



REZONING APPLICATION ANALYSIS

Prepared By:	Ramona Eversley, Senior Planner
Petition Number:	RZ24-004
Applicant:	Hayley Todd / Jesse Clark 350 Research Court Norcross, GA30092 HTODD@PEC.PLUS FOR Pastor Jasper Williams, Jr. Salem Bible Church Inc. 2283 Baker Rd NW Atlanta, GA 30318
Owner:	Salem Bible Church Inc. 2283 Baker RD NW Atlanta, GA 30318 joseph.williams@salembiblechurch.org
Project Location:	2680 Panola Road, Stonecrest, GA
District:	2 – Councilman Terry Fye
Acreage:	+/- 57.49 acres
Existing Zoning:	C-1 Local Commercial
Proposed Zoning:	MR-2 Medium Density
Future Land Use:	Urban Neighborhood
Overlay District:	I-20 Overlay District (Tier1)
Proposed Development/Request:	The applicant is seeking to rezone approximately +/-57.49-acres of the 67.94 known as Snapfinger Woods Drive at Panola Road (the “Subject Property,” 2680 Panola Road, PID 16 056 01 004) from C-1 to MR-2 within the I-20 Overlay (Tier 1). The rezoning would allow for the development of a new, mixed residential community that includes single-family detached and attached homes.
CPIM:	November 14, 2024
Planning Commission (PC):	December 3, 2024 <i>Approved with Conditions</i>
Mayor & City Council:	December 16, 2024
Sign Posted/ Legal Ad(s) submitted:	October 28, 2024

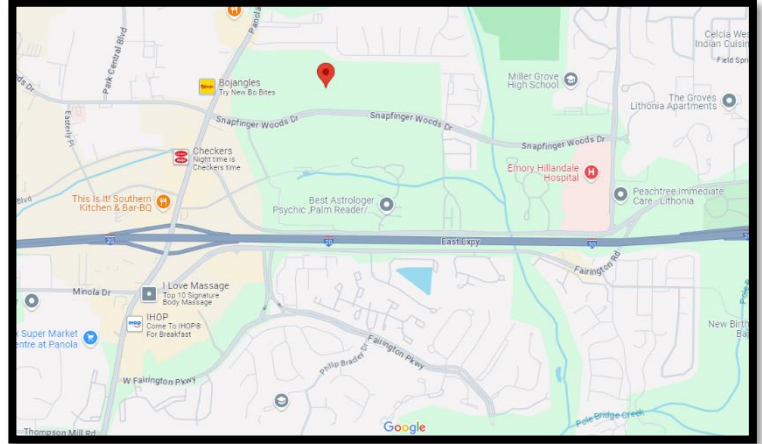


PROJECT OVERVIEW

Location

The subject property is located at 2680 Panola Road Lithonia, GA with a parcel identification of 15 056 01 004. The subject property is a currently existing vacant lot, based on the submitted site plan dated October 1, 2024, entitled Rezoning Site Plan. The Subject Site is part of a larger tract of land on the north side of Snapfinger Woods Drive, at the eastern intersection of Panola Road. The proposal would subdivide and rezone 57.49 acres from the eastern portion of the larger, 67.94-acre tract (the “North Tract”) to create a new, residentially zoned tract (the “Subject Site”).

The property abuts M (Light Industrial), C-1 (Local Commercial), and OI (Office- Institutional) District to the west, MR-2 (Medium Density Residential-2) and MR-1 (Medium Density Residential 1) to the north, C-1 (Local Commercial District) to the south and MR-1 (Medium Density Residential) to the east.



RZ24-004

Background

The City of Stonecrest Zoning has the property zoned C-1 in the I-20 Tier 1 Overlay District. Both the 67-acre tract that contains the subject property and the 77-acre tract immediately south (the “South Tract”—5526 Hillandale Drive) are owned by Salem Bible Church, 0.3 miles south of the subject site. These tracts have been owned by the Church under commercial zoning for more than a decade without being developed. The property is currently vacant. The applicant is requesting to rezone approximately 57.49-acres of the 67.94 known as Snapfinger Woods Drive at Panola Road.





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	C-1 (Local Commercial) District	Vacant Land
Adjacent: North	MR-2 & MR-1 (Medium Density Residential-2 & 1) District	Single Family Homes (Shirewick)
Adjacent: West	M & C-1 & OI (Light Industrial & Local Commercial & Office-Institutional)	Bojangles, Cartopia Car Wash and Oil Lube & Children for Christ Academy
Adjacent: East	MR-1 (Medium Density Residential) to the east	Panola Gardens
Adjacent: South	C-1 (Local Commercial District)	Salem Bible Church Inc./Vacant

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in October 2024. There was a Community Planning Information Meeting (CPIM) held on November 14, 2024, at 6:00 p.m. at city hall. There were 25 attendees in attendance. There were five (5) attendees that spoke on the request. Inquires related to this project included property taxes/values, the time the development will begin, price range, continued community participation, buffer zones and landscaping along with environmental impacts.



RZ 24-004

ADDRESS: **2680 Panola Road, Stonecrest, GA**

CURRENT ZONING: **C-1 (Local Commercial) District**

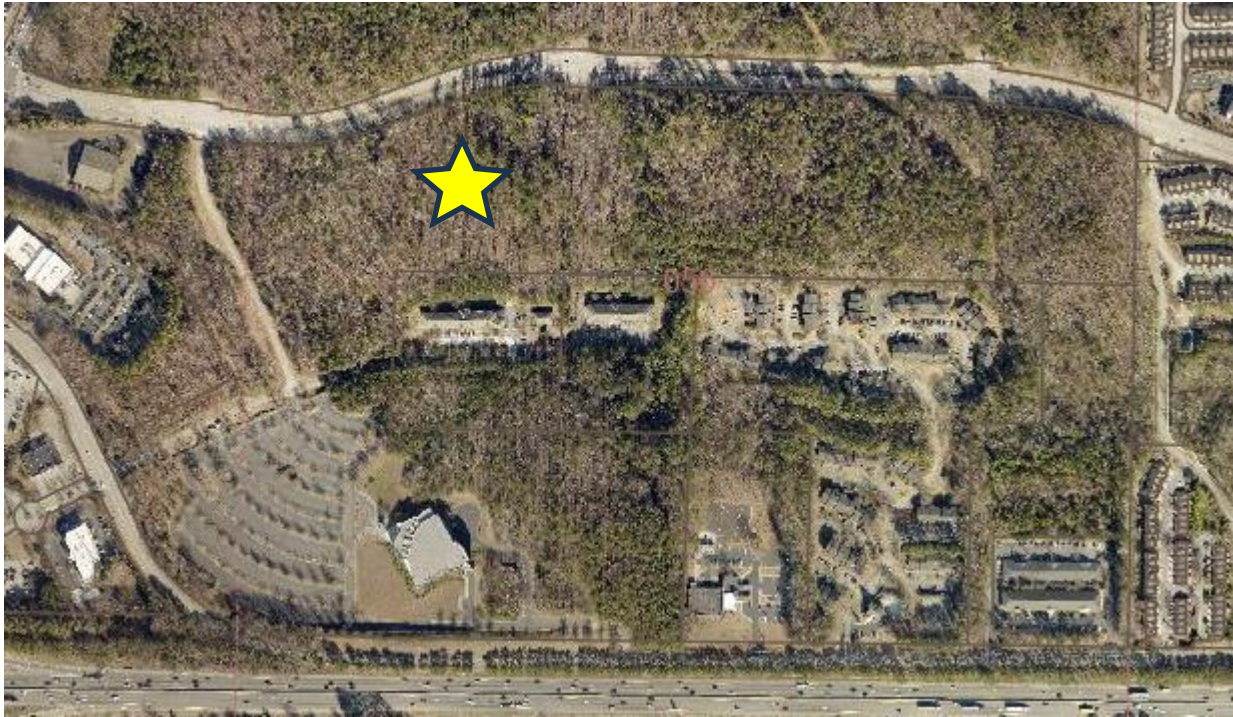
OVERLAY: **I-20 OVERLAY DISTRICT TIER 1**

