

PLANNING COMMISSION MEETING
Stonecrest City Hall's *Zoom Video* - 6:00 PM
January 4, 2022



A G E N D A

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit their request via email address lillian.lowe@stonecrestga.gov by noon the day of the hearing, January 4, 2022, and a zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of the Agenda**
- IV. **Public Comments** - The Secretary, Lillian Lowe, will read public general comments submitted.
- V. **Presentations** - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases.
- VI. **Approval of Minutes:** The Planning Commission Meeting Minutes Summary dated December 7, 2021.
- VII. **Old Business:** None
- VIII. **New Business**
 - 1. **Public Hearing(s):**

LAND USE PETITION:	AX-21-003
PETITIONER:	Shaw DeKalb Properties, LLC
LOCATION:	2931 and 2939 Miller Road (Parcel ID 16 024 07 004 and 16 009 01 012)
PROPOSED AMENDMENT:	Proposed annexation of 9.89 acres and rezoning from Light Industrial and Office-Institutional (M and OI-DeKalb County) to Light Industrial (M-City of Stonecrest) for a Movie Production Studio.
- IX. **Public Comments** – The Secretary, Lillian Lowe, will read public general comments submitted before the meeting not related to any particular matter already discussed, if any were received.
- X. **Adjournment**



PLANNING COMMISSION MEETING MINUTES SUMMARY

STONECREST CITY HALL'S *ZOOM-Video MEETING*, 6:00 PM

December 7, 2021

I. Call to Order

The Chairman called the Planning Commission Meeting to order on Tuesday, December 7, 2021, at 6:00 PM via *ZOOM-Video* meeting. The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

II. Roll Call

Chairman Hubbard called the roll. Commissioners JW Eady, Joyce Walker, Pearl Hollis, and Cheryl Moore-Mathis were present. There was a quorum.

Planning & Zoning Director Jim Summerbell and Attorney Alicia Thompson were present.

III. Approval of the Agenda

Chairman Hubbard called for a motion. Commissioner Mathis motioned to **APPROVE** the Agenda for the December 7, 2021, Planning Commission Meeting. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.

IV. Presentations - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases included:

The City Council has extended the local state of emergency due to the COVID-19 pandemic to the end of January 2022. All meetings will continue to be held virtually.

- December 15th – Planning Information Meeting (Tentatively Scheduled) to review Planning and Zoning Activities and upcoming cases with the community.
- January 4th – Planning Commission Meeting (usually first Tuesday of the month)
- Deadline for submittal was today for one case, AX-21-003, Stonecrest Studios (a movie production studio off of Miller Road. Adjacent to the annexation approved in April AX-21-001.

V. Public Comments – Per Secretary Lillian Lowe, there were no general public comments submitted but, one comment was received for SLUP-21-005.

VI. Approval of Minutes: The Planning Commission Meeting Minutes Summary dated November 9, 2021.

Chairman Hubbard called for a motion. Commissioner Eady motioned to **APPROVE** the Planning Commission Meeting Minutes Summary dated November 9, 2021. Commissioner Walker seconded the motion to **APPROVE** the Planning Commission Meeting Minutes Summary dated November 9, 2021. The motion was unanimously **APPROVED**.

VII. Old Business: None

VIII. New Business

1. Public Hearing(s):

LAND USE PETITION: AX-21-002
PETITIONER: GBG 2 Lithonia Group, LLC on behalf of the property owners Charles M. Bettis and J. Ed Seagraves
LOCATION: 1724 Rogers Lake Rd (Parcel ID 16 157 05 003)
PROPOSED AMENDMENT: Proposed annexation of 19.28 acres and rezoning from Light Industrial (M-DeKalb County) to Light Industrial (M-City of Stonecrest) for a gravel parking lot.

Planning & Zoning Director Jim Summerbell presented **PETITION AX-21-002**. Spoke on the proposed annexation general information; the future land use designation of light industrial; the intended use; the proposed gravel parking lot; the undeveloped wooded lot; the site plan and zoning review; the stream on the north side of the development; and the development to be located on the south side. Mr. Summerbell discussed the aerial map showing view of the use and development of adjacent nearby properties and the landfill is seen in the southwest corner and there is another landfill up to the northeast a little further away from the transfer stations.

The main reason they are seeking annexation is because, the county does not allow gravel parking lots like this. We do not think that this will have any negative impact on existing uses or usability around them. The City recently revised its requirements for a gravel parking lot so, conditions for approval have really tightened up.

The most recent text amendment (TMOD-21-012 was approved by the City Council on November 22, 2021), requirements for a gravel parking lot are requiring that every year, when they see business license renewal for this kind of use, they have to show proof of an inspection, a third party, applicant's inspector. Also added to the requirements is a corrugated metal fence around it, as well as a large tree buffer. Staff recommended **APPROVAL OF PETITION AX-21-002, including rezoning the parcel to M (Light Industrial) and designation of subject property to light Industrial on the Stonecrest Future Land Use Map.**

Mr. Summerbell turned the floor over to Attorney Jody Campbell, the applicants representative.

Attorney Campbell spoke on behalf of the property owners Charles M. Bettis and J. Ed Seagraves, business owners in Stonecrest, and operating a gravel parking lot near the intersection of Lithonia Industrial Boulevard and Rogers Lake Road. The proposal is a gravel parking lot that is consistent with the uses that are already in the area.

Attorney Campbell continued to speak on the proposed concept plan; the gravel parking lot; curb concrete cuts; the new requirements; landscape; fencing; and annual inspections. The Commissioners were encouraged to go and view the facility, and that currently inspections via third party inspector to ensure compliance with all of the requirements. If requirements are not kept, the City has the ability to deny the renewal of a business license.

Attorney Campbell spoke on impervious surfaces (from a stormwater perspective; from a runoff perspective; and from an environmental perspective). Additionally, DeKalb County does not have anywhere near as robust a regulation as far as fence screening, landscape buffering, and inspections. Frankly, if we are under Stonecrest's regulations, this has a much greater likelihood of being something that the city can be proud of and that is aesthetically pleasing; is not an eyesore or a burden on the neighboring property owners. We think that it would benefit the City to allow this project to come in, and for us to develop this in compliance with the requirements. In addition to that, bringing in industrial

property is a win-win for the City. Bringing in almost 20 acres of new industrial property, it enhances the tax base and then allows the City to be more creative and more flexible in terms of redeveloping other industrial and commercial properties without sacrificing that tax base. I know that redevelopment is one thing the City wants to do.

The Chairman opened the public hearing for those in **support**. There were none in support.

The Chairman opened the public hearing for those in **opposition**. There were none in opposition.

The Chairman closed the public hearing before going into discussion.

The Chairman motioned to **RECOMMEND APPROVAL OF AX-21-002 TO THE CITY COUNCIL**. Commissioner Eady seconded the motion to **RECOMMEND APPROVAL OF AX-21-002 TO THE CITY COUNCIL**. The motion was unanimously **APPROVED**.

LAND USE PETITION:	RZ-21-009
PETITIONER:	City of Stonecrest (on behalf of the property owner Marie Colson)
LOCATION:	6547 Chupp Road (Parcel ID 16 120 02 004)
PROPOSED AMENDMENT:	Proposed rezoning from Stonecrest Area Overlay, Tier 6, Viewshed to Stonecrest Area Overlay Tier 2, Mid-Rise Mixed-Use Zone

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-009**. Spoke on general information; the 2020 Aerial map and Underlying map. Tier 2 (prohibited uses); the 2008 Stonecrest Area Overlay Map; the 2019 Stonecrest Area Overlay; standards of review; zoning review; and staff recommendations. Staff recommended **APPROVAL OF PETITION RZ-21-009 TO REVERT THE ZONING OF THE PROPERTY BACK TO LIGHT INDUSTRIAL (M), STONECREST AREA OVERLAY, TIER 2**.

The applicant, Ms. Marie Colson, lives in District 5 and spoke on being grateful and having a dream for over seventeen years to open an affordable senior housing community.

The Chairman opened the public hearing for those in **support**. There were one in support:

1. *Spoke-in-person:* Mr. Bernard Knight stated that Ms. Colson is laboring under some misapprehensions. There was no thought given to trying to hurt her in any way or damage her interests, it's a matter of record that whenever the advisory committee revised the Stonecrest overlay a couple of years ago was asked to remove property from the overlay. My clients, the Kelly's are right next door to Ms. Colson and supports her application to be put over in Tier 2.

The Chairman opened the public hearing for those in **opposition**. There were none in opposition.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Commissioner Mathis offered a motion to **DEFER PETITION RZ-21-009 to the city council for further deliberation and decision in lieu of the fact that it does impact not only Ms. Colson but, other industrial areas as well**.

Attorney Alicia Thompson interjected and stated that you can defer decisions to another meeting. But, if you want it to be heard by the city council, the commission still needs to approve or deny. The matter today is to defer to another meeting. You do not refer to another meeting.

Commissioner Mathis stated to follow through with the motion.

The Chairman stated that we have a motion to **DEFER**, is there a second to the motion to **DEFER**? The motion to **DEFER** the question went once, twice, and three times. The motion died. There was not a second to **DEFER the motion**.

The Chairman motioned to recommend **APPROVAL OF PETITION RZ-21-009 WITH THE CONDITIONS RECOMMENDED BY THE PLANNING DEPARTMENT AND THAT THERE WOULD BE A BUFFER ZONE WHICH WAS AGREED UPON BY THE APPLICANT.**

Mr. Summerbell interjected and advised the Chairman that staff did not recommend any conditions as part of this.

Commissioner Eady seconded that motion.

The Chairman stated that in the motion we also will have a buffer between the properties as agreed upon by Ms. Colson ,and she had no problem putting the buffer between her project and her next-door neighbor's property.

The Chairman stated that it has been moved and properly seconded that we recommend approval of the application to the City Council, based off of the planning department's recommendation, and the agreements of a buffer by the applicant and Ms. Colson all, in favor of the vote. The vote was not unanimously **APPROVED**. The vote was 04 – 01. The Chairman, Commissioners Eady, Walker, and Hollis voted for **APPROVAL OF PETITION RZ-21-009**. Commissioner Mathis' vote was an abstention.

LAND USE PETITION:	SLUP-21-005
PETITIONER:	Courageous Care Home LLC, c/o business and property owner Chantelle Morrison
LOCATION:	4460 Idlewood Park
PROPOSED AMENDMENT:	Special Land Use Permit for an Adult Day Care Facility in a Small Lot Residential District (RSM) within the Arabia Mountain Conservation Overlay District.

Planning & Zoning Director Jim Summerbell presented **PETITION SLUP-21-005**. Spoke on the general information; current zoning; protection of a stable neighborhood; zoning provisions for an adult day care; outdoor recreation areas; street parking; the 1000 feet from another adult day care facility; and fencing. Staff's review and recommendations are:

- In reviewing the standards of review of a Special Land Use Permit, staff found that the proposed use met each of the criteria with the exception of Item Q, which asks whether the proposed use satisfies the requirements contained with the supplemental regulations for such a use.
- The one issue on the site, which the exterior photos of the site point out, is the absence of a fence, as required in Section 4.2.5 of the Stonecrest Zoning Ordinance, which states the following: "Each adult day care facility shall be subject to the following requirements:

"All outdoor recreation areas shall be enclosed by a fence or wall not less than four feet in height."

