

Planning Commission (PC)

Planning and Zoning Dept.

January 2, 2024



Comprehensive Plan Update Schedule

Date	Event/Meeting	Location	Time
January 2, 2024	Planning Commission Meeting #1	City Hall	6 PM
January 22, 2024	City Council Meeting #1	City Hall	6 PM
January 25, 2024	Community Meeting #1	Browns Mill Recreation Center	6 PM
February 8, 2024	Community Meeting #2	Dope Coffee Roastery & Brewery	6 PM
February 20, 2024	Community Meeting #3	Stonecrest Library	6 PM
February 22, 2024	Community Meeting #4	Farrington Elementary School	6 PM
February 27, 2024	Community Meeting #5	Browns Mill Recreation Center	6 PM
February 29, 2024	Community Meeting #6	New Birth Missionary Baptist Church	6 PM
April 4, 2024	Community Meeting #7	City Hall	6 PM
May 9, 2024	CPIM (Community Planning Information Meeting)	City Hall	6 PM
June 4, 2024	Planning Commission #2	City Hall	6 PM
June 24, 2024	City Council Meeting #1	City Hall	6 PM

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.

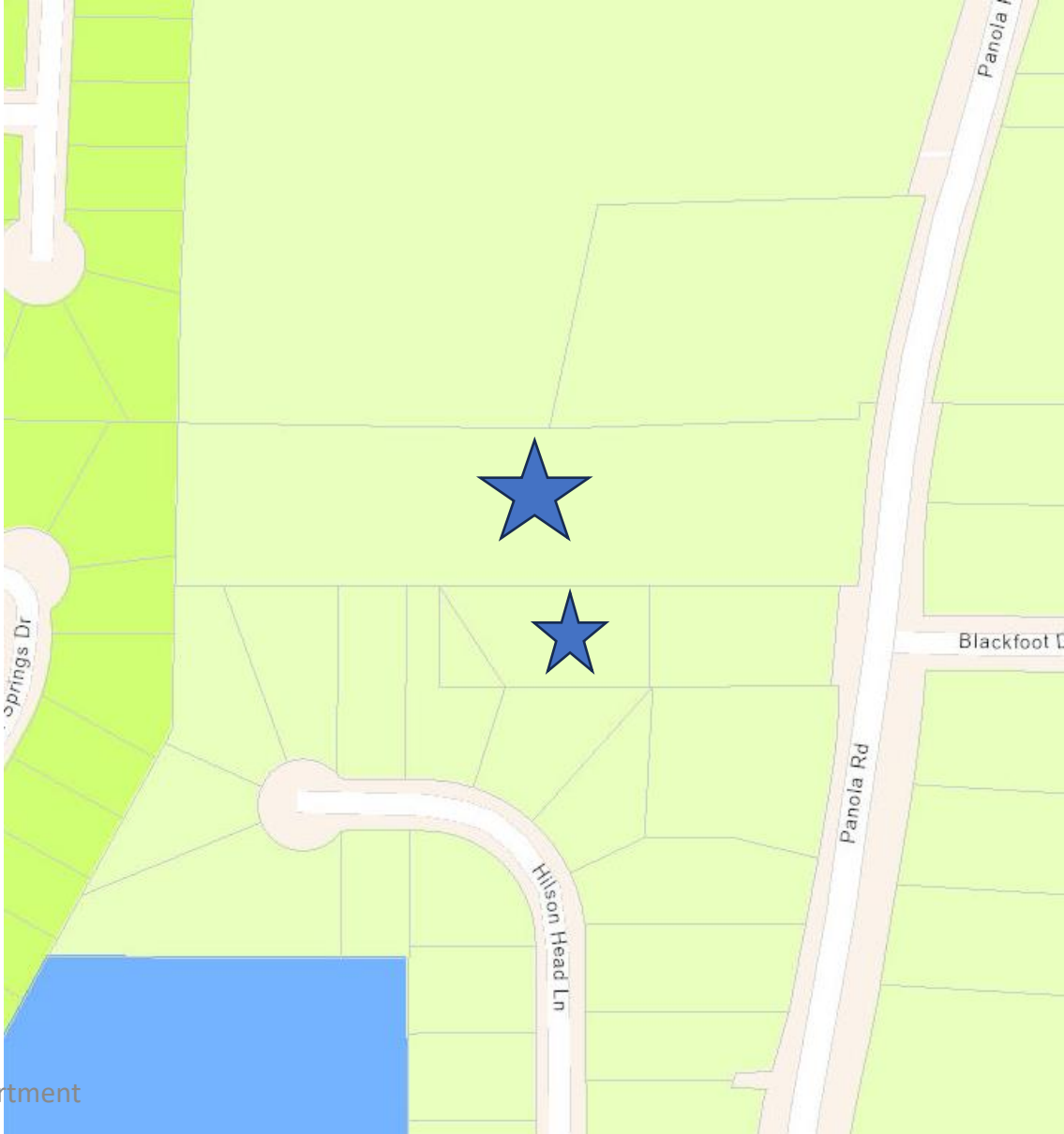


Facts and Background

- 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 150 seats (Originally 300 seats)
 - Applicant informed staff of the changed during the December 14th CPIM
- Total acres is 3.7 +/-
- The Applicant went before Mayor and City Council (MCC) on November 27, 2023
- MCC informed staff to take the Applicant through the entire process again to ensure the community concerns were heard by Applicant and staff
- 3 existing Places of Worship within a one-mile radius

Zoning Map

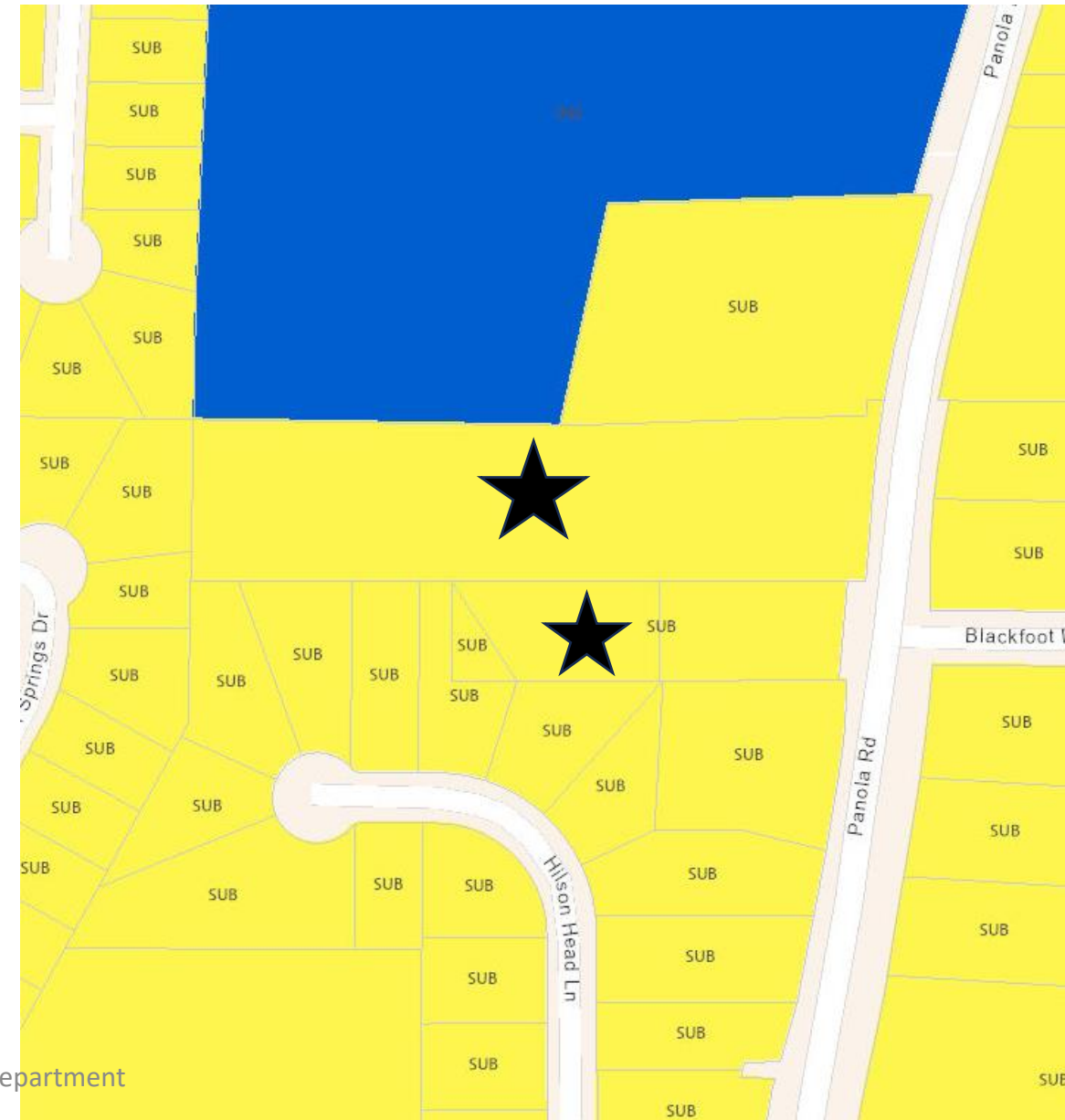
R-100 Residential Medium Lot



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.



