



COMMUNITY PLANNING INFORMATION MEETING SUMMARY-*Virtual Meeting*
Stonecrest City Hall's *Zoom Video** - 6:00 PM
May 24, 2022

**Meeting was held virtually via www.zoom.com. See link below. The meeting can be viewed on the City of Stonecrest YouTube page.*

I. Call to Order and Introductions: Keedra T. Jackson, MPA – Planning & Zoning Acting Director/Senior Planner

The meeting was called to order at 6:04 PM by Ms. Jackson.

II. Review of the purpose and intent of the Community Planning Information Meeting and Rules of Conduct

The goal of the Community Planning Information Meeting (CPIM) is to get feedback from both the applicant and the community, and to allow the community to ask questions regarding upcoming cases in an informal setting. The community has the opportunity to ask the developers or the representatives, any questions they may feel that is relative to their needs or concerns. The Planning Commission Meeting is scheduled for Tuesday, June 7, 2022.

After this meeting, the applicant will appear at the June 7th meeting to introduce the case(s) to the community, in a more formal and public setting. Those that are concerned or curious about the project being discussed tonight will hear from the applicant. The applicant will explain the proposed project and answer any questions from the community. Staff can answer any technical questions.

The applications are not voted on at this meeting. This is not an approval or denial meeting, again it is just to allow the community to ask any questions of the applicant or of staff. Feedback is used to inform both the applicant and decision makers of the community with interests and concerns regarding each case.

Acting Director and Senior Planner Ms. Jackson introduced herself and Ms. Lillian Lowe, the Administrative Assistant with the Planning and Zoning Department.

Ms. Jackson explained the Land Use Application process, and stated that before the applicant gets to this point, the steps below are followed:

- 1) The first thing they would do is submit a Pre-Application Form (a meeting request to staff).
- 2) The information is taken from that application and staff schedule a meeting with the applicant to discuss the project.
- 3) Staff provides feedback during that time. The applicant has the opportunity or the autonomy to go ahead and submit an application that is relative to what their needs are (be it rezoning variants Special Land Use Permit or a Special Administrative Permit. In this case, the applicant is advised to submit a rezoning application to staff.
- 4) The application is filed with the Planning & Zoning Department. Once the application is filed, the staff do their due diligence by preparing a legal ad that is advertised in the newspaper, as well as send out notices (within 1000 feet of the property).
- 5) Staff then schedule a Community Planning Information Meeting where the applicant can explain their project to the community, and questions can be asked to the applicant or staff. This is not a voting body. It is just an informational meeting.

- 6) After this meeting, it goes to the Planning Commission. The Planning Commission asks questions and give comments to the applicant as well as vote a recommendation of approval or denial to the application.
- 7) The application then moves to city council. City council will hear the case and have a public hearing. The city council can then vote to approve, deny, or table the application to a future meeting date. If city council decides to table this case, it will repeat the process.

Acting Director and Senior Planner Ms. Jackson presented the following petitions:

LAND USE PETITION: RZ-22-000002
 PETITIONER: Nick Faber of IDI Logistics
 LOCATION: 2300 2330, 2368, 2376 South Stone Mountain Lithonia Road
 and 1801 Coffee Road

PROPOSED DEVELOPMENT: To rezone 205.2 +/- acres of land from M (Light Industrial) and M-2 (Heavy Industrial) to M (Light Industrial) for the amendment of zoning conditions CZ-81143: #7, 10, 11, 14, and 17 to allow for the construction of three-building warehouse development to include truck parking.

Ms. Jackson presented **RZ-22-000002** and stated that this is not a City of Stonecrest initiated rezoning. The proposed development is to rezone an assemblage of 5 properties and amend conditions from the Z-81143 zoning conditions. The applicant, Mr. Nick Faberni of IDI Logistics, is asking for changes to 3 zoning conditions.

Mr. Faberni stated that IDI Logistics is a warehouse developer that is planning to move forward and develop the approximately 205.12 +/- acres project on Stonecrest Industrial Way, behind the Home Depot Distribution Center. IDI Logistics looks for land opportunities, build and design buildings, are long-term owners, states that all buildings are built to LEED standards, and the intent is to create Class A buildings in design. The landscaping is a high priority, seeks sophistication, and models a Class A environment per Mr. Faberni.

