



SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

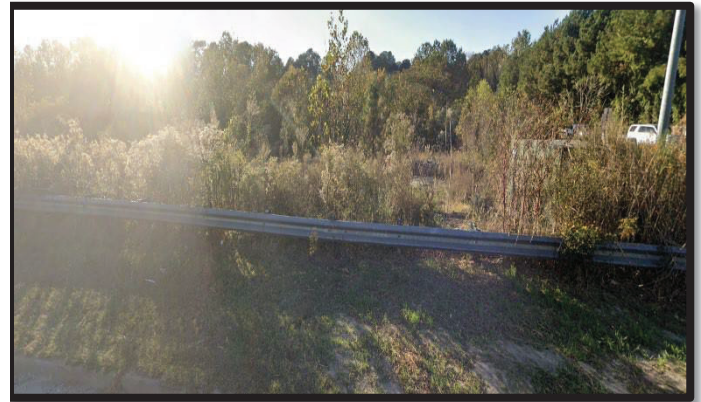
Prepared By:	Planning and Zoning Staff
Petition Number:	SLUP 24-002
Applicant:	Terry Boomer of LJA Engineering 211 E Main Street Canton, GA 30114 tboomer@lja.com
Owner:	William R Vargo 1625 Audreys Ridge Monroe, GA 39656 hhamirani@gmail.com
Project Location:	6350 Hillandale Drive, Stonecrest, GA
District:	2 – Councilman Terry Fye
Acreage:	+/- 7.68 acres
Existing Zoning:	M (Light Industrial) District
Future Land Use:	City Center (CC)
Overlay District:	Stonecrest Tier 6
Proposed Development/Request:	The applicant is seeking a Special Land Use Permit (SLUP) to construct a convenience store with alcohol sales and fuel pumps.
CPIM:	April 11, 2024
Planning Commission (PC):	May 7, 2024 Rescheduled - June 4, 2024
Mayor & City Council:	May 28, 2024 Rescheduled- June 26, 2024
Sign Posted/ Legal Ad(s) submitted:	March 25, 2024
Staff Recommendations:	Denial
PC Recommendation:	Denial

PROJECT OVERVIEW

Location

The subject property is located at 6350 Hillandale Drive with a parcel identification of 16 105 01 013. The subject property currently is undeveloped and heavily wooded.

The property abuts M (Light Industrial) District and MR-1 (Medium Density Residential). Interstate 20 is located south of the property.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	M (Light Industrial) District	Vacant Land
Adjacent: North	M (Light Industrial) District	Southern Metalcraft
Adjacent: West	MR-1 (Medium Density Residential) District	Undeveloped Land
Adjacent: East	M (Light Industrial) District	Undeveloped Land
Adjacent: South	-	Interstate 20

Background

Under the Stonecrest’s Zoning Ordinance, the property is zoned M (Light Industrial) District. The property is within a floodway or floodplain. The applicant is required to conform to the requirements for the stream buffers for the state, county, and city.

Traffic

The applicant provided a Trip Generation Report. Based on the submitted report, the proposed convenience store truck stop development is expected to generate 3,691 average daily trips. Additionally, the Trip Generation Report states the site will require a minimum left turn lane of 235 feet of storage with a 100-foot taper. (See **Exhibit A** Traffic Study-excerpt.)

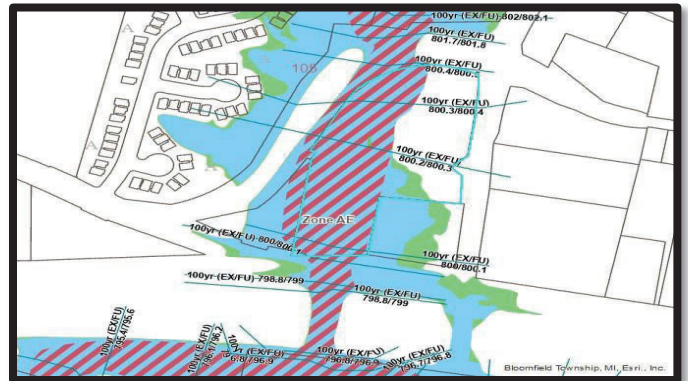




Exhibit A-Traffic Study (excerpt)



The proposed convenience store truck stop development is expected to generate 3,691 average daily trips, 135 AM peak hour new trips and 134 PM peak hour new trips. Any delay associated with the trips generated by the development will be experienced by vehicles exiting the site and entering the site from the northbound direction. No delay is expected on Lithonia Industrial Blvd at the signal-controlled intersection with Hillandale Drive/Chupp Road, nor at the intersection with Old Hillandale Drive. The project access will be stop-sign controlled at its intersection with Lithonia Industrial Blvd.

According to the GDOT Regulations for Driveway and Encroachment Control manual, Table 4-6, a southbound right turn lane will be warranted by the proposed development of the site as a convenience store with gas station. Utilizing the data from GDOT's latest count collection, the ADT indicates that 52% of the traffic travels in the northbound direction and 48% travels in the southbound direction, as shown in Figure 3. The total number of trips entering the site is 1,846. Based on the posted speed limit of 45 mph and the AADT of 23,100 (12,100 NB and 11,000 SB), the trip generated right turns into the site are estimated to be 886 vehicles per day.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6. Minimum Volumes Requiring Right Turn Lanes

Under the same scenario, the average daily number of trips entering the site from the northbound direction is estimated to be 960 left turning trips. According to GDOT's minimum requirements as shown in Table 4-7a below, this project would require a left turn lane.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
55 to 60 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-7a. Minimum Volumes Requiring Left Turn Lanes

Conclusion

This proposed site will generate 3,691 total average daily trips with 1,846 trips entering the site and 1,845 trips exiting the site. During the AM peak hour, the site will generate 135 new trips and 134 new trips during the PM peak hour. The site will require a right turn lane at a minimum of 175 feet of storage with a 100-foot taper. The site will require a minimum left turn lane of 235 feet of storage with a 100-foot taper.

4807 Pepper Tree Lane Douglasville, Georgia 30135 404.545.1925 p 770.949.0635 f trafsolle@gmail.com

According to Section 2.31.1, the purpose and intent of the City Council in establishing the M (Light Industrial) District is to.

- A. To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within



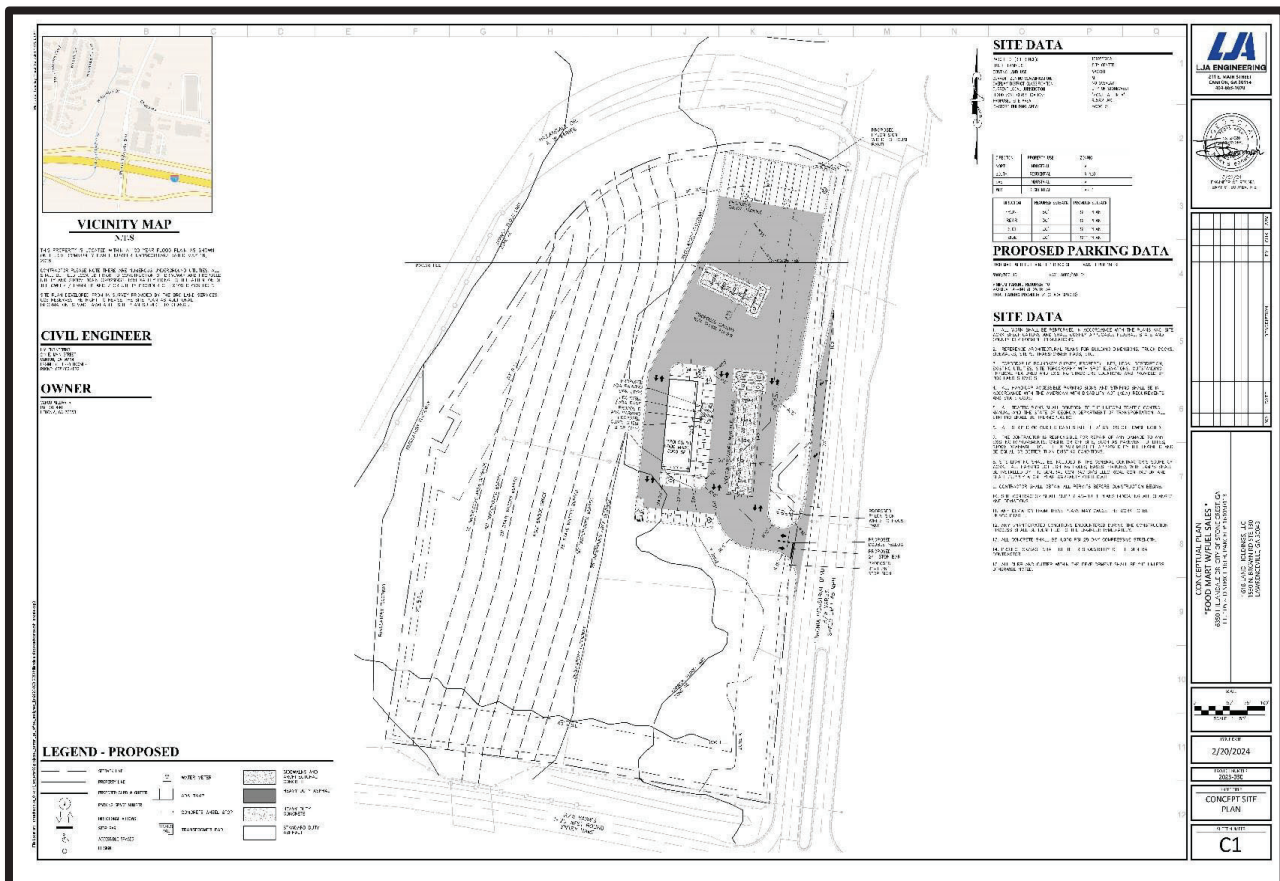
the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;

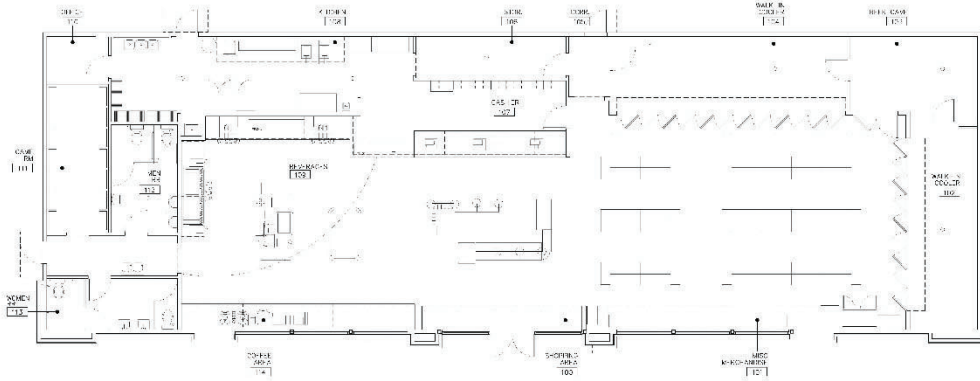
- D. To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E. To generate employment opportunities and economic development;
- F. To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G. To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H. To implement the future development map of the city's most current comprehensive plan.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in March 2024. There was a Community Planning Information Meeting (CPIM) held on April 11, 2024, at 6:00 p.m. at city hall. There were numerous attendees that spoke in opposition. Existing gas stations, and existing/increased traffic on Lithonia Industrial Boulevard were referenced.

Submitted Site Plans





DESIGNER: J. LAY
PROJECT NO.: 19-000000-00
DATE: 08/14/2019



ISSUED
FOR
CONSTRUCTION

NEW CONVENIENCE
STORE DESIGN

6530 HILLDALE DR.
LITHONIA, GA 30058

DATE: 08/14/2019
BY: J. LAY



THE CITY OF STONECREST, GEORGIA
IS THE OWNER OF THIS PROJECT.
THE ARCHITECT HAS BEEN ENGAGED BY THE CITY OF STONECREST, GEORGIA
TO PROVIDE ARCHITECTURAL SERVICES FOR THIS PROJECT.
THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND PREPARATION
OF ARCHITECTURAL DRAWINGS AND DOCUMENTS FOR THE PROJECT.
THE ARCHITECT DOES NOT PROVIDE ENGINEERING, SURVEYING, OR
LANDSCAPE ARCHITECTURE SERVICES.

NAME: J. LAY
FIRM: J. LAY ARCHITECTS, LLC
DATE: 08/14/2019
SCALE: A1.00

PRIMARY BUILDING PLAN

SCALE: 3/16"=1'-0"



SLUP 24-002

ADDRESS: 6350 Hillandale Drive, Stonecrest, GA

CURRENT ZONING: M (Light Industrial) District

OVERLAY DISTRICT: Stonecrest Overlay -Tier 6

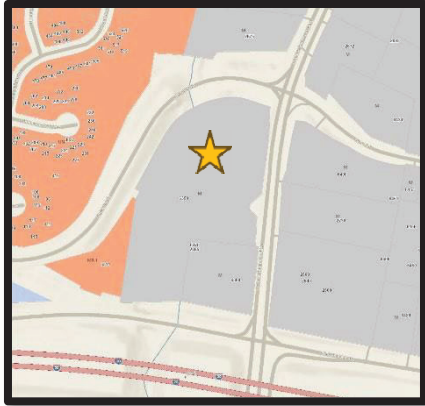
FUTURE LAND USE: City Center



Aerial Map



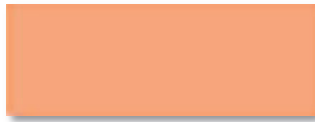
Zoning Map



Legend

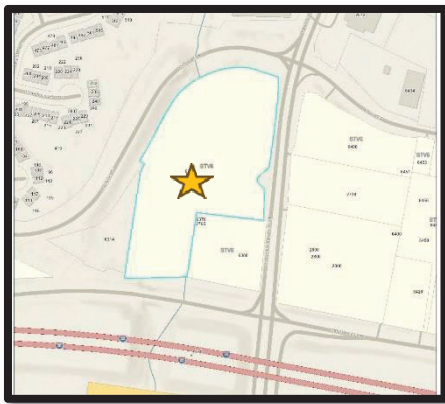


**M
Light
Industrial**

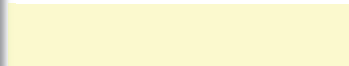


**MR-1
Medium
Density
Residential**

Overlay Map

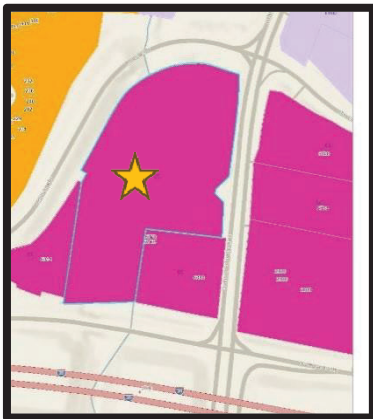


Legend



**Stonecrest
Tier 6**

Future Land Use Map



Legend



**CC
City Center**



**UN
Urban
Neighborhood**



STANDARDS OF SPECIAL LAND USE PERMIT REVIEW

Section 7.4.6 of the Stonecrest Zoning Ordinance lists twenty factors to be considered in a technical review of a special land use permit completed by the Community Development Department and Planning Commission. Each criterion is listed with staff analysis.

