

City of Stonecrest  
Planning Commission (PC)  
March 5, 2024  
6PM

Planning and Zoning Department  
[Planning-Zoning@stonecrestga.gov](mailto:Planning-Zoning@stonecrestga.gov)



RZ 24-001

6039 Hillandale Drive

Helen Simpson  
Lowe Engineers

The applicant is seeking to rezone property from  
M-Light Industrial to R-100 Residential Medium Lot



# Facts and Background

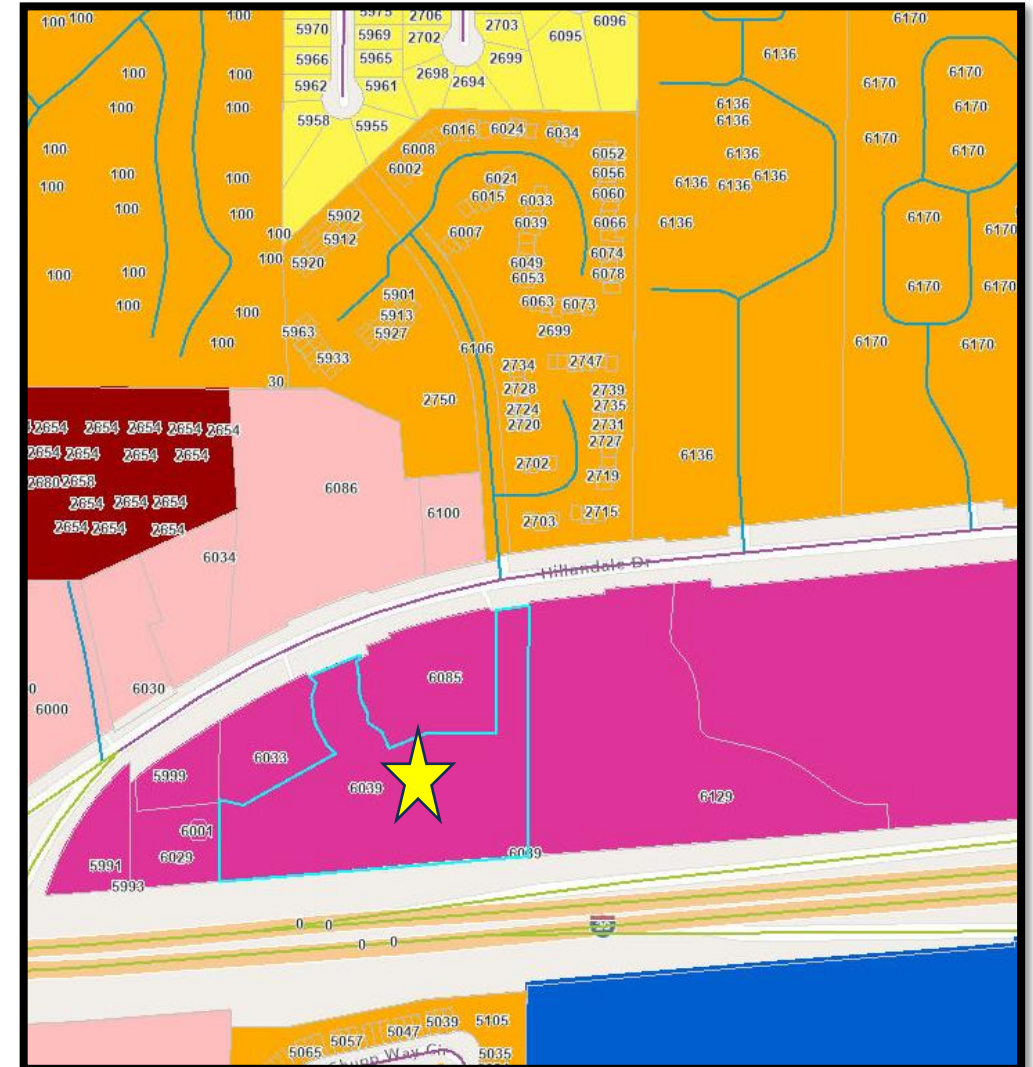
- Request to rezone from M (Light Industrial) to R-100 (Residential Medium Lot.)
- Property is currently undeveloped.
- 5.49 +/- acres