Mr. Faberni stated that IDI has been headquartered in Atlanta over 32 years, IDI strategically look for land opportunities in areas to make positive impact, and make investments in areas where they want to be long-term. Mr. Faberni stated that the only reason IDI is presenting and prepping for rezoning is IDI builds class, state-of-the-art buildings. Unfortunately, half of this property is very old, and have outdated zoning conditions on the light industrial side that were put in place in 1981. Those conditions will not allow IDI to build a state-of-the-art building today.

Out of the 17 conditions, only 3 conditions are up for discussion:

- 1) The most meaningful one currently is the maximum height (40 feet) of any building. IDI is proposing a height of 50 feet.
- 2) All buildings must use earth tone colors. IDI has accents and uses pastel colors.
- 3) Fronts of buildings must use certain materials which include brick, veneer, stone, wood, or a mixture of the same.

Mr. Faberni is asking for changes to those 3 zoning conditions from 1981 that are heavy industrial to light industrial.

The current site plan, shown below, has no access to the neighborhood; 95% of the traffic goes to I-20. The standards in Stonecrest and DeKalb County is a 75 feet undisturbed buffer. IDI Logistics is offering to put in landscape for any impact to the 75 feet for slope. The property on Swift Street will not be impacted.

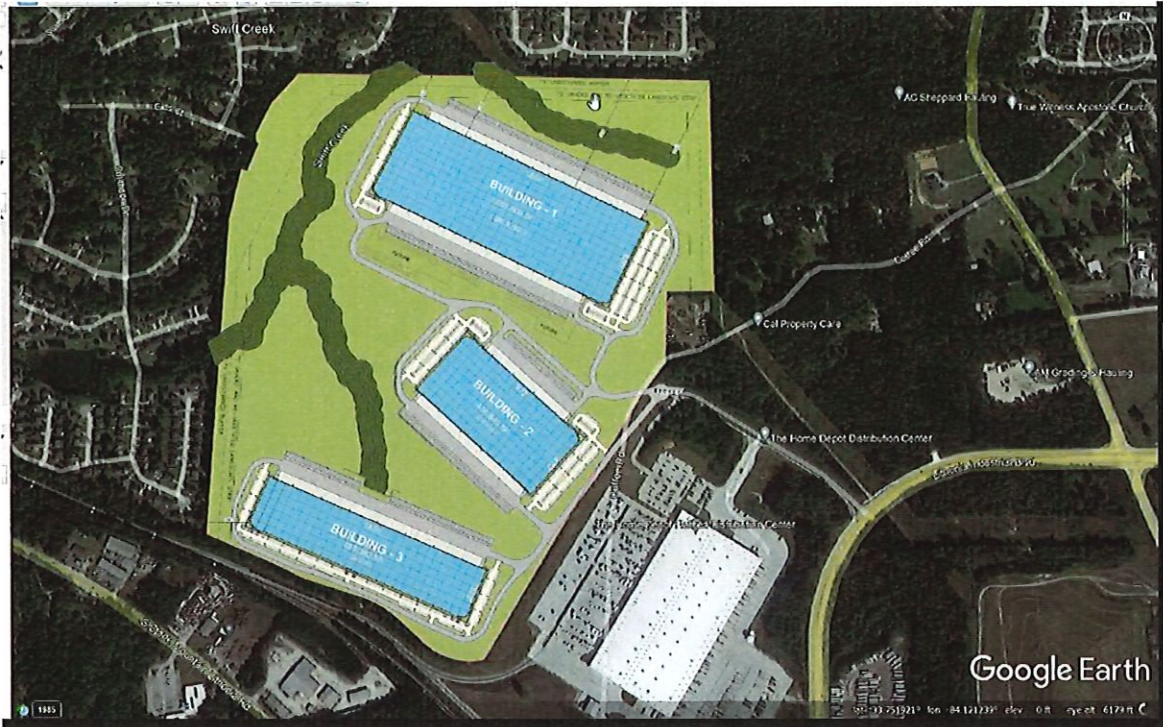


Mr. Faberni stated that the most meaningful condition, and will get the most focus, is currently the maximum height of any building, is 40 feet. IDI is proposing 50 feet. The second condition states that all buildings must use earth tone colors. The third condition states the fronts of the buildings must use certain materials which include brick veneer, stone, wood, or a mixture of the same.

Mr. Faberni shared his screen and the picture of a building (with earth-tones). The building shown below is located in Buford, Georgia.