- A. Based on these findings and conclusions, staff recommends **APPROVAL OF PETITION SLUP-21-005 for an Adult Day Care Facility with the condition that a backyard be fenced in, by an at least six-foot-high wood privacy fence to allow outdoor recreation opportunities for the clients.**

The applicant, Ms. Chantelle Morrison, spoke on wanting to operate an elderly day care; education; and schooling.

The Chairman opened the public hearing for those in **support**. There were none in support.

The Chairman opened the public hearing for those in **opposition**. There were two (2) in opposition:

1. *Spoke-in-person*: Ms. Sharon Harris spoke in **opposition**, and on the need for a fence; safety; traffic; located across from a school; and signage.
2. *Spoke-in-person*: Ms. Marie Obas spoke in **opposition**, and there is no gate on property, department of health approval and fire department; the age range; type of illness do they have. Stated that day care centers deal with Alzheimer and dementia patients; hours of operation; school bus pickup for kids; and health hazard not knowing what conditions these patients have right now; safety; traffic; located across from a school; and signage.

The secretary read the comment submitted for **PETITION SLUP-21-005 (ATTACHMENT I)**:

1. Mr. Lucas Obas is opposed to opening an adult day care in a residential neighborhood.

The applicant, Ms. Morrison, addressed the comments.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Commissioner Eady motioned to **APPROVE SLUP-21-005 WITH STAFF'S RECOMMENDATIONS**. Commissioner Hollis seconded the motion to **APPROVE SLUP-21-005**. The motion was unanimously **APPROVED**.

LAND USE PETITION: TMOD-21-013
PETITIONER: Planning & Zoning Department
LOCATION: Citywide

PROPOSED AMENDMENT: Amendments to the Stonecrest Zoning Ordinance, Chapter 27, to mitigate the potential conflicts between residential and industrial land uses.

Planning & Zoning Director Jim Summerbell presented **PETITION TMOD-21-013**. Spoke on the Stonecrest Area Overlay:

- Part 1 – Tier 3 Underlying Zoning and Recommended Text Changes
- Part 2 – Reversion of previously zoned industrial property zoning map of Maddox Road.
- Part 3 – SLUP Requirement for Residential Development adjacent to Industrial; and add new section

Sec. 4.2.70 – SLUP required (A-D).

Staff recommended **APPROVAL OF PETITION TMOD-21-013 TO THE CITY COUNCIL THE STONECREST AREA OVERLAY: PART 1, PART 2, AND PART 3:**

1. Removal of M from the list of authorized uses in Tier 3 of the Stonecrest Area Overlay.
2. Reversion of parcels which were rezoned from industrial to residential.

3. Requirement for a SLUP for residential development adjacent to industrial zoning if adequate buffers are not in place.

The Chairman opened the public hearing for those in **support**. There was one in support.

1. *Spoke-in-person*: Mr. Bernard Knight was in support.

The Chairman opened the public hearing for those in **opposition**. There was one in opposition.

1. *Spoke-in-person*: Ms. Renee Cail was in opposition.

The Chairman closed the public hearing before going into discussion.

The Chairman motioned to **DEFER PETITION TMOD-21-013 TO THE NEXT 30-DAY CYCLE IN ORDER TO GIVE THE DIRECTOR AND CITY COUNCIL THE CHANCE TO INVESTIGATE THE MATTER FURTHER**. Commissioner Eady seconded the motion. The motion was unanimously **DEFERRED**.

LAND USE PETITION:

TMOD-21-014

PETITIONER:

Planning & Zoning Department

LOCATION:

Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 7 – Administration concerning the actions by the Planning Commission.

Planning & Zoning Director Jim Summerbell presented **PETITION TMOD-21-014**. This came up in a recent work session with the council. It was requested that provisions of article seven (Sec. 7.3.7) dealing with the actions taken by the planning commission be clarified and cleaned up to remove this ambiguity that we are having. Like, “What kind of action can the Planning Commission make to the City Council? What role does that play?” Mr. Summerbell shared his screen and presented the following Recommended Changes:

Slide 54

TMOD-21-014 Recommended Changes

Sec. 7.3.7. Action by the planning commission.

The secretary of the planning commission shall provide the members of the planning commission complete information on each proposed application requiring a public hearing by the planning commission, including a copy of the application and all supporting materials. The planning commission, after conducting a public hearing with prior public notice as required by this article, shall consider the proposal and vote on its recommendation to the city council. **Any recommendation of deferral of an application** by the planning commission shall not be binding on the city council. The planning commission may **recommend** approval of the application, **recommend** approval to a less intense zoning district or land use category than that requested by the applicant, **recommend** approval of the application with conditions, **recommend** denial of the application, **recommend** deferral of the application, or, upon request of the applicant, **recommend** withdrawal of the application without prejudice. In its recommendation of any application, the planning commission may recommend the imposition of conditions in accordance with section 7.3.9. All findings and recommendations of the planning commission relating to amendments to the official zoning map shall be made based on each of the standards and factors contained in section 7.3.5. All recommendations of the planning commission relating to amendments to the comprehensive plan maps shall be made based on each of the standards and factors contained in section 7.3.4. The secretary of the planning commission shall make and maintain a written record of the planning commission's consideration and recommendations, which shall be public record.

Proposing a fairly simple, straightforward text amendment that is dealing with that development, and that the planning commission is a recommending body. TMOD-21-014 is trying to clarify this language that clarifies what actions can be taken; and trying to clarify the rules. Hope that agrees with the planning commission's understanding of what powers there are as a planning commission and the role in supporting the actions of the city.

The Chairman opened the floor for those in **support**. There were none in support.

The Chairman opened the floor for those in **opposition**. There were none in opposition.

The Chairman and Commissioners went into discussion.

The Chairman motioned to recommend **DENIAL OF TMOD-21-014**. Commissioner Walker seconded the motion to recommend **DENIAL OF TMOD-21-014**. The vote was 04 – 01. The Chairman, Commissioners Eady, Walker, and Hollis voted to recommend **DENIAL OF TMOD-21-014**. Commissioner Mathis' vote was against the **DENIAL**. The vote was not unanimously **DENIED**.

LAND USE PETITION:

TMOD-21-015

PETITIONER:

Planning & Zoning Department

LOCATION:

Citywide – Overlay Districts

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 3, Overlay Districts to address the rezoning and recording of property developed as permitted by an overlay district which is inconsistent with the uses permitted by the underlying zoning.

Planning & Zoning Director Jim Summerbell presented **PETITION TMOD-21-015**. Spoke on the administrative concerns to clarify and define the provisions of the code that apply to underlying authorized and governing zoning districts within the overlays. Mr. Summerbell presented Slides 56-60:

Slide 56

TMOD-21-015 Overlay Districts

Proposed amendment:

Amendment to the Stonecrest Zoning Ordinance, Chapter 27, Article 3 – Overlay Districts to address the rezoning and recording of property developed as permitted by an overlay districts which is inconsistent with the uses permitted by the underlying zoning

Purpose:

To clarify and define the provisions of the code that apply to underlying, authorized and governing zoning districts within the overlays

Summary of Recommended Changes:

Staff recommended text amendments are highlighted in the Track Changes version of the Zoning Ordinance provided in your packet. These changes include new definitions, and requirements for recording of governing zoning districts, and possible city-initiated rezoning in situation of inconsistency between new development and underlying zoning.

TMOD-21-015 New Definitions

District, zoning – Any district delineated on the official zoning map under the terms and provisions of this ordinance, or which may be created after the enactment of this ordinance for which regulations governing the area, height, use of buildings, or use of land, and other regulations related to development or maintenance of uses or structures are uniform.

District, base zoning– see Underlying District

District, underlying zoning – Any zoning district that lies within or under the boundaries of an overlay zoning district, also known as base zoning district.

District, overlay zoning – a zoning district where certain additional requirements are superimposed upon an underlying or base zoning district and where the requirements of the underlying or base district may or may not be altered.

District, authorized zoning – a zoning district other than the base or underlying zoning district that is called out in the provisions of an overlay zoning district to describe what uses are permitted or authorized to be developed within that overlay zoning district.

District, governing zoning – an underlying or authorized zoning district within an overlay zoning district by which the design and dimensional standards of any existing or proposed development must adhere to. Also used to determine site requirements on adjacent properties, such as buffers

TMOD-21-015 Overlay Districts, Issues being addressed

1. The Overlay Zones allow uses to be constructed that are inconsistent with the underlying zoning district.
 - For example, Tier 1 of the Stonecrest Area Overlay allows the construction of uses permitted in C1, C2, OI, OD, and HR-2, regardless of the underlying zoning.
 - C1, C2, OI, OD and HR-2 would be considered authorizing districts, since all land uses authorized in these districts are permitted within the Tier unless they are strictly prohibited by the Tier.
2. Sec. 3.1.1 states “All development and building permits for lots located, in whole or in part, within any overlay district shall meet all of the regulations of the underlying zoning district in which they are located as well as all of the regulations of the applicable overlay district.” This means that besides the uses permitted by the authorizing district, the uses allowed by the underlying district are permitted as well.

TMOD-21-015 Overlay Districts, Issues being addressed

Jim S

3. Sometimes development is requested that is authorized but neither the underlying zoning nor the regulations of the overlay district offer guidance as to how they should be designed.
 - For example, there have been situations where the underlying zoning is C-1, but the authorized use is townhomes or single-family homes, which are permitted under HR-2. One would assume the development standards of HR-2 would be controlling, but it is not stated in the code.
4. Another issue is that there have been legal authorized uses built that do not conform to the underlying zoning, so the base zoning does not reflect the existing use on the property.
 - This creates an issue when a provision of the zoning ordinance is triggered by the presence of a neighboring district, the best example of which is a buffer requirement.

TMOD-21-015 Overlay Districts

Pea

Recommended text changes

Sec 3.1.1. Overlay districts generally

[New subsections]

- H. When a plan package for a proposed development is submitted for conceptual plan review or a final design package approval for a land disturbance or building permit application, the governing district related to design or dimensional standards by which the development will be reviewed under must be clearly stated. That governing district standards must be associated with either the underlying zoning district, or an authorized district as permitted by the applicable Overlay Tier at the time of application submittal.
- I. If the governing district does not match the existing underlying district, the city may initiate a rezoning of the underlying property to the governing district, with property owner approval, at any point after final plat approval or the issuance of a Certification of Occupancy.

Sections 3.1.3, 3.1.4 and 3.1.5 – insertion of statements requiring a statement of which governing district standards will be applied in conceptual plan review or final design package approval, including final plat. **See track changes in packet.**

Commissioners Walker thanked Mr. Summerbell for the much-needed information.

