



REZONING APPLICATION ANALYSIS

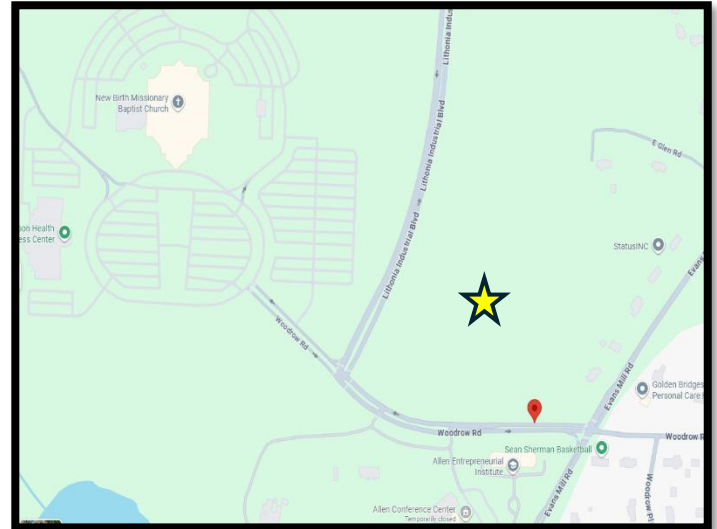
Prepared By:	Ellis Still, Deputy Director of Planning and Zoning
Petition Number:	RZ25-000009
Applicant:	Adolphus Armstrong for New Birth Missionary Baptist Church 6400 Woodrow Road at Bishop Eddie L. Long Parkway Stonecrest, Georgia 30038
Owner:	New Birth Missionary Baptist Church
Project Location:	6370 Woodrow Road
District:	5- Councilwoman Tammy Grimes
Acreage:	+/- 33.50 acres
Existing Zoning:	R-100 Residential Med Lot District
Future Land Use:	Institutional/Public (IP)
Overlay District:	Stonecrest Overlay District Tier 4
Proposed Development/Request:	The applicant is seeking a rezoning and map amendment of +/- 33.50 acres from R-100 (Residential Med Lot) to MU- 3 (Mixed Use Medium Density) for a proposed mixed-use residential and commercial development.
CPIM:	9/11/2025
Planning Commission (PC):	10/7/2025
Mayor & City Council:	10/27/2025
Sign Posted/ Legal Ad(s) submitted:	8/25/2025
Staff Recommendations:	APPROVAL w/ CONDITIONS
PC Recommendation:	APPROVAL w/ CONDITIONS



PROJECT OVERVIEW

Location

The subject property is located at the intersection of Lithonia Industrial Blvd, Woodrow Road and Evans Mill Road. The property is bordered on the North by E. Glen Road. The parcel identification number is 16 106 01 015. The subject property is currently vacant and heavily wooded. The property is surrounded by R-100 zoning districts and just East of the campus of New Birth Missionary Baptist Church.



Background

The City of Stonecrest Zoning Map shows the property currently zoned R-100 around 2004 – 2006, before the incorporation of the City of Stonecrest. The applicant's survey indicates that there are no wetland areas on the property. The applicant is requesting to rezone Tax Parcels 16 106 01 015 (6370 Woodrow Road) from R-100 (Residential Medium Lot) to MU- 3 (Mixed Use Medium Density) for a residential and commercial development.





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	MU-3 (Mixed Use Medium Density)	Vacant Land
Adjacent: North	R-100 (Residential Medium Lot)	Vacant Land
Adjacent: West	R-100 (Residential Medium Lot)	New Birth Missionary Baptist Church
Adjacent: East	R-100 (Residential Medium Lot)	Single Family Residential
Adjacent: South	R-100 (Residential Medium Lot)	Allen Entrepreneurial Institute & Conference Center

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.



DIVISION 18. - MIXED-USE ZONING DISTRICTS

Sec. 2.18.1. - Statement of purpose and intent.

A. The purpose and intent of the City Council in establishing all districts designated as Mixed-Use (MU-1, MU-2, MU-3, MU-4 and MU-5) Zoning Districts are as follows:

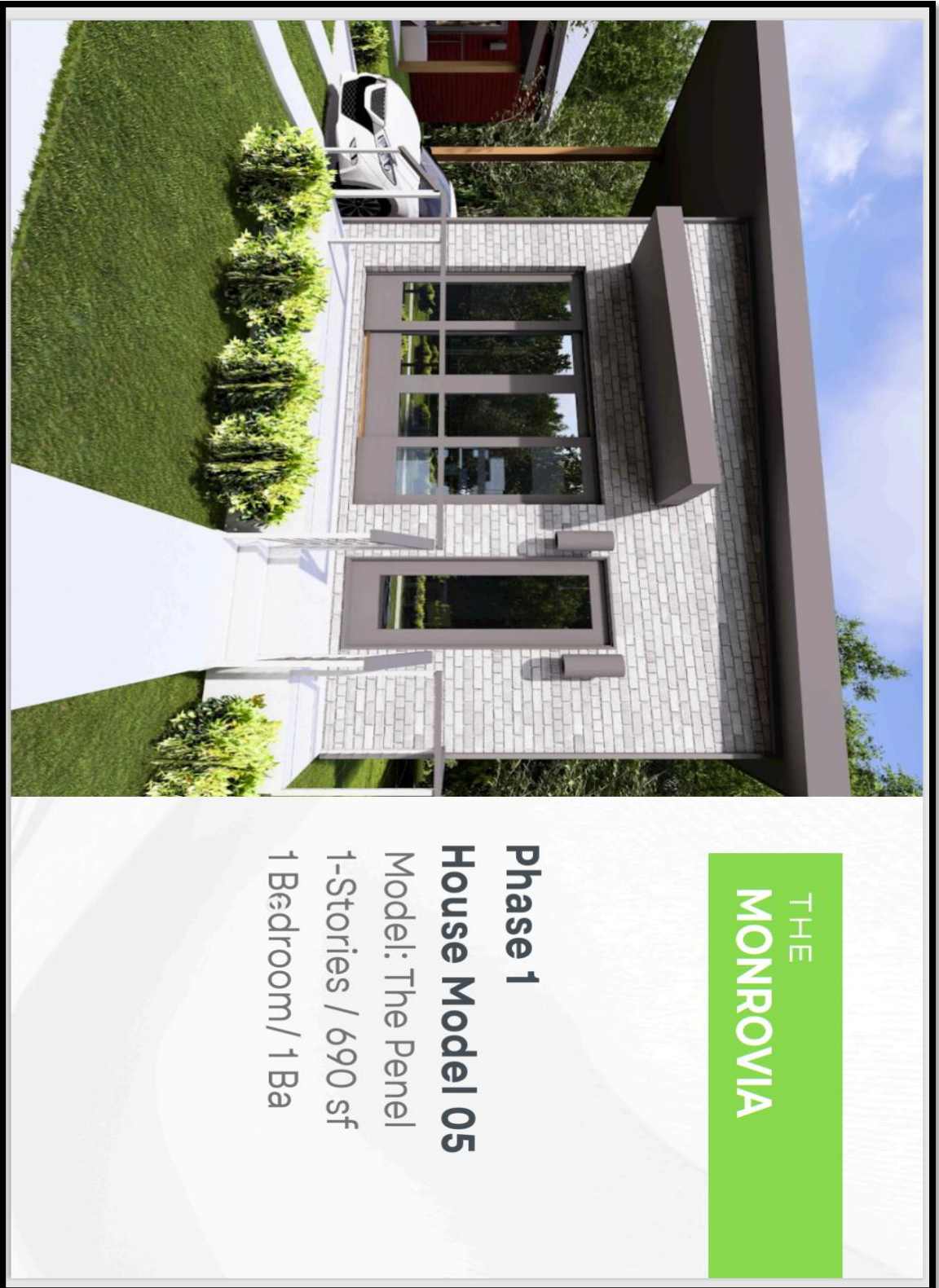
1. To encourage the development of master or comprehensively planned, mixed-use developments;
2. To permit flexible and compatible arrangements of residential, commercial, office, institutional, and civic uses;
3. To offer a variety of housing options, including multifamily residential and single-family attached housing of various densities, upper-floor residential units over nonresidential space, or active adult and/or senior housing;
4. To implement the future development map of the city's most current comprehensive plan;
5. To maintain harmony of scale, intensity, and design of character areas with varying housing options;
6. To accommodate and promote mixed-use buildings with amenities and services provided by a variety of nonresidential uses, as appropriate in the activity centers established by the comprehensive plan;
7. To promote the health and well-being of residents through the development of living environments that accommodate pedestrians and bicyclists;
8. To encourage a sense of community through design that promotes social interaction; and
9. To reduce automobile traffic and congestion and promote the use of transit by encouraging appropriate development densities.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning and map amendment in August 2025. There was a Community Planning Information Meeting (CPIM) held on September 11th, at 6:00 p.m. at city hall. There were 14 participants who spoke at the meeting. Comments and questions were in reference to funding of the project, maintenance of the property, safety of residents, ownership, amenities and services that will be provided for the residents.



