

## Text Amendment to the City of Stonecrest Zoning Ordinance to create a Agricultural Zoning District (AG)

**Purpose:** is to encourage the continued use of farmland for agricultural production in the Arabia Mountain Overlay. Intended for agricultural and equestrian activity as well as single-family living in a detached house with a minimum lot size of 1 acre. Lots typically have access to and are served by a public water supply but do not necessarily have access to public sanitary sewer.



### Issues:

- (1) The City's Zoning Ordinance currently does not directly address the issue of existing farmlands in the City of Stonecrest, specifically property located in the Arabia Mountain Overlay.
- (2) Any winery would have to follow associated laws related to alcohol sales and onsite consumption.
- (3) Wineries depending on their scale of operation include a wide range of land uses, including agriculture (vineyards), industry (fermentation and bottling), warehousing, retail sales, office, and event space, therefore careful consideration must be made for limitations on scale and appropriate buffers.
- (4) The City of Stonecrest does not have an AG district. The RE district would be ideal but a few RE zoned parcels are located north of I-20. Arabia Mountain predominantly contains low density development defined as Rural Residential land use and consist of large lot residential properties.

## History

The Arabia Mountain is a T-shaped district that runs north and south of Klondike and South Goddard Road. The district comprises mostly single-family residences, agricultural complexes, and a few corner

stores. Agriculture is quietly practiced in the community, though some of the outbuildings did not survive. The rural character of the area is conveyed through the open fields and wooded lots located among the houses. Granite, quarried at nearby Arabia Mountain, was used to build many houses and outbuildings in the district. Regrettably, two contributing buildings in the Klondike National Register District were recently demolished. S.B. Vaughters' Farm along Klondike Road is the last dairy farm landscape in DeKalb County, once considered a hub for milk cows in Georgia and arguably the Southeast. The gray barn stands in the middle of a protected field. A PATH Foundation paved trail runs along the edge of the property. Vaughters' former farmhouse is located across the street. Built in 1946 by Mr. Vaughters and Johnny Waits, Sr., the house was framed with wood cut from the site and finished with locally quarried Lithonia granite. Mr. Vaughters witnessed many farm landscapes disappear with rapid development and wanted to see his farm landscape preserved. The idea to turn the mid-century farmhouse into the center of operations for the National Heritage Area was conceived as part of the NHA planning process with the National Park Service.

Some of existing agriculture related properties in the City of Stonecrest include 7011 South Goddard Road. This farm was owned by the Houseworth's in the 1820s. It currently is being used as ornamental garden and small nursery. The owner grows perennials and other ornamental plants for light wholesale sales to other professionals. Another agricultural used property is at 3441 Klondike Road. This property is located directly south of Vaughter's Farm. The property was previously owned by Alan Cash and was used as an ornamental tree farm. Previously, the property was used vegetable and cotton production farm dating many years ago. The property has a historical agricultural use which the current owners are seeking to maintain. Evan Neal and Lauren Cox currently operate as an ornamental tree farm. Taylor and Chase Curry owns property at 3332 and 3350 Plunkett Road. The Curry's operate a vegetable garden, a fruit orchard, 10 + species of native trees, and beehives and chickens. They are seeking to incorporate special events, farm-to-table cooking experience, summer camps, etc.

#### Table 4.1.3 Permitted Uses:

Permitted uses would include:

- A. Single-family dwelling (one per lot of record) including conventional site-built homes, multi-section manufactured homes with a minimum area of 1,100 square feet per dwelling, and factory-built modular homes, as defined and regulated in this title.
- B. Churches.
- C. Farms.
- D. Public and private schools.
- E. Public and private forests and wildlife reservations.

F. Utility Facilities. Facilities for the delivery to the public, by a regulated public utility or a public entity, of water, gas, electricity, steam, hot or cold air, telecommunications and cable television service or sewer service. It shall not include generating plants, treatment plants, storage yards, business offices or other major utility facilities which may be allowed with a conditional use permit. It likewise shall not include television, radio or telecommunication towers and stations, which shall require a conditional use permit.

G. Publicly owned or operated properties such as fire stations, police stations and post offices.

H. Libraries, museums, parks, playgrounds, tennis courts and community buildings.

I. Hospitals and institutions of an educational, religious, charitable or philanthropic nature, homes for the aged, nursing homes, and convalescent homes.

J. Private clubs and fraternal organizations.

K. Home occupations, per Chapter

L. Roadside stands offering for sale only farm products produced on premises.

M. Public riding stables and boarding stables provided the site contains at least 10 acres and the building housing animals is set back from all lot lines a distance of not less than 100 feet.

N. Plant nurseries and greenhouses for the propagation, cultivation and wholesale distribution of plants produced on the premises, provided such uses including retail sales, and open storage is limited to plants or packaged fertilizer, and the buildings and structures used in connection therewith are set back from all lot lines a distance of not less than 50 feet.

O. Corrals for the keeping of horses, cattle, sheep and goats

P. Feed stores on not less than two and one-half acres of land.

## Supplemental Use Criteria

Add Sec. 4.2.66 (number to be determined at time of adoption.)

A. Barns and other structures for the keeping of animals or equipment.

B. Fences, walls.

C. Swimming pools.

D. Signs,

E. Temporary Uses, (we can explore what those uses can be: campers, RVs, modular home)

## Development Standards

### Principal Buildings/Structures.

1. Building Height. Maximum height of any structure shall be 35 feet.
2. Minimum lot area: 43,560 square feet (one acre).
3. Minimum lot width: 100 feet.
4. Minimum area per dwelling unit: 43,560 square feet (one acre).
5. Minimum front yard: 25 feet.
6. Minimum side yards: 10 feet each.
7. Minimum rear yard: 25 feet.

### B. Detached Accessory Buildings.

1. Permitted coverage: one-third of the total area of the rear and side yards.
2. Maximum height: 20 feet.
3. Minimum distance to main building: seven feet.
4. Minimum distance to front lot line: 25 feet.
5. Minimum distance to side and rear lot lines: three feet.
6. Parking requirements are listed in Article 6
7. Sign requirements are listed in Article 21