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	✓



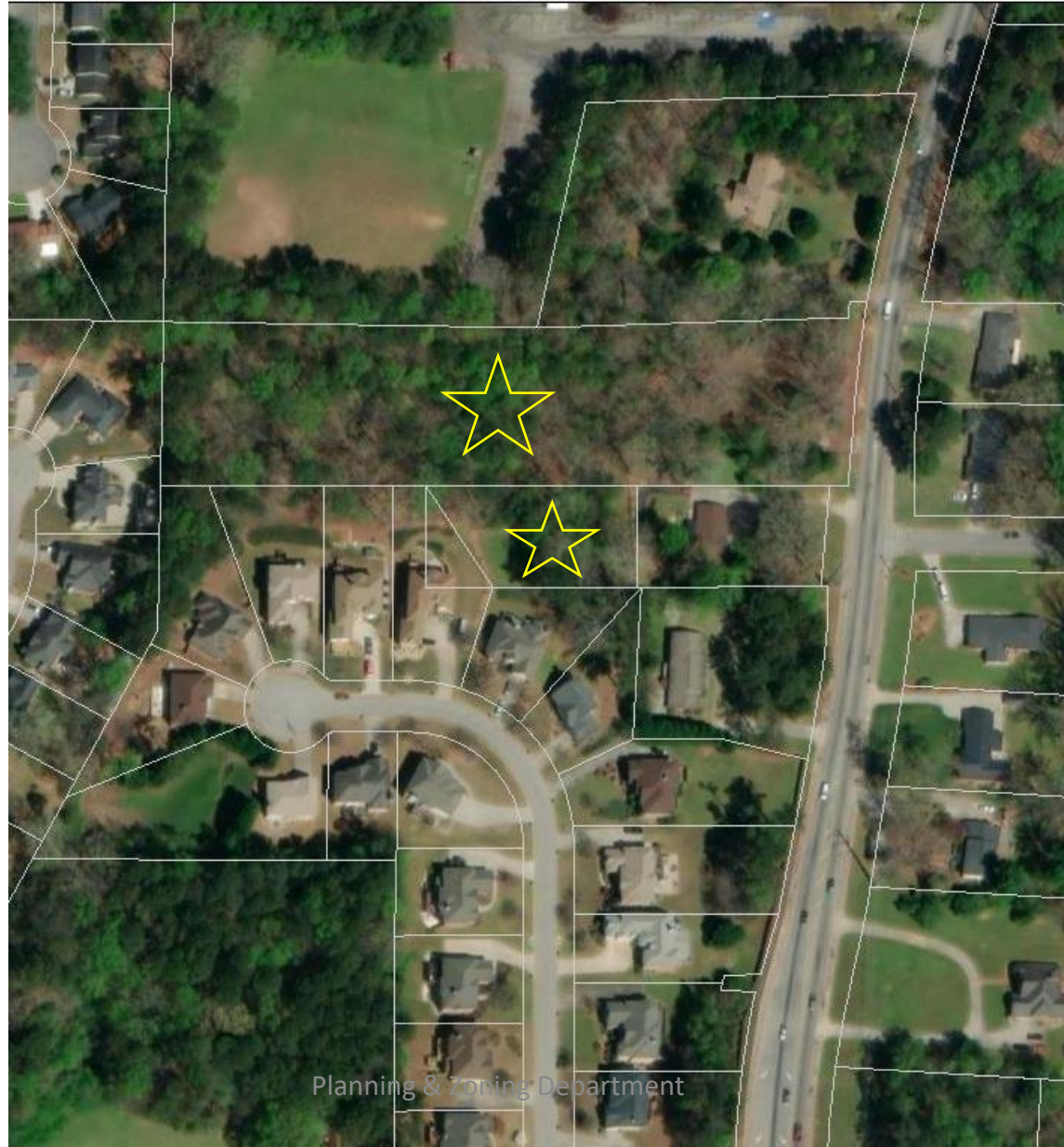
Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

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

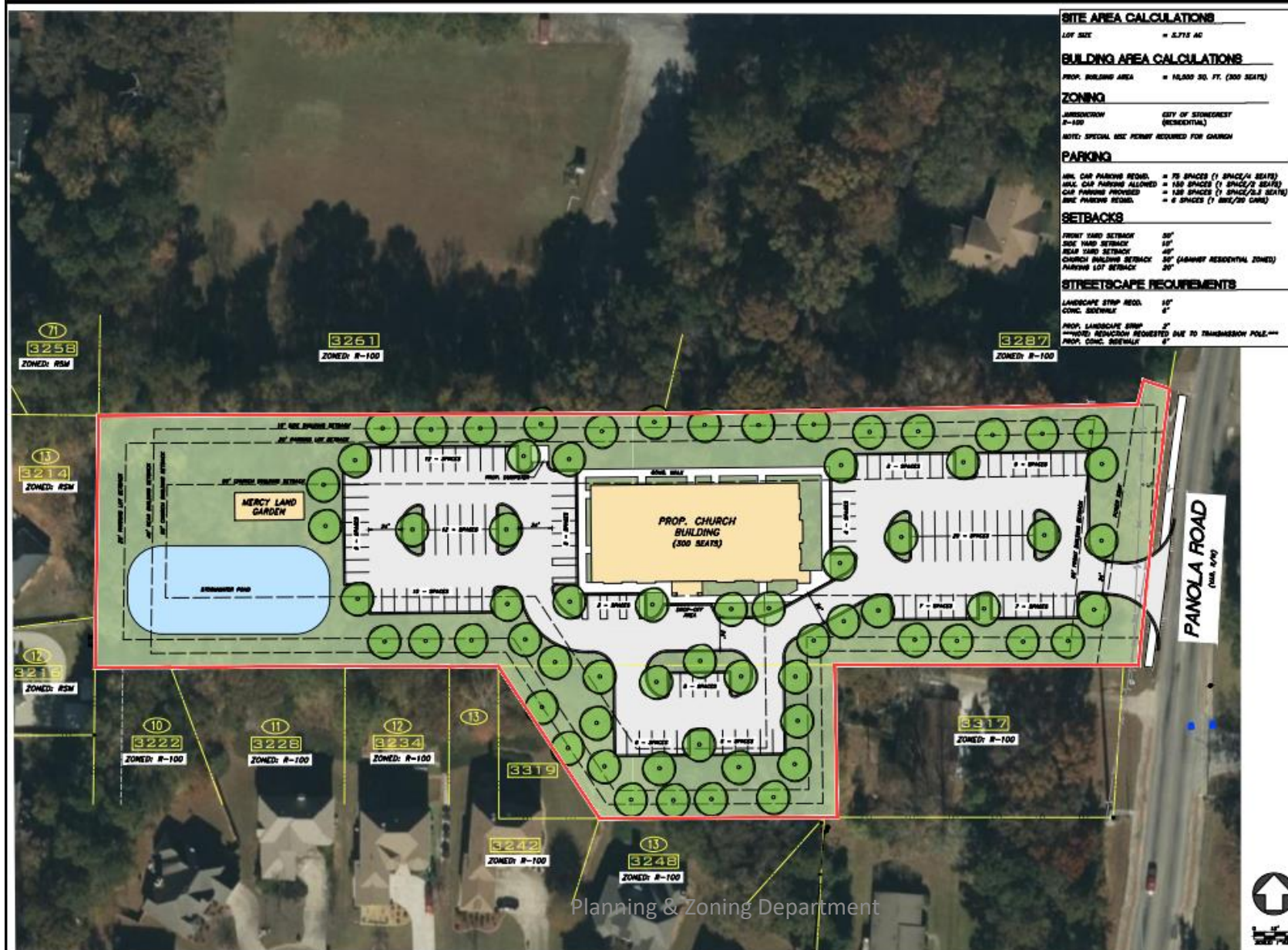
- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 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.