FUTURE LAND USE: **Urban Neighborhood (UN)**

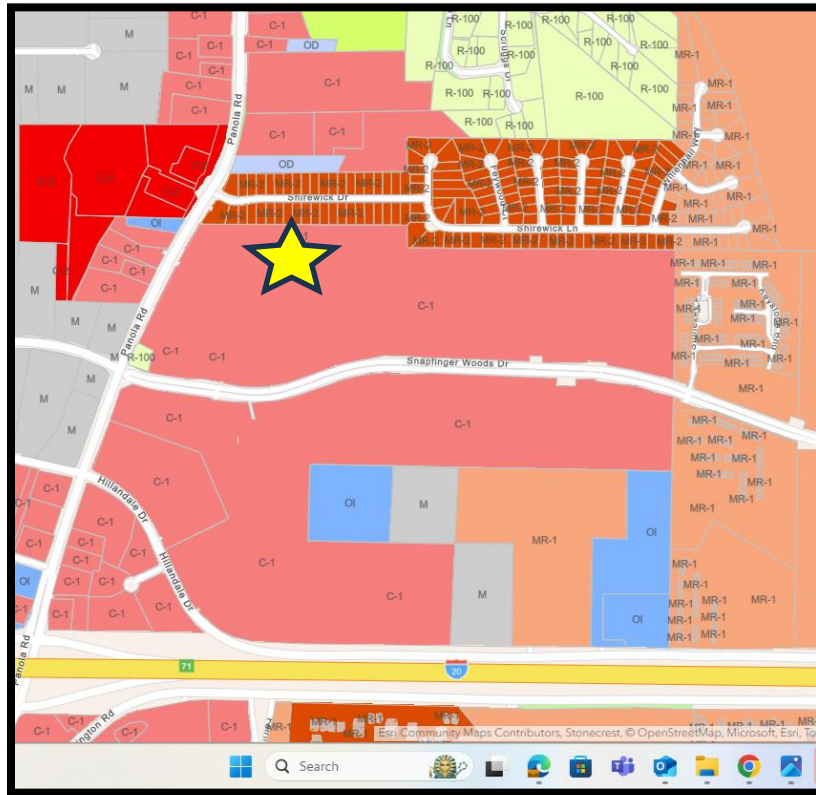


Subject Property






Ariel Map



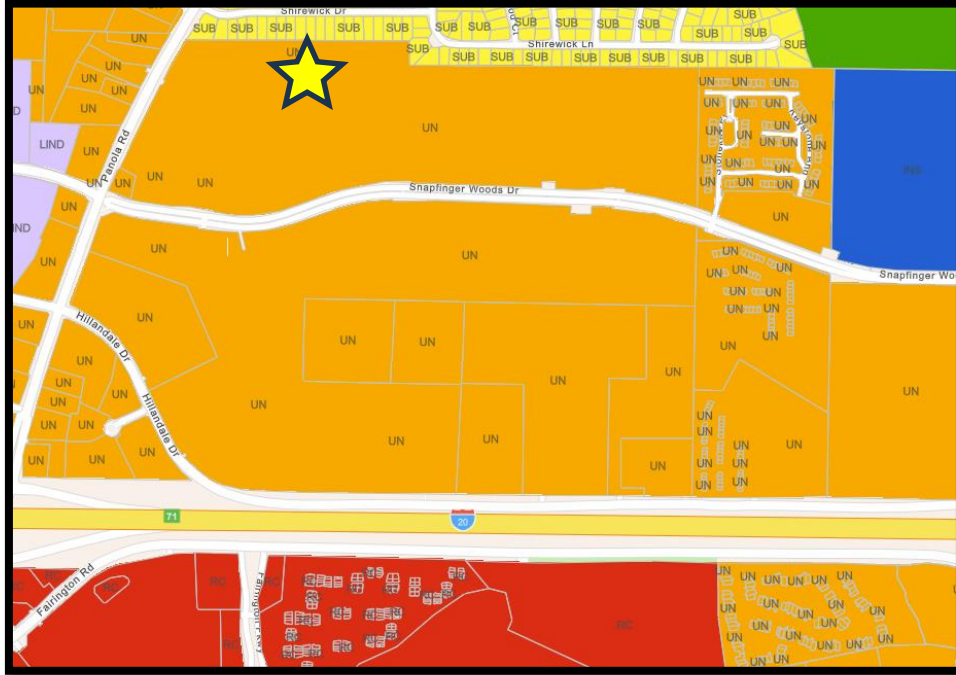
Zoning Map



Legend

-  **C-1 Local Commercial**
-  **MR-2 Medium Density Residential- 2**
-  **Office Institutional**
-  **M- Light Industrial**
-  **MR-1 Medium Density Residential- 1**

Future Land Use Map



Legend

 Urban Neighborhood



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STANDARDS OF ZONING MODIFICATION REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

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

The proposed rezoning is in conformity with the policy and intent of the Stonecrest 2038 Comprehensive Plan 5-Year update. This subject property has a future land use designation of Urban Neighborhood. The Urban Neighborhood designation allows for a spectrum of residential zoning districts, ranging from the low-intensity R-75 district to the highest-intensity mixed use and high-rise districts. The proposal for the subject property is a rezoning to MR-2 medium density, which is in the middle of the spectrum of intensities permitted.

