

PANOLA PARK

A Master Planned Development
in partnership with



PANOLA PARK: DEVELOPMENT PARTNERS



WORSHIP TIME 11 AM

Atlanta Campus
2283 Baker Rd. N.W.
Atlanta, GA 30318

Stonecrest Campus
5460 Hillandale Dr.
Stonecrest, GA 30058

STAYCONNECTED

SALEMBIBLECHURCH.ORG
 @SALEMBIBLECHURCH
 @SALEMBIBLEMINISTRIES
 @SALEMBIBLECHURCHOFFICIALPAGE



For over 40 years, Salem Bible Church has been a cornerstone in Stonecrest through service, fellowship, empowerment and community, and this development is no different.

SBC's 30+ year partnership with the City of Stonecrest has allowed us to see needs of the community.

SBC has turned down developers that want to build cheap, underwhelming products.

SBC has searched for a development partner that will create...:

1. A product people want
2. A product people need
3. A product that is in alignment with the Comprehensive Land Use Plan

PANOLA PARK: OUR VISION

Salem Bible Church has found a great partner in NVR/Ryan Homes, who have diligently worked with the church and City of Stonecreset to bring a world-class development that we can all enjoy and be proud of.

Together, we share the same vision:

- *Complement future commercial development along Panola Road by bringing new residential rooftops to Snapfinger Woods Drive.*
- *Create an intergenerational community across the continuum of housing, including single-family detached, townhomes, and active adult homes.*
- *Foster a diverse community of young professionals, families, and seniors to age in place.*
- *Keep the dream of homeownership alive by building high-quality homes at attainable prices.*
- *Create a sense of security and place along the half-mile long Snapfinger Woods Drive frontage.*
- *Contribute to the advancement of the City's Comprehensive Plan by creating new residences near job centers in the "Urban Neighborhood" Character Area.*



PANOLA PARK: DEVELOPMENT PARTNERS



NVR, dba Ryan Homes, is a reliable, quality homebuilder with a track record of community building that the City of Stonecrest can trust.

**CREATING A BETTER
LIVING EXPERIENCE
FOR OUR CUSTOMERS**

Quick Facts

- Established in 1948
- 4th largest homebuilder in the country
- Highest credit rating in the industry
- Over 550,000 homes sold to date



PANOLA PARK: PROJECT IN CONTEXT



PANOLA PARK: PROPOSAL OVERVIEW



PANOLA PARK: INCREASING HOUSING CHOICE

**C-1 + I-20 Tier 1 Overlay
(Current Zoning)**

**MR-2 + I-20 Tier 1 Overlay
(Proposed Zoning)**



High-intensity shopping centers permitted by-right in C-1 + I-20



Single-family homes would be permitted with rezone



Townhomes permitted by-right in C-1 and MR-2 + I-20 overlay



High-intensity apartment buildings permitted by-right in C-1 + I-20



- Downzoning
- Decreased Intensity
+ Increased Housing Choice



Rezoning to MR-2 would add single-family homes to permitted uses

Improving access and choice: Rezoning the site from C-1 to MR-2 creates the only opportunity for single family detached homes at this site.

PANOLA PARK: COMMUNITY BENEFIT



Location of proposed crosswalks and sidewalks



Sidewalks and Crosswalks along both sides of Snapfinger Woods Drive will calm traffic and promote connectivity



New homes facing Snapfinger Woods Drive will engage the street, improving community feel and creating a sense of place