Building Elevations





THE DAKAR

Phase 1

House Model 04

Model: The Dakar

2-Stories / 1,200 sf

3 Bedroom / 2.5 Ba



THE
TIMBUKTU

Phase 1

House Model 02

Model: The Zanzibar
2-Stories / 841 sf
1 Bedroom / 1.5 Ba



THE ZANZIBAR

Phase 1

House Model 02

Model: The Zanzibar

2-Stories / 1,200 sf

3 Bedroom / 2 Ba



THE ACCRA

Phase 1

House Model 01

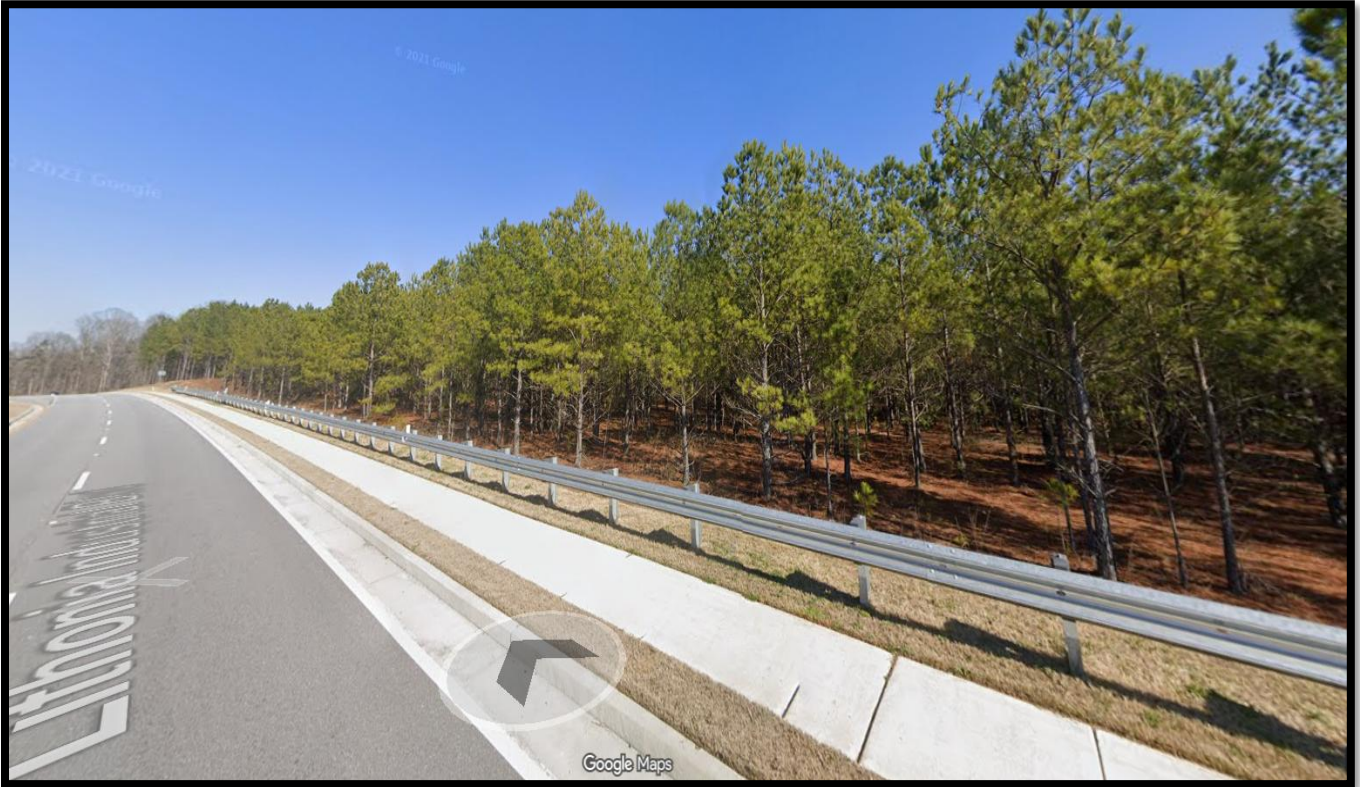
Model: The Accra

3-Stories / 1,200 sf

2 Bedroom / 2.5 Ba

Current Site Photos

From Lithonia Industrial Blvd.



