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## SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

<b>Prepared By:</b>	Ellis Still, Deputy Director of Planning and Zoning
<b>Petition Number:</b>	SLUP 24-006
<b>Applicant:</b>	Dean Hodge – Go Solar Power 933 Clint Moore Road Boca Raton, FL 33487 <a href="mailto:permits@gosolapower.com">permits@gosolapower.com</a>
<b>Property Owner:</b>	Craig Delasin, Chief Executive Officer 2929 Turner Hill Road, Suite 106 Lithonia, GA 30038 <a href="mailto:cdelasin@urbanretail.com">cdelasin@urbanretail.com</a>
<b>Project Location:</b>	2929 Turner Hill Road (Parcel ID 16 170 01 002)
<b>District:</b>	1 – Councilwoman Tara Graves
<b>Acreage:</b>	+/- 28.89 acres
<b>Existing Zoning:</b>	C-1 (Local Commercial) District
<b>Overlay:</b>	Stonecrest Overlay Tier 1
<b>Future Land Use:</b>	Regional Center (RC)
<b>Proposed Development/Request:</b>	The applicant is seeking to install solar PV roof-mounted system with 2274 panels on the roof of the Stonecrest Mall.
<b>CPIM:</b>	July 7, 2024 (sign posted June 27, 2024)
<b>Planning Commission:</b>	August 6, 2024
<b>Mayor &amp; City Council:</b>	August 26, 2024
<b>Sign Posted/ Legal Ad(s) submitted:</b>	July 12, 2024
<b>Staff Recommendations:</b>	<b>Conditionally Approved</b>
<b>Planning Commission:</b>	<b>Conditional Approval with staff recommended conditions</b>

**Location**

The subject property is located at 2929 Turner Hill Road, Stonecrest, GA 30038. The property has access from multiple access points including Stonecrest Parkway and Stonecrest Concourse which leads to Turner Hill Road. Mall Parkway is classified as a major arterial and is maintained by the City of Stonecrest.

The property zoned C-1 (Local Commercial) zoning district and all of the surrounding properties are zoned C-1 (Local Commercial).

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	C-1 (Local Commercial) District	Commercial (Stonecrest Mall)
Adjacent: West	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: East	C-1 (Local Commercial) District	Commercial (Stonecrest Mall)
Adjacent: South	C-1 (Local Commercial) District	Commercial (Stonecrest Mall)

**Background**

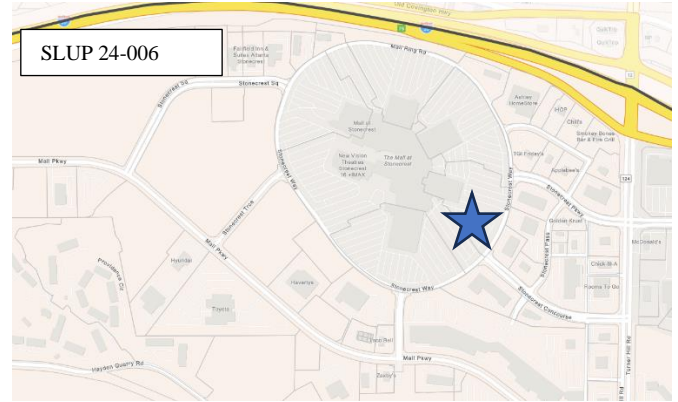
The subject property zoning classification is C-1 – Local Commercial.

The property is developed as the Stonecrest Mall which opened in 2002 and consists of 1.2 million square feet. The proposed project is to install 2274 solar panel on the roof of the building. The movie theater is currently not operating and has been closed since 2021. According to the applicant, the development will showcase a comprehensive approach, incorporating a mix of amenities and services.

**Traffic and Environmental Assessment**

According to the applicant there will not be a direct impact on traffic based on the proposed project.

**PROJECT OVERVIEW**



According to [Division 26, Section 2.26.1](#) the purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows to provide convenient local retail shopping and service areas within the city for all residents, to provide for quality control in development through materials and building placement, to ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods, to implement the future development map of the city's comprehensive plan.



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- CODE OF ORDINANCES  
Chapter 27 - ZONING ORDINANCE  
ARTICLE 2. - DISTRICT REGULATIONS  
DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

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*DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT*

**Sec. 2.26.1. Statement of purpose and intent.**

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03 , § 1(Exh. A, § X), 8-23-2021)

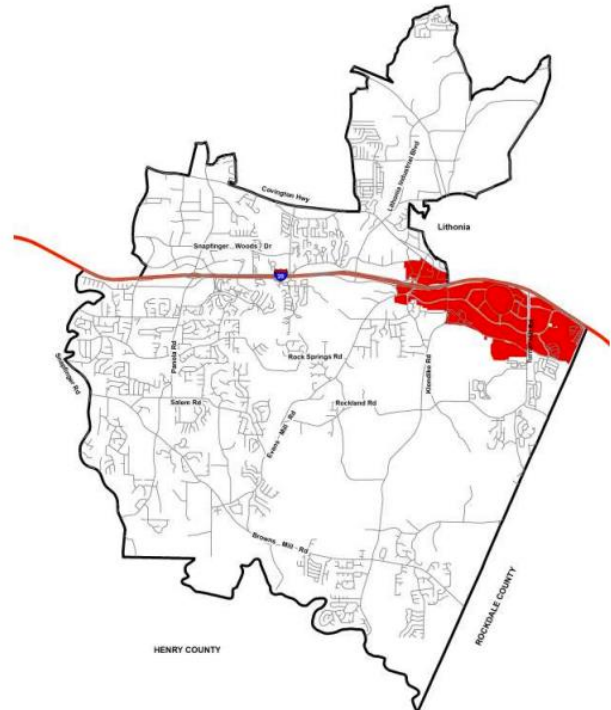
### Regional Center (RC)

The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.

#### Regional Center Character Area Locations

- Turner Hill & Mall Parkway
- Klondike Road & Mall Parkway
- Evans Mill Road & I-20



**COMPREHENSIVE PLAN ELEMENTS**

**LAND USE**

**Regional Center Primary Land Uses**

- Stacked Townhouses
- 8+ Story Condominiums and Lofts
- High Rise Apartments
- Regional Healthcare Facilities
- Large-Scale Retail and Commercial
- Regional Corporate Offices
- Education and Institutional Uses
- Entertainment and Cultural Facilities
- Parks, Recreation Facilities, and Sports Complexes
- Public and Civic Facilities



**Permitted Zoning in RC Areas**

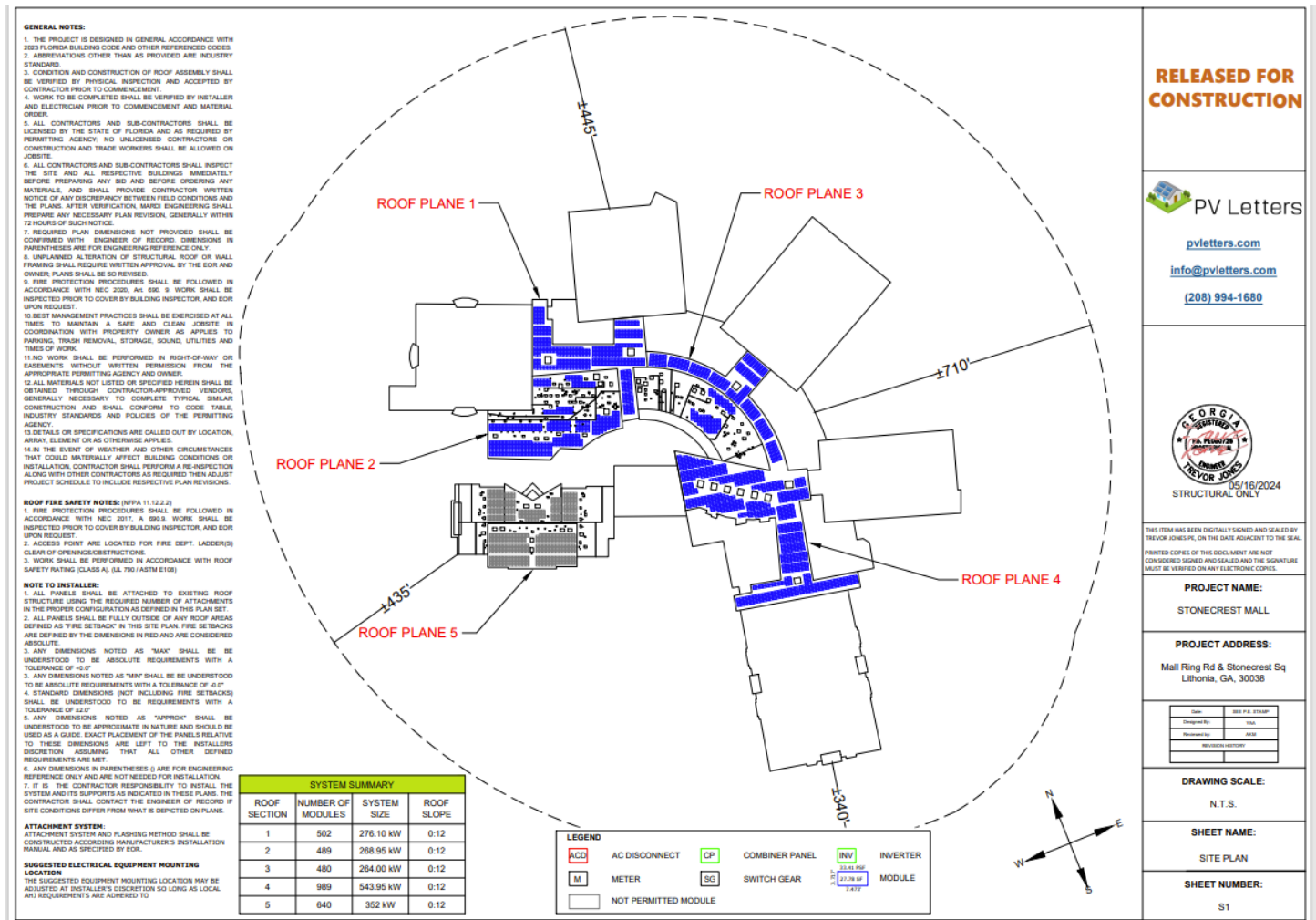
HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, OI, OIT



## Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in July 2024. The Community Planning Information Meeting (CPIM) was held on July 7, 2024, at 6:00 pm at city hall. There were no residents in attendance at the meeting.