Rendering of new streetlighting on Snapfinger Woods Drive



New streetlighting will improve safety, visibility, and security



PANOLA PARK - VIEW FROM SNAPPFINGER WOODS DRIVE, EASTBOUND





PANOLA PARK - VIEW FROM SNAPPFINGER WOODS DRIVE, WESTBOUND



PANOLA PARK: ACTIONS OVERVIEW



PANOLA PARK: "North Tract" - 2680 Panola Road

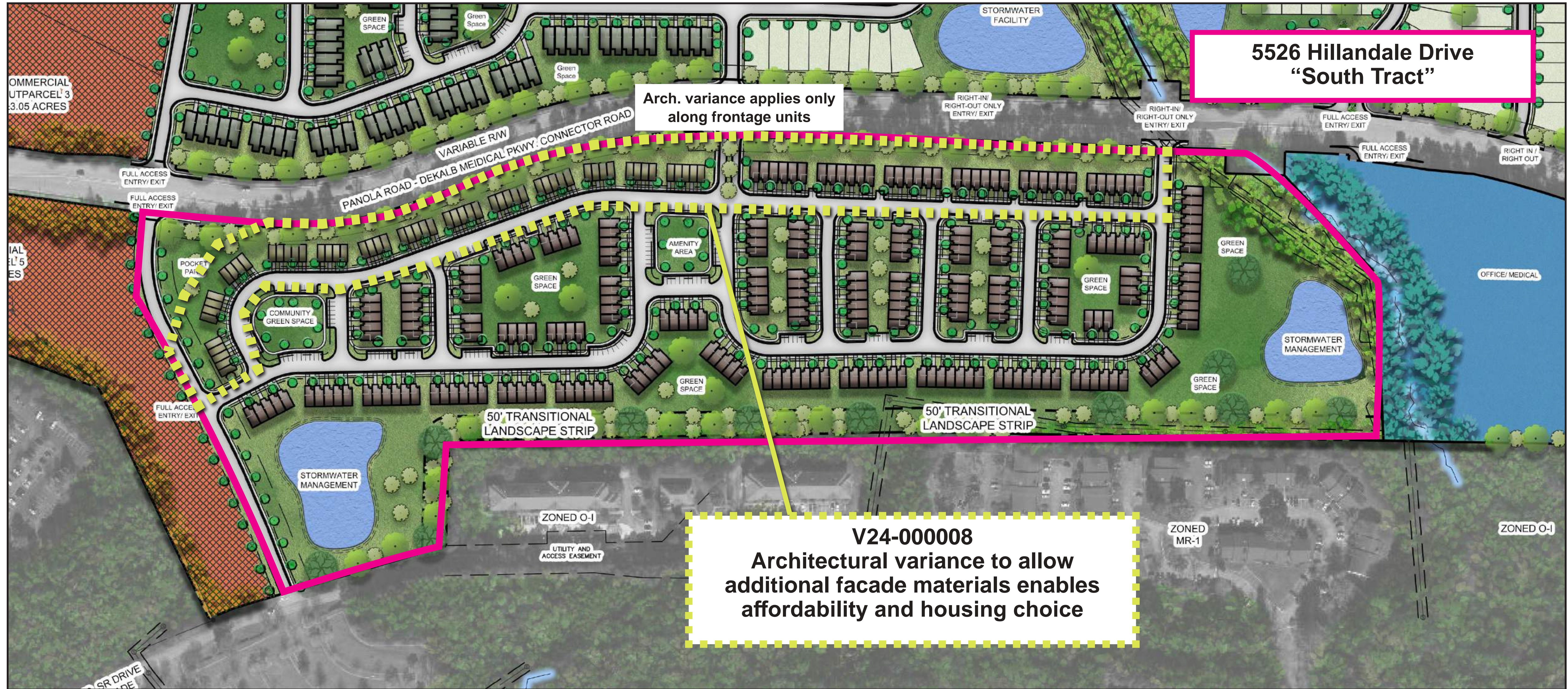


RZ24-000004
 Rezone from C-1 to MR-2

V24-000008
 Architectural variance to allow additional facade materials enables affordability and housing choice

V24-000008
 Variance to allow smaller lots creates better product, improves affordability, and maintains neighborhood context

PANOLA PARK: "South Tract" - 5526 Hillandale Drive



**5526 Hillandale Drive
"South Tract"**

Arch. variance applies only
along frontage units

V24-000008
Architectural variance to allow
additional facade materials enables
affordability and housing choice

PANOLA PARK: APPENDIX



SUMMARY OF PROPOSAL:

A master-planned community consisting of townhomes, single-family detached lots, and active adult homes on the approximately 100 acres north and south of Snapfinger Woods Road, and commercial outparcels along Panola Road and Snapfinger Woods Drive that will be set aside for future local retail, office, or community uses.