Commissioner Eady asked Mr. Summerbell, “What you presented to us, why can’t we get that a little bit earlier so, I have a better chance of reading it over before we get here? Because, trying to follow you here is a little difficult but, if I had this in front of me a week or three or four days earlier, I would be able to follow right through the questions and then be able to have questions to ask you about it. But right now, I can’t ask any questions because, I need to read it a little bit more deeply.”

Mr. Summerbell replied, “I understand. I hope you all understand. I am dealing with a situation where I am literally drinking from a fire hose every day. I am short staff right now and particularly, now, we are in this transitional period...thought I sent it out I think it was last Friday or Saturday and then I found out a lot of your emails were bouncing back for some reason. So, I was asking the city clerk and staff over the weekend hey how did you get this out quicker because I realized that you all did not get it earlier as early as I thought you...for some reason you guys have my email blocked...I do apologize, I really wish it was early...I am recommending to the City Council that the planning commissioners have an email like @stonecrestgov.com...”

The Chairman opened the public hearing for those in **support**. There were none in support.

The Chairman opened the public hearing for those in **opposition**. There were none in opposition.

The Chairman closed the public hearing before going into discussion.

The Chairman motioned to **APPROVE TMOD-21-015 FOR RECOMMENDATION TO THE COUNCIL**. Commissioner Hollis seconded the motion to **APPROVE TMOD-21-015 FOR RECOMMENDATION TO THE COUNCIL**. The vote was unanimously **APPROVED**.

LAND USE PETITION:

TMOD-21-016

PETITIONER:

Planning & Zoning Department

LOCATION:

Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 4, revisions to supplemental use provisions, including the provisions for Solar Energy, Distilleries, Breweries, and Towing and Wreckage Services.

Planning & Zoning Director Jim Summerbell presented **PETITION TMOD-21-016**. This amendment is to add to the supplemental use provisions for several uses that really are not addressed right now, in the current code.

Sec.4.2.60 Towing Wreckage Service includes the supplemental uses, distillery, breweries, a towing and wrecking service, and solar energy (see Slide 62-66 below):

TMOD-21-016 Supplemental Uses

Jim

Proposed amendment:

Amendment to the Stonecrest Zoning Ordinance, Chapter 27, Article 4 – Supplemental Use Provisions, including provisions for Solar Energy, Distilleries and Breweries, and Towing and Wreckage Services.

Issues being addressed:

- The Zoning Ordinance permits several uses that need further definition and supplemental use criteria for proper administration.
- Distillery and brewery related uses should be defined by scale of operation and type of customer interaction, making distinction between commercial use and industrial use.
- Towing and Wreckage Services sites should be screened from view similar to how gravel parking lots are to improve community aesthetics
- Solar energy generation as an accessory use does exist in community but there is no definition or regulations regarding their use.

TMOD-21-016 Distillery and brewery related uses

Jim S

Proposed amendment with regard to brewery and distillery related uses:

- Add definitions for brewpub, craft brewery, craft distillery, growler, growler store, large-scale brewery, and large scale distillery
- Revise permitted use table, Section 4.3.1

	NS	C-1	C-2	M	M-2	MU Districts	See Section 4.3.1
Brewpub/ Beer / Growler, accessory	P	P	P	P		P	
Craft Brewery		P	P	P		SP	✓
Craft Distillery		P	P	P		SP	✓
Large scale brewery					P		
Large scale Distillery					P		

TMOD-21-016 Distillery and brewery related uses

New supplemental use regulations, Sec. 4.2.59 Craft breweries and Craft Distilleries

- (1) Shall be subject to all regulations of Chapter 4 of the Stonecrest Code of Ordinances concerning alcoholic beverages:
- (2) Shall be a maximum of 20,000 square feet.
- (3) No outdoor public address system shall be permitted
- (4) Production space shall be in a wholly enclosed building.

TMOD-21-016 Towing and Wreckage Services

Sec. 4.2.60 Towing Wreckage Service

- A. Vehicles shall not be stored at tow service properties or automobile recovery and storage facilities for a period longer than fourteen (14) days. This provision does not apply to vehicle storage yards, used motor vehicle dealerships, used motor vehicle parts dealerships, or automobile salvage yards. Records showing the arrival of each vehicle at a tow service property or an automobile recovery and storage facility must be kept by the owner/operator of a business.
- B. All wrecked or inoperable vehicles shall be drained of all liquids, including but not limited to gasoline, diesel, transmission fluid, brake fluid, and engine oil, within forty-eight (48) hours of delivery to tow service properties or automobile recovery and storage facilities.
- C. Any area of the site used for the short-term storage of car shall be screened from view of the public street with an opaque corrugated metal fence or wall minimum of ten feet in height. Chain link and wooden fences along street frontage are prohibited.
- D. The parking area shall be at least 25 feet from the street right-of-way.
- E. A ten-foot-wide evergreen landscape buffer shall be planted around the perimeter of the fence along the public street with at least two rows of trees. All trees shall be a least six feet in height and/or two inches caliber, and shall be regularly maintained and watered as necessary. Dead or dying trees shall be promptly replaced. All surfaces between trees shall be mulched.
- F. The soil erosion, sedimentation and pollution requirements of chapter 14, article V of the Code of the City of Stonecrest, Georgia are met.
- G. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality.

TMOD-21-016 Solar Energy Systems

- Added new definition, Sec 9.1.3, for Solar Energy System (SES) and associated types of SESs including Integrated Solar Energy System, Rooftop Solar Energy System, and Ground Mounted Solar Energy System
- Added new supplemental use criteria for SES, principal use and SES, accessory use, Sections 4.2.60 and 4.2.61, (See Agenda Packet)
- Added new section to the permitted use table allowing SES in all districts either as permitted (P) accessory uses (Pa), special administrative approval (SA) or special uses subject to SLUP (SP).

SOLAR ENERGY SYSTEMS (SES)		RE	RIG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RWC	CI	DI	NS	C-1	C-2	OD	M	M-2	MU-3	MU-2	MU-3	MU-4,5	See Section 4.2
Integrated SES	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	✓
Rooftop SES	Pa	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	✓
Ground Mounted SES, Small Scale	Pa	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Pa	Pa	Pa	Pa	Pa	Pa	P	P	SP	SP	SP	SP	✓
Ground Mounted SES, Intermediate scale	SP	SP	SP										SP							P	P					✓
Ground Mounted SES, Large Scale	SP	SP											SP							SP	SP					✓

The Chairman opened the public hearing for those in **support**. There were none in support.

The Chairman opened the public hearing for those in **opposition**. There were none in opposition.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion.

Commissioner Mathis motioned to **APPROVE TMOD-21-016 WITH THE OMISSION OF PROVISION A** (*Vehicles shall not be stored at tow service properties or automobile recovery and storage facilities for a period longer than fourteen (14) days. This provision does not apply to vehicle storage yards, used motor vehicle dealerships, used motor vehicle parts dealerships, or automobile salvage yards.*). **THE FIRST SENTENCE SHOULD BE REMOVED, THE REST OF THE CONDITIONS SHOULD STAY. RECORDS SHOWING THE ARRIVAL OF EACH VEHICLE AT A TOW SERVICE PROPERTY, OR AN AUTOMOBILE RECOVERY AND STORAGE FACILITY MUST BE KEPT BY THE OWNER/ OPERATOR OF A BUSINESS.**

Commissioner Hubbard seconded the motion to **APPROVE TMOD-21-016 WITH THE OMISSION OF PROVISION A, AND THE RECORDS SHOWING THE ARRIVAL OF EACH VEHICLE AT A TOW SERVICE PROPERTY, OR AN AUTOMOBILE RECOVERY AND STORAGE FACILITY MUST BE KEPT BY THE OWNER/ OPERATOR OF A BUSINESS. THE VOTE WAS UNANIMOUSLY APPROVED.**

IX. Public Comments - The Secretary, Lillian Lowe, did not receive any public general comments but, read the comment submitted for **PETITION SLUP-21-005** from Mr. Lucas Obas.

X. Adjournment

The vote was carried unanimously to adjourn the meeting at 9:17 PM. Commissioner Mathis motioned to adjourn. Commissioner Walker seconded the motion. The vote was unanimous.

The meeting can be viewed on [Stonecrest YouTube Live Channel](#).

APPROVED:

Chairman

Date

ATTEST:

Secretary

Date

DRAFT



PLANNING COMMISSION MEETING

December 7, 2021

ATTACHMENT I

SLUP-21-005

In Opposition: Read by the Secretary, Lillian Lowe

1. Mr. Lucas Obas (Comments Submitted)



Public Comment Rules

The purpose of public comments is to allow residents of Stonecrest or other members of the public to voice their city related concerns, requests, and opinions. The Public Comments portion of meetings is reserved exclusively for comments from the public, and not for immediate reply. Audience members shall respect the rights of the speakers to be heard and be aware that Stonecrest's "Decorum Rules for Public Meetings" are still in effect during public comments.

In order to respect the rights of all citizens, the following rules will control the public comments portion of Stonecrest's meetings:

1. Handouts and displays should be approved by the City Clerk prior to the meeting.
2. Prior to speaking, each speaker will complete a speaker card and present it to the clerk before the beginning of the public comment portion of the meeting. The public comments portion of the meeting will last 30 minutes, and speaker cards will be accepted on a first come, first-served basis.
3. Each speaker will be allotted three (3) minutes to speak, and will identify themselves by name, address and, if applicable, their organization, before beginning their presentation.
4. In order to respect the time of each speaker and the rights of all citizens who wish to speak, neither the Mayor nor any Council member, nor any city of Stonecrest staff, shall cut a speaker's time by engaging in dialogue, answering questions, or responding to individual issues, concerns or questions raised by the speaker.
5. Only after all speakers have been heard, and the public comments portion of the meeting has been closed, will the Mayor and Council be able to address any concerns raised by speakers.
6. Any member of the public who does not get an opportunity to speak will be allowed to speak first at a subsequent meeting, and the clerk will hold their speaker card until the date they choose to return.
7. Please initial the 'Acknowledgement of Rules' below confirming your understanding and adherence to these rules.

Acknowledgement of Rules: Yes

Public Comment Card

Date: 12/7/2021
MM/DD/YYYY

Comment Card Instructions:

1. Complete the card including the Agenda Item, Zoning Case Number, your name, address and phone number.
2. Submit the card to the City Clerk prior to the start of the meeting.
3. When your name is called, approach the podium and speak directly into the microphone stating your name and address for the record. Public comments are limited to 3 minutes

Agenda Item/Zoning Case#: Soup-21-005 land petition SUPPORT OPPOSE

Question/Comment: Location 4460 Idlewood park. Why would u want to open an adult day care in a Residential Naborhood. I don't need Radom car drop off and ambulance drop off and pick ups. Property value going down.. just need my privacy. Find a commercial front.