## Proposed Site Plan



## SLUP 24-006

ADDRESS: 2929 Turner Hill Road

CURRENT ZONING: C-1 (Local Commercial) District

OVERLAY: Stonecrest Overlay Tier 1

FUTURE LAND USE: Regional Center (RC)

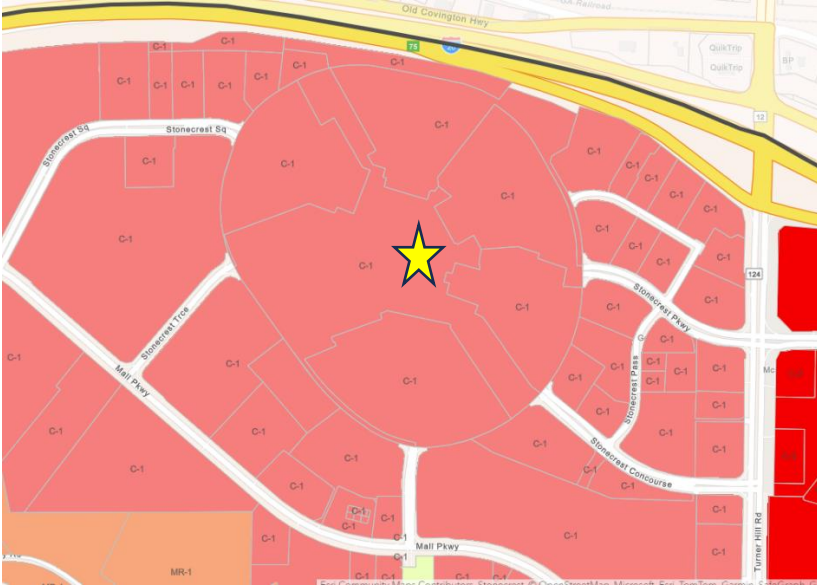


Subject Property

### Aerial Map

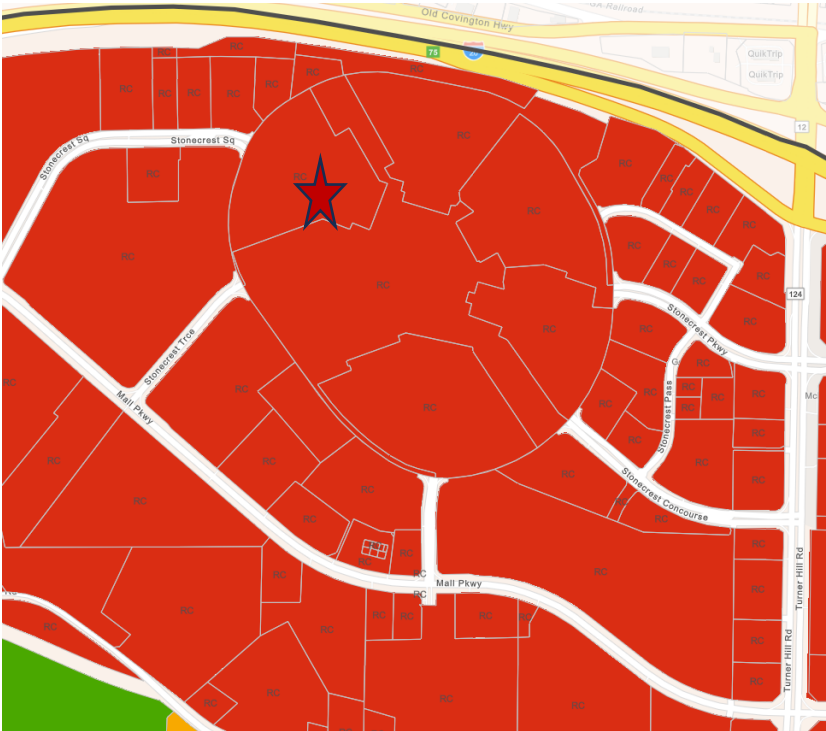


**Zoning/ Land Use Maps**



**Legend /Zoning**

 C-1 - Local Commercial



**Legend/Land Use**

 Regional Center





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## **CRITERIA TO BE CONSIDERED**

*Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff analysis.*

**A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The subject property consists of approximately +/-28.89 acres of commercially zoned land. The property was developed in 2001 as Stonecrest Mall. The building (mall) is more than 1.2 million square feet. There is adequate parking, open space, required yards and building roof space available for the proposed project. The request is to install 2274 roof mounted solar panels on the roof of the building. The solar panels system will tie into the mall's electrical system thereby producing energy for the mall. This will not affect the need or requirements for parking or open space and will not change the footprint of the existing development.

**B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposal is for an alternative energy production (system) which would be an accessory use to the existing shopping center. At the time of this report there are no other alternative energy systems in the area. The proposed use should not have any adverse effect on the compatibility or land use in the area. The use will be on the roof of the building and will be unnoticeable according to the applicant to the general public and neighboring properties.

**C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The property address(es) encompasses Turner Hill Road, which is a major collector, and Mall Parkway which is a minor collector. The area is heavily developed and has all public facilities and utilities in place. The proposed project will be added to the roof of the mall and will not impact the current operations of the public services or public facilities that currently exist. The proposal will connect into the mall's current electrical circuitry to produce electrical energy from a solar source.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

The proposal is abutting Interstate 20, Turner Hill Road and Mall Parkway. There is adequate traffic-carrying capacity for the proposed use. The use will not affect traffic in the area as it is roof-mounted and will only require limited maintenance and installation requirements based on the codes for the State of Georgia.

**E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**



The existing land uses located in the area will not be adversely affected by the character of the vehicles or volume of traffic generated by the proposed use. The use will be ancillary to the existing retail (mall) use. There should be minimal traffic associated with this secondary use. Once installed, it is anticipated by the applicant that there will be little maintenance required.

**F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

There is adequate ingress and egress to the subject property to the proposed development. There is infrastructure in place related to pedestrian and automotive safety, traffic flow and access in the event of fire or other emergencies. The existing access will not be affected, however the existing fire plan for the current development (Stonecrest Mall) will require amending according to the DeKalb County Fire Marshal's office. Any required changes will be detailed during the plan review process when applicable for a building permit.

**G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

The proposed use should not adversely impact adjoining land uses by reason of noise, smoke, odor, dust, or vibration generated by this use. The solar panels do not create any of the listed nuisances. The applicant(s) shall consider the potential for reflective glare that could possibly adversely impact adjoining land uses. The installation location of all panels shall be taken under consideration by the applicant.

**H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

The proposed use is for the installation of solar panels and does not have set hours of operation.

**I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The proposed use will not adversely impact any adjoining land use by reason of manner of operation. The applicant shall take under consideration the installation location of the solar panels that may impact reflective glare on adjacent properties and potential uses.

**J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The proposed use is permitted per Article 4 – Use Regulations Table 4.1 – Use Table. Although this proposed use is permitted, there have not been any similar uses developed in the area.



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**K. Whether the proposed use is consistent with the policies of the comprehensive plan.**

The use is listed as a permitted use that requires the approval of a special land use permit. The comprehensive plan states “a centralized location that allows a variety of uses.” Though there have not been similar uses in the past, there could be the potential for this type of use in the future.

**L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

The proposed use will be located on the roof of the Mall and should not affect the buffer zones and transitional buffer zones. This use will not change the footprint on the property.

**M. Whether there is adequate provision of refuse and service areas.**

According to the applicant there are adequate provisions of refuse, and the existing services will not be affected.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration.**

The applicant indicated that installation of the solar system is anticipated to be 6 to 8 weeks, from the approval date. Staff find no reason the use should be limited in duration.

**O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

The size, scale and mass of the proposed development of the solar panels is a concern given the number of solar panels proposed for installation. There is concern about the excessive weight that will be added to the roof structure. There is also concern surrounding fire safety and monitoring in case of emergency.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed use will not adversely affect historic buildings, sites, districts or archaeological resources. There are no historical buildings or archeological resources that staff is aware of in the area.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

There are no required supplemental regulations that would affect this special land use permit.

**R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

The proposed use shall not create a negative shadow impact on any adjoining lot or building as a result of building height. There are no other buildings in close enough proximity to be affected by the building height.



**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed use may be a benefit to the community as a whole by producing energy on-site, reducing the amount of energy consumed from traditional sources and providing a place where the community can benefit from this production.

The proposed use is not specifically listed in the comprehensive plan, however, based on public input from the community during the 2038 Stonecrest Comprehensive Plan update, *“the City should be more proactive when it comes to sustainability, such as wind, solar, and technology. Additionally, the City should promote and incentivize these businesses to locate in the City.”* This use would be consistent with the overall objectives of the Comprehensive plan.

**STAFF RECOMMENDATION**

Staff recommends **CONDITIONAL APPROVAL** of the special land use permit request with the following conditions:

1. A current detailed structural analysis report shall be prepared and submitted for review by City Staff during the building permit process to confirm the roof can support the additional weight of the proposed solar panels.
2. The proposed use must satisfy all requirements for structural load, installation, wiring and wind testing for the roof of the building.
3. The proposed use must meet all Fire Safety requirements including submitting an updated Fire Safety Plan for the Mall.
4. The proposed use and location of the solar panels shall not disrupt any adjacent properties due to reflective glare from the installation of any of the solar panels.

**PLANNING COMMISSION RECOMMENDATION – August 6, 2024**

TBD



**Attachment(s): SLUP 24-006 Application Materials**



**Special Land Use Permit  
Application**

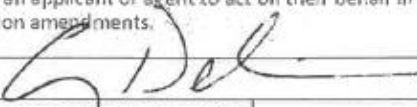
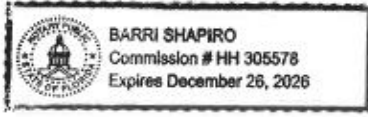
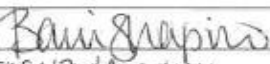
Applicant Information	Name: <b>Dean Hodge - Go Solar Power</b>			
	Address: <b>933 Clint Moore Rd Boca Raton FL 33487</b>			
	Phone: <b>561-228-4483</b>	Fax:	Email: <b>permits@gosolarpower.com</b>	
	Owner's Name: <b>STONECREST MALL SPE II LLC</b>			
Owner Information	Owner's Address: <b>2929 Turner Hill Rd Sute# 106 Lithonia GA 30038</b>			
	Phone: <b>312-479-1702</b>	Fax:	Email: <b>cdelasin@urbanretail.com</b>	
	Property Address: <b>2929 TURNER HILL RD LITHONIA GA 30038</b>		Acreage:	
	Parcel ID: <b>16 170 01 002</b>			
	Current Zoning Classification:			
	Proposed Use of Property: <b>commercial</b>			
Property Information	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No			
	Property Information: <b>Stonecrest Mall is a regional shopping mall that features various retailers, restaurants, and a movie theater.</b>			
Affidavit	To the best of my knowledge, this variance 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.			
	Applicant's Name: <b>Dean Hodge</b>			
	Applicant's Signature: <i>Dean Hodge</i>		Date: <b>5/28/2024</b>	
	Sworn to and subscribed before me this <b>28</b> Day of <b>May</b> 20 <b>24</b>			
	Notary Public: <b>Shihchien Yuan</b>			
	Signature: <i>Shihchien Yuan</i>			
	My Commission Expires: <b>6/27/2026</b>			
Notary	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee			
	Fee: \$	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> CC	Date:	
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	

08-03-2017



**Property Owner(s)  
Notarized Certification**

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application 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 (If Applicable)	Signature: 	Date: 5/28/24	
	Address: 2929 Turner Hill Rd Ste# 106	City, State: Lithonia, GA	Zip: 30038
	Phone: 312-479-1702		
	Sworn to and subscribed before me this 28 day of May, 2024		
Notary Public:			
Property Owner (If Applicable)	Signature: 	Date: 5/28/24	
	Address: 505W 3rd Ave #411	City, State: Boca Raton, FL	Zip: 33432
	Phone: 561-702-0427		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			
Property Owner (if Applicable)	Signature:	Date:	
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this _____ day of _____, 20____		
Notary Public:			



**Applicant/Petitioner  
Notarized Certification**

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

<b>Applicant / Petitioner</b>	Signature: Dean Hodge <i>Dean Hodge</i>	Date: 5/28/2024
	Address: 933 Clint Moore Rd	City, State: Boca Raton, FL
	Phone: 561-228-4483	Zip: 33487
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>24</u>	
Notary Public:		
<b>Attorney / Agent</b>	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		



Jul 31, 2024

Attn: Cobi Brown, Planning Administrative Technician

Letter of Intent - City of Stonecrest Zoning Review

Dear City of Stonecrest,

We have revised our solar panel design for The Stonecrest Mall installations. We're now installing a Solar PV roof-mounted system with a total of 2,866 panels split between the main mall meter and the movie theater meter. We changed the panel to be used to a higher wattage panel thus causing a reduction in overall panel count.

2,274 - Modules to be installed and connected to 2929 Turner Hill Rd. Meter # VY6674 (Main Mall) 1.353 MW DC

592 - Modules to be installed and connected to 8060 Mall Parkway. Meter # 3138834 (Movie Theater) 353.34 KW DC

The larger system with 2,274 panels will be connected to the mall meter, requiring a shutdown (power disconnect and reconnect).

*Evan Pfretzschner*

Evan Pfretzschner  
Director of Commercial Operations  
Go Solar Power LLC  
(561) 237-5396



**Scope of Work:**

This set of plans details the installation of a 1.353 MW DC Grid Interactive Solar Photovoltaic System, consisting of 2274 RSM120-8-595BMDG Modules, with 8 SE120K-US. Modules to be attached to existing roof with Solar stack mounting system.

**Site Details:**

Property Owner Name: Stonecrest Mall  
Site Coordinates: 33.70042, -84.09901  
Property Address: Mall Ring Rd & Stonecrest Sq, Lithonia, GA, 30038

**CODE TABLE & CERTIFICATIONS**

STRUCTURAL CODE: 2018 IBC/IEBC/IRC  
ELECTRICAL CODE: 2020 NEC, 2020 IEC  
FIRE SAFETY CODE: 2018 IFC  
(With Local AHJ Amendments, if applicable)

**STRUCTURAL CERTIFICATION**
















I, TREVOR JONES, PE (050726), CERTIFY THAT THE INSTALLATION OF THE SOLAR MODULES IS IN COMPLIANCE WITH THE 2018 IBC, IEBC/IRC. BUILDING STRUCTURE WILL SAFELY ACCOMMODATE WIND LATERAL AND UPLIFT FORCES, AND EQUIPMENT DEAD LOADS.

INVERTER: UL1741SA  
ENERGY: UL1703  
JUNCTION BOX: NEMA 4X (ROOF)

**EXPOSURE NOTES:**

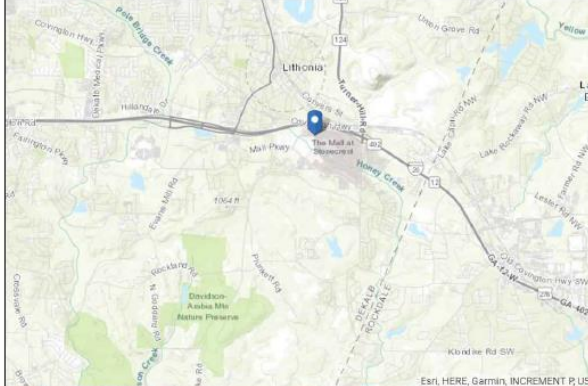
CATEGORY: B  
DESIGN REQ.: 115 mph  
STRUCTURE: TYPE II /ENCL

**LEGEND**

 AC DISCONNECT	 RAILS	 FIRE SETBACK
 COMBINER PANEL	 ATTACHMENT	 ROOF ZONE 1
 METER	 EXPOSED MODULE	 ROOF ZONE 2
 PANEL	 MODULE	 ROOF ZONE 3
 MAIN DISTRIBUTION PANEL	 MODULE UNDER SEPARATE PERMIT	
 # OF PLANE		

**Table Of Contents**

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S3.1 - S3.5	ATTACHMENT DETAIL & ARRAY LAYOUT	0
S4.1 - S4.2	MOUNTING & FLASHING DETAILS	0
A1-S	APPENDIX - DATA SHEETS, MODULE WIND RATINGS & WIND SIMULATION	0



**RELEASED FOR CONSTRUCTION**

 PV Letters

[pvletters.com](http://pvletters.com)  
[info@pvletters.com](mailto:info@pvletters.com)  
(208) 994-1680



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TREVOR JONES PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**PROJECT NAME:**  
STONECREST MALL

**PROJECT ADDRESS:**  
Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Date:	REV P.E. STAMP
Designed By:	TJM
Reviewed By:	TJM
Revision History:	

**DRAWING SCALE:**  
N.T.S.

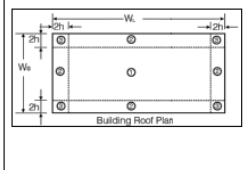
**SHEET NAME:**  
COVER PAGE

**SHEET NUMBER:**  
G1

Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec. 29.4.3 (All wind pressures include a load factor of 0.6)		
	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	NONE	NONE
2	NONE	NONE
3	19.25/-28.93	19.25/-19.29

Existing Structure & Limiting Factors	
Roof Type	Flat
Roof Material	Concrete
Sheathing	Plywood
Framing	Wood Trusses, 24" O.C.
Fire Rating	Class A
Roof Slope	0.12
Mean Roof Height (h) [ft]	145
Overhang (OH) [ft]	None
Dead Load [psf]	48.3
Live Load [psf]	20
a = Width for Zone 2 and 3 determination (per ASCE figure) [ft]	90
b/2 = Width used to determine if exposed [ft]	22.50
h1 = Distance from roof to lower panel edge: Min (hwy, hwp) [ft]	1.00
h2 = Distance from roof to upper panel edge: Max (hwy, hwp) [ft]	1.00
d1 = limit for adjacent panels [ft]	4.00
Minimum height above roof edge [ft]	2.00



PV Module Data	
Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees]	5

Environmental Data	
Design Wind Speed (V)	115
Directional Wind Speed (Kd)	0.85
Elevation Factor (Ke)	1.0
Topographic factor (Kzt)	1.0
pressure exposure (Kz)	0.85
Velocity Pressure (q)	24.46

PV Module Loads		
	Downward	Uplift
Module Design Pressure [psf]	-75.18	33.41
Worst Case Pressure [psf]	10.80	-16.30
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)
Net Load Pressure [psf]	15.95	-15.87
Margin [psf]	-88.51	47.08
Safety Factor (OK IF OVER 1.0)	-5.64	-2.44

Total Array Calculations	
Minimum Number of Attachments	1124
Total Array Weight [lbs]	35802.24
Total Array Area [sqft]	14134.8
Total Roof Area [sqft]	727652.08
Total Roof Weight [sqft]	21829625.00
Total Panel, Inverter & Attachments Weight [lbs]	49464.27
Total Increase in Dead Load Weight (N)	0.02
Percentage of Total Occupied Roof Area (%)	1.94
Total Array Uplift [lbs]	-365484.82
Force per Attachment [lbs]	-325.16
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK IF over 1.50)	2.56



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PROJECT NAME:  
STONECREST MALL

PROJECT ADDRESS:  
Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Date	REV P.E. STAMP
Designed by	NA
Reviewed by	ANA
Version/History	

DRAWING SCALE:  
N.T.S.

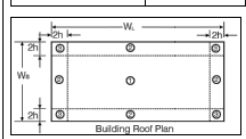
SHEET NAME:  
SECTION 1 WIND CALCULATIONS, ARRAY LAYOUT & EQUIPMENT LOCATION

SHEET NUMBER:  
S2.1

Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec. 29.4.3 (All wind pressures include a load factor of 0.6)		
	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	7.21/-10.81	7.21/-7.21
2	9.5/-14.25	9.5/-9.5
3	10.8/-16.2	10.8/-10.8

Existing Structure & Limiting Factors	
Roof Type	Flat
Roof Material	Concrete
Sheathing	Plywood
Framing	Wood Trusses, 24" O.C.
Fire Rating	Class A
Roof Slope	0.12
Mean Roof Height (ft) [R]	±20
Overhang (OH) [R]	None
Dead Load [psf]	48.3
Live Load [psf]	20
• = Width for Zone 2 and 3 Classification (per ASCE Figure) [R]	40
1/2 = Width used to determine if exposed [R]	10.00
h1 = Distance from roof to lower panel edge: Min (Dim, hsp) [R]	1.00
h2 = Distance from roof to upper panel edge: Max (Dim, hsp) [R]	1.00
d1 = Spacing for adjacent panels [R]	4.00
Minimum height above roof edge [R]	2.00



PV Module Data	
Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees °]	5

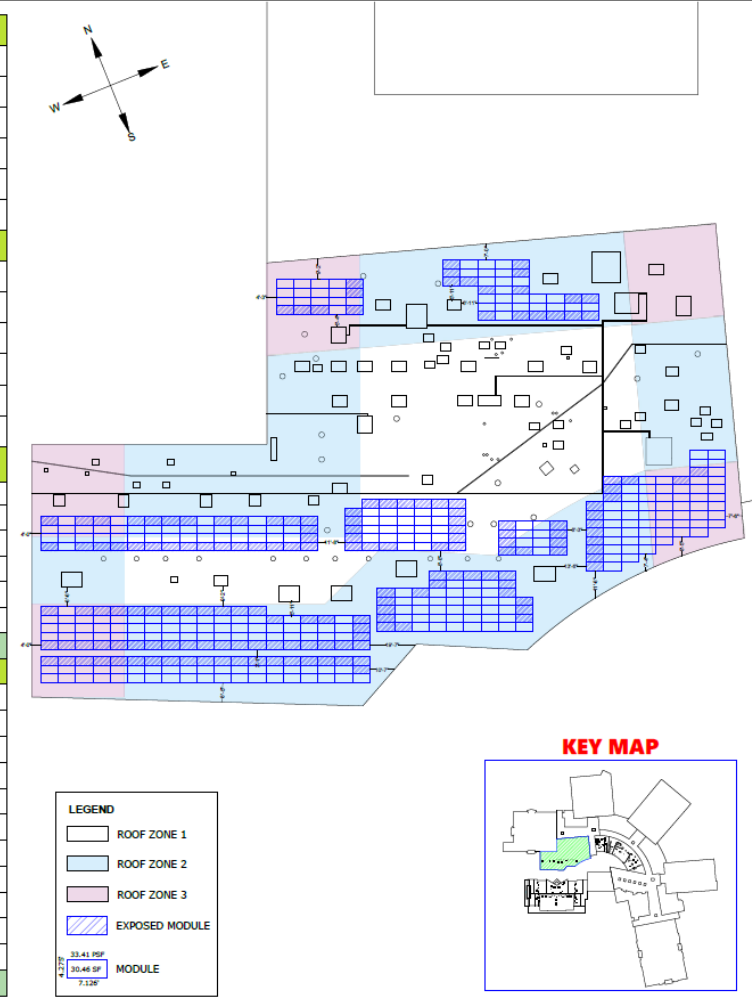
Environmental Data	
Design Wind Speed (ft)	115
Directional Wind Speed [kt]	0.85
Elevation Factor [K <sub>e</sub> ]	1.0
Topographic factor [K <sub>t</sub> ]	1.0
pressure exposure [K <sub>p</sub> ]	0.85
Velocity Pressure [q <sub>h</sub> ]	24.46


PV Module Loads			
	Downward	UpLift	
Module Design Pressure [psf]	-75.18	33.41	
Worst Case Pressure [psf]	10.80	-16.20	
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)	
Net Load Pressure [psf]	13.33	-13.67	
Margin [psf]	-88.51	47.08	
Safety Factor (OK IF OVER 1.0)	5.64	2.44	


  

Total Array Calculations	
Minimum Number of Attachments	3094
Total Array Weight [lbs]	34076.32
Total Array Area [sqft]	13769.35
Total Roof Area [sqft]	727652.08
Total Roof Weight [sqft]	359147812.50
Total Panel, Inverter & Attachments Weight [lbs]	44560.47
Total Increase in Dead Load Weight (N)	0.04
Percentage of Total Occupied Roof Area (%)	1.89
Total Array UpLift [lbs]	-188185.40
Force per Attachment [lbs]	-172.02
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK if over 1.50)	4.84



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PROJECT NAME:  
STONECREST MALL

PROJECT ADDRESS:  
Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Date:	ISSUE & STAMP
Designed By:	AK
Checked By:	AK
REVISION HISTORY	

DRAWING SCALE:  
N.T.S.

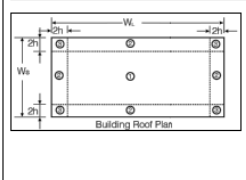
SHEET NAME:  
SECTION 2 WIND CALCULATIONS & ARRAY LAYOUT

SHEET NUMBER:  
52.2

Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec 29.4.3 (All wind pressures include a load factor of 0.6)		
	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	12.7/-19.06	12.7/-12.7
2	16.85/-25.28	16.85/-16.85
3	19.29/-28.93	19.29/-19.29

Existing Structure & Limiting Factors		
Roof Type	Upper Flat Roof	Lower Flat Roof
Roof Material	Concrete	
Sheathing	Plywood	
Framing	Wood Trusses, 24" O.C.	
Fire Rating	Class A	
Roof Slope	0:12	
Mean Roof Height (h) [ft]	145	120
Overhang (OH) [ft]	None	
Dead Load [psf]	48.3	
Live Load [psf]	20	
s = Width for Zone 2 and 3 determination (per C.R.C figure) [ft]	90	40
1/2 s = Width used to determine if exposed [ft]	22.50	10
h1 = Distance from roof to lower panel edge: Min (hwy, hwp) [ft]	1.00	
h2 = Distance from roof to upper panel edge: Max (hwy, hwp) [ft]	1.00	
d1 = limit for adjacent panels [ft]	4.00	
Minimum height above roof edge [ft]	2.00	



PV Module Data	
Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees °]	5

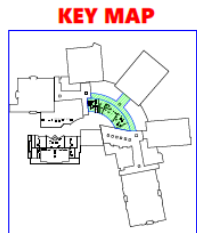
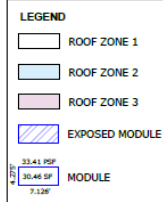
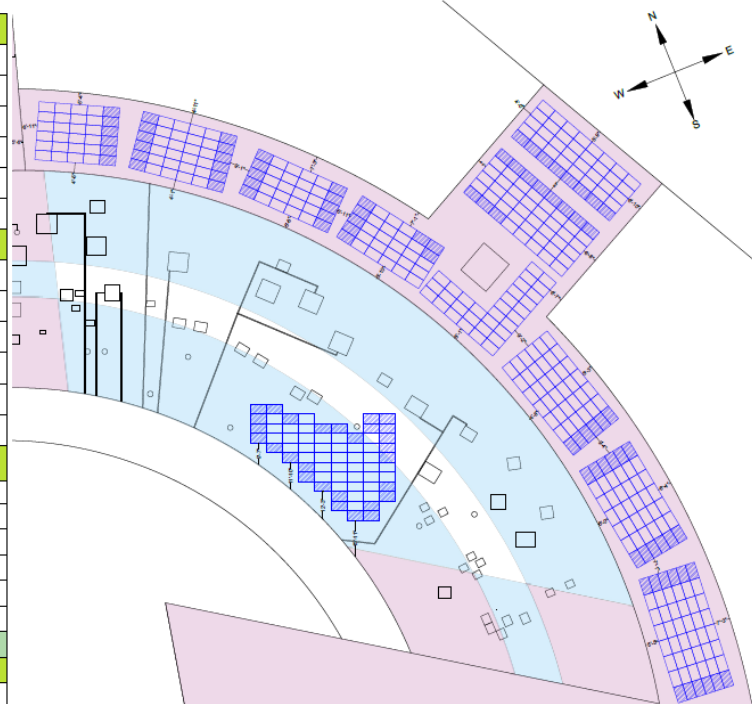
Environmental Data	
Design Wind Speed (V)	115
Directional Wind Speed (Kd)	0.85
Elevation Factor (Ke)	1.0
Topographic factor (Kzt)	1.0
pressure exposure (Kz)	0.85
Velocity Pressure (qh)	24.46

PV Module Loads		
	Downward	UpLift
Module Design Pressure [psf]	-75.38	33.41
Worst Case Pressure [psf]	19.29	-28.39
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)
Net Load Pressure [psf]	21.89	-25.79
Margin [psf]	-97.07	59.20
Safety factor (OK if OVER 1.0)	-1.64	-1.30

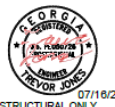
  

Total Array Calculations	
Total Array Calculations	
Minimum Number of Attachments	3040
Total Array Weight [lbs]	34259.04
Total Array Area [sqft]	13525.34
Total Roof Area [sqft]	727852.08
Total Roof Weight [psf]	21829625.00
Total Panel, Inverter & Attachments Weight [lbs]	43584.46
Total Increase in Dead Load Weight (%)	0.02
Percentage of Total Occupied Roof Area (%)	1.86
Total Array UpLift [lbs]	-349731.16
Force per Attachment [lbs]	-336.28
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK if over 1.50)	2.46



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**PROJECT NAME:**  
STONECREST MALL

**PROJECT ADDRESS:**  
Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

DATE:	ISSUE # & STAMP
DESIGNED BY:	TRM
DRAWN BY:	AKB
REVISION HISTORY:	

**DRAWING SCALE:**  
N.T.S.

**SHEET NAME:**  
SECTION 3 WIND CALCULATIONS & ARRAY LAYOUT

**SHEET NUMBER:**  
S2.3



## INSTALLATION INSTRUCTIONS

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STONECREST MALL

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Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Date	REV (P.E. STAMP)
Designed by:	TJM
Reviewed by:	AJM
Revision History	

**DRAWING SCALE:**  
N.T.S.

**SHEET NAME:**  
MOUNTING & FLASHING  
DETAIL

**SHEET NUMBER:**  
S4-2

### INSTALLING SOLAR STACK PEDESTALS

Dispense adhesive at location of mount, allow space for expansion of adhesive.

**NOTE:** Polyurethane Foam Adhesive will expand up to 3 times original size. Take care to allow for expansion and sealant area to Solar Stack Pedestal to ensure performance as designed.

### INSTALLING THE MODULE CLAMPS

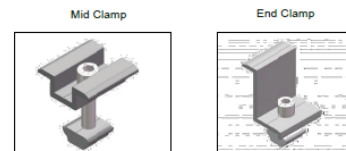
Clamps hold the modules onto the frame. There are two types: mid-clamp and end-clamp. End-clamps are used at the end of a row of modules. Bring the rail one or three, while mid-clamps sit between two panels and ensure they're spaced evenly.

Attach the modules using the clamps as noted on the drawing:

- Insert the middle clamps and tighten them.
- Insert the end clamps laterally on the pedestal. The end clamps are attached and then tightened at the height of the module frame.

### INSTALLING THE MODULE CLAMPS

Modules should be installed to the Solar Stack pedestals with the manufacturer approved mid/end clamps. There are different types of clamps available for the module installation.



### INSTALLING SOLAR STACK PEDESTALS

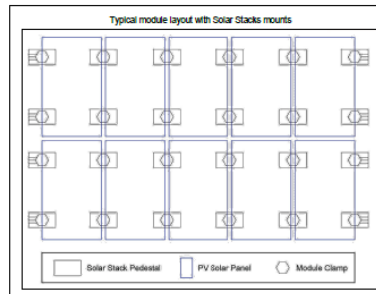
Install Solar Stack pedestal into fresh adhesive and allow to cure in accordance with adhesive manufacturer's recommendations. Solar Stack pedestal should be placed into foam within 1-2 minutes after foam is dispensed.

### INSTALLING THE MODULES

The next step is to install the solar modules to the Solar Stack pedestals. Modules can be installed in portrait or landscape orientation, according to the engineering plans. As well as taking measurements, we'll check that the modules look straight - not just from where we're sitting on the roof, but from above as the ground too.

Modules will be connected with each other, according to the provided engineering plans in regards to the proper stringing.

### INSTALLING THE MODULES



**IMPORTANT:** Periodic re-inspection of the installation for loose components, loose fasteners and any corrosion, such that if found, the affected components are to be immediately replaced.

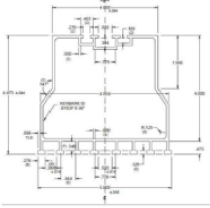
## MOUNTING & ADHESIVE COMPONENTS

### SOLAR STACK'S COMPONENTS

Solar Stack's innovative design incorporates a patented pedestal used in conjunction with a 3036-approved adhesive. Solar Stack's innovative design distributes roof penetrations and allows roof structures (and the roof itself) to remain intact. Since there is no need for anchor penetrations or loading structural connection points, installation is significantly simplified. Solar Stack's streamlined design also allows for installation from a hot, existing roof, eliminating complications associated with hazardous, toxic, and volatile materials and procedures.

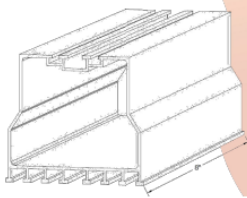
Additionally, Solar Stack's innovative design allows for the use of double down solar panels. And because there is no drilling, you have total peace of mind that roof leaks won't result from installation. Solar Stack has undergone rigorous testing by accredited facilities and earned the most stringent certification from the state of Florida for use in High-Velocity Hurricane Zones, among the benefits.

8 IN. "SOLAR STACK" or "DOUBLE DOWN" Solar Pedestal  
Overall Product Dimensions



### 8 IN. "SOLAR STACK"

- Suitable for residential and commercial projects
- Parallel to roof - suitable for pitched and flat roofs
- 12" Length of the 88 pedestal (inches)
- Solar modules can be mounted in Portrait or Landscape orientation



DISCLAIMER: EITHER 8" OR 12" PEDESTALS MAY BE USED AS NEEDED BY CONTRACTOR. CALCULATIONS ON SHEET S2 WERE BASED ON WORST CASE CONDITIONS AND ARE ACCEPTABLE FOR BOTH PEDESTALS.

### INSTALLING SOLAR STACK PEDESTALS

Determine the spacing of Solar Stack pedestals for your solar array design.  
Surface Preparation All roof surfaces must be free of any debris, dirt, grease, oil, and standing water before adhesive is applied. Follow adhesive manufacturers application instructions.

Approved adhesive types used for installation of Solar Stack pedestals are located in the following table.

Uplift Load applied to the Top of "SOLAR STACK GEN 3" or "DOUBLE DOWN GEN 3" Assembly (90° To Roof Surface)				
Adhesive Type:	GEN 3 Pedestal Size:	Paddy Dimensions:	Paddy Weight:	Ultimate Load <sup>2</sup> :
ICP Polyset® AH-160	12"	16-5/8" x 8-7/8"	79.9 grams	-833 LBF
ICP Polyset® AH-160	8"	12-3/8" x 8"	62.6 grams	-658 LBF
DOW Tile Bond	8"	10-1/2" x 7"	55 grams	-383 LBF
DOW Hrista-Stik	8"	10-1/2" x 7"	59.8 grams	-400 LBF
DAP Stormbond	8"	10-1/2" x 7"	52.1 grams	-500 LBF

Notes:  
1. Ultimate Loads with 0 margin of safety applied to the test loads.  
2. Assembly was tested for vertical lift.

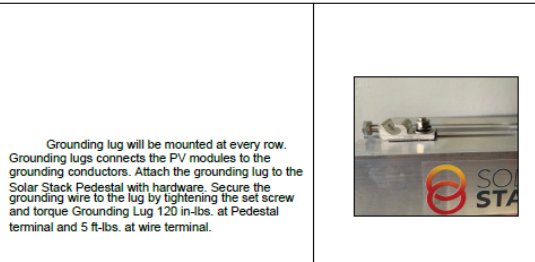
Table 7-1 (Evaluation report for Florida product approval #FL 21074.6 R4)

We strongly recommend that all the installers should have training for proper use of the foam adhesive before they do any installation of the Solar Stacks.

It is very important to use approved foam adhesives only. For proper use of the foam adhesive, manufacturer installation instructions must be followed.

## GROUNDING

### GROUNDING



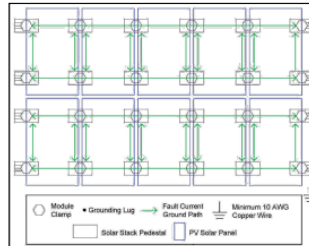
Grounding lug will be mounted at every row. Grounding lugs connects the PV modules to the grounding conductors. Attach the grounding lug to the Solar Stack Pedestal with hardware. Secure the grounding wire to the lug by tightening the set screw and torque Grounding Lug 120 in.-lbs. at Pedestal terminal and 5 ft.-lbs. at wire terminal.

### GROUNDING

Entire solar array must be grounded. Modules should be bonded to the Solar Stack pedestals with the manufacturer approved middle/end clamps. Grounding hardware (as part of the module clamps) forms secure electrical bonds with both the module and the pedestal, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.

Grounding wire should be installed, in a way that will electrically bond the module rows between each other. Grounding lug will be installed on the Solar Stack pedestal (one per each row) and bond the grounding wire. Grounding wire should be min #10 AWG (Bare Copper wire) size. If other than specified, then must be determined by a Professional Engineer, in accordance to the National Electric Code.

Grounding conductors, from each row of the array, must be bonded together, in order to form a solid electrical connection/system, which will continue to the closest Junction or Combiner Box. From that point, according to the Professional Engineer ampacity calculations, based on the NEC, proper grounding wire will continue to run all the way down to the determined system grounding point.



The system is a non-separately derived system. The following components have been evaluated for bonding as the fault current ground path: PV module, Mid Clamp, End Clamp, Pedestal and Ground Lugs.

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STONECREST MALL

PROJECT ADDRESS:

Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

DATE:	ISSUE NO.:
DESIGNED BY:	REV:
REVISION:	APP:
REVISED BY:	DATE:

DRAWING SCALE:

N.T.S.

SHEET NAME:

MOUNTING & FLASHING  
DETAIL

SHEET NUMBER:

S4.1



Attachment(s): Community Planning Information Meeting (CPIM) and DRAFT Planning Commission Meeting Minutes



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

July 11, 2024, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting, July 10, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Cobi Brown, Planning Administrative Technician, Director of Planning and Zoning Shawanna Qawiy, Planner Felliha Blair, and Zoning Administrative Technician Abeykoon Abeykoon were in attendance. Deputy Director Ellis Still was absent.

The meeting was called to order at 6:00 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT**

An overview was given by staff.

- III. **Item(s) of Discussion:**

**LAND USE PETITION:** *SLUP 24-006*  
**PETITIONER:** Dean Hodge D/B/A Go Solar Power  
**LOCATION:** 2929 Turner Hill Rd, Stonecrest, GA  
**PETITIONER'S REQUEST:** The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

**LAND USE PETITION:** *SLUP 24-007*  
**PETITIONER:** Dean Hodge D/B/A Go Solar Power  
**LOCATION:** 8060 Mall Parkway, Stonecrest, GA  
**PETITIONER'S REQUEST:** The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

The applicant(s) presented all cases under one presentation.

*Evan Pfretzschner and Nataly Lara* representatives of Go Solar Power presented their presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the roof top of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two to three weeks.

*Director Shawanna Qawiy* asked the applicants if wind testing will be conducted for installation

*Evan Pfretzschner* stated that all their solar projects go through a process that includes submitted plans being stamped and sealed by state licensed engineers. Wind testing is included during this process.





**CITY OF STONECREST, GEORGIA**

**IV. ADJOURNMENT**

The meeting was adjourned at 6:08 p.m.

Americans with Disabilities Act

*The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.*

*If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.*

*Respectfully submitted by Cobi Brown*

APPROVED:   
DIRECTOR

July 16, 2024

PLANNING & ZONING

DATE

ATTEST:



7/16/24

SECRETARY

DATE



---

## SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

<b>Prepared By:</b>	Ellis Still, Deputy Director of Planning and Zoning
<b>Petition Number:</b>	SLUP 24-007
<b>Applicant:</b>	Dean Hodge – Go Solar Power 933 Clint Moore Road Boca Raton, FL 33487 <a href="mailto:permits@gosolarpower.com">permits@gosolarpower.com</a>
<b>Property Owner:</b>	Craig Delasin, Chief Executive Officer 2929 Turner Hill Road, Suite 106 Lithonia, GA 30038 <a href="mailto:cdelasin@urbanretail.com">cdelasin@urbanretail.com</a>
<b>Project Location:</b>	8060 Mall Parkway (Parcel ID 16 170 01 002)
<b>District:</b>	1 – Councilwoman Tara Graves
<b>Acreage:</b>	+/- 28.89 acres
<b>Existing Zoning:</b>	C-1(Local Commercial) District
<b>Overlay:</b>	Stonecrest Overlay District – Tier 1
<b>Future Land Use:</b>	Regional Center (RC)
<b>Proposed Development/Request:</b>	The applicant is seeking to install a solar PV roof-mounted system with 592 panels on the roof of the movie theater building.
<b>CPIM:</b>	July 7, 2024 (sign posted June 27, 2024)
<b>Planning Commission:</b>	August 6, 2024
<b>Mayor &amp; City Council:</b>	August 26, 2024
<b>Sign Posted/ Legal Ad(s) submitted:</b>	July 12, 2024
<b>Staff Recommendations:</b>	<b>Conditionally Approved</b>
<b>Planning Commission:</b>	<b>Conditional Approval with staff recommended conditions</b>

## PROJECT OVERVIEW

### Location

The subject property is located at 8060 Mall Parkway, Stonecrest, GA 30038. The property has access from Mall Ring Road which has multiple access points including Stonecrest Parkway and Stonecrest Concourse which leads to Turner Hill Road. Mall Parkway is classified as a major arterial and is maintained by the City of Stonecrest.

The property and all of the surrounding properties are zoned C-1 (Local Commercial).



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	C-1 (Local Commercial) District	Commercial Stonecrest Mall
Adjacent: West	C-1 (Local Commercial) District	Undeveloped Land
Adjacent: East	C-1 (Local Commercial) District	Commercial Stonecrest Mall
Adjacent: South	C-1 (Local Commercial) District	Commercial Stonecrest Mall



### Background

The subject property zoning classification is C-1- Local Commercial.

The property is developed as the Stonecrest Mall which opened in 2002 and consists of 1.2 million square feet. The proposed project is to install 592 solar panel on the roof of the area known as the movie theater building. The movie theater is currently not operating and has been closed since 2021.

### Traffic and Environmental Assessment

According to the applicant there will not be a direct impact on traffic based on the proposed project.

According to [Division 26, Section 2.26.1](#), the purpose and intent of the city council in establishing C-1 is to provide convenient local retail shopping and service areas within the city for all residents; to provide for quality control in development through materials and building placement, to ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods, and to implement the future development map of the city's comprehensive plan.



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- CODE OF ORDINANCES  
Chapter 27 - ZONING ORDINANCE  
ARTICLE 2. - DISTRICT REGULATIONS  
DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT

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***DIVISION 26. C-1 (LOCAL COMMERCIAL) DISTRICT***

**Sec. 2.26.1. Statement of purpose and intent.**

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

(Ord. of 8-2-2017, § 1(2.26.1); Ord. No. 2021-06-03 , § 1(Exh. A, § X), 8-23-2021)

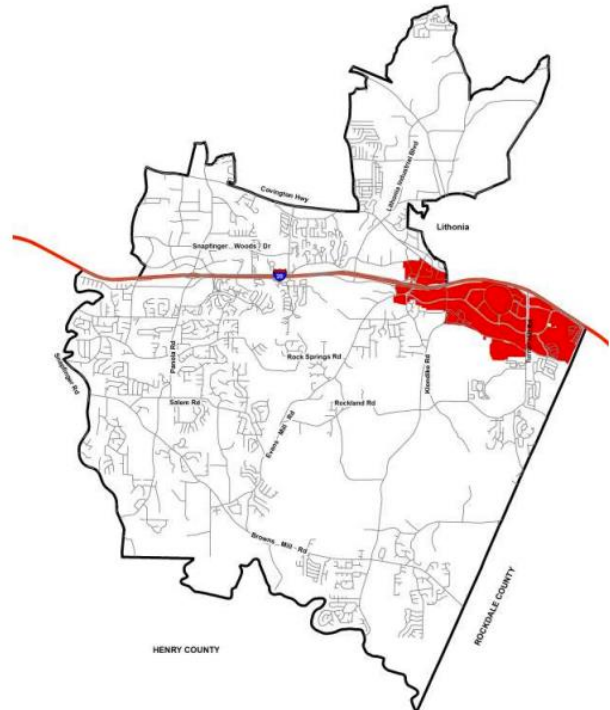
**Regional Center (RC)**

The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.

**Regional Center Character Area Locations**

- Turner Hill & Mall Parkway
- Klondike Road & Mall Parkway
- Evans Mill Road & I-20



**COMPREHENSIVE PLAN ELEMENTS**

**LAND USE**

**Regional Center Primary Land Uses**

- Stacked Townhouses
- 8+ Story Condominiums and Lofts
- High Rise Apartments
- Regional Healthcare Facilities
- Large-Scale Retail and Commercial
- Regional Corporate Offices
- Education and Institutional Uses
- Entertainment and Cultural Facilities
- Parks, Recreation Facilities, and Sports Complexes
- Public and Civic Facilities



**Commercial Retail**



**Multifamily**

**Permitted Zoning in RC Areas**  
HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, C-1, C-2, OI, OIT



**Commercial Office**

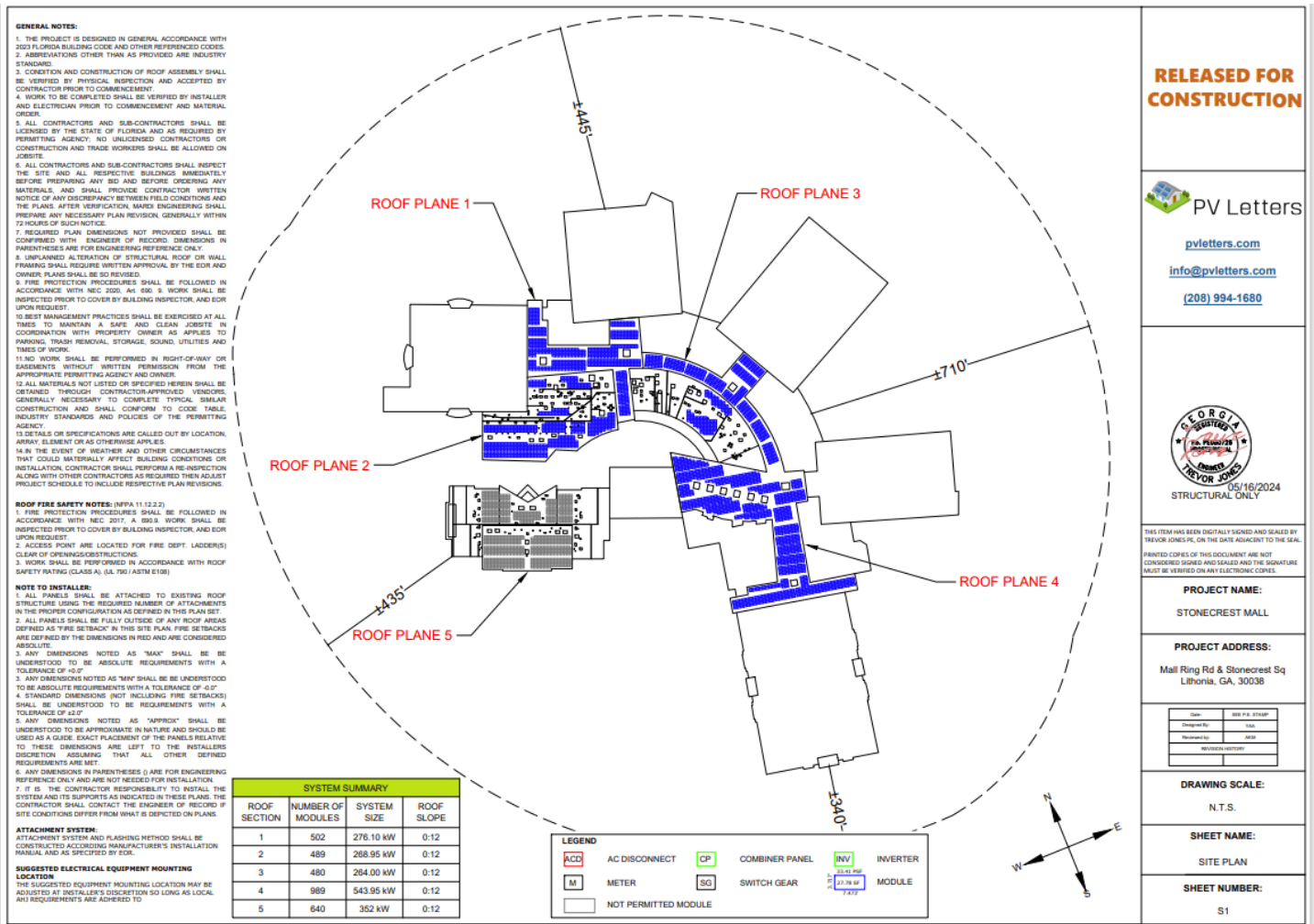


**Public Plaza**

## Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in July 2024. The Community Planning Information Meeting (CPIM) was held on July 7, 2024, at 6:00 pm at city hall. There were no residents in attendance at the meeting.

## Proposed Site Plan



Aerial Map

**SLUP 24-007**

ADDRESS: **8060 Mall Parkway**

CURRENT ZONING: **C-1 (Local Commercial) District**

OVERLAY: **Stonecrest Overlay District Tier 1**

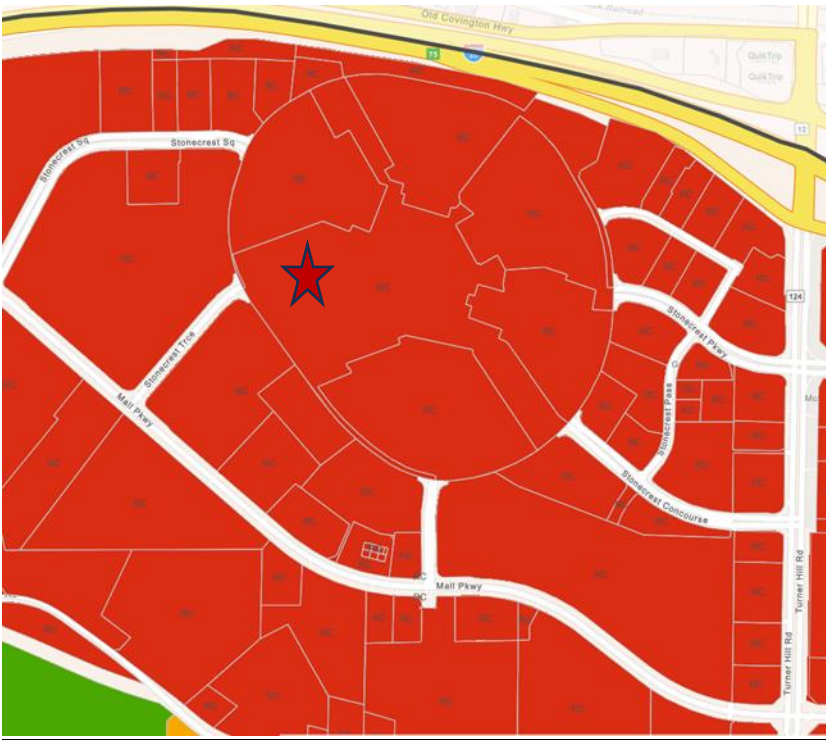
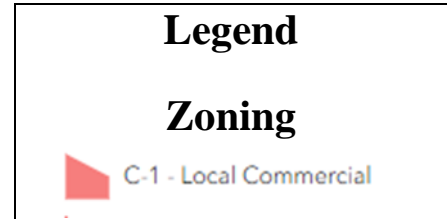
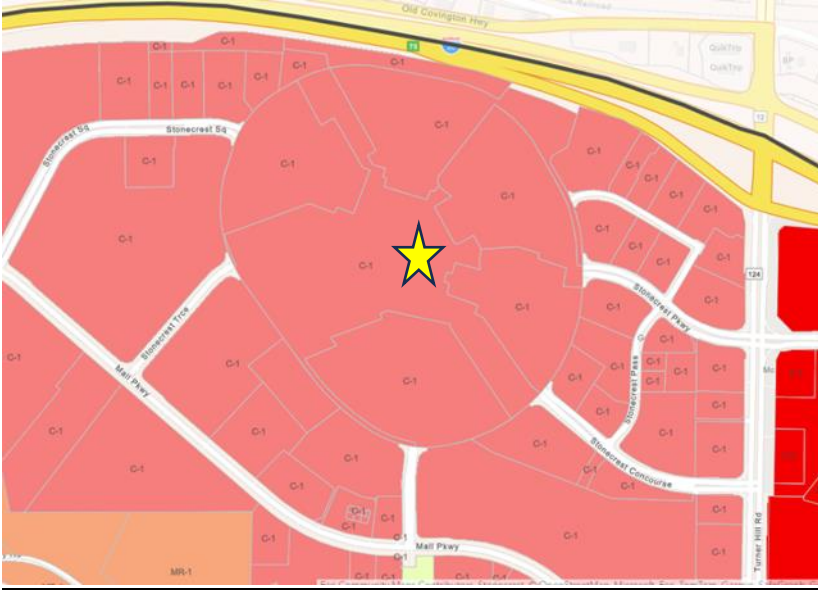
FUTURE LAND USE: **Regional Center (RC)**

 **Subject Property**





**Zoning/Land Use Map**





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## **CRITERIA TO BE CONSIDERED**

*Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff analysis.*

**A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The subject property consists of approximately +/-28.89 acres of commercially zoned land. The property was developed in 2001 as Stonecrest Mall. The building (mall) is more than 1.2 million square feet. There is adequate parking, open space, required yards and building roof space available for the proposed project. The request is to install 2274 roof mounted solar panels on the roof of the building. The solar panels system will tie into the mall's electrical system thereby producing energy for the mall. This will not affect the need or requirements for parking or open space and will not change the footprint of the existing development.

**B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposal is for an alternative energy production (system) which would be an accessory use to the existing shopping center. At the time of this report there are no other alternative energy systems in the area. The proposed use should not have any adverse effect on the compatibility or land use in the area. The use will be on the roof of the building and will be unnoticeable according to the applicant to the general public and neighboring properties.

**C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The property address(es) encompasses Turner Hill Road, which is a major collector, and Mall Parkway which is a minor collector. The area is heavily developed and has all public facilities and utilities in place. The proposed project will be added to the roof of the mall and will not impact the current operations of the public services or public facilities that currently exist. The proposal will connect into the mall's current electrical circuitry to produce electrical energy from a solar source.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

The proposal is abutting Interstate 20, Turner Hill Road and Mall Parkway. There is adequate traffic-carrying capacity for the proposed use. The use will not affect traffic in the area as it is roof-mounted and will only require limited maintenance and installation requirements based on the codes for the State of Georgia.

**E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**



The existing land uses located in the area will not be adversely affected by the character of the vehicles or volume of traffic generated by the proposed use. The use will be ancillary to the existing retail (mall) use. There should be minimal traffic associated with this secondary use. Once installed, it is anticipated by the applicant that there will be little maintenance required.

**F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

There is adequate ingress and egress to the subject property to the proposed development. There is infrastructure in place related to pedestrian and automotive safety, traffic flow and access in the event of fire or other emergencies. The existing access will not be affected, however the existing fire plan for the current development (Stonecrest Mall) will require amending according to the DeKalb County Fire Marshal's office. Any required changes will be detailed during the plan review process when applicable for a building permit.

**G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

The proposed use should not adversely impact adjoining land uses by reason of noise, smoke, odor, dust, or vibration generated by this use. The solar panels do not create any of the listed nuisances. The applicant(s) shall consider the potential for reflective glare that could possibly adversely impact adjoining land uses. The installation location of all panels shall be taken under consideration by the applicant.

**H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

The proposed use is for the installation of solar panels and does not have set hours of operation.

**I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The proposed use will not adversely impact any adjoining land use by reason of manner of operation. The applicant shall take under consideration the installation location of the solar panels that may impact reflective glare on adjacent properties and potential uses.

**J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The proposed use is permitted per Article 4 – Use Regulations Table 4.1 – Use Table. Although this proposed use is permitted, there have not been any similar uses developed in the area.



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**K. Whether the proposed use is consistent with the policies of the comprehensive plan.**

The use is listed as a permitted use that requires the approval of a special land use permit. The comprehensive plan states “a centralized location that allows a variety of uses.” Though there have not been similar uses in the past, there could be the potential for this type of use in the future.

**L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

The proposed use will be located on the roof of the Mall and should not affect the buffer zones and transitional buffer zones. This use will not change the footprint on the property.

**M. Whether there is adequate provision of refuse and service areas.**

According to the applicant there are adequate provisions of refuse, and the existing services will not be affected.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration.**

The applicant indicated that installation of the solar system is anticipated to be 6 to 8 weeks, from the approval date. Staff find no reason the use should be limited in duration.

**O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.**

The size, scale and mass of the proposed development of the solar panels is a concern given the number of solar panels proposed for installation. There is concern about the excessive weight that will be added to the roof structure. There is also concern surrounding fire safety and monitoring in case of emergency.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed use will not adversely affect historic buildings, sites, districts or archaeological resources. There are no historical buildings or archeological resources that staff is aware of in the area.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.**

There are no required supplemental regulations that would affect this special land use permit.

**R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

The proposed use shall not create a negative shadow impact on any adjoining lot or building as a result of building height. There are no other buildings in close enough proximity to be affected by the building height.



**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed use may be a benefit to the community as a whole by producing energy on-site, reducing the amount of energy consumed from traditional sources and providing a place where the community can benefit from this production.

The proposed use is not specifically listed in the comprehensive plan, however, based on public input from the community during the 2038 Stonecrest Comprehensive Plan update, *“the City should be more proactive when it comes to sustainability, such as wind, solar, and technology. Additionally, the City should promote and incentivize these businesses to locate in the City.”* This use would be consistent with the overall objectives of the Comprehensive plan.

**STAFF RECOMMENDATION**

Staff recommends **CONDITIONAL APPROVAL** of the special land use permit request with the following conditions:

1. A current detailed structural analysis report shall be prepared and submitted for review by City Staff during the building permit process to confirm the roof can support the additional weight of the solar panels.
2. The proposed use must satisfy all requirements for structural load, installation, wiring and wind testing for the roof of the building.
3. The proposed use must meet all Fire Safety requirements including submitting an updated Fire Safety Plan for the Mall.
4. The proposed use and location of the solar panels shall not disrupt any adjacent properties due to reflective glare from the installation of any of the solar panels.

**PLANNING COMMISSION RECOMMENDATION – August 6, 2024**

TBD



**Attachment(s): RZ 23-012 Application Materials**



**Special Land Use Permit  
Application**

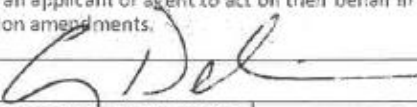

Applicant Information	Name: Dean Hodge - Go Solar Power		
	Address: 933 Clint Moore Rd Boca Raton FL 33487		
	Phone: 561-228-4483	Fax:	Email: permits@gosolarpower.com
	Owner's Name: STONECREST MALL SPE II LLC		
Owner Information	Owner's Address: 2929 Turner Hill Rd Sute# 106 Lithonia GA 30038		
	Phone: 312-479-1702	Fax:	Email: cdelasin@urbanretail.com
	Property Address: 2929 TURNER HILL RD LITHONIA GA 30038 Acreage:		
	Parcel ID: 16 170 01 002		
	Current Zoning Classification:		
	Proposed Use of Property: commercial		
Property Information	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input checked="" type="radio"/> No		
	Property Information: Stonecrest Mall is a regional shopping mall that features various retailers, restaurants, and a movie theater.		
Affidavit	To the best of my knowledge, this variance 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.		
	Applicant's Name: Dean Hodge		
	Applicant's Signature: <i>Dean Hodge</i>		Date: 5/28/2024
	Sworn to and subscribed before me this 28 Day of May 20 24		
	Notary Public: Shihchien Yuan		
	Signature: <i>Shihchien Yuan</i>		
	My Commission Expires: 6/27/2026		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
	Fee: \$		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input checked="" type="checkbox"/> CC    Date:
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:

08-03-2017



**Property Owner(s)  
Notarized Certification**


The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application 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 (If Applicable)	Signature: 	Date: 5/28/24
	Address: 2929 Turner Hill Rd Ste# 106	City, State: Lithonia, GA
	Phone: 312-478-1702	Zip: 30038
	Sworn to and subscribed before me this 28 day of May, 2024	
Notary Public:		
Property Owner (If Applicable)	Signature:	Date: 5/28/24
	Address: 505W 3rd Ave #411	City, State: Boca Raton, FL
	Phone: 561-702-0427	Zip: 33432
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		
Property Owner (If Applicable)	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		



**Applicant/Petitioner  
Notarized Certification**

Petitioner states under oath that: (1) he/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

<b>Applicant / Petitioner</b>	Signature: Dean Hodge <i>Dean Hodge</i>	Date: 5/28/2024
	Address: 933 Clint Moore Rd	City, State: Boca Raton, FL
	Phone: 561-228-4483	Zip: 33487
	Sworn to and subscribed before me this <u>28</u> day of <u>May</u> , 20 <u>24</u>	
Notary Public:	 <i>[Signature]</i>	
<b>Attorney / Agent</b>	Signature:	Date:
	Address:	City, State:
	Phone:	Zip:
	Sworn to and subscribed before me this _____ day of _____, 20____	
Notary Public:		





Jul 31, 2024

Attn: Cobi Brown, Planning Administrative Technician

Letter of Intent - City of Stonecrest Zoning Review

Dear City of Stonecrest,

We have revised our solar panel design for The Stonecrest Mall installations. We're now installing a Solar PV roof-mounted system with a total of 2,866 panels split between the main mall meter and the movie theater meter. We changed the panel to be used to a higher wattage panel thus causing a reduction in overall panel count.

2,274 - Modules to be installed and connected to 2929 Turner Hill Rd. Meter # VY6674 (Main Mall) 1.353 MW DC

592 - Modules to be installed and connected to 8060 Mall Parkway. Meter # 3138834 (Movie Theater) 353.34 KW DC

The larger system with 2,274 panels will be connected to the mall meter, requiring a shutdown (power disconnect and reconnect).

*Evan Pfretzschner*

Evan Pfretzschner  
Director of Commercial Operations  
Go Solar Power LLC  
(561) 237-5396

**Scope of Work:**

This set of plans details the installation of a 352.24 kW DC Grid Interactive Solar Photovoltaic System, consisting of 592 RSM120-8-595BMDG Modules, with 2 SE120K-US. Modules to be attached to existing roof with Solar stack mounting system.

**Site Details:**

Property Owner Name: Stonecrest Mall  
Site Coordinates: 33.70042, -84.09901  
Property Address: Mall Ring Rd & Stonecrest Sq, Lithonia, GA, 30038

**CODE TABLE & CERTIFICATIONS**

STRUCTURAL CODE: 2018 IBC/IEBC/IRC  
ELECTRICAL CODE: 2020 NEC, 2020 IEC  
FIRE SAFETY CODE: 2018 IFC  
(With Local AHJ Amendments, if applicable)

**STRUCTURAL CERTIFICATION**
















I, TREVOR JONES, PE (050726), CERTIFY THAT THE INSTALLATION OF THE SOLAR MODULES IS IN COMPLIANCE WITH THE 2018 IBC,IEBC/IRC. BUILDING STRUCTURE WILL SAFELY ACCOMMODATE WIND LATERAL AND UPLIFT FORCES, AND EQUIPMENT DEAD LOADS.

INVERTER: UL1741SA  
ENERGY: UL1703  
JUNCTION BOX: NEMA 4X (ROOF)

**EXPOSURE NOTES:**

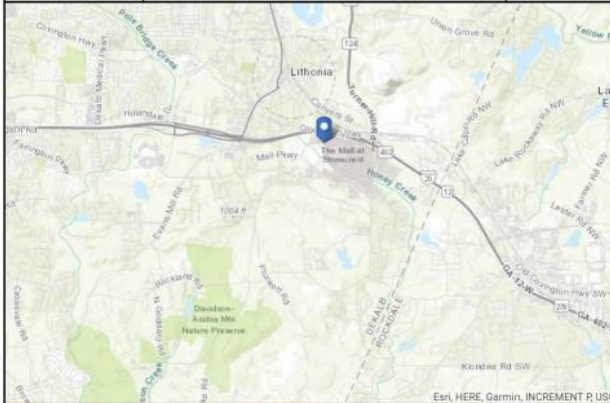
CATEGORY: B  
DESIGN REQ.: 115 mph  
STRUCTURE: TYPE II /ENCL

**LEGEND**

 AC DISCONNECT	 RAILS	 FIRE SETBACK
 COMBINER PANEL	 ATTACHMENT	 ROOF ZONE 1
 METER	 EXPOSED MODULE	 ROOF ZONE 2
 PANEL	 MODULE	 ROOF ZONE 3
 MAIN DISTRIBUTION PANEL	 MODULE UNDER SEPARATE PERMIT	
 # OF PLANE		

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S3	ATTACHMENT DETAIL & ARRAY LAYOUT	0
S4.1 - S4.2	MOUNTING & FLASHING DETAILS	0
A1-5	APPENDIX - DATA SHEETS, MODULE WIND RATINGS & WIND SIMULATION	0



**RELEASED FOR CONSTRUCTION**

**PV Letters**

[pvletters.com](http://pvletters.com)  
[info@pvletters.com](mailto:info@pvletters.com)  
(208) 994-1680



07/16/2024  
STRUCTURAL ONLY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY TREVOR JONES PE, ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**PROJECT NAME:**  
STONECREST MALL

**PROJECT ADDRESS:**  
Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Date:	REV P.L. 07/16/2024
Designed By:	JMS
Reviewed By:	JMS
REVISION HISTORY:	

**DRAWING SCALE:**  
N.T.S.

**SHEET NAME:**  
COVER PAGE

**SHEET NUMBER:**  
G1

**GENERAL NOTES:**

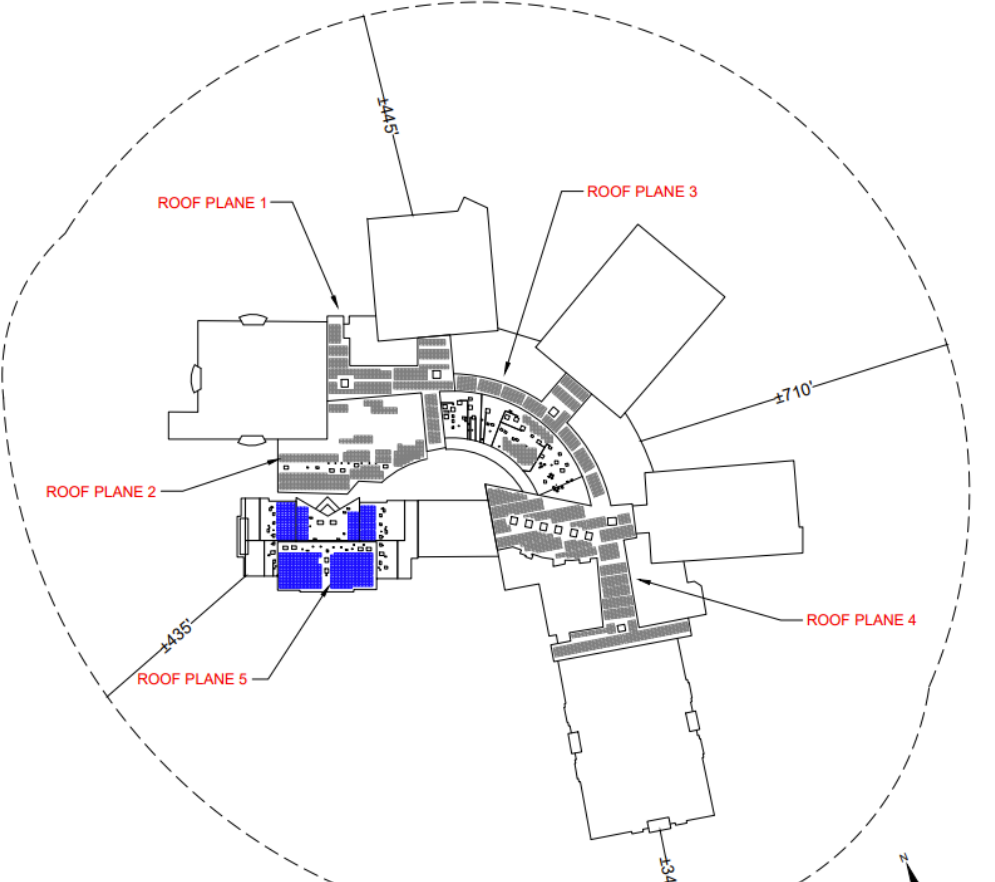
1. THE PROJECT IS DESIGNED IN GENERAL ACCORDANCE WITH 2023 FLORIDA BUILDING CODES AND OTHER REFERENCED CODES.
2. ABBREVIATIONS OTHER THAN AS PROVIDED ARE INDUSTRY STANDARDS.
3. CONDITION AND CONSTRUCTION OF ROOF ASSEMBLY SHALL BE VERIFIED BY PHYSICAL INSPECTION AND ACCEPTED BY CONTRACTOR PRIOR TO COMMENCEMENT.
4. WORK TO BE COMPLETED SHALL BE VERIFIED BY INSTALLER AND ELECTRICIAN PRIOR TO COMMENCEMENT AND MATERIAL ORDER.
5. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AND AS REQUIRED BY PERMITTING AGENCY. NO UNLICENSED CONTRACTORS OR CONSTRUCTION AND TRADE WORKERS SHALL BE ALLOWED ON JOBSITE.
6. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL INSPECT THE SITE AND ALL RESPECTIVE BUILDINGS IMMEDIATELY BEFORE PREPARING ANY BID AND BEFORE ORDERING ANY MATERIALS, AND SHALL PROVIDE CONTRACTOR WRITTEN NOTICE OF ANY DISCREPANCY BETWEEN FIELD CONDITIONS AND THE PLANS. AFTER VERIFICATION, MAJOR ENGINEERING SHALL PREPARE ANY NECESSARY PLAN REVISION, GENERALLY WITHIN 72 HOURS OF SUCH NOTICE.
7. REQUIRED PLAN DIMENSIONS NOT PROVIDED SHALL BE CONFIRMED WITH ENGINEER OF RECORD. DIMENSIONS IN PARENTHESES ARE FOR ENGINEERING REFERENCE ONLY.
8. UNPLANNED ALTERATION OF STRUCTURAL ROOF OR WALL FRAMING SHALL REQUIRE WRITTEN APPROVAL BY THE EOR AND OWNER. PLANS SHALL BE SO REVISED.
9. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2020, ARTICLE 690. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
10. BEST MANAGEMENT PRACTICES SHALL BE EXERCISED AT ALL TIMES TO MAINTAIN A SAFE AND CLEAN JOBSITE IN COORDINATION WITH PROPERTY OWNER AS APPLIES TO PARKING, TRASH REMOVAL, STORAGE, SOUND, UTILITIES AND TIMES OF WORK.
11. NO WORK SHALL BE PERFORMED IN RIGHT-OF-WAY OR EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE PERMITTING AGENCY AND OWNER.
12. ALL MATERIALS NOT LISTED OR SPECIFIED HEREIN SHALL BE OBTAINED THROUGH CONTRACTOR-APPROVED VENDORS GENERALLY NECESSARY TO COMPLETE TYPICAL SIMILAR CONSTRUCTION AND SHALL CONFORM TO CODE TABLE INDUSTRY STANDARDS AND POLICIES OF THE PERMITTING AGENCY.
13. DETAILS OR SPECIFICATIONS ARE CALLED OUT BY LOCATION, ARRAY, ELEMENT OR AS OTHERWISE APPLIES.
14. IN THE EVENT OF WEATHER AND OTHER CIRCUMSTANCES THAT COULD MATERIALLY AFFECT BUILDING CONDITIONS OR INSTALLATION, CONTRACTOR SHALL PERFORM A PRE-INSPECTION ALONG WITH OTHER CONTRACTORS AS REQUIRED THEN ADJUST PROJECT SCHEDULE TO INCLUDE RESPECTIVE PLAN REVISIONS.

- ROOF FIRE SAFETY NOTES:** (NFPA 11.12.2.2)
1. FIRE PROTECTION PROCEDURES SHALL BE FOLLOWED IN ACCORDANCE WITH NEC 2017, ARTICLE 690. WORK SHALL BE INSPECTED PRIOR TO COVER BY BUILDING INSPECTOR, AND EOR UPON REQUEST.
  2. ACCESS POINT ARE LOCATED FOR FIRE DEPT. LADDER(S) CLEAR OF OPENINGS/RESTRICTIONS.
  3. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ROOF SAFETY RATING (CLASS A); (UL 790 / ASTM E109).

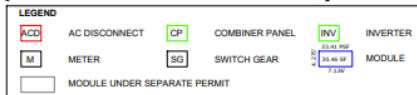
- NOTE TO INSTALLER:**
1. ALL PANELS SHALL BE ATTACHED TO EXISTING ROOF STRUCTURE USING THE REQUIRED NUMBER OF ATTACHMENTS IN THE PROPOSED CONFIGURATION AS DEFINED IN THIS PLAN SET.
  2. ALL PANELS SHALL BE FULLY OUTSIDE OF ANY ROOF AREAS DEFINED AS FIRE SETBACK IN THIS SITE PLAN. FIRE SETBACKS ARE DEFINED BY THE DIMENSIONS IN RED AND ARE CONSIDERED ABSOLUTE.
  3. ANY DIMENSIONS NOTED AS "MAX" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
  3. ANY DIMENSIONS NOTED AS "MIN" SHALL BE UNDERSTOOD TO BE ABSOLUTE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
  4. STANDING DIMENSIONS (NOT INCLUDING FIRE SETBACKS) SHALL BE UNDERSTOOD TO BE REQUIREMENTS WITH A TOLERANCE OF +/- 0".
  5. ANY DIMENSIONS NOTED AS "APPROX" SHALL BE UNDERSTOOD TO BE APPROXIMATE IN NATURE AND SHOULD BE USED AS A GUIDE. EXACT PLACEMENT OF THE PANELS RELATIVE TO THESE DIMENSIONS ARE LEFT TO THE INSTALLER'S DISCRETION, ASSUMING THAT ALL OTHER DEFINED REQUIREMENTS ARE MET.
  6. ANY DIMENSIONS IN PARENTHESES () ARE FOR ENGINEERING REFERENCE ONLY AND ARE NOT NEEDED FOR INSTALLATION.
  7. IF IT IS THE CONTRACTOR RESPONSIBILITY TO RECALCULATE THE SYSTEM AND ITS SUPPORTS AS INDICATED IN THESE PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD IF SITE CONDITIONS DIFFER FROM WHAT IS DEPICTED ON PLANS.

**ATTACHMENT SYSTEM:**  
ATTACHMENT SYSTEM AND FLASHING METHOD SHALL BE CONSTRUCTED ACCORDING MANUFACTURER'S INSTALLATION MANUAL AND AS SPECIFIED BY EOR.

**SUGGESTED ELECTRICAL EQUIPMENT MOUNTING LOCATION:**  
THE SUGGESTED EQUIPMENT MOUNTING LOCATION MAY BE ADJUSTED AT INSTALLER'S DISCRETION SO LONG AS LOCAL AND REQUIREMENTS ARE ADHERED TO.



SYSTEM SUMMARY			
ROOF SECTION	NUMBER OF MODULES	SYSTEM SIZE	ROOF SLOPE
5	592	352.24kW	0:12



**RELEASED FOR CONSTRUCTION**

 PV Letters  
[pvletters.com](http://pvletters.com)  
[info@pvletters.com](mailto:info@pvletters.com)  
 (208) 994-1680

  
 TREVOR JONES  
 STRUCTURAL ONLY  
 07/16/2024

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**PROJECT NAME:**  
STONECREST MALL

**PROJECT ADDRESS:**  
Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

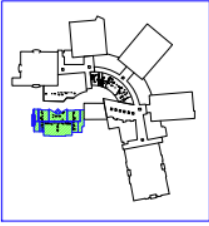
Date:	08/16/2024
Designed By:	TKA
Reviewed By:	TKA
Method:	MANUAL

**DRAWING SCALE:**  
N.T.S.

**SHEET NAME:**  
SITE PLAN

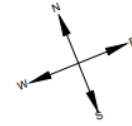
**SHEET NUMBER:**  
S1

**KEY MAP**



**LEGEND**

ACD	AC DISCONNECT
INV	INVERTER
CP	COMBINER PANEL
SG	SWITCH GEAR
M	METER
Module	MODULE
Blue hatched	EXPOSED MODULE



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**PROJECT NAME:**  
STONECREST MALL

**PROJECT ADDRESS:**  
Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Date:	06/14/2024
Designed By:	TJA
Reviewed By:	BJD
Approved:	TREVOR JONES

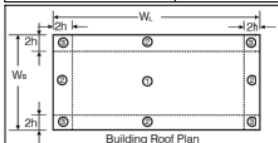
**DRAWING SCALE:**  
N.T.S.

**SHEET NAME:**  
WIND CALCULATIONS, ARRAY LAYOUT & EQUIPMENT LOCATION

**SHEET NUMBER:**  
S2

**Existing Structure & Limiting Factors**

Roof Type	Flat
Roof Material	Concrete
Sheathing	Plywood
Framing	Wood Trusses, 24" O.C.
Fire Rating	Class A
Roof Slope	0.12
Mean Roof Height [ft] [m]	145
Overhang [ft] [m]	None
Dead Load [psf]	48.3
Live Load [psf]	20
a = Width for Zone 3 and 3 determination (per CBC, ignore) [ft]	90
b/2 = Width used to determine if exposed [ft]	22.50
b2 = Distance from roof to lower panel edge: Min (ft/m, hrs) [ft]	1.00
b2 = Distance from roof to upper panel edge: Max (ft/m, hrs) [ft]	1.00
d1 = Limit for adjacent panels [ft]	4.00
Minimum height above roof edge [ft]	2.00



**Wind Pressures (psf) where Solar Panels are to be installed per ASCE 7-22 Sec. 29.4.3 (All wind pressures include a load factor of 0.6)**

	EXPOSED (DOWNWARD/ UPLIFT)	NOT EXPOSED (DOWNWARD/ UPLIFT)
1	NONE	NONE
2	NONE	NONE
3	19.20/-28.93	19.20/-19.29

**PV Module Data**

Chord length [ft]	7.473
Width [ft]	3.717
Area [sqft]	27.78
Thickness [ft]	0.115
Weight [lbs]	72.09
Angle to Roof [degrees °]	5

**Environmental Data**

Design Wind Speed (V)	115
Directional Wind Speed (Kd)	0.85
Elevation Factor (Ke)	1.0
Topographic Factor (Kzt)	1.0
pressure exposure (Kz)	0.85
Velocity Pressure (qh)	24.46

**PV Module Loads**

	Downward	Uplift
Module Design Pressure [psf]	-75.18	33.41
Worst Case Pressure [psf]	19.29	-28.39
Worst Case Roof Zone	3 (Exposed)	3 (Exposed)
Net Load Pressure [psf]	21.89	-25.79
Margin [psf]	-97.07	59.20
Safety Factor (OK IF OVER 1.0)	-3.44	-1.30

**Total Array Calculations**

Minimum Number of Attachments	1434
Total Array Weight [lbs]	45678.72
Total Array Area [sqft]	18034.06
Total Roof Area [sqft]	727652.08