From Woodrow Road





RZ25-000009

ADDRESS: 6370 WOODROW ROAD

CURRENT ZONING: R—100 (Residential Med Lot) DISTRICT

OVERLAY DISTRICT: STONECREST TIER 4

FUTURE LAND USE: INSTITUTIONAL/PUBLIC (IP)

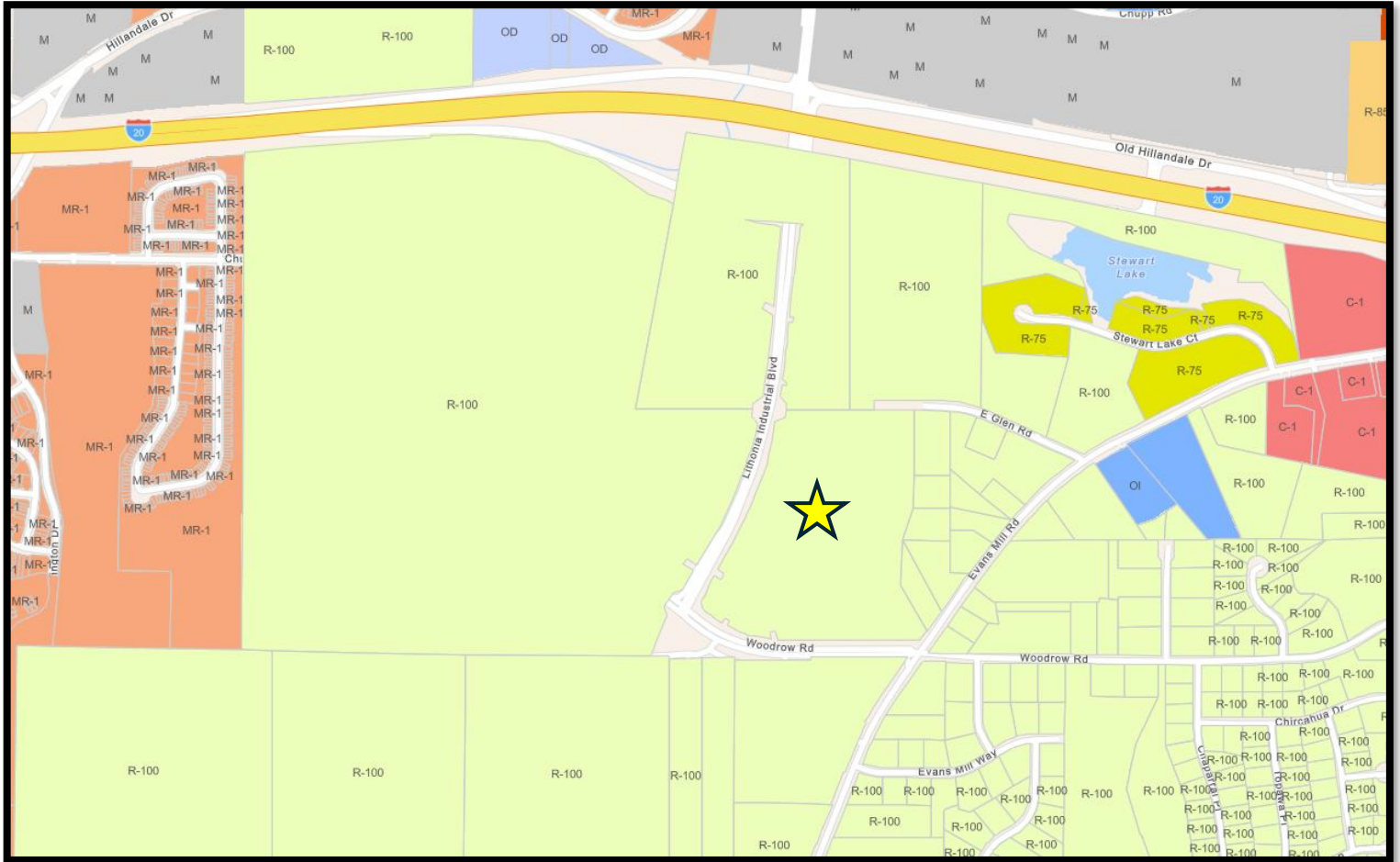


SITE LOCATION

Aerial Map



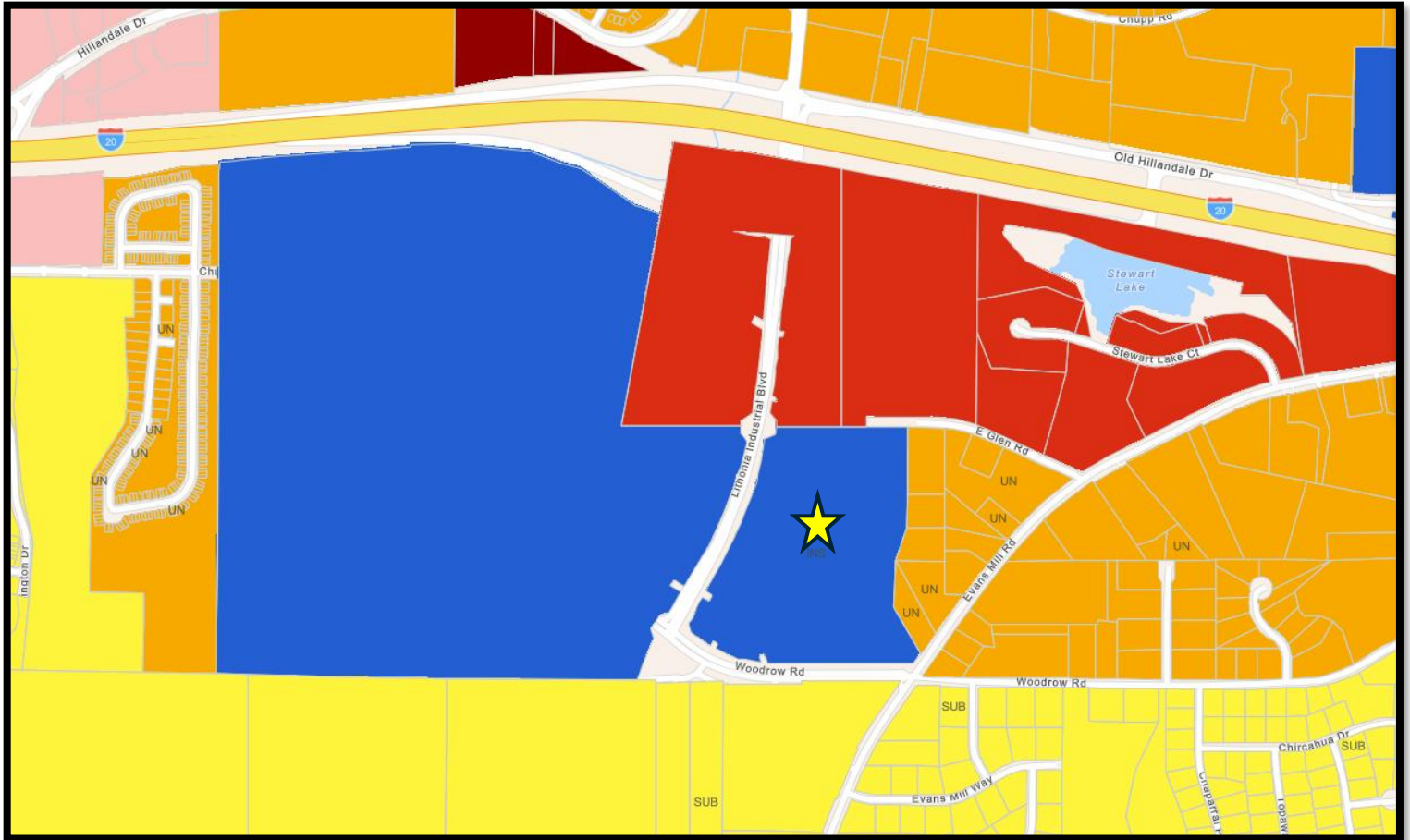
Zoning Map



Legend

-  MR-1 - Med Density Residential
-  R-100 - Residential Med Lot
-  C-1 - Local Commercial
-  OI - Office-Institutional

