



Staff Analysis of Preliminary Plat

Case Number: SDP 24-001

Applicant: William Cordell Lyons

Owner: William Cordell Lyons

Project Location: 2955 Klondike Road Stonecrest, GA 30038

Parcel(s): 16 138 01 001

City Council District: Council District 1 Councilwoman Tammy Graves

Acreage: 11.61 +/- acres

Current Zoning: R-100 Residential Medium Lot

Overlay District: Stonecrest Overlay Tier 3

Proposed Zoning: R-100 Residential Medium Lot

Future Land Use Area Designation: Suburban

Proposed Development/Request: The applicant is requesting an approval of a Preliminary Plat for a 72 unit townhomes development to be known as Klondike Station.

Staff Recommendations: **APPROVAL WITH COMMENTS/CONDITONS.**

City Council Recommendations: **TBD**



Background:

KLONDIKE STATION PRELIMINARY PLAT:

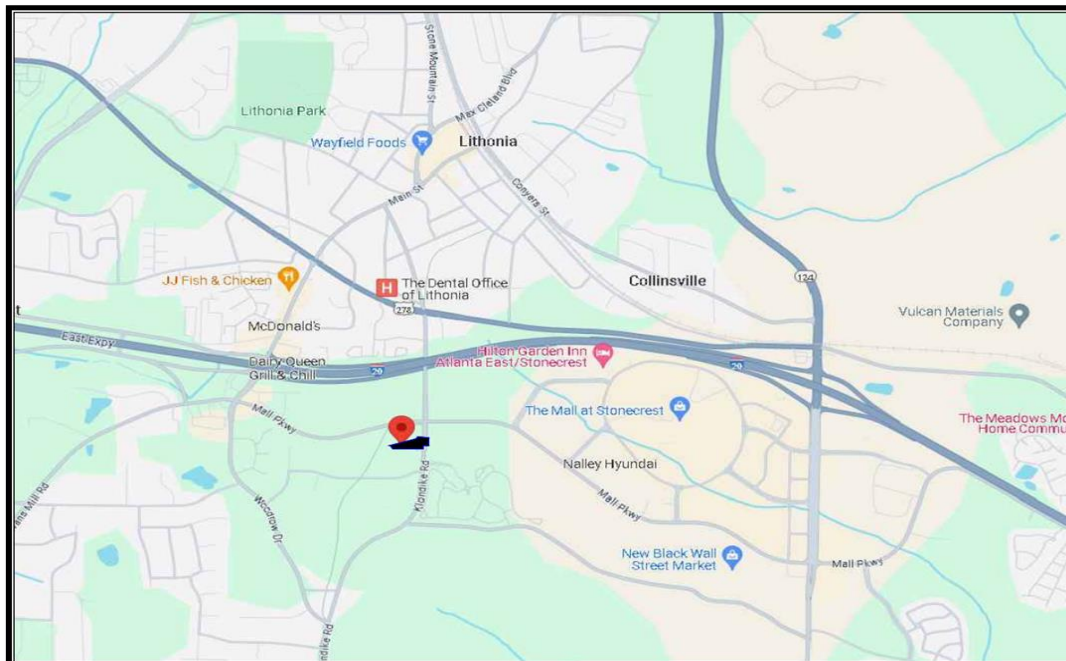
The applicant proposes to construct a 72 unit townhomes development to be known as Klondike Stations. Located at 2955 Klondike Road, the parcel is currently zoned R-100 Residential Medium Lot with an Urban Neighborhood future land use designation in the Stonecrest Overlay -Tier 3.

The site is partially developed with a paved road and underground utilities installed, including stormwater, sewer and water lines. The owner proposes to build 72 3-bedroom townhomes. New underground utilities will be installed, and portions of the existing pipes (stormwater and sewer) will be relocated as needed to accommodate the proposed site layout.

The applicant has confirmed that no more than the street right of way will be dedicated to the City of Stonecrest . The owner will dedicate 4,658SF (0.10AC) of new R.O.W to the City of Stonecrest to accommodate the construction of a sidewalk.

There is 6.85 acres of undevelopable areas, building on 4.76 acres. The development will be subject to private covenants and by a mandatory homeowners’ association. According to the applicant most of the trees on site are small under-matured pine trees, which are less than 8-inches in diameter. The homeowners association will be responsible for maintaining all commonly held parcels includes green spaces and buffers. Proposing 20.33% in open space and 2.0 parking spaces per unit with a one(1) car garage and one(1) additional space in the driveway per unit.

VICINITY MAP





The subject property is predominantly surrounded by single family residential with the R-100 zoning category. Detail site and architectural plans must be submitted to the Planning & Zoning Department for the Pre-Development Review Team and shall be in substantial conformity with the City of Stonecrest Development Standards.

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	C-1 Local Commercial	Stonecrest Development Authority
Adjacent: East	R-100 (Residential Medium Lot) District MR-1 (Medium Density Residential) O-I (Office Institutional)	Single-family
Adjacent: South	R-100 (Residential Medium Lot District)	Single-Family
Adjacent: West	R-100 (Med Residential)	Single-family Residential

PROPOSED PRELIMINARY SITE PLAN

PROPOSED PRELIMINARY SITE PLAN

PROJECT INFORMATION

PROJECT NAME: KLONDIKE STATION
 ADDRESS: 2855 KLONDIKE ROAD
 CITY: STONECREST, GA 30086

OWNER INFORMATION

OWNER: CIVITECH CONSULTING, LLC
 CONTACT: JAMES WATSON, P.E.
 ADDRESS: 2302 PARKLAKES BLVD, SUITE 200
 ATLANTA, GA 30345
 TEL: 770-756-1270

DESIGNER INFORMATION

DESIGNER: CIVITECH CONSULTING, LLC
 CONTACT: JAMES WATSON, P.E.
 ADDRESS: 2302 PARKLAKES BLVD, SUITE 200
 ATLANTA, GA 30345
 TEL: 770-756-1270

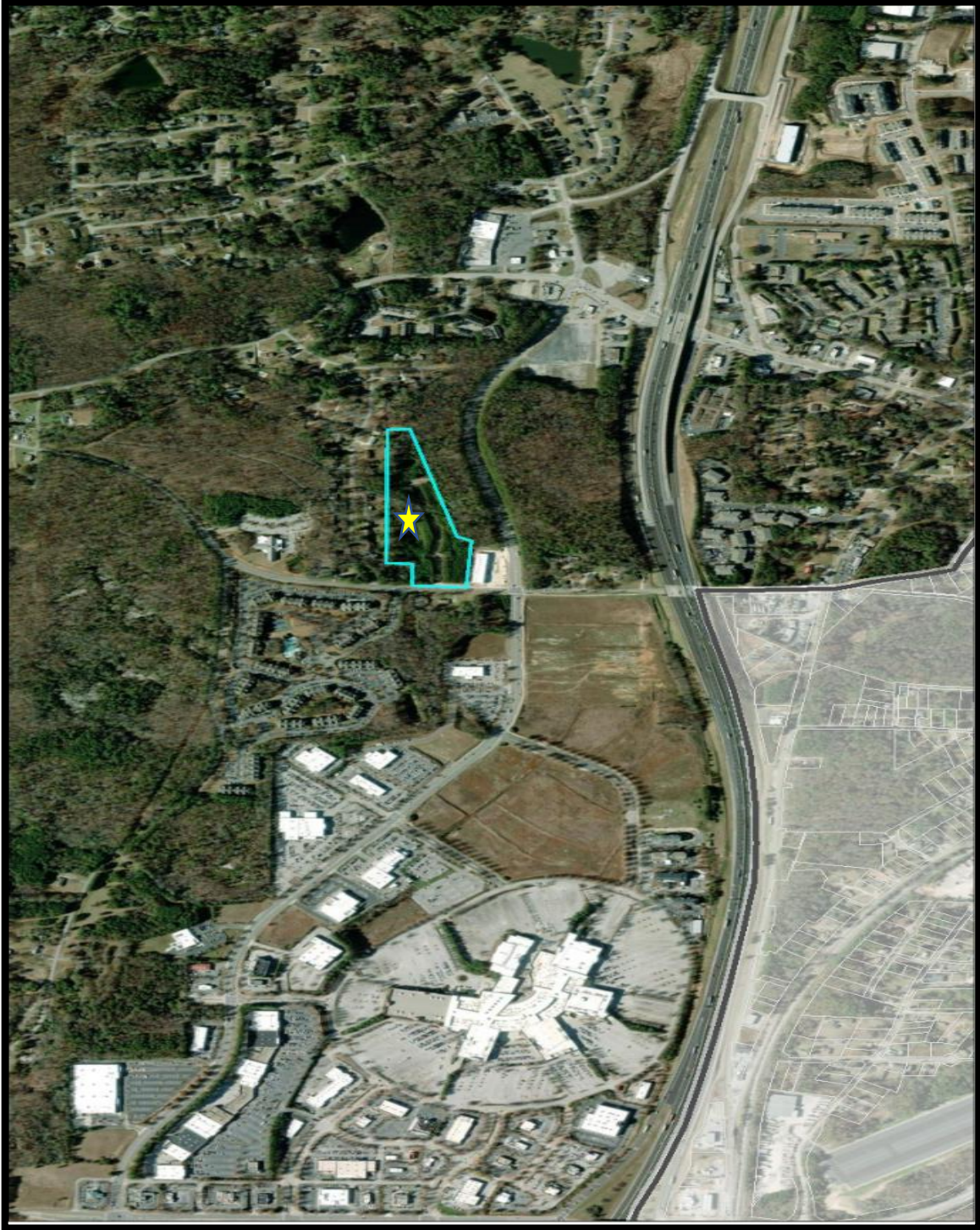
DATE: 11/2/2024

REVISIONS

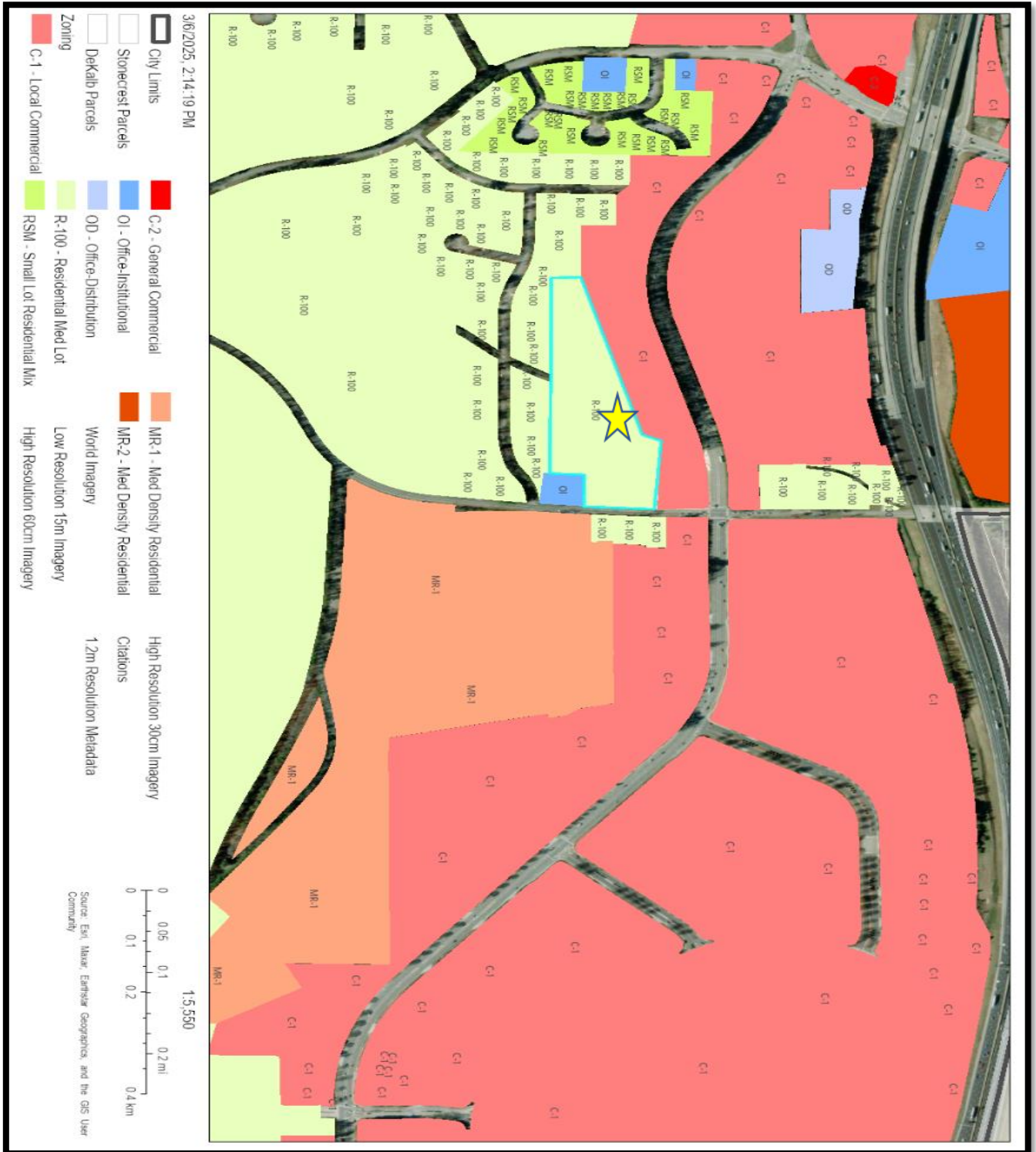
NO.	DATE	REVISION
1	11/2/2024	Address reder comments

NOT ISSUED FOR CONSTRUCTION

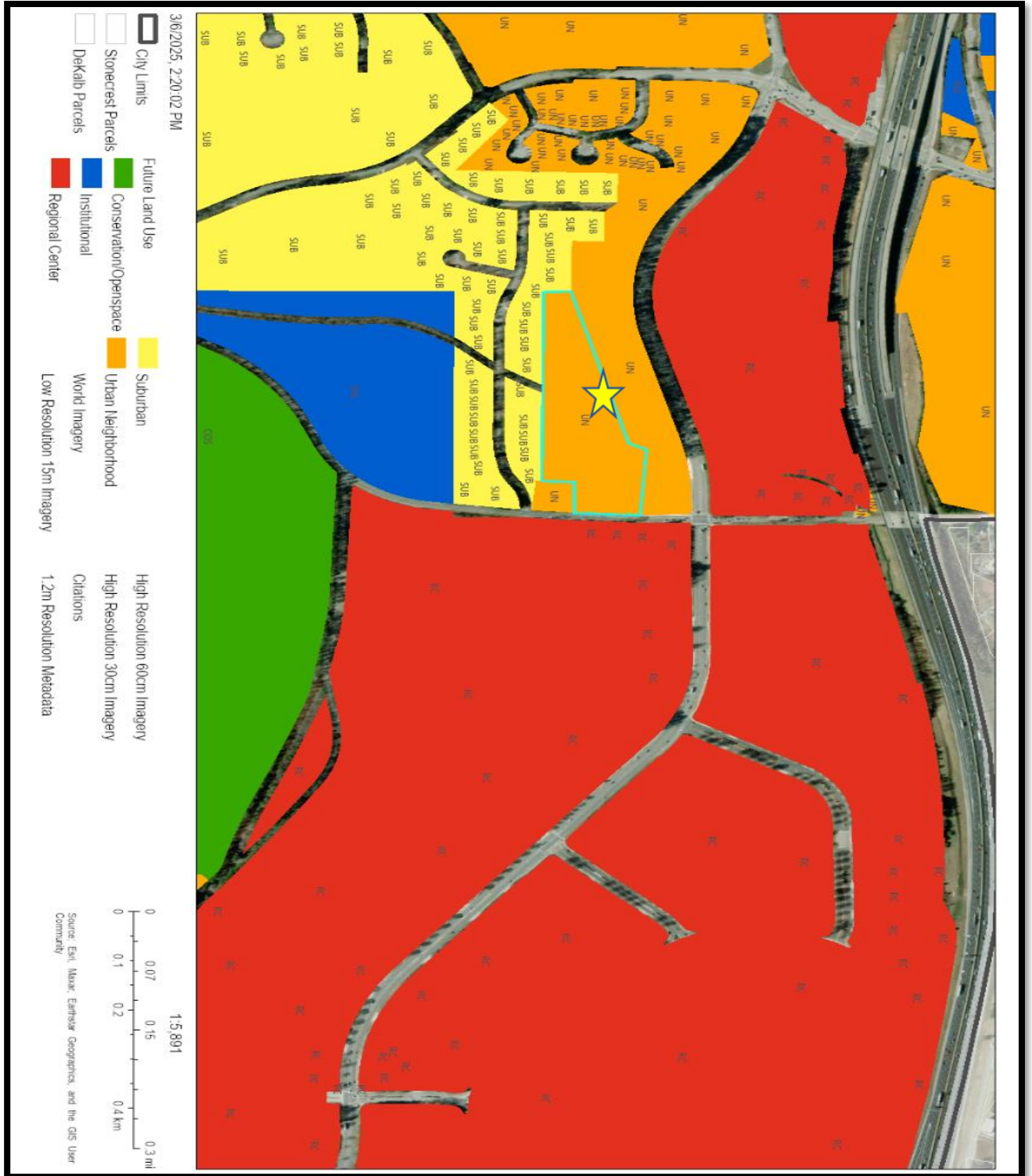
AERIAL MAP



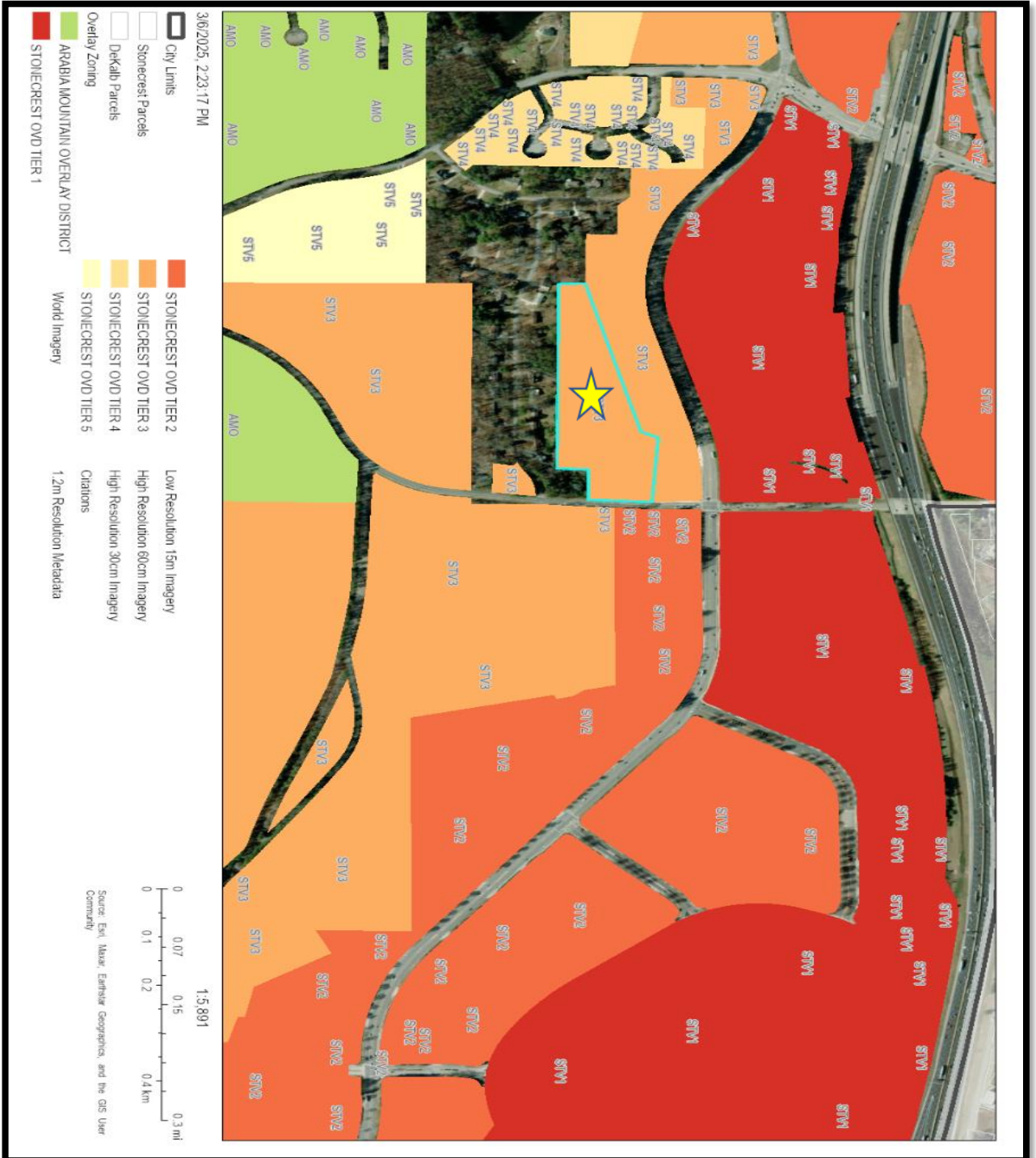
ZONING



FUTURE LAND USE



OVERLAY ZONING





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.

(Ord. of 8-2-2017, § 1(2.5.1); Ord. No. 2022-10-03, § 2(Exh. A), 10-24-2022)

Sec. 2.5.2. Permitted and special land uses.

Permitted uses and uses requiring special land use permits shall be as provided below. In cases where a use is permitted but there are supplemental use regulations for that use specified in article 4 of this chapter, such regulations shall also apply.

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Keeping of livestock; see section 4.2.
 - b. Keeping of poultry/pigeons; see section 4.2.
 - c. Riding academies or stables; see section 4.2.
 - d. Urban Community Garden, up to 5 acres; see section 4.2.
 - 2. Residential.
 - a. Dwelling, single-family (detached).
 - 3. Institutional/Public.
 - a. Golf course or clubhouse, public or private; see section 4.2.
 - b. Government facilities.



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- c. Neighborhood or subdivision clubhouse or amenities; see section 4.2.
 - d. School, public kindergarten, elementary, middle or high schools.
 - 4. Communications—Utility.
 - a. Essential services.
 - b. Satellite television antenna; see section 4.2.
 - 5. Wireless Telecommunications.
 - a. Carrier on Wheels (declared emergency); see section 4.2.
 - B. Special Administrative Uses. The following uses are permitted only with administrative approval:
 - 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Residential.
 - a. Home occupation, no customer contact; see section 4.2.
 - 3. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Food Trucks, Mobile Vending/Food Carts; see section 4.2.
 - c. Temporary outdoor retail sales; see section 4.2.
 - d. Temporary outdoor sales or events, seasonal; see section 4.2.
 - e. Temporary produce stand; see section 4.2.
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2.
 - 4. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility used for non-residential purposes (prohibited if used as residential).
 - b. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
 - C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
 - 1. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Home occupation, with customer contact; see section 4.2.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Convents or monasteries; see section 4.2.
 - e. Personal care home, 6 or less; see section 4.2.
 - f. Senior housing; see section 4.2.



- g. Short-term vacation rental.
- 2. Institutional/Public.
 - a. Cemetery, columbarium, mausoleum; see section 4.2.
 - b. Places of worship; see section 4.2.
 - c. Recreation club; see section 4.2.
 - d. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - e. Swimming pools, commercial; see section 4.2.
- 3. Commercial.
 - a. Adult daycare facility, up to 6; see section 4.2.
 - b. Child day care facility, up to 6; see section 4.2.
 - c. Kennel, noncommercial.
- 4. Communication—Utility.
 - a. Amateur radio service or antenna; see section 4.2.
- 5. Wireless Telecommunication.
 - a. New support structure from 51 feet to 150 feet; see section 4.2.
- D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
 - 1. Residential.
 - a. Accessory uses or structures.
 - b. Dwelling, single-family, accessory (guesthouse, in-law suite); see section 4.2.
 - 2. Institutional/Public.
 - a. Educational use, private; see section 4.2.
 - b. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
 - 3. Commercial.
 - a. Fitness center.

(Ord. of 8-2-2017, § 1(2.5.2); Ord. No. 2022-06-01, § 2(Exh. A), 8-2-2022; Ord. No. 2024-02-04, § 1(Exh. A), 2-26-2024)

Sec. 2.5.3. Dimensional requirements.

Dimensional requirements for the R-100 (Residential Medium Lot-100) District shall be as provided in Table 2.2, Residential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.5.3))

Sec. 2.5.4. Site and building design standards.

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

(Ord. of 8-2-2017, § 1(2.5.4))



DIVISION 5. STONECREST AREA OVERLAY DISTRICT

Sec. 3.5.1. Scope of regulations.

This division establishes standards and procedures that apply to any development, use, alteration, height, density, parking, open space, and building on any lot or portion thereof which is in whole or in part contained within the boundaries of the Stonecrest Area Overlay District.

(Ord. of 8-2-2017, § 1(3.5.1); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.2. Applicability of regulations.

This division applies to each application for a permit for the development, use, alteration, or modification of any structure where the subject property is in whole or in part contained within the boundaries of the Stonecrest Area Overlay District. The procedures, standards, and criteria herein apply only to that portion of the subject property within the boundaries of the Stonecrest Area Overlay District. When the Stonecrest Area Overlay District and the underlying zoning conflict, the Stonecrest Area Overlay District regulations control absent explicit language to the contrary.

(Ord. of 8-2-2017, § 1(3.5.2); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.3. Statement of purpose and intent.

The purpose and intent of the city council in establishing the Stonecrest Area Compatible Use Zone Overlay District is as follows:

- A. To preserve, protect and enhance existing and proposed open space networks that are adjacent to or within the Stonecrest Area;
- B. To enhance the long term economic viability of this portion of City of Stonecrest by encouraging new commercial and residential developments that increase the tax base and provide jobs to the citizens of City of Stonecrest;
- C. To implement the policies and objectives of the comprehensive plan and the policies and objectives of the design guidelines for the Stonecrest Overlay District;
- D. To establish and maintain a balanced relationship between industrial, commercial, and residential growth to ensure a stable and healthy tax base in City of Stonecrest;
- E. To provide a balanced distribution of regional and community commercial and mixed- use office centers;
- F. To support high density housing in office and mixed-use centers which have the appropriate location, access, and infrastructure to accommodate it;
- G. To encourage mixed-use developments that meet the goals and objectives of the Atlanta regional commission's smart growth and livable centers initiatives;

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- 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;
 - I. To encourage an efficient land use and development plan by forming a live-work-play environment that offers employees and residents the opportunity to fulfill their daily activities with minimal use of single-occupant automobiles;
 - J. To allow and encourage development densities and land use intensities that are capable of making productive use of alternative transportation modes such as bus transit, rail transit, ridesharing, bicycling and walking;
 - 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;
 - L. To protect established residential areas from encroachment of uses which are either incompatible or unduly cause adverse impacts on such communities;
 - M. To protect the health, safety and welfare of the citizens of the City of Stonecrest;
 - N. To promote uniform and visually aesthetic architectural features which serve to unify the distinctive visual quality of the Stonecrest Area Overlay District.

(Ord. of 8-2-2017, § 1(3.5.3); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.4. District boundaries.

- A. The boundaries of the Stonecrest Area Overlay District composed of Tiers I, II, III, IV, V, and VI described in the subparagraph B below, shall be depicted on the official zoning maps entitled "Official Zoning Map, Stonecrest, Georgia, Stonecrest Area Overlay District" (the "Stonecrest Overlay Maps"). The Stonecrest Overlay Maps are to be adopted contemporaneously with this chapter, together with all explanatory information contained or referenced thereon, is hereby adopted by reference and declared to be a part of this chapter.
- B. The Stonecrest Area Overlay District shall be divided into five [six] development tiers as follows:
 - 1. Tier I: High-Rise Mixed-Use Zone;
 - 2. Tier II: Mid-Rise Mixed-Use Zone;
 - 3. Tier III: Low-Rise Mixed-Use Zone;
 - 4. Tier IV: Transitional Mixed-Use Zone;
 - 5. Tier V: Cluster/Village Mixed-Use Zone ; and
 - 6. Tier VI: Viewshed Zone

The Stonecrest Overlay Maps shall be adopted contemporaneously with this chapter in digital format and contained on a compact disk to be maintained in its original, unedited and unaltered form by the clerk to the city council. A printed copy of the compact disk's contents depicting the Stonecrest Area Overlay maps on the date of its initial adoption shall also be maintained in its original, unedited and unaltered form by the clerk to the city council.

(Ord. of 8-2-2017, § 1(3.5.4); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.5. Open space.

- A. *Open space:* Each lot may provide open space. Open space must be a minimum of 20 percent of the lot. To the extent possible, lands containing streams, lakes, 100-year floodplains, wetlands, slopes over 15 percent shall remain undisturbed and included in open space. Natural open space areas shall form an interconnected and continuous network of paths, greenways, and trails throughout the development within the Stonecrest Area Overlay District. Credit for open space areas may be transferred from one parcel to another within overall developments that remain under unified control of a single property owner or group of owners, but must demonstrate interconnectedness of public areas.
- B. *Maintenance and protection of public space.* Each applicant that chooses to provide for public space shall present as a part of the application for a building permit within the Stonecrest Area Overlay District a legal mechanism under which all land to be used for public space purposes shall be protected. Such legal mechanism may include deed restrictions, property owner associations, common areas held in common ownership or control, maintenance easements, or other legal mechanisms, provided that said legal mechanism shall be approved by the city attorney as assuring each of the following mandatory requirements:
1. That all subsequent property owners within said Stonecrest Area Overlay District be placed on notice of this development restriction through the deed records of DeKalb County Superior Court;
 2. That all public space held in common will be properly maintained and insured with no liability or maintenance responsibilities accruing to the city;
 3. That a legal mechanism exists for notice of deficiencies in maintenance of the public space held in common, correction of these deficiencies, and assessment and liens against the properties for the cost of the correction of these deficiencies by a third- party or the city;
 4. When an applicant for a Stonecrest Area Overlay District chooses to utilize a property owners association in order to comply with the requirements of subsection A above, the applicant, in addition to meeting all of said requirements, shall provide for all of the following:
 - a. Mandatory and automatic membership in the property owners association as a requirement of property ownership;
 - b. A fair and uniform method of assessment for dues, maintenance and related costs;
 - c. Where appropriate, party wall maintenance and restoration in the event of damage or destruction; and
 - d. Continued maintenance of public space held in common and liability through the use of liens or other means in the case of default.

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

Sec. 3.5.6. Greenspace requirements.

- A. *Landscape strips.* Landscape strips not less than five feet in width must be provided along all side and rear property lines and on all public streets. The landscape strip along the public street must be a minimum of ten feet in width and must be planted with a row of street trees of at least three and one-half inches in caliper selected from the list of street trees species identified in the design guidelines for the Stonecrest Area Overlay District and planted not less than 75 feet on center. Continuous landscaped strips shall be constructed along public rights-of-way where surface parking lots are adjacent to such sidewalks or public right-of-way except at points of ingress or egress into the facility.

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- B. *Ground cover.* Ground cover must also be provided in accordance with the design guidelines for the Stonecrest Area Overlay District in order to protect tree roots and to prevent erosion. Ground cover must consist of evergreen shrubs or groundcover plant material mulched with pine bark mulch, or other similar landscaping material.
 - C. Newly planted trees must conform to the design guidelines for the Stonecrest Area Overlay District.
 - D. No tree shall be planted closer than two feet from the street or sidewalk, and no closer than five feet from a fire hydrant, sign post, streetlight standard, utility pole, or similar structure.
 - E. *Greenspace requirements for parking lots:*
 - 1. Greenspace areas are required in all parking lots and must comprise at least five percent of the total lot area of parking lot.
 - 2. In addition, all parking lots must include at least one tree for every 12 parking spaces provided. Tree planting areas may be included in the required greenspace area. Every three inches in caliper, as measured at a height of 36 inches above the ground level, of an existing tree shall count as one newly planted tree.
 - 3. Greenspace areas must be at least 36 square feet in area.
 - 4. All greenspace areas must be properly maintained in accordance with approved landscape plans. In the event that a tree or any plant material dies, it must be replaced within a reasonable time, so as to meet all requirements of this section and to allow for planting in the appropriate planting season.
 - 5. All trees planted pursuant to the requirements of Section 5.4.4 shall be counted for the purpose of meeting the tree planting and tree replacement requirements imposed by this chapter.

(Ord. of 8-2-2017, § 1(3.5.6); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.7. Transitional buffer zone requirements.

Any lot within the Stonecrest Area Overlay District, that is contiguous to any lot outside of the Stonecrest Area Overlay District zoned for a residential use, must maintain a 50 foot transitional buffer zone. The transitional buffer zone cannot contain any structures, impervious surfaces, or water retention ponds and cannot be used for permanent parking, loading, or storage. Trees may not be removed from the transitional buffer zone, other than dead, decayed, dying, or hazardous trees. Additional trees and plant material may be added to the transitional buffer zone.

(Ord. of 8-2-2017, § 1(3.5.7); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.8. Street standards.

Streets within the Stonecrest Area Overlay District may be either public or private streets. Private streets must comply with requirements of public streets found in chapter 14 and all other applicable sections of the City of Stonecrest Code, with the following exceptions:

- A. Streets in the Stonecrest Area Overlay District may be constructed with travel lanes at 11 feet in width, measured inside curb and gutter.
- B. Private or public alleys are permitted to provide secondary or service access within developments consisting of at least four buildings. An alley must provide a continuous connection between two streets. Alleys shall be paved and constructed to the same standards as the connecting streets except that:

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1. No alley shall be longer than 400 feet;
 2. No alley shall have a slope greater than seven percent;
 3. The paved width of an alley must be at least 12 feet;
 4. Alleys must be constructed with flush curbs;
 5. Alleys must have seven-foot-wide unobstructed shoulders constructed of grass sod or gravel on both sides; and
 6. Buildings must be set back at least ten feet from the back curb of an alley.

(Ord. of 8-2-2017, § 1(3.5.8); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.9. Underground utilities.

All utilities except for major electric transmission lines and substations are required to be placed underground except where the director of planning determines that underground utilities are not feasible due to pre-existing physical conditions, such as conflicting underground structures or utilities, shallow rock, high water table, or other similar geologic or hydrologic conditions.

(Ord. of 8-2-2017, § 1(3.5.9); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.10. Streetlights.

When necessary for the use and convenience of the occupants or users of a development, streetlights are required and shall conform to the design guidelines for the Stonecrest Area Overlay District.

(Ord. of 8-2-2017, § 1(3.5.10); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.11. Interparcel access.

To the maximum extent possible, sidewalks and parking lots serving adjacent lots shall be interconnected to provide continuous driveway connections and pedestrian connections between adjoining lots and streets, except that this requirement shall not apply to lots zoned for single family or duplex residential units.

(Ord. of 8-2-2017, § 1(3.5.11); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.12. Multi-modal access plans required.

Each new application for a development permit within the Stonecrest Area Overlay District must be accompanied by a multi-modal access plan prepared at a scale not greater than one-inch equals 100 feet. The multi-modal access plan must cover the full extent of the proposed development along with public rights-of-way of adjoining streets and any other property lying between the subject property and the nearest public streets on all sides. The purpose of the multi-modal access plan is to demonstrate a unified plan of continuous access to and between all buildings in the proposed development and adjacent properties. Connections to available transportation modes, such as driveways, sidewalks, and bike paths must be shown along adjacent streets and those entering adjoining properties. Safe and convenient pedestrian ways must be provided from sidewalks along streets to each building entrance, including pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within 1,250 feet (straight line distance) from any boundary of the subject property, the access plan must show how pedestrians may safely travel from such station or stop to the subject property. Where an existing or planned



bike path is located within 1,500 feet of the subject property, the access plan must show how safe, continuous and convenient bicycle access shall be provided to the subject property.

(Ord. of 8-2-2017, § 1(3.5.12); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.15. Low-rise mixed-use zone (Tier III).

A. *Permitted uses and structures.* The principal uses of land and structures allowed in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as provided below:

1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office Distribution) District, M (Light Industrial) District, and MR-2 (Medium Density Residential) District except those listed in B., below.

B. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Kennels.
2. Junkyard.
3. Tire retreading and recapping.
4. Sexually oriented businesses.
5. Outdoor amusement service facility.
6. Outdoor storage.
7. Automobile repair, major and minor.
8. Hotel/motel.
9. Automobile sales.
10. Temporary outdoor sales.
11. Pawn shops.
12. Liquor stores.
13. Nightclubs.
14. Late-night establishments.
15. Car wash.
16. Self-storage.



17. Funeral home.
18. Mortuary.
19. Crematorium.
20. Farm equipment and supplies sales establishment.
21. Repair, small household appliance.
22. Salvage yard.
23. Automobile service stations, except automobile service stations over 4,000 square feet with special land use permit.
24. Commercial parking lot.
25. Check cashing facility.
26. Automobile emission testing facilities.
27. Small box discount stores.

C. *Accessory uses and structures.* The following accessory uses of land and structures shall be authorized in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
2. Parking lots and parking garages.
3. Clubhouses, including meeting rooms or recreation rooms.
4. Swimming pools, tennis courts, and other recreation areas and similar amenities.

D. *Building setbacks.* The following building setback requirements shall apply to all structures in the Tier III: Low-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:

1. Minimum front yard setback: 15 feet from right-of-way of public street, except that front-facing garages of residential units shall be set back a minimum of 25 feet from rights-of-way.
2. Minimum interior side yard: Ten feet. There shall be a minimum of 15 feet between buildings and structures less than two stories in height and a minimum of 20 feet between any two buildings and structures when one of them is greater than two stories in height.
3. Minimum rear yard: Ten feet.

E. *Height of buildings and structures.* Maximum height, three stories



F. *Density:* No development in Tier III may exceed 30 dwelling units per acre and a combined FAR of one and a half, unless it also provides additional public space or other amenities singly, or in combination as provided in subsection G, below.

G. *Bonus density:* In exchange for providing one or more of the amenities shown in Table 3.3 an applicant may receive a density bonus as provided in Table 3.3, not to exceed a total FAR of three.

Table 3.3 Bonus FAR: Tier III

Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.5
Increase public space to 30 percent while providing connectivity	1.0
Mixed-use building that combines office-institutional with commercial or retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use may constitute less than ten percent of the gross floor area of the building.	0.25
Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

H. *Required parking.* Required parking may be provided through a combination of off-street, on-street, or shared parking. All required parking must be located within 700 feet of the principal entrance of the building that the parking is intended to serve. The minimum number of required parking spaces must be as provided in article 6, except as follows:

1. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four spaces per 1,000 square feet of gross floor area.
2. Office and clinic uses: Minimum of three spaces per 1,000 square feet of gross floor area.
3. Hotel and motel uses: Minimum of one space per unit.
4. Multifamily residential uses-Minimum of one and one-half spaces per dwelling unit.

I. *Parking space area requirements.* Parking space area requirements must comply with the provisions of section 6.1.3.

J. *Sidewalks.* Sidewalks must be provided on all public streets. Sidewalks must be at least five feet in width.



K. *New or used motor vehicle dealers.* New or used motor vehicle dealers are authorized in Tier III of the Stonecrest Overlay District only if they comply with the following requirements:

New or used motor vehicle dealers must be located on a parcel with a lot area of no less than three acres, and must contain at least 6,000 square feet of building floor space.

New or used motor vehicle dealers must provide vegetative screening along any automobile display areas that abut a public right-of-way. Said vegetative screening shall be located outside any guard rails or security fencing abutting such public right-of-way. Within three years of planting, the vegetative screening must be of sufficient height to screen all guard rails or security fencing abutting the public right-of-way. Planting materials shall be subject to the approval of the City of Stonecrest Arborist.

New or used motor vehicle dealers must provide screening of all maintenance areas and storage yards for automobiles stored for service. Such screening shall be sufficient to shield the maintenance areas and storage yards from visibility from any adjacent properties or public rights-of-way. Should vegetative screening be used, planting material shall be subject to the approval of the City of Stonecrest Arborist.

No overhead bay doors opening into vehicle service areas shall be visible from a public right-of-way.

(Ord. of 8-2-2017, § 1(3.5.15); Ord. No. 2018-12-01, § 1(3.5.15), 12-1-2018; Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019; Ord. No. 2019-11-05, § I, 11-25-2019)





3120 Stonecrest Blvd. • Stonecrest, Georgia 30038 • (770) 224-0200 • www.stonecrestga.gov



PLAT APPLICATION

Preliminary

Final

Application Fee: \$200.00 + \$5/Lot.
All applications must be accompanied by four (4) folded copies of the lot division survey. (All plans must be folded).

PLEASE PRINT ALL INFORMATION

PROJECT NAME: Klondike Station PROJECT LOCATION: PARCEL I.D. NO: 16 138 01 001

PROPOSED USE: Residential

DATE OF SKETCH PLAT CONFERENCE: _____

SITE ACREAGE: 11.61 # LOTS: _____ # UNITS: 79 SEWER: SEPTIC TANK: _____

PROPERTY OWNER: William Cordell Lyons

PHONE: 301-704-5586

ADDRESS: 581 Barnes Dr

EMAIL: wclyons@glencorservices.com

CITY: Clinton STATE MD

ZIP CODE: 20735

APPLICANT: William Cordell Lyons

PHONE: 301-704-5586

ADDRESS: 581 Barnes Dr

EMAIL: wclyons@glencorservices.com

CITY: Clinton STATE _____

ZIP CODE: 20735

SURVEYOR / ENGINEER: Samuel McIntosh, P.E.

PHONE 770-756-4699

ADDRESS 2302 Parklake Dr, Suite 625

EMAIL smcintosh@civtechconsulting.com

CITY: Atlanta STATE GA

ZIP CODE: 30345

Terms & Conditions The undersigned, upon oath, states that the above information is true and correct, understands that the Permit issued is only for work as stated. This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction including the zoning ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. Construction will begin no later than six months from the issue date of the permit. If any information is found to be false or misrepresented, the permit will be deemed invalid. I agree to indemnify and hold the city harmless from all damages, demands or expenses of every character which may in any manner be caused by construction and/or the structure.

William C. Lyons

3/1/2023

Applicant Signature (Property Owner or Owner's Rep)

Date



770.621.7200 (o) | Watershed Management
770.621.7271 (f) | 1580 Roadhaven Drive
DeKalbCountyga.gov | Stone Mountain, GA 30083

David E. Hayes, Director



LETTER SHOWING SEWER CAPACITY

December 29, 2022

Attention: Roger Grant
2862 Buford Hwy. #200
Duluth, GA 30096

Re: Klondike Rd. Residential Phase.1
2955 KLONDIKE ROAD
Dist. LL 16-151
Private
Honey Creek

Chief Executive Officer
Michael Thurmond

Board of Commissioners

District 1
Robert Patrick

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Stephen Bradshaw

District 5
Mereda Davis Johnson

District 6
Edward "Ted" Terry

District 7
Lorraine Cochran-Johnson

Dear Roger Grant:

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location (the "Property"). **After evaluating the capacity request, it has been determined, based on the criteria set forth in DeKalb County's Modified Consent Decree (entered on September 22, 2021) and Section 4 of the incorporated Capacity Assurance Program (dated September 2020), that DWM's wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service connection as documented in your sewer capacity request. As such, approval to proceed with the project is granted with regards to sanitary sewer capacity.**

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and the accuracy of the information provided in the Sewer Capacity Evaluation Request, which provided anticipated capacity needs associated with the project. This approval is conditional upon the accuracy of the information provided in that request and is valid for two years from the date of this correspondence. If the requested connection has not been made at that time, a new request for capacity must be submitted for the County's review and approval.

In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV – "Sewers and Sewerage Disposal." Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at dataylor@dekalbcountyga.gov.

Sincerely,

Zachary L. Williams
Executive Assistant/Chief Operating Officer

Brent Zern, PE
Assistant Director, Dept. of Watershed Management



Samuel McIntosh

From: Taylor, Della A. <dataylor@dekalbcountyga.gov>
Sent: Monday, February 26, 2024 7:17 PM
To: Samuel McIntosh; Sewercapacity, Sewercapacity
Cc: Cordell Lyons; hugh@d2constructionservices.com
Subject: RE: Sewer Capacity Reequst for Klondike Station at 2955 & 2975 Klondike Rd

Hi Sam,

- This very small decrease does not need to come back in – I would consider this approved as-is.
- If you think it will start occupying within 1 or 2 years, we can grant up to a 1 year extension at a time by request (through email).

Thanks!

Della A. Taylor, PE

Engineering Manager - Planning & Development

Capacity Certification Engineer

Department of Watershed Management

178 Sams St.

Suite A2600

Decatur, Georgia 30030

dataylor@dekalbcountyga.gov



[Book time with Taylor, Della A.](#)

- The approved capacity will expire in December 2024 (two years from the approval date, 12/29/2022) and it is possible that the new development will not be ready to connect by then. Is it advisable to submit for a new capacity certificate now, rather than waiting until the current approval expires in December?

If you don't mind, I will call you tomorrow to discuss our options.

Thanks,

Samuel McIntosh, P.E.
Principal Engineer
CivTech Consulting, LLC
2302 Parklake Dr, N.E., Suite 625
Atlanta, GA 30345

Tel. 770-756-4899 (c), 770-756-1270(e)
www.civtechconsulting.com



From: Samuel McIntosh <smcintosh@civtechconsulting.com>
Sent: Monday, February 26, 2024 5:16 PM
To: Sewercapacity, Sewercapacity <sewercapacity@dekalbcountyga.gov>
Cc: Taylor, Della A. <dataylor@dekalbcountyga.gov>; Cordell Lyons <wcl Lyons@glencorservices.com>; hugh@d2constructionservices.com
Subject: Sewer Capacity Reequst for Klondike Station at 2955 & 2975 Klondike Rd

Attached is a sewer capacity approval letter that was issued in December 2022 for the captioned project. This approval was based on a mix of single family, condos and townhomes with an average flow of **16,650gpd**. The owner of the property is considering developing the property exclusively for townhomes of approximately 89 units with average flow of $(89 \times 185) = \mathbf{16,465gpd}$.

Questions:

- Since the new expected flow will not exceed the approved flow, do we need to submit a new application, or can the approved one be transferred over to the new plan?



STANDARDS OF PRELIMINARY PLAT REVIEW:

Section 14-88 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.

The owner of the land where the proposed development is to occur, or his authorized agent, shall file a preliminary plat with the Director along with an application for approval. The application shall:

- (1) Be submitted with the plan set for a Land Disturbance Permit;
- (2) Be accompanied by minimum of six copies of the plans, which must be prepared by a registered civil engineer, surveyor, or landscape architect, as described in these regulations and complying in all respects with these regulations and conforming with the zoning of the property;
- (3) Be accompanied by an application fee in the amount set by the mayor and city council;
- (4) Be accompanied by a tree survey;
- (5) Include the name, address and telephone number of an agent who is authorized to receive all notices required by these regulations;
- (6) Be signed by the owner of the property, or if the application is not signed by the owner, a completed indemnification agreement signed by the owner of the property;
- (7) Be accompanied with a consent affidavit from the property owner;
- (8) Be accompanied by a small map of the City of Stonecrest depicted the subdivision location within the City;
- (9) Be accompanied by a vicinity map at a scale of 400 feet to one inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within 500 feet of the tract show zoning districts of adjoining property;
- (10) Include the names of adjoining property owners and the zoning classifications of adjacent properties;
- (11) Include the name, address and phone of developer and engineer;
- (12) Be accompanied by a certification by the applicant that no lots plated are nonconforming or will result in any nonconforming lots;
- (13) The applicant shall obtain the approval of the DeKalb County Health Department and the DeKalb County Department for Watershed Management; and
- (14) Payment of the appropriate development review application fee.

(Ord. No. 2018-06-03, § 14-88, 6-3-2018)



STAFF RECOMMENDATION

The applicant has met the Preliminary Plat requirements stated in Section 14-88 of Chapter 14. Staff recommends **APPROVAL** of SDP24-001 with compliance to the below comments/conditions before final signatures.

1. The preliminary plat was approved by previous staff.
2. The city engineer shall review for accuracy if the prior approval is null.
3. The lot widths (20ft for SFA – taken from the MR-2 Medium Density Residential zoning category) with setbacks are illustrated with compliance to Sec. 3.5.15. - Low-rise mixed-use zone (Tier III).
4. The building spacing is compliant for 20ft but there are no elevation drawings to confirm height or story of structures.
5. The required 50' undisturbed transitional buffer to the south is in place. Though there's a residential underline zoning of the subject lot that abuts a C-1 Local Commercial zoning classification, both are within the Stonecrest OVD Tier 3 and not applicable for Sec. 3.5.7. - Transitional buffer zone requirements for (north side yard).
6. Proposed parking is within garages and driveway provided at 1.5 and .25. According to the count the development exceeds the required parking spaces of 1.5 x72 units. The .25 included in tabulation chart is noted but staff requires additional clarity.
7. The open space for overall lot is 20% (Open Space Area 11 - 2,554 and Open Space Area 12 - 984 square feet = 3,538 sq. ft. wouldn't meet 20% of the lot requirement. Greenspace is applicable to planting for landscaping and ground coverage mostly parking lot areas.
 - a. The applicant will need to clarify how they calculated the green space and open space. Update the plan with the correct calculations.