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

The proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed rezoning from C-1(local commercial) to MR-2 (medium density) is a downzone in terms of intensity. The I-20 Overlay district of which the site is part permits relatively intense uses including moderate commercial, office, multi-family and townhome units. The rezoning to MR-2 would allow for single-family detached residential uses alongside the more intense uses that is currently permitted by right. Surrounding uses include housing at a range of densities, including apartments, townhomes, and single-family lots. The proposed residential uses, including 132 single-family detached lots and 205 “lifestyle” townhomes are compatible with immediately surrounding uses, including the Shirewick neighborhood, the Alice Williams Towers, and the Panola Gardens apartments. The proposed development would also leave approximately 30% of the site area for open space—both recreational, natural, and landscaped. Therefore, the proposed change would allow for 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 rezoning proposal has a reasonable economic use as currently zoned.

The proposed site does have a reasonable use as zoned. The entire 67-acre tract is zoned C-1 and has remained that way, available for commercial and residential, as long as Salem Bible Church has owned the property. The site is proposed to be constructed as a mixed use development with retail uses. Residential rooftops are necessary to support commercial development at this site. The rezoning and the ensuing range of residential types will achieve the blend of incomes and lifestyles necessary to support high-quality, long-lasting commercial and retail.

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

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Nearly all of the immediately adjacent properties are developed with uses that are similar in density and intensity. The large parcel on the south side of Snapfinger Woods Drive is slated for residential development as part of the masterplan for this area, which will strengthen the residential context in this location. The proposed new use would be in harmony with the use and usability of existing properties.



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 rezoning proposal.

The entire +/-67-acre tract is zoned C-1 and has remained that way, undeveloped, as long as Salem Bible Church has owned the property. The +/- 77-acre site directly to the south across Snapfinger Woods Road is similarly zoned and has also never been developed with commercial uses. The scale of the site required thoughtful subdivision and phased development to best comply with the Stonecrest 2038 Comprehensive Plan 5-Year update. The rezoning proposal from C-1 to MR-2 will provide for a spectrum of residential intensities, allowing for a variety of lifestyles, incomes, and ages to live and work in the area. This is particularly relevant at this moment where the entire metro area faces tremendous pressures for growth, and this development steers that growth toward quality with an emphasis on good design. Additionally, this project is part of a larger partnership between NVR/Ryan Homes and Salem Bible Church. The applicants have emphasized that they will continue to be diligent in putting forth best efforts for design, communication, stakeholder input and community outreach, which is supporting grounds for approval of the rezoning proposal.

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

The proposal would not permit a use that can be considered environmentally adverse to historic buildings, sites, districts, or archaeological resources. The proposed MR-2 rezoning is less intense than the development that could be constructed exclusively of townhomes by-right within the I-20 Overlay. At the time of application there are no historic buildings or archaeological sites within the site. According to the applicants the development team will continue to provide the resources necessary to protect environmentally sensitive areas such as stream buffers, wetlands, floodplains, and area adaptive wildlife by leaving as much of these areas open.

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

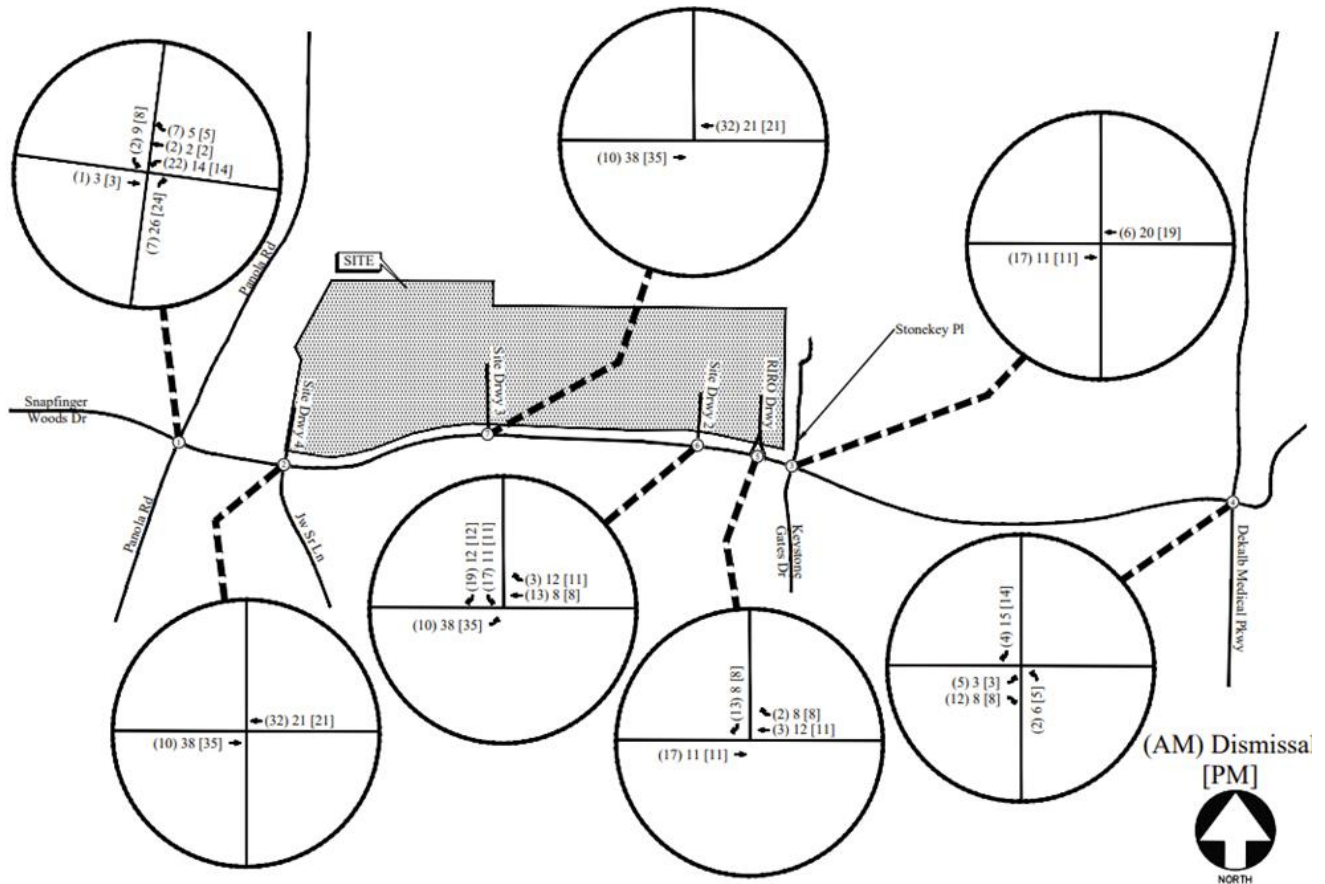
The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers and will not overwhelm existing utilities or facilities in any way. Panola Road is a north-south, four-lane roadway with a two-way left turn lane and a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID – 089-0551) indicate that the daily traffic volume on Panola Road in 2023 was 27,600 vehicles per day northeast of Shirewick Drive. GDOT classifies Panola Road as a minor arterial urban roadway. Snapfinger Woods Drive is an east-west, four-lane, median-divided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID’s – 089-4067 & 089-4059) indicate that the daily traffic volume on Snapfinger Woods Drive in 2023 was 18,200 vehicles per day northeast of Rayburn Road and 9,740 vehicles per day west of Park Central Boulevard. GDOT classifies Snapfinger Woods Drive as a major collector urban roadway. The results of existing traffic operations analysis indicate that the signalized study intersections are operating at an overall level-of-service “C” or better in all the AM, school dismissal and PM peak hours. The stop-controlled approaches of the unsignalized study intersections are operating at a level-of service “C” or better in all the AM, school dismissal and PM peak hours.