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The proposed convenience store will be approximately 5,000 square feet. Setbacks of properties located in the Stonecrest Overlay Tier 6 is governed by the underlying zoning district of (Light Industrial) District. The building setbacks are twenty (20) feet for the front, sixty (60) feet for the side, and thirty (30) feet for the rear. According to [Sec. 3.5.5. – Open Space](#), a minimum requirement of 20 percent of total parcel acreage for the open space. Lands containing streams, lakes, 100-year floodplains, wetlands, slopes over 15 percent shall remain undisturbed and included in open space. All convenience stores with gas pumps must provide a minimum of one parking space per each 1500 square feet of floor area, which is a minimum 10 parking spaces ([Sec. 6.1.4. – Off-street parking ratios](#)). The applicant is proposing to provide 31 parking spaces.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed convenience store with fuel pumps is adjacent to industrial uses and medium residential density zoning. The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

The purpose and intent of the M (Light Industrial) District is to provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan. This property is within a floodplain and adjacent to a residential neighborhood.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

Adequacy of public services, public facilities, and utilities to serve the current use as a convenience store cannot be determined until the applicant receives final approval from a plan review from the Dekalb County Watershed Department. The required parking for this request is a minimum of ten (10) parking spaces.



D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The applicant provided a Trip Generation/Traffic Impact Letter that emphasizes the impact of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed. Based on the submitted report the applicant stated that there are 135 peak AM hour trips for the proposed use and 134 peak PM trips. However, the study noted that the average daily Trip will approximately be 3,691. (See Exhibit A)

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

The existing land uses along the access routes to the subject property will adversely affect the character of the vehicles or the volume of current and/or generate traffic. Trucks will not enter any residential area to enter or exit from the proposed site. The site shall be right-in/right-out only for trucks and other vehicles to enter and exit the site from Lithonia Industrial Boulevard.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or another emergency.

The applicant is proposing to install an entrance and exit off of Lithonia Industrial Boulevard. There are existing sidewalks along the site. Nevertheless, the applicant shall be required to install adequate pedestrian crossings referencing pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or another emergency.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use is in alignment with the adjoining uses along Lithonia Industrial Boulevard. However, the use may cause negative impacts on the surrounding uses.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The proposed use will have similar hours of operations to other local convenience stores with fuel pumps. The applicant is proposing hours of operation as 5 a.m. to 11 p.m.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

A residential subdivision is located adjacent to the subject property. The residential subdivision will not be visible e from Hillandale Road if the applicant installs and maintains the required buffers.



J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Fuel pumps are permitted with an approved Special Land Use Permit (SLUP) within the M (Light Industrial) District. The proposed use is otherwise consistent with the requirements of the M zoning district. The property is zoned M (Light Industrial) and within the Stonecrest Tier 6 Overlay District. Alcohol outlets accessory to convenience stores with fuel pumps require a special land use permits approval.

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

In the Stonecrest 2038 Comprehensive Plan the future land use is City Center. City Center developments are attached and detached townhomes, 4-8 story condominiums and lofts, mid and high-rise apartments, healthcare facilities, mixed-use retail and commercial, professional offices, medical and institutional uses, entertainment and cultural facilities, parks and recreation facilities, and public and civic facilities. The intent of the City Center character area is to promote the concentration of residential and commercial uses which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage. The proposed development as a convenience store with fuel and alcohol sales will not be consistent with the policies of the comprehensive plan. The land uses in this area shall be a focal point for several neighborhoods with a variety of activities such a general retail, commercial, professional office, high density housing entertainment, recreational uses and appropriate public open spaces that are easily accessible by pedestrians. The M-Light Industrial zoning district is not a permitted zoning category in the city center future land use character area.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The applicant has to conform to the required stream buffers if approved. The required stream buffer is 75 feet from the start of vegetation. Additionally, there is a required transitional buffer (75 feet width) for the MR-1 zoning category.

M. Whether there is adequate provision of refuse and service areas.

The applicant is proposing to locate all refuse and service areas on site.

N. Whether the length of time for which the special land use permit is granted should be limited in duration. If

granted approval, the special land use permit and any applicable conditions shall remain with the land.

O. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.

Per [Sec. 2.24.1. – Dimensional requirements](#), the building can cover a maximum of 80 % of the lot.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

At this time staff is unable to determine if the proposed use will not adversely affect any historic buildings, sites, districts, or archaeological resources.



Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.

According to [Sec. 4.2.8. – Alcohol outlets, retail, package liquor store](#), a special land use permit is required for all Alcohol outlets accessory to convenience stores with gas pumps. [Section 4.2.28. – Fuel pumps, accessory](#) has requirements that shall be conformed to.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed development cannot exceed the maximum height for the underlying zoning district of two (2) stories for any buildings and structures. Fire department and rescue services must approve over three stories to ensure adequacy of fire protection facilities. The proposed submittal includes a 5,000 sq ft convenience store with 31 parking spaces, which includes two (2) ADA spaces and fifteen (15) truck parking spaces.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed convenience store with gas pumps is along an industrial corridor. The need for an additional fuel service for automobiles and trucks is not warranted along this industrial corridor. The proposed convenience store will be located near the Interstate 20 exit and enter ramp. It cannot be determined at this time whether or not this use will have any type of impact on the residential areas. It is proposed that the right-in/right-out egress and ingress will decrease any potential accidents from occurring with vehicles.

STAFF RECOMMENDATION

Staff recommends **denial** due to an inconsistent zoning in the future land use designation.

PLANNING COMMISSION (PC) RECOMMENDATION – June 4, 2024

The Planning Commission recommended denial with the staff recommendation.



Attachment(s): SLUP 24-002 Application Materials



Special Land Use Permit Application

Applicant Information	Name: 1618 Land Holdings LLC		
	Address: 1550 N Brown Rd #130 Lawrenceville Ga 30043		
	Phone: 678-667-0501	Fax:	Email: hhamirani@gmail.com
	Owner's Name: William R Vargo		
	Owner's Address: 1625 Audreys Ridge Monroe, GA 39656		
	Phone: _____ Fax: _____ Email: _____		
Owner Information	Property Address: 6350 Hillandale Dr.		Acreage: 7.813
	Parcel ID: 16 105 01 013		
	Current Zoning Classification: M-Light Industrial		
	Proposed Use of Property: Food Mart with fuel sales		
	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="radio"/> Yes <input checked="" type="radio"/> No		
Property Information	Property Information:		
	The property located at 6350 Hillandale Dr. is 7.813 acres and zoned M-Light Industrial. The property is currently vacant		
Affidavit	To the best of my knowledge, this variance 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: 1618 Land Holdings LLC		
	Applicant's Signature:		Date: 1-17-24
	Sworn to and subscribed before me this 17th Day of January 20 24		
Notary	Notary Public:		
	Signature:		
	My Commission Expires: 6-7-2026		
<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee			
Fee: \$ _____			
Payment: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC Date: _____			
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Date: _____			

08-03-2017



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:	William R Vargo		
Address:	1625 Audreys Ridge	City, State: Monroe, GA	Zip: 39656
Signature:	<i>William R Vargo</i>	Executed For the estate of William R V	Date: 1-10-2024
Sworn to and subscribed before me this <u>10th</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:	<i>Judith F. Lear</i>		

Additional Property Owner (if applicable)

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

Additional Property Owner (if applicable)

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



Amendment Application

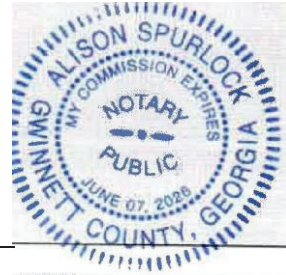
All applications and plans must be submitted through the [Citizenserve Online Portal](#)

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:	1618 Land Holdings LLC		
Address:	1550 N Brown Road #130	City, State:	Lawrenceville Ga Zip: 30043
Signature:		Date:	1 17 2024
Sworn to and subscribed before me this <u>17th</u> day of <u>January</u> , 20 <u>24</u>			
Notary Public:			



Applicant (if applicable)

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

Applicant (if applicable)


Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20__			
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	Signature: 
	Address:
	Date: 1/7/2024

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

Date	Government Official	Official Position	Description	Amount



LJA

470.863.1070
www.LJA.com
211 East Main Street, Canton, Georgia 30114

February 5th 2024

City of Stonecrest
Planning & Zoning Department
3120 Stonecrest Blvd.
Stonecrest, GA 30038
Phone: (770) 224-0200

Re: Proposed Food Mart with fuel sales
Special Land Use Permit
6350 Hillandale Drive Stonecrest, GA 30058
Parcel: 16 105 01013

To whom it concerns,

On behalf of 1618 Land Holdings, LLC please consider this our Letter of Intent for a proposed food mart with fuel sales. The proposed development will be positioned on the parcel noted above. The parcel at address 6350 Hillandale Drive is currently zoned M (Light Industrial) and will require a special land use permit for fuel and alcohol sales.

Sincerely,

LIA Engineering, Inc.,

Terry Boomer PE



4955.69

Attorney in fact to:
John H. Haugaard
McDaniel & Haugaard, P.C.
P.O. Box 1828
Dunwoody, GA 30017-1828

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Filed and Recorded Jun 11-2894 1131Mpl
2004-0114401
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Chrk of Superior Court DeKalb Cty, 80.

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STATE OF GEORGIA
COUNTY OF DEKALB

QUITCLAIM DEED

THIS INDENTURE, made as of the 3rd day of May, 2004 between George R. Pippin, as party of the first part (hereinafter called "Grantor"), and William R. Vargo, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" do include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO HUNDREDS DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land Lot 105 of the 1611, District of DeKalb County, Georgia, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said described property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed, the day and year first above written.

Signed sealed and delivered in the presence of:

Judicial Witness

George Pippin

Notary Public

Commission expires: 6/30/05





8955.64

Arie, m:ording return 10:
John H. Haugaard
MtDaniel & Haugaard, P.C.
P.O. Bo.x 1828
Decstur, GA 30031-1828

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STATE OF GEORGIA

COUNTY OF DEKALB

WARRANTY DEED

THIS INDENTURE, made as of the 3rd day of May, 2004, between George **R. Pippin**, as party of the first part (hereinafter called "Grantor"), and **William R. Vargo**, as party of the se(ond part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include !their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND NO/I00THS DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and **before the** sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents docs hereby grant, bargain, sell, alien, convey and confirm unto the said Grantee, its successors and assigns, all that tract or parcel of land more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof. The property described herein is conveyed subject to all valid restrictions of record and zoning ordinances affecting same.

TO HAVE AND TO HOLD the said described property, with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, IO the only proper use, benefit and behoof to the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-referenced property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day and year first above written.

Signed sealed and delivered in the presence of:

Unofficial Witness

George R. Pippin

Notary Public
Commission expires 10/1/06



Exhibit "A"

Cltrk of S^uprior Court Dtk lb Ct _ S.
..... 1 .

All that tract or parcel of land lying and being in Land Lot 105 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

To find the true point of beginning, commence at an iron pin marking the point of intersection of the northwest right-of-way line of Lithonia Industrial Boulevard (100 foot right-of-way at this point) and the northeast right-of-way line of Hillendale Drive, and running thence North 80 degrees 02 minutes 36 seconds West along the northeast right-of-way line of Hillendale Drive, a distance of 158.59 feet to a point; running thence South 09 degrees 57 minutes 24 seconds West a distance of 10.00 feet to a point located on the northeast right-of-way line of Hillendale Drive where said right-of-way narrows; running thence North 80 degrees 06 minutes 53 seconds West along said right-of-way line a distance of 147.82 feet to a point on the relocated right-of-way of Hillendale Drive also being the southwest corner of the William Vargo 1.999 acre tract and being the TRUE POINT OF BEGINNING; running thence along said relocated right-of-way North 83 degrees 05 minutes 33 seconds West a distance of 241.62 feet to a point; thence North 74 degrees 13 minutes 52 seconds West a distance of 13.45 feet to a point; thence, leaving said right-of-way, North 09 degrees 02 minutes 21 seconds East along said western line of Pippins a distance of 424 feet to a point on the relocated right-of-way line of Hillendale Drive, thence along said right-of-way line of relocated Hillendale Drive the following courses: South 61 degrees 23 minutes East a distance of 36.09 feet to a point; North 28 degrees 37 minutes West a distance of 22.96 feet to a point; North 33 degrees 47 minutes East a distance of 254.38 feet to a point; northeasterly along a curve having a radius of 295.275 feet for an arc distance of 289.81 feet to a point; northeasterly along a curve having a radius of 302.18 feet for an arc distance of 137.7 feet to a point; South 68 degrees 11 minutes East a distance of 72.15 feet to the newly relocated right-of-way line of Lithonia Industrial Boulevard; running thence along the western side of the relocated Lithonia Industrial Boulevard the following courses: southwesterly along a curve having a radius of 1520.99 feet an arc distance of 212.97 feet to a point; South 05 degrees 20 minutes West a distance of 168.93 feet to a point; South 44 degrees 00 minutes West a distance of 65.12 feet to a point; South 05 degrees 20 minutes 36 seconds West a distance of 16.40 feet to a point; South 47 degrees 31 minutes East a distance of 43.46 feet to a point; South 09 degrees 49 minutes West a distance of 124.07 feet to a point on the western side of the relocated Lithonia Industrial Boulevard and a common corner with William Vargo; thence leaving said Lithonia Industrial Boulevard and running along the line of said Vargo parcel North 85 degrees 25 minutes 10 seconds West a distance of 270.61 feet to an iron pin; thence South 09 degrees 53 minutes 07 seconds a distance of 261.44 feet to the TRUE POINT OF BEGINNING and containing 7.74 acres, more or less.



1855.09

Affidavit of recording, to:
John H. Hvilgaard
McDaniel & Hvilgaard, P.C.
P.O. Box 1828
Decatur, GA 30031-1828

DHD Book 16207 Pg 91
Filed and Recorded Jun 81-2014 83:114p1
2004-0114401
Bill Etab Trl for Tax 11.

Clrk of SJU>rior Collt Dtkllb Ch. &,
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STATE OF GEORGIA
COUNTY OF DEKALB

QUITCLAIM DEED

THIS INDENTURE, made as of the 3rd day of May, 2004 between **George R. Pippin**, as party of the first part (hereinafter called "Grantor"), and **William R. Vargo**, as party of the second part (hereinafter called "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:


THAT GRANTOR, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

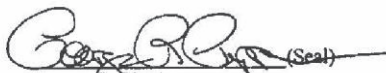
ALL THAT TRACT or parcel of land lying and being in Land Lot 105 of the 16th District of Dekalb County, Georgia, being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the said described property to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed, the day and year first above written.

Signed sealed and delivered in the presence of:


Official Witness


George R. Pippin


Notary Public

Commission expires: 
Notary Seal
Notary Public
DeKalb County, Georgia



Dnd Book 16207 Pg 92 /

f

Exhibit A"

Ctrlt< of 5!!!J1rlor Court Dek•lh Cty. S.

1 1

All the tract or part of land hereby being in Land lot 105 of the 16th District...