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 = 150 SPACES (1 SPACE/2 SEATS)
 CAR PARKING PROVIDED = 128 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

1100 WOODBURN
 ATLANTA, GA 30338
 (404) 266-1648
 jdm@jdmconsultants.com
 jdmconsultants@gmail.com

THE OWNER OF THE PROPERTY OF JDM CONSULTANTS, LLC, IS TO BE BOUND BY THE TERMS AND CONDITIONS OF THE ORIGINAL AND ANY AMENDMENTS TO THE ORIGINAL AGREEMENT OF PROFESSIONAL SERVICES AND/OR ANY OTHER AGREEMENTS OR INSTRUMENTS IN AND FORM BY HEREIN ELECTRONIC, MECHANICAL, PHOTOCOPYING OR OTHERWISE IN PART BY THE REPRESENTATION OF JDM CONSULTANTS, LLC.

NO. DATE DESCRIPTION

NO. DATE DESCRIPTION

PROJECT:
CELESTIAL CHURCH OF CHRIST
 3208 S. 2713 PANOIA 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: DJ
 CHECKED BY: DJ
 APPROVED BY: JDM

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

SHEET:
CSP3

www.jdmconsultants.com
 1100 WOODBURN
 ATLANTA, GA 30338
 (404) 266-1648



Submitted Site Plan



Submitted Renderings and Elevations

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



CLIENT:

CELESTIAL CHURCH OF CHRIST
PASTOR FAMA KINWA

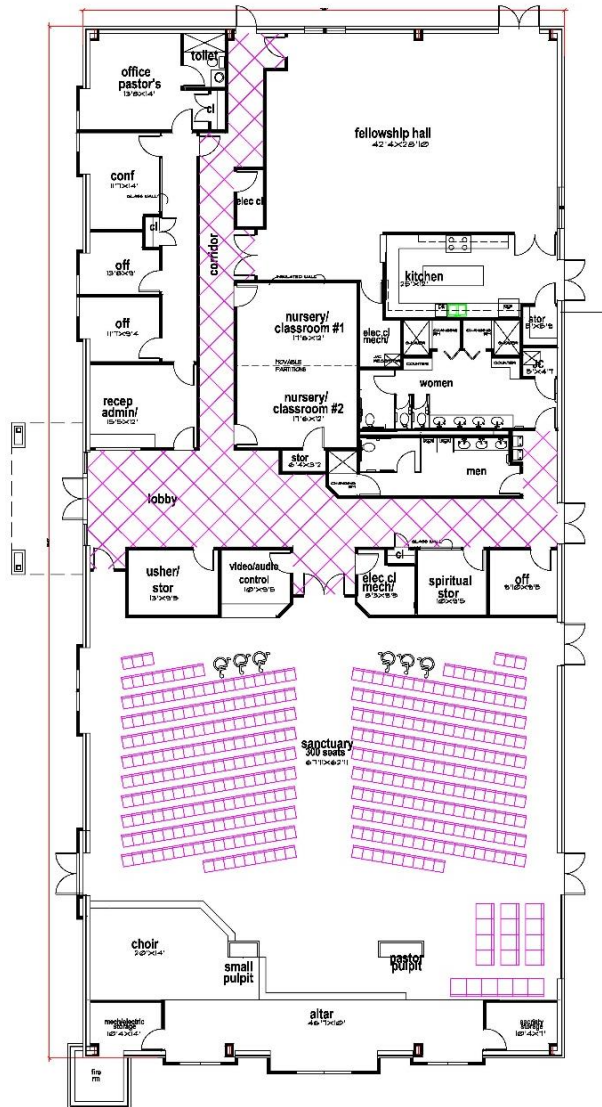
ARCHITECT


BOYE ARCHITECTURE

100% PRELIMINARY DESIGN SUBMITTAL - MAY 31, 2023

Planning & Zoning Department

Submitted Renderings and Elevations



FIRST FLOOR PLAN-
1/8"=1'-0"
FIRST FLOOR AREA - 10,500 SF



RIGHTSIDE ELEVATION
1/8"=1'-0"



FRONT ELEVATION
1/8"=1'-0"

NO.	REV.	DATE

**NEW SANCTUARY
CELESTIAL CHURCH OF
CHRIST**
3309 & 3313 PANOLA RD,
STONECREST, GA



ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING

3880 LENOX ROAD,
SUITE 1270
ATLANTA, GA 30328
TEL: 478.355.8514
WWW.BOYEHOWPLANS.COM
WWW.BOYECORP.COM

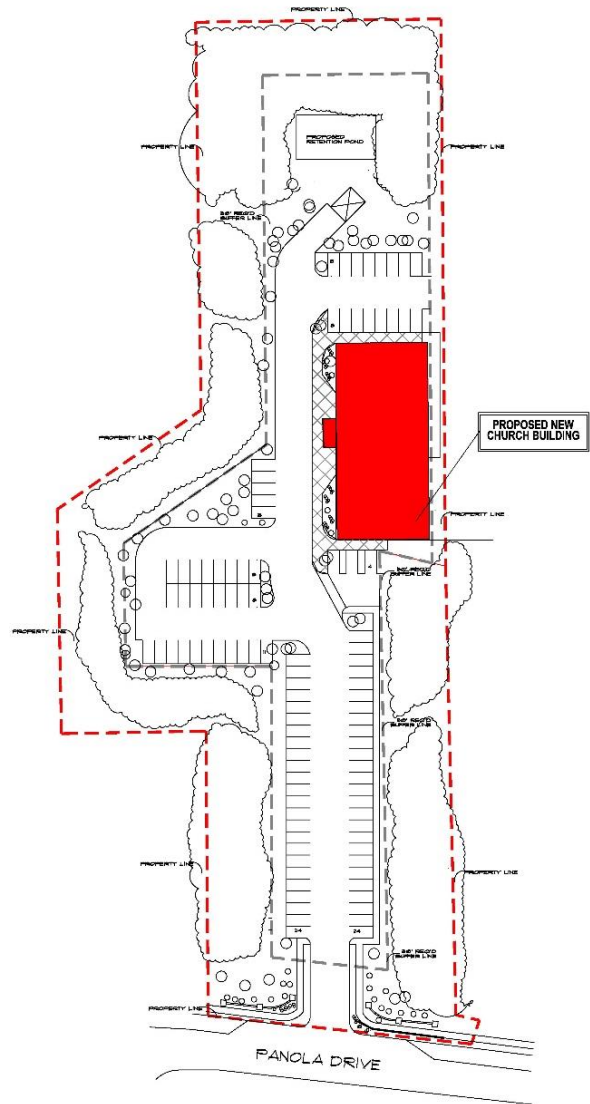
NOT RELEASED FOR
CONSTRUCTION
50%
PRELIMINARY DESIGN

DATE: 6/19/23
PROJECT NO.: 2020-24
DRAWN BY: CRMA
CHECKED BY: BA

FLOOR
PLAN

A-1

Submitted Renderings and Elevations



PROPOSED CONCEPTUAL SITE PLAN

1/4" = 1'-0" (Scale)
~ 3.192 ACRES
100 PARKING SPACES



Planning & Zoning Department

NO.	REV.	DATE	BY

**NEW SANCTUARY
CELESTIAL CHURCH OF
CHRIST**
3309 & 3313 PANOLA RD,
STONECREST, GA



ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING

3560 LENOX ROAD,
SUITE 1370
ATLANTA, GA 30328
TEL: 478.355.8314

WWW.BOYESHOWPLANS.COM
WWW.BOYEARCHITECTURE.COM

NOT RELEASED FOR
CONSTRUCTION
50%
PRELIMINARY DESIGN

DATE: 9/15/17
PROJECT NO.: 2020-24
DRAWN BY: DWA
CHECKED BY: DA

PRELIM
SITE
PLAN

A-2

Staff's Recommendation

Staff recommends **DENIAL** for the following reason(s):

1. The applicant has not submitted the requested updated site-plan; and
2. The applicant has not submitted the requested updated letter of intent.