Actions:

- (RZ24-000004): Rezone part of 2680 Panola Road from C-1 to MR-2 to permit single-family detached homes.***
- (V24-000008): Variance to Article 2, Section 2.11.2. – “Dimensional requirements, Table 2.4. Medium and High Density Residential Zoning Districts Dimensional Requirements” to reduce lot sizes from 5,000 sqft to 4,000 sqft.***
- (V24-000006 & V24-000008): Variance to Article 3, Section 3.33.12.A — “Architectural Regulations” to permit a “mix” of materials to include cementitious siding, board and batten in addition to the required materials along the north and south Snapfinger Woods Drive frontages.***

PANOLA PARK: SITE OVERVIEW





PANOLA PARK - SAMPLE ELEVATIONS
REAR-LOADED TOWNHOMES





PANOLA PARK - SAMPLE ELEVATIONS
20' FRONT-LOADED TOWNHOMES





PANOLA PARK - SAMPLE ELEVATIONS
"LIFESTYLE" TOWNHOMES



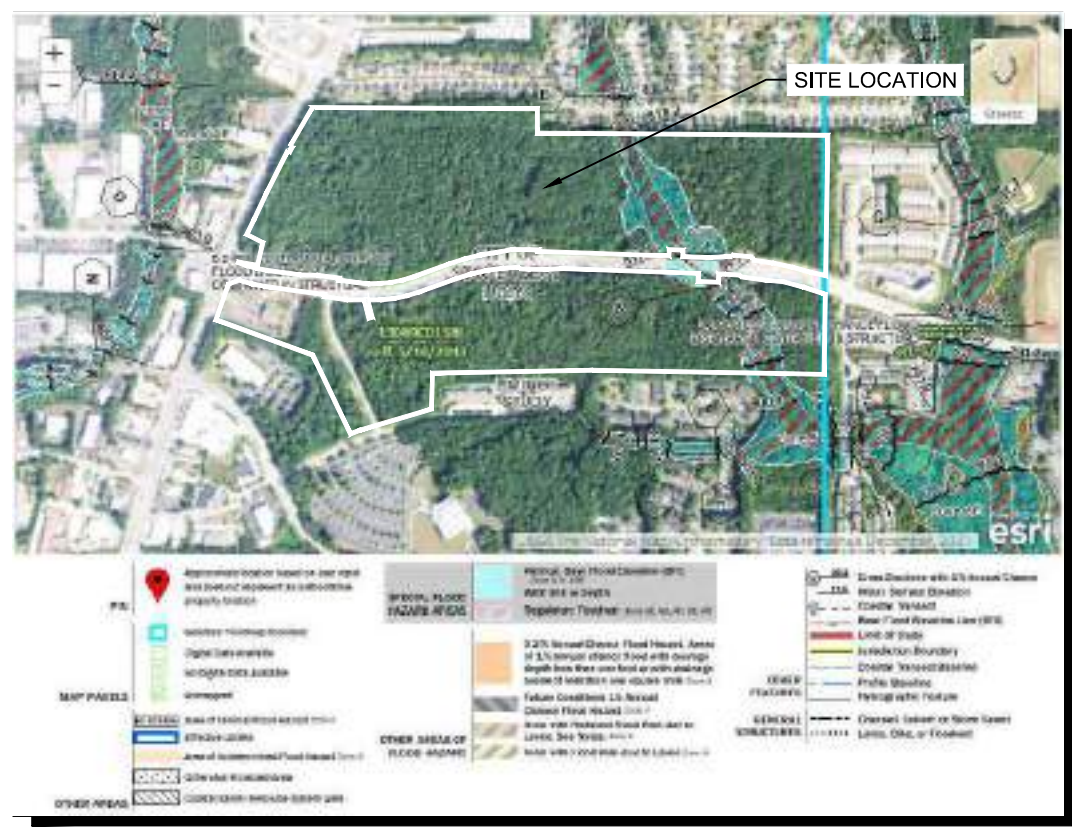


PANOLA PARK - SAMPLE ELEVATIONS
DETACHED SINGLE-FAMILY HOME

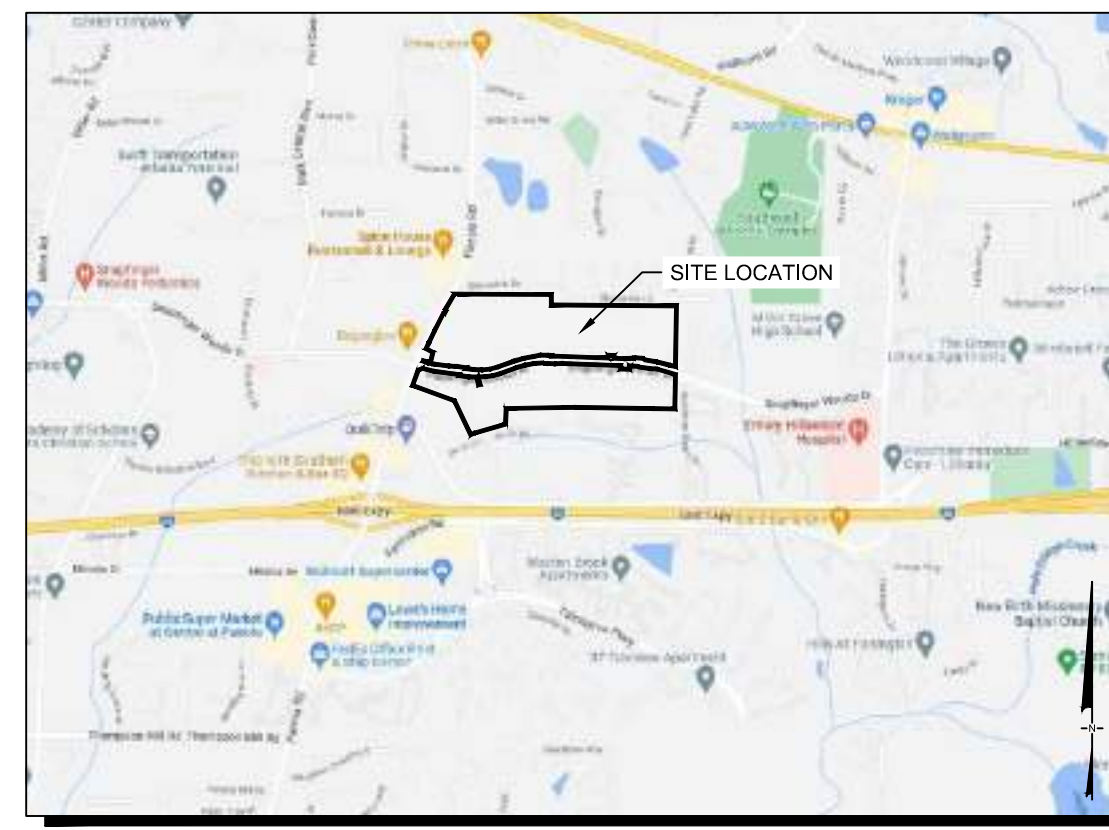


TOTAL COMMERCIAL AREA = 16.82 ACRES

- (105) 16' REAR LOADED TOWNHOMES
 - (230) 20' FRONT LOADED TOWNHOMES
 - (205) 24' FRONT LOADED SENIOR TOWNHOMES