Name: Lucas

Address: 4456 Idlewood park/next door

Phone: 6783588560

Email: Ductman1.lg@gmail.com District#: _____

I am a Stonecrest resident	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
I am a Stonecrest business owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Note: Within the (2) years immediately preceding the filing of this zoning petition have you as the applicant or opponent for the rezoning petition, or an attorney or agent of the applicant or opponent for the rezoning petition made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council. Check what may apply: Yes No

Planning Commission Public Hearing

January 4, 2022

**Staff Report
AX-21-003**



PLANNING & ZONING STAFF REPORT

AX-21-003

Meeting Date January 4, 2022

GENERAL INFORMATION

Petition Number:	AX-21-003
Applicant:	Battle Law PC. for Shaw DeKalb Properties,
Owners:	Shaw DeKalb Properties, LLC
Project Location:	2931 and 2939 Miller Road (16 024 07 004 and 16 009 01 012), Decatur, GA 30035
City Council District:	District 2 – Rob Turner
Acreage:	19.01 acres
Existing Zoning:	Light Industrial (M – DeKalb County) and Office Institutional (OI- DeKalb County), I-20 Highway Overlay District, Tier 2 (DeKalb County)
Proposed Zoning:	Light Industrial (M – City of Stonecrest)
Comprehensive Plan Character Area Designation:	Highway Corridor (HC) (DeKalb County 2035 Future Land Use Map, 5-year update, adopted March 2021)
Proposed Development/Request:	The applicant is requesting to annex into the City of Stonecrest for the purpose of developing a Movie Studio. As part of this annexation the subject property would be rezoned to Light Industrial (M – City of Stonecrest) and would be designated on the Stonecrest Future Land Use Map as Light Industrial Character area.
Staff Recommendations:	Approval with Conditions



PLANNING & ZONING STAFF REPORT

AX-21-003

PROJECT OVERVIEW

Location. The subject property is located at the northwest corner of the intersection of I-20 Highway (aka Purple Heart Highway) and Miller Road. Address 2931 Miller Road is currently undeveloped and address 2939 is developed with two vacant buildings.

The surrounding area consists of single-family detached dwellings and light industrial uses, Georgia United Credit Union and The Academy of Scholars- Atlanta Christian School. Longview subdivision in unincorporated DeKalb County is to the northwest.

Shaw DeKalb Properties, LLC, is seeking an annexation for the development of Stonecrest Studios, a movie studio complex. The studio complex will consist of a 65,760 sf sound stage, a 20,000-sf. mill space, and 67,515 sf of office space. These facilities will consist of a one-story warehouse building, a two-story frame office building and a three-story metal office building, with a total of 700 parking spaces (14 handicap and 686 spaces). A heavy duty underground storm water ponds will also be installed.

The subject properties are zoned M - light industrial and O-I Office-Institutional, in DeKalb County. The properties to the North and East are used for light industrial purposes. The properties to the west are residential. Topography of the site slopes down to the west towards Walden Lake.

A boundary survey showing the existing features of the site can be found in Figure 3.

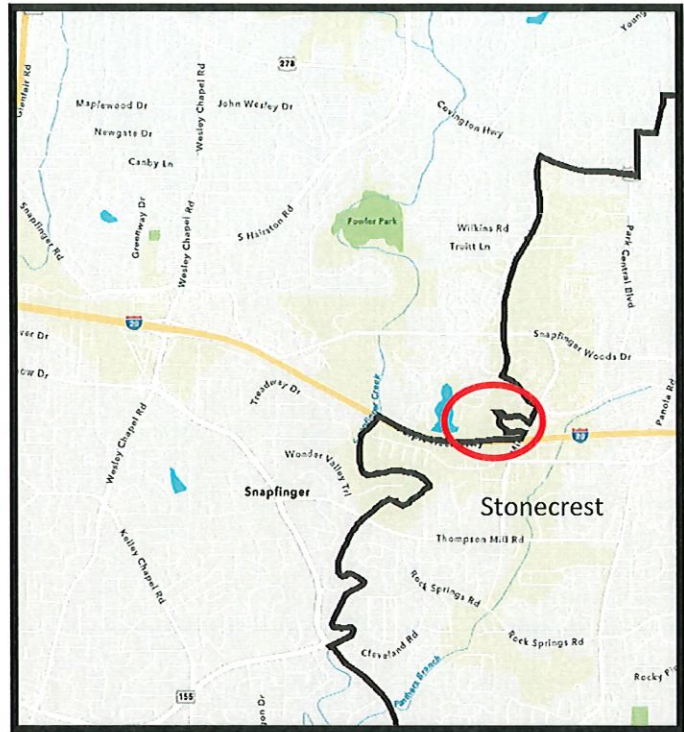


Figure 1: AX-21-003 Location Map



Figure 2: Aerial Map

PLANNING & ZONING STAFF REPORT

AX-21-003

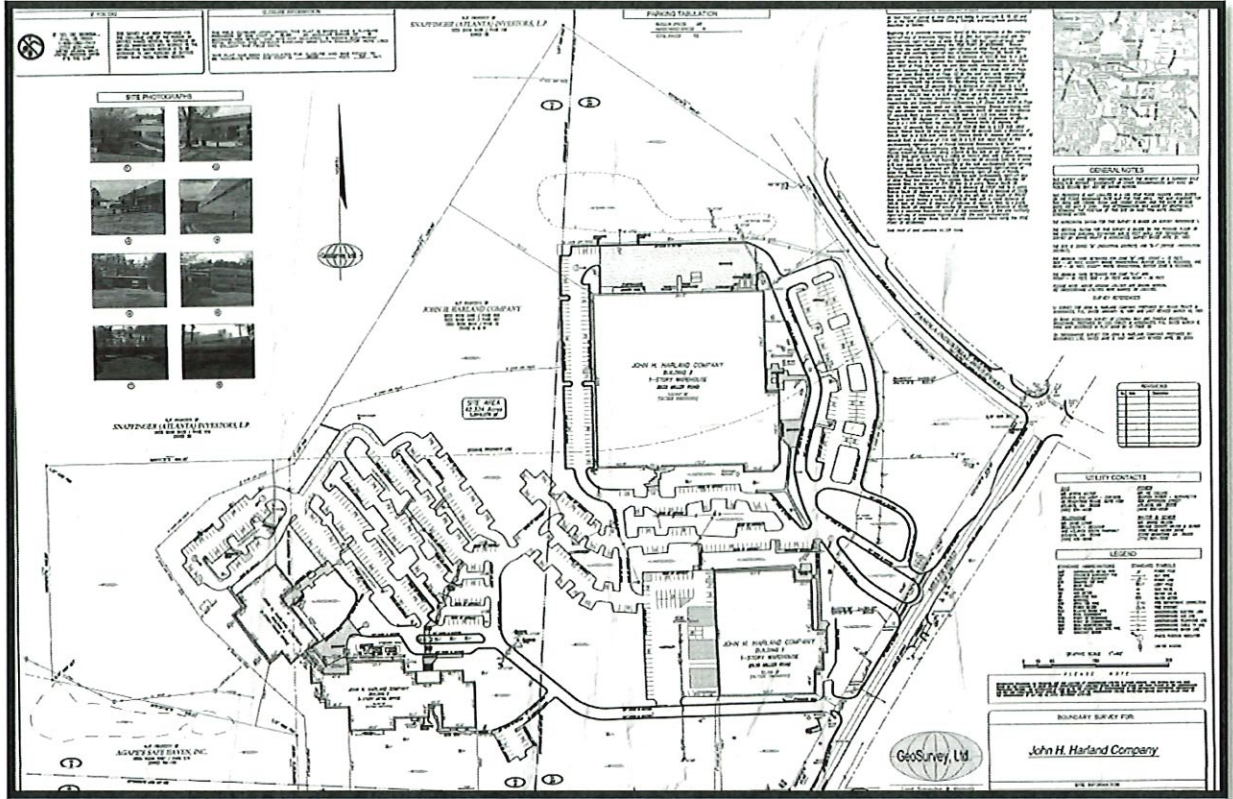


Figure 3: Boundary Survey



PLANNING & ZONING STAFF REPORT

AX-21-003



Figure 4: Combined Zoning Map - DeKalb County and City of Stonecrest

PLANNING & ZONING STAFF REPORT

AX-21-003

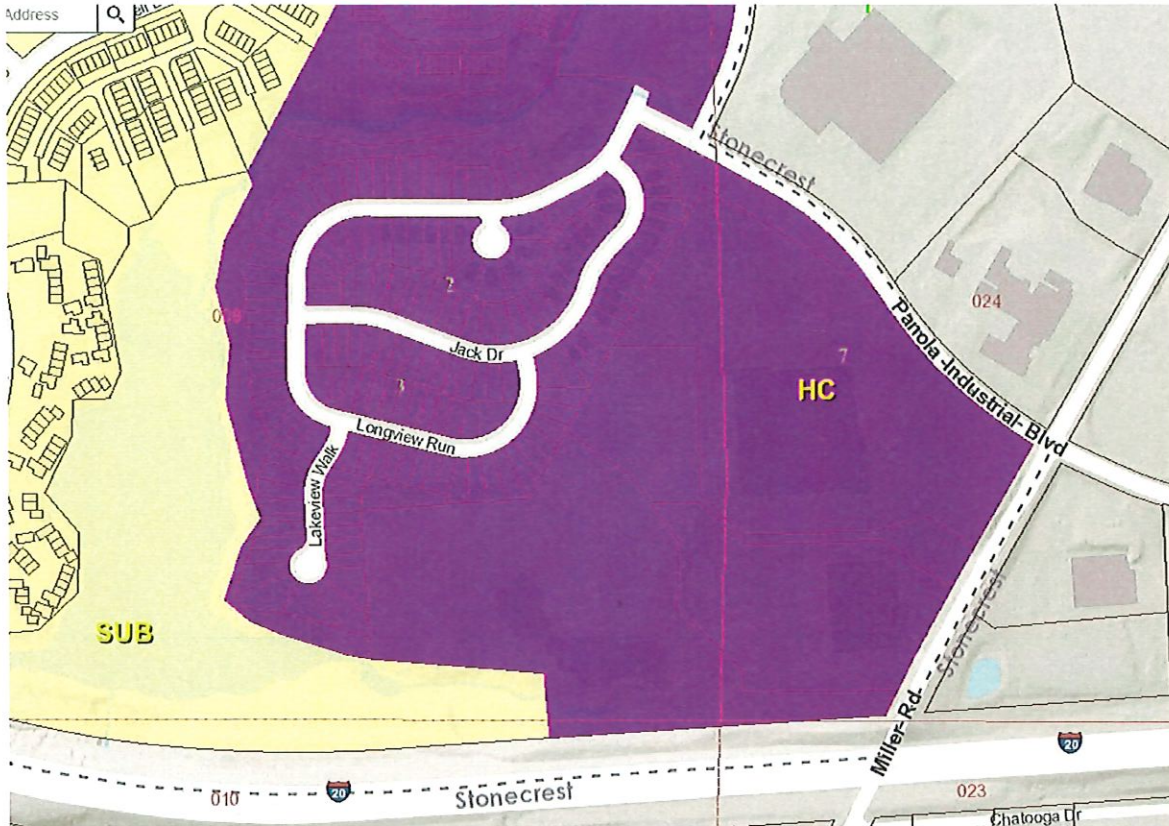


Figure 5: DeKalb County Future Land Use Map, HC stands for Highway Corridor, and SUB stands for Suburban.