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

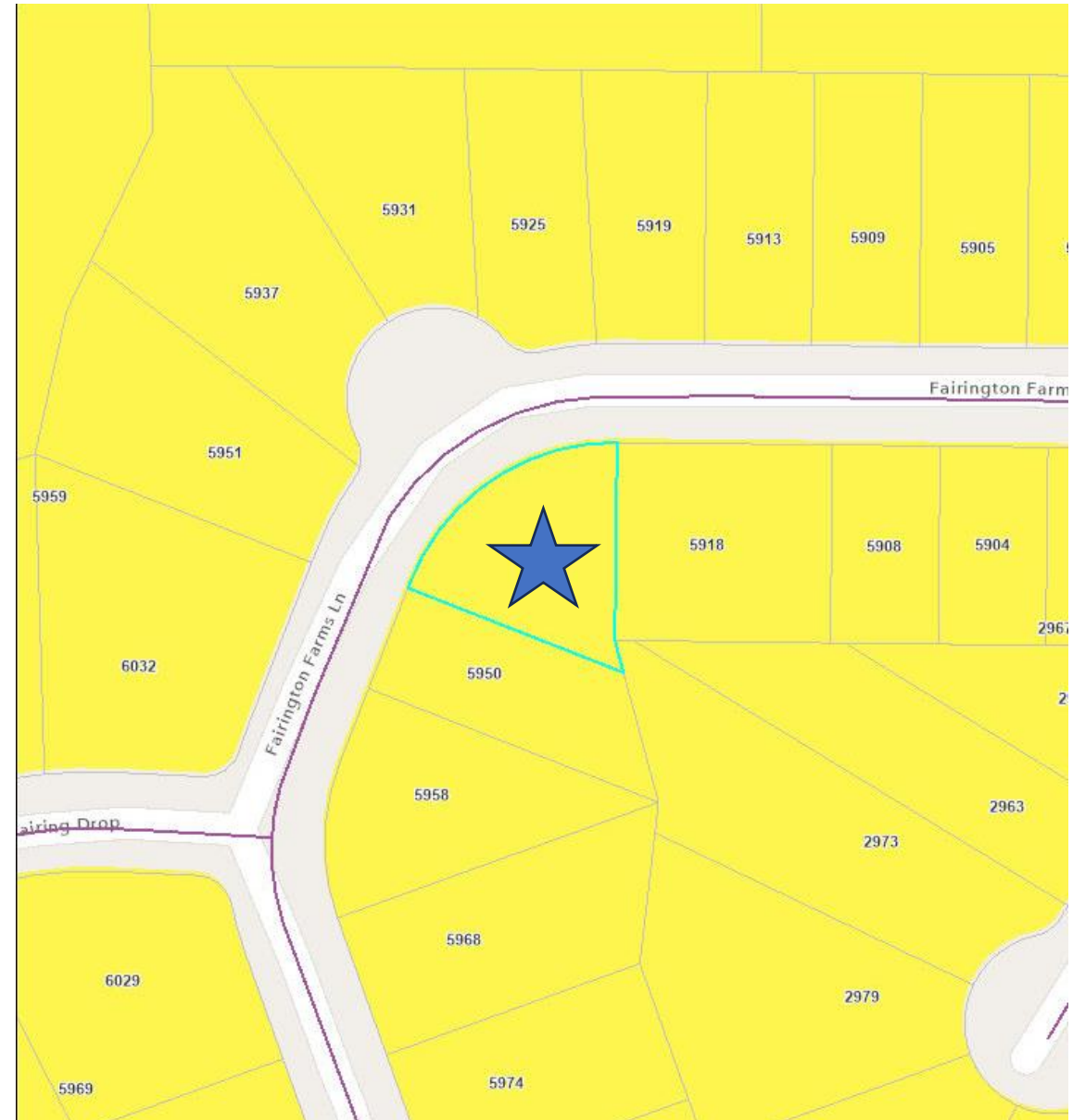
- The existing dwellings is approximately 3,138 square foot
- Four (4) bedrooms and 2.5 baths
- A maximum of three (3) children per the code
- Community Planning Information Meeting (CPIM)
 - December 14, 2023



Future Land Use/Character Area

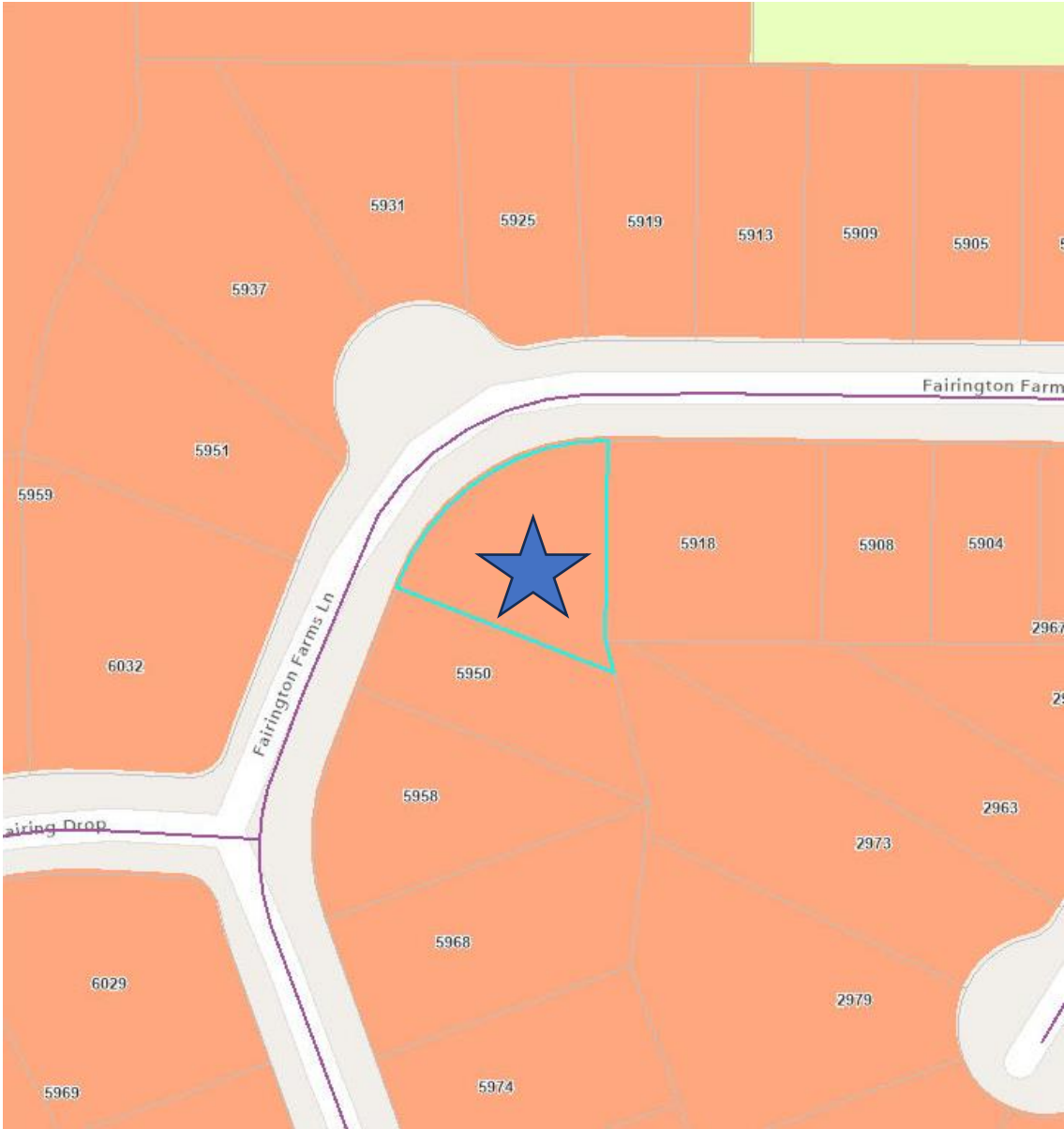
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The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas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