The trip generation was based on the following ITE Land Use Categories: 210–Single-Family Detached Housing and 251 – Senior Adult Housing - Single family. The calculated total trip generation for the proposed development is shown in Table 4.



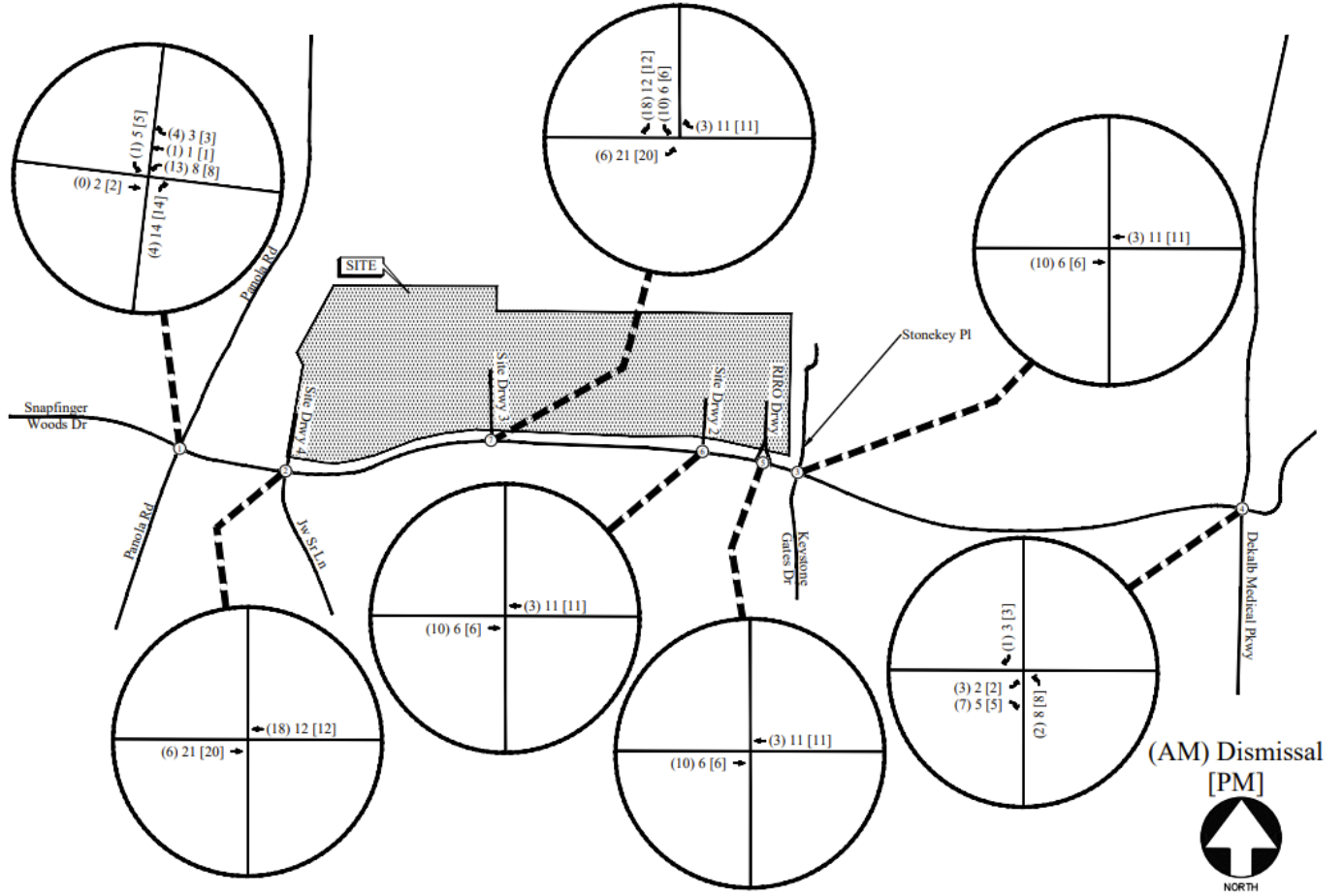
TABLE 4 – TRIP GENERATION											
Land Use	Size	AM Peak Hour			School Dismissal Peak Hour			PM Peak Hour			24-Hr
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	2-Way
ITE 210–Single-Family Detached Housing (East Section)	86 units	16	49	65	58	32	90	54	32	86	878
ITE 210–Single-Family Detached Housing (West Section)	46 units	9	28	37	32	18	50	30	18	48	494
ITE 251 – Senior Adult Housing – Single family	205 units	22	45	67	61	48	109	47	31	78	1,091
TOTAL TRIPS		47	122	169	151	98	249	131	81	212	2,463

Trip Distribution The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the detached homes (eastern section), detached homes (western section) and senior adult housing (single family) site are shown in Figures 5A, 5B and 5C, respectively.