The future land use map for DeKalb County shows this property as Highway Corridor (HC), while the future land use in the City of Stonecrest designate this area as Light Industrial (LIND). The Highway Corridor designation supports light industrial uses, so the two designations are compatible.

PLANNING & ZONING STAFF REPORT

AX-21-003

Annexation Request

Annexation involves a comprehensive land use change as well as a rezoning. The subject properties land use will be designated as light industrial on the Future Land Use Map and rezoned to M-light industrial if annexed into the city. The property is in Dekalb County’s I-20 Overlay District, Tier 2. Just like the annexation approved in April, AX-21-001, which this request surrounds, if annexed into the city, the subject property will not be part of the City of Stonecrest I-20 Overlay. The proposed concept plan by which this annexation will be conditioned if approved is shown in Figure 6, below.

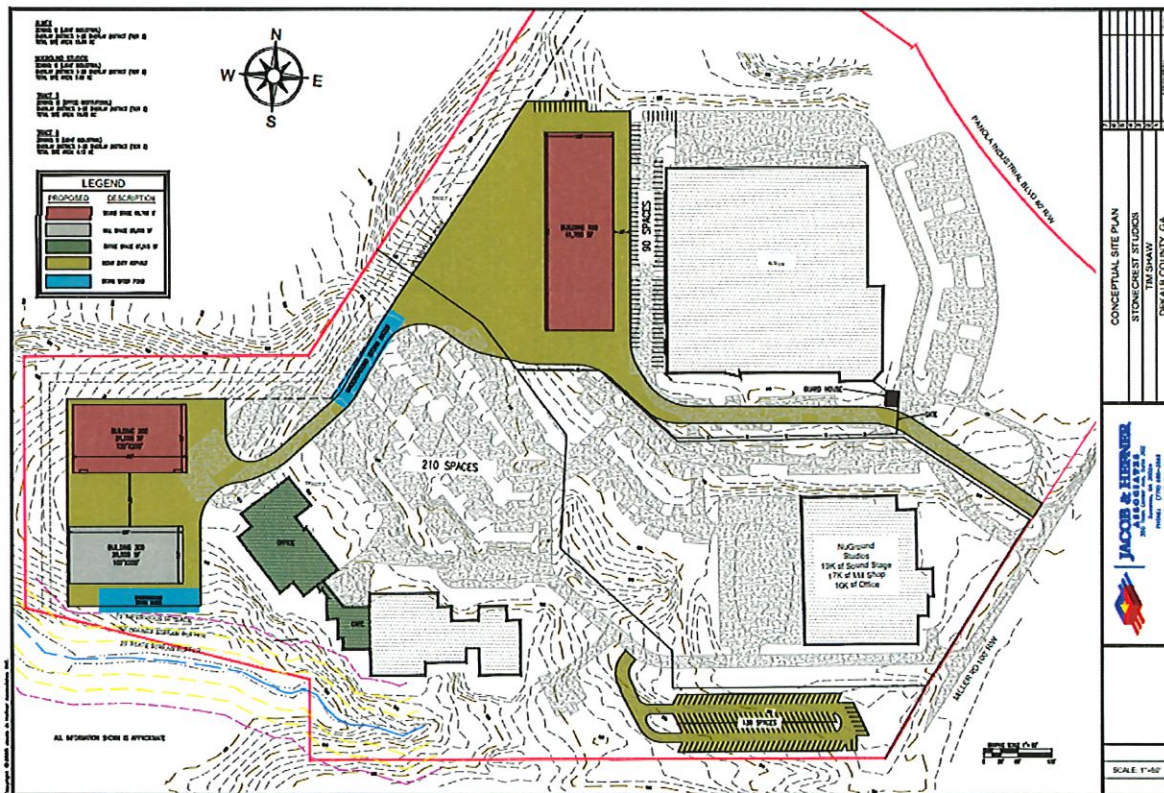


Figure 6: Proposed Concept Plan

The city has notified Dekalb County of the proposed annexation, and to date no objections have been raised. The proposed parking facility will have no impact on area schools or County water and sewer infrastructure.



PLANNING & ZONING STAFF REPORT

AX-21-003

Public Participation

A Community Planning Information Meeting was held on December 15, 2021 at 6 PM when the proposed annexation was discussed. The meeting was hosted by the City on Zoom and broadcasted on YouTube. Merits of the case that were brought up include:

- The layout of the buildings and the proposed use for each building.
- The applicant shared a 3D tutorial of the subject property and the amenities.
- The parking lot would expand the city's commercial tax base benefiting the city's budget

There was no opposition to the case.

STANDARDS OF ANNEXATION REVIEW

An annexation request includes both a comprehensive plan amendment and a rezoning. Section 7.3.4 of the Zoning Ordinances lists seven factors to be considered in a technical review of a comprehensive plan amendment and Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case. The two sets for factors are basically identical with the exception that in reviewing a rezoning, decision makers need to consider the conformity with the policies and intent of the comprehensive plan. Each of the eight rezoning standards for review are listed with staff analysis below.

A. Whether the proposal is in conformity with the policy and intent of the comprehensive plan.

The subject property is located within the Highway Corridor character area of the DeKalb County Comprehensive Plan, and is in keeping with the surrounding uses and current zoning, and in similar fashion the proposed land use designation on the Stonecrest Future Land Use Plan would be Light Industrial. The economic policies of the City's plan encourage the attraction of and recruitment of new businesses (Goal ED-1), and the goals and policies for industrial uses call for locating industrial development away from environmentally sensitive areas, minimizing the encroaching effect of industrial development and expansion in areas already developed for industrial uses with existing public infrastructure, and the encourage development of vacant industrial land (Goal LU-8).

The Light Industrial character area intends to identify areas that are appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.

The proposed movie studio is in keeping with existing character and use of the area, the City's zoning map, and the goals of the Comprehensive Plan and its Future Land Use Map.



PLANNING & ZONING STAFF REPORT

AX-21-003

- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

The area surrounding the site is industrial and residential, and the proposed use is in keeping with the existing development of adjacent and nearby properties. The residential uses to the west should not be impacted by the movie studio, as it is a low impact use, low noise with no harmful emissions.

- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The existing zoning in the county does not currently allow the development of a movie studio, and is split between M and OI. As such it does not support the intended economic use. The applicant is seeking to come into Stonecrest so that all the properties will be under one zoning category and one jurisdiction.

- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The proposed zoning proposal is low impact and is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. A 75 foot buffer zone will be maintained between the studio and the western property line, as shown on the concept plan.

- E. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

There are no known changing conditions affecting the use and development of the subject property.

- F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

There are currently no identified historic buildings, sites, districts, or archaeological resources on the subject property.

- G. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Due to the low impact nature of the intended use, which contains no housing. The proposal will not cause an excessive or burdensome on utilities or have any demands on schools. Roads access to the property is already designed for truck traffic, and no transportation improvements are necessary to accommodate the use.



PLANNING & ZONING STAFF REPORT

AX-21-003

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

If the proposed use is designed and maintained as required by city and state regulations, the use should not have adverse impact on the environment or surrounding resources.

STAFF RECOMMENDATION

The applicant meets all the criteria for approval. Therefore, staff recommends **APPROVAL with Conditions of AX-21-003, with the a zoning of M – Light Industrial, and the character area designation of Industrial on the Future Land Use map.**

1. The applicant is subject to comply with the conceptual site plan submitted as part of the annexation application titled “Stonecrest Studios” prepared by Jacob and Hefner Associates, submitted in December 2021, and cited as Figure 6 in this staff report.

Attachments:

1 – AX-21-003 Application



Rezoning Application

Owner Information	Owner's Name: Shaw DeKalb Properties, LLC		
	Owner's Address: 2935 Miller Road Decatur, Georgia 30035		
	Phone: 770-630-1484	Fax:	Email: andy.bentley@almex.com
	Property Address: 2931, 2939 Miller Road Decatur, Georgia 30035		Parcel Size: 19.01
	Parcel ID: 16 024 07 004, 16 009 01 012		
	Current Zoning Classification: M and OI in Dekalb County in Tier 2 of I-20 Overlay		
	Requested Zoning Classification: M		
	Name: Shaw DeKalb Properties, LLC c/o Battle Law, P.C.		
	Address: 3562 Habersham at Northlake, Building J, Suite 100 Tucker, Georgia 30084		
	Phone: 404-601-7616		Fax:
Cell: 404-601-7616		Email: mlb@battlelawpc.com	
Property Information	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?		
	<input type="checkbox"/> Yes <input type="checkbox"/> No		
	1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?		
	2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned?		
	3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?		
Questionnaire			
	4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?		
	5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?		
6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?			



PRE-APPLICATION FORM

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Planning & Zoning Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es) procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (770) 224-0200.

Meeting Date & Time: Tuesday, November 30, 2021 10:30am

Applicant/Representative Name: Shaw DeKalb Properties, LLC Phone: 404-601-7616

Applicant/Representative Email: mlb@battlelawpc.com

Site Address: 2931, 2939 Miller Road Decatur, GA 30035 Parcel ID #: 16 024 07 004, 16 009 01 012

Previous Zoning & Case number(s): Current Zoning: M and OI in Dekalb County in Tier City Council District: Proposed Zoning: M Comprehensive Plan Character Area Map

Designation: Application Type: [X] Rezoning [] Special Land Use

Permit [] Variance [] Special Exception

Variance Type: [] Administrative [] Zoning Board of Appeals [] Stream Buffer

Overlay District: [X] I-20 [] Stonecrest [] Arabia Mountain

Additional Studies: [] Developmental of Regional Impact Review [] Environmental Impact Review [X] Trip Generation Report [] Traffic Impact Study [] Concept Plan Review

Proposal Description: Movie studio

Meeting Participants: Jim Summerbell, Michele Battle, Andy Bentley

Applicant/Representative Signature: [Handwritten Signature] Date: 12/2/21

Director/Planner Signature: Date:

STATEMENT OF INTENT

And

Other Material Required by the City of Stonecrest, Georgia
Zoning Ordinance
For

A Simultaneous Annexation and Rezoning from OI and M in
Unincorporated DeKalb County to M in the City of
Stonecrest pursuant to the City of Stonecrest Zoning
Ordinance

Of

Shaw DeKalb Properties, LLC.,
For

+/-19.01 acres of
Land Being all of

Parcel Nos. 16 009 01 012 and 16 024 07 004
Being in the 5th District,
Unincorporated DeKalb County

Submitted for Applicant by:

Michèle L. Battle
Battle Law, P.C.
3562 Habersham at Northlake
Building J, Suite 100
Tucker, GA 30084
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

I. STATEMENT OF INTENT

Shaw DeKalb Properties, LLC. (the “Applicant”) is seeking a simultaneous annexation and rezoning for property located at the intersection of I-20 and Miller Road. The property is comprised of addresses 2939 Miller Road, Decatur, GA. 30035 and 2931 Miller Road, Decatur, GA. 30035 bearing the parcel numbers 16 009 01 012 and 16 024 07 004, (the “Subject Property”). The Applicant is seeking a rezoning of the Subject Property from OI and M, in Unincorporated DeKalb County, to M in the City of Stonecrest. The purpose of this application is to allow for the development of the Stonecrest Studios movie studio on the Subject Property.