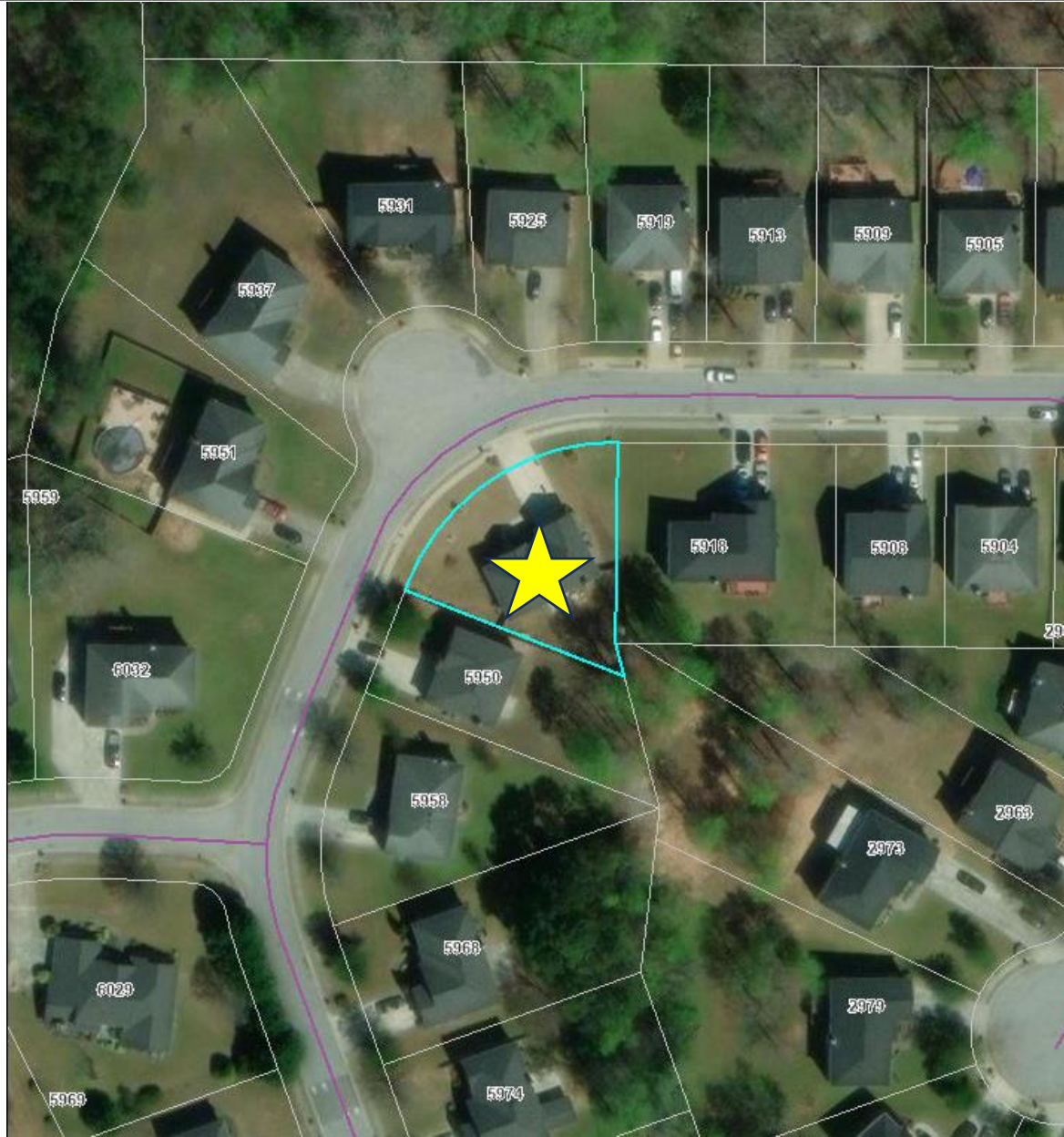


Zoning Map

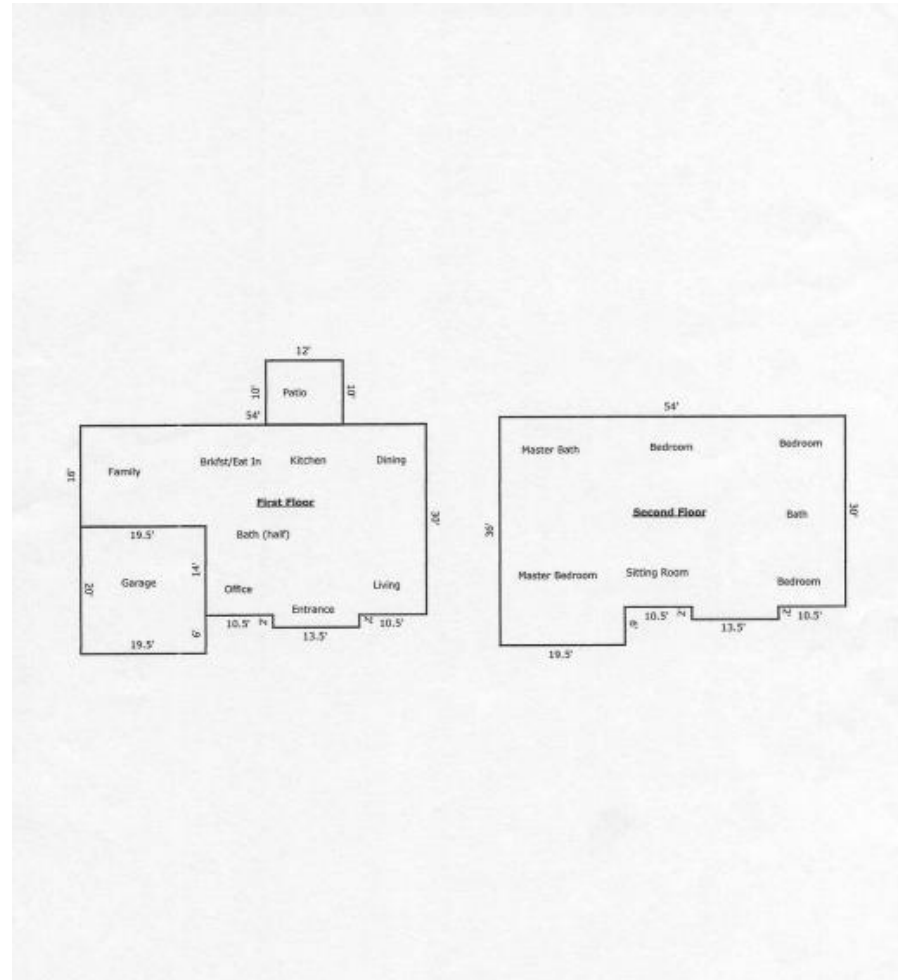
MR-1 Medium Density Residential



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	$12 \times 10 = 120$



Site Photos



Network: Dec 18, 2023 at 12:52:35 PM EST
Local: Dec 18, 2023 at 12:52:35 PM EST
N 33° 41' 23.747", W 84° 8' 50.638"
5924 Fairington Farms Ln
Stonecrest GA 30038
United States



Network: Dec 18, 2023 at 12:52:40 PM EST
Local: Dec 18, 2023 at 12:52:40 PM EST
N 33° 41' 23.747", W 84° 8' 50.638"
5924 Fairington Farms Ln
Stonecrest GA 30038
United States

Site Photos

Network: Dec 18, 2023 at 12:53:45 PM EST
Local: Dec 18, 2023 at 12:53:45 PM EST
N 33° 41' 24.217", W 84° 8' 49.184"
5919 Fairington Farms Ln
Stonecrest GA 30038
United States



Network: Dec 18, 2023 at 12:54:01 PM EST
Local: Dec 18, 2023 at 12:54:01 PM EST
N 33° 41' 23.345", W 84° 8' 51.179"
5951 Fairington Farms Ln
Stonecrest GA 30038
United States



Submitted Site Photos



Submitted Site Photos



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](#).

Staff's Recommendation

Staff recommends **APPROVAL** with the following condition(s):

1. Applicant must comply and remain in compliance with all International Building Code regarding care facilities within a dwelling;
2. No city permit for the operation of the childcare services shall be transferable; will only be permitted for the operator Michelle Fennell;
3. A City of Stonecrest business license is required shall be obtained;
4. No parking is permitted on the street or on lawn area of subject property;
5. A maximum of three (3) students shall be served at any time;
6. No signs other than those otherwise authorized within the applicable zoning district shall be erected (no cut-outs, animal characters, or other graphics shall be affixed to the exterior of the structure or displayed upon the premises);
7. No child shall remain at the subject property for no more than 12 (twelve) hours per day. The Applicant's hours of operation are 6:30 AM – 6:00 PM Monday – Friday; and
8. Play area shall be secured and fenced. Sharp items, BBQ Grills, or any other items that are not kid friendly shall be stored away and removed from the play area.