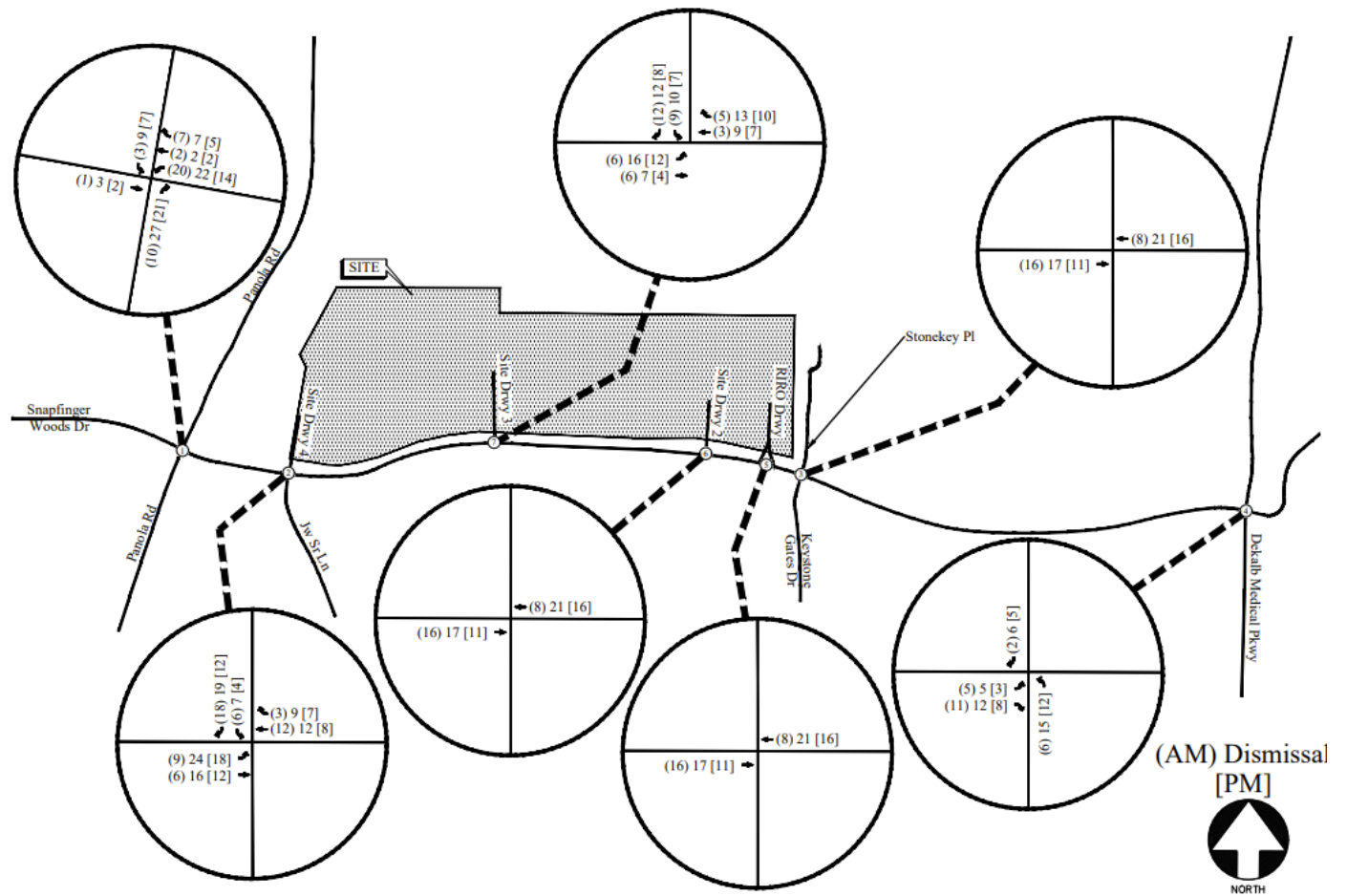
5A. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (DETACHED HOMES EAST SECTION TRIPS)

FIGURE 5A
 A&R Engineering Inc.



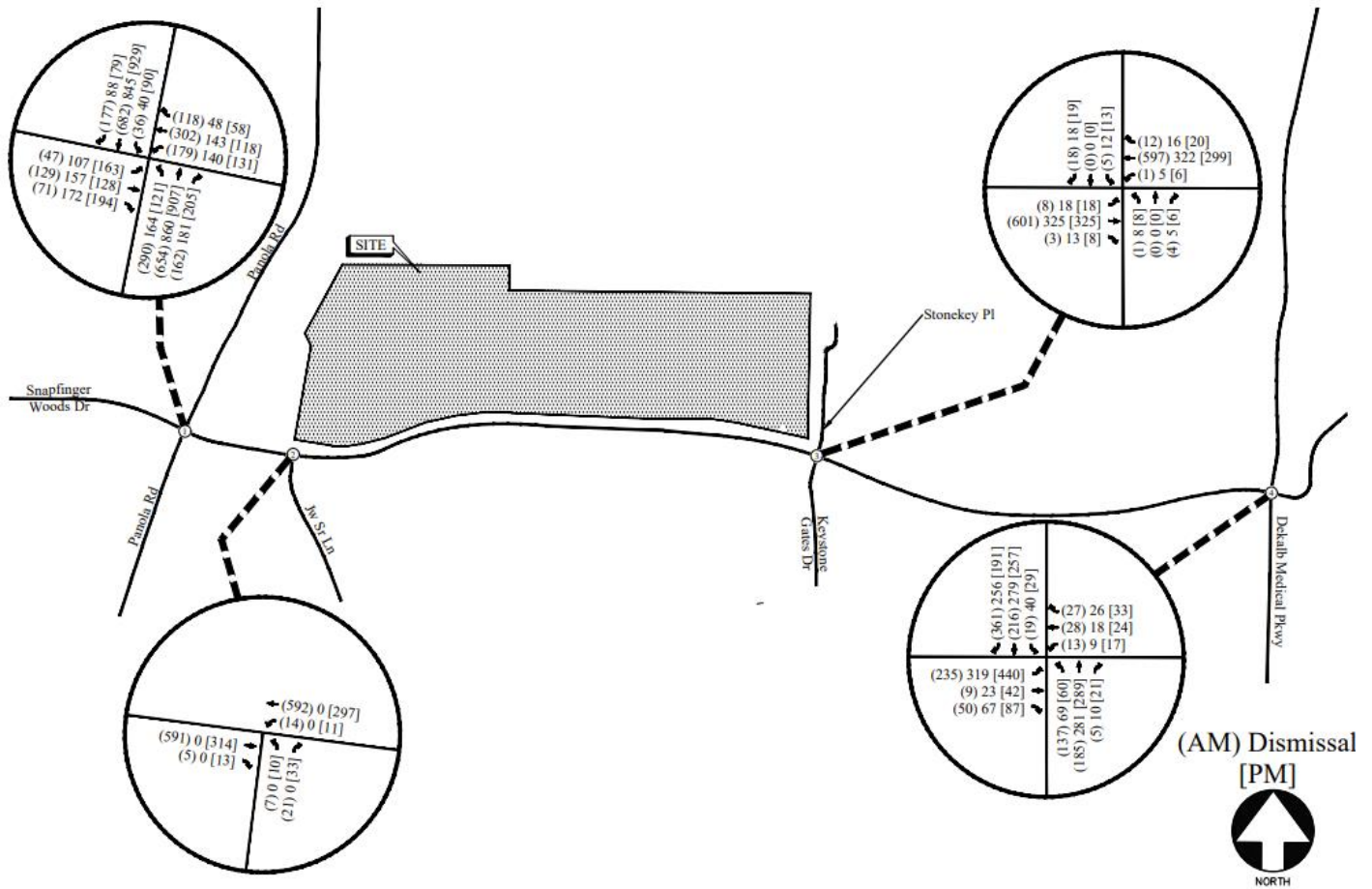
5B. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (DETACHED HOMES WEST SECTION TRIPS)

FIGURE 5B
 A&R Engineering Inc.