This document is submitted both as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, the Rezoning Application Criteria, and the Annexation request. A surveyed plat and conceptual site plan of the Subject Property has been filed contemporaneously with the Application, along with other required materials.

II. REZONING APPLICATION CRITERIA

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

The Subject Property is not located within the City of Stonecrest. However, should the Property be annexed into the City, it would be surrounded by property with future land use designations of Office Professional, Light Industrial, and Suburban. The zoning proposal seeks a zoning designation in the City of Light Industrial, which is permitted in the Light Industrial future land use designation according to the 2038 Comprehensive Plan.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property as currently zoned allows for office institutional uses and light industrial uses pursuant to DeKalb County’s zoning code. Nearby properties are zoned for mixed-use, office-institutional, residential and light industrial. The zoning proposal, if granted, would permit the Applicant to use the property for a movie studio. The studio will comply with the various standards set by the industry, which will result in a very quiet use. Other industrial uses can be quite loud and would likely disrupt the surrounding residential uses. This use, however, will not. Furthermore, the zoning proposal will not permit for uses that go above and beyond the existing light industrial use on the neighboring property. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The Subject Property as currently zoned has a reasonable economic use, although this request seeks to annex the Subject Property into the City of Stonecrest. The rezoning will be necessary despite the Subject Property's reasonable economic use so that the Subject Property falls under the jurisdiction and regulation of the City of Stonecrest.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. This zoning proposal seeks to rezone property currently zoned for office institutional uses and light industrial uses so that it may all be used for light industrial uses in the City of Stonecrest. The property, as it exists today, currently permits light industrial uses and neighboring property currently has light industrial uses. Thus, this zoning proposal will not affect the usability of adjacent or nearby properties any more than the existing light industrial uses do.

E. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;

The Applicant is not aware of any existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources; and

The zoning proposal will not adversely affect historic buildings, sites, district, or archaeological resources.

G. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The zoning proposal will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

III. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF APPLICANT'S CONSTITUTIONAL RIGHTS

The portions of the City of Stonecrest Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of

the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stonecrest Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stonecrest City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth herein above.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the City an opportunity to revise the Property to a constitutional classification. If action is not taken by the City to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the City on notice that it may elect to file a claim in the Superior Court of DeKalb demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

The portions of the City of Stonecrest Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stonecrest Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal to allow the special land use permit in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the simultaneous Annexation and Rezoning Application at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stonecrest so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 7th day of December, 2021.

Respectfully submitted,

Michèle Battle / DLB

Michèle L. Battle, Esq.
Attorney For Applicant

PUBLIC PARTICIPATION PLAN

Applicant: Shaw DeKalb Properties, LLC c/o Battle Law, P.C.

1. The following individuals (property owners within a minimum of 500 ft of the property), homeowner's associations, political jurisdictions, other public agencies, etc. will be notified

All property owners within a minimum of 500ft of the property

2. The individuals and others listed in 1. above will be notified of the requested rezoning/use permit using the following method(s): (e.g., letters, meeting notices, telephone calls, e-mails, etc.)

Whichever method the City of Stonecrest chooses to notify property owners of the

Community Planning Information Meeting

3. Individuals and others listed in 1. above will be allowed to participate in the following manner: (At least one meeting at a convenient time and location is required.)

Via a Community Planning Information Meeting that the City of Stonecrest will be hosting on

December 15, 2021. The applicant or a representative of the applicant plans to attend this

meeting to answer questions and concerns of community members.

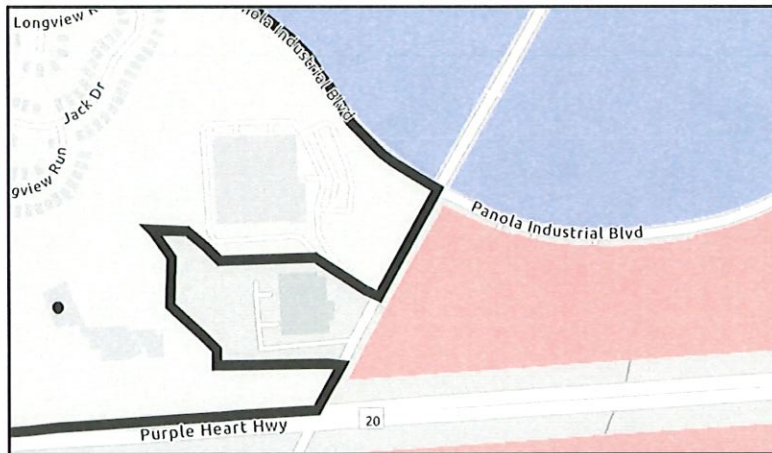
Attach additional sheets as needed.

Environmental Site Analysis – Exhibit A

1. Conformance to the Comprehensive Plan

- a. The Applicant, Shaw DeKalb Properties, LLC, is seeking to develop a movie studio on property located at 2931 and 2939 Mill Road, Decatur, GA 30035, being tax parcel nos. 16 024 07 004 and 16 009 01 012 (the “Subject Property”). The proposed buildings include a sound stage (65,760sf), mill space (20,000sf), office space (67,515sf), heavy duty asphalt, and underground storm water ponds. The Subject Property is currently located in DeKalb County and zoned OI and M. The Applicant is seeking to annex this property into the City of Stonecrest and have it rezoned M (light industrial). Staff has indicated that this is the most appropriate zoning category for the proposed use. A stream, and subsequent stream buffer intersects the SW portion of Subject Property. This buffer will be respected with the development of the site, as indicated on the site plan.
- b. Adjacent properties to the West of the Subject Property are zoned MU-4 and consist of single family-detached homes. Property to the North and East are used for light industrial uses, The Academy of Scholars- Atlanta Christian School, and Georgia United Credit Union. I-20 runs East/West just South of the Subject Property.

c.



- d. The Subject Property is not currently included within the boundaries of Stonecrest, so it is not included in the Comprehensive Land Use Map. Property that is currently in Stonecrest that is abutting the Subject Property has future land use designations of office professional and light industrial.

2. Environmental Impacts of the Proposed Project

- a. To the Applicant’s knowledge, there are no wetlands on the Subject Property.
- b. To the Applicant’s knowledge, there are no floodplains on the property.
- c. There is a stream that intersects the Southwest portion of the property. The proposed movie studio will no encroach into the stream buffer.

- d. To the Applicant's knowledge, there are no slopes exceeding 25% over a 10-foot rise in elevation on the property.
- e. A portion of the property is wooded.
- f. To the Applicant's knowledge, there are no wildlife habitats on the property.
- g. To the Applicant's knowledge there are no archeological/historical sites on the property.

3. Project Implementation Measures

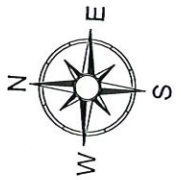
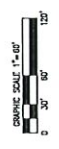
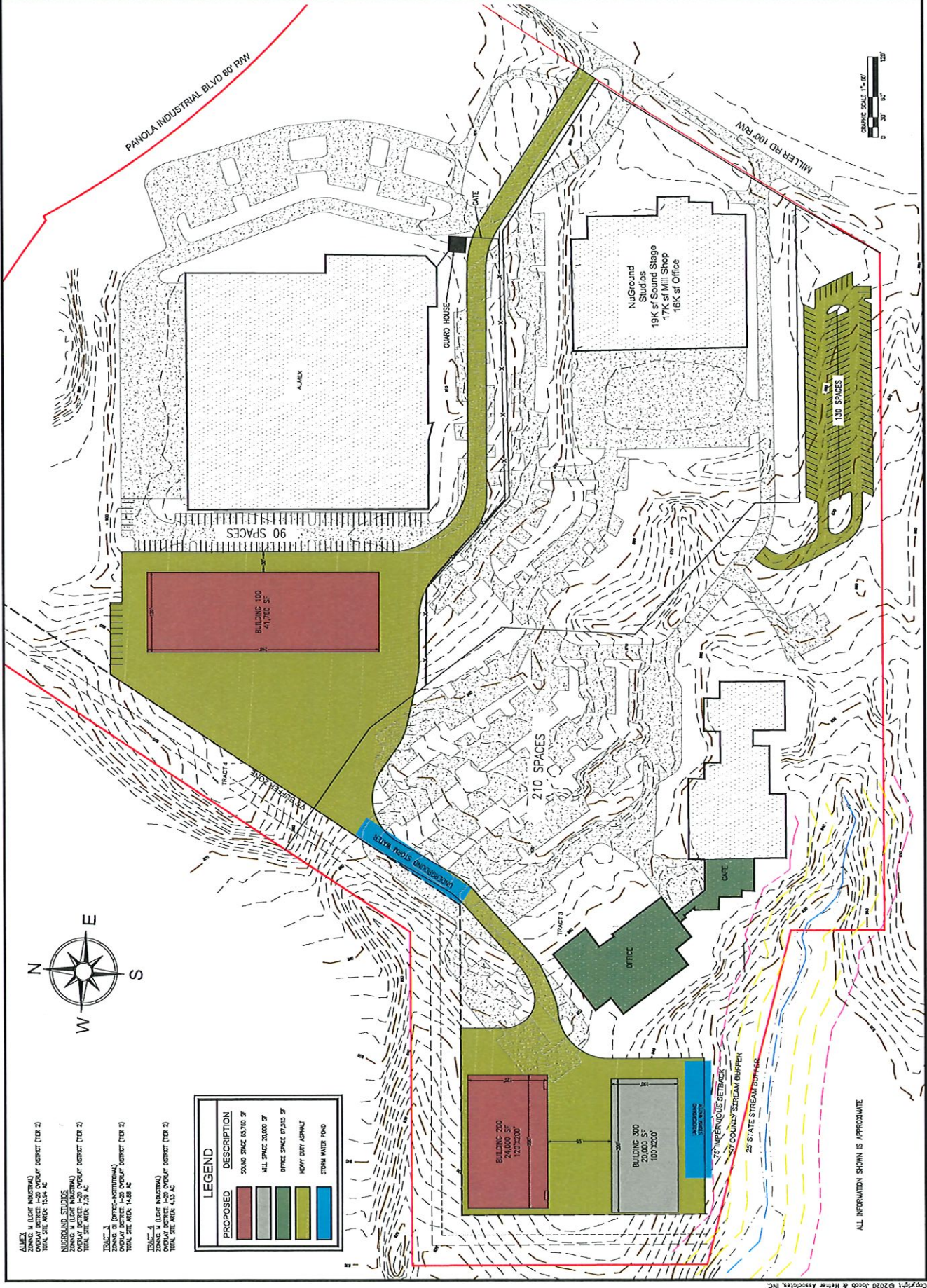
- a. The proposed project avoids encroaching upon the single stream and stream buffer on the property. To the Applicant's knowledge, there are no other environmentally sensitive areas.
- b. The stream will be protected by the state and county stream buffers. The development of a new water detention facility to help catch any runoff that might come from the Subject Property.
- c. The proposed movie studio will not have a negative impact on existing infrastructure. Stonecrest Studios will not generate a significant amount of traffic to burden the roads.
- d. To the Applicant's knowledge, there are no archeological/historically significant areas on the property.
- e. To the Applicant's knowledge, the community is not environmentally stressed.
- f. The proposed movie studio does not have a residential component, nor is it in an area that is prone to high levels of foot traffic. The open space between the proposed buildings will be primarily heavy-duty asphalt, as to accommodate vehicles that are required in the filming process, as well as for those working at the studio.
- g. The proposed Stonecrest Studios will not emit any significant amount of noise or lighting. Movie studios tend to contain sound very well, as it is important in the filming process. This is an added benefit when in proximity to residences.
- h. The proposed movie studio will not adversely impact existing parks and recreational green space.
- i. To the Applicant's knowledge, there is no nearby wildlife habitat.