Future Land Use Map



Legend

 Urban Neighborhood

 Suburban

 Institutional

 Regional Center



STANDARDS OF ZONING MODIFICATION REVIEW

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

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

The Subject Property has a future land use designation of “Institutional/Public”. The Institutional/Public Character Area designates specific area that provide institutional and public uses. The MU-3 zoning district is consistent with the City’s vision for Institutional designation, encouraging religious and civic uses. It is stated in the 2038 Comprehensive Plan 5-Year Update “*These areas are integrated into the rural, suburban, and traditional neighborhood character areas as secondary uses and are considered residential support uses.*” The proposed mixed-use development with the rezoning request creates a land use that is permitted in all zoning districts. It will provide both a new community as well as a civic area for gatherings and is owned by a religious institution.

2. 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.

The proposed rezoning request from R-100 to MU-3 is suitable in view of the uses and development of adjacent and nearby properties. The nearby uses include a place of worship, conference center, an entrepreneurial institute and single-family homes. This development proposes urban single-family homes, town homes, multifamily, live/work units and commercial uses which will add services and additional housing options to an area that has a future land use designation that could develop as a transitional area from single-family to a mixture of commercial, institutional and multi-family.

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

As currently zoned R-100, the property has a reasonable economic use to be developed as a single-family subdivision. The proposed development is requesting to increase the housing options by providing not only single-family, but several housing options as well. According to the 2038 Comprehensive Plan 5-Year Update a majority of Stonecrest housing stock was built from 1980 to 2010. In conjunction with the proposed residential uses, this development is proposing commercial uses, live/work units and an amphitheater which could be a catalyst for additional economic development.



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

The zoning proposal is not expected to unpleasantly affect the existing use or usability of adjacent or nearby properties. The adjacent properties to the East are single-family homes and the proposed urban single-family portion of the development will abut these properties. The proposed more intense uses such as townhomes, live/work and commercial will be closer to the frontage of Lithonia Industrial Blvd. and across from the New Birth Missionary Baptist Church main campus entrance. The multi-family component is proposed to be located at the intersection of Woodrow Road and Lithonia Industrial Blvd and continue along Woodrow Road. Based on the submitted design of the development, the disruption of nearby or adjacent properties should be minimal.

The proposed amphitheater might have to be re-evaluated or very heavily landscaped for sound to ensure that any gatherings with amplification do not disturb the community to the East of the property along Evans Mill Road and E. Glen Road.

5. 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.

The subject property has a land use designation of Institutional/Public which permits (MU-3 (Mixed Use Medium Density) all zoning districts to include their proposed uses to include uses such as art gallery, bed/breakfast, child daycare, live work, multifamily, single family attached/detached townhomes, urban single family residential and commercial offices, retail, restaurants, trade shops and urban community gardens. Also, the surrounding land use designations would support mixed-use development as it could act as a transitional land use from institutional/public and commercial to urban neighborhood and suburban. The properties to the North of the subject property have a land use designation of Regional Center and could spur addition commercial development in a prime location South of Interstate 20 near an exit ramp.

Lithonia Industrial Blvd. is classified as a minor collector and consists of four lanes which should have the capacity to handle the traffic produced by this development.



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

At the time of this report there was no submitted evidence of historic properties, sites, or archaeological resources in or adjacent to the 6370 Woodrow Road site. As such, the proposed rezoning to MU-3 would not adversely affect historic or archaeological resources.

7. 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 proposed development will increase traffic in the area due to the types and quantity of the uses. However street infrastructure and utilities are available. The DeKalb County Watershed Management Department issued a Water Capacity Approval Letter. The project has two phases with Phase 1 consisting of the urban single-family containing 101 lots and Phase 2 consisting of the townhomes, live/work units and multifamily. Phase 2 housing units are not listed. As such, a true assessment of the impact on schools cannot be conducted until the numbers have been established.

The DeKalb County School District School locator lists the following schools that service this area. Additional assessments will be evaluated by DeKalb County School System.

Schools for Address	
Elementary School	Flat Rock ES
Middle School	Lithonia MS
High School	Lithonia HS

According to the City of Stonecrest Transportation Master Plan the following are planned medium range (2025-2029) transportation projects for the area.

DK-328B	Planned	Lithonia Industrial Boulevard Extension: Phase IV - New Alignment	From Woodrow Road to Evans Mill Road	Roadway/General Purpose Capacity
---------	---------	---	---	-------------------------------------

NR-2	East Glen Road Upgrade and Extension	Upgrade of existing East Glen Road to a two-lane roadway with curb and gutter from Evans Mill Road extending to Lithonia Industrial Boulevard. (0.4 miles)	New Roadway	\$3,300,000
------	--	--	-------------	-------------



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

The proposed zoning change should not have significant impact on the environment or surrounding natural resources. The property will be reviewed by all of the required entities for development and construction compliance.

An environmental assessment completed on behalf of the applicant by Environmental Data Resources, Inc. (EDR) that concluded “No mapped site was found in EDR’s search of available government records either on the target property or within the search radius around the subject property for several environmental categories such as state and tribal landfills and solid waste disposal facilities, leaking storage tanks, voluntary clean-up sites, brownfield site, hazardous waste disposal or contamination, etc.”

STAFF RECOMMENDATION

Staff recommends **APPROVAL** with the following conditions:

1. Developers shall conduct a noise decibel or acoustic analysis test to ensure that amplified sounds are mitigated to an acceptable level so as not to cause unreasonable disturbance to the neighboring residential community. Establish maximum decibel levels at property boundaries.
2. Developers shall maintain an undisturbed buffer between the proposed development and the adjacent community along the length of the property to help with mitigating sounds from the development buildout and amphitheater and limit the intensity and scale of uses closest to developed residential communities.
3. Developers shall submit a lighting plan to show there will be no excess outdoor lighting or the creation of light pollution.
4. A construction mitigation plan shall be submitted and approved by the Community Development Divisions Director, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.

PLANNING COMMISSION (PC) RECOMMENDATION –October 7, 2025.

APPROVAL WITH STAFF RECOMMENDED CONDITIONS



RZ Application

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



Amendment Application

PROPERTY			
Site Address(es): 6370 Woodrow Road Stonecrest, GA 30038		Parcel #: 16 106 01 015	Zip: 30038
Project Name (If applicable): New Birth Village			
Current Zoning	R-100	Proposed Zoning	MU-3 / Overlay Tier 4
Current Use	Vacant Land	Proposed Use	Mixed use development
OWNER INFORMATION			
Name:	New Birth Missionary Baptist Church, Inc.		
Address:	6400 Woodrow Road, Stonecrest, GA 30038		
Email:	aarmstrong@newbirth.org	Phone:	770-696-9600
APPLICANT			
Name:	Adolphus Armstrong		
Address:	6400 Woodrow Road, Stonecrest, GA 30038		
Email:	aarmstrong@newbirth.org	Phone:	770-696-9600



AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Adolphus Armstrong	
Applicant's Signature:		Date: September 23, 2025

NOTARY

Sworn to and subscribed before me this 23rd Day of September 2025	
Notary Public:	Mary F. Hill
Signature:	
Date:	09.23.2025



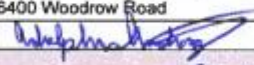
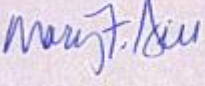
RZ Application

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:	New Birth Missionary Baptist Church, Inc.		
Address:	6400 Woodrow Road	City, State:	Stonecrest, GA
		Zip:	30038
Signature:			
Sworn to and subscribed before me this		23rd	day of September, 2025
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:			

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	
		Zip:	
Signature:		Date:	



RZ 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:	Adolphus Armstrong		
Address:	6400 Woodrow Road	City, State: Stonecrest, GA	Zip: 30038
Signature:		Date:	September 23, 2025
Sworn to and subscribed before me this <u>23rd</u> day of <u>September</u> 20 <u>25</u>			
Notary Public:			

Applicant (if applicable)			
Name:	Maurice Waddell		
Address:	6400 Woodrow Road	City, State: Stonecrest, GA	Zip: 30038
Signature:		Date:	September 23, 2025
Sworn to and subscribed before me this <u>23rd</u> day of <u>September</u> 20 <u>25</u>			
Notary Public:			

Applicant (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	



RZ Application

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

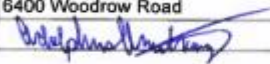


Campaign Disclosure Statement

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/Property Owner New Birth Missionary Baptist Church, Inc.			
Name:	Adolphus Armstrong		
Address:	6400 Woodrow Road	City, State: Stonecrest, GA	Zip: 30038
Signature:		Date:	September 23, 2025

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



Dr. Jamal Bryant
Senior Pastor

September 23, 2025

City of Stonecrest
3120 Stonecrest Blvd, Suite 190, Stonecrest, GA 30038
Department of Planning & Zoning
Attn: Development Review Committee/ Deputy Director, Ellis Still

RE: LETTER OF INTENT NEW BIRTH – NEW BIRTH VILLAGE MIXED-USE DEVELOPMENT

Based upon the Sept 16th meeting with the City of Stonecrest Planning and Zoning Staff regarding rezoning of the subject property at 6370 Woodrow Rd. (Parcel ID: 16 106 01 015), the project sponsor (understands and) desires to amend the rezoning application and LOI such that the proposed New Birth Village development can be approved to proceed in compliance through the combination of:

- a) **Withdrawal of the Lot Size Reduction Variance.** The original variance request to reduce the lot size from 2,000 to 1,800 sf is withdrawn based upon the civil site engineer confirmation as of Fri-18th that all the current lots shown on the submitted zoning car plan submitted Aug. 2025 are 2,000 sf or more. As such, the 101 lots currently shown complies provide for two off street parking and meet the minimum lot square footage size requirements for the Phase 1 as an Urban Single-Family development under the Mixed-Use zoning designation.
- b) **Amend Requested Rezoning District Designation from HR-2 to Mixed-Use (MU-3).** Approval of the application submitted can proceed and will be in compliance based upon the combination of permitted uses under the MU-3 and Stonecrest Overlay. Compliance of the proposed development is achieved based upon:
- i) The rezoning designations request is amended to **Mixed Use (MU-3)** to allow build-out of Cottage/ Urban Single-Family homes . The MU-3 district does allow/permit the proposed Phase 1 residential development to be in compliance for the proposed lot sizes (i.e., exceeding 1,000 sf minimum) as currently shown and for heated living space of residential units from 450 sf up to 1,200 sf; and
- ii) The proposed commercial/ office and retail uses are allowed/permitted under the combination of the **Mixed-Use designation**, as well as, the **Tier IV Stonecrest Overlay zoning district**, which allows All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, OCR (Office-Commercial-Residential) District, and RM-HD (High Density Residential) District except those uses specifically listed as prohibited. For example, specifically such uses as: art gallery, bed & breakfast, child day care, livework, multi-family, single family attached/detached, townhouse, urban single-family residential, and commercial office, retail development, restaurants, retail > 5,000 sf, trade shops and urban community garden < 5 Ac, etc. are allowed.

NEW BIRTH MISSIONARY BAPTIST CHURCH
6400 WOODROW RD, STONECREST, GEORGIA 30038
PHONE: 770-696-9600
www.newbirth.org



SUMMARY. Based upon the updated correct understanding of the zoning district regulations, the project sponsor (NB Baptist Church) is submitting this Revised LOI requesting the following:

- 1. Request Approval of Rezoning District for the subject property be amended to MU-3 from R-100.**
- 2. No Drawing Changes are Required, thus the request is to Proceed with Permit Reviews using the already submitted Zoning Lot Layout and Site Construction Plan.** The project sponsor does NOT need to make any changes to the zoning plan submitted that currently shows 101 reclassified as "Urban Single-Family" residential home lots as defined per the Mixed-Use zoning district. The City is requested to proceed with the site design and land disturbance permit to secure final approval based upon the City providing staff review and the team addressing all staff comments using the construction drawings & zoning plans submitted since Aug 5th.
- 3. Request Approval of Variance to Reduce Heated Living Space of up to one-third of the Phase 1 residential lots.** The Project Sponsor requests that the minimum heated living space be reduced from 800 sf to 675 sf for 1/3 (approx. 36 lots) of the 101 proposed residential lots. This variance is requested for the purposes of providing economic hardship relief. The sq. footage of a home is the principal driver for retail sale price. Thus, approval of this variance is requested so as to build and provide a number of the homes for sale at an "affordable sales price" in the range of the low \$200K.

Please contact the undersigned should you have any questions or require further documentation.

Point of Contacts:

Elder Maurice Waddell
COO, New Birth Missionary Baptist Church
MWaddell@newbirth.org | P: 770.696.9655

Sincerely,

Elder Maurice Waddell
Chief Operating Officer
New Birth Missionary Baptist Church, Inc.

Mr. Adolphus Armstong
CFO, New Birth Missionary Baptist Church
aarmstrong@newbirth.org | P: 770.696.5075

Adolphus Armstong
Chief Financial Officer
New Birth Missionary Baptist Church, Inc.



204492

Survey Legal Description

All that tract or parcel of land lying and being in Land Lot 106 of the 6th District, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a Concrete Right of Way Monument Found on the Northern corner of the mitered intersection of the Northern right of way line of Woodrow Road (Variable Right of Way) with the Eastern right of way line of Lithonia Industrial Boulevard (Variable Right of Way), said Concrete Right of Way Monument Found having Grid North Georgia West Coordinates of N:1344217.142, E:2306841.168; thence from POINT OF BEGINNING leaving said right mitered intersection and along said Easterly right of way line of Lithonia Industrial Boulevard proceeding North 29 Degrees 36 Minutes 13 Seconds East a distance of 42.90 feet to a Concrete Right of Way Monument Found; thence North 23 Degrees 36 Minutes 26 Seconds East a distance of 100.87 feet to a Concrete Right of Way Monument Found; thence North 29 Degrees 54 Minutes 23 Seconds East a distance of 35.04 feet to a Concrete Right of Way Monument Found; thence South 59 Degrees 41 Minutes 51 Seconds East a distance of 51.20 feet to a Concrete Right of Way Monument Found; thence North 29 Degrees 54 Minutes 22 Seconds East a distance of 40.11 feet to a Concrete Right of Way Monument Found; thence North 59 Degrees 30 Minutes 29 Seconds West a distance of 50.93 feet to a Concrete Right of Way Monument Found; thence North 30 Degrees 10 Minutes 08 Seconds East a distance of 100.10 feet to a Concrete Right of Way Monument Found; thence with a curve turning to the left an arc distance of 624.19 feet to a Concrete Right of Way Monument Found, said arc having a radius of 3030.00 feet, a chord bearing of North 24 Degrees 18 Minutes 35 Seconds East, and a chord length of 623.09 feet; thence North 13 Degrees 15 Minutes 00 Seconds East a distance of 48.94 feet to a Point; thence with a curve turning to the left an arc distance of 243.62 feet to a Concrete Right of Way Monument Found,



said arc having a radius of 3026.00 feet, a chord bearing of North 15 Degrees 10 Minutes 09 Seconds East, and a chord length of 243.56 feet; thence North 69 Degrees 51 Minutes 40 Seconds East a distance of 75.93 feet to a Concrete Right of Way Monument Found; thence North 01 Degrees 14 Minutes 58 Seconds East a distance of 47.87 feet to a 1/2" Rebar Set; thence leaving said Easterly right of way line of Lithonia Industrial Boulevard proceeding South 89 Degrees 29 Minutes 56 Seconds East a distance of 805.10 feet to a 1/2" Open Top Pipe Found on the Southerly right of way line of East Glen Road (60' Right of Way); thence leaving said Southerly right of way line of East Glen Road proceeding South 00 Degrees 54 Minutes 27 Seconds West a distance of 401.57 feet to a 3/4" Crimp Top Pipe Found; thence South 01 Degrees 05 Minutes 45 Seconds West a distance of 200.22 feet to a 1" Crimp Top Pipe Found; thence South 19 Degrees 23 Minutes 37 Seconds West a distance of 211.19 feet to a 1/2" Rebar Found; thence North 89 Degrees 57 Minutes 17 Seconds West a distance of 6.10 feet to a 1" Open Top Pipe Found; thence South 00 Degrees 48 Minutes 21 Seconds West a distance of 277.26 feet to a 1/2" Rebar Found; thence South 28 Degrees 18 Minutes 51 Seconds East a distance of 317.57 feet to a 1/2" Rebar Found on the Northwesterly right of way line of Evans Mill Road (Variable Right of Way); thence along said Northwesterly right of way line of Evans Mill Road proceeding South 34 Degrees 32 Minutes 08 Seconds West a distance of 99.05 feet to a 1/2" Rebar Set on the Northerly right of way line of Woodrow Road (Variable Right of Way); thence leaving said Northwesterly right of way line of Evans Mill Road and along said Northerly right of way line of Woodrow Road proceeding North 89 Degrees 57 Minutes 05 Seconds West a distance of 888.28 feet to a Concrete Right of Way Monument Found; thence North 20 Degrees 38 Minutes 46 Seconds West a distance of 64.56 feet to a Concrete Right of Way Monument Found; thence South 69 Degrees 11 Minutes 50 Seconds West a distance of 31.32 feet to a Concrete Right of Way Monument Found; thence South 21 Degrees 00 Minutes 46 Seconds East a distance of 43.51 feet to a Concrete Right of Way Monument Found; thence with a curve turning to the right an arc distance of 104.85 feet to a Concrete Right of Way Monument Found, said arc

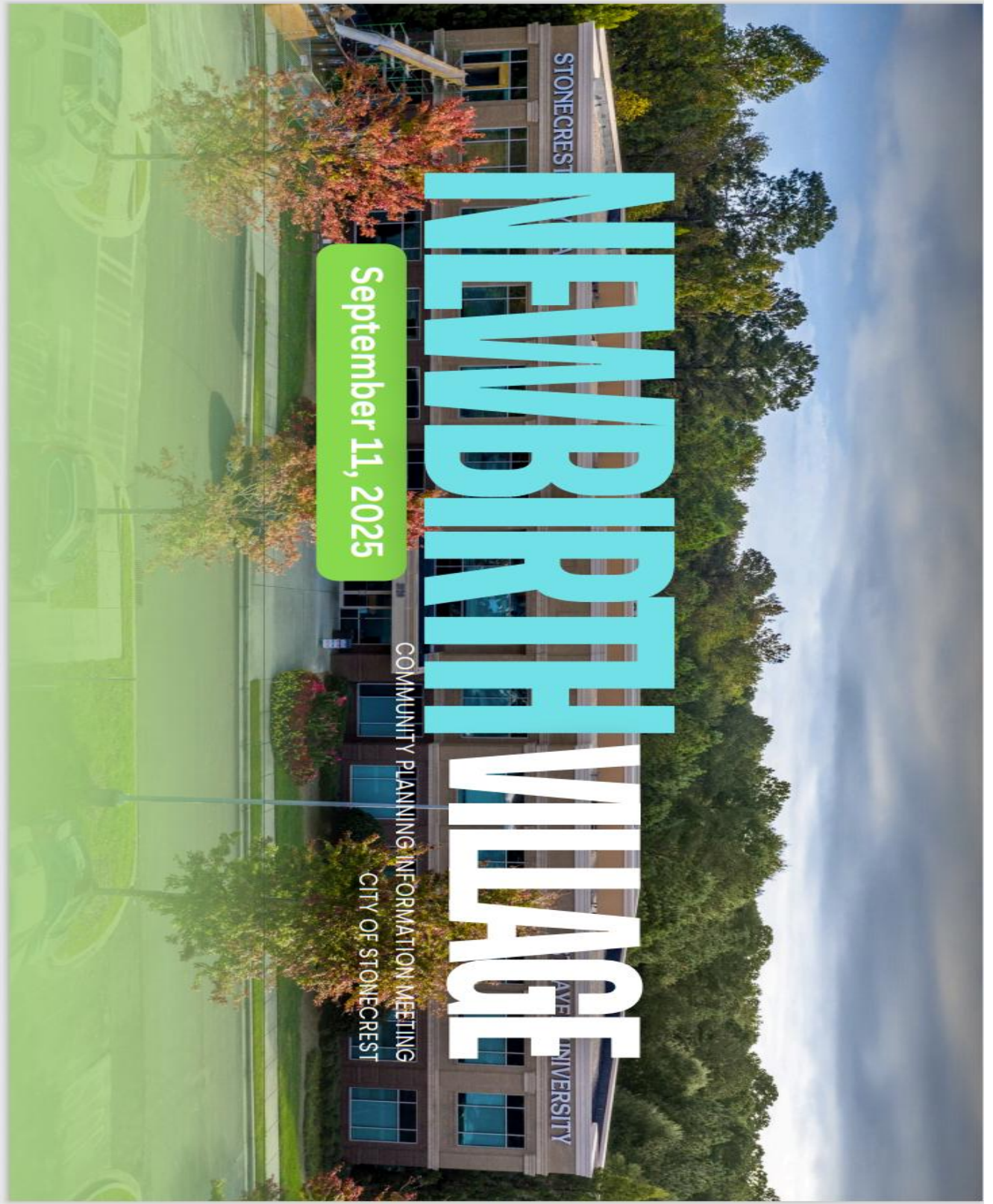


having a radius of 783.00 feet, a chord bearing of North 80 Degrees 12 Minutes 19 Seconds West, and a chord length of 104.77 feet; thence with a compound curve turning to the right an arc distance of 24.63 feet to a Concrete Right of Way Monument Found, said arc having a radius of 795.84 feet, a chord bearing of North 84 Degrees 20 Minutes 21 Seconds West, and a chord length of 24.63 feet; thence with a compound curve turning to the right an arc distance of 38.09 feet to a Concrete Right of Way Monument Found, said arc having a radius of 787.00 feet, a chord bearing of North 73 Degrees 15 Minutes 14 Seconds West, and a chord length of 38.09 feet; thence with a compound curve turning to the right an arc distance of 124.30 feet to a Concrete Right of Way Monument Found, said arc having a radius of 1036.18 feet, a chord bearing of North 65 Degrees 58 Minutes 00 Seconds West, and a chord length of 124.22 feet; thence North 26 Degrees 52 Minutes 42 Seconds East a distance of 35.25 feet to a Concrete Right of Way Monument Found; thence with a curve turning to the right an arc distance of 35.97 feet to a Concrete Right of Way Monument Found, said arc having a radius of 750.00 feet, a chord bearing of North 60 Degrees 39 Minutes 16 Seconds West, and a chord length of 35.97 feet; thence South 30 Degrees 37 Minutes 57 Seconds West a distance of 35.29 feet to a Concrete Right of Way Monument Found; thence with a curve turning to the right an arc distance of 141.48 feet to a Concrete Right of Way Monument Found on the Southern corner of the mitered intersection of the Northern right of way line of Woodrow Road (Variable Right of Way) with the Eastern right of way line of Lithonia Industrial Boulevard (Variable Right of Way), said arc having a radius of 864.40 feet, a chord bearing of North 54 Degrees 40 Minutes 03 Seconds West, and a chord length of 141.32 feet; thence along said mitered corner proceeding North 13 Degrees 24 Minutes 09 Seconds West a distance of 50.06 feet to a Concrete Right of Way Monument Found and the POINT OF BEGINNING; having an area of 1,534,129 Sq. Ft., 35.219 Acres, as shown and described on Topographic Survey Plat by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204492.

New Birth Village Project Micro Home Models Footprints

Date: 9/22/2025

Model Jpeg Files	House Design Name	CPort	x-ft	y-ft	Bldg Grd Footprint	Roof	H:V	Floors	Bdrm	Bath	Heated Living SF	100.0%	Doors	0
													101	41
													40%	
Model #01	Accra	1 Car	19	32.83	624	Sloped	-	3-story	2	2.5	1,200	14.9%	15	
Model #02	Dakar	1 Car	18.75	36.00	675	Flat	-	2-story	3	2.5	1,200	19.8%	20	
Model #03	Zanzibar	1 Car	15	30.00	450	Pitched	1:4.5	2-story	2	1.5	900	14.9%	15	
Model #04	Timbuktu	1 Car	15	30.00	450	Gable	1:7	2-story	1	1.5	841	14.9%	15	
Model #05	Monrovia	1 Car	19.33	37.00	715	Sloped	1:1	1-story	1	1	690	35.6%	36	



PROJECT OVERVIEW

- The New Birth Village is a mixed-use, faith-anchored community that adds attainable housing, neighborhood-serving retail, green infrastructure, and workforce development to accelerate Stonecrest's economic mobility and quality of life.
- The project transforms underutilized land into a resilient, walkable district that creates jobs, grows the tax base, and delivers concrete public benefits from day one.



PROJECT SPONSOR AND DEVELOPMENT TEAM

Project Sponsor: New Birth Missionary Baptist Church

- Guided by the New Birth MBC Real Estate Committee, under the spiritual leadership of Rev. Dr. Jamal H. Bryant and committee chair Mr. Leighton Hull, New Birth serves as the anchor institution providing vision, land, and faith-based leadership for the project. Project management is further strengthened by Maurice Waddell, COO, and Adolphus Armstrong, CFO, who bring operational and financial expertise to the development.

Project Sponsor: New Birth Community Development Corporation (CDC)

- Chaired by Dr. Michael V. Roberts, the CDC is the nonprofit arm dedicated to advancing community development, affordable housing, and economic empowerment through the New Birth Village initiative.

Development Team: Professional Technical Execution Consultants

The project's technical and execution strategy is led by

- **Vanessa Williams Nash**, Managing Partner of The Williams Nash Agency, supported by a team of experienced professionals:
- **Tyrone Williams** - Engineer & Project Manager
- **Jabari Herbert** - Licensed GC & Project Manager
- **Antonio Samples** - Civil Site Design Engineers, Eberly
- **Adam Williamson** - Lead Residential Homes Design Architects, TSW
- **Techie Homes** - Housing Innovation & Construction
- **HCO Architects** - Lead Design Architect- Phase II, Senior Housing Development
- **McCormick Baron Salazar** - National Developer, Mixed-Use & Affordable Housing

PROJECT SPONSOR SPECIFIC REQUEST: REZONING AND VARIANCE APPROVAL

Project Sponsor Specific Request: Rezoning and Variance Approval

- The Project Sponsor, New Birth Missionary Baptist Church and the New Birth CDC, respectfully submits this request for Rezoning and Variance Approval in connection with The New Birth Village development.
- The requested rezoning is necessary to align the current land use designation with the project's vision of a mixed-use community that integrates residential, commercial, and community-serving amenities. This designation will allow for the thoughtful combination of single and multi family housing, senior housing, and community facilities, alongside supportive retail and services that enhance livability for residents of Stonecrest.
- The requested variance is sought to support design flexibility that promotes both functionality and quality of life; ensuring that site planning, setbacks, density and parking ratios respond not only to technical feasibility but also to the unique needs of the surrounding community. These approvals will allow the project to deliver a walkable, sustainable, and inclusive village environment, consistent with the goals outlined in the City of Stonecrest Comprehensive Plan.

PROJECT SPONSOR SPECIFIC REQUEST: REZONING AND VARIANCE APPROVAL

Justification: Why Rezoning and Variance Approval is Critical

Advancing Community Goals

- New Birth Village directly supports the City's objectives of expanding housing options, encouraging economic development, and creating community hubs that foster belonging. Without rezoning, the land cannot achieve its highest and best use for the residents it intends to serve.

Meeting Local Housing Needs

- Stonecrest is experiencing demand for attainable and diverse housing options, especially for working families, young professionals, and seniors. Rezoning and variances enable the site to provide this variety while ensuring affordability and design quality.

Catalyzing Economic Growth

- By allowing a mixed-use designation, this project will bring new retail, small business opportunities, and services that expand the tax base and create jobs, while also attracting outside investment to Stonecrest.

Community Benefits and Public Good

- The New Birth Village will integrate EV charging stations, workforce training opportunities, green space preservation, and community facilities that are only possible through the flexibility afforded by rezoning and variance approval.

Consistency with Vision and Values

- The approvals requested are fully consistent with Stonecrest's long-term vision of being a thriving, connected, and forward-looking city. They empower a development that honors the mission of New Birth to serve as both a spiritual and community anchor while fulfilling the city's land use and development strategy.

COMMUNITY BENEFITS (WHAT WE ARE COMMITTING TO DELIVER)

1. Housing Affordability & Stability

- Attainable/Workforce homes priced for teachers, public safety, healthcare, and service workers; income-qualified purchase and rental options.
- Down-payment support & home buyer education delivered through partner programs; targeted outreach to Stonecrest residents first.
- Right-sizing options (micro/cottage-format, townhomes, multifamily) to meet seniors, young adults, and small families where they are.

2. Jobs, Training, and Local Hiring

- Construction and permanent jobs across trades, retail, property operations, and maintenance.
- Local hiring goals with first consideration for Stonecrest residents and zip codes adjacent to the site.
- Workforce pipelines in partnership with trade schools, HBCUs, and local high schools for paid internships, apprenticeships, and certifications.

3. Small Business Growth & Entrepreneurship

- Affordable commercial space prioritized for neighborhood-serving and minority-owned businesses.
- Pop-up/market kiosks and vendor days to reduce to entry barriers for start-ups, artisans, and food entrepreneurs.

COMMUNITY BENEFITS (WHAT WE ARE COMMITTING TO DELIVER)

4. Green Infrastructure, Energy, and Resilience

- EV charging stations and energy-efficient building standards to reduce utility burdens for residents and tenants.
- Tree-canopy protection and re-planting, native landscaping, and stormwater upgrades that reduce flooding and heat-island effects.

5. Mobility, Safety, and Public Realm

- Complete-streets features: sidewalks, lighting, traffic-calming, ADA access, and safer crossings.
- Trail and park connections with pocket greens, play areas, and a public plaza for events and healthy activity.
- CPTED-informed design (crime prevention through environmental design) and coordinated public-safety plans.

6. Health, Youth, and Seniors

- On-site health pop-ups (screenings, vaccines, mental-health resource days) with local providers.
- Youth programming: mentorships, STEM labs, creative arts, and paid summer roles tied to site operations.
- Senior supports: age-friendly unit types, fall-risk design features, and transportation partnerships for appointments and groceries.

COMMUNITY BENEFITS (WHAT WE ARE COMMITTING TO DELIVER)

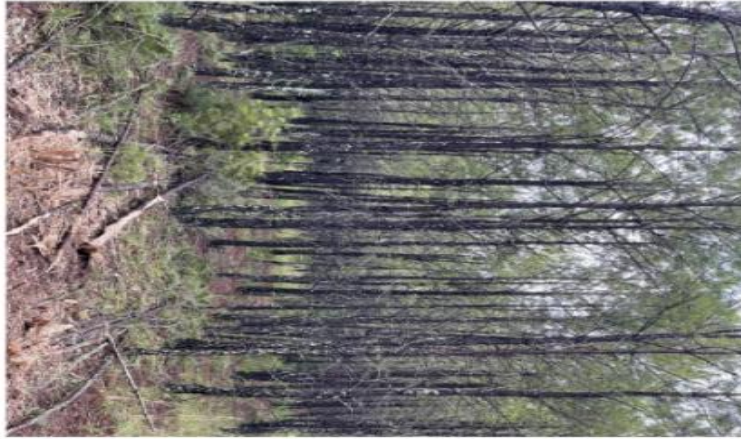
7. Fiscal Strength & Public Value

- Expanded tax base from new residences and commercial activity.
- Leverage of external capital (philanthropy, grants, and private financing) to reduce pressure on local budgets.
- Infrastructure cost-sharing (streetscape, utilities, stormwater) that benefits surrounding neighborhoods.

8. Governance, Transparency, and Community Voice

- Community Benefits Reporting: publish annual progress on jobs, M/WBE spend, affordability, and sustainability.
- Neighborhood advisory touch points at key milestones; open-house formats and multilingual materials.
- Good-neighbor policies on construction hours, site cleanliness, and traffic coordination.

AERIAL PHOTO
6370 WOODROW RD.
STONECREST, DEKALB COUNTY, GEORGIA



6370 WOODROW RD - STONECREST
Stonecrest, Dekalb County, Georgia



ZONING PLAN

Legend / Bldg Data:

Phase 1	
Single Fam = 91± Units	
Phase 2	
Multi-Fam = 144 ± Units	
Senior Town = 58 ± Units	
LiveWork = 15 ± Units	
Commercial = 22,950 sf	
Accessory Bldgs	





PHASE 1 LOT PLAN

Approx. 10± Ac

Residential Lots:

Lot Size = 2K sf min.

91± Lots/Units

House Size range:

690 to 1,200 sf

Retail Sales Price:

***starting at low 200's**



THE
ACCRA

Phase 1

House Model 01

Model: The Accra

3-Stories / 1,200 sf

2 Bedroom / 2.5 Ba





THE
ZANZIBAR

Phase 1

House Model 02

Model: The Zanzibar

2-Stories / 1,200 sf

3 Bedroom/ 2 Ba



THE
TIMBUKTU

Phase 1

House Model 02

Model: The Zanzibar

2-Stories / 841 sf

1 Bedroom / 1.5 Ba



THE
DAKAR

Phase 1

House Model 04

Model: The Dakar

2-Stories / 1,200 sf

3 Bedroom / 2.5 Ba



THE MONROVIA

Phase 1

House Model 05

Model: The Penel

1-Stories / 690 sf

1 Bedroom / 1 Ba

PHASE 1 & 2 CONCEPTUAL

Mixed-use- Commercial / Residential
The Villages at New Birth
A Premiere Live / Work / Play Community



Restaurants
Retail
Rooftop Entertainment
Green Space
Walking Trails
Amphitheater



PHASE 1 CONCEPTUAL

Renderings Residential Homes



PHASE 2 CONCEPTUAL

Renderings Community Pavillion