5C. TRIP DISTRIBUTION AND SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (SENIOR ADULT HOUSING TRIPS)

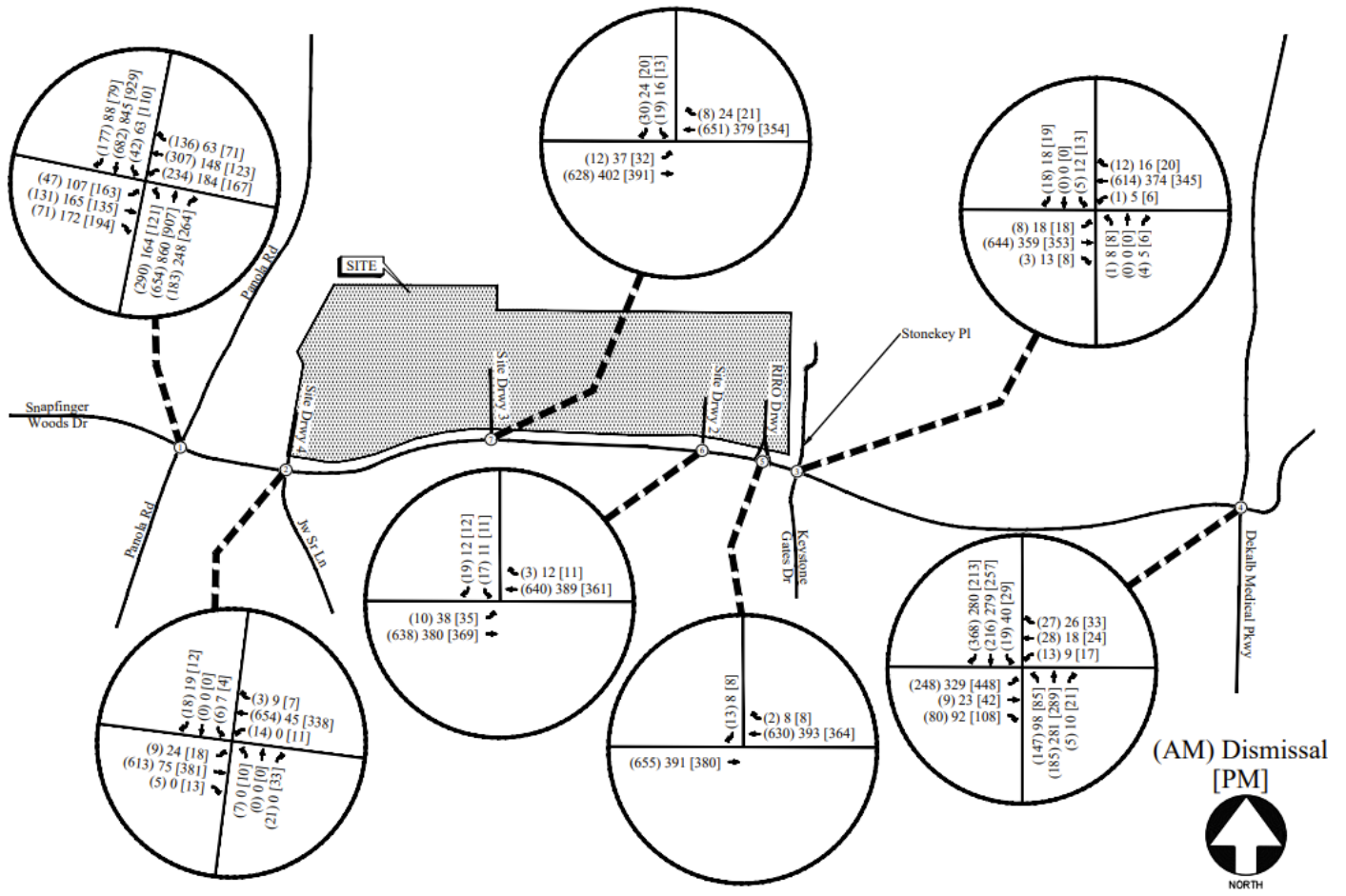
FIGURE 5C
 A&R Engineering Inc.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 6

A&R Engineering Inc.



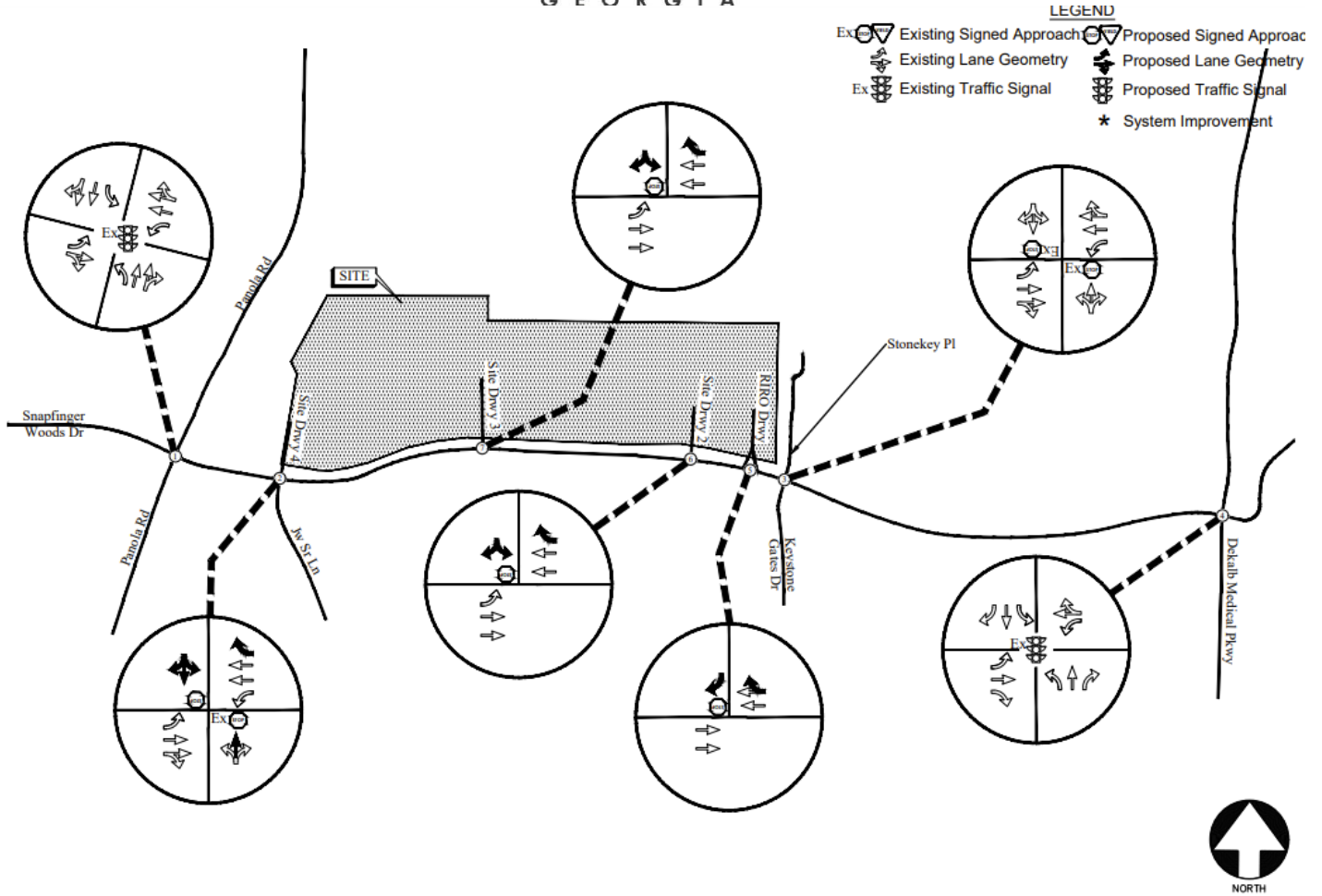
FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

(AM) Dismissal
[PM]
NORTH

FIGURE 7

A&R Engineering Inc.

