

**CITY OF STONECREST
PUBLIC HEARING: MONDAY, NOVEMBER 22, 2021 AT 6:00 P.M. *VIRTUAL
MEETING
STONECREST CITY HALL, 3120 STONECREST BLVD, SUITE 155
STONECREST, GA 30038**

The following petitions/amendments within the City of Stonecrest are scheduled for Public Hearings as stated above.

Citizens wishing to activity participate and make a comment during the public hearing portion of the meeting please submit their request via email address cityclerk@stonecrestga.gov by noon the day of the hearing, November 22, 2021, and a zoom link for the meeting will be sent to you, or you also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

LAND USE PETITION: RZ-21-003
PETITIONER: APEX Land Company, LLC
LOCATION: 3177 Panola Road and 5207 Thompson Mill Road

PROPOSED AMENDMENT: Proposed rezoning from NS (Neighborhood Shopping) and R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) for the development of a 65-unit townhome community.

LAND USE PETITION: RZ-21-007
PETITIONER: City of Stonecrest, Planning & Zoning Dept.
LOCATION: 17 parcels of land east of Klondike Rd and Plunkett Rd, south of Hayden Quarry Road, and north of Rockland Road

Parcel ID	Address
16 139 02 010	6815 Hayden Quarry Road
16 139 02 017	3216 Klondike Road
16 139 02 020	3220 Klondike Road
16 139 02 008	3230 Klondike Road
16 139 02 016	3240 Klondike Road
16 139 02 007	3278 Klondike Road
16 139 02 019	3304 Klondike Road
16 140 03 018	3280 Plunkett Road
16 140 03 027	3310 Plunkett Road
16 140 03 016	3350 Plunkett Road
16 140 03 019	3332 Plunkett Road
16 140 03 020	3418 Plunkett Road
16 140 03 028	3466 Plunkett Road
16 140 03 008	6900 Rockland Road
16 140 03 026	6914 Rockland Road
16 141 06 001	3582 Plunkett Road

16 141 06 002	6888 Rockland Road
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PROPOSED AMENDMENT: Proposed rezoning from Stonecrest Area Overlay, Tier 5 to Arabia Mountain Conservation Overlay

LAND USE PETITION: RZ-21-008
 PETITIONER: ACE Homes LLC
 LOCATION: 2241 South Stone Mountain Lithonia Road

PROPOSED AMENDMENT: Rezoning of 2241 South Stone Mountain Lithonia Road (part) from C-1 (Local Commercial) to MR-1 (Medium Density Residential), and change in conditions for a proposed Medium Density Residential (MR-1) development at 2241 South Stone Mountain Lithonia Road, 2261 South Stone Mountain Lithonia Rd, and 1780 Phillips Rd.

LAND USE PETITION: TMOD-21-008
 PETITIONER: Planning & Zoning Department
 LOCATION: Citywide

PROPOSED AMENDMENT: Amendments to Stonecrest Zoning Ordinance, Chapter 27 Article 7 – Administration regarding application procedures, training requirements for commission and board members, and public notification of the rezoning and building activity.

LAND USE PETITION: TMOD-21-009
 PETITIONER: Planning & Zoning Department
 LOCATION: Citywide

PROPOSED AMENDMENT: Amendment to the Stonecrest Code of Ordinance, Chapter 4 – Alcoholic Beverages, and Chapter 27 – Zoning Ordinance to further define and regulate special events, temporary outdoor events, late-night establishments, and similar uses.

LAND USE PETITION: TMOD-21-010
 PETITIONER: Planning & Zoning Department
 LOCATION: Citywide

PROPOSED AMENDMENT: Amendment to Stonecrest Zoning Ordinance, Chapter 27 to add a list of prohibited uses, and to clarify and update the uses allowed in the industrial zoning districts.

LAND USE PETITION:

TMOD-21-011

PETITIONER:

Planning & Zoning Department

LOCATION:

Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27 to remove language encouraging residential conversion of industrial buildings and allowing residential construction in industrial zoning districts.

LAND USE PETITION:

TMOD-21-012

PETITIONER:

Planning & Zoning Department

LOCATION:

Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 6 - Parking to amend the parking regulations concerning gravel truck parking lots.