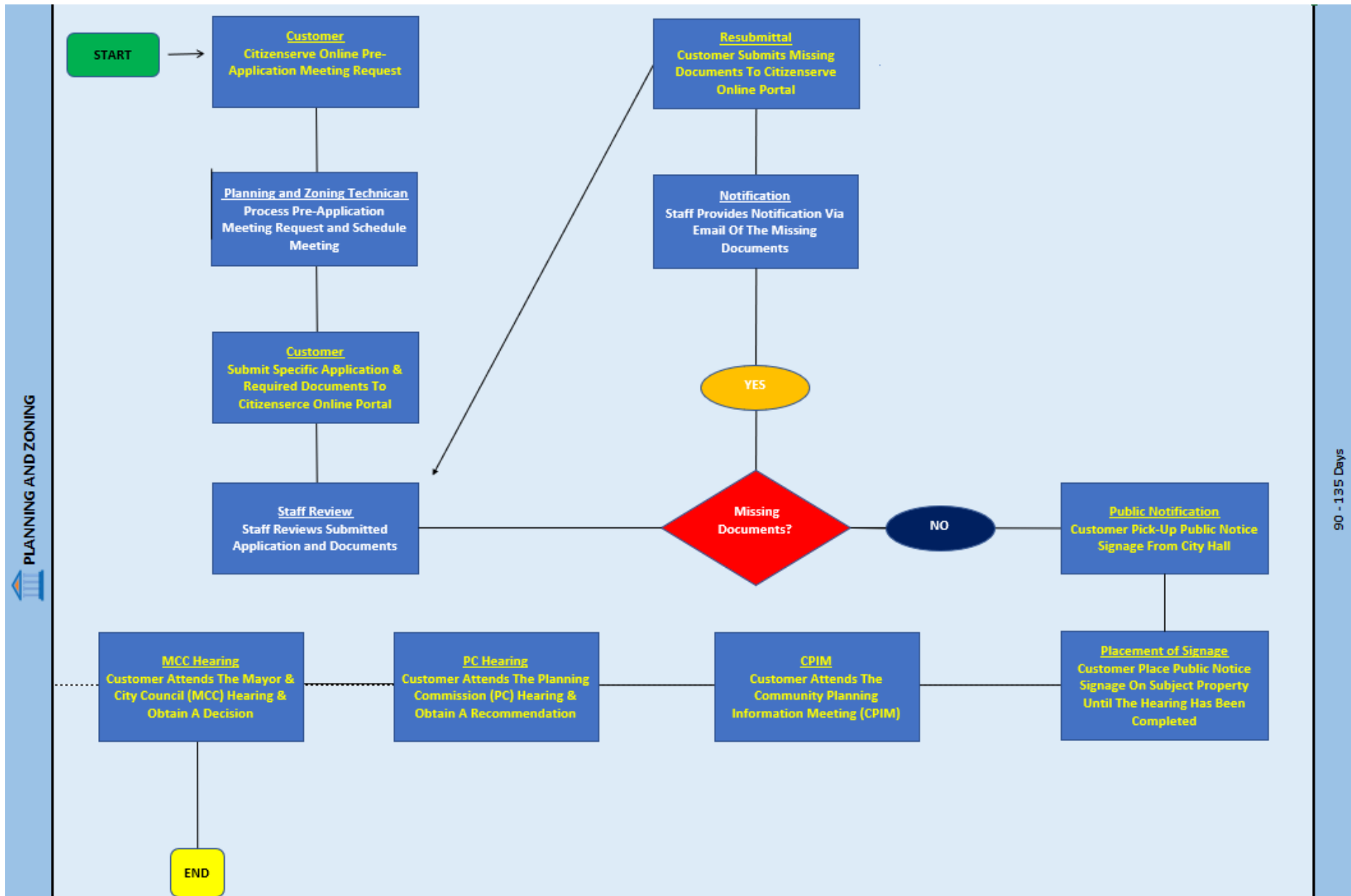
Submitted Site Photos



Sec. 4.2.31. – Home Occupations and Private Educational Uses

- A. A home occupation where no customer contact occurs shall be considered a Type I home occupation and may be conducted with administrative approval by the director of planning and zoning.
 - 1. The owner/operator of the business must reside on the premise.
 - 2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- B. All home occupations other than Type I home occupations shall be considered a Type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a Type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.
 - 1. Customer contact is allowed for Type II home occupations.
 - 2. Up to two full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- C. All home occupations shall meet the following standards:
 - 1. There shall be no exterior evidence of the home occupation.
 - 2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
 - 3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
 - 4. No more than 25 percent of the dwelling unit and/or 500 square feet, whichever is less, may be used for the operation of the home occupation.
 - 5. No more than one business vehicle per home occupation is allowed.
 - 6. No home occupation shall be operated so as to create or cause a nuisance.
 - 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
 - 8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with [section 6.1.3](#), and is limited to one business vehicle per occupation.
- D. Private educational services shall comply with home occupation standards and no more than three students shall be served at a time. Family members residing in the home are not counted towards the three students allowed.
- E. Child care homes and personal care homes are considered home occupations and must adhere to these provisions in addition to [Section 4.2.41](#).

Special Land Use Permit (SLUP) Process



Questions? Comments!



SLUP23-012

4083 Spencer Lane

Natnael Mammo



Petitioner is seeking a Special Land Use Permit (SLUP) to operate a short-term vacation rental.