7	CONCEPTUAL SITE PLAN
6	STONECREST STUDIOS
5	TIM SHAW
4	DEKALB COUNTY, GA
3	
2	
1	DESCRIPTION
	Date:

JACOB & HERNER ASSOCIATES
 350 Town Center Ave., Suite 202
 Suwanee, GA 30024
 PHONE: (770) 660-1593
 www.jacobherner.com



SCALE: 1"=60'



- ALUEX**
 ZONING: U (LIGHT INDUSTRIAL)
 OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TRIP 2)
 TOTAL SITE AREA: 15.34 AC
- UNDERGROUND STUDIOS**
 ZONING: U (LIGHT INDUSTRIAL)
 OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TRIP 2)
 TOTAL SITE AREA: 7.99 AC
- TRACT 3**
 ZONING: U (LIGHT INDUSTRIAL)
 OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TRIP 2)
 TOTAL SITE AREA: 14.08 AC
- TRACT 4**
 ZONING: U (LIGHT INDUSTRIAL)
 OVERLAY DISTRICT: I-20 OVERLAY DISTRICT (TRIP 2)
 TOTAL SITE AREA: 4.13 AC

PROPOSED	DESCRIPTION
[Red Box]	SOUND STAGE 63,710 SF
[Light Green Box]	MILL SPACE 20,000 SF
[Dark Green Box]	OFFICE SPACE 69,215 SF
[Blue Box]	HEAVY DUTY ASPHALT
[Light Blue Box]	STORM WATER POND

ALL INFORMATION SHOWN IS APPROXIMATE

Tract 3

All that tract or parcel of land lying and being in Land Lots 9, 10, 23 and 24 of the 16th District, Dekalb County, Georgia, and being more particularly described as follows:

Beginning at a concrete monument found at the intersection of the northerly right-of-way of Interstate Highway 20 (a 300 foot right-of-way) with the northwesterly right-of-way of Miller Road (a 100 foot right-of-way), said concrete monument found being the TRUE POINT OF BEGINNING. Thence departing the said northwesterly right-of-way of Miller Road and continuing with the said northerly right-of-way of Interstate Highway 20, South 89 degrees 10 minutes 14 seconds West, a distance of 1013.30 feet to a 3/8 inch rebar found; Thence departing the said northerly right-of-way of Interstate Highway 20 and running North 00 degrees 46 minutes 25 seconds West, a distance of 140.09 feet to a 1/2 inch rebar found; Thence North 76 degrees 25 minutes 02 seconds West, a distance of 516.23 feet to a 5/8 inch rebar set; Thence run North 00 degrees 49 minutes 07 seconds West, a distance of 442.26 feet to a 1/2 inch rebar found; Thence North 89 degrees 11 minutes 21 seconds East, a distance of 499.95 feet to a 1 inch crimped top pipe found; Thence North 32 degrees 49 minutes 13 seconds East, a distance of 230.92 feet to a 5/8 inch rebar set; Thence run South 55 degrees 09 minutes 56 seconds East a distance of 224.20 feet to a point; thence run South 37 degrees 30 minutes 59 seconds East a distance of 248.29 feet to a point; Thence run South 02 degrees 48 minutes 36 seconds West a distance of 199.96 feet to a point Thence run South 47 degrees 51 minutes 34 seconds East a distance of 266.84 feet to a point; Thence run South 00 degrees 49 minutes 46 seconds East a distance of 66.65 feet to a point; Thence run North 89 degrees 10 minutes 14 seconds East a distance of 444.92 feet to a 5/8" rebar set on said northwesterly right of way; Thence run along said right of way along a curve to the left, an arc length of 78.80 feet, said curve having a radius of 5779.58 feet, with a chord distance of 78.79 feet, at South 29 degrees 35 minutes 17 seconds West, to a point; Thence South 29 degrees 08 minutes 55 seconds West, a distance of 65.86 feet to a concrete monument found at the intersection of the said northerly right-of-way of Interstate Highway 20 with the said northwesterly right-of-way of Miller Road, said concrete monument found being the TRUE POINT OF BEGINNING.

Said tract of land contains 16.277 Acres.

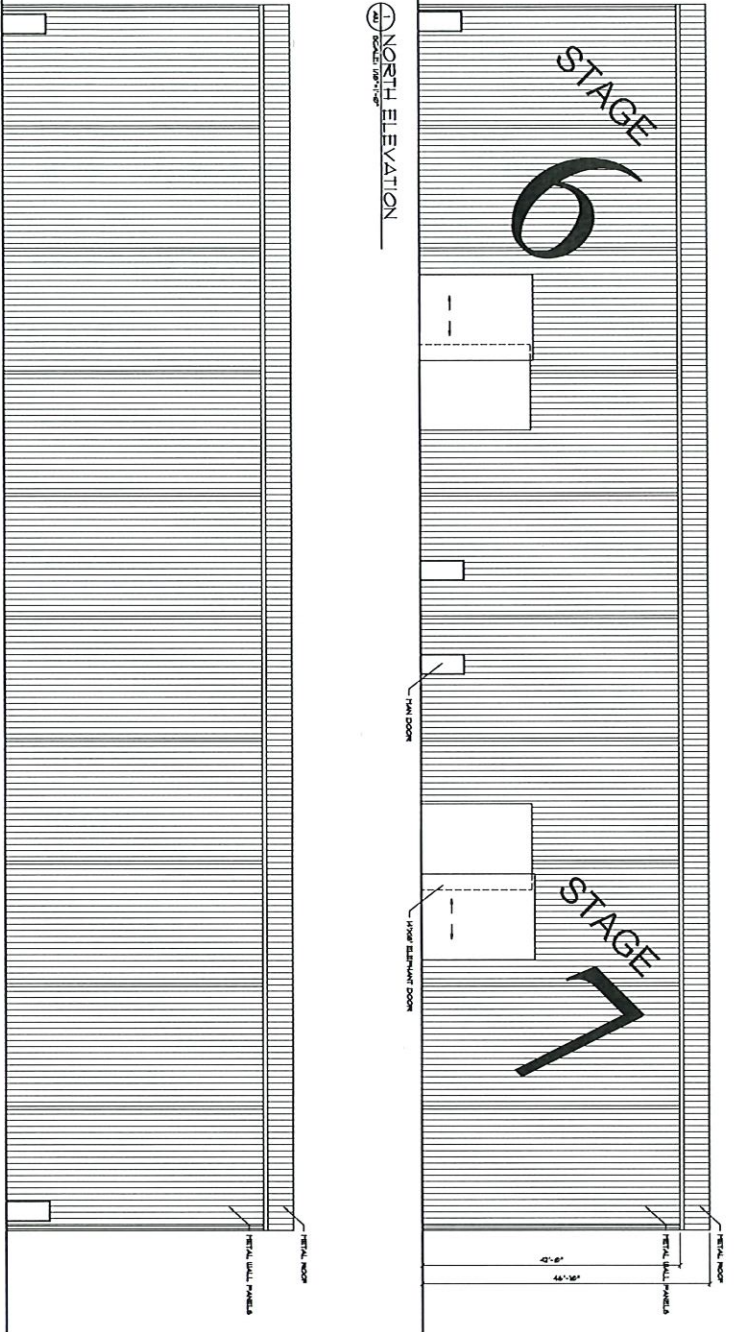
PROPOSED TRACT 1B

All that tract or parcel of land lying and being in Land Lots 9 and 24 of the 16th District, Dekalb County, Georgia, and being more particularly described as follows:

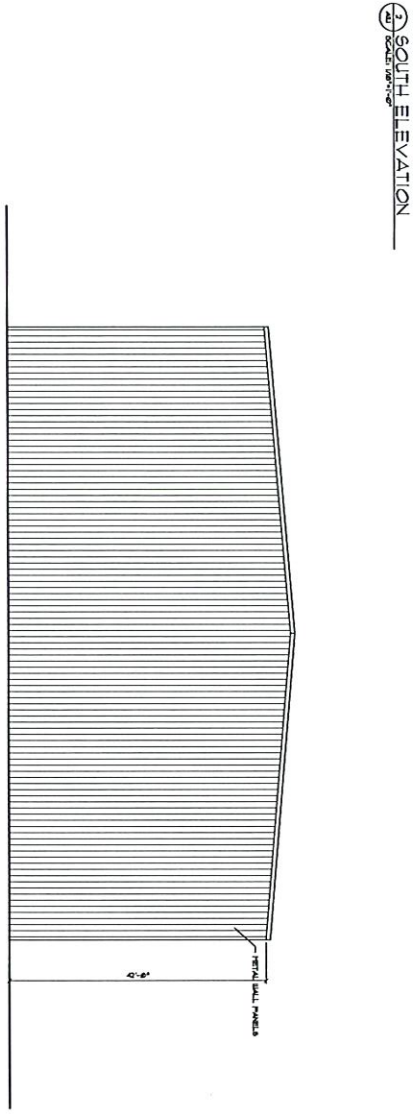
Commencing at a concrete monument found at the intersection of the northerly right-of-way of Interstate Highway 20 (a 300 foot right-of-way) with the northwesterly right-of-way of Miller Road (a 100 foot right-of-way), Thence run along said northwesterly right of way North 29 degrees 08 minutes 55 seconds East, a distance of 65.86 feet to a point; Thence continue along a curve to the right, an arc length of 78.80 feet, said curve having a radius of 5779.58 feet, with a chord distance of 78.79 feet, at North 29 degrees 35 minutes 17 seconds East, to a 5/8 inch rebar set; Thence continue along a curve to the right, an arc length of 291.08 feet, said curve having a radius of 5779.58 feet, with a chord distance of 291.05 feet, at North 31 degrees 25 minutes 17 seconds West, to a 5/8 inch rebar set; Thence North 32 degrees 51 minutes 54 seconds East a distance of 55.16 feet to a 5/8-inch rebar set and POINT OF BEGINNING. Thence departing the said northwesterly right-of-way of Miller Road and run North 57 degrees 08 minutes 06 seconds West a distance of 264.71 feet to a 5/8" rebar set; Thence South 88 degrees 34 minutes 08 seconds West a distance of 397.28 feet to a 5/8" rebar set; Thence North 48 degrees 03 minutes 32 seconds West a distance of 184.79 feet to a 5/8" rebar set; Thence run North 89 degrees 58 minutes 41 seconds West a distance of 145.39 feet to a 5/8-inch rebar set; Thence run North 37 degrees 30 minutes 59 seconds West a distance of 105.78 feet to a 5/8-inch rebar set; Thence run North 55 degrees 09 minutes 56 seconds West a distance of 224.20 feet to a 5/8-inch rebar set; Thence run South 90 degrees 00 minutes 00 seconds East a distance of 247.34 feet to a 5/8-inch rebar set; Thence run South 00 degrees 47 minutes 50 seconds East a distance of 439.55 feet to a 5/8-inch rebar set; Thence run South 48 degrees 03 minutes 32 seconds East a distance of 174.65 feet to a 5/8-inch rebar set; Thence run North 88 degrees 34 minutes 08 seconds East a distance of 390.53 feet to a 5/8-inch rebar set; Thence run North 73 degrees 57 minutes 01 seconds East a distance of 160.00 feet to a 5/8-inch rebar set; Thence run South 57 degrees 08 minutes 06 seconds East a distance of 169.71 feet to a 5/8-inch rebar set on said northern right of way; Thence run along said right of way South 32 degrees 46 minutes 24 seconds West a distance of 119.91 feet to a point; Thence continue South 32 degrees 51 minutes 54 seconds West a distance of 17.89 feet to a 5/8-inch rebar set and the POINT OF BEGINNING.