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

- Resides in a newly subdivision
- The Applicant must submit a residential building permit and obtain a business license prior to operating
- HOA Covenants prohibits short-term vacation rentals
- Community Planning Information Meeting (CPIM)

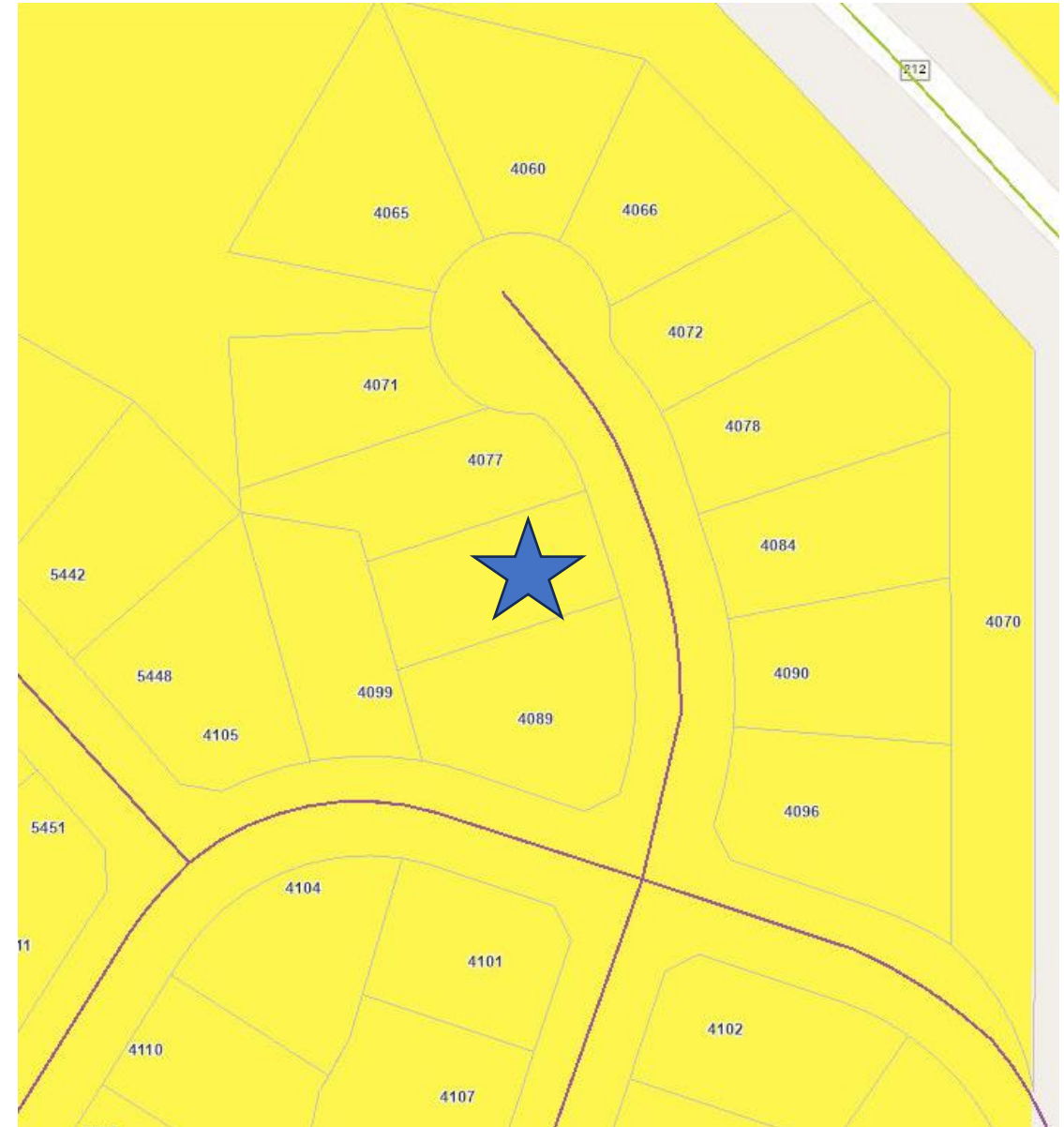
- December 14, 2023



Future Land Use/Character Area

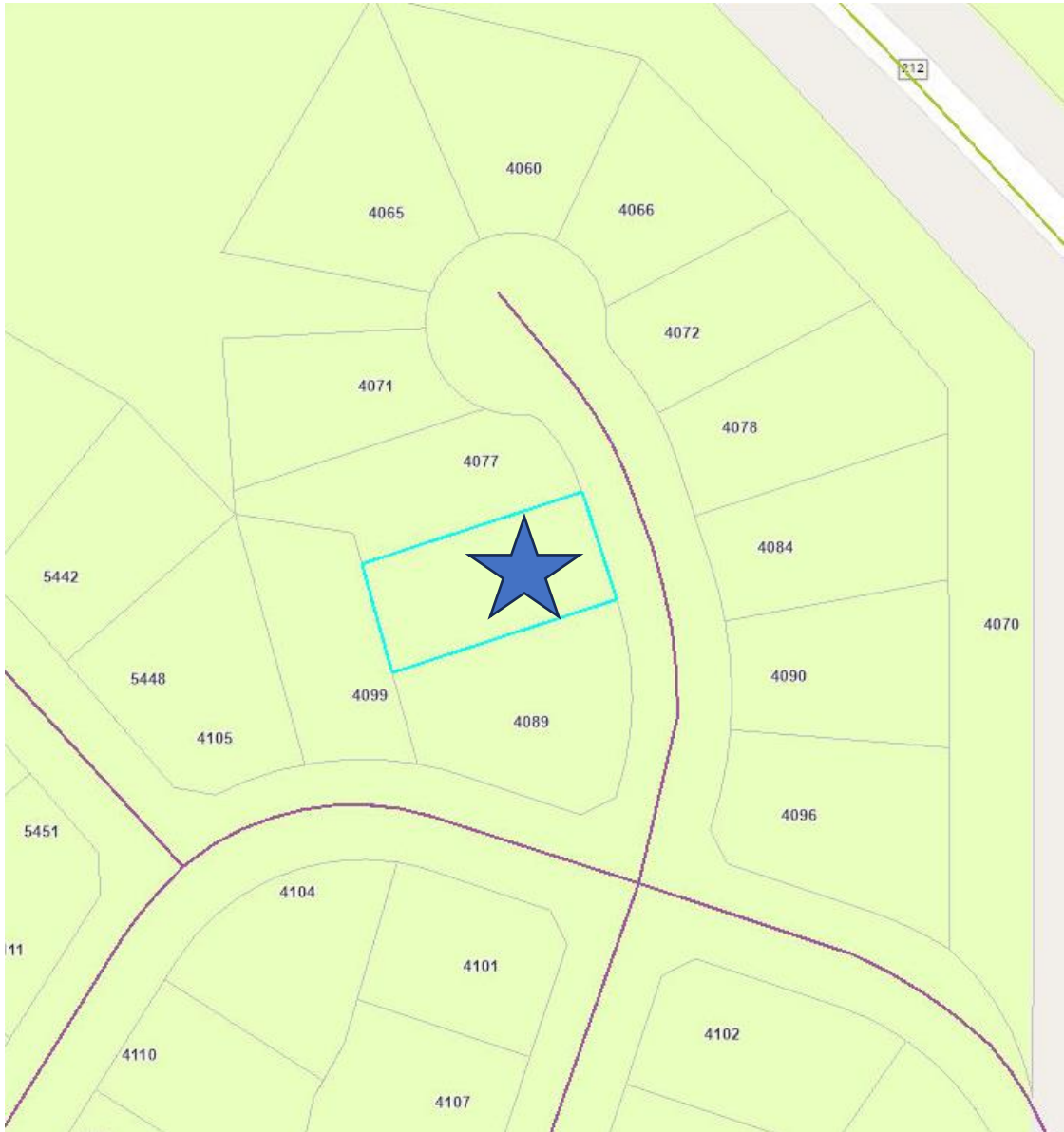
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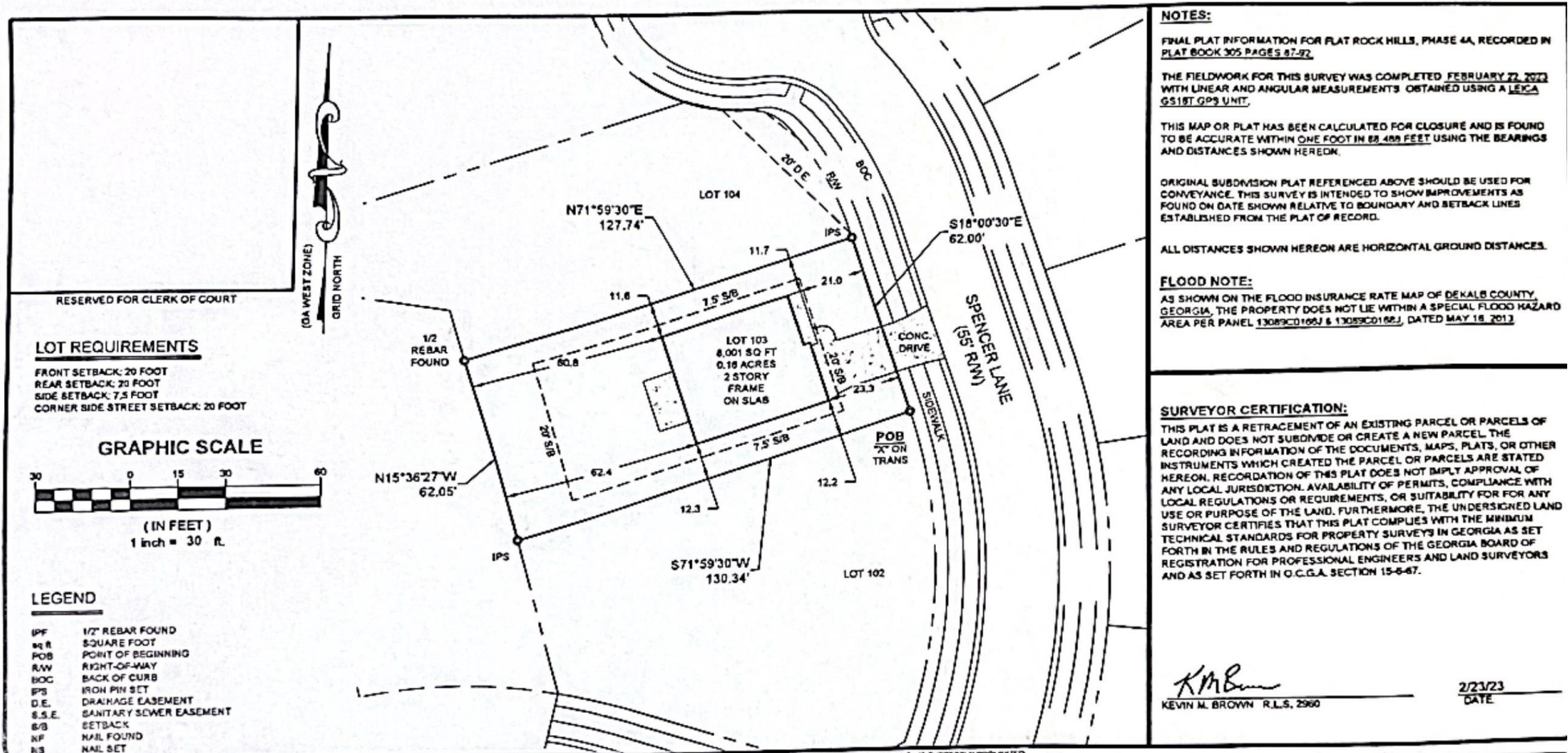