Other projects built by IDI Logistics include the 1.2 million project Hampton Mill and the phenomenal 4 million square foot Sport Team Building in Buford, Georgia. Mr. Faberni shared the picture below.



Mr. Faberni stated IDI is excited about partnering with the community and developing in Stonecrest. Stonecrest is a great location and has access to the airport, I-20, and 285. IDI asked for help in bringing really good jobs and a class development to Stonecrest and hopes everyone agrees. Mr. Faberni will appear before the Planning Commission on June 7, 2022, at 6:00 PM. This is an in-person meeting.

LAND USE PETITION:
PETITIONER:
LOCATION:

TMOD-22-001
Planning & Zoning Department
Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27 to remove inconsistencies in land use terms and definitions, and to clarify and update the uses allowed in each zoning district.

Ms. Jackson presented this case and stated that **TMOD-22-001** is scheduled to be discussed at the Planning Commission Meeting on June 7th. The applicant is the Stonecrest Planning and Zoning Department and it is a city-wide project. The intent of this zoning ordinance is to amend Chapter 7 standardizing land use definitions and terms, and to clarify and update the uses allowed in each zoning district. This is about a 17-page document.

Ms. Jackson did not go through the entire document and gave a briefing of what it will entail. Staff is just changing terms that are no longer used and just updating those terms. Staff is hoping to make the code, when one is reading the code, more user-friendly. One that the language and the definitions can be understood.

There are some strikethroughs, added/removed definitions, and updates. Also, staff was asked to remove some uses from the zoning districts. For instance, light industrial may have a use that would

normally not be found in light industrial, like a child daycare or a senior citizen facility or a living facility. Staff is asking those to be removed from certain zoning districts. For the sake of brevity, only the February 17, 2022, version of the code is included in the planning commission packet. The January 24, 2022, version can be found on the Stonecrest website. There is a pdf link that will link you to the January 24th version, municode. There was just a recent update. If there are questions regarding any codes or terms that were recently added or cannot be found, feel free to reach out to staff.

LAND USE PETITION: TMOD-22-006
 PETITIONER: Planning & Zoning Department
 LOCATION: Citywide

PROPOSED AMENDMENT: To clarify the terms and definitions used to describe land uses associated with breweries and distilleries found in Article 9, Definitions, Sec 9.1.3 Defined terms and to create Supplemental Regulations for the use.

Ms. Jackson presented **TMOD-22-006** and stated that staff was approached about a brewery and distillery coming to the city of Stonecrest. Staff is excited about this use coming to the city. Staff had to create an ordinance to govern or set perimeters for this type of development. The purpose is to clarify the terms and definitions, to describe land uses associated with breweries and distilleries found in **Article 9 Definitions, Section 9.1.3**.

Staff is proposing some terms to add to **Article 9** and some of those terms are brew pub, brewery, and growler. For example, there is distillery and distillery-large scale. Those are some of the terms staff is planning to add to **TMOD-22-006**. Ms. Jackson showed the zoning districts that will allow this type of use in **NS, C-1, C-2, light industrial, heavy industrial and have misused districts**. Everything in **P** means it is permitted. If you see **SP**, that means a **Special Land Use Permit** is required for that use. The supplemental regulations will be added. The brewery or the craft distillery shall be subject to all regulations of **Sec. 4.2.63 Craft breweries and Craft distilleries**, found in Stonecrest Code of Ordinances concerning alcoholic beverages.

Ms. Jackson did not go through all of the ordinances concerning alcoholic beverages and will go through this in more detail at the public hearing. This ordinance is a work in progress and the Planning Commission can make recommendations to remove some of those supplemental regulations or they can make recommendations to add to the supplemental regulators. **TMOD-22-006** will be presented at the June 7th Planning Commission Meeting (in-person) at 6:00 PM.

Ms. Jackson spoke on the **Upcoming Meetings:**

June 7th	Planning Commission Meeting	6 PM	<i>*In-Person - City Council Chambers</i>
June 13th	City Council Work Session	6 PM	<i>*In-Person - City Council Chambers</i>
June 21st	Zoning Board of Appeals Meeting	6 PM	<i>*In-Person - City Council Chambers</i>
June 27th	Regular City Council Meeting	7 PM	<i>*In-Person - City Council Chambers</i>

If there are questions, reach out to Planning & Zoning, Ms. Jackson at 470-542-0057 or email kjackson@stonecrestga.gov .