# Future Land Use/Character Area

## City Center (CC)

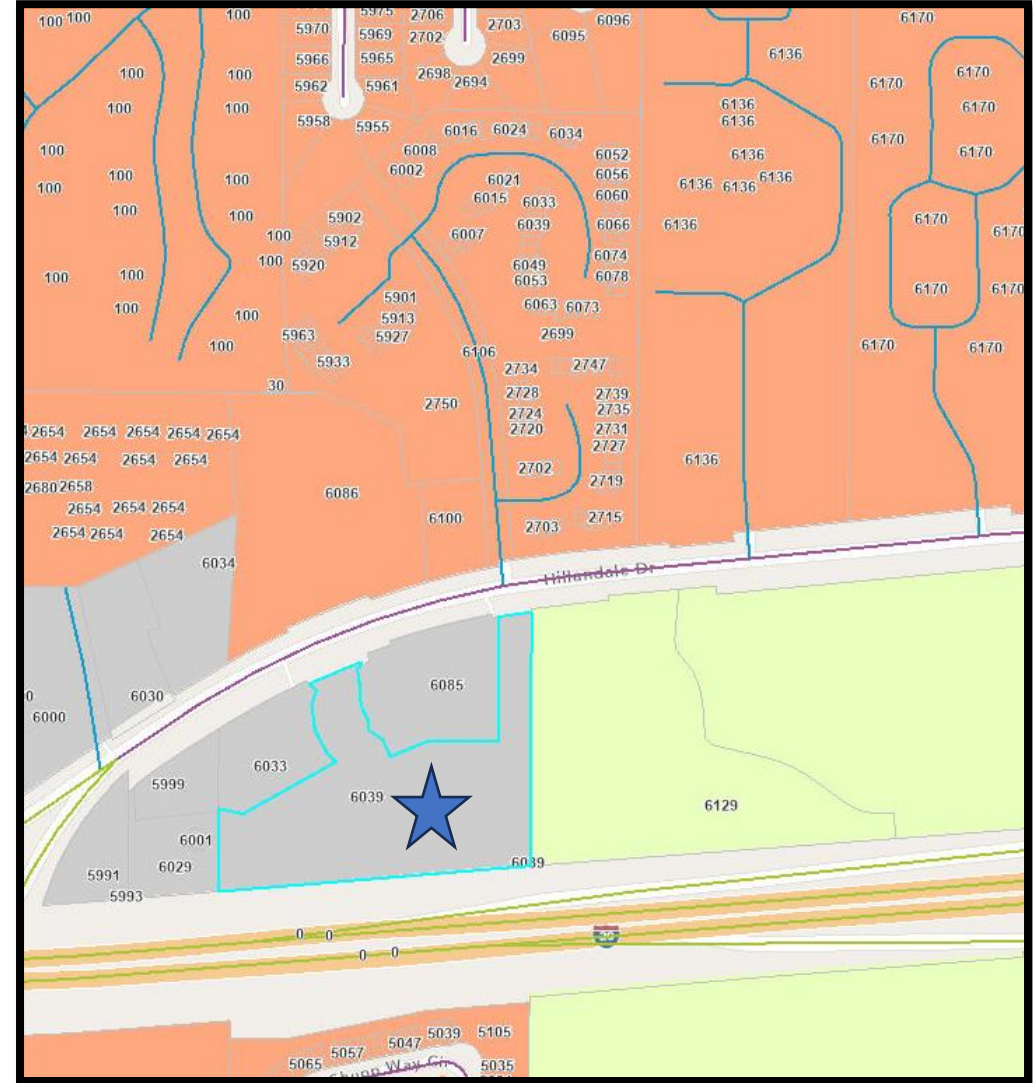
The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

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.



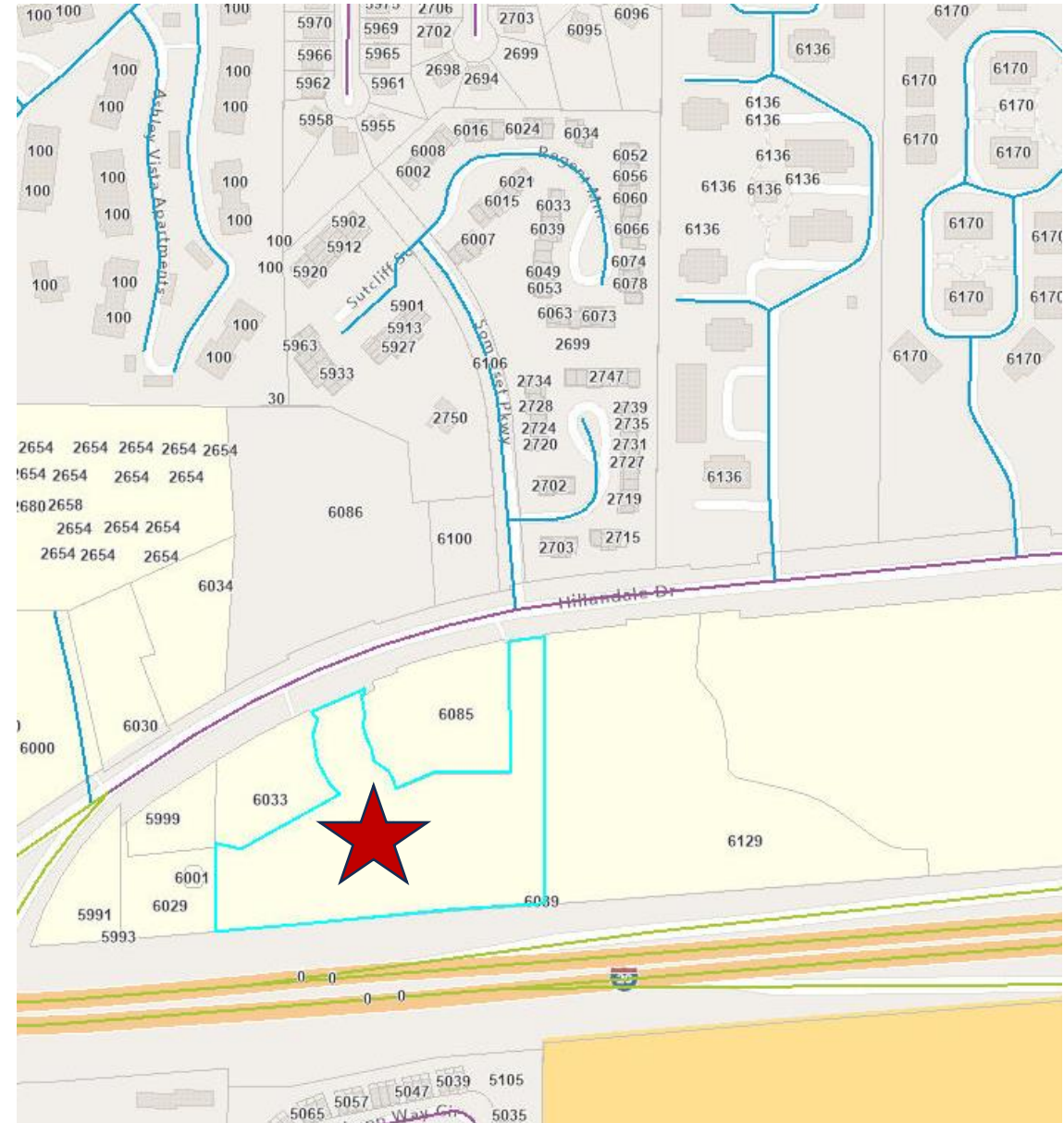
# Zoning Map

## M Light Industrial



# Overlay District Map

## Stonecrest OVD Tier 6



# Aerial Maps

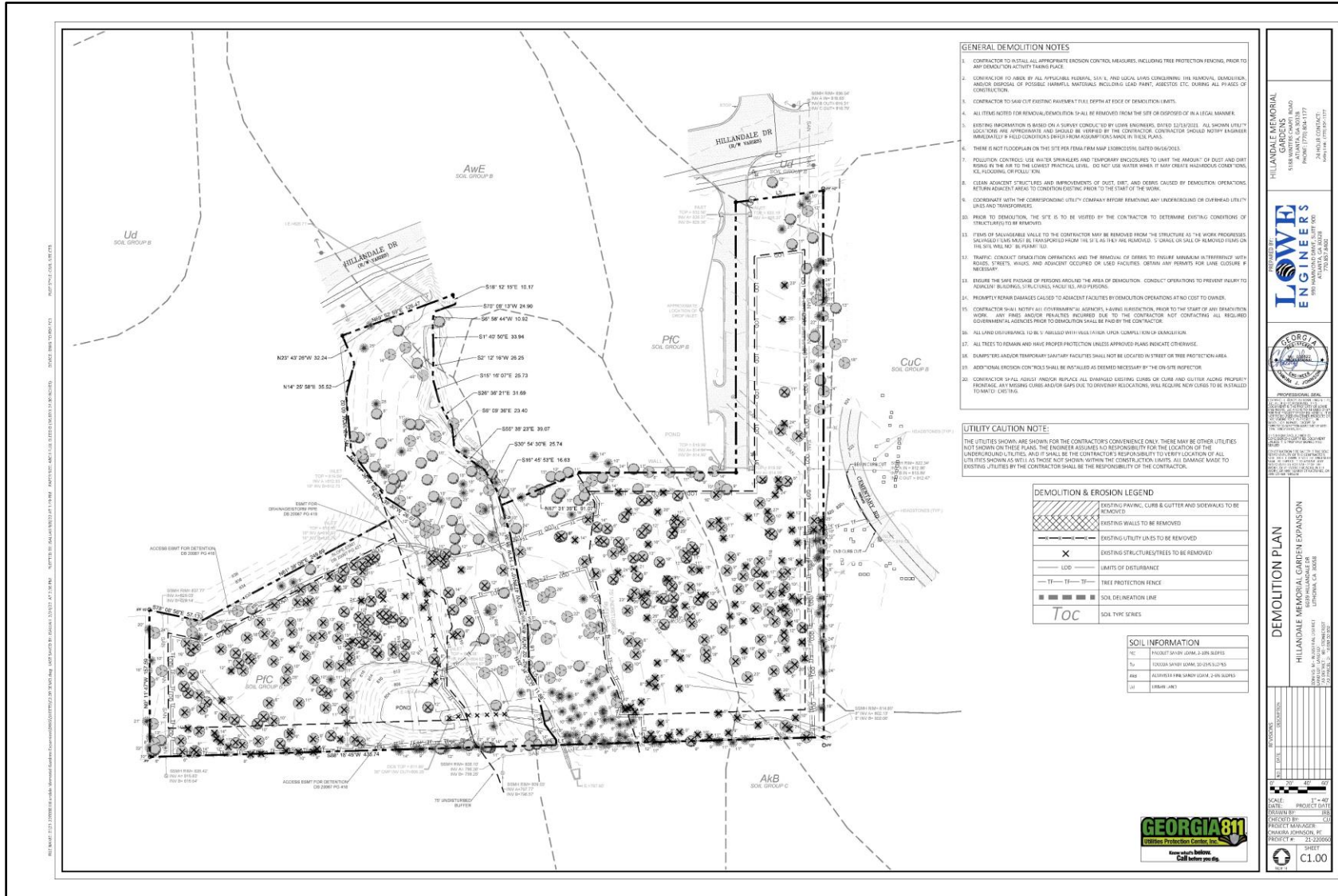


**RZ 24 001 6039 Hillandale Drive**



02/03/2023

# Submitted Survey



**LOWE ENGINEERS**  
1515 WINDY CHERRY ROAD  
SUITE 100  
MARIETTA, GA 30067  
PHONE: (770) 574-1177  
FAX: (770) 574-1178  
WWW.LOWEENGINEERS.COM

**GEORGIA 811**  
Utility Protection Center, Inc.  
www.georgia811.com  
Call before you dig.

**DEMOLITION PLAN**  
HILLENDALE MEMORIAL GARDEN EXPANSION  
DANIEL JAMES JR. BARRIERS  
LITHONIA, GA 30058  
PROJECT NO. 23-00000  
SHEET C1.00



# Recommendations

---

Staff recommends **APPROVAL** of the rezoning request.

# Questions? Comments?

RZ24-001

6039 Hillandale Drive

Helen Simpson  
Lowe Engineers

The applicant is seeking to rezone property from  
M-Light Industrial to R-100 Residential Medium Lot



# **STONECREST COMPREHENSIVE PLAN 5-YEAR UPDATE**