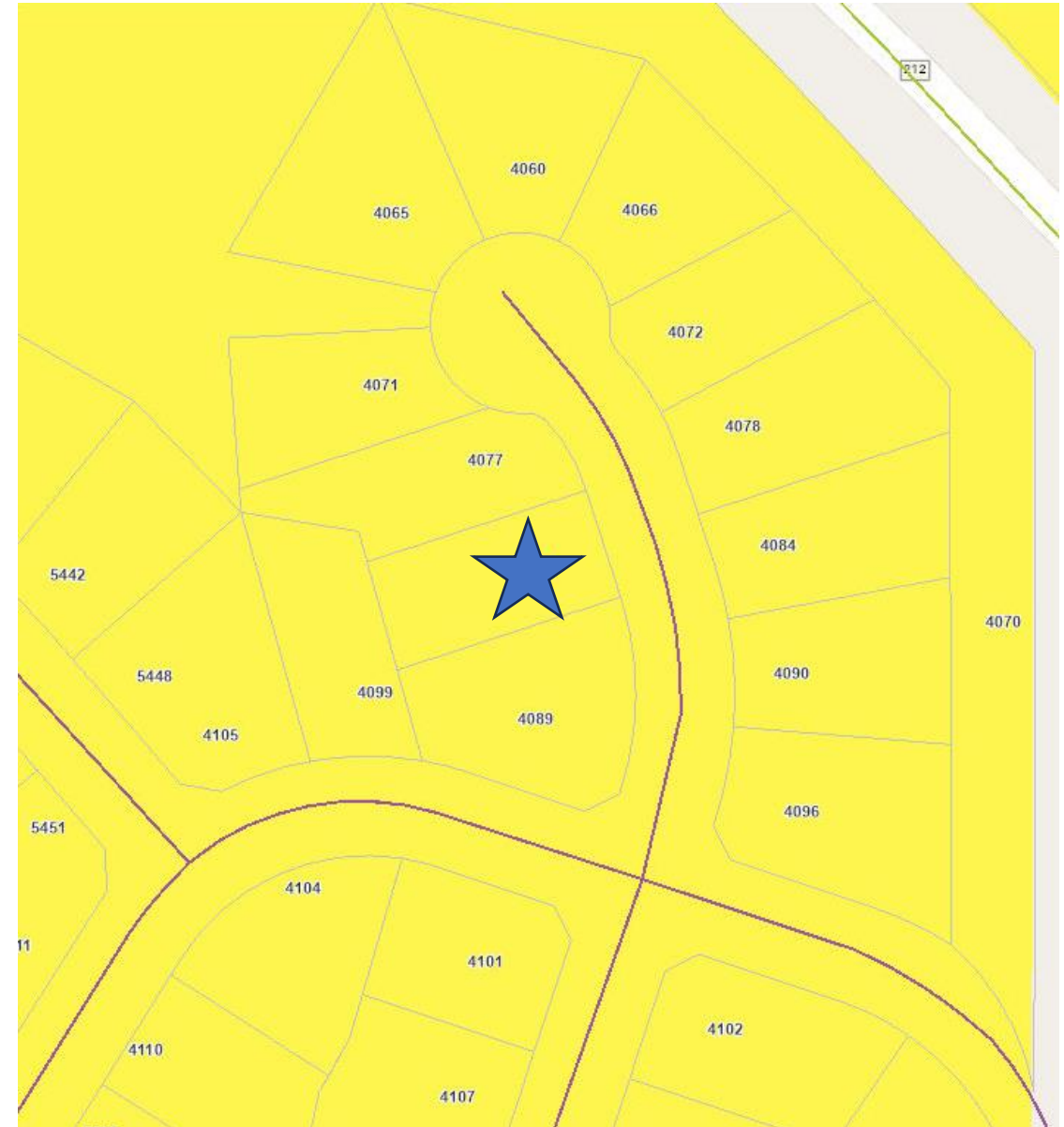
Facts and Background

- Property is undeveloped
- The Applicant must submit a residential building permit and obtain a business license prior to operating

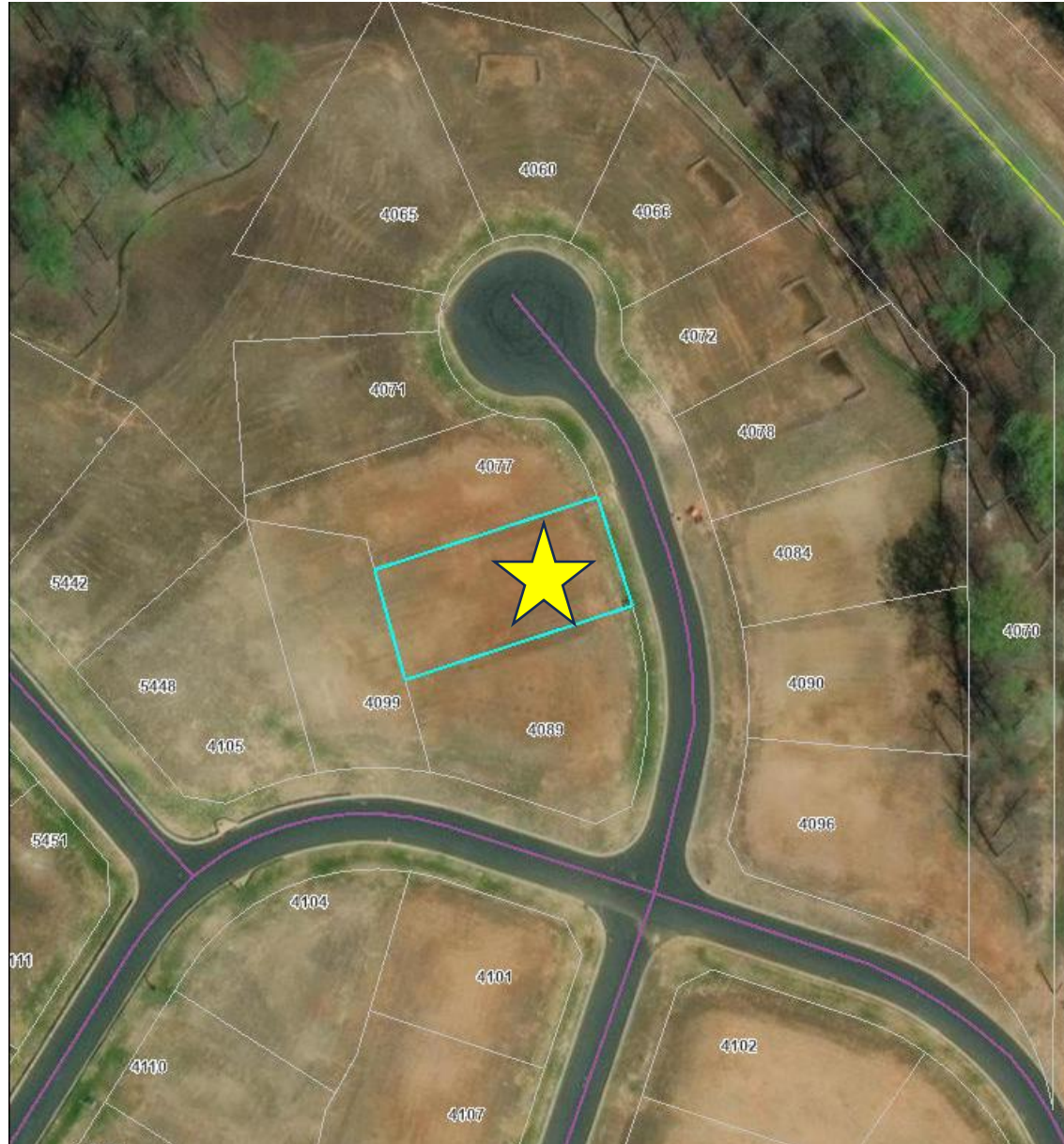
Future Land Use/Character Area

Suburban Neighborhood (SN)

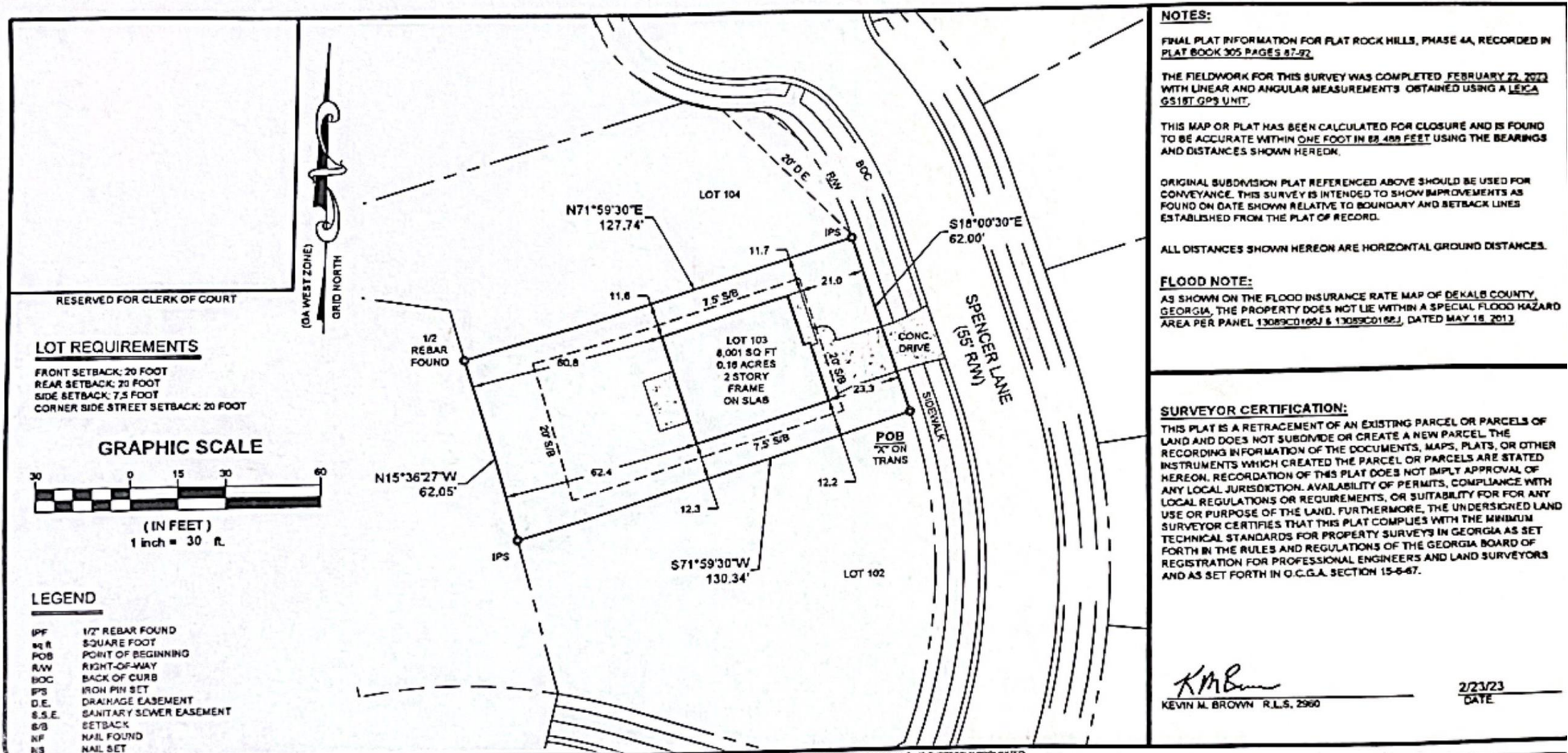
The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under 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.



Aerial Map



Submitted Site Plan



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SHEET NUMBER: 1 OF 1	DATE: 2/23/23	REVISIONS 1. _____ 2. _____ 3. _____ 4. _____ 5. _____	Know what's below. Call before you dig. UTILITIES PROTECTION CENTER 1 (800) 368-7111 THROUGHOUT GEORGIA OR DIAL 811			IMPROVEMENT ASBUILT FOR 4083 SPENCER LANE LOT 103 FLAT ROCK HILLS PHASE 4A LOCATED IN: DEKALB COUNTY, GEORGIA LAND LOTS 47 & 50 OF THE 16th DISTRICT	
	SCALE: 1" = 30'						
DRAWN BY: P. HILLMAN							
REVIEWED BY: K. BROWN							

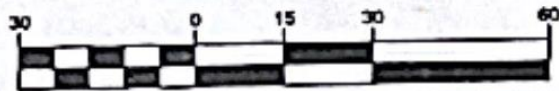


RESERVED FOR CLERK OF COURT

LOT REQUIREMENTS

FRONT SETBACK: 20 FOOT
REAR SETBACK: 20 FOOT
SIDE SETBACK: 7.5 FOOT
CORNER SIDE STREET SETBACK: 20 FOOT

GRAPHIC SCALE



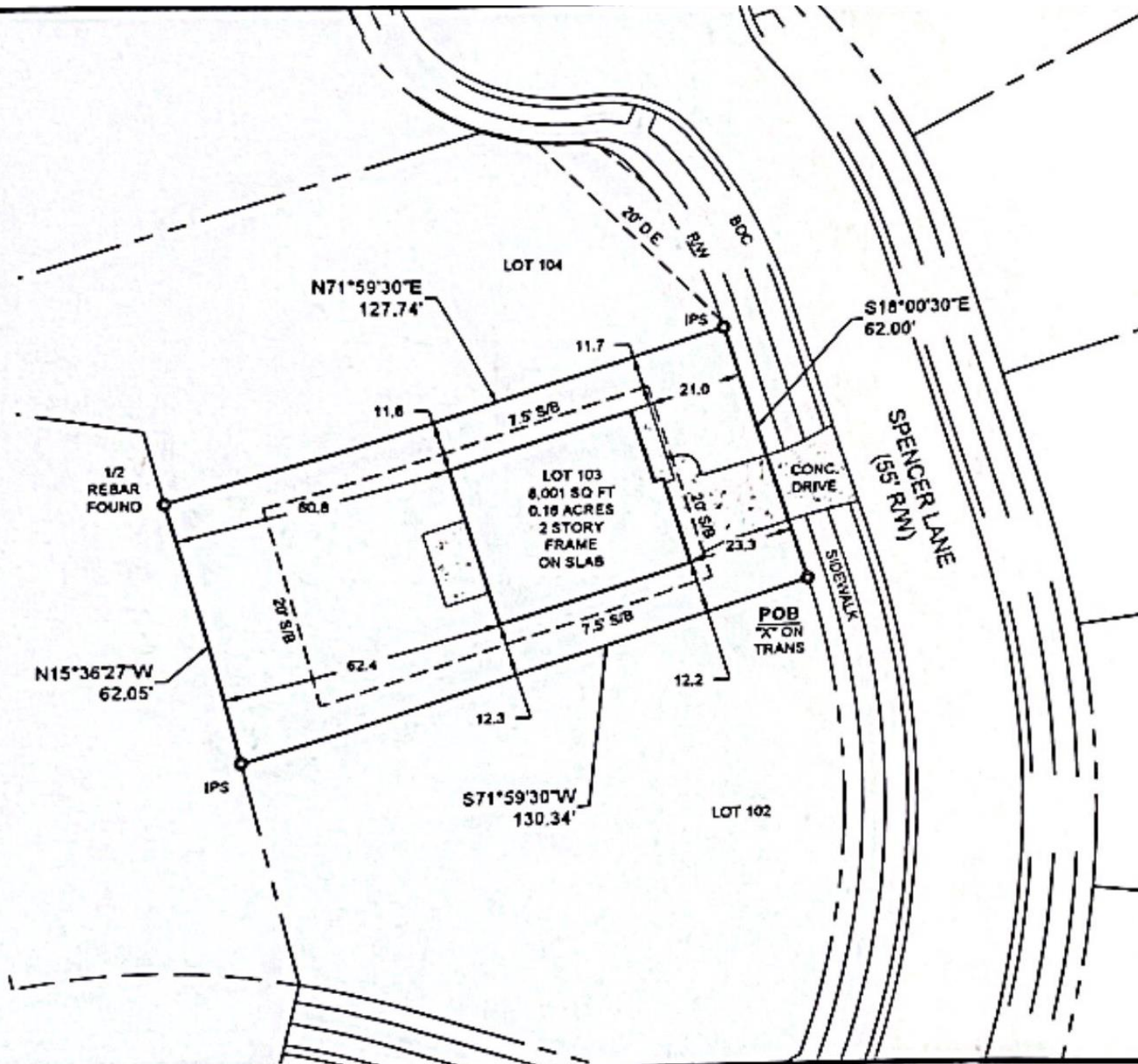
(IN FEET)
1 inch = 30 ft.

LEGEND

IPF	1/2" REBAR FOUND
Sq Ft	SQUARE FOOT
POB	POINT OF BEGINNING
RAW	RIGHT-OF-WAY
BOC	BACK OF CURB
IPS	IRON PIN SET
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S/S	SETBACK
NF	NAIL FOUND
NS	NAIL SET

(GA WEST ZONE)

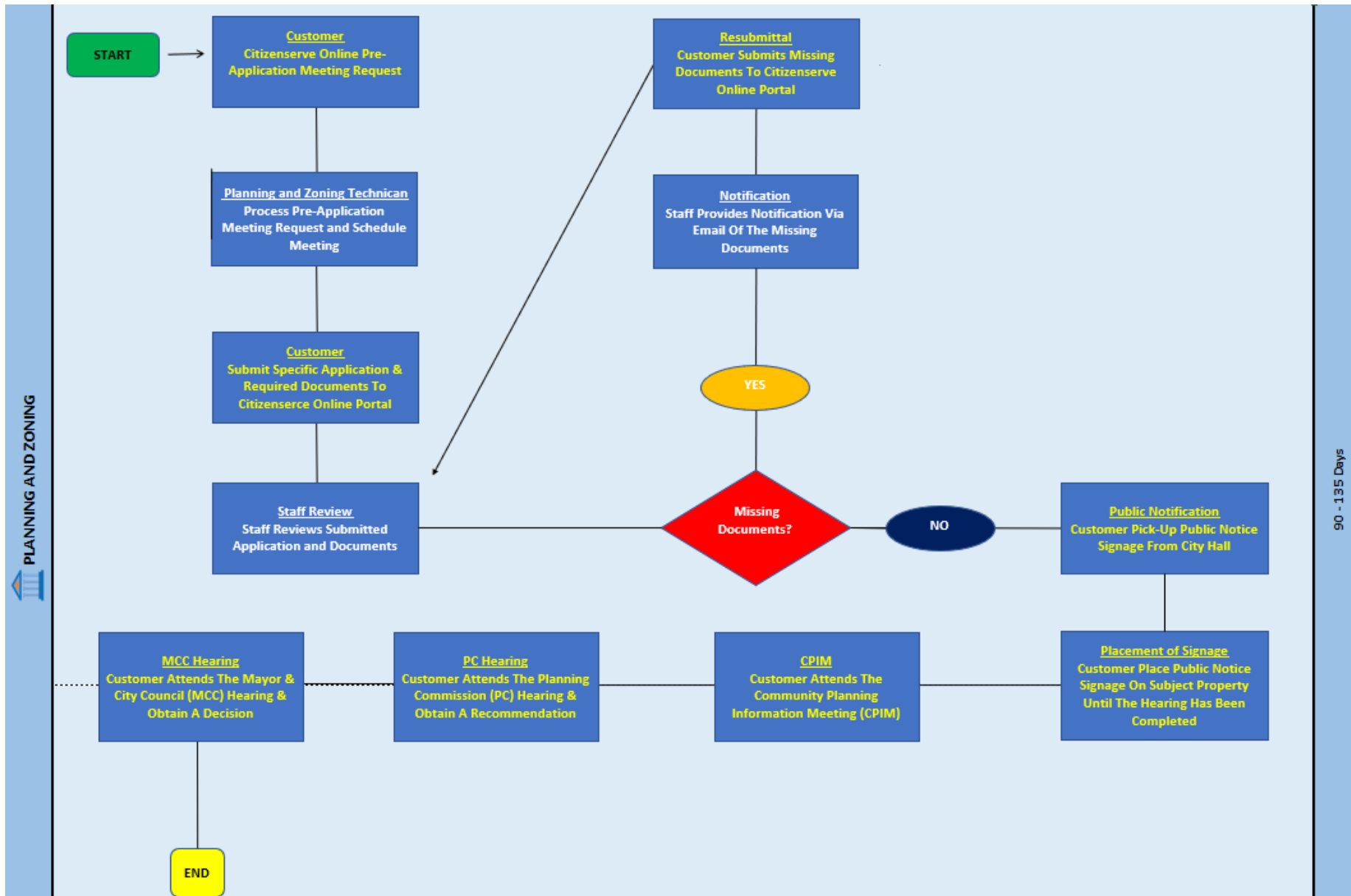
GRID NORTH



Sec. 4.2.58. – Short Term Vacation Rental

- A. No individual renting the property shall stay for longer than 30 consecutive days.
- B. The STVR shall not be operated in such a way as to change the residential character of the neighborhood in which it is located and shall comply with the noise ordinance.
- C. In every dwelling of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain not less than 70 square feet of floor area, and every room occupied for sleeping purposes by two occupants shall contain at least 120 square feet of floor area. Maximum occupancy limits for any overnight guests must not exceed two guests for every bedroom located in the STVR.
- D. Every Bedroom shall have a window facing directly and opening to the outdoors.
- E. Every bedroom shall have access to not less than one water closet and lavatory without passing through another bedroom. Every bedroom in an STVR shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.
- F. There shall also be provided at least one off-street parking space for each bedroom used as a part of the STVR.
- G. No signs or advertising are permitted to identify or advertise the existence of the STVR, beyond those otherwise allowed for the residential property.
- H. All STVR units shall be furnished with a telephone that is connected to a landline or similar type connection, including a voice over internet protocol, in order that 911 dispatch may be able to readily identify the address and/or location from where the call is made when dialed.
- I. A diagram depicting two eviction routes shall be posted on or immediately adjacent to every required egress door.
- J. No individual renting a STVR shall use the STVR for a special event, party, or temporary outdoor event. No owner or operator of a STVR shall permit a STVR to be used for a special event, party, or temporary event.
- K. It shall be unlawful to establish, operate, or cause to be operated a STVR in the city within 500 feet of another STVR, bed and breakfast, boarding house, Home stay bed and breakfast residence, hotel/motel, hotel/motel extended stay, personal care home, or child caring institution. Measurements for this subsection shall be made in a straight line without regard to intervening structures or objects, between the closest points on the property lines of the two uses.

Special Land Use Permit (SLUP) Process



Questions? Comments!



RZ23-010

6039 Hillandale Drive

Helen Simpson of Lowe
Engineers

Petitioner is seeking to rezone property for the expansion of an existing cemetery.



Facts and Background

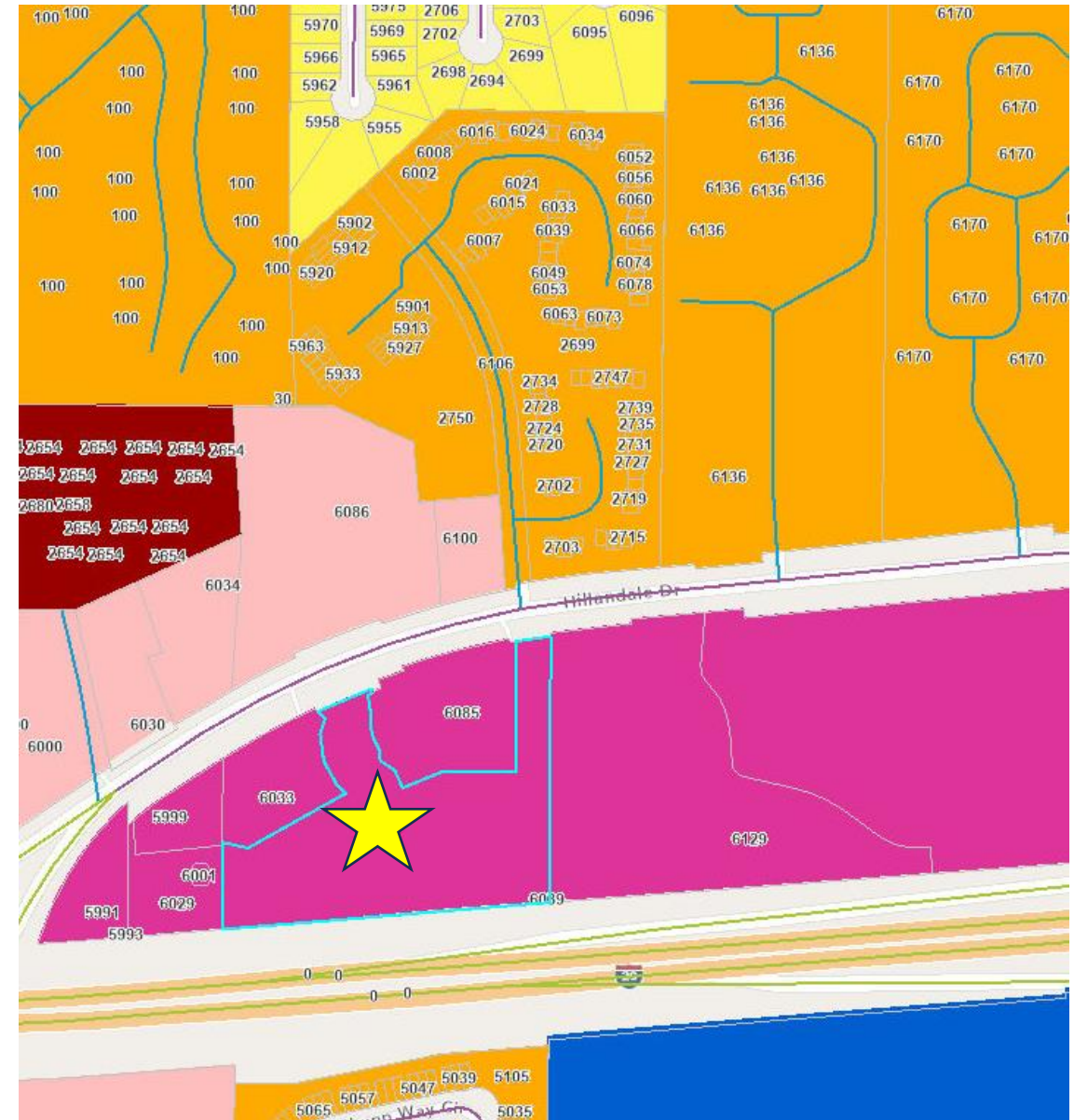
- Property is undeveloped
- The Applicant desires to combine subject property with adjacent property (6201 Hillandale Dr) to continue the operation of a cemetery
- 5.49 +/- acres of land
- Desires to rezone to R-100 to align zoning with adjacent property

Future Land Use/Character Area

City Center (CC)

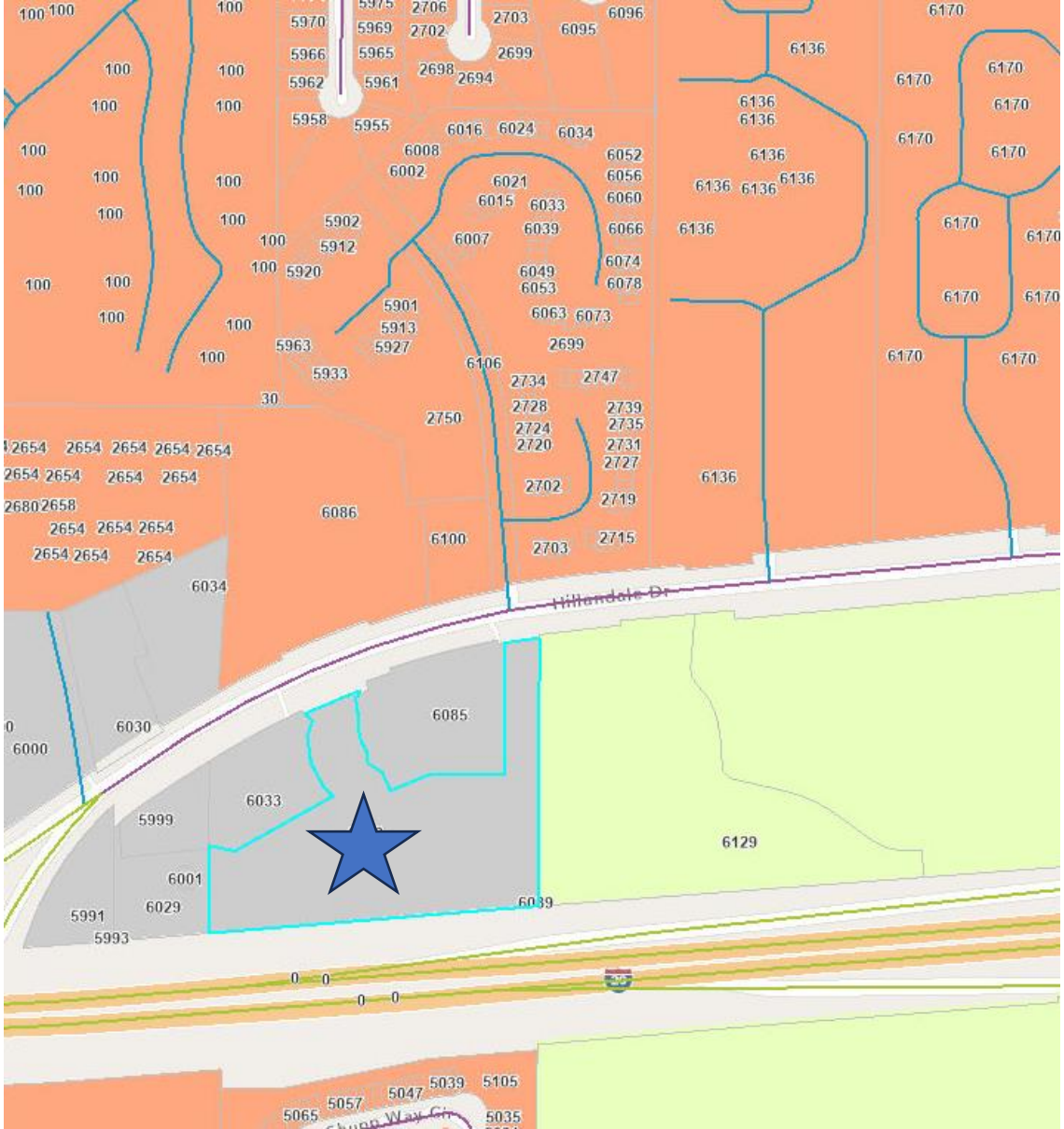
The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

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.

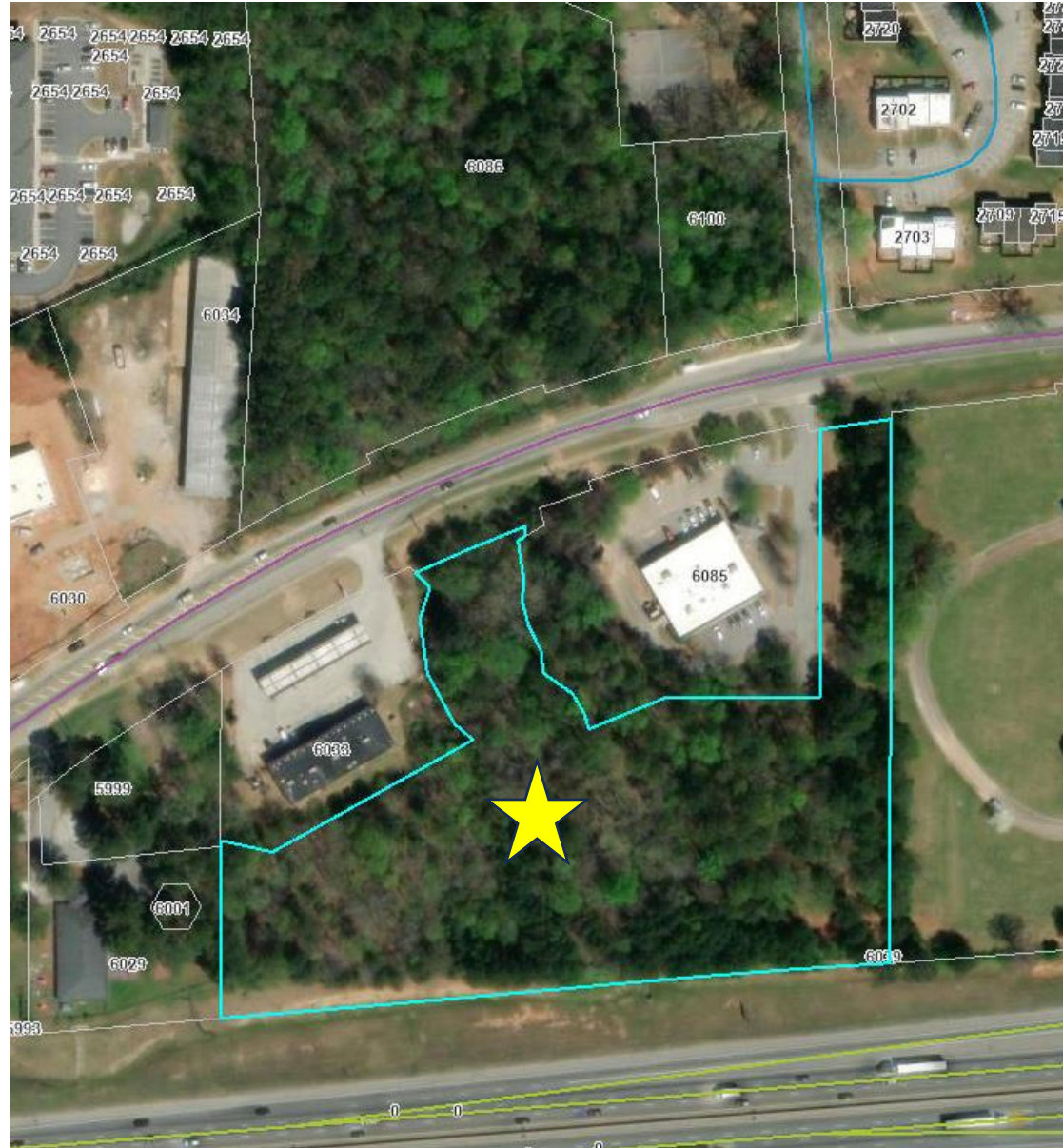


Zoning Map

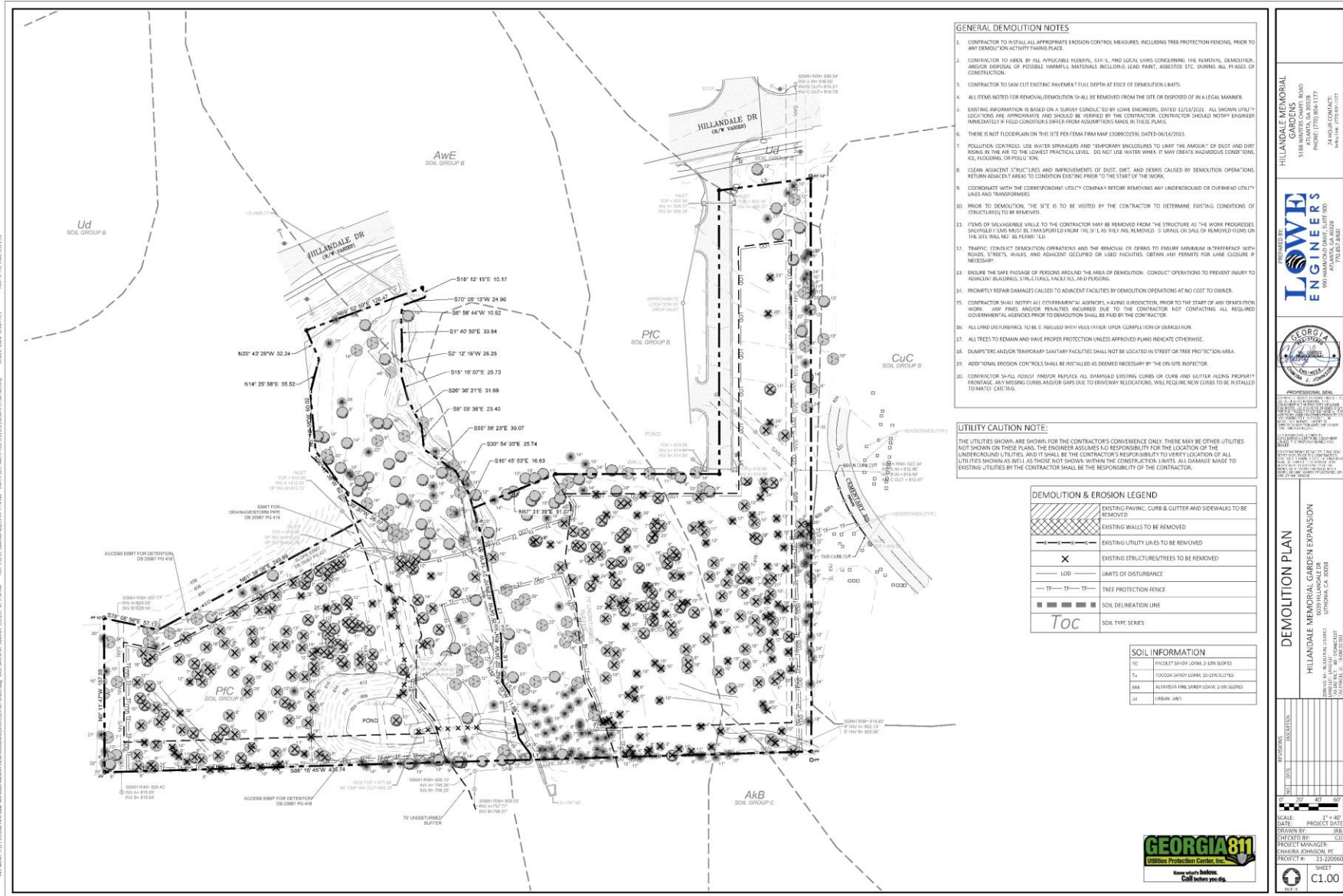
M Light Industrial

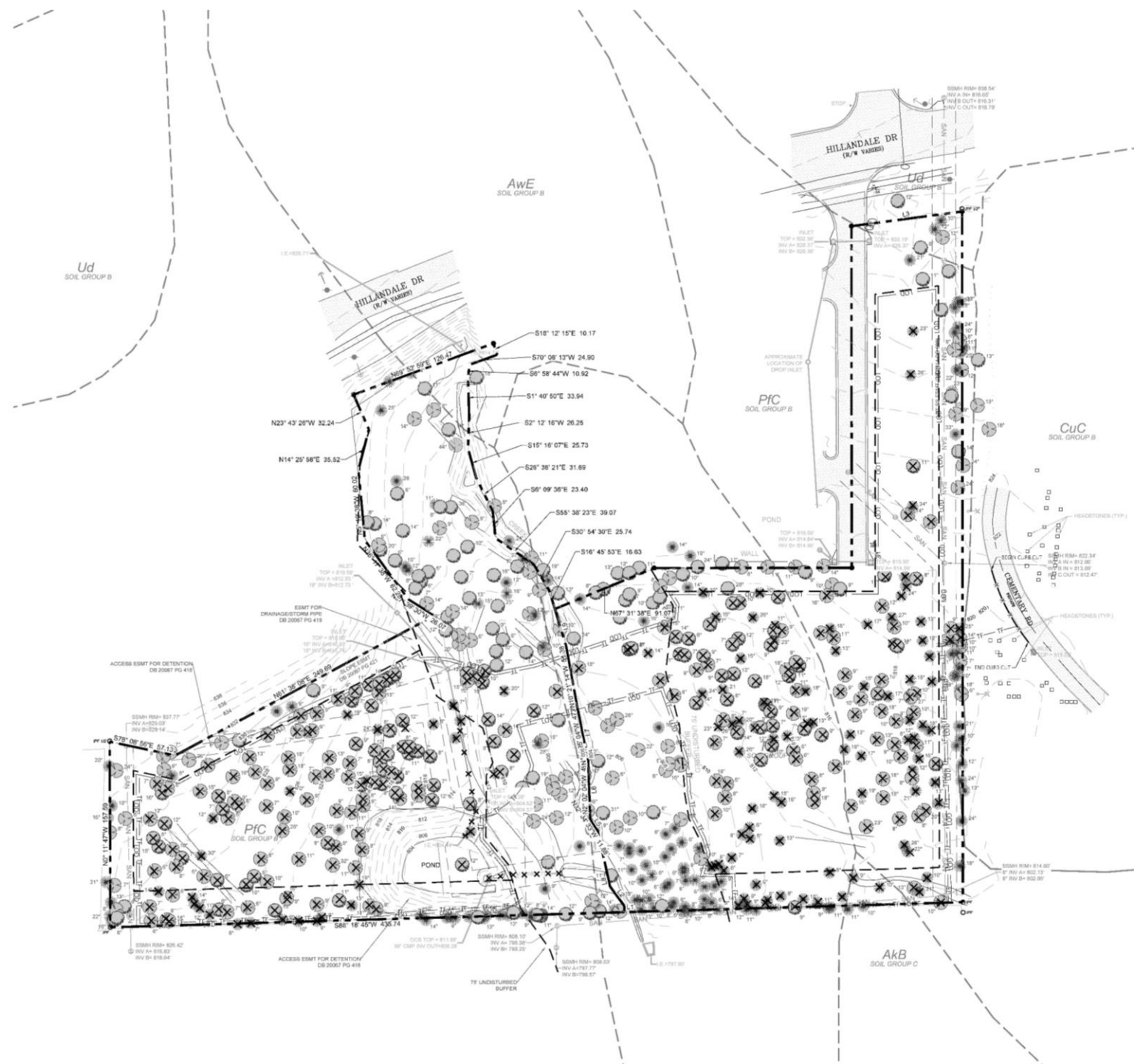


Aerial Map

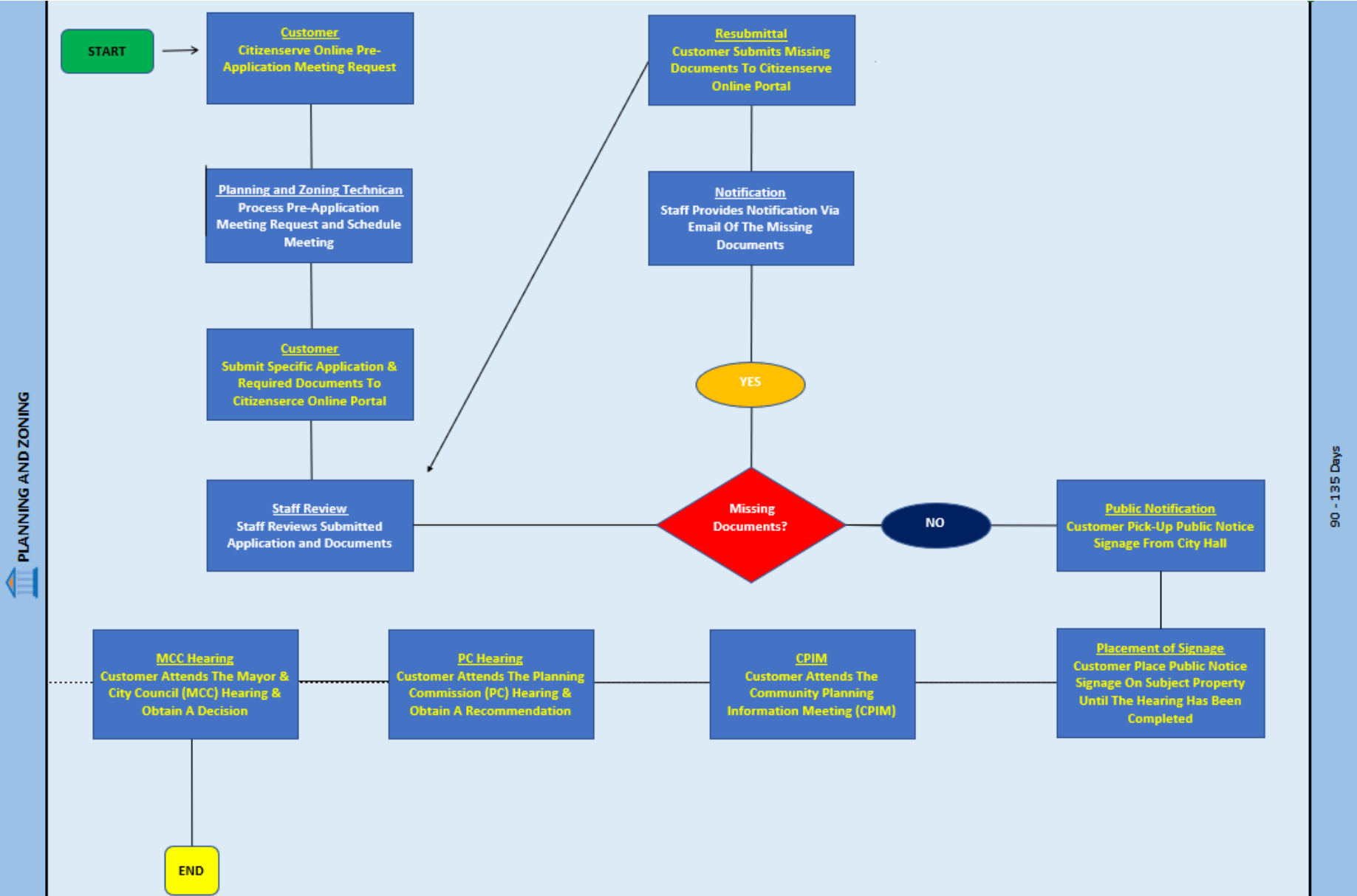


Submitted Survey





Rezoning (RZ) Process



Questions? Comments!



TMOD23-007 Micro Home Community (MHC)

City-Wide

Stonecrest Planning & Zoning
Department

Amendment to Stonecrest's Ordinance Chapter 27 (Zoning Ordinance), Article 2 (District Regulation), Article 3 (Overlay District Regulation), Article 4 (Use Regulations), Article 9 (definitions/Maps) regarding Micro Homes Communities



Facts and Background

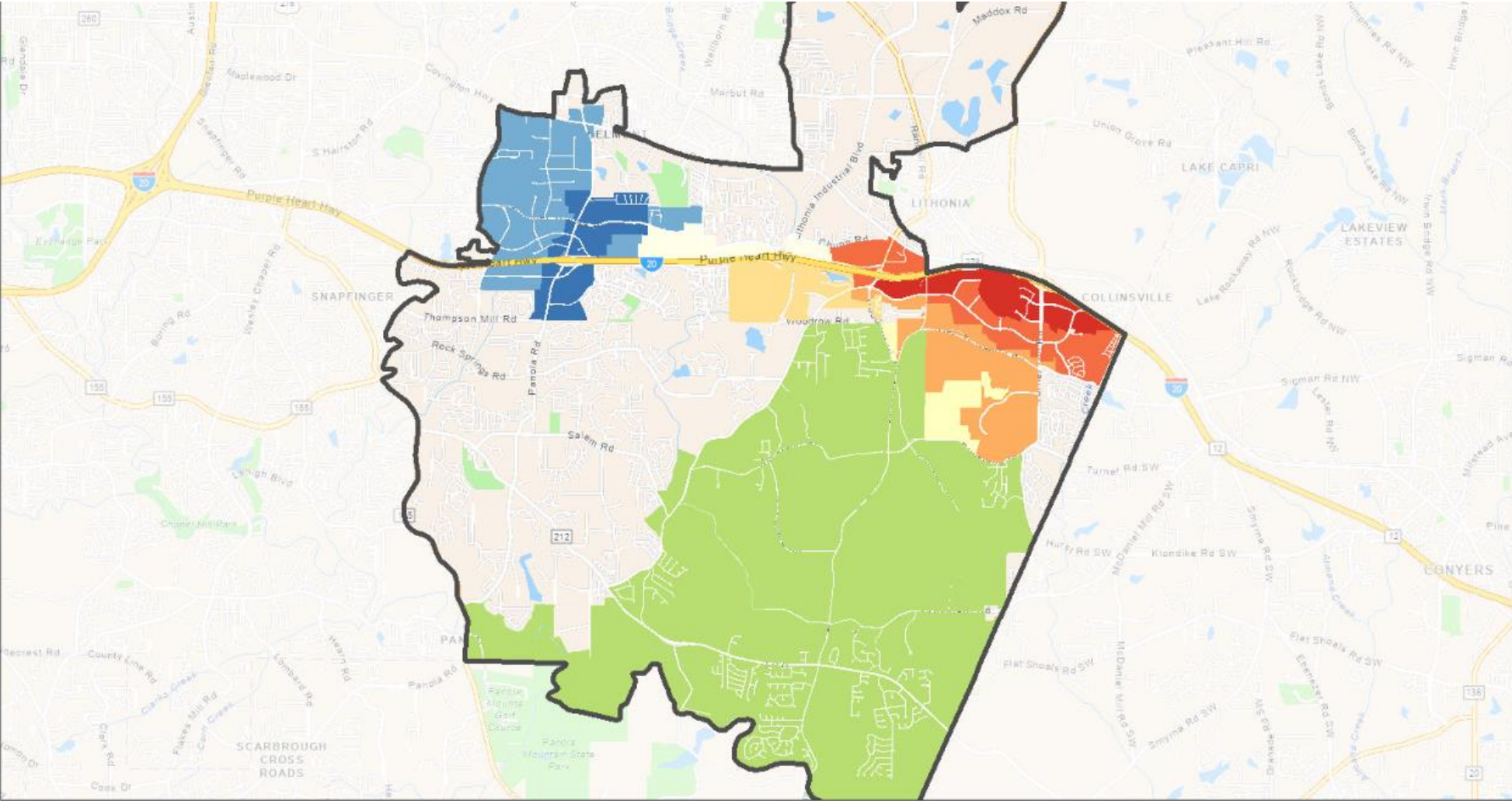
- City's Ordinance currently do not permitted any dwellings less that 800 square feet (cottages);
- City's current Comp Plan envisions on incorporating Tiny/Micro Homes into the city
- Staff is proposing amendment to the Stonecrest's Zoning Ordinance permit MHC in certain zoning districts

City's Comprehensive Plan

Land Use Designation		Use Description	Maximum Density Units/Acre	Permitted Districts
Conservation/Public	Conservation/Open Space (COS)	Passive Parks, Nature trails; Flood plains, Wetlands, Watersheds; Golf Courses; Athletic Fields; Amphitheaters	N/A	All
	Institutional/Public (IP)	Schools, Colleges, Hospitals, City Community and Recreation Centers, Public Cemeteries, City Hall, and Post Offices, Public & Civic Facilities and Public Parks, Places of Worship	Up to 8	ALL
Residential	Rural Residential (RR)	Low-density single family detached; Tiny Homes , Agricultural related; Cultural and Historic; Institutional	Up to 4	NS, RE, RLG, R100, RNC, MHP
	Suburban Neighborhood (SN)	SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic	Up to 8	OI, OIT, NS, RSM, R100, R85, R75, R60, RNC
	Urban Neighborhood (UN)	Townhomes; Multi-family; Neighborhood Rentals; Small Scale Retail/Commercial	Up to 12	MU1-3, C1, C2, RSM, R100-85, R75-60, MR1-2

Figure LU-08 – Character Area/Land Use Summary

Overlay Districts Map



12/4/2023, 12:46:18 PM

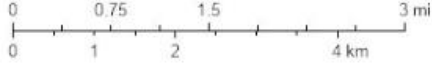
City Limits
Overlay Zoning

ARABIA MOUNTAIN OVERLAY DISTRICT
I-20 OVERLAY DISTRICT TIER 1

I-20 OVERLAY DISTRICT TIER 2
STONECREST OVD TIER 1
STONECREST OVD TIER 2
STONECREST OVD TIER 3

STONECREST OVD TIER 4
STONECREST OVD TIER 5
STONECREST OVD TIER 6 - VIEWSHED

1:72,224



Stonecrest, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Staff's Recommendation for Sec. 3.1.6.

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		
<p>"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</p> <p>*If Blank, check underlying zoning use table (4.1.3) *</p> <p>*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"</p>							In Mixed Use Development	In Mixed Use Development	In Mixed Use Development		See Section 4.2
RESIDENTIAL											
Dwellings											
Micro Home Community (MHC)	X					X	X	X	X	X	✓

Proposal

- Staff is proposing to allow Micro Home Communities in the following overlay districts by way of the underlying zoning districts:
 1. Stonecrest Area Overlay
 - a. Tier 2
 - b. Tier 3
 - c. Tier 4
 - d. Tier 5

Staff's Recommendation for Sec. 4.1.3.

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 4.2			
	RE	RLG	R-100	R-85	R-75	R-60	RS M	M R-1	M R-2	H R-1,2,3	M HP	R NC	O I	O I T	N S	C - 1	C - 2	O D	M	M - 2	M U-1	M U-2		M U-3	M U-4,5	
RESIDENTIAL																										
Dwellings																										
MICRO HOME COMMUNITY (MHC)										P																✓

Proposal

- Staff is proposing to permit Micro Home Communities by right only in the High Density Residential (HR 1, 2, and 3) Zoning Districts

Zoning District Name		Density (units/acre)
Small Lot Residential Mix	RSM	4—8
Medium Density Residential-1	MR-1	8—12
Medium Density Residential-2	MR-2	12—24
High Density Residential-1	HR-1	24—40
High Density Residential-2	HR-2	40—60
High Density Residential-3	HR-3	60—120

Staff's Recommendation for Sec. 4.2.49.

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.

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.

Staff's Recommendation for Sec. 4.2.49.

- 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.

Staff's Recommendation for Sec. 4.2.49.

- e. All utilities must be installed underground.**
- f. One and half (1.5) parking spaces per dwelling unit shall be provided.**
- g. All MHCs shall be governed by the State's Condominium Plat Ordinance.**

Proposal

- Staff is proposing to provide supplemental regulations for all Micro Home Communities (MHCs)

Staff's Recommendation for Sec. 9.3.1.

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).



Proposal

- Staff is proposing to establish definitions for the following:
 1. Micro House
 2. Micro Home Community (MHC)
 3. Site-Built Residential Dwelling (Stick-Built)

Questions? Comments!



Upcoming Meeting(s)

REZONING, SPECIAL LAND USE PERMIT, AND ZONING CONDITION MODIFICATION APPLICATION CYCLE			
SUBMITTAL DEADLINE	CPIM	PLANNING COMMISSION (PC)	MAYOR & CITY COUNCIL (MCC)
11/07/2023	12/14/2023	01/02/2024	01/22/2023
12/05/2023	01/11/2024	02/06/2024	02/26/2024
01/02/2024	02/08/2024	03/05/2024	03/25/2024
02/06/2024	03/14/2024	04/02/2024	04/22/2024
03/05/2024	04/11/2024	05/07/2024	05/27/2024
04/02/2024	05/09/2024	06/04/2024	06/24/2024
05/07/2024	06/13/2024	07/02/2024	07/22/2024
06/04/2024	07/11/2024	08/06/2024	08/26/2024
07/02/2024	08/08/2024	09/03/2024	09/23/2024
08/06/2024	09/12/2024	10/01/2024	10/28/2024
09/03/2024	10/10/2024	11/05/2024	11/25/2024
10/01/2024	11/14/2024	12/03/2024	TBA
11/05/2024	12/12/2024	01/07/2025	01/27/2025

REZONING, SPECIAL LAND USE PERMIT, ZONING CONDITION MODIFICATION APPLICATION CYCLE

PLANNING COMMISSION MEETS EVERY 1ST TUESDAY OF THE MONTH

HEARING STARTS AT 6:00 PM IN CITY COUNCIL CHAMBERS

Upcoming Meeting(s)

VARIANCE APPLICATION CYCLE		
SUBMITTAL DEADLINE	CPIM	ZONING BOARD OF APPEALS (ZBA)
11/07/2023	12/14/2023	01/16/2024
12/05/2023	01/11/2024	02/20/2024
01/02/2024	02/08/2024	03/19/2024
02/06/2024	03/14/2024	04/16/2024
03/05/2024	04/11/2024	05/21/2024
04/02/2024	05/09/2024	06/18/2024
05/07/2024	06/13/2024	07/16/2024
06/04/2024	07/11/2024	08/20/2024
07/02/2024	08/08/2024	09/17/2024
08/06/2024	09/12/2024	10/18/2024
09/03/2024	10/10/2024	11/19/2024
10/01/2024	11/14/2024	12/17/2024
11/05/2024	12/12/2024	01/21/2025

VARIANCE APPLICATION CYCLE

ZONING BOARD OF APPEALS MEETS EVERY 3RD TUESDAY OF THE MONTH

HEARING STARTS AT 6:30 PM IN CITY COUNCIL CHAMBERS



THE CITY OF

STONECREST

GEORGIA