III. Adjournment:

The meeting adjourned at 6:46 PM.

The following link will take you to the [5 24 2022 CPIM 6 pm - 7 pm - YouTube](#) meeting.



ATTACHMENT I

May 24, 2022

COMMUNITY PLANNING INFORMATION MEETING SUMMARY

POWERPOINT PRESENTATION

by

Keedra Jackson, MPA
Acting Director
Planning & Zoning



Community Planning Information Meeting

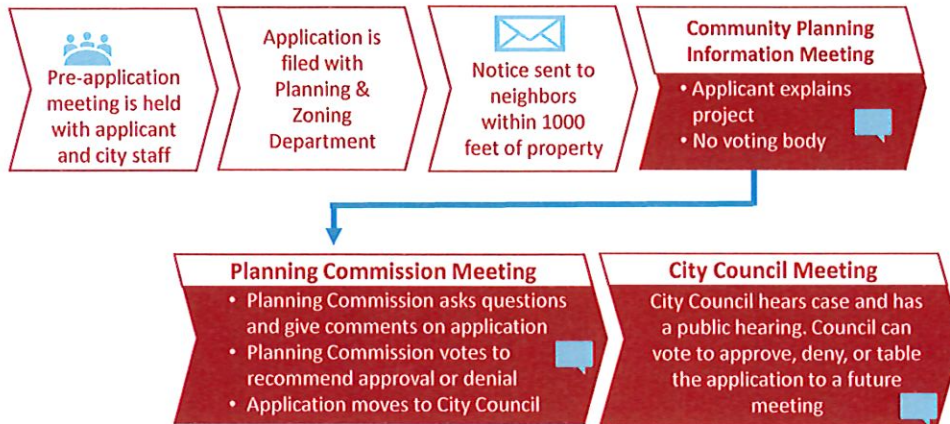
MAY 24, 2022

Purpose of tonight's meeting

- The goal of this meeting is to get feedback from the community in an informal setting on upcoming Planning Commission cases.
- The next Planning Commission Meeting is scheduled for Tuesday, June 7th, at 6 PM
- The applicant(s) will explain the proposed project and answer questions from the community. Staff can answer technical questions.
- Applications are not voted on at this meeting.
- Feedback is used to inform both the applicant(s) and decision makers of community interests and concerns regarding each case.



Land Use Application Process



This symbol indicates where the public can comment or give input

Public meetings are broadcasted on the City's YouTube page: *Official City of Stonecrest Georgia*

The public can also reach out directly to their Planning Commission and City Council representatives

One case on the next Planning Commission Agenda

• RZ-22-002

City of Stonecrest Initiated Rezoning

- **Location:** 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Road and 1801 Coffey Road
- **CURRENT ZONING:** M (Light Industrial) and M-2 (Heavy Industrial)
- **PROPOSED DEVELOPMENT:** To rezone an assemblage of five properties from the M-2 (Heavy Industrial) and M (Light Industrial) districts to the M district and amend conditions from Z-81143 to allow the development of a three-building warehouse project. The Subject Property consists of a ±205.12-acres