 - (132) 42' X 105' DETACHED SINGLE FAMILY LOTS
- 672 RESIDENTIAL UNITS PROVIDED
315 GUEST PARKING SP.



FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP
NOT TO SCALE

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

SNAPFINGER WOODS DR @ PANOLA ROAD @ HILLDALE DRIVE

A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT

2680 PANOLA ROAD
LITHONIA, GA 30058

CITY OF STONECREST JURISDICTION

FOR

NVR, INC.

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

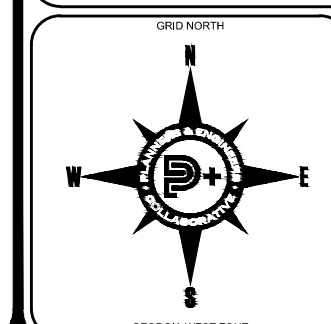


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

CONCEPTUAL MASTER PLAN

0 75 150 300 450

SCALE: 1" = 150'
DATE: 04/04/2024
PROJECT: 19325.00B



C6

SHEET

24 HOUR CONTACT:
JOE MOSCA



Know what's below.
Call before you dig.

This drawing is the property of Planners and Engineers Collaborative and is not to be copied, in whole or in part, without the written consent of Planners and Engineers Collaborative. It is not to be used on any other project and is to be returned upon request.

J:\2019\19325\00B\DWG\Conceptual\19325-00B-Site-Concept.dwg - J:\m\m\jmc - 04/04/2024 12:21 PM