BEGINNING at a point on the ... line of Lithonia Industrial Boulevard 304.32 feet north of the intersection of said ... northem right or way line of Hillandale Drive, said point being ... Parcel P-1" according to plat hereinafter, ... U.S. ... 11th ... of way line of Lithonia Industrial ... 206.90 feet to a point; ... 8S ... 15' 43" east 10 feet of line stem right of way line of ... Lithonia Industrial Boulevard, thence northerly along the west side of said ... 15.17 feet to ... corner of the southeast corner of the property now or formerly owned by ... 423.32 feet to the eastern line of the property now or formerly owned by ... Atlanta; thence north 77 degrees 06' 11" ... along the south line of said ... 423.32 feet to the eastern line of the property now or formerly owned by ... Atlanta; thence north 75 degrees 18' 55" ... line of ... 125.98 feet to an iron pin at the corner of said ... of Aventura property; thence north 08 degrees 48' 24" west along the line of said ... Swirl of Atlanta property 989.66 feet to an iron pin on the north right of way line of ... Drive; thence south 74 degrees 13' 52" east along said right of way line 13.45 feet to a point; so.#> 17 degrees 47' 30" ... along the right of way line 4.96 feet to a point M said right of way line; thence, along the right of way line 141.83 feet to a point thence continuing along said right of way line 101.80 feet to a point at the ... P-1" according to the plat; thence north 09 degrees 01' 01" ... P-1" 287.62 feet to the corner of said "Parcel P-1"; thence south 85 degrees 15' 30" east along the line of said "Parcel P-1" 281.16 feet to the point at beginning of ... 10.1110 and being ... to plat for ... Industrial Company, Inc., dated July 20, 1972, by 8. L. Bruner & AuocillIN. Inc.. Swveycn.



48955.04

Return to Hemtn
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437 E Ponce De LAion Ave.
Decalur, GA 30030-1938

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2004-0114402
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Return after recording to:
Farmers State Bank
P. O. Box 1568
Dublin, Georgia 31040-1568

Clerk of S. IJJtrior Collit Dthlb Cty.,.
11111111111111111111111111111111

SECURITY DEED

STATE OF GEORGIA COUNTY OF LATJRSNS

THIS INDENTURE, made the 3RD day of KAJ-- 20 , between

WILLIAM JI. VAIGO

as party or patties of the first. part, hereinafter called *Grantor*, and

FARMERS STATZ BANK

whose address h P. O. Box 1568, Dublin, GA 31040, as party or pardes o!
the second part, hereinafter called *Grantee*.

WITNESSETH, that Grantor, for the consideration hereinafter set forth,
does hereby grant, bargain, sell, alien, convey and c nfirm unt the said Grantee,
the following described property:

SBE lalllBIT "A"

THIS CONVEYANCE INCLUDES all building,, ,tructures and



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 105 OF THE 16^H DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN MARKING THE POINT OF INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF LITHONIA INDUSTRIAL BOULEVARD (100 FOOT RIGHT-OF-WAY AT THIS POINT) AND THE NORTHEAST RIGHT-OF-WAY LINE OF HILLANDALE DRIVE, AND RUNNING THENCE NORTH 80 DEGREES 02 MINUTES 36 SECONDS WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF HILLANDALE DRIVE, A DISTANCE OF 158.59 FEET TO A POINT; RUNNING THENCE SOUTH 09 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 10.00 FEET TO A POINT LOCATED ON THE NORTHEAST RIGHT-OF-WAY LINE OF HILLANDALE DRIVE WHERE SAID RIGHT-OF-WAY NARROWS; RUNNING THENCE NORTH 80 DEGREES 06 MINUTES 53 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 147.82 FEET TO A POINT ON THE RELOCATED RIGHT-OF-WAY OF HILLANDALE DRIVE ALSO BEING THE SOUTHWEST CORNER OF THE WILLIAM VARGO 1.999 ACRE TRACT AND BEING THE TRUE POINT OF BEGINNING; RUNNING THENCE ALONG SAID RELOCATED RIGHT-OF-WAY NORTH 83 DEGREES 08 MINUTES 33 SECONDS WEST A DISTANCE OF 241.62 FEET TO A POINT; THENCE NORTH 74 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 13.45 FEET TO A POINT; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 09 DEGREES 02 MINUTES 21 SECONDS EAST ALONG SAID WESTERN LINE OF PIPPINS A DISTANCE OF 424 FEET TO A POINT ON THE RELOCATED RIGHT-OF-WAY LINE OF HILLANDALE DRIVE, THENCE ALONG SAID RIGHT-OF-WAY LINE OF RELOCATED HILLANDALE DRIVE THE FOLLOWING COURSES: SOUTH 61 DEGREES 23 MINUTES EAST A DISTANCE OF 36.09 FEET TO A POINT; NORTH 28 DEGREES 37 MINUTES WEST A DISTANCE OF 22.96 FEET TO A POINT; NORTH 33 DEGREES 47 MINUTES EAST A DISTANCE OF 254.38 FEET TO A POINT; NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 295.275 FEET FOR AN ARC DISTANCE OF 289.81 FEET TO A POINT; NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 302.18 FEET FOR AN ARC DISTANCE OF 137.7 FEET TO A POINT; SOUTH 68 DEGREES 11 MINUTES EAST A DISTANCE OF 72.15 FEET TO THE NEWLY RELOCATED RIGHT-OF-WAY LINE OF LITHONIA INDUSTRIAL BOULEVARD; RUNNING THENCE ALONG THE WESTERN SIDE OF THE RELOCATED LITHONIA INDUSTRIAL BOULEVARD THE FOLLOWING COURSES: SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 1520.99 FEET AN ARC DISTANCE OF 212.97 FEET TO A POINT; SOUTH 05 DEGREES 20 MINUTES WEST A DISTANCE OF 168.93 FEET TO A POINT; SOUTH 44 DEGREES 00 MINUTES WEST A DISTANCE OF 65.12 FEET TO A POINT; SOUTH 05 DEGREES 20 MINUTES 36 SECONDS WEST A DISTANCE OF 16.40 FEET TO A POINT; SOUTH 47 DEGREES 31 MINUTES EAST A DISTANCE OF 43.46 FEET TO A POINT; SOUTH 09 DEGREES 49 MINUTES WEST A DISTANCE OF 124.07 FEET TO A POINT ON THE WESTERN SIDE OF THE RELOCATED LITHONIA INDUSTRIAL BOULEVARD AND A COMMON CORNER WITH WILLIAM VARGO; THENCE LEAVING SAID LITHONIA INDUSTRIAL BOULEVARD AND RUNNING ALONG THE LINE OF SAID VARGO PARCEL NORTH 85 DEGREES 25 MINUTES 10 SECONDS WEST A DISTANCE OF 270.61 FEET TO AN IRON PIN; THENCE SOUTH 09 DEGREES 53 MINUTES 07 SECONDS A DISTANCE OF 261.44 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 7.74 ACRES, MORE OR LESS.

TRIP GENERATION MEMORANDUM

for

C-Store with Gas Station and Truck Fueling

6350 Hillandale Drive

Stonecrest, Dekalb County, Georgia 30058

Prepared for

Husein Hamirani

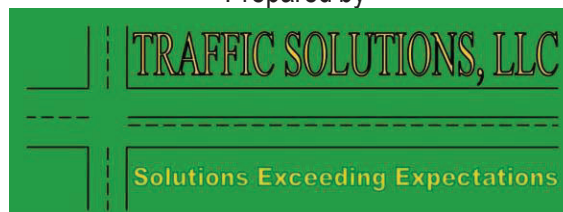
1618 Land Holding, LLC

1550 North Brown Road, Suite 130

Lawrenceville, Georgia 30043

February 16, 2024

Prepared by





Trip Generation Memorandum – Hillandale Food Mart

1618 Land Holdings, LLC have selected Traffic Solutions to provide services to conduct a trip generation study for a proposed development located at 6350 Hillandale Drive in the City Stonecrest, Dekalb County, Georgia. Located between Hillandale Drive and the I-20 westbound entrance ramp as shown in **Figure 1- Location Map**.

The proposed development will be situated on approximately 9.592 acres consisting of the following:

- Convenience Store at 5,000 sf with 10 fueling positions for cars and 5 fueling positions for large trucks

All vehicular access to the site will be provided by one (1) fully accessible driveway on Lithonia Industrial Boulevard as shown in **Figure 2 - Site Plan**.

The accepted procedure for determining the trips generated by the development of a property based on the land use and intensity is to apply the rates or equations developed by the Institute of Transportation Engineers (ITE) as published in the Trip Generation Manual - 11th Edition. The rates or equations in this informational report are calculated from nationally collected data. This method was used to establish the trip generation for the proposed development.

The results of the trip generation for the Convenience Store are given in Table 1. It also shows the distribution of trips that will be entering and exiting the assigned driveway.

Table 1. Trip Generation - Daily, AM/PM Peak Hour and Distribution %

Land Use (ITE Code)	Intensity	Avg Daily Trips		AM Peak Hour			PM Peak Hour		
		Enter	Exit	Enter	Exit	Total	Enter	Exit	Total
Distribution		50%	50%	50%	50%	100%	50%	50%	100%
C-Store w/gas station (945)	10 fueling positions	1286	1285	135	135	270	114	114	228
Pass-by Trips 76% / 75%				103	102	205	86	85	171
Adjusted New Trips				32	33	65	28	29	57
Distribution		50%	50%	49%	51%	100%	53%	47%	100%
Truck Stop (950)	5 fueling positions	560	560	34	36	70	41	36	77
TOTAL New Trips		1846	1845	66	69	135	69	65	134

A truck stop is a facility located adjacent to an interstate highway interchange that provides commercial vehicles fueling, space and supplies for self-service vehicle maintenance, and other services specific to the needs of truckers (e.g., showers, on-site truck parking area). The facility typically contains a convenience store, restroom facilities and one or more restaurants. The convenience store, restrooms and restaurants associated with truck stops are typically also open for the general motoring public. The site, just as this project has, often also has vehicle fueling positions for the general motoring public.

Analysis

Lithonia Industrial Boulevard is a four-lane undivided roadway with a posted speed limit of 45 miles per hour. According to GDOT’s data the functional classification of Lithonia Industrial Blvd is a Minor Arterial. Lithonia Industrial Blvd travels in the north / south directions. According to GDOTs Traffic Analysis and Data Application (TADA), the latest traffic count occurred in September of 2022, showing approximately an AADT of 23,100 vehicles travelled along Lithonia Industrial Blvd. The data was collected at count station 089-4060 approximately 2,600 feet north of the project site.

Figure 1. Site Map

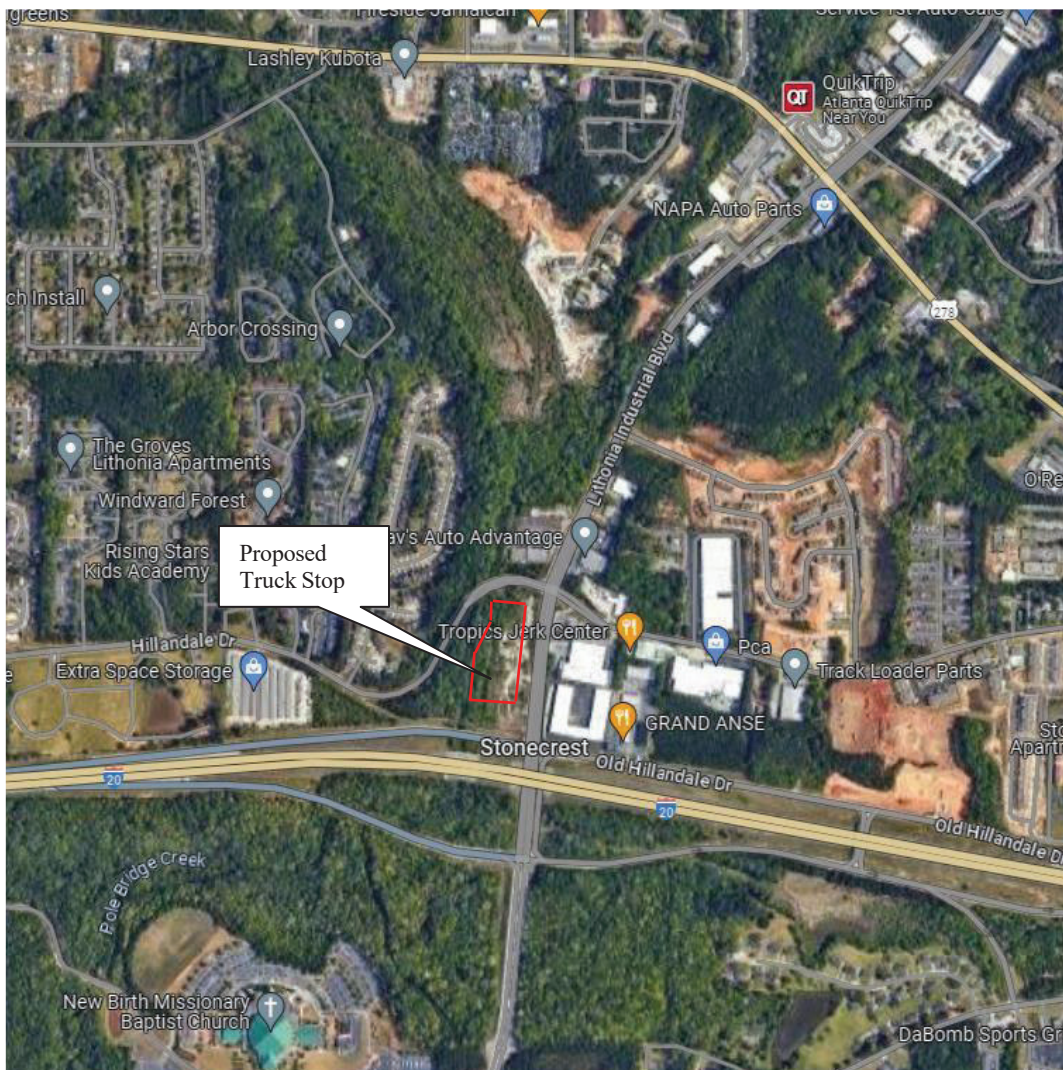
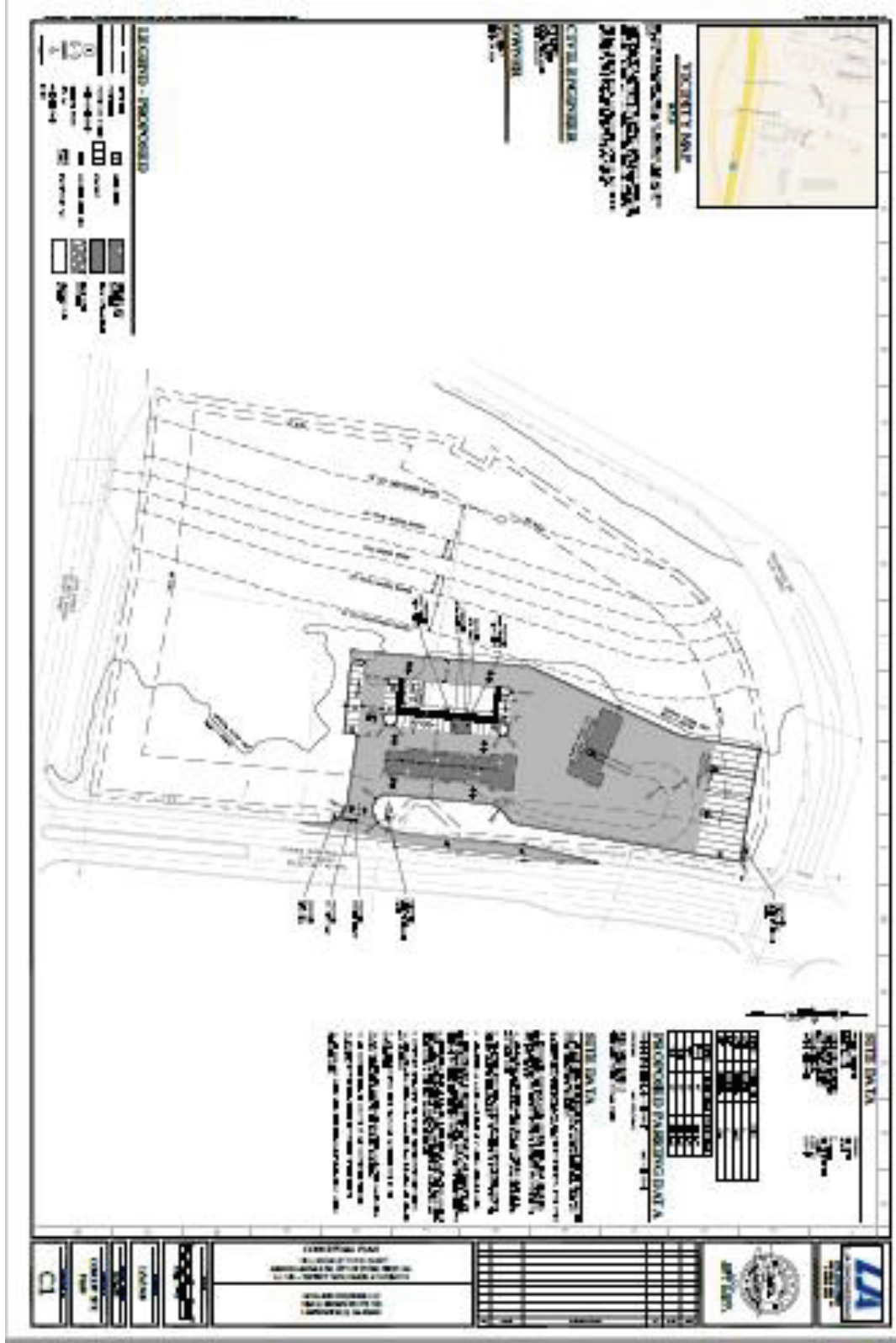