Zoning Map

R-100
Residential Medium Lot



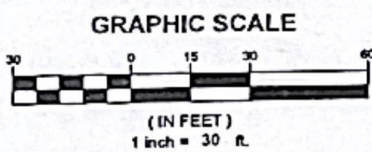
Submitted Site Plan



RESERVED FOR CLERK OF COURT

LOT REQUIREMENTS

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



LEGEND

- IPF 1/2 REBAR FOUND
- sq ft SQUARE FOOT
- POB POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- BOC BACK OF CURB
- IPB IRON PIN SET
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- S/B SETBACK
- NF NAIL FOUND
- NS NAIL SET

NOTES:

FINAL PLAT INFORMATION FOR FLAT ROCK HILLS, PHASE 4A, RECORDED IN PLAT BOOK 305 PAGES 87-92.

THE FIELDWORK FOR THIS SURVEY WAS COMPLETED FEBRUARY 27, 2023 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A LEICA GS18T GPS UNIT.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 88,489 FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.

ORIGINAL SUBDIVISION PLAT REFERENCED ABOVE SHOULD BE USED FOR CONVEYANCE. THIS SURVEY IS INTENDED TO SHOW IMPROVEMENTS AS FOUND ON DATE SHOWN RELATIVE TO BOUNDARY AND BETBACK LINES ESTABLISHED FROM THE PLAT OF RECORD.

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

FLOOD NOTE:

AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA, THE PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER PANEL 13089CD106J & 13089CD106J, DATED MAY 16, 2012.

SURVEYOR CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH ANY LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Kevin M. Brown
 KEVIN M. BROWN, R.L.S., 2960

2/23/23
 DATE

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SHEET NUMBER:
 1 OF 1

DATE:	2/23/23
SCALE:	1" = 30'
DRAWN BY:	KMILLAN
REVIEWED BY:	KBROWN

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

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

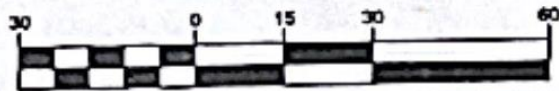


RESERVED FOR CLERK OF COURT

LOT REQUIREMENTS

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

GRAPHIC SCALE



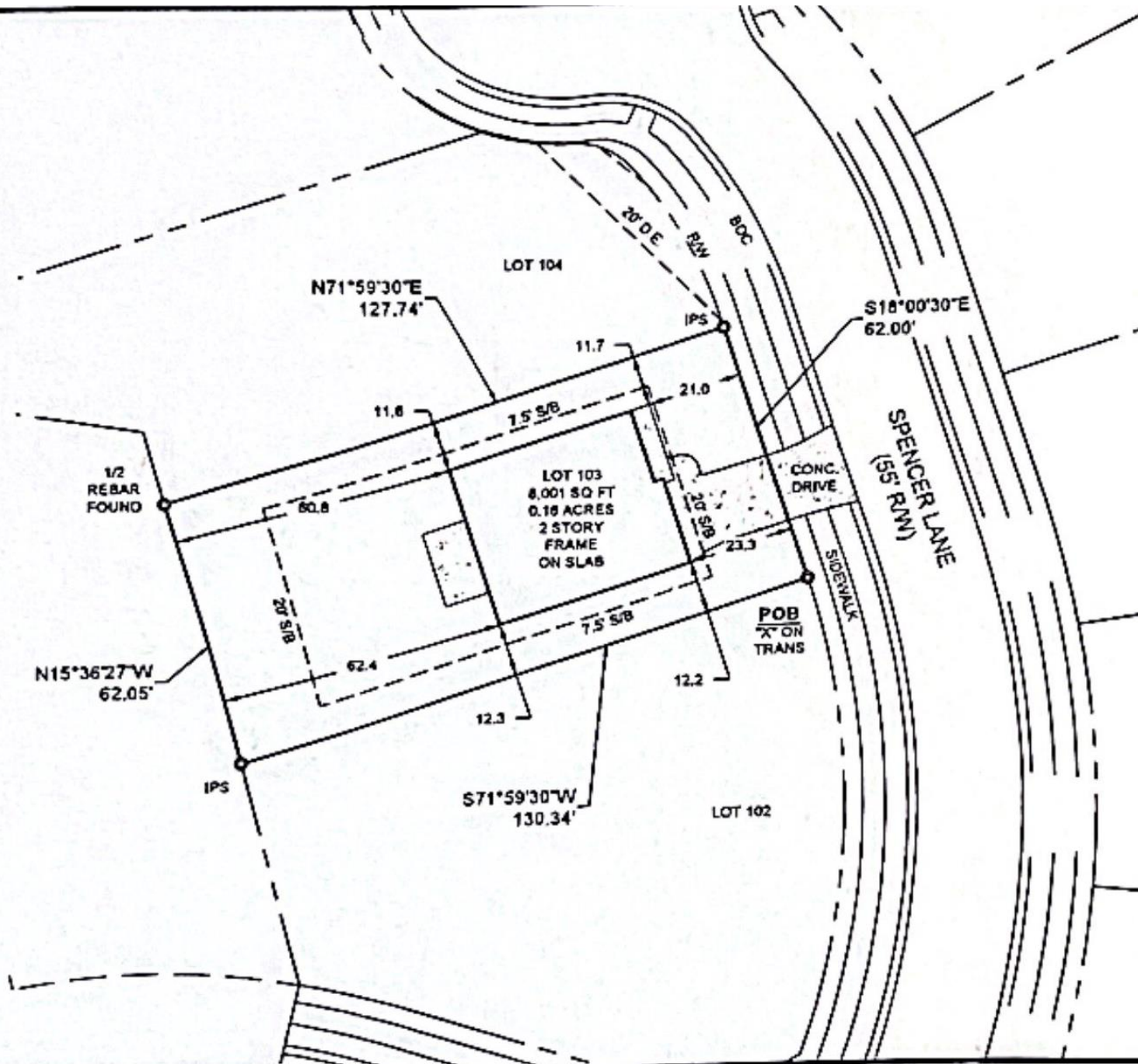
(IN FEET)
1 inch = 30 ft.

