



STONECREST ZONING ORDINANCE & OVERLAY DISTRICTS UPDATE

City Council Work Session
April 13, 2026





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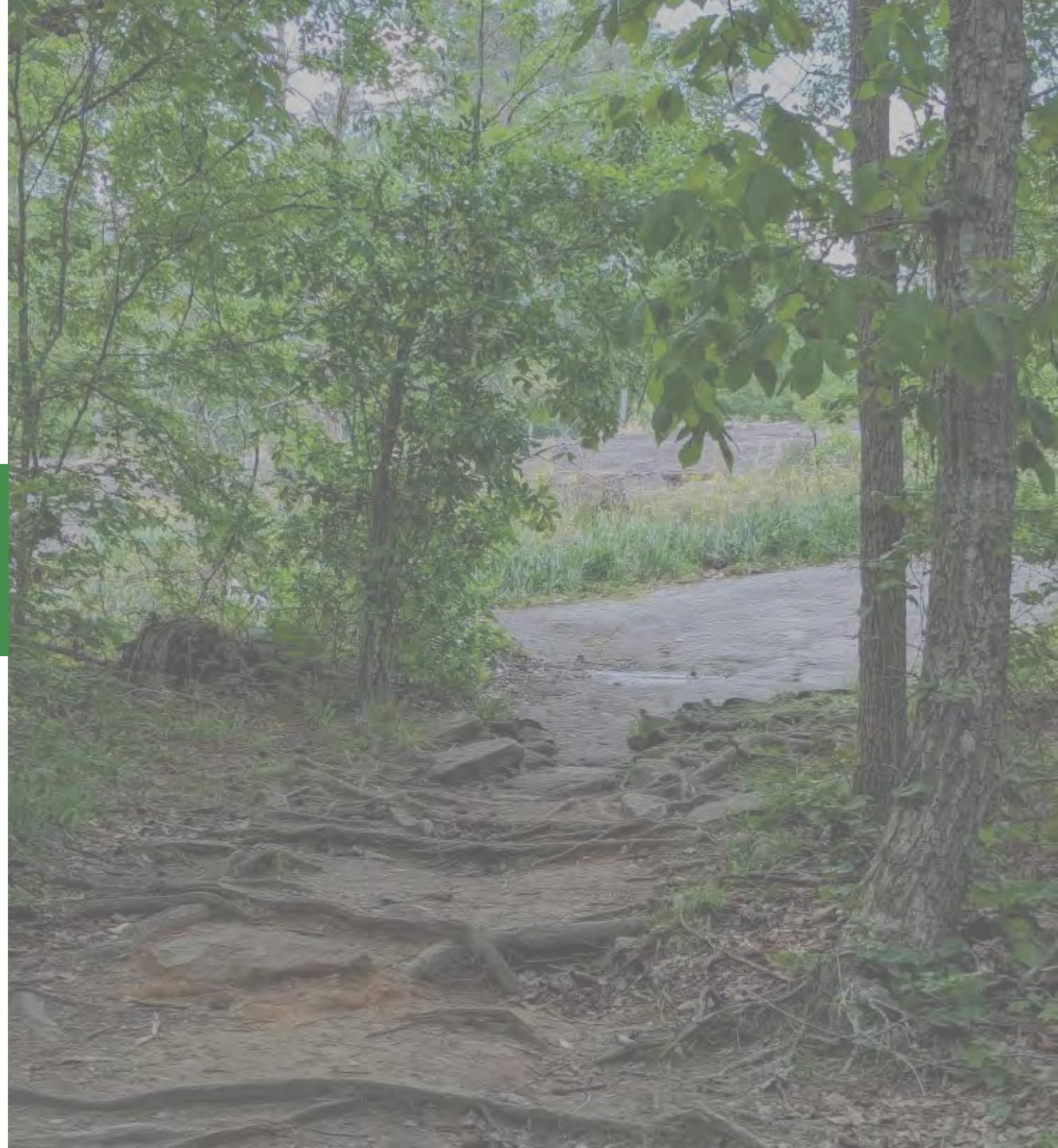
Welcome!



Shawanna Qawiy

**Division Director
Community Development
City of Stonecrest Planning & Zoning**

Project Team





City Staff

HARI KARIKHAN, *City Engineer*

ELLIS STILL, *Deputy Director of Planning and Zoning*

LANCE RANDALL, *Director of Economic Development*

RALPH BUTTS, *Director of Code Enforcement*

TASHA WHITE, *Assistant Director of Code Enforcement*

ERIC HAWKINS, *Revenue Manager, Business License - Finance Department*

RAMONA EVERSLEY, *Senior Planner*

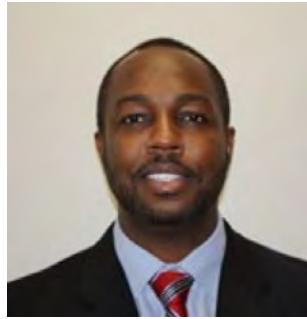
FELLESHIA BLAIR, *Planner*

ABEYKON ABHEYKON, *Zoning Analyst*

COBI BROWN, *Administrative Assistant*



Steering Committee Representatives



DARRELL TAYLOR



JUANITA SHEPPARD



KIRBY FRAZIER



NIA HARPER

Consultant Team



ELENA OERTEL, AICP
DEPUTY PROJECT MANAGER
(ATLANTA)



NAKEISCHEA LOI SMITH, AICP
PROJECT MANAGER



JULIA CLARK, AICP CANDIDATE
DEPUTY PROJECT MANAGER
(MIAMI)



ALEX KOZELA
COMMUNITY ENGAGEMENT
COORDINATOR



LAINIE JONES
SENIOR GRAPHIC DESIGNER



ROBBIE ADDINGTON, AICP
PLANNER



EMILEE AGUERREBERE,
AICP
PLANNER



IZZY NORMAN,
AICP CANDIDATE
PLANNER



We are committed to partnering with local governments to create great places, safe streets, and thriving communities.

Project Overview

Purpose:

Modernize Stonecrest's zoning and land development regulations.

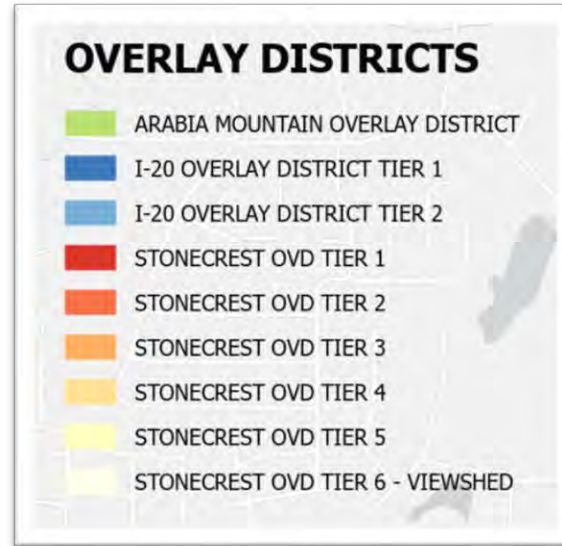
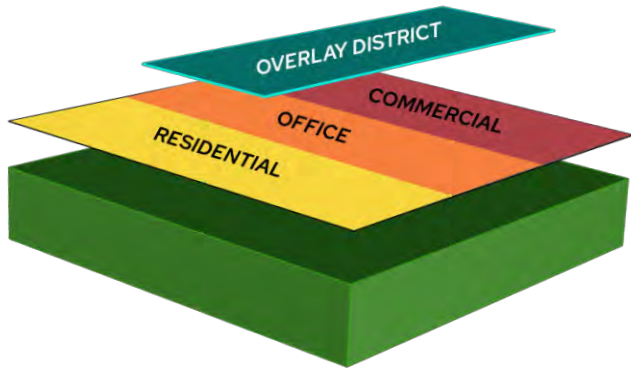


What is a Zoning Ordinance?

A zoning ordinance is a local law that guides **how land in the City can be used, built and developed**, whether for homes, businesses, or industry.

It **sets standards** for things like building height, setbacks, parking, landscaping and open space, to help guide the community's growth in an organized, predictable way.

Overlay Districts



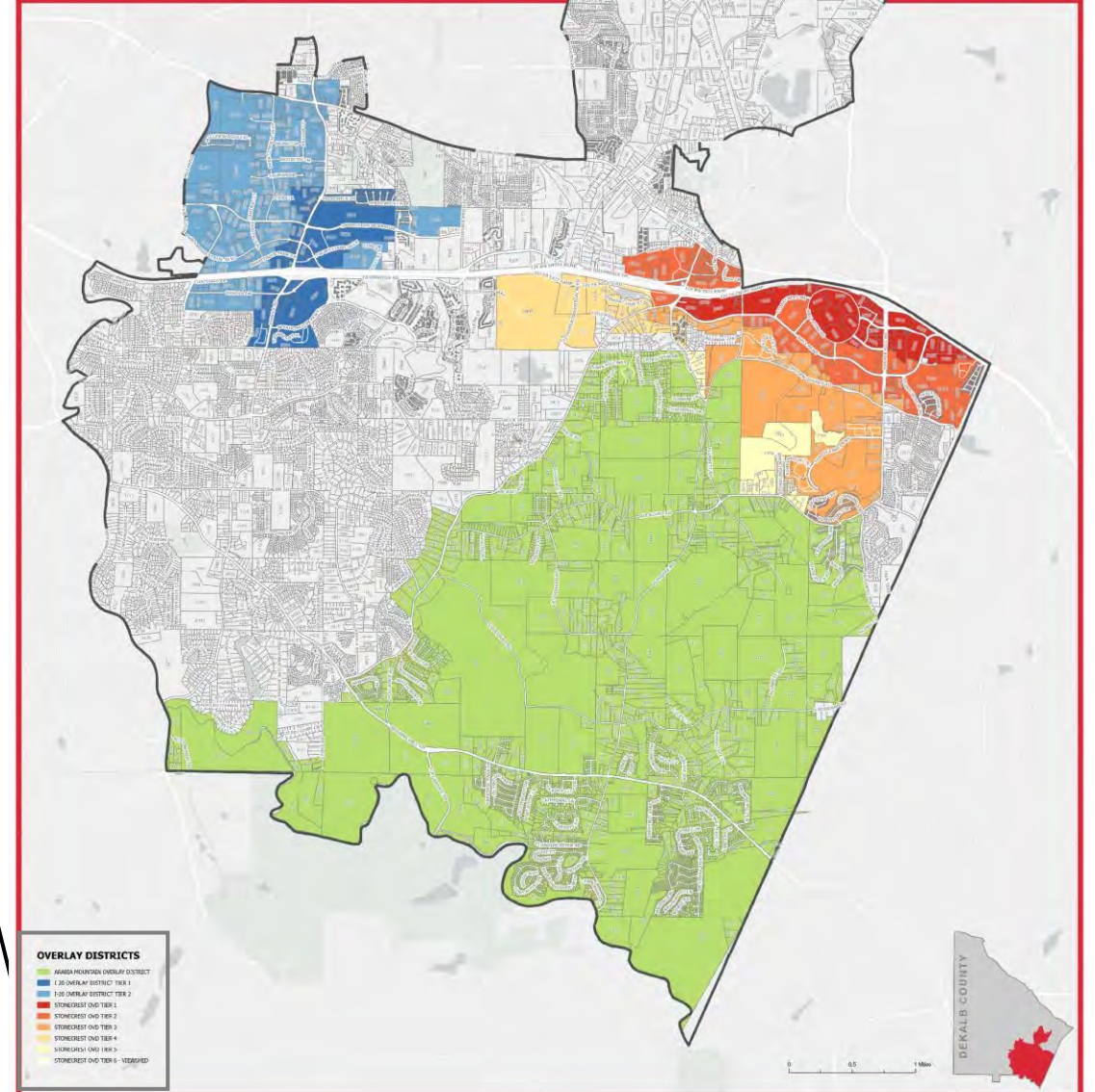
Stonecrest currently has three:

- Arabia Mountain Conservation Overlay District
- Stonecrest Area Overlay District
- Interstate 20 Corridor Compatible Use Overlay District



OVERLAY ZONING

STONECREST, GEORGIA



Overlay Districts

Arabia Mountain Conservation Overlay District Zoning Ordinance 3.4

3.4.2A: "To provide for **the protection of natural resources and of scenic views of areas** within the boundaries of the AMCOD..."

3.4.2.B. "To **provide reasonable and creative planning and development** within the AMCOD while preserving the natural land form and features, trees and tree canopy, and the views to and from Arabia Mountain as indicated on the adopted map..."



Stonecrest Area Overlay District Zoning Ordinance 3.5

3.5.4.H: "To **allow flexibility in development standards** in order to encourage the design of innovative development projects that set high standards for landscaping, greenspace, urban design, and public amenities."

3.5.4.K. "To **focus and encourage formation of a well-designed, pedestrian-friendly activity centers** with high-density commercial and residential development that increases vitality and choices in living environments for the citizens of the City of Stonecrest."

Interstate 20 Corridor Compatible Use Overlay District Zoning Ordinance 3.33

3.33.3.A. "To encourage development and redevelopment of properties within the district in order to **achieve a variety of mixed-use communities.**"

3.33.3.E. "To **improve the visual appearance and increase property values within the I-20 corridor** and to implement the objectives of the comprehensive plan."

Project Goals

- ✓ **Update** – Update the land development regulations that guide how land is used, designed and developed
- ✓ **Simplify** — Organize, modernize code structure to improve flow, make it easy to read, understand, and use
- ✓ **Clarify** — Clarify unclear, confusing or contradictory language, including standards that cannot be met
- ✓ **Align** — Support new opportunities for housing, jobs, recreation, transportation
- ✓ **Strengthen** — Improve design quality and overall development outcomes. Add definitions and terms
- ✓ **Refine** — Streamline unclear review procedures and requirements
- ✓ **Enhance** — Incorporate explanatory graphics and illustrations. Ensure existing illustrations match text
- ✓ **Promote** — Promote inclusion. Ensure all community members can understand and engage in the process
- ✓ **Enable** — Enable smooth administration and implementation

Alignment with the Comprehensive Plan



CITY OF STONECREST

STONECREST 2038 COMPREHENSIVE PLAN UPDATE



GOALS



Invest in Stonecrest City Center

Stonecrest requires a "heart" or focal point—a shared space where residents can gather and fulfill their essential civic needs. This would encompass public services such as a Police Station/Precinct (for non-emergencies), Post Office, and incorporate a public park.



Create a "Sense of Place" for the Entire City

Stonecrest needs to market/brand itself in such a manner that people know where they are in Stonecrest or when they are passing through Stonecrest.



Bolster and Expand the Economic Base and Local Business Community

Cities need to boost, expand, and retain businesses to stimulate economic growth, create job opportunities, increase tax revenue, and enhance community prosperity. A thriving business environment attracts investment, improves infrastructure, and cultivates a vibrant ecosystem that benefits residents and businesses alike.



Promote Natural Resources and Recreational Amenities for Economic Development

The Arabia Mountain Nature Preserve, Everette Park, Vaughters Farm, Atlanta Wildlife Animal Rescue Effort (AWARE), etc. are iconic places within the City of Stonecrest and should be prominently featured to residents and visitors alike.



Prioritize Public Safety I: Policing

Create a safe and protected environment in Stonecrest, whether for residents or visitors, involves implementing comprehensive strategies that address various aspects of safety and security.



Prioritize Public Safety II: Pedestrians, Cyclists, and Drivers

Allow residents and visitors to feel safe as they travel throughout Stonecrest – on by foot, bicycle, or vehicle.



Ensure High-Quality, Affordable, and Accessible Housing for Residents

Provide safe, clean dwellings for residents at a variety of price points and suitable for the variety of life conditions and stages.

Project Tasks

Task 1: Diagnosis of Existing Code of Ordinances and Overlay Districts

Task 2: Review of Development Regulations

Task 3: Review of Overlay Districts

Task 4: Zoning Map

Task 5: Council District Engagement / Outreach

Task 6: Community Engagement / Outreach

Task 7: Evaluation of Existing Neighborhoods, Corridors, & Districts

Task 8: Drafting the Document

Task 9: Executive Summary Report

Task 10: Presentations

Task 11: Integration into User-Friendly Format

Task 12: Staff Training

Task 13: Legal Review

Task 14: Deliverables

How to Participate



COMMUNITY MEETING SCHEDULE

Open House Workshop: **February 11, 2026**

Council District Meeting #1: **March 18, 2026**

Council District Meeting #2: **April 08, 2026**

City Council Workshop: **April 13, 2026**

Public Draft Workshop: **July 2026**

Adoption Hearing #1: **September 2026**

Adoption Hearing #2: **October 2026**

Engagement Activities



ENTERTAINMENT DISTRICTS

What would you most like to see in ENTERTAINMENT DISTRICT locations in Stonecrest?

Place a **GREEN** dot (like) or a **RED** dot (dislike) to show your preference.



Food halls



A dashed-line rectangular box for marking preferences on the food halls image.

Food truck courts



A dashed-line rectangular box for marking preferences on the food truck courts image.

Shipping container mini pop ups



A dashed-line rectangular box for marking preferences on the shipping container mini pop ups image.

Festival streets



A dashed-line rectangular box for marking preferences on the festival streets image.

Open container/nightlife corridor



A dashed-line rectangular box for marking preferences on the open container/nightlife corridor image.

Art-focused district



A dashed-line rectangular box for marking preferences on the art-focused district image.

Playgrounds



A dashed-line rectangular box for marking preferences on the playground image.

Flexible civic green with programming



A dashed-line rectangular box for marking preferences on the flexible civic green with programming image.

Experiential mixed use



Creative adaptive reuse



Sports Facilities



Family-oriented district



Pedestrianized streets



Plazas and courtyards



Lawns or flexible greens



Games or interactive play



OUTDOOR DINING

What would you most like to see in OUTDOOR DINING locations in Stonecrest?

Place a **GREEN** dot (like) or a **RED** dot (dislike) to show your preference.



Sidewalk cafe seating



Movable tables and chairs



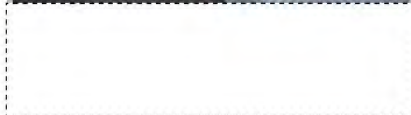
Landscaped areas



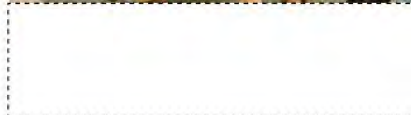
Permanent shaded seating



Safety buffers



Courtyard or plaza spaces



Parklets and curbside seating



Shared or flexible spaces



Alley or rear-lane spaces



Sidelots



Lawn or informal seating



Family-friendly outdoor dining areas



Dog-friendly areas



Space for games or interactive activities



Space for live music or performances



Firepit seating



TRAILS

What would you most like to see in TRAIL locations in Stonecrest?

Place a **GREEN** dot (like) or a **RED** dot (dislike) to show your preference.



Nature play areas



Exercise stations



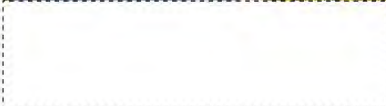
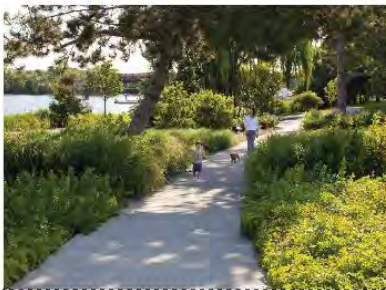
Outdoor dining



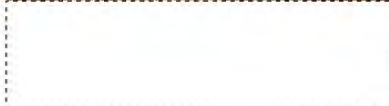
Signalized trail crossings



Paved trails



Natural surface trails



Clear signage and wayfinding



Trail lighting



Separated trail lanes



Benches and places to rest



Bike parking and repair stations



Educational and cultural signage



Bioswales and native landscaping



Event or gathering spaces



Dog-friendly features





EXISTING USES

Place a sticker to show your preference.



WHICH OPERATIONAL STANDARDS SHOULD BE CONSIDERED FOR EACH OF THE FOLLOWING USES?



	Minimum distance between similar businesses	Distance from homes, schools, and childcare	Limited hours of operation	Noise and sound management requirements	Security and management plan	Limits on outdoor activity or display	Extra review or special use permit	Ongoing compliance checks
 <p>Nightclubs & Bars</p>								
 <p>Smoke / Tobacco Businesses</p>								
 <p>Short Term Rentals</p>								

EXISTING USES

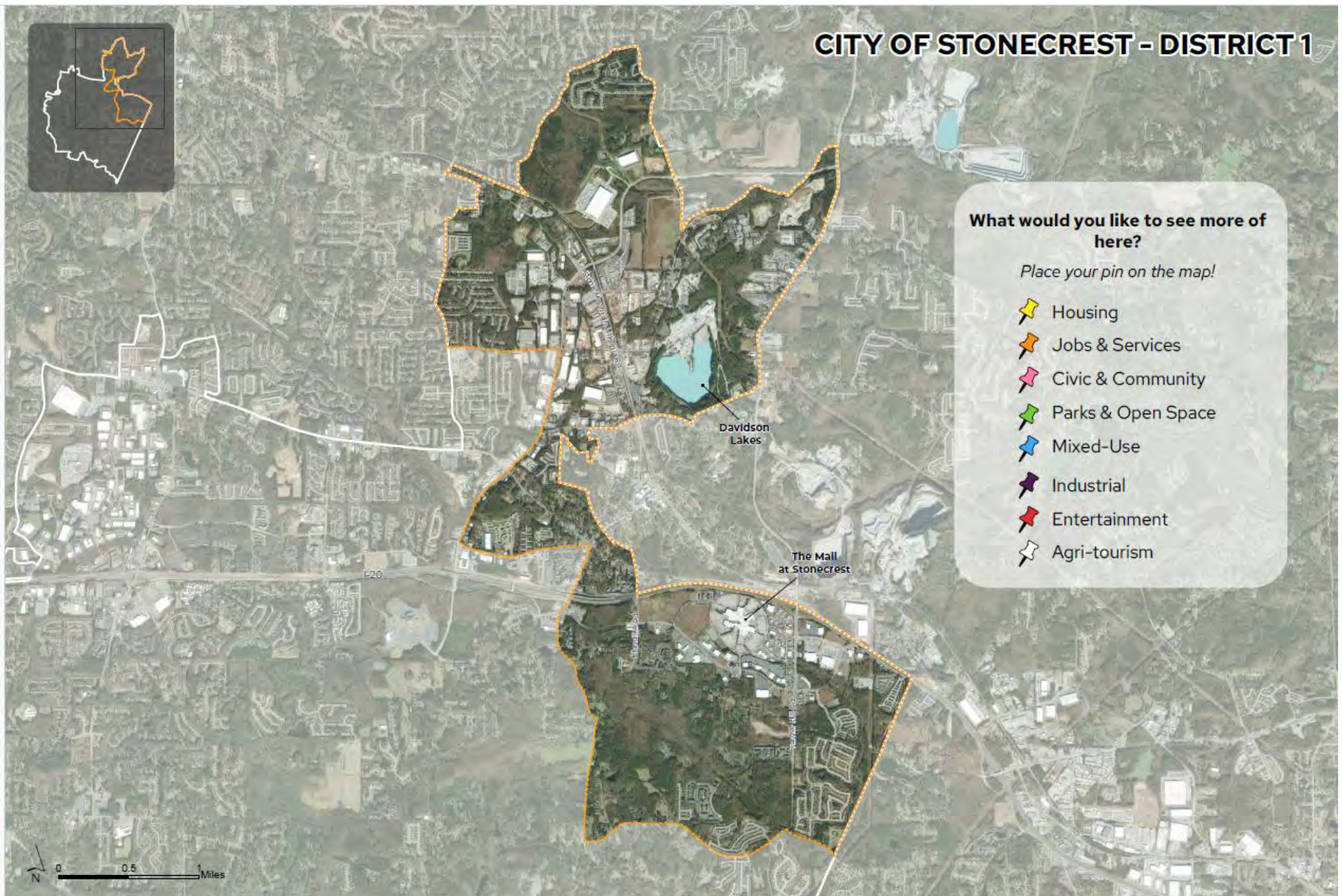
Place a sticker to show your preference.



WHICH OPERATIONAL STANDARDS SHOULD BE CONSIDERED FOR EACH OF THE FOLLOWING USES?









	Minimum distance between similar businesses	Distance from homes, schools, and childcare	Limited hours of operation	Noise and sound management requirements	Security and management plan	Limits on outdoor activity or display	Extra review or special use permit	Ongoing compliance checks
 <p>Recycling Facilities</p>								
 <p>Personal Care Homes / Home Child Care</p>								

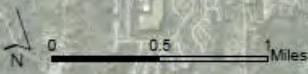
CITY OF STONECREST - DISTRICT 1



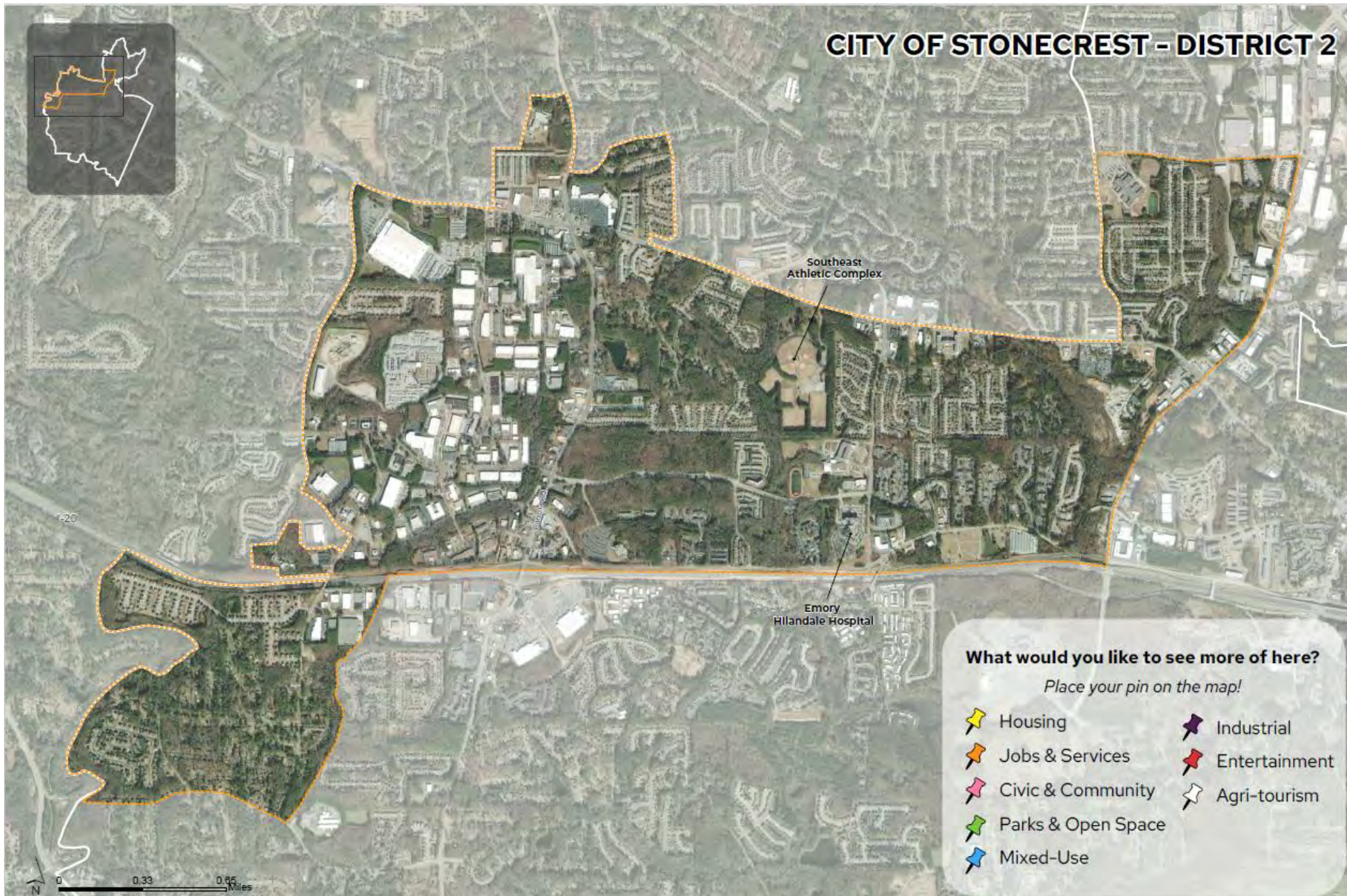
What would you like to see more of here?

Place your pin on the map!

-  Housing
-  Jobs & Services
-  Civic & Community
-  Parks & Open Space
-  Mixed-Use
-  Industrial
-  Entertainment
-  Agri-tourism



CITY OF STONECREST - DISTRICT 2



What would you like to see more of here?

Place your pin on the map!

-  Housing
-  Jobs & Services
-  Civic & Community
-  Parks & Open Space
-  Mixed-Use
-  Industrial
-  Entertainment
-  Agri-tourism

CITY OF STONECREST - DISTRICT 3











Lowe's Home Improvement

Walmart Supercenter

F20

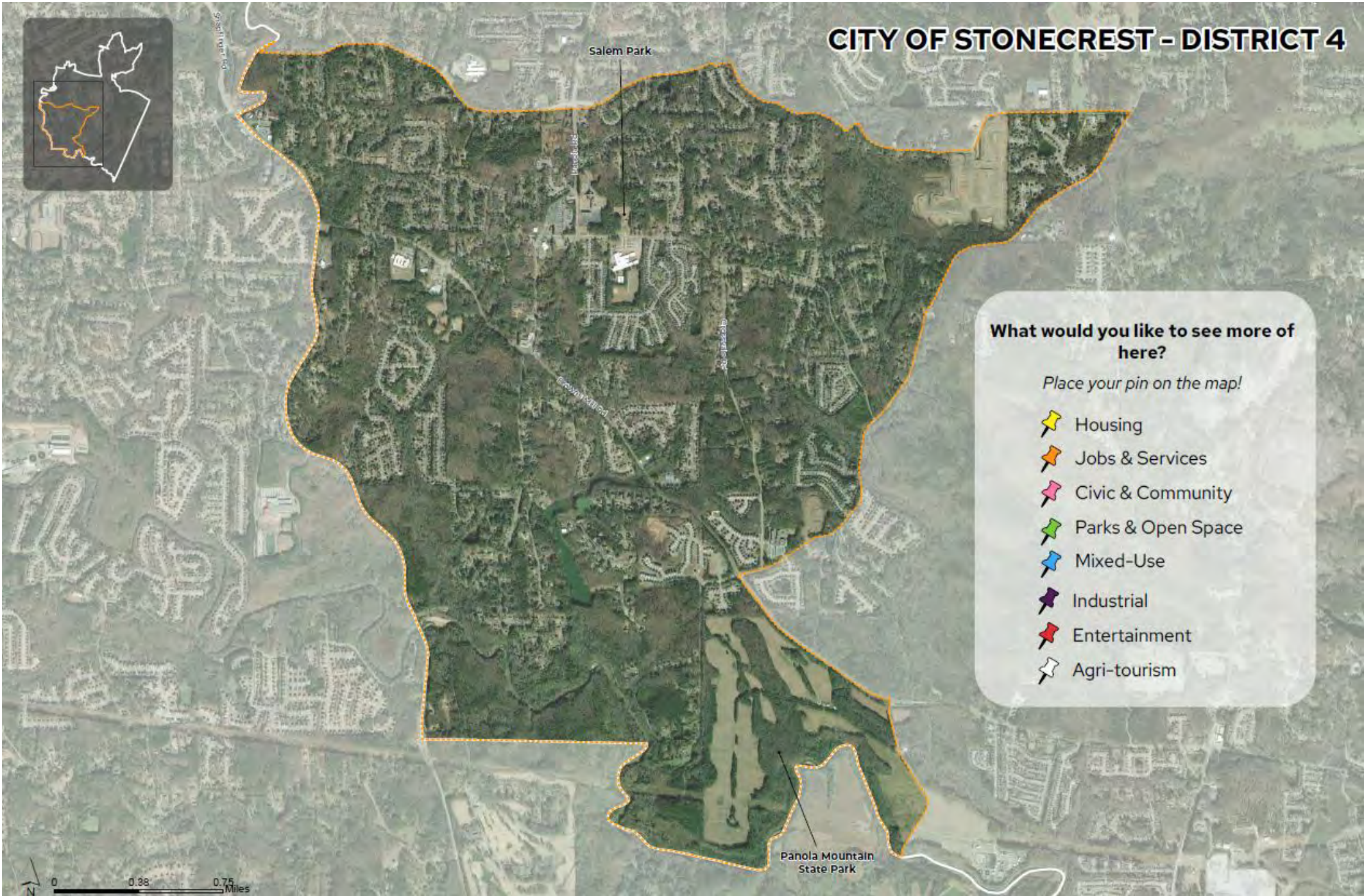
What would you like to see more of here?

Place your pin on the map!

- | | | |
|---|---|--|
|  Housing |  Industrial |  Parks & Open Space |
|  Jobs & Services |  Entertainment |  Mixed-Use |
|  Civic & Community |  Agri-tourism | |








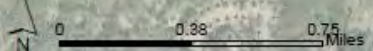
CITY OF STONECREST - DISTRICT 4



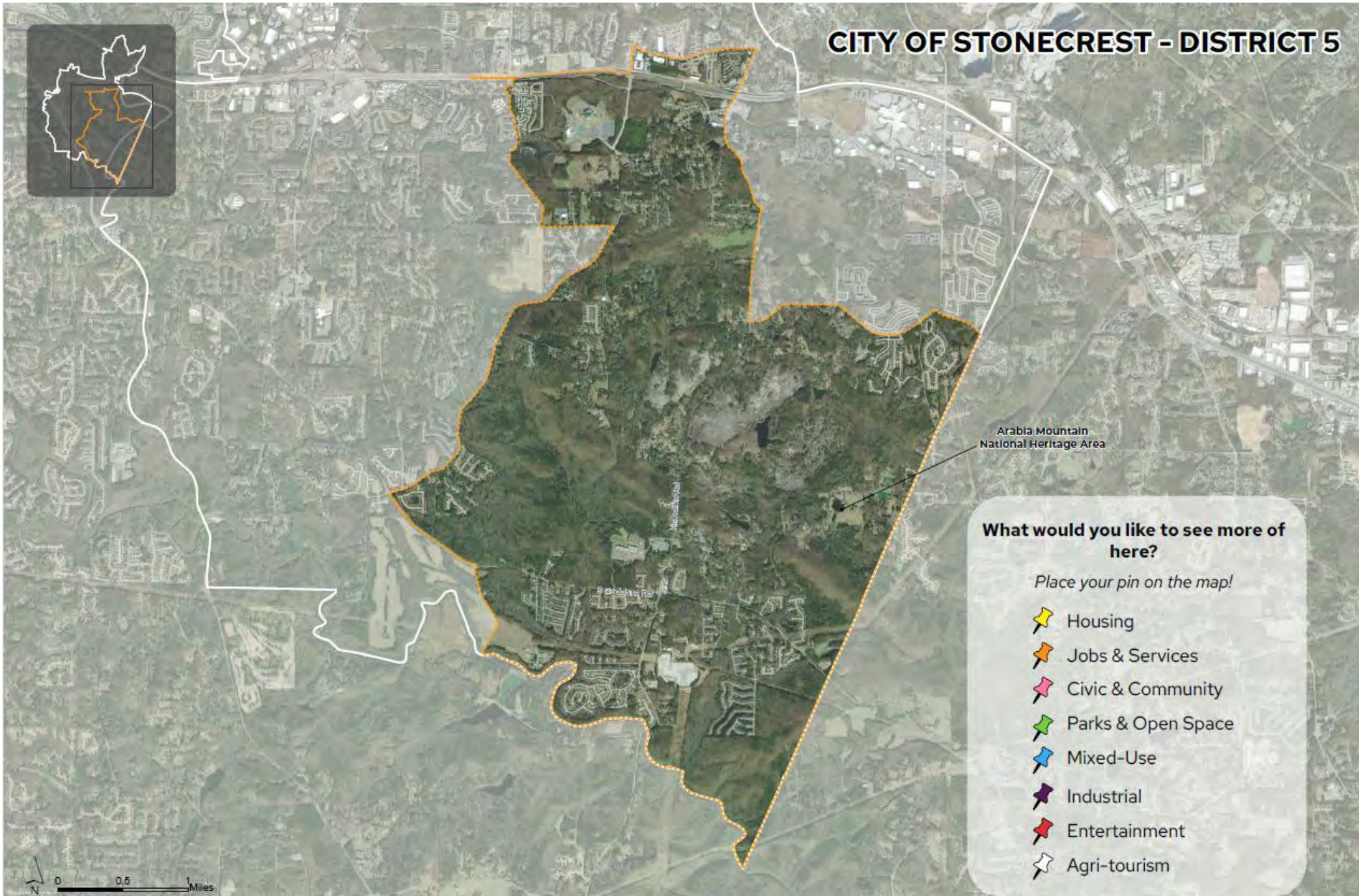
What would you like to see more of here?

Place your pin on the map!

-  Housing
-  Jobs & Services
-  Civic & Community
-  Parks & Open Space
-  Mixed-Use
-  Industrial
-  Entertainment
-  Agri-tourism



CITY OF STONECREST - DISTRICT 5

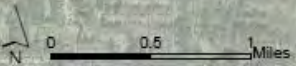


Arabla Mountain National Heritage Area

What would you like to see more of here?

Place your pin on the map!

-  Housing
-  Jobs & Services
-  Civic & Community
-  Parks & Open Space
-  Mixed-Use
-  Industrial
-  Entertainment
-  Agri-tourism



Project Website



BE A PART OF
WHAT'S NEXT.

Introduction

The City of Stonecrest is updating its Zoning Ordinance and Overlay Districts to create a clear, consistent, user-friendly code that reflects Stonecrest's goals. The City aims to modernize its code so that it reflects community priorities, supports thoughtful growth and development, and fulfills the priorities of the recent Comprehensive Plan update. This process will simplify regulations, improve transparency, and ensure that development review processes are fair, predictable, and aligned with Stonecrest's vision for the future.

Your feedback is vital! By participating in this survey, you're helping shape how Stonecrest grows, invests, and preserves what makes our community unique. Together through *Stonecrest Next*, you can help build the next chapter of Stonecrest's future.



City Website



inspire-engagement.com/stonecrest-next

Survey

Have your say!

COMPLETE
A SHORT
SURVEY

Survey

Start Survey



City Website

Timeline

- ★ February 11, 2026
Community Open House
6:00 pm
Stonecrest City Hall, Council Chambers, 3120 Stonecrest Blvd, Stonecrest, GA 30038
- ✓ January 2026
Steering Committee Meeting #3
- ✓ December 2025
Steering Committee Meeting #2
- ✓ October 2025
Project Kick-Off
Steering Committee Meeting #1

Map



Open

</> Embed

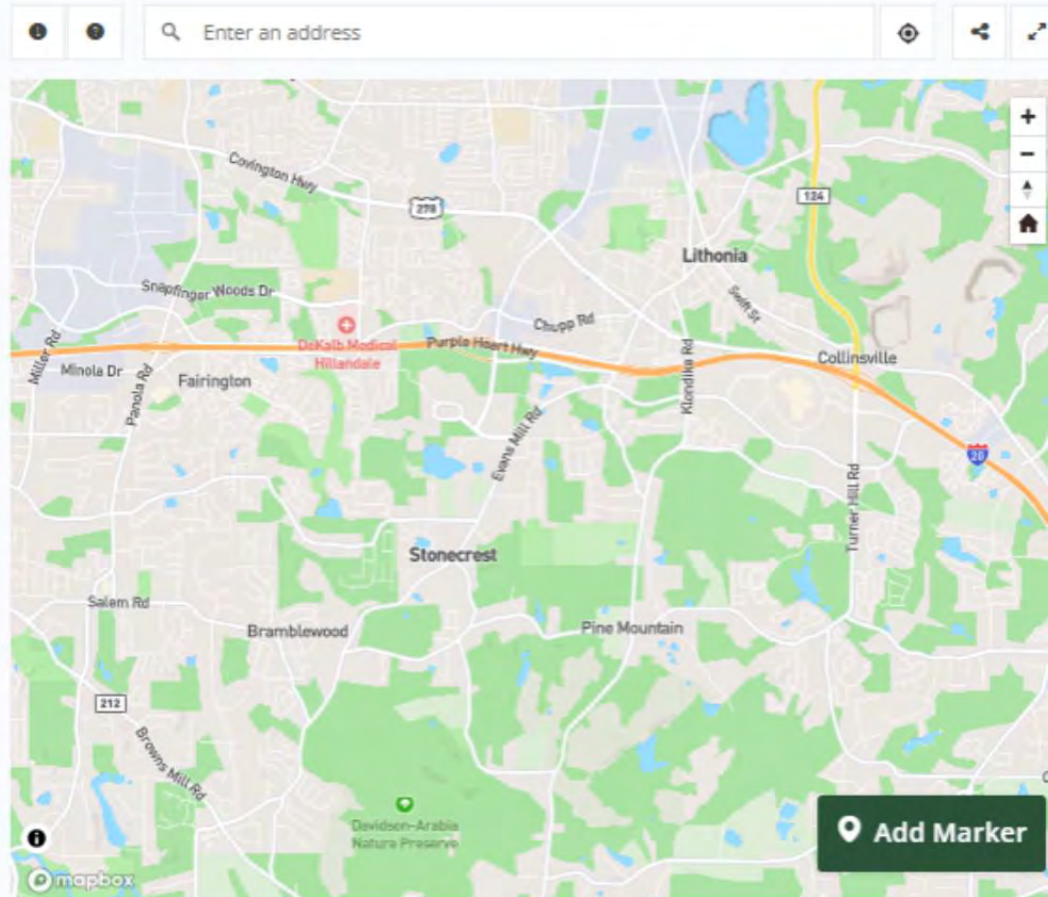
Pin Your Comment on Our Interactive Map of Stonecrest

Sharing your ideas on the map is easy. Click here for a short tutorial or follow the instructions below:

- (1) Select the 'Add Marker' button below.
- (2) Place the marker within the City of Stonecrest where you feel your comment is most relevant.
- (3) Type in your comment.
- (4) Click submit!

You are also welcome to review the comments provided by other members of the community. If you like what you read, make sure to upvote and respond to their comment!

0 contributions so far



DISCUSSION QUESTIONS

- 1** What works well with the layout and structure of the current zoning ordinance? What could be improved?
- 2** How user-friendly do you find the zoning districts, overlay districts, use tables, and development standards?
- 3** Are there any emerging uses or new trends you would like to see incorporated into the zoning code?
- 4** Is the process to obtain approval for a permit, zoning change, or variance efficient?

DO YOU AGREE WITH THESE STATEMENTS? WHY OR WHY NOT?

- 1** There is sufficient parking within my neighborhood and downtown.
- 2** New development/redevelopment matches well with the character of the surrounding neighborhood.
- 3** My neighborhood has enough open space, trees, and landscaped areas.
- 4** Signage and wayfinding in the City is clear and consistent; it is easy to find places and get around within my community.

Thank you!



Nakeischea Smith

Project Manager

nsmith@inspireplacemaking.com