Figure 2. Site Plan





The proposed convenience store truck stop development is expected to generate 3,691 average daily trips, 135 AM peak hour new trips and 134 PM peak hour new trips. Any delay associated with the trips generated by the development will be experienced by vehicles exiting the site and entering the site from the northbound direction. No delay is expected on Lithonia Industrial Blvd at the signal-controlled intersection with Hillandale Drive/Chupp Road, nor at the intersection with Old Hillandale Drive. The project access will be stop-sign controlled at its intersection with Lithonia Industrial Blvd.

According to the GDOT Regulations for Driveway and Encroachment Control manual, Table 4-6, an southbound right turn lane will be warranted by the proposed development of the site as a convenience store with gas station. Utilizing the data from GDOT’s latest count collection, the ADT indicates that 52% of the traffic travels in the northbound direction and 48% travels in the southbound direction, as shown in Figure 3. The total number of trips entering the site is 1,846. Based on the posted speed limit of 45 mph and the AADT of 23,100 (12,100 NB and 11,000 SB), the trip generated right turns into the site are estimated to be 886 vehicles per day.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6. Minimum Volumes Requiring Right Turn Lanes

Under the same scenario, the average daily number of trips entering the site from the northbound direction is estimated to be 960 left turning trips. According to GDOT’s minimum requirements as shown in Table 4-7a below, this project would require a left turn lane.

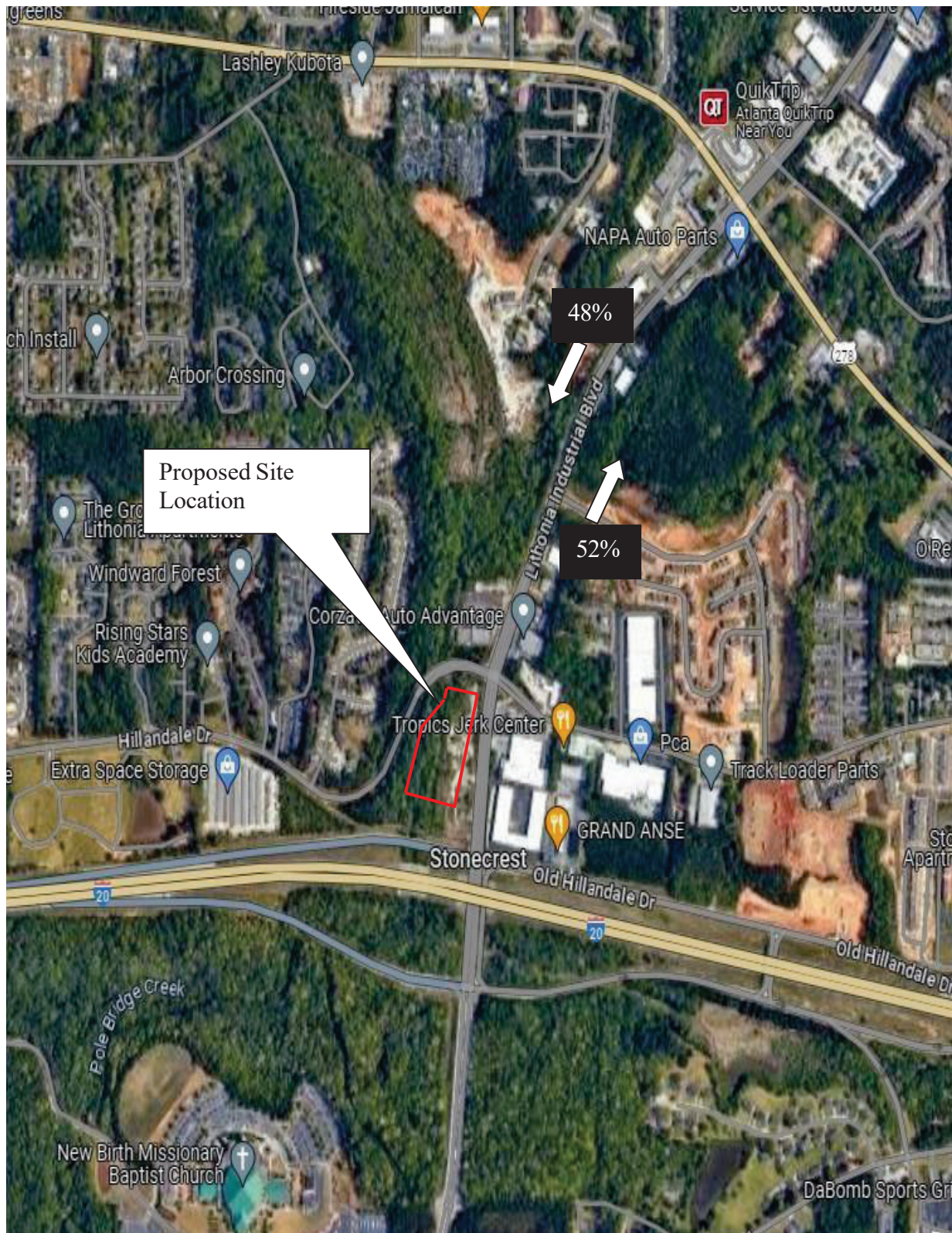
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
55 to 60 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-7a. Minimum Volumes Requiring Left Turn Lanes

Conclusion

This proposed site will generate 3,691 total average daily trips with 1,846 trips entering the site and 1,845 trips exiting the site. During the AM peak hour, the site will generate 135 new trips and 134 new trips during the PM peak hour. The site will require a right turn lane at a minimum of 175 feet of storage with a 100-foot taper. The site will require a minimum left turn lane of 235 feet of storage with a 100-foot taper.

Figure 3. Traffic Distribution on Lithonia Industrial Boulevard



Truck Stop (950)

Truck Trip Ends vs: **Vehicle Fueling Positions**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Vehicle Fueling Positions: 9
Directional Distribution: 50% entering, 50% exiting

Truck Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
224.00	205.75 - 240.22	*

Data Plot and Equation

Caution - Small Sample Size



Truck Stop (950)

Truck Trip Ends vs: Vehicle Fueling Positions

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. Num. of Vehicle Fueling Positions: 9

Directional Distribution: 49% entering, 51% exiting

Truck Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
13.97	11.63 - 16.67	2.09

Data Plot and Equation

Caution - Small Sample Size



Truck Stop (950)

Truck Trip Ends vs: Vehicle Fueling Positions

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 7

Avg. Num. of Vehicle Fueling Positions: 8

Directional Distribution: 53% entering, 47% exiting

Truck Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
15.42	11.88-21.75	3.10

Data Plot and Equation



Convenience Store/Gas Station - GFA (4-5.Sk) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions
On a: Weekday

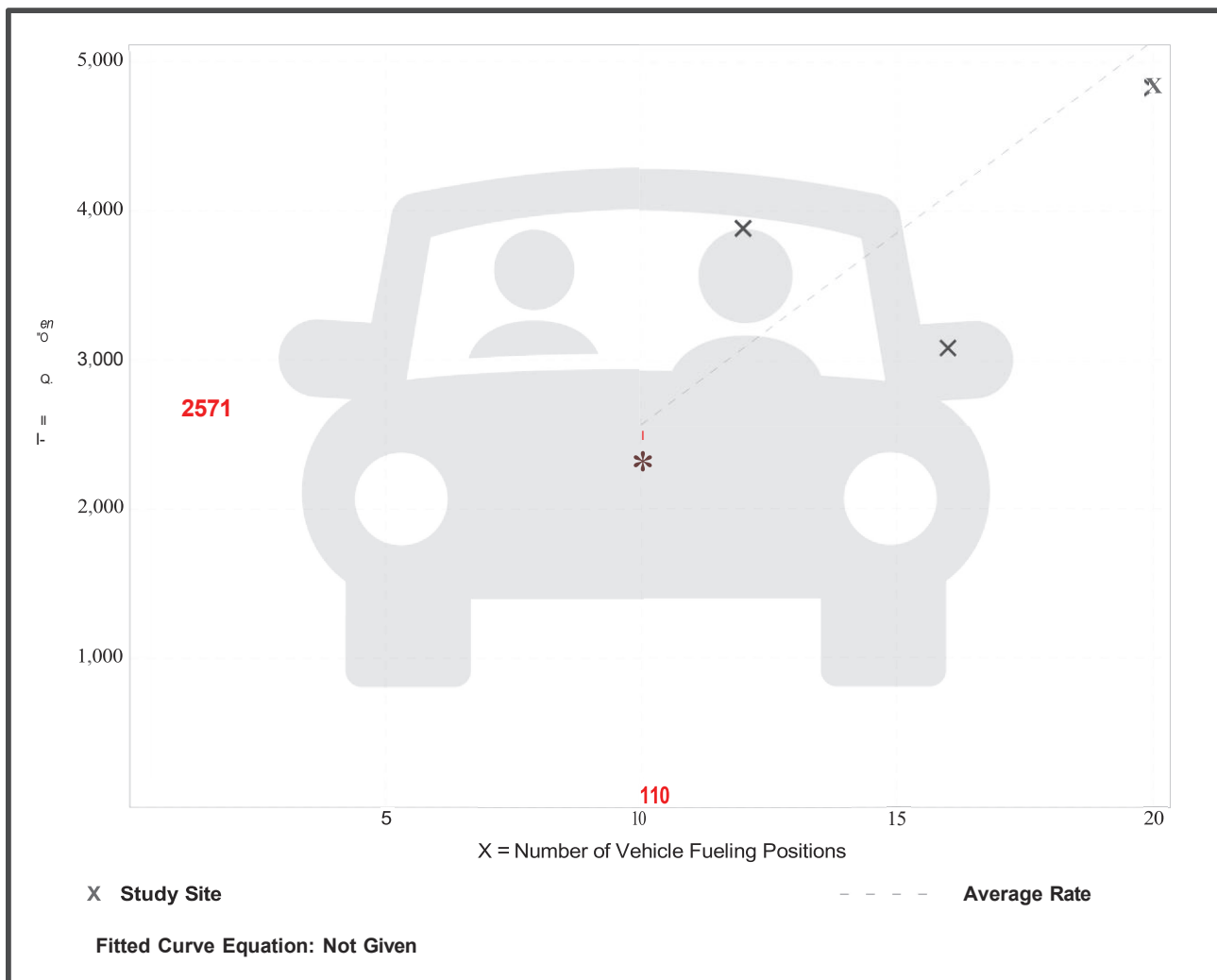
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Vehicle Fueling Positions: 14
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
257.13	193.00 - 324.17	57.53

Data Plot and Equation

Caution - Small Sample Size



Convenience Store/Gas Station - GFA (4-5.Sk) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