CPIM AGENDA

- RZ-22-002
- TMOD-22-001
- TMOD-22-006

5



RZ-22-002

**2300, 2330, 2368, 2376 South Stone Mountain Lithonia
Road and 1801 Coffey Road**

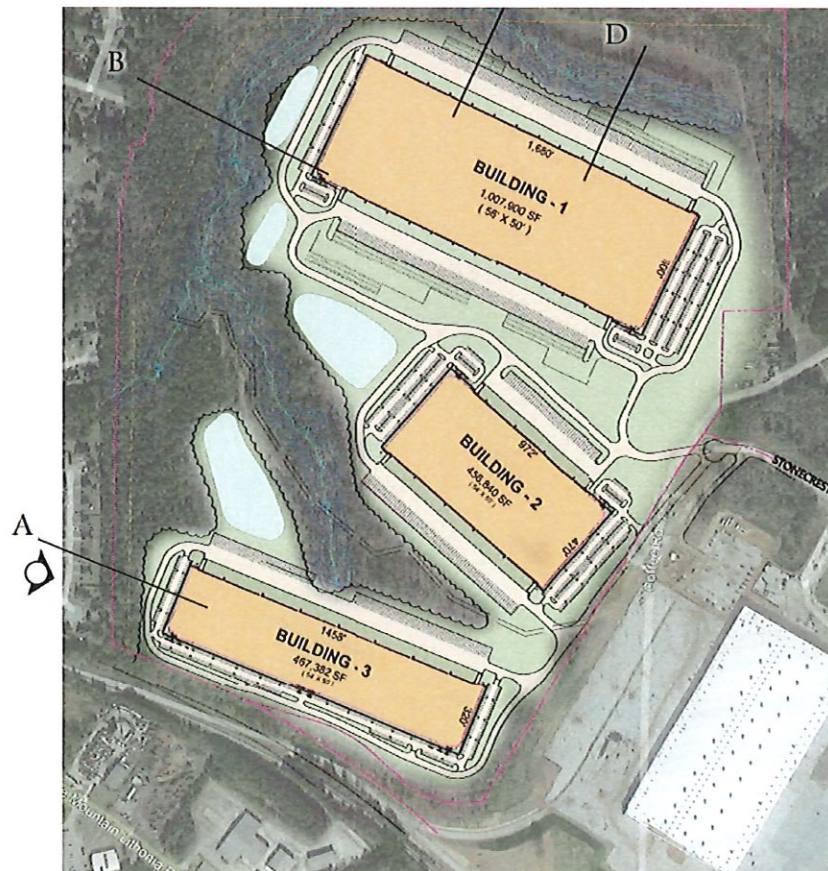
Petition Information

APPLICANT: Nick Faber

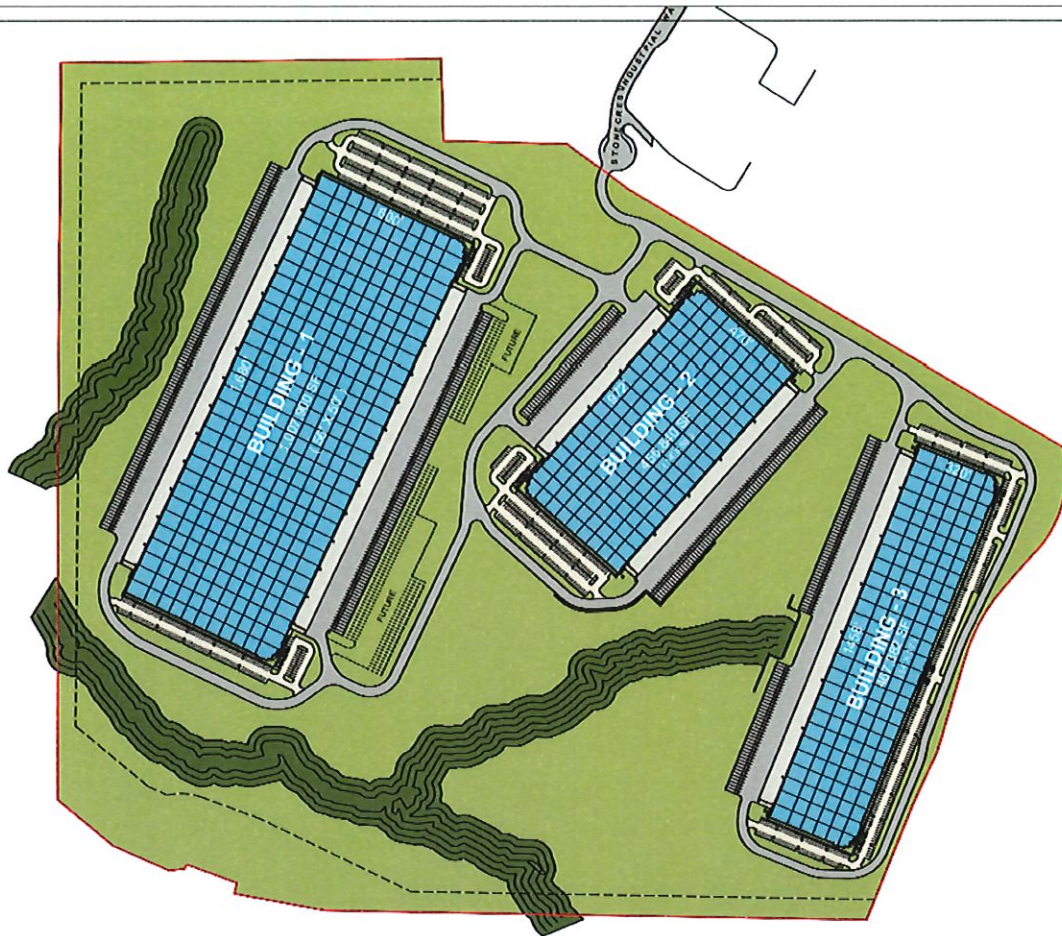
LOCATION: The subject properties are located at **2300, 2330, 2368, 2376 South Stone Mountain Lithonia Road and 1801 Coffee Road** (Parcel IDs 16-125-01-002, 16-125-01-153, 16-124-01-003, 16-132-01-019, and 16-132-01-001). The Subject Property consists of a ±205.12-acre assemblage off five parcels located in Land Lots 124, 125 and 132, 16th District, City of Stonecrest, DeKalb County, Georgia (“Subject Property”).

ZONING: M (Light Industrial) M-2 (Heavy Industrial)

REQUEST: To rezone from M (Light Industrial) M-2 (Heavy Industrial) for the development of 3 warehouse buildings







AUTO PARKING	386
TRAILER PARKING	120
BUILDING 3:	467,382 SF
DOCK DOORS	94
AUTO PARKING	379
TRAILER PARKING	99
Total Auto Parking:	1268
Total Trailer Parking:	447 (FUTURE 120)
Total Loading Docks:	381

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

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

	Floor Area	Min Parking Req.	Max. Parking		Floor Area	Min Loading Spaces
BUILDING 1	1,007,900	403.16	2015.8	BUILDING 1	1,007,900	93.79
BUILDING 2	456,840	182.74	913.68	BUILDING 2	456,840	38.68
BUILDING 3	467,382	186.95	934.76	BUILDING 3	467,382	39.74



• ANY
QUESTIONS/COMMENTS?



TMOD-22-001
(Terms and Definitions)

Petition Number: TMOD 22-001

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

Proposed amendment: Amendment to Stonecrest Zoning Ordinance, Chapter 27, standardizing land use definitions and terms and to clarify and update the uses allowed in each zoning district.

Facts and Issues:

- So many amendments have been made to the Zoning Ordinance since its original adoption in 2017, that questions often arise as to how the ordinance actually reads, let alone how to interpret it. Even Municode, a service that the city uses to codify the code is not up to date as of the writing of this report. Twelve text amendments alone were adopted in 2021 and none are included on the codified version of the Zoning Ordinance found online.
- To address this problem, staff has prepared two versions of the code in Adobe PDF digital format: (1) A version that includes all known adopted text amendments as of January 24, 2022, and (2) a February 17, 2022 draft version of the Zoning Ordinance that includes this text amendment TMOD-22-001 with all changes denoted by strikethrough and underline.
- For the sake of brevity only the February 17, 2022 version the code is included in the Planning Commission packet. The January 24, 2022 version can be found online on the city website.
- Throughout the adopted zoning ordinance numerous terms are used to describe the same land use, this text modification is an attempt to standardize those terms for the sake of consistency and readability.
- Many terms used in the current Zoning Ordinance are not defined, so additional definitions were added to help with document clarity.



- ANY QUESTIONS/COMMENTS?



TMOD-22-006
(Distilleries)

A. Add definitions of brewery and distillery related uses

Proposal: To clarify the terms and definitions used to describe land uses associated with breweries and distilleries found in Article 9, Definitions, Sec 9.1.3 Defined terms.

Brewpub means any eating establishment which derives at least 50 percent of its total annual gross food and beverage revenue from the sale of prepared meals and food and in which beer or malt beverages are manufactured or brewed subject to the barrel production limits and regulations under state law.

Brewery, Craft (also known as micro-brewery) means a building or group of buildings where beer is brewed, bottled, packaged, and distributed for wholesale and/or retail distribution, and that produces small amounts of beer or malt beverage, less than 12,000 barrels in a calendar year. Much smaller than large-scale corporate breweries, these businesses are typically independently owned. Such breweries are generally characterized by their emphasis on quality, flavor and brewing technique.

Brewery, Large Scale means a building or group of buildings where beer is brewed, bottled, packaged, and distributed for wholesale and/or retail distribution, and that produces more than 12,000 barrels in a calendar year.

Distillery, Craft (also known as micro-distillery) means a building or group of buildings where distilled spirits are manufactured (distilled, rectified or blended), bottled, packaged, and distributed for wholesale and/or retail distribution in small quantity, less than 12,000 barrels per calendar year and in which such manufactured distilled spirits may be sold for consumption on the premises and consumption off premises, subject to the limitations prescribed in O.C.G.A. § 3-5-24.2.

Distillery, Large-scale means a building or group of buildings where distilled spirits are manufactured (distilled, rectified or blended), bottled, packaged, and distributed for wholesale and/or retail distribution in large quantity, more than 12,000 barrels per calendar year.

Growler means a professionally sanitized reusable container not exceeding 64 ounces in volume used to transport draft beer for off-premises consumption.

Growler Store means a retail store that sales growlers

Micro brewery, see Craft brewery.

B. Revise the Permitted Use Table, Sec. 4.1.3 with regard to brewery and distillery related uses

Brewery and distillery related uses are only permitted with certain commercial, mixed-use and industrial land use categories as shown in the modified use table below. Note brewpubs/Brew Growlers are already listed in the Permitted use table

	NS	C-1	C-2	M	M-2	MU Districts	See Section 4.2
Brewpub/ Beer Growler, accessory	P	P	P	P		P	
Brewery, Craft		P	P	P		SP	✓
Distillery, Craft		P	P	P		SP	✓
Brewery, Large scale					P		
Distillery, Large scale					P		

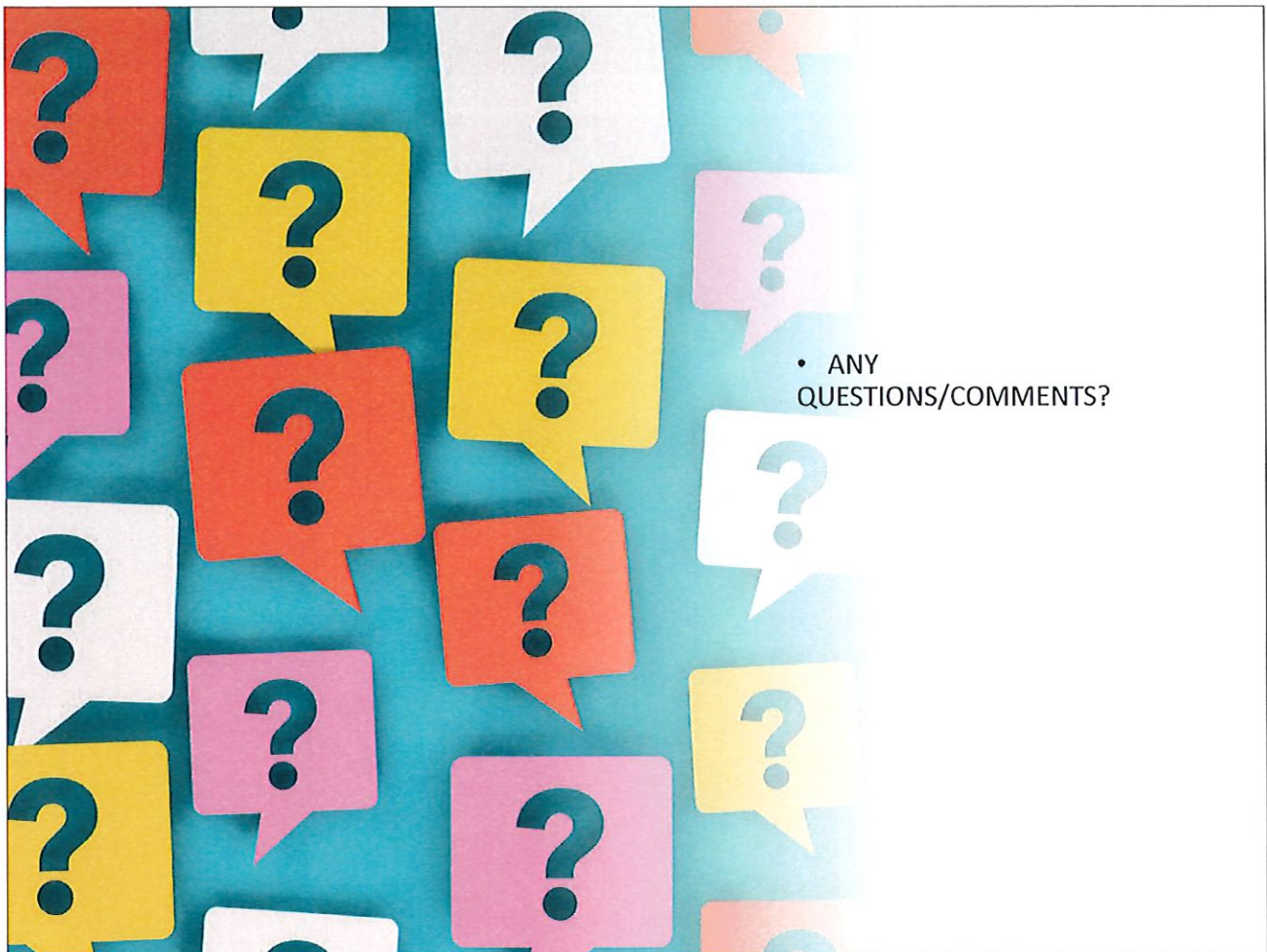
[NEW, Section number is temporary and to be set after adoption]

Sec. 4.2.63 Craft breweries and Craft distilleries

- A. Shall be subject to all regulations of Chapter 4 of the Stonecrest Code of Ordinances concerning alcoholic beverages:
- B. In commercial and mixed-use zoning districts, such facilities shall not exceed 20,000 square feet of gross floor area
- C. No outdoor public address system shall be permitted
- D. Beer and/or wine shall not be sold for consumption on the premises except between the hours of 9:00 a.m. and 1:55 a.m. Monday through Saturday.
- E. Sale of beer, malt beverages, or distilled spirits in tap rooms or tasting rooms, or as carry-out packages, shall be limited to those produced on-site.
- F. Outdoor placement of grain silos shall be allowed, subject to the Director of Planning & Zoning review and approval of their appearance, signage, location and height.
- G. If placed outdoors, containers for spent grain shall be sealed and located in a screened service/dumpster area.

The sale of beer and/or wine on the premises is permitted on Sundays from 11:00 a.m. until 12:00 midnight in:
(1) Any licensed establishment which derives at least 50 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served; (2) Any licensed establishment which derives at least 50 percent of

- A. its total annual gross income from the rental of rooms for overnight lodging; (3) Any publicly owned civic and cultural center capable of serving prepared food with a full service kitchen (a full service kitchen shall consist of a three-compartment pot sink, a stove or grill permanently installed, and a refrigerator, all of which must be approved by the planning and development, health and fire departments), prepared to serve food every hour it is open and deriving at least 70 percent of its total annual gross sales from the sale of prepared meals or foods and recreational, promotional or entertainment or operational activities; or (4) A public stadium, coliseum or auditorium.
- B. Beer and/or wine may be sold for consumption on the premises from 12:00 midnight to 1:55 a.m. on any Monday which is New Year's Day, January 1, of any year.
- C. It shall be unlawful for a business holding a beer and/or wine consumption on the premises license to fail to remove from its retail service area any and all cans, bottles, glasses, mugs, pitchers, cups, or any other container used in the consumption of alcoholic beverages or to otherwise allow the consumption of alcoholic beverages on its premises one hour or more after the business is prohibited from selling, dispensing, or delivering alcoholic beverages to any customer, patron or guest of the business.
- D. A violation of subsection (a), (b) or (e) of this section by a licensee, majority stockholder, general manager or managing partner of the licensee or licensed establishment shall result in license suspension for a period of two days, which shall be scheduled to include a Friday and Saturday in succession.
- E. Any holder of a license for a micro distillery issued pursuant to this chapter is required to apply for and obtain a distillery license from the state before any sales commence. Additionally, county licensees are required to abide by all applicable state regulations and laws.
- F. Outdoor Storage: There shall be no outdoor storage with the exception of solid waste handling which occurs in an enclosure fully screened from adjoining streets.



• ANY
QUESTIONS/COMMENTS?

Upcoming Meetings in June

(All Meetings are In-Person)

- Planning Commission: **Tuesday, June 7th, 2022**
- City Council Work Session: **Monday, June 13th, 2022**
- Zoning Board of Appeals: **Tuesday, June 21st, 2022**
- City Council Regular Meeting: **Monday, June 27th, 2022**