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 6 and 7, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figure 8.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 8

A&R Engineering Inc.

The results of future “No-Build” and “Build” traffic operations analysis indicate that the signalized study intersections will be operating at an overall satisfactory level-of-service “D” or better in all the AM, school dismissal and PM peak hours. The stop-controlled approaches at all unsignalized intersections will also be operating at satisfactory level-of-service “C” or better in all the AM, school dismissal and PM peak hours.

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

The proposed zoning will change the environment and/or surrounding natural resources. Proper mitigation measures will be incorporated into the development plan and adequate environmental reviews will be conducted by internal and external agencies for compliance.



STAFF RECOMMENDATION; *CONDITIONAL APPROVAL*

1. Approval to amend the City of Stonecrest zoning map to reflect the request to rezone the specific acres from C-1 to MR-2.
2. Conditional approval of the rezoning request from C-1 to MR-2 with the final report of conditions for land use and transportation from the Development of Regional Impact (DRI) review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) *if applicable*.
3. Add sufficient traffic calming measures that will affect the entire (build out) development.
4. Add connectivity options with additional amenities that will service the number of residents in the community on both parcels along with additional open space options.

PLANNING COMMISSION (PC) RECOMMENDATION – December 3rd 2024- *CONDITIONAL APPROVAL*

1. Conditional approval of the rezoning request with the conditions outlined by staff.
2. Construct an eight (8) feet opaque privacy fence along property line.



Attachment(s): RZ 23-012 Application Materials

APPLICATION PACKAGE



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)

Amendment Application

PROPERTY			
Site Address(es): 2680 Panola Road Lithonia, GA 30058		Parcel #: p/o 16 056 01 004	Zip: 30058
Project Name (If applicable): Snapfinger Woods Drive @ Panola Road			
Current Zoning	C-1	Proposed Zoning	MR-2
Current Use	Vacant	Proposed Use	SF attached + detached homes

OWNER INFORMATION			
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW ATLANTA, GA		
Email:	joseph.williams@salemchurch.org	Phone:	404-792-0303

APPLICANT			
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW ATLANTA, GA		
Email:	joseph.williams@salemchurch.org	Phone:	404-792-0303

AFFIDAVIT

To the best of my knowledge, this 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. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Applicant's Signature:	<i>Jasper W. Williams</i>	Date:	10/1/24

NOTARY			
Sworn to and subscribed before me this	27	Day of	September 20 24
Notary Public:	<i>Janice D. Williams</i>		
Signature:	<i>Janice D. Williams</i>	Date:	10/1/24





Amendment Application

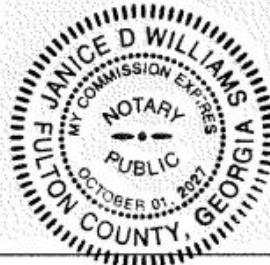
All applications and plans must be submitted through the [Citizenserve Online Portal](#)

Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment 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 amendment(s), 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

Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:	<i>Jasper W. Williams Jr.</i>	Date:	10/1/2024
Sworn to and subscribed before me this <u>27</u> day of <u>September</u> 20 <u>24</u>			
Notary Public:	<i>Janice D. Williams</i> <i>Janice D. Williams</i>		



Additional Property Owner (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Additional Property Owner (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	

JW



Amendment Application


All applications and plans must be submitted through the [Citizenserve Online Portal](#)

Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant

Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:	<i>Jasper W. Williams Jr.</i>	Date:	10/01/2024
Sworn to and subscribed before me this <u>27</u> day of <u>September</u> , 20 <u>24</u>			
Notary Public:	<i>Janice D. Williams</i>		



Applicant (if applicable)

Name:	AUTHORIZED AGENT - NVR/ Ryan Homes (c/o Jesse Clark)		
Address:	11700 Plaza America Drive Suite 500	City, State: Reston, Virginia	Zip: 20190
Signature:		Date:	10/01/24
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)

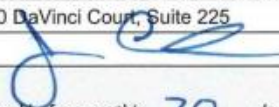
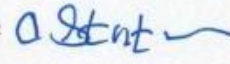
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Applicant

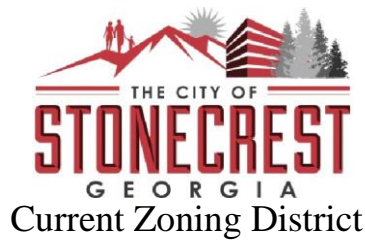
Name:	SALEM BIBLE CHURCH INC (c/o Pastor Jasper W. Williams, Jr.)		
Address:	2283 BAKER RD NW	City, State: ATLANTA, GA	Zip: 30318
Signature:		Date:	10/01/2024
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:	AUTHORIZED AGENT - NVR/ Ryan Homes (c/o Jesse Clark)		
Address:	3720 DaVinci Court, Suite 225	City, State: Atlanta, GA	Zip: 30092
Signature:		Date:	9/30/24
Sworn to and subscribed before me this <u>30</u> day of <u>September</u> , 20 <u>24</u>			
Notary Public:	 C. Stanton Notary Public Gwinnett County, Georgia My Commission Expires October 6, 2026		

Applicant (if applicable)

Name:	N/A		
Address:		City, State:	Zip:
Signature:		Date:	



DIVISION 26. C-1- (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

Sec. 2.26.2. - Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted, but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply and must be complied with.

A. Permitted Uses. The following uses are permitted as of right under this Code:

- 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
- 2. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Child care facility, 6 or more.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Child day care center.
 - e. Hotel/motel.
 - f. Live/work unit; see section 4.2.
 - g. Nursing care facility or hospice.
 - h. Personal care home, 6 or less; see section 4.2.



- i. Personal care home, 7 or more; see section 4.2.
- j. Shelter for homeless persons, 7—20; see section 4.2.
- k. Transitional housing facilities, 7—20 persons; see section 4.2.