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



Submitted Site Photos

Network:Dec 18, 2023 at 1:04:10 PM EST
Local:Dec 18, 2023 at 1:04:10 PM EST
N 33° 39' 34.519", W 84° 10' 0.455"
4119 Spencer Ln
Stonecrest GA 30038
United States

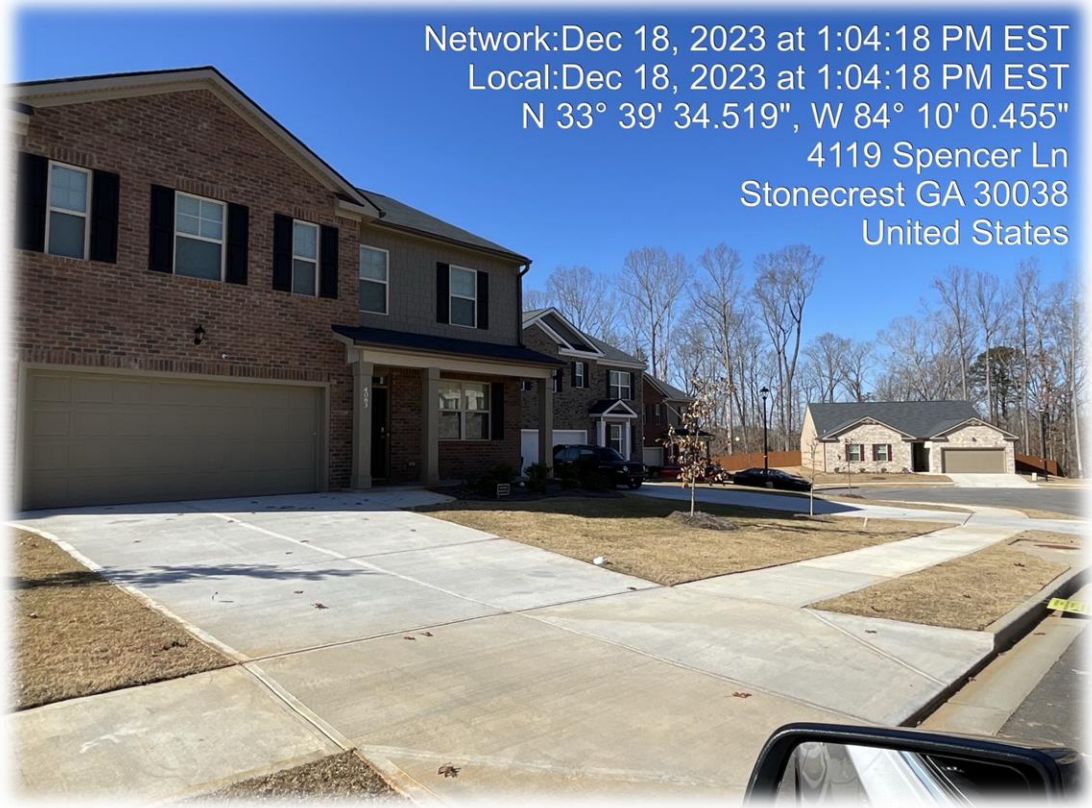


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Local:Dec 18, 2023 at 1:04:14 PM EST
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4119 Spencer Ln
Stonecrest GA 30038
United States



Site Photos

Network: Dec 18, 2023 at 1:04:18 PM EST
Local: Dec 18, 2023 at 1:04:18 PM EST
N 33° 39' 34.519", W 84° 10' 0.455"
4119 Spencer Ln
Stonecrest GA 30038
United States



Network: Dec 18, 2023 at 1:04:21 PM EST
Local: Dec 18, 2023 at 1:04:21 PM EST
N 33° 39' 34.519", W 84° 10' 0.455"
4119 Spencer Ln
Stonecrest GA 30038
United States



Staff's Recommendation

RECOMMENDATION(S)
None

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.



Staff's Recommendation

- Staff recommends to withdraw Applicant's petition.
 - Applicant sent an email requesting to withdraw on December 23, 2023, at 10:46 AM.

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

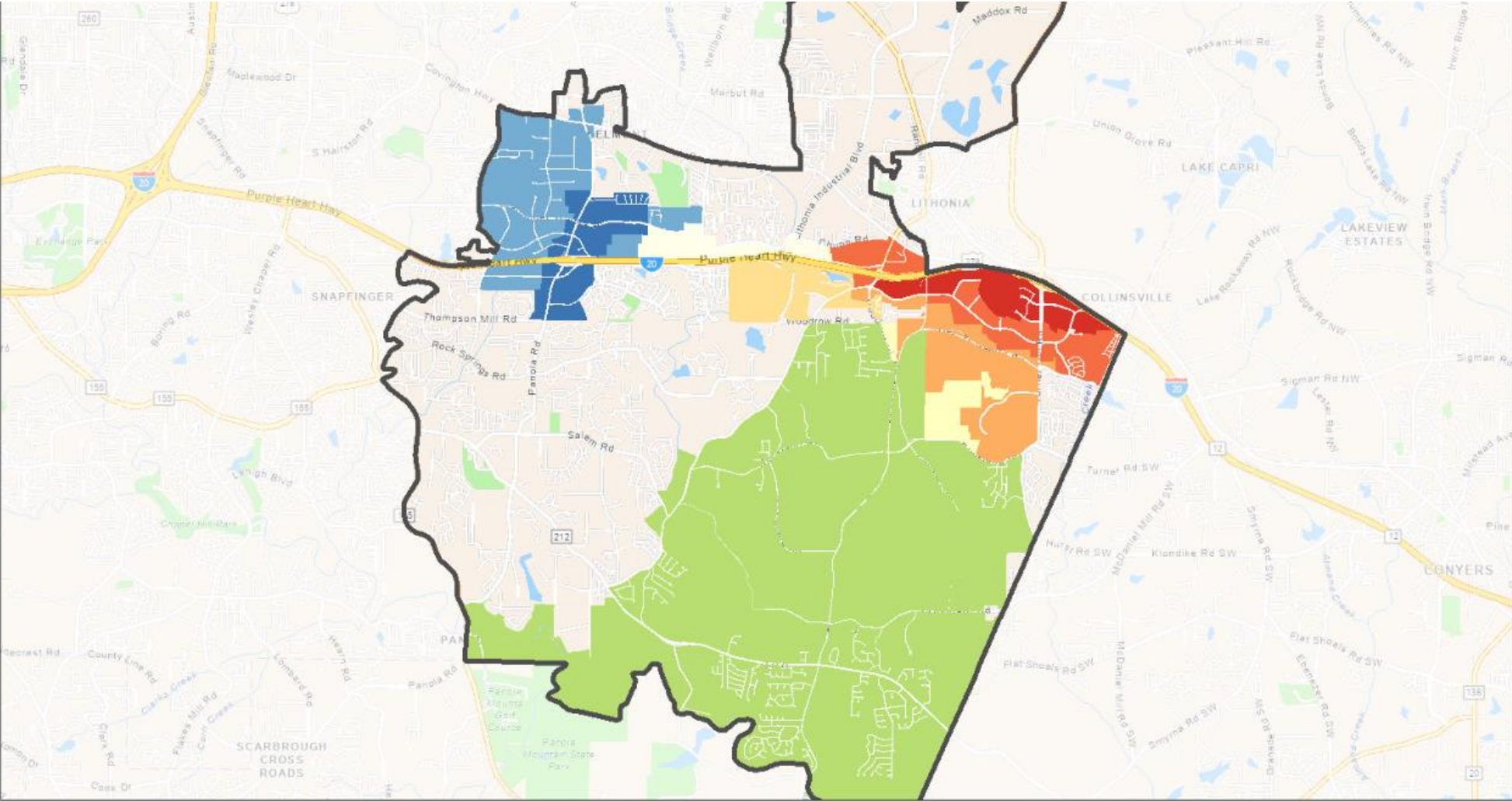
- City's Ordinance currently do not permitted any dwellings less that 800 square feet (cottages);
- City's current Comp Plan envisions on incorporating Tiny Homes into the city
- Staff is proposing amendment to the Stonecrest's Zoning Ordinance permit MHC in certain zoning districts

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



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City Limits

Overlay Zoning

ARABIA MOUNTAIN OVERLAY DISTRICT

I-20 OVERLAY DISTRICT TIER 1

I-20 OVERLAY DISTRICT TIER 2

STONECREST OVD TIER 1

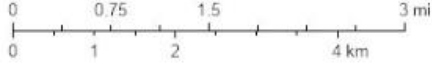
STONECREST OVD TIER 2

STONECREST OVD TIER 3

STONECREST OVD TIER 4

STONECREST OVD TIER 5

STONECREST OVD TIER 6 - VIEWSHED



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!



Staff's Recommendation

- Staff recommends **APPROVAL**

Upcoming Meetings

- Public Hearing will be held for presented items during:
 - **Mayor & City Council (MCC)**
 - January 22, 2024
 - 6 PM
 - City Hall