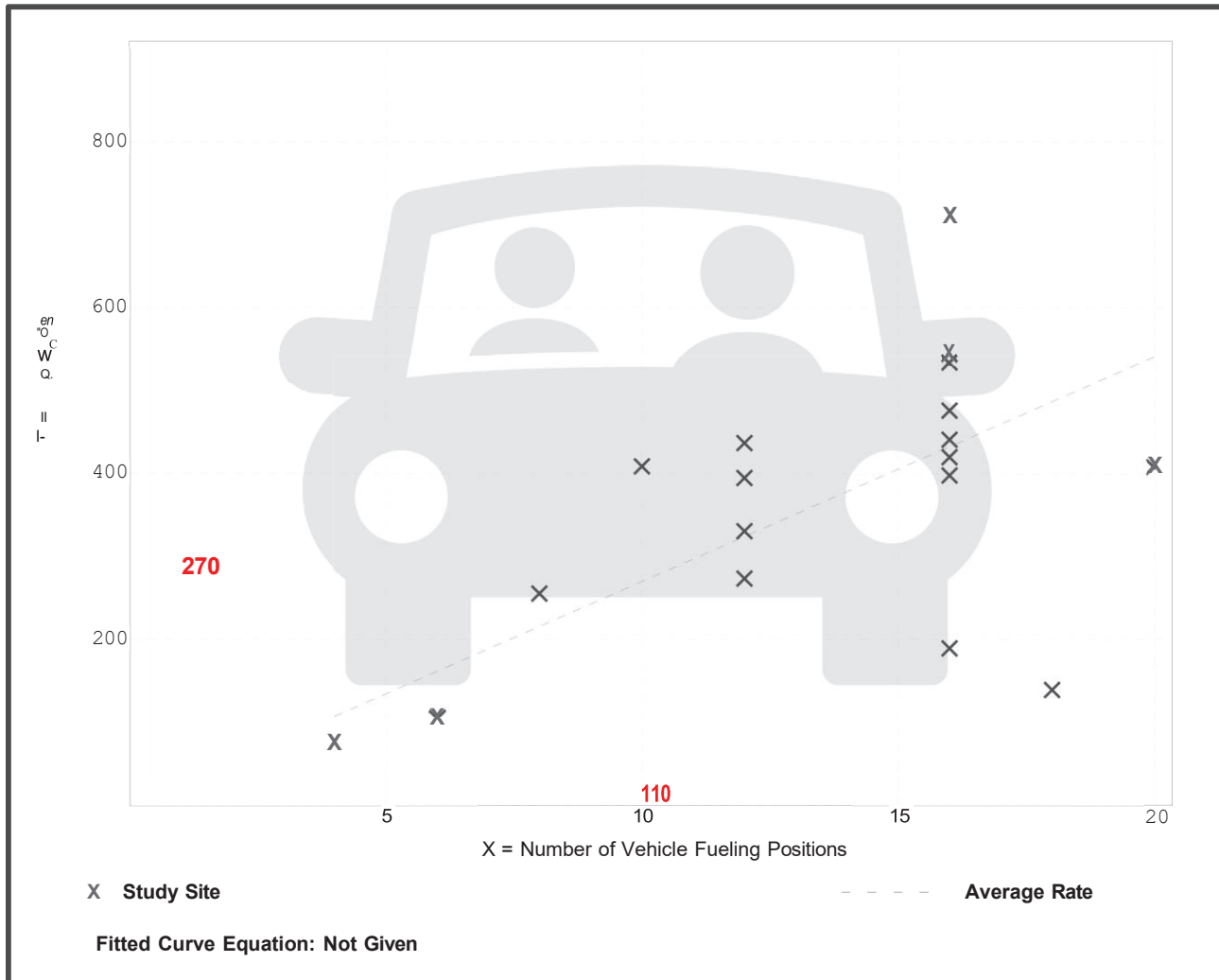
Setting/Location: General Urban/Suburban

Number of Studies: 18
Avg. Num. of Vehicle Fueling Positions: 13
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
27.04	7.78 - 44.38	9.88

Data Plot and Equation



Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday AM Peak Period									
# Data Sites	16 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	60% for Sites with between 2 and 8 VFP					76% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2	8	Maryland	1992	46	87	13	0	13	2235	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.1	6	Maryland	1992	26	58	23	19	42	2080	25
2.2	8	Maryland	1992	31	47	34	19	53	1785	25
2.2	< 8	Indiana	1993	79	56	6	38	44	635	2
2.2	8	Maryland	1992	35	78	9	13	22	7080	25
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.3	< 8	Kentucky	1993	58	64	5	31	36	1255	2
2.3	6	Maryland	1992	37	32	41	27	68	2080	25
2.4	< 8	Kentucky	1993	—	48	17	35	52	1210	2
2.6	< 8	Kentucky	1993	—	72	15	13	28	940	2
2.8	< 8	Kentucky	1993	—	54	11	35	46	1240	2
3	< 8	Indiana	1993	62	74	10	16	26	790	2
3.6	< 8	Kentucky	1993	49	67	4	29	33	1985	2
3.7	< 8	Kentucky	1993	49	66	16	18	34	990	2
4.694	12	Maryland	2000	—	72	—	—	28	2440	30
4.694	12	Maryland	2000	—	78	—	—	22	1561	30
4.694	12	Maryland	2000	—	79	—	—	21	2764	30
4.848	12	Virginia	2000	—	55	—	—	45	1398	30
5.06	12	Pennsylvania	2000	—	84	—	—	16	3219	30
5.242	12	Virginia	2000	—	74	—	—	26	1160	30
5.242	12	Virginia	2000	—	71	—	—	29	548	30
5.488	12	Delaware	2000	—	80	—	—	20	—	30
5.5	12	Pennsylvania	2000	—	85	—	—	15	2975	30
4.2	< 8	Kentucky	1993	47	62	19	19	38	1705	2
4.694	16	Maryland	2000	—	90	—	—	10	2278	30
4.694	16	Delaware	2000	—	74	—	—	26	2185	30
4.694	16	Delaware	2000	—	58	—	—	42	962	30
4.694	16	Delaware	2000	—	84	—	—	16	2956	30
4.694	16	New Jersey	2000	—	79	—	—	21	1859	30
4.694	20	Delaware	2000	—	84	—	—	16	3864	30
4.848	16	Virginia	2000	—	68	—	—	32	2106	30
4.848	16	Virginia	2000	—	85	—	—	15	2676	30
4.848	16	Virginia	2000	—	75	—	—	25	3244	30
4.848	16	Virginia	2000	—	71	—	—	29	1663	30
4.993	16	Pennsylvania	2000	—	75	—	—	25	1991	30
5.094	16	New Jersey	2000	—	86	—	—	14	1260	30
5.5	16	Pennsylvania	2000	—	82	—	—	18	1570	30
5.543	16	Pennsylvania	2000	—	84	—	—	16	1933	30
5.565	16	Pennsylvania	2000	—	77	—	—	23	2262	30
5.565	16	Pennsylvania	2000	—	68	—	—	32	2854	30
5.565	16	New Jersey	2000	—	58	—	—	42	1253	30
5.565	16	New Jersey	2000	—	79	—	—	21	1928	30
5.565	16	New Jersey	2000	—	84	—	—	16	1953	30

Convenience Store/Gas Station - GFA (4-5.Sk) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 23

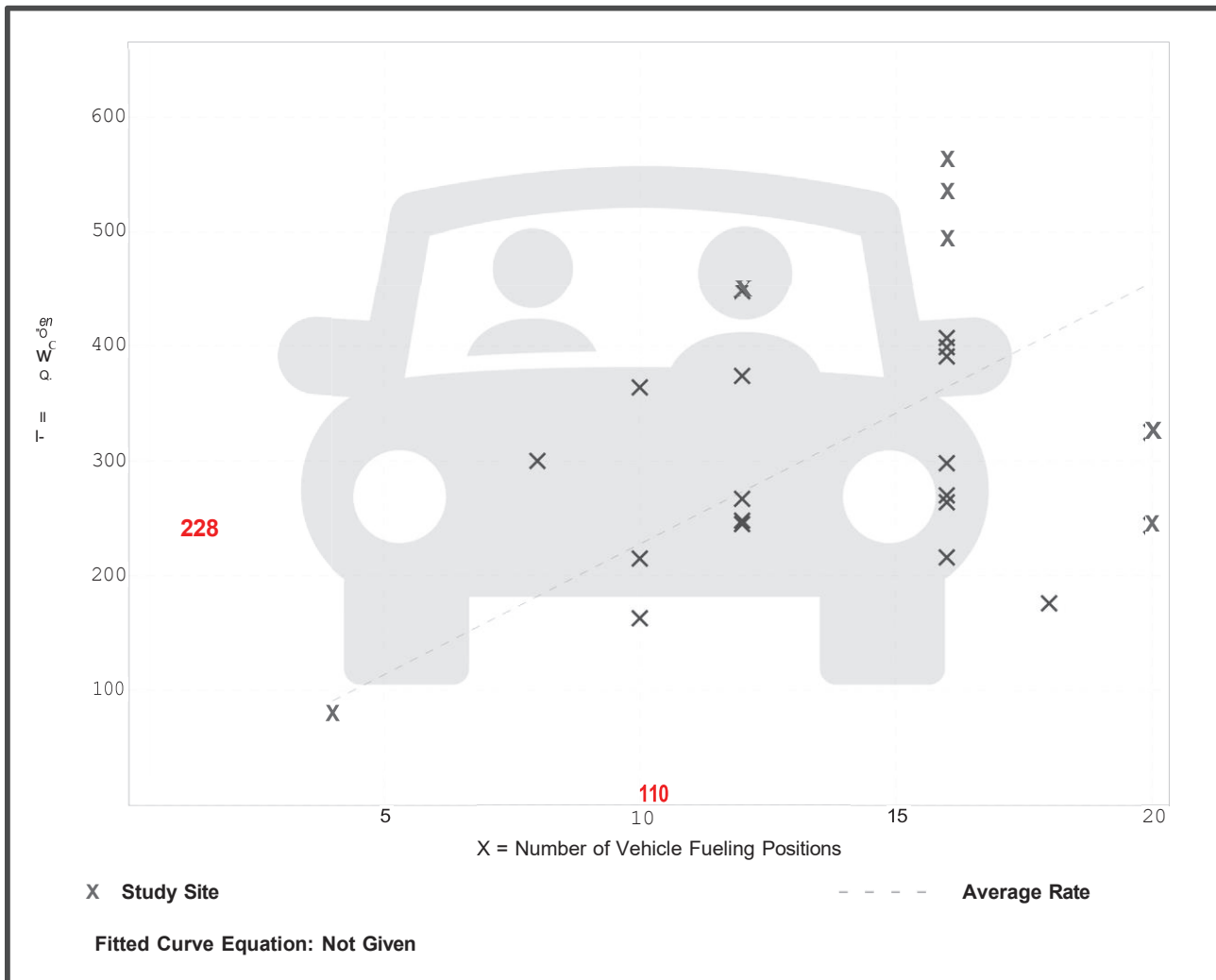
Avg. Num. of Vehicle Fueling Positions: 14

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate	Range of Rates	Standard Deviation
22.76	9.78 - 37.50	8.49

Data Plot and Equation

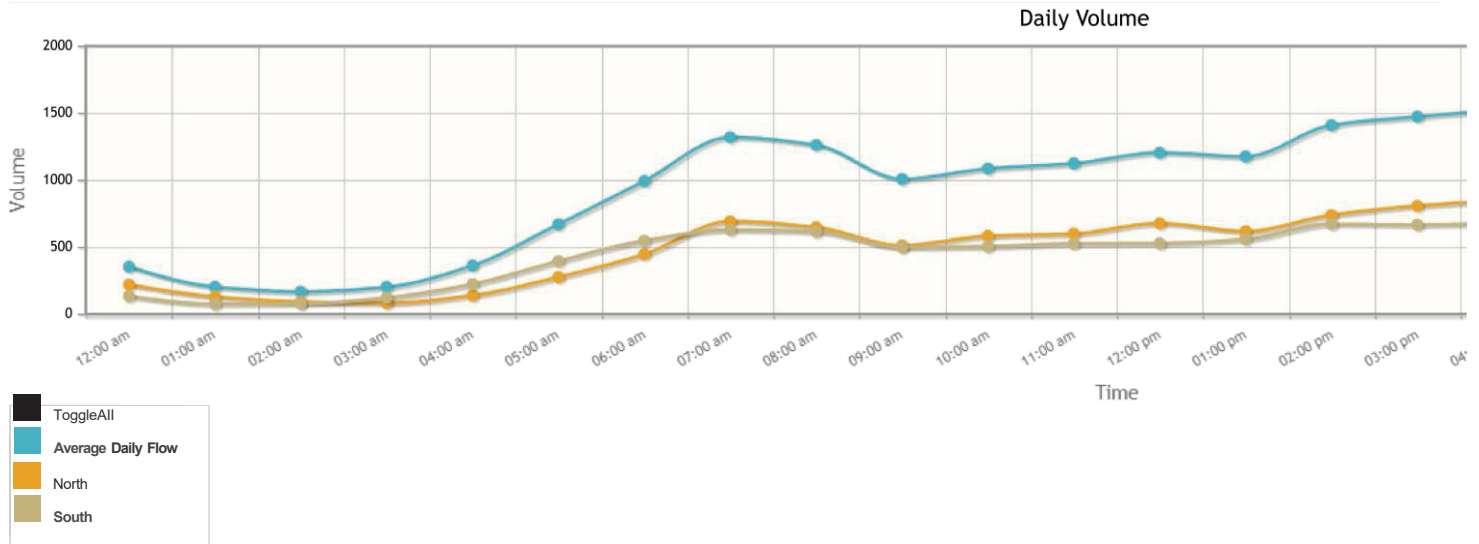


Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual , 11th Edition

Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
Pass-By Characteristics for Individual Sites										
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak Hour Volume	Source
						Primary (%)	Diverted (%)	Total (%)		
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2,954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30

Daily Volume Report 089-4060 Wednesday, September 28, 2022



Site Name 089-4060 Site ID 0000089_4060 Description Lithonia Ind Blvd S of Covington Hwy

Each Direction Time Period: 1 hour Class: Any Exclude data: None

	Average Daily Flow	North	South
12:00 am	352	219 62.2%	133 37.8%
01:00 am	202	128 63.4%	74 36.6%
02:00 am	166	90 54.2%	76 45.8%
03:00 am	201	80 39.8%	121 60.2%
04:00 am	361	138 38.2%	223 61.8%
05:00 am	669	275 41.1%	394 58.9%
06:00 am	992	446 45.0%	546 55.0%
07:00 am	1319	591 52.4%	628 47.6%
08:00 am	1261	547 51.3%	614 48.7%
09:00 am	1007	511 50.7%	496 49.3%
10:00 am	1085	582 53.6%	503 46.4%
11:00 am	1124	599 53.3%	525 46.7%
12:00 pm	1203	576 56.2%	527 43.8%
01:00 pm	1175	617 52.5%	558 47.5%
02:00 pm	1409	738 52.4%	671 47.6%
03:00 pm	1473	807 54.8%	666 45.2%
04:00 pm	1526	846 55.4%	680 44.6%
05:00 pm	1593	858 53.9%	735 46.1%
06:00 pm	1525	765 50.2%	760 49.8%
07:00 pm	1305	563 50.8%	642 49.2%
08:00 pm	1132	515 54.3%	517 45.7%
09:00 pm	764	411 53.8%	353 46.2%
10:00 pm	668	350 52.4%	318 47.6%
11:00 pm	537	318 59.2%	219 40.8%
7am-7pm	15700	8337 53.1%	7363 46.9%
6am-10pm	19893	10472 52.6%	9421 47.4%
6am-12am	21098	11140 52.8%	9958 47.2%
12am-12am	23049	12070 52.4%	10979 47.6%

am Peak	07:00 am	07:00 am	07:00 am
Peak Volume	1319	691	628
Peak Factor	0.879	0.847	0.918
pm Peak	05:00 pm	05:00 pm	06:00 pm
Peak Volume	1593	858	760
Peak Factor	0.926	0.886	0.950

Event key: QC Failure QC Outlier QC Atypical Events Special Holiday Offline
Weekends and defined holidays Holiday-affected days

Notes on data:
Averages are calculated as the simple average of values across the period.

Holidays & Events:
None

Data prepared by Drakewell US 01N -Nevada February 16, 2024 10:17:SOAM.

C2-Cloud Traffic Data ©2003-2024 Drakewell Ltd.

Version 24.01.30.103221

OWNER

VAAG: 8888
POOR: 8888
MOR: 8888

G H

M N

O

P

Q

SITE DATA

PARCEL(S) IDENTIFIED:
SITE LOCATION:
CURRENT ZONING: 1
COMMITTEE/COMMISSION:
PLANNING GROUP:
NO. OF UNITS: 1
PROPOSED USE:

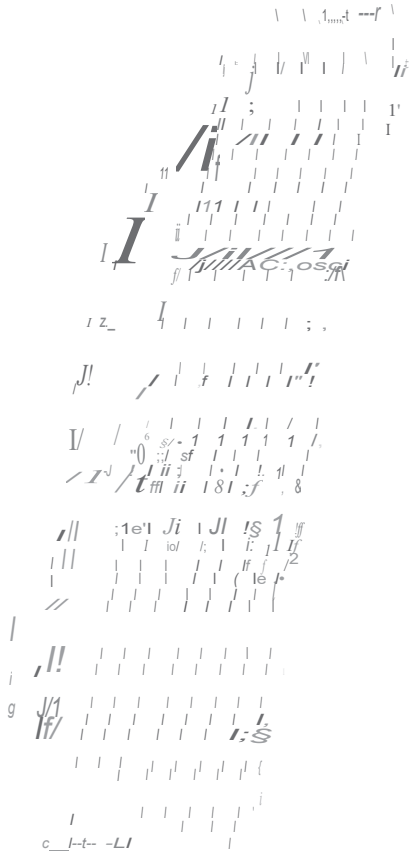
MT. CROOKER
ZONE: R-1
7.5U AC

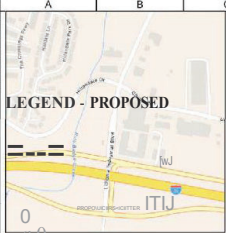
PROPOSED PARKING DATA

EXPLANATION:
DATE: 11/15/11
SCALE: 1"=40'

SITE DATA

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLAN AND SITE SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND COUNTY REGULATIONS, ORDINANCES AND STANDARDS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE FEDERAL, STATE AND COUNTY REGULATIONS, ORDINANCES AND STANDARDS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE FEDERAL, STATE AND COUNTY REGULATIONS, ORDINANCES AND STANDARDS.





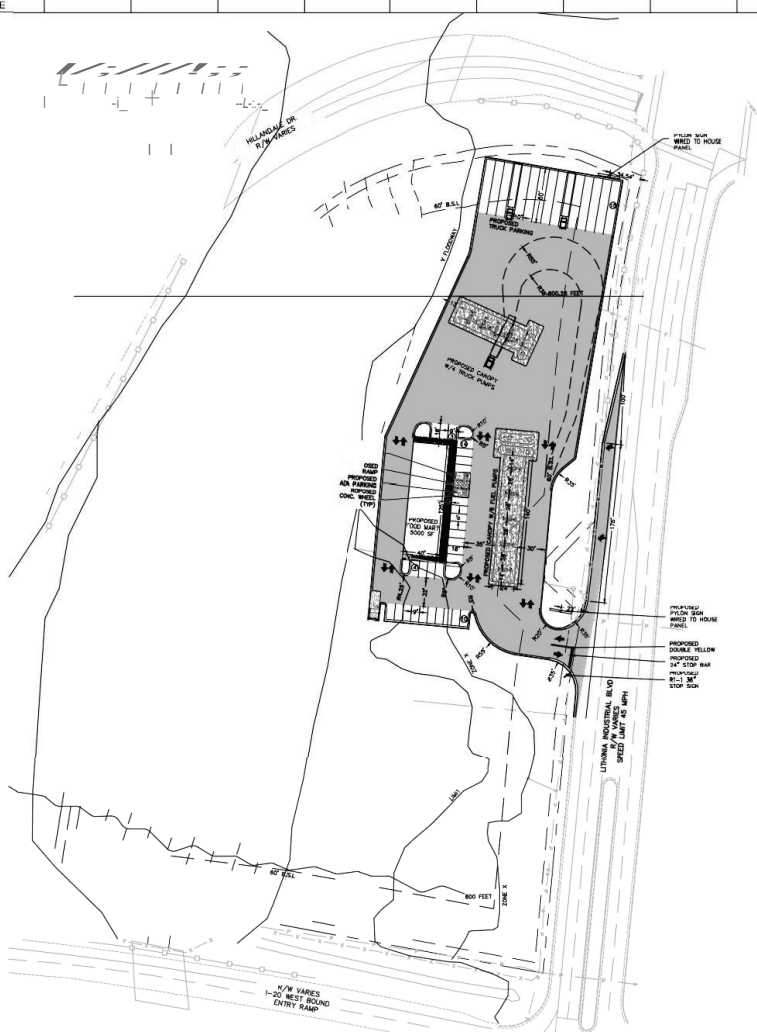
VICINITY MAP
N.T.S.

THIS PROJECT IS LOCATED WITHIN A TWO YEAR FLOOD PLAIN AREA. THE FLOOD PLAIN AREA IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 13011C. THE PROJECT IS LOCATED WITHIN A TWO YEAR FLOOD PLAIN AREA. THE FLOOD PLAIN AREA IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 13011C. THE PROJECT IS LOCATED WITHIN A TWO YEAR FLOOD PLAIN AREA. THE FLOOD PLAIN AREA IS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 13011C.

CIVIL ENGINEER

BY: [Signature]
DATE: 1/1/20

1:100
15' = 1" (V)
1" = 10' (H)





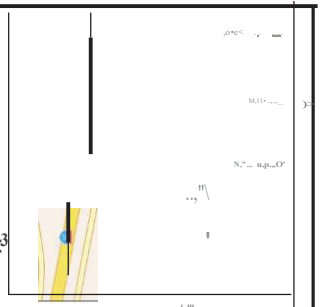
LIA ENGINEERING
2118 E. 14TH STREET
GASTON, GA 30145
404.844.7024



CONCEPT SITE

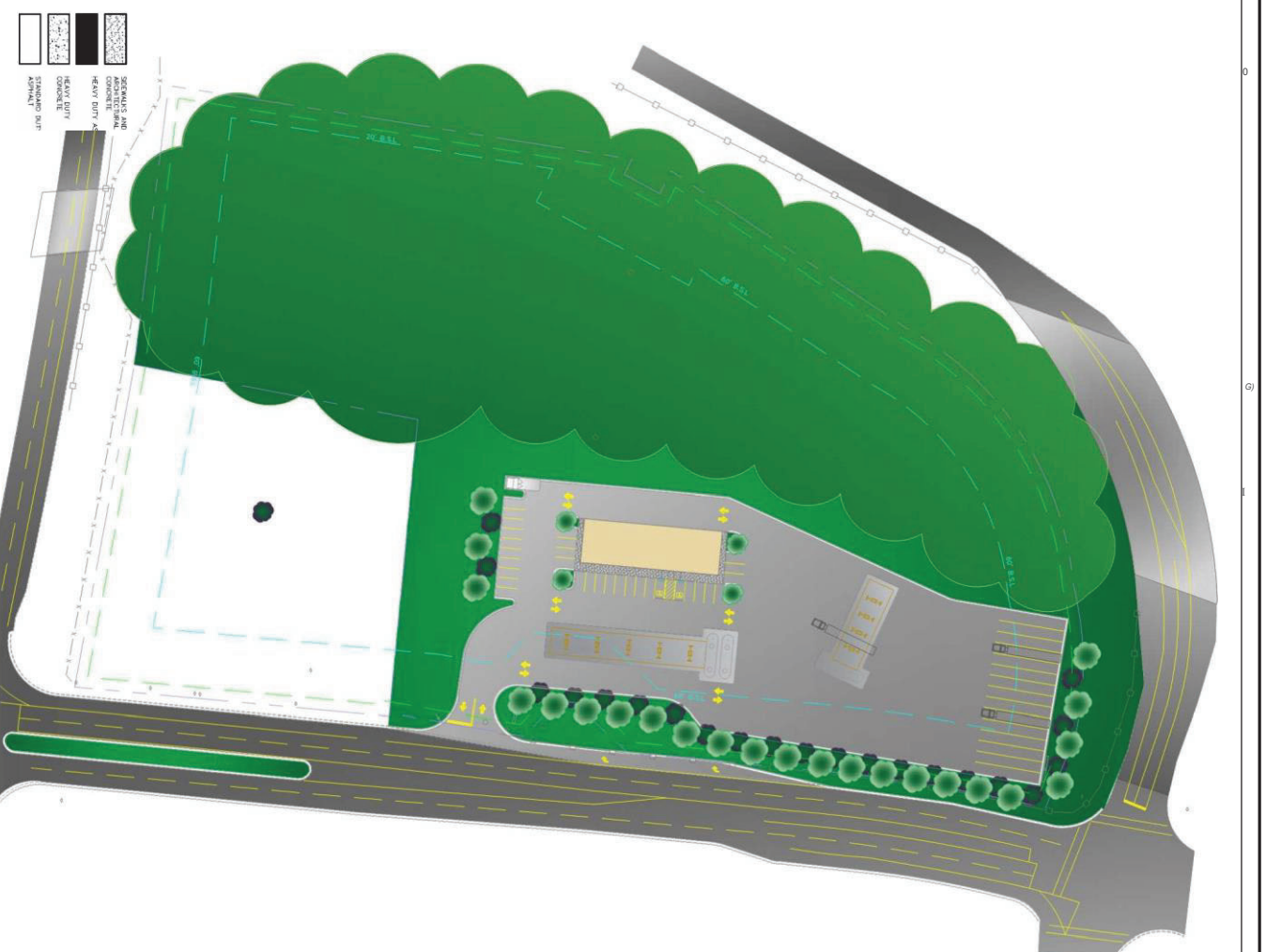
CONCEPTUAL PLAN
"FOOD MART (W) DEL SALES"
6070 N. AVENUE
GASTON, GA 30145





LEGEND - PROPOSED

	SETBACK LINE
	PROPERTY LINE
	PROPOSED CURB & GUTTER
	PROPOSED STREET NUMBER
	DIRECTIONAL ARROW
	STOP BAR
	ACCESSIBLE SPACE
	8' SON



PROPOSED PARKING DATA

SECTION	REQUEST STATUS	PROPOSED STATUS
REAR	SEE PLAN	SEE PLAN
FRONT	SEE PLAN	SEE PLAN
SIDE	SEE PLAN	SEE PLAN

TOTAL PARKING SPACES: 100
 TOTAL PARKING SPACES: 100
 TOTAL PARKING SPACES: 100

SITE DATA

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND THE CITY OF ATLANTA'S ORDINANCES AND SHALL COMPLY WITH THE FEDERAL, STATE AND LOCAL REGULATIONS AND STANDARDS FOR BUILDING, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.

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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.

CONCEPTUAL PLAN
"FOOD MART W/FUEL SALES"
 6350 HILLDALE DR. CITY OF STONE CREST, GA
 LL 105 - DISTRICT 16TH, PARCEL # 141050113

1616 LAND HOLDINGS, LLC
 1550 N. BROWN RD SE
 LAWRENCEVILLE, GA 30043

DATE: 2/20/2024

SCALE: 1"=50'

PROJECT NUMBER: 2023-003

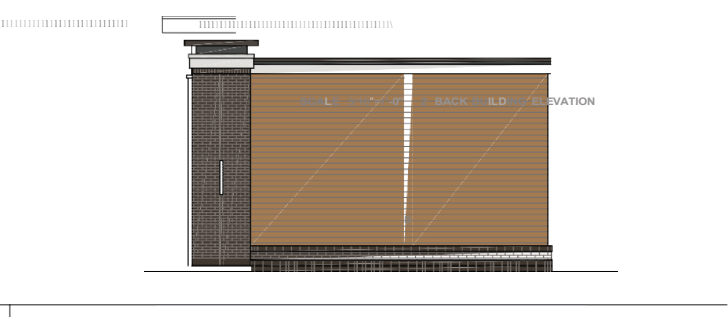
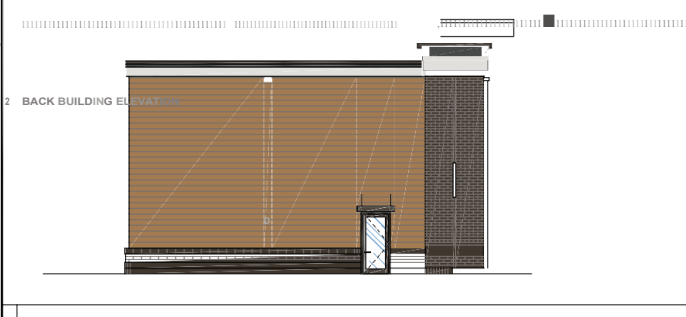
DATE: 2/20/2024

CONCEPT SITE PLAN

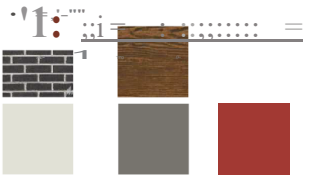
PROJECT NUMBER: C1

TECHNICAL ENGINEER
 TERRY S. BROWN, P.E.
 127874

LJA ENGINEERING, INC.
 2140 W. BURNING WOOD DR.
 LAWRENCEVILLE, GA 30046
 TEL: 770-962-1979
 FAX: 770-962-1978



DATE	DESCRIPTION	BY	CHKD.
07/15/14	ISSUE FOR CONSTRUCTION	JLJ	
07/08/14	REVISED	JLJ	
07/01/14	REVISED	JLJ	
06/24/14	REVISED	JLJ	
06/17/14	REVISED	JLJ	
06/10/14	REVISED	JLJ	



H. L. LJO



ISSUED FOR CONSTRUCTION

NEW CONVENIENCE STORE DESIGN

6530 HILDALE DR.
LITHONIA, GA 30068



3 LEFT BUILDING ELEVATION
SCALE: 3/16"=1'-0"

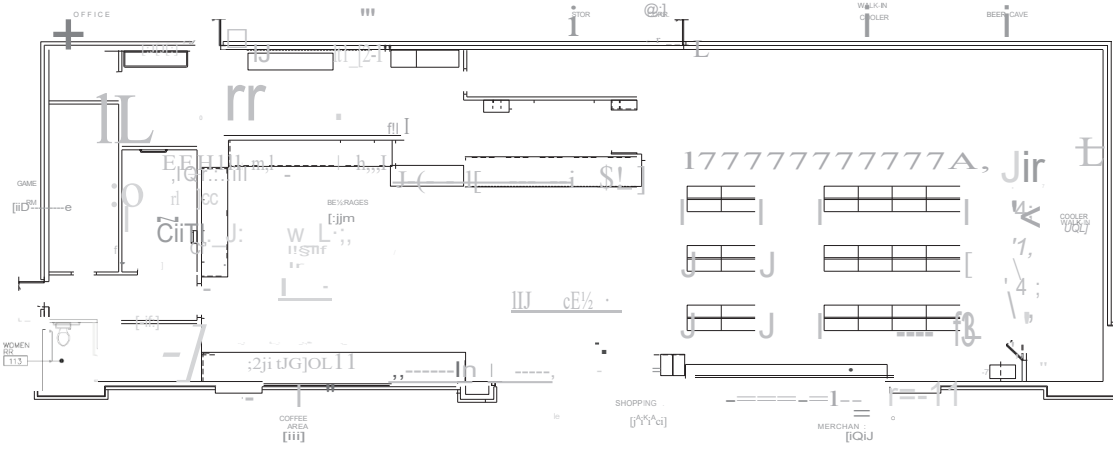
EXTERIOR BUILDING ELEVATIONS



4 RIGHT BUILDING ELEVATION
3/16"=1'-0"

SCALE:

A4.00



H.L. LJO



PLAN NORTH

ISSUED FOR CONSTRUCTION

NEW CONVENIENCE STORE DESIGN

6530 HILLANOALE DR.
LITHONIA, GA 30058



PRELIMINARY BUILDING LAYOUT



Attachment(s): Comprehensive Plan and Ordinance(s)

COMPREHENSIVE PLAN ELEMENTS

LAND USE

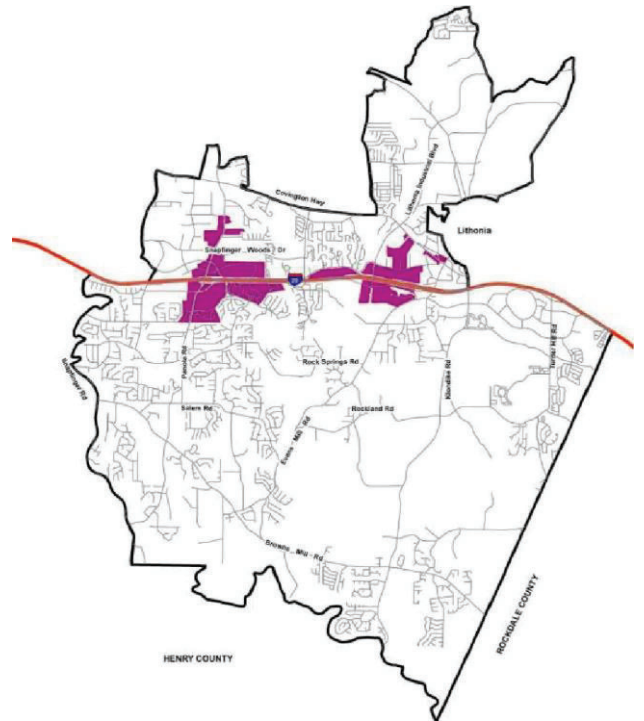
City Center (CC)

The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

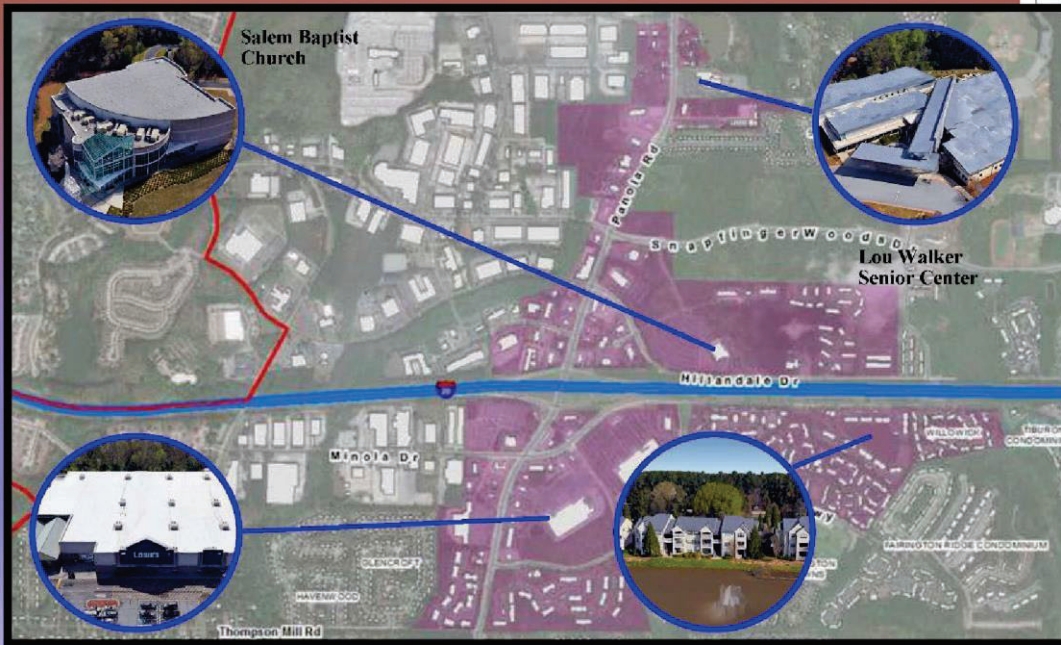
The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.

City Center Character Area Locations

- Chupp Road
- Hillendale Road
- Fairington Road
- Panola Road and 1-20
- Stewart Lake Court

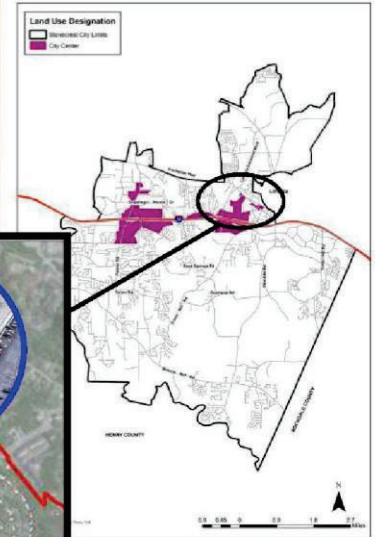
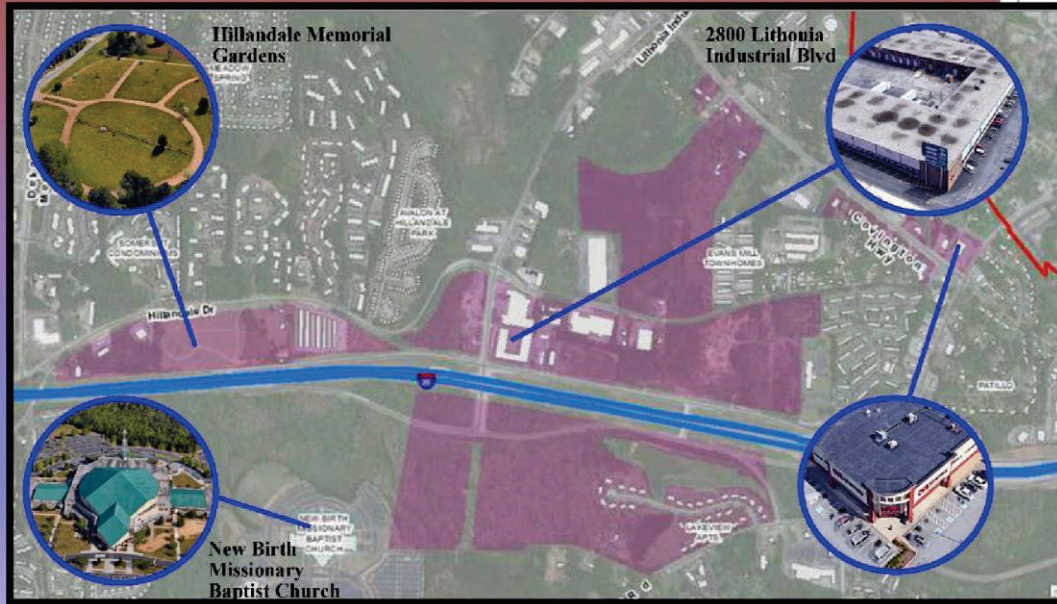


City Center (CC)



Building Community, Culture & Commerce For Now and Into The Future!

City Center (CC)



Building Community, Culture & Commerce For Now and Into The Future!

COMPREHENSIVE PLAN ELEMENTS

LAND USE

City Center Primary land Uses

Attached and Detached Townhomes

4-8 Story Condominiums and Lofts

Mid- and High-rise Apartments

Healthcare Facilities

Mixed-Use Retail and Commercial

Professional Offices

Medical and Institutional Uses

Entertainment and Cultural Facilities

Parks and Recreation Facilities

Public and Civic Facilities



Permitted Zoning in CC Areas

RSM, MR-1, MR-2, HR-1, Hr-2, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, 01, 0IT



COMPREHENSIVE PLAN ELEMENTS

LAND USE



Preferred Building Height for City Center



Design Guidelines

1. **Setbacks** - Greater setbacks shall be required when adjacent to lower density residential uses and transitional buffers may be required.
2. **Buffers** - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
3. **Heights** - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.



City Center Development Policies

1. **Cyclists and Pedestrians-Provide** safe and attractive facilities for bicyclists and pedestrians.
2. **Transportation-Provide** transportation alternatives to reduce automobile dependency.
3. **Mixed-Use Redevelopment** -Redevelop older strip commercial centers into viable mixed-use developments.
4. **Streetscape-Create** pedestrian scale communities that focus on the relationship between the street, buildings, streetscape improvements and people.
5. **Mixed Use Districts-Create** compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
6. **Density-Cluster** high density development at nodes & along major corridors outside of established residential areas.
7. **Landscaping-Use** landscaping and other buffers to protect pedestrians from heavy traffic.
8. **Aesthetics-Create** and implement performance and aesthetic standards to improve visual appearance.
9. **Signage-Implement** signage and billboard controls.
10. **Parking-Require** parking to the side or rear of buildings.
11. **Connectivity-Promote** parcel interconnectivity
12. **TOD-Promote** transit oriented development
13. **Bike Parking-Provide** safe and accessible areas for bicycle parking.
14. **Transit Incentives-Provide** incentives to encourage transit compatible development
15. **Transportation** encourage multi-modal transportation centers, where appropriate.

multi-modal transportation centers, where appropriate.

16. **Access Management-Create** and implement driveway controls and access management standards.

17. **Tree Preservation-Establish** tree preservation and landscaping standards.

18. **Redevelopment Concept-In** appropriate locations, build new commercial structures closer to street on existing under-utilized parking lots creating internal smaller or decked parking.

19. **Architectural Standards-Upgrade** the appearance of existing older commercial buildings with facade improvements.

ARTICLE 2. – DISTRICT REGULATIONS

DIVISION 31. - M (LIGHT INDUSTRIAL) DISTRICT

Sec. 2.31.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows:

- A. To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- D. To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E. To generate employment opportunities and economic development;
- F. To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G. To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H. To implement the future development map of the city's most current comprehensive plan.

(Ord. of 8-2-2017, § 1(2.31.1))

Sec. 2.31.2. 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. Dairy.
 - b. Keeping of livestock.
 - c. Keeping of poultry/pigeons.
 - d. Sawmill; temporary or portable.
 - e. Urban Community Garden, up to 5 acres; see section 4.2.

-
2. Institutional/Public.
 - a. Colleges, universities, research and training facilities.
 - b. Golf course or clubhouse, public or private; see section 4.2.
 - c. Government facilities.
 - d. Hospital or accessory ambulance service.
 - e. Places of worship; see section 4.2
 - f. Swimming pools, commercial; see section 4.2.
 - g. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
 3. Commercial.
 - a. Adult daycare center, 7 or more; see section 4.2.
 - b. Alcohol outlet—package store, primary; see section 4.2.
 - c. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
 - d. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3(F)); see section 4.2.
 - e. Ambulance service or emergency medical services, private.
 - f. Animal hospital, veterinary clinic; see section 4.2.
 - g. Animal shelter/rescue center; see section 4.2.
 - h. Automobile brokerage; see section 4.2.
 - i. Automobile recovery and storage.
 - j. Automobile service station; see section 4.2.
 - k. Automobile or truck rental or leasing facilities; see section 4.2.
 - l. Automobile or truck sales; see section 4.2.
 - m. Automobile upholstery shop.
 - n. Automobile wash/was service; see section 4.2.
 - o. Automobile repair, major; see section 4.2.
 - p. Automobile repair, minor; see section 4.2.
 - q. Banks, credit unions or other similar financial institutions.
 - r. Barber shop/beauty salon or similar establishments.
 - s. Brewery, craft (micro-brewery).
 - t. Brewpub/beer growler.
 - u. Building or construction office; see section 4.2.
 - v. Catering establishments.
 - w. Check cashing establishment, accessory; see section 4.2.
 - x. Check cashing establishment, primary; see section 4.2.

-
- y. Child day care center (kindergarten), 7 or more.
 - z. Clinic, health services.
 - aa. Club, order or lodge, fraternal, non-commercial.
 - bb. Commercial greenhouse or plant nursery; see section 4.2.
 - cc. Contractor office, landscape; see section 4.2.
 - dd. Distillery (micro-distillery).
 - ee. Dog day care; see section 4.2.
 - ff. Dog grooming; see section 4.2.
 - gg. Drive-in theater; see section 4.2.
 - hh. Drive-through facilities; see section 4.2.
 - ii. Dry cleaning agencies, pressing establishments or laundry pick-up stations.
 - jj. Fairground or amusement park; see section 4.2.
 - kk. Farmer's market, permanent; see section 4.2.
 - ll. Fitness center.
 - mm. Fuel dealers or wholesalers.
 - nn. Heliport; see section 4.2.
 - oo. Kennel, breeding.
 - pp. Kennel, commercial.
 - qq. Kidney dialysis center.
 - rr. Medical or dental laboratories.
 - ss. Landscape business.
 - tt. Liquor store (see alcohol outlet); see section 4.2.
 - uu. Mini-warehouse; see section 4.2.
 - vv. Outdoor storage, commercial; see section 4.2.
 - ww. Parking, commercial lot; see section 4.2.
 - xx. Parking, commercial garage.
 - yy. Pawn shop, title loan; see section 4.2.
 - zz. Personal services establishment.
 - aaa. Printing or publishing establishments.
 - bbb. Recreational vehicle, boat and trailers sales and service.
 - ccc. Restaurants (non drive-thru).
 - ddd. Retail, 5,000 sf or less (with the exception of small box discount stores).
 - eee. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage.
 - fff. Special events facility.

-
- ggg. Taxi, ambulance or limousine service, dispatching or storage; see section 4.2.
 - hhh. Taxi stand.
 - iii. Trade shops.
4. Industrial.
- a. Alternative energy production.
 - b. Building materials or lumber supply establishment.
 - c. Contractor, general.
 - d. Contractor heavy construction, outside storage.
 - e. Contractor, special trade.
 - f. Crematorium; see section 4.2.
 - g. Fabricated metal manufacture without EPD permit required (Light manufacturing).
 - h. General aviation airport; see section 4.2.
 - i. Heavy equipment repair service or trade.
 - j. Industrial, light.
 - k. Manufacturing, light.
 - l. Outdoor storage, industrial; see section 4.2.
 - m. Railroad car classification yards or team truck yards; see section 4.2.
 - n. Recovered materials facility wholly within a building; see section 4.2.
 - o. Recovered materials processing wholly within a building.
 - p. Recycling collection.
 - q. Recycling plant.
 - r. Research and testing facilities.
 - s. Towing or wreckage service.
 - t. Transportation equipment storage or maintenance (vehicle); see section 4.2.
 - u. Truck stop.
 - v. Truck terminal.
 - w. Vehicle storage yard.
 - x. Warehousing or storage.
5. Communications—Utility.
- a. Essential services.
 - b. Radio or television broadcasting studio.
 - c. Radio or television or broadcasting transmission facility.
 - d. Satellite television antenna; see section 4.2.
6. Wireless Telecommunications.

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- 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. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Temporary outdoor retail sales; see section 4.2.
 - c. Temporary outdoor sales; seasonal; 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.
 - 3. 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. Institutional/Public.
 - a. Cultural facilities.
 - b. School, specialty; see section 4.2.
 - c. School, vocational; see section 4.2.
 - 2. Commercial.
 - a. Bus or rail stations or terminals for passengers.
 - b. Fuel pumps; see section 4.2.
 - c. Nightclub or late night establishment; see section 4.2.
 - d. Recreation, outdoor; see section 4.2.
 - e. 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. 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. Service area, outdoor; see section 4.2.
 - 2. Industrial.
 - a. Incidental retail sales of goods produced or processed on the premises.

(Ord. of 8-2-2017, § 1(2.31.2); Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 2.31.3. Dimensional requirements.

Dimensional requirements for the M (Light Industrial) District shall be as provided in Table 2.24, Nonresidential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.31.3))

Sec. 2.31.4. Site and building design standards.

Site and building design standards and regulations to be applied in this zoning district shall be as provided in article 5 of this chapter, site design and building form standards.

(Ord. of 8-2-2017, § 1(2.31.4))

Sec. 2.31.5. Multifamily use provisions for industrial conversion.

- A. The conversion of industrial buildings to residential use shall be permitted by a special land use permit. The following shall be considered:
1. Whether the building is located on the interior or periphery of an established industrial park or area;
 2. Whether the building or area should no longer be used for industrial uses;
 3. Adequate parking is provided in accordance with article 6 of this chapter, for multifamily or live- work.

(Ord. of 8-2-2017, § 1(2.31.5))

ARTICLE 3. – OVERLAY DISTRICT REGULATIONS

DIVISION 5. – STONECREST AREA OVERLAY DISTRICT

Sec. 3.5.5. Open space.

- A. *Open space:* Each lot may provide open space. Open space must be a minimum of 20 percent of the lot. To the extent possible, lands containing streams, lakes, 100-year floodplains, wetlands, slopes over 15 percent shall remain undisturbed and included in open space. Natural open space areas shall form an interconnected and continuous network of paths, greenways, and trails throughout the development within the Stonecrest Area Overlay District. Credit for open space areas may be transferred from one parcel to another within overall developments that remain under unified control of a single property owner or group of owners, but must demonstrate interconnectedness of public areas.
- B. *Maintenance and protection of public space.* Each applicant that chooses to provide for public space shall present as a part of the application for a building permit within the Stonecrest Area Overlay District a legal mechanism under which all land to be used for public space purposes shall be protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms, provided that said legal mechanism shall be approved by the city attorney as assuring each of the following mandatory requirements:

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1. That all subsequent property owners within said Stonecrest Area Overlay District be placed on notice of this development restriction through the deed records of DeKalb County Superior Court;
 2. That all public space held in common will be properly maintained and insured with no liability or maintenance responsibilities accruing to the city;
 3. That a legal mechanism exists for notice of deficiencies in maintenance of the public space held in common, correction of these deficiencies, and assessment and liens against the properties for the cost of the correction of these deficiencies by a third- party or the city;
 4. When an applicant for a Stonecrest Area Overlay District chooses to utilize a property owners association in order to comply with the requirements of subsection A above, the applicant, in addition to meeting all of said requirements, shall provide for all of the following:
 - a. Mandatory and automatic membership in the property owners association as a requirement of property ownership;
 - b. A fair and uniform method of assessment for dues, maintenance and related costs;
 - c. Where appropriate, party wall maintenance and restoration in the event of damage or destruction; and
 - d. Continued maintenance of public space held in common and liability through the use of liens or other means in the case of default.

(Ord. of 8-2-2017, § 1(3.5.5); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03 , § 1, 11-25-2019)

Sec. 3.5.15.3. Viewshed zone (Tier VI).

- A. *Statement of purpose and intent.* The intent of Tier VI is to promote uniform and visually aesthetic development which serves to unify the distinctive visual quality of the Stonecrest Area Overlay District.
- B. *Permitted principal uses and structures.* The permitted principal uses of land and structures for property in Tier VI shall be governed by all of the underlying zoning district regulations.
- C. *Accessory uses and structures.* The permitted accessory uses and structures for property in Tier VI shall be governed by the underlying zoning district.
- D. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier V: Viewshed Zone:
 1. Sexually oriented businesses.
 2. Pawn shops.
 4. Package stores.
 5. Check cashing facility.
- E. *Lot width, lot area and setbacks.* Lot width, lot area and setbacks of property in Tier VI shall be governed by the underlying zoning district.
- F. *Height of buildings and structures.* The height of buildings and structures on property within Tier VI shall be governed by the underlying zoning district.
- G. *Required parking.* The minimum number of required parking spaces of property in Tier VI shall be governed by the underlying zoning district.
- H. *Sidewalks.* A landscape strip must be provided between the curb and the pedestrian travel lane in compliance with land development standards. Sidewalks must be provided along the right-of-way of all public streets.

(Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03 , § 1, 11-25-2019)

ARTICLE 4. – USE REGULATIONS

DIVISION 2. – SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.8. Alcohol outlets, retail, package liquor store.

- A. Package stores shall not be located:
 - 1. Within 1,000 feet of an existing package store or alcohol outlet;
 - 2. Within 600 feet of any residence, church, school, school building or grounds, educational facility, college campus, or sexually oriented business; or
 - 3. Within 600 feet of a substance abuse treatment center owned, operated or approved by the state or any county or municipal government.
- B. Alcohol outlets shall not be located:
 - 1. Within 600 feet of any school building, school grounds, educational facility, college campus, or sexually oriented business; or
 - 2. Within 600 feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.
- C. For the purpose of this section, distance shall be measured according to chapter 4.
- D. For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed 20 percent of gross floor area.
- E. The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.
- F. Alcohol outlets accessory to convenience stores with gas pumps require a special land use permit.

(Ord. of 8-2-2017, § 1(4.2.8); Ord. No. 2021-06-05 , § 1(Exh. A), 8-23-2021)

Sec. 4.2.28. Fuel pumps, accessory.

- A. Upon the minor redevelopment of existing structures or buildings, as defined in section 28-8.1.16, that also requires a land disturbance permit or building permit, the director may require additional improvements to landscaping, signage, parking lots, sidewalks, or building facades. Any minor redevelopment of existing structures, buildings, and physical appurtenances is permitted by right if such changes result in greater conformity with the specifications of this section.
- B. Gas station and convenience store design shall comply with the design standards and transitional buffer requirements set forth in article 5 of this chapter.
- C. The following standards apply to all gas pumps:
 - (1) All associated light fixtures shall be directed away from surrounding residential neighborhoods.
 - (2) Canopies covering gasoline dispensers shall be set back not less than 15 feet from all street rights-of-way.
 - (3) Canopy height shall not exceed the greater of 20 feet or the height of the principal building.

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- (4) Canopies and their columns shall be complementary to the overall color scheme and building materials scheme of the building facade to which the canopy is necessary.
 - (5) Canopy lighting shall not extend beyond the area immediately beneath the canopy and all fixtures shall be recessed, including any fixture or lens. Lighting shall project inward and downward, shall not have any spillover to adjacent properties, and shall cut off no later than 30 minutes after closure of the facility.
 - (6) Automobile service stations with gas sales shall have a capacity to store one car per bay (car area in front of a pump), so as not to interfere with driveway ingress and egress traffic flow.
 - (7) A minimum of 30 feet is required between a property line and the nearest gasoline pump.
 - (8) Owner and operator are responsible for daily litter clean-up to ensure that property remains free of litter, trash, and debris.
 - (9) When a separate retail or restaurant use is located on the same property as fuel pumps, there shall be separate and distinct parking spaces for each use.
 - (10) The use of light emitting diodes, neon lights, and illuminated panels placed around the windows or on the outside of the building is not prohibited, but must not be visible from or face adjacent residential uses.
- D. Location criteria. Fuel pumps associated with convenience stores, gas stations, and service stations must meet the following criteria:
1. Facility is located within 100 feet of an intersection of a major arterial street and a major or minor arterial street, or located within 500 feet of an interstate highway intersection with an arterial street as designated on the Functional Classification Map in the City Comprehensive Plan.
 2. Facility is accessible via direct or secondary access to two roads.
 3. Facility includes at least 5,000 square feet of retail space.
 4. No more than two facilities may be located at any given intersection.
 5. Except for facilities located at the same roadway intersection, facilities cannot be located closer than 1,500 feet apart.
- E. Distance shall be measured from the right-of-way of the exit or entrance ramp, or street corner (middle of the radius), along the intersecting street right-of-way, to the nearest property line.
- F. Facility must include at least two bathrooms, each capable of serving at least three persons at a time, open to the public, and compliant with the Americans with Disabilities Act.
- G. If a reverse frontage design is proposed, the primary building shall be located close to the street to define street edge. Pump islands shall not be located between the building and the street, but shall be placed behind or to the side of the primary building. The facade of the primary building located closest to the street shall include architectural features and shall have an active entrance either on the side or rear, with clear unobstructed pedestrian access from the public sidewalk. The street facade shall have at least 25 percent fenestration or faux fenestration.
- H. Service areas, storage areas, and trash enclosures shall be oriented away from public view and screened from adjacent properties.
- I. Facilities must provide a two-foot-high masonry wall with landscaping and/or an evergreen hedge to help screen the pumps from view from a public right-of-way.

(Ord. of 8-2-2017, § 1(4.2.28); Ord. No. 2021-06-05 , § 1(Exh. A), 8-23-2021)

ARTICLE 6. - PARKING

Sec. 6.1.4. Off-street parking ratios.

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one required space per 200 square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios. Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent by the director of planning pursuant to an administrative variance in compliance with article 7 of this chapter. If the use is within 1,000 feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by 25 percent in accordance with article 7 of this chapter.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards shall be met:
 - 1. At least five percent of the parking spaces on-site must be reserved for carpool use.
 - 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
 - 3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Commercial</i>		
Adult daycare center	Two spaces	Four spaces
Automobile repair garage, minor repair, and maintenance establishments	One space for each 400 square feet of floor space.	One space for each 150 square feet of floor space.

Automobile service station	Two spaces for each service bay, with minimum of ten spaces required.	Three spaces for each service bay, with maximum of 15 spaces required.
Bed and breakfast establishment	One space for the owner-operator plus one per guest bedroom.	Two spaces for the owner-operator plus one per guest bedroom.
Car wash	Two stacking spaces for each car wash lane plus two drying spaces per lane.	Three stacking spaces for each car wash lane plus three drying spaces per lane.
Convenience Store without gas pumps	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Convenience Store with gas pumps	One space per 500 square feet of floor area	One space per 150 square feet of floor area.
Grocery Store	One space per 500 square feet of floor area.	One space per 200 square feet of floor area.
Hotel or motel	One space per lodging unit, plus one space per each 150 square feet of banquet, assembly, or meeting area.	1 2/10spaces per lodging unit, plus one space per each 100 square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One space for each 1,000 square feet of floor area	One space for each 300 square feet of floor area
Office, Professional	One space for each 500 square feet of floor area.	One space for each 250 square feet of floor area.
Offices, Doctor and Dentist	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One space for each 150 square feet of floor area, but not less than ten spaces.	One space for each 75 square feet of floor area, but not less than ten spaces.
Late Night Establishment	One space for each 300 square feet of floor area with a minimum of ten spaces.	One space for each 150 square feet of floor area with a minimum of ten spaces.
Nightclub	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 150 square feet of floor are, but not less than ten spaces.
Restaurant, drive-through, without seating area for patrons	One space for each 250 square feet of floor area.	One space for each 150 square feet of floor area.
Restaurant where accessory to hotel or motel	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 175 square feet of floor area, but not less than ten spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Retail uses, personal service uses, and other commercial and general business uses, but not including Convenience Stores or Grocery Stores or other uses described more particularly herein	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

April 11, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 pm the day before the meeting, April 11, 2024, to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Cobi Brown, Planning Administrative Technician

Director of Planning and Zoning Shawanna Qawiy and Zoning Administrative Technician Abeykoon Abeykoon were also in attendance.

The meeting was called to order at 6:00 pm.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING

An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;

Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;

Bridge the relationships between developers, residents, and staff

Occurrence is every 2nd Thursday of each month

III. PUBLIC COMMENTS:

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-Zoning@stonecrestga.gov by 5 pm the day before the Public Hearing, April 11, 2024, to be read into the record at the meeting.

IV. Case(s) of Discussion:



CITY OF STONECREST, GEORGIA

LAND USE PETITION: SLUP 24-002
PETITIONER: Terry Boomer of LJA Engineering
LOCATION: 6350 Hillandale Drive, Stonecrest, GA
OVERLAY DISTRICT: Stonecrest Tier 6
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to construct a new gas station with a convenience store.

Brian Banderas on behalf of the applicant came to speak. He stated that the 7.81-acre property consists of all utilities such as sewer. The plan features all buffers that will ensure that the development will not be located within a flood plane. The 5000-square-foot food mart will feature six fuel pumps and four diesel pumps for trucks.

Tyrone Mccray, Shamaine Phillips, Monica Willaims, Karen Harris, and Mia Folks are some of the citizens who expressed their concerns and asked questions about the proposal. Some of the concerns included traffic impacts, compatibility with the surrounding properties, impacts to the surrounding properties from noise and vibrations, the effect it may have on the environment, safety for those traveling by foot, and that there are already gas stations in the area.

Terry Boomer the applicant came to speak. He stated that they want to improve the vacant and abandoned property which is near the interstate system. The convenience store will offer products compared to what can be found at QuikTrip or Circle K. Idleling, overnight parking, and truck stop activities will not be conducted on the property. Diesel will be offered for the trucks traveling the interstate which is currently not available in that area and a public sidewalk will also be developed for the property. There will be a 50 foot undisturbed buffer and 25 foot impervious setback. He also stated that a traffic study is conducted for all of his proposed projects.

LAND USE PETITION: SLUP 24-004
PETITIONER: Theresa Owusu of G&T Care Services
LOCATION: 5673 La Fleur Trail, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to



CITY OF STONECREST, GEORGIA

operate a personal care home.

Theresa Owusu the applicant was called to speak. She stated that she is a registered nurse and that all services will be provided by qualified licensed professionals. They would like to offer care for up to four people aged 18 and up. She also explained the target population which includes individuals who can walk or need no forms of restraint.

Dana Oneil, Judy Evans, Tamika Vincent, Eddie Willaims, Sandra White, Willaim Oneil and Rosie Parker were some of the residents who came to the podium to speak. The proposed business taking in residents with mental illnesses, the safety of the current neighborhood residents, traffic concerns, the facility being located in a residential rather than commercial area, usage of the home if the permit is not issued, the number of staff members, hours of operation, parking, as well as the number of residents that will be staying in the house are some of the questions and concerns expressed.

Theresa Owusu came back to speak. She stated that her and her husband (Grant) will be living on the property and that they plan to work with agencies to be assigned residents. She also stated that their target audience are elderly people of the same sex who do not require extensive supervision, but their residents will be continually monitored. If it is discovered that a resident does not meet their requirements they will be removed from the home. If the application for the SLUP is not approved they will make the home solely their place of residence.

Grant Owusu stated that he is a healthcare administrator and clarified how the residents will be roomed. He also stated that this is to help people who can not stay on their own to provide them the opportunity to live social lives.

V. ADJOURNMENT

The meeting was adjourned at 7:22 pm.