3. Institutional/Public.

- a. Club, order or lodge, fraternal, non-commercial.
- b. Coliseum or stadium/not associated with church or school; see section 4.2.
- c. Colleges, universities, research and training facilities.
- d. Funeral home, mortuary.
- e. Government facilities.
- f. Library or museum.
- g. Places of worship; see section 4.2.
- h. School, private kindergarten, elementary, middle or high schools; see section 4.2.
- i. School, public kindergarten, elementary, middle or high schools.
- j. School, specialty; see section 4.2.
- k. School, vocational; see section 4.2.
- l. Swimming pools, commercial; see section 4.2.
- m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.

4. Wireless Telecommunications.

- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
- b. New support structure from 50 feet up to 199 feet; see section 4.2.
- c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.

C. Special Land Use Permit. The following uses are permitted only with a special land use permit:

- 1. Residential.
 - a. Hotel/motel, extended stay; see section 4.2.



b. Shelter for homeless persons for no more than 6 persons; see section 4.2.

2. Institutional/Public.

a. Cultural facilities.

3. Commercial.

a. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.

b. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf; see section 4.2.

c. Alcohol outlet—package store, primary; see section 4.2.

d. Automobile service stations; see section 4.2.

e. Bus or rail stations or terminals for passengers.

f. Crematoriums; see section 4.2.

g. Fuel pumps; see section 4.2.

h. Heliport; see section 4.2.

i. Liquor store (see alcohol outlet); see section 4.2.

j. Nightclub or late night establishment; see section 4.2.

k. Restaurants with a drive-thru configuration; see section 4.2.

D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:

1. Residential.

a. Accessory uses or structures.

b. Dormitory.

2. Commercial.

a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.

b. Kennel, breeding.

3. Industrial.

a. Recycling collection.



Proposed Zoning District

DIVISION 14. – (MEDIUM DENSITY RESIDENTIAL -2) DISTRICT

Sec 2.14.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the MR-2 (Medium Density Residential-2) District is as follows:

- A. To encourage primarily For Sale or For Rent residential, planned developments that allow accessory retail, office, institutional, and civic uses;
- B. To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development;
- C. To provide for connectivity of streets and communities and reduce the dependence on automobile uses by increasing the ease of movement and opportunities for alternative modes of travel;
- D. To implement the future development map of the city's comprehensive plan;
- E. To provide districts that allow appropriate development transitions.

Sec. 2.14.2. - Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted but there exist supplemental use regulations for that use specified in [article 4](#) of this chapter, such regulations shall also apply.

A. Permitted Uses. The following uses are permitted as of right under this Code:

1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
2. Residential.
 - a. Boarding/rooming house.
 - b. Dwelling, cottage home; see section 4.2.
 - c. Dwelling, multifamily.
 - d. Dwelling, single-family (attached).
 - e. Dwelling, single-family (detached).
 - f. Dwelling, three-family.
 - g. Dwelling, townhouse; see section 4.2.



- h. Dwelling, two family.
 - i. Dwelling, urban single-family; see section 4.2.
 - j. Fraternity house or sorority house.
 - k. Live/work unit; see section 4.2.
 - l. Nursing care facility or hospice.
3. Institutional/Public.
- a. Government facilities.
 - b. Library or museum.
 - c. Neighborhood or subdivision clubhouse or amenities; see section 4.2.
 - d. School, public kindergarten, elementary, middle or high schools.
4. Commercial.
- a. Adult daycare center, 7 or more; see section 4.2.
 - b. Child day care center, up to 6; see section 4.2.
 - c. Child day care facility, 7 or more; see section 4.2.
5. Communications—Utility.
- a. Essential services.
 - b. Satellite television antenna; see section 4.2.
6. Wireless Telecommunications.
- a. Attached wireless telecommunication facility; see section 4.2.
 - b. Carrier on Wheels (declared emergency); see section 4.2.
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
- 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Residential.
 - a. Home occupation, no customer contact; see section 4.2.
 - 3. Commercial.



- a. Farmer's market, temporary/seasonal; see section 4.2.
- b. Food Trucks, Mobile Vending/Food Carts; see section 4.2.
- c. Temporary outdoor retail sales; see section 4.2.
- d. Temporary outdoor sales or events, seasonal; see section 4.2.
- e. Temporary produce stand; see section 4.2.
- f. Temporary trailer, as home sales office or construction trailer; see section 4.2.

4. Wireless Telecommunications.

- a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
- b. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.

C. Special Land Use Permit. The following uses are permitted only with a special land use permit:

1. Residential.

- a. Bed and breakfast establishment; see section 4.2.
- b. Home occupation, with customer contact; see section 4.2.
- c. Convents or monasteries; see section 4.2.
- d. Personal care home, 6 or less; see section 4.2.
- e. Personal care home, 7 or more; see section 4.2.
- f. Senior housing; see section 4.2.
- g. Shelter for homeless persons for no more than 6 persons; see section 4.2.
- h. Shelter for homeless persons 7—20; see section 4.2.
- i. Traditional housing facilities, 7—20; see section 4.2.

2. Institutional/Public.

- a. Cemetery, columbarium, mausoleum; see section 4.2.
- b. Cultural facilities.
- c. Places of worship; see section 4.2.
- d. Recreation club; see section 4.2.
- e. School, private kindergarten, elementary, middle or high schools; see section 4.2.



f. School, vocational; see section 4.2.

g. Swimming pools, commercial; see section 4.2.

3. Commercial.

a. Adult daycare facility, up to 6; see section 4.2.

b. Dog day care; see section 4.2.

D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:

1. Residential.

a. Accessory uses or structures.

b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2.

2. Institutional/Public.

a. Educational use, private; see section 4.2.

b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.

3. Commercial.

a. Art gallery.

b. Banks, credit unions or other similar financial institutions.

c. Barber shop/beauty salon or similar establishments.

d. Building or construction office.

e. Coin laundry.

f. Dog grooming; see section 4.2.

g. Dry cleaning agencies, pressing establishments, or laundry pick-up stations.

h. Fitness center.

i. Office, medical.

j. Office, professional.

k. Personal services establishment.

l. Restaurants (non-drive-thru).

m. Retail, 5,000 sf or less (with the exception of small box discount stores)



Stonecrest 2038 Comprehensive Plan 5 Year Update Urban Neighborhood Land Use Designation



Caption: An example of Urban Neighborhood Land Use in Stonecrest, GA

Urban Neighborhood (UN): The Urban Neighborhood land use districts establish and preserve compact pedestrian-friendly neighborhoods and communities. The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. This district may have on-street parking, small lots, and buildings closer to the front property line. These areas may have alleys and neighborhood-scale commercial scattered throughout. Microhousing units are permitted in this land use. The proposed density for areas of this type is from 6 to 12 dwelling units per acre.

Use Descriptions: Townhomes; Multi-family; Neighborhood Rentals; Small Scale Retail/Commercial

Maximum Density, Units/Acre: 6 to 12; up to 30 dwelling units per acre w/ density bonuses

Permitted Districts: MU1-3, C1, C2, RSM, R100-85, R75-60, MR1-2, HR-1-2-3



(Attached) Community Planning Information (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA