

**STATE OF GEORGIA  
DEKALB COUNTY  
CITY OF STONECREST**

**ORDINANCE NO. \_\_\_\_-\_\_\_\_\_**

**AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
STONECREST TO AMEND THE OFFICIAL ZONING MAP OF CITY OF STONECREST,  
GEORGIA BY REZONING CERTAIN PARCELS LOCATED AT 2300, 2330, 2368 AND  
2376 SOUTH STONE MOUNTAIN LITHONIA ROAD AND 1801 COFFEE ROAD IN  
DISTRICT 1 FROM M(LIGHT INDUSTRIAL/M-2(HEAVY INDUSTRIAL) TO  
M(LIGHT INDUSTRIAL); TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY;  
TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR  
AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL  
PUPOSES.**

**WHEREAS**, the governing body of the City of Stonecrest (“City”) is the Mayor and  
City Council thereof; and

**WHEREAS**, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of  
Georgia authorizes the City to adopt plans and exercise the power of zoning; and

**WHEREAS**, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to  
adopt ordinances relating to its property, affairs, and local government; and

**WHEREAS**, the governing authority of the City has considered one or more of the criteria  
of a rezoning request, provided in Section Sec. 7.3.1. Division 3. - Zoning And Comprehensive  
Plan Amendments and Procedures of Article VII (“Administration”) in Chapter 27 (“Zoning”) of  
the Code of Ordinances, City of Stonecrest, Georgia; and

26           **WHEREAS**, the Mayor and City Council desire to amend Official Zoning Map,  
27  
28   City of Stonecrest, Georgia, by rezoning certain properties located at 2300, 2330, 2368 And 2376  
29   South Stone Mountain Lithonia Road And 1801 Coffee Road In District 1; and

30           **WHEREAS**, the governing authority of the City desires to rezone the following parcels of  
31   real property 1Parcels 16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-  
32   132-01-001 in District 1; and

33           **WHEREAS**, from time-to-time rezoning may be proposed for public necessity,  
34  
35   general welfare, or sound zoning practice that justify such action; and  
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37           **WHEREAS**, the City at its incorporation adopted the DeKalb County zoning map which  
38  
39   rezoned the two of the five total parcels that comprise the subject property from M(Light  
40   Industrial/M-2(Heavy Industrial) To M(Light Industrial) zoning district pursuant to zoning  
41   ordinance Z-81143 in November 24, 1981 when the subject parcels were then located in  
42   unincorporated DeKalb County, Georgia; and

43           **WHEREAS**, the November 24, 1981 zoning ordinance Z-81143 had seventeen conditions  
44  
45   (17) which prevents owner of subject property to develop a three-building warehouse therein that  
46  
47   would create a uniform zoning for the development in the area, to allow the consolidation and  
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49   replating of the subject property in the future, and amend the conditions of zoning to better align  
50  
51   with current design practices for the proposed development; and  
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53           **WHEREAS**, the City desires the owner of subject property to update the legal description  
54  
55   of the subject property and have it properly recorded with the DeKalb Superior Court to comply  
56  
57   with the zoning requirements for a three-building warehouse on the subject property; and  
58

59           **WHEREAS**, the City desires to change the subject properties from M (Light Industrial)  
60

District and M-2 (Heavy Industrial) District to M (Light Industrial) District to allow the development of a three-building warehouse that will complement the existing industrial development in the area and will fully mitigate its impacts on the adjacent single family residential to the north and west of the subject properties after the owner of the subject properties meets its obligations to update the legal description of its subject properties; and

**WHEREAS**, the City's Planning Commission recommends approved based on the City Staff Report and said report is hereby incorporated by reference herein; and

**WHEREAS**, a public hearing pursuant to the provisions of the Zoning Procedures Act has been properly held prior to the adoption of this Ordinance; and

**WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

**BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA**, and by the authority thereof:

**Section 1.** The parcels of real property found in Exhibit "A" are hereby rezoned to the zoning designation M(Light Industrial) from M(Light Industrial/M-2(Heavy Industrial) as said designation is described in Chapter 27 ("Zoning") of the Code of Ordinances, City of Stonecrest, Georgia.

**Section 2.** The rezoning of said parcels is indicated on the map which is attached hereto as Exhibit "B" and is incorporated herein by reference. The rezoning indicated in Section 1 herein and in Exhibit A attached hereto is to be noted on the official City of Stonecrest Zoning Map approved by the City's Mayor and Council as soon as reasonably possible following adoption of

95 this Ordinance, along with an editorial note on the official City of Stonecrest Zoning Map  
96 specifying the parcels affected by this Ordinance and the date of adoption of this Ordinance.

97 **Section 3.** The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended  
98 by replacing the portion of the Official Zoning Map, City of Stonecrest, Georgia, Parcels 16-125-  
99 01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001 in District 1 as  
100 depicted in Exhibit A attached hereto and made part by reference, and adopting the provisions set  
101 forth in Exhibit A attached hereto and made a part by reference. That the rezoned properties are  
102 located at 2300, 2330, 2368 And 2376 South Stone Mountain Lithonia Road And 1801 Coffee  
103 Road In District 1.

104 **Section 4.** That the rezoning of the subject properties is in alignment with the  
105 comprehensive plan and it does not require an amendment.

106 **Section 5.** The preamble of this Ordinance shall be considered to be and is hereby  
107 incorporated by reference as if fully set out herein.

108 **Section 6.** (a) It is hereby declared to be the intention of the Mayor and Council that all  
109 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their  
110 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

111 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent  
112 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is  
113 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is  
114 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent  
115 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually  
116 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.  
117  
118  
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120  
121

122 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for

any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 7.** The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

**Section 8.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 9.** The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

**Section 10.** It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

**ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2022.**

**[SIGNATURES TO FOLLOW]**

**CITY OF STONECREST, GEORGIA**

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**George Turner, Mayor Pro Tem**

**ATTEST:**

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**City Clerk**

**APPROVED AS TO FORM:**

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**City Attorney**

**EXHIBIT A**  
**(SEE ATTACHED)**



## PLANNING COMMISSION

Planning Commission August 2, 2022 / Mayor and City Council Meeting September 26, 2022

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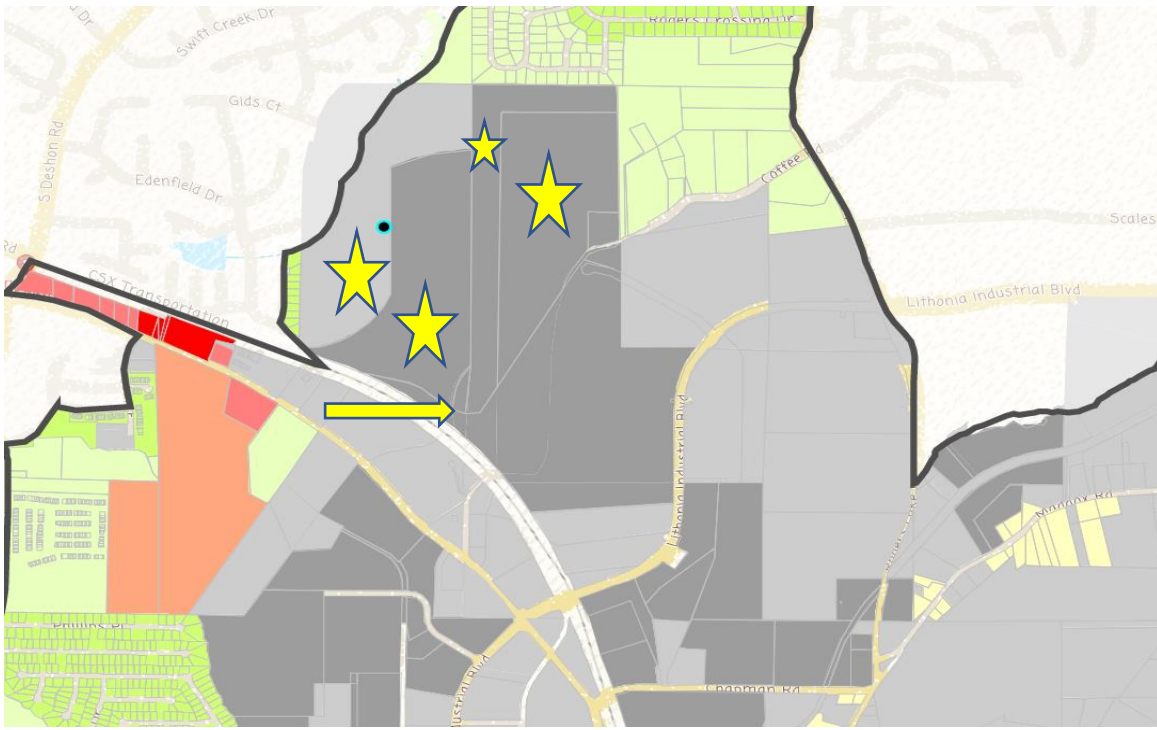
### GENERAL INFORMATION

<b>Petition Number:</b>	RZ-22-002
<b>Applicant:</b>	Nick Faber, IDI Logistics
<b>Owner:</b>	James W. Kelly, Jr. and Daniel H. Kelly
<b>Project Location:</b>	2300, 2330, 2368 and 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.
<b>Parcels:</b>	16-125-01-002, 16-125-01-153, 16-124-01- 003, 16-132-01-019, and 16-132-01-001).
<b>District:</b>	District 1
<b>Acreage:</b>	188.140 +/- acres
<b>Existing Zoning:</b>	M (Light Industrial) / M-2 (Heavy Industrial)
<b>Proposed Zoning:</b>	M (Light Industrial)
<b>Comprehensive Plan Community: Area Designation</b>	HIND (Heavy Industrial)
<b>Proposed Development/Request:</b>	The applicant is requesting to rezone the subject properties from M and M-2 for the development of three warehouse building
<b>Staff Recommendations:</b>	<i>Approval/Conditional</i>
<b>Planning Commission</b>	August 2 <sup>nd</sup> Recommended Approval with Conditions
<b>City Council</b>	July 25 <sup>th</sup> deferred back to Planning Commission for due to incorrect legal ad, property deed and survey; August 22 <sup>nd</sup> deferred for 30 days due to incorrect date on the sign posting



## PLANNING COMMISSION

### Zoning Map



### Zoning Case: RZ-22-002

**Address: 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Rd and 1801 Coffee Rd.**

**Current Zoning: M (Light Industrial) and M-2 (Heavy Industrial)**

**Proposed Zoning: M (Light Industrial)**



**Subject Property**



## PLANNING COMMISSION

### Aerial Map

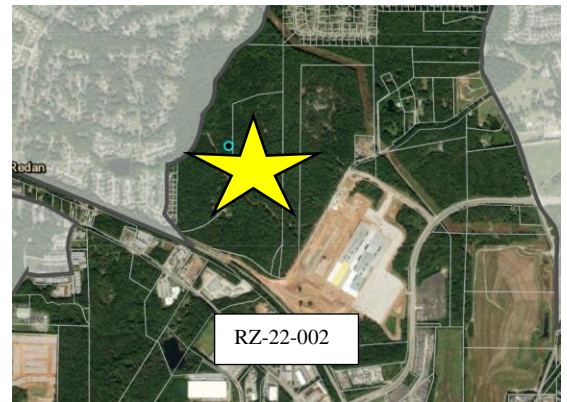


### PROJECT OVERVIEW

#### **Location**

The subject properties are located at 2300, 2330, 2368, 2376 South Stone Mountain Lithonia Road and 1801 Coffee Road (Parcel IDs: 16-125-01-002, 16-125-01-153, 16-124-01-003, 16-132-01-019, and 16-132-01-001). The Subject Property consists of a ±188.140-acre assemblage off five parcels located in Land Lots 124, 125 and 132, 16th District, City of Stonecrest, DeKalb County, Georgia (“Subject Property”).

The property is bounded by Deshon Estates to the west, by The Villas at Rogers Crossing to the north and Home Depot to the southeast. Located to the south is CRX Transportation Services.



**Subject Property**





## PLANNING COMMISSION

The 1981 Rezoning was subject to seventeen conditions, the following conditions are what the applicant is seeking to amend:

1. The height of any building located on the site shall not exceed 40 feet. (#7)
2. All buildings shall use earth tone colors the same being defined as colors which shall attempt to blend with the landscape and foliage located on property. (#10)
3. The fronts of all buildings constructed on the property shall use some brick veneer, stone, wood, or a mixture of some of the same. (#11)
4. Access to the site shall be limited to the Stone Mountain-Lithonia Road or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road. (#14)
5. A cyclone fence of not less than 6 feet in height shall be placed on the North and West property lines of said property. (#17)

The applicant is proposing modern warehouse facilities that will exceed 40 feet in height (48 feet). In addition, tilt-up panel construction has become an industry standard for modern warehouse design and concrete block has become less widely used, as envisioned in the 1981 Rezoning conditions. Furthermore, the 1981 Rezoning conditions call for a cyclone fence along the property lines. The Applicant's site design will provide additional landscaped buffers in lieu of the cyclone fence. The applicant will be providing a minimum of a 150-feet of vegetated buffer (the 150-foot buffer will be composed of 75-feet undisturbed and 75-feet landscaped buffers) along the north and west property lines. In areas where the proposed grading will encroach into the 150' buffer the Applicant will replant with landscaping. Lastly, the 1981 Rezoning requires access to South Stone Mountain Lithonia Road and Coffee Road. The applicant is proposing to utilize Stonecrest Industrial Way areas. the Applicant now seeks to modify the above conditions to match the following wording:

7. The height of any building located on the site shall not exceed 50 feet.

10. All buildings shall use colors in general accordance with the concept elevations.

11. The fronts of any and all buildings constructed on the property will be of a tilt-up concrete panel construction with a color in accordance with the elevations referenced in condition.

14. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.

7. A 75-foot vegetated landscape strip shall be placed on the North and West property lines as generally depicted on the site plan, dated February 28, 2022.

The applicant is seeking the following Parking requests:



## PLANNING COMMISSION

	1,007,900	
<b>BUILDING 1:</b>	<b>SF</b>	
<b>DOCK DOORS</b>	<b>180</b>	
<b>AUTO PARKING</b>	<b>503</b>	
<b>TRAILER</b>		
<b>PARKING</b>	<b>228</b>	<b>(FUTURE 120)</b>

	456,840	
<b>BUILDING 2:</b>	<b>SF</b>	
<b>DOCK DOORS</b>	<b>107</b>	
<b>AUTO PARKING</b>	<b>386</b>	
<b>TRAILER</b>		
<b>PARKING</b>	<b>120</b>	

	467,382	
<b>BUILDING 3:</b>	<b>SF</b>	
<b>DOCK DOORS</b>	<b>94</b>	
<b>AUTO PARKING</b>	<b>379</b>	
<b>TRAILER</b>		
<b>PARKING</b>	<b>99</b>	

<b>Total Auto Parking:</b>	<b>1268</b>	
<b>Total Trailer</b>		
<b>Parking:</b>	<b>447</b>	<b>(FUTURE 120)</b>
<b>Total Loading Docks:</b>	<b>381</b>	

**Required Parking (Warehouse)**  
**Min. 1 space per 2,500 sf of Floor Area**  
**Max. 1 space per 500 sf of Floor Area**

	<b>Floor Area</b>	<b>Min Parking Req.</b>	<b>Max. Parking</b>
<b>BUILDING 1</b>	<b>1,007,900</b>	<b>403.16</b>	<b>2015.8</b>
<b>BUILDING 2</b>	<b>456,840</b>	<b>182.74</b>	<b>913.68</b>
<b>BUILDING 3</b>	<b>467,382</b>	<b>186.95</b>	<b>934.76</b>

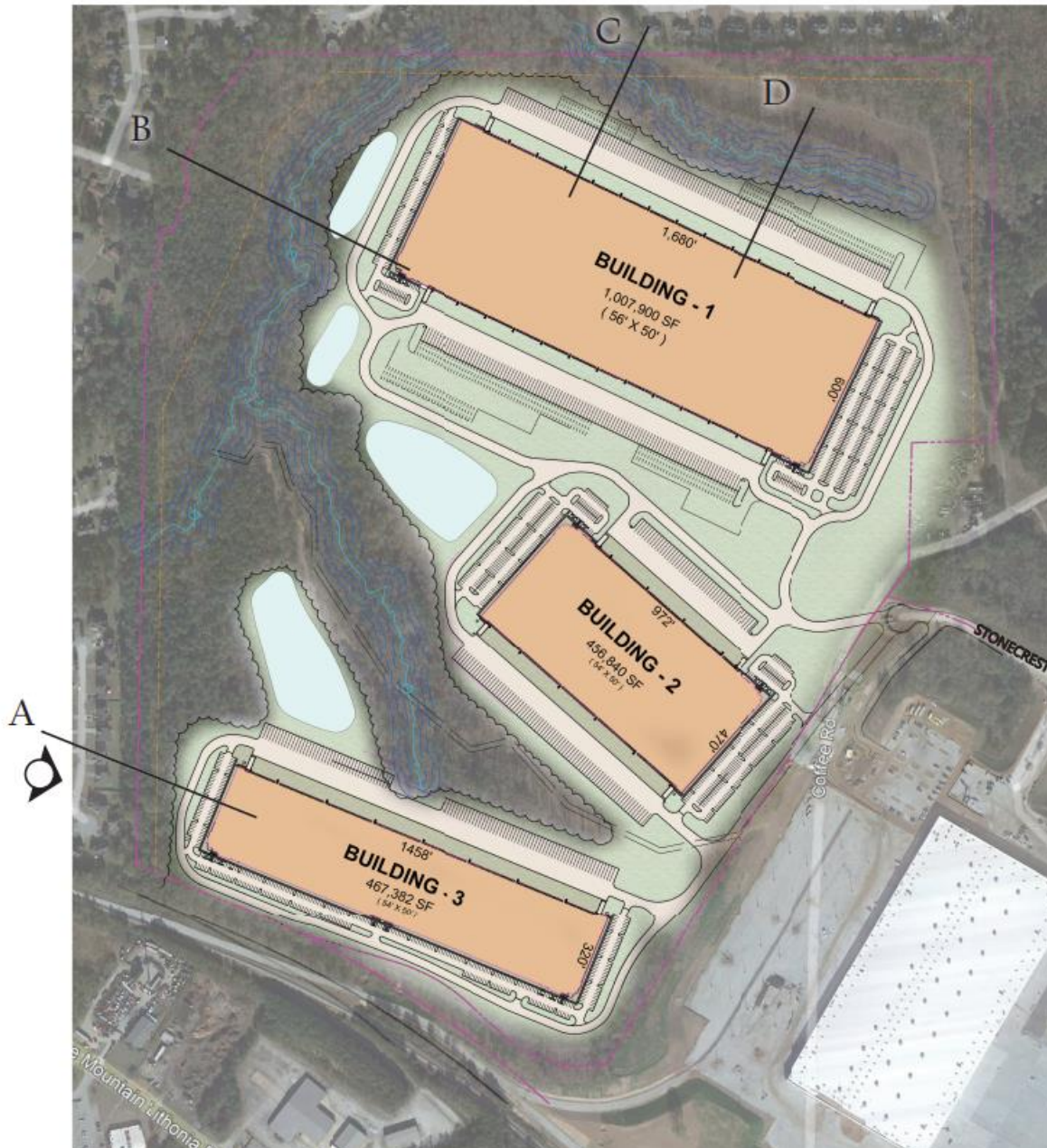
**Required Loading (Warehouse)**  
**3 spaces up to 99,000 sf + 1 space per  
 additional 10,000 sf**

	<b>Floor Area</b>	<b>Min Loading Spaces</b>
<b>BUILDING 1</b>	<b>1,007,900</b>	<b>93.79</b>
<b>BUILDING 2</b>	<b>456,840</b>	<b>38.68</b>
<b>BUILDING 3</b>	<b>467,382</b>	<b>39.74</b>

**Article 6, Section 6.1.5- "One space for each 500 square feet of floor area"**

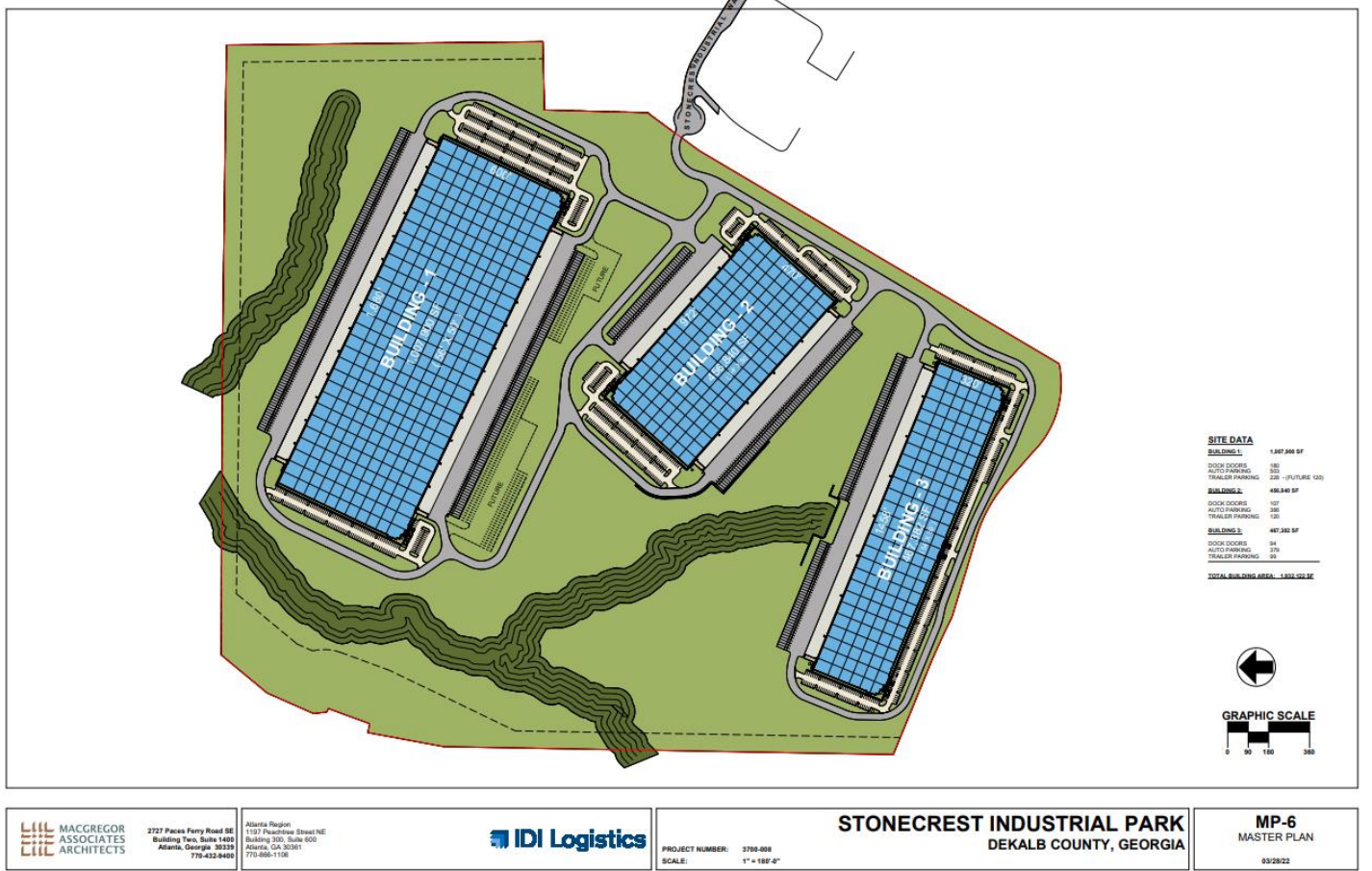
PLANNING COMMISSION

Conceptual Site Plan





## PLANNING COMMISSION



### Public Participation

Community Planning Information Meeting was on May 24, 2022. There were no surrounding property owner to speak in opposition of the rezoning petition.



## PLANNING COMMISSION

### **STANDARDS OF REZONING REVIEW**

Section 7.3.4 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

- **Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.**

As shown in the table below, the subject property is surrounded by industrial and residential development. \*  
*Please see the map below table*

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	RSM(Residential Small Lot) District	Single-family (The Villas at Rogers Crossing)
Adjacent: East	M (Light Industrial) District	Industrial (Home Depot Flatbed Distribution)
Adjacent: South	M (Light Industrial) District	Industrial (CSX Transportation)
Adjacent: West	R-100 (Med Residential) District and RSM (Residential Small Lot) District	Residential (Deshong Estates Subdivision)



## PLANNING COMMISSION

### Zoning Criteria, Analysis and Comments

- **Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The existing land use is Heavy Industrial and will not adversely affect the existing use or usability of adjacent or nearby property or properties. The current zoning of the property is the recommended zoning classification for the proposed land use and would be similar to adjacent property and properties.

- **Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

There is one full-access point proposed on Stonecrest Industrial Way within the cul-du-sac, which it is planned to connect to Lithonia Industrial Boulevard. Lithonia Industrial Boulevard provides connection to the regional truck route Rock Chapel Road which is a Regional Thoroughfare and Regional Truck Route. The project is expected to generate a total of 2,012 daily new car trips and 1,036 daily new truck trips. The Transportation Impact Study does not recommend any roadway improvement conditions of approval.

- **Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.**

The proposed use of a warehouse facility is in accordance with the written policies in the Stonecrest comprehensive plan. The land use designation for the subject properties is HIND, Heavy Industrial.

- **Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near county or municipal boundary lines.**

On March 17, 2022, A DRI review of a proposal to construct 1,904,300 SF of industrial space on a 138.12 site on Stonecrest Industrial Way in the City of Stonecrest in Dekalb County. Currently the entire site is forested with significant stream and wetland areas. Three one-story industrial space buildings are proposed: Building 1 with 445,500 SF; Building 2 with 456,840 SF; and Building 3 with 1,002,000 SF. A total of 1,286 car parking spaces and 780 truck/trailer spaces are included. The local DRI review trigger is an application for a land disturbance permit. There will be one phase with build-out expected in 2024.

The site is currently entirely wooded. Additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages. Approximately 33



## PLANNING COMMISSION

acres of the site are shown as not disturbed on the site plan. This includes site boundary buffer and stream buffer areas. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and productive use.

- **Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.**

There are existing conditions affecting the use and development of the proposed warehouse facility as to why the applicant is seeking a rezoning to amend conditions Z-81143. The current zoning of the property (M) is a permitted zoning classification of warehouse and truck parking.

- **Whether there will be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

There are currently no historic buildings, sites, districts, or archaeological resources on the subject property, therefore there will be no impact on historic buildings.

## STANDARDS OF REZONING REVIEW

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

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

Yes. The Proposed Development will complement the existing industrial development in the area and will fully mitigate its impacts on the adjacent single family residential to the north and west. Additionally, the Applicant's request will not result in a different use than what is allowed under the current zoning, rather to seek a uniform zoning and to make technical changes to the current conditions to allow an updated design. Also, there is no proposed change in intensity beyond what is allowed under the current M-2 and M zoning districts. In addition, the Applicant is proposing enhanced buffers that are a minimum of 150 feet wide along the northern and western property lines to mitigate any impacts on the adjacent property. See attached as Exhibit 3, the concept sight-line sections illustrating the proposed buffers. As a result, the requested modification will have no bearing on the use and development of adjacent properties and will be a positive improvement in design over what the 1981 Rezoning allows.

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The subject property is located within the Heavy Industrial character area of the Stonecrest Comprehensive Plan. The character area intends to lend to both industrial and single-family dwellings in unincorporated DeKalb



## PLANNING COMMISSION

County. The proposed zoning change and development of residential development would be in keeping with the policy and intent of the comp plan.

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

The property is currently zoned M, which permits the development of a light industrial use such as warehousing. The property is also located in residential/industrial area where industrial uses are heavily present. The property does have reasonable economic use as currently zoned.

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

The proposed zoning proposal is not anticipated to have a negative impact on the existing use or usability of adjacent or nearby properties. Staff believes the applicant has shown good faith by reaching out to staff several months in advance to discuss the proposed project and has conducted independent meetings with the surrounding community.

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

There are existing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. The current zoning is the same proposed zoning classification.

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

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

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

The zoning proposed would not cause excessive burdensome; however limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth. No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

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

The zoning proposal will not adversely impact the environment or surrounding natural resources.



## PLANNING COMMISSION

### **STAFF RECOMMENDATION**

Staff recommends **APPROVAL/CONDITIONS** of RZ-22-002. The conditions are the following:

1. The applicant shall provide a minimum of 250 feet buffer of natural vegetation between the adjacent residential dwellings along the western and southern property line and 200 feet with 50 feet disturbed and replanted for the northern side (Rogers Lake Crossing) of the property line.
2. The applicant shall dedicate the conservation areas to the City of Stonecrest
3. The applicant shall supply at least 4 EV parking spaces
4. A 50 foot undisturbed, buffer shall be provided along the Western property line South of Lot 31 Block D of Deshong Estates to the Railroad Right-of-way, as shown on said site plan.
5. The applicant shall provide a landscape plan for the entrance off of Coffey Road or either Stone Mountain-Lithonia Road.
6. Any and all roadways, proposed streets, or industrial boulevards found within the site shall be grassed to the edge of the right-of-way, said right-of-way to be not less than 60 feet.
7. All surface water retention facilities shall be designed to 10% above requirements as set forth in the DeKalb County Code.
8. The height of any building shall not exceed 50 feet in height.
9. Rear yard loading and unloading shall be prohibited on all buildings constructed on property which is adjacent to Deshong Estates.
10. No building located on property adjacent to Deshong Estates shall have exposed concrete block.
11. All lighting on buildings located on property adjacent to any existing R-100 zoned property shall be focused and directed toward the building and away from said existing R-100 property.
12. Internal lit signs are prohibited on the property
13. No lights shall be located above the roofline of any building
14. All lights shall be of concealed source type so that the illumination therefrom shall be controlled in a particular direction away from Deshong Estates and Rogers Lake Crossing
15. Signs above the roofline are prohibited
16. Access to the site shall be limited to the Stonecrest Industrial Way or Coffey Road and no streets shall be connected to any existing street or future street which runs, or is to run, through any adjacent residentially zoned property. This paragraph does not apply to Coffey Road.
17. There shall be no discharge of any sewage or waste water into Swift Creek.
18. All truck access shall be through Stonecrest Industrial Way and not through Coffee Road or Rogers Lake Road.
19. All Truck traffic shall be limited to Lithonia Industrial Blvd, through Stonecrest Industrial Way.
20. A plat showing the connection of Stonecrest Industrial Way rights-of-way to the property line for the proposed road shall be provided.
21. Complete any missing sidewalks on Stonecrest Industrial Way to provide pedestrian access to sidewalk on Lithonia Industrial Blvd.
22. Applicant shall produce a Performance Bond compliant to the Stonecrest regulations prior to the issuance of the Land Disturbance Permit

**EXHIBIT B**  
**(SEE ATTACHED)**

Proposed rezoning & combination of  
2300, 2300, 2368, 2376  
South Stone Mountain Lithonia Rd  
and 1801 Coffee Rd

- Zoning**
- C-1 - Local Commercial
  - C-2 - General Commercial
  - M - Light Industrial
  - M-2 - Heavy Industrial
  - MR-1 - Med Density Residential
  - R-100 - Residential Med Lot
  - RE - Residential Estate
  - RSM - Small Lot Residential Mix

**Zoning Case**

Zoning Case

0 250 500 1,000  
Feet