Said tract of land contains 4.086 Acres.

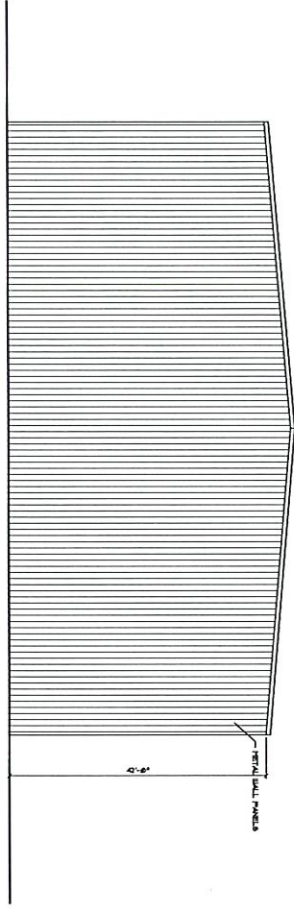
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 EAST & WEST ELEVATIONS



DRAWING REVISION			ISSUE RECORD	
no.	date	revision	date	issue

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STONECREST SOUND STAGES 6
BUILDING 300- STAGES 6 & 7



ANARDO ARCHITECTS, P.C.
255 CLAYER STREET SOUTH
SUITE C
LAWRENCEVILLE, GA 30045
770.962.1531

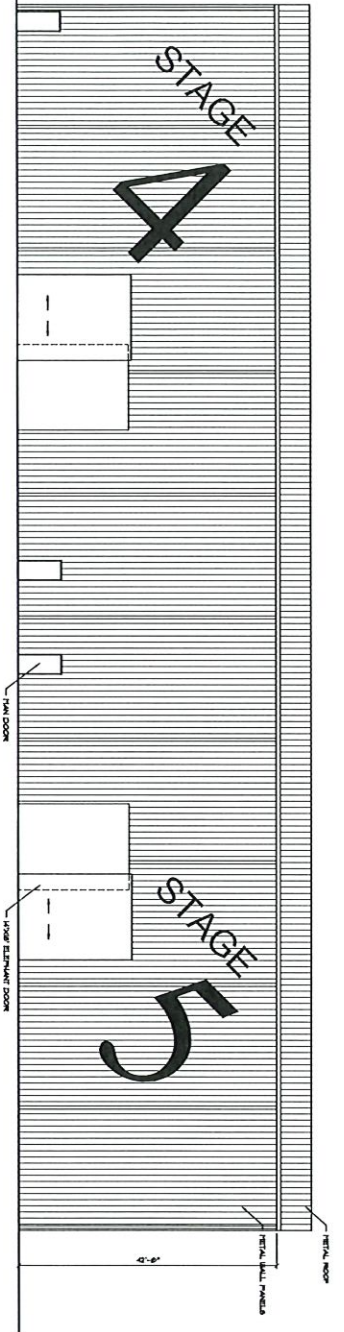
DATE: 04/20/13
PROJECT: 2013-011

ELEVATIONS

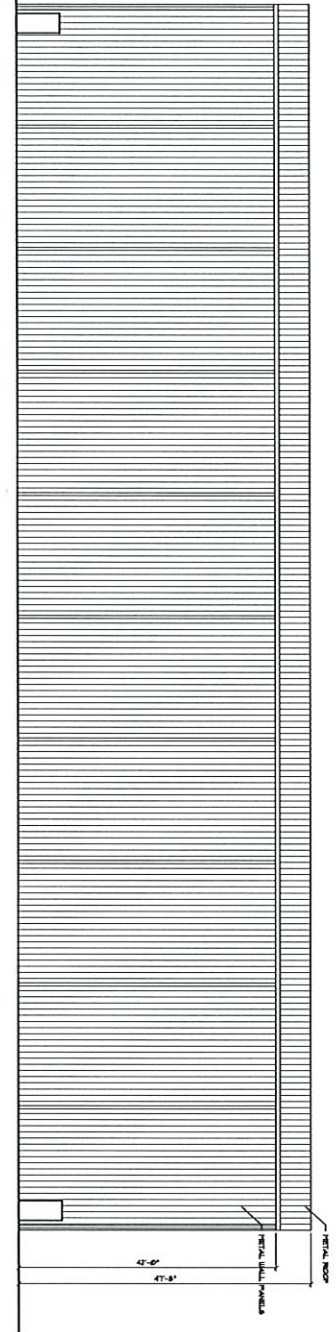
A2.1

PROGRESS SET - NOT FOR CONSTRUCTION

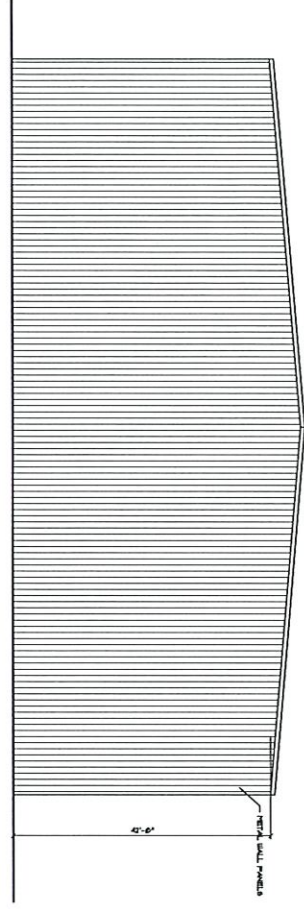
3 SOUTH ELEVATION



2 NORTH ELEVATION



1 EAST & WEST ELEVATIONS



DRAWING REVISION			ISSUE RECORD	
no.	date	revision	date	issue

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STONECREST SOUND STAGES
BUILDING 200- STAGES 4 & 5



ANARDO
ARCHITECTS, P.C.
255 CULVER STREET SOUTH
SUITE C
LAWRENCEVILLE, GA 30046
770.868.1031

DATE: 12/10/14
PROJECT: 200-11
ELEVATIONS

PROGRESS SET - NOT FOR CONSTRUCTION

A2.1



Affidavit

To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name:
Shaw DeKalb Properties, LLC c/o Battle Law, P.C.

Applicant's Signature: *[Signature]* Date: 12/06/21

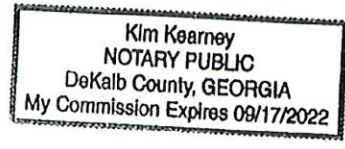
Sworn to and subscribed before me this 6th Day of DECEMBER 20 21

Notary

Notary Public: *Kim Kearney* 12/6/21

Signature: *[Signature]*

My Commission Expires:



Application Fee Sign Fee Legal Fee

Fee

Fee: \$ _____ Payment: Cash Check CC Date: _____

Approved Approved with Conditions Denied Date: _____

*One sign is required per street frontage and/or every 500 feet of street frontage



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Zoning Map Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for zoning amendment, and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Shaw DeKalb Properties, LLC			Date: 12/06/21	
	Signature:				
	Address: 2935 Miller Road		City, State: Decatur, Georgia		Zip: 30035
Property Owner (If Applicable)	Phone: 770-630-1484				
	Sworn to and subscribed before me this <u>6th</u> day of <u>December</u> , 20 <u>21</u>				
	Notary Public:		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Kim Kearney NOTARY PUBLIC DeKalb County, GEORGIA My Commission Expires 09/17/2022 </div>		
Property Owner (If Applicable)	Signature:		Date:		
	Address:		City, State:		Zip:
	Phone:				
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20_____				
	Notary Public:				
	Signature:		Date:		
Property Owner (If Applicable)	Address:		City, State:		Zip:
	Phone:				
	Sworn to and subscribed before me this _____ day of _____, 20_____				
Notary Public:					



Applicant/Petitioner Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").


Applicant / Petitioner	Shaw DeKalb Properties, LLC Signature:		Date: 12/6/21
	Address: 2935 Miller Road		City, State: Decatur, Georgia
	Phone: 770-630-1484		Zip: 30035
Sworn to and subscribed before me this <u>6th</u> day of <u>December</u> , 20 <u>21</u>			
Notary Public:		<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Kim Kearney NOTARY PUBLIC DeKalb County, GEORGIA My Commission Expires 09/17/2022 </div>	
Attorney / Agent	Michele Battle, Esq. Signature:		Date: 7/7/2021
	Address: 3562 Habersham at Northlake, Building 1, Suite 100		City, State: Tucker, Georgia
	Phone: 404-601-7616		Zip: 30084
Sworn to and subscribed before me this <u>7th</u> day of <u>December</u> , 20 <u>21</u>			
Notary Public:			



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Shaw DeKalb Properties, LLC	
	Signature:	
	Address: 2935 Miller Road Decatur, Georgia 30035	
	Date:	12/06/21

If you answered yes above, please complete the following section:

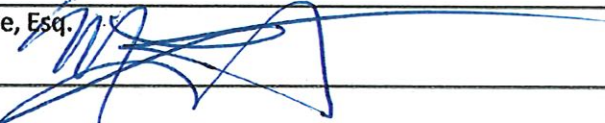
Date	Government Official	Official Position	Description	Amount



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Michele Battle, Esq. Signature: 
	Address: 3562 Habersham at Northlake Building J, Suite 100 Tucker, Georgia 30084
	Date: December 7, 2021

If you answered yes above, please complete the following section:


Date	Government Official	Official Position	Description	Amount
10/21	Tammy Grimes	Council member	Campaign contribution	\$250
10/21	Jazzmin Cobble	Council member	Campaign contribution	\$250



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes No

Applicant / Owner	Joshua Mahoney, Esq.
	Signature: 
	Address: 3562 Habersham at Northlake Building J, Suite 100 Tucker, Georgia 30084
	Date: December 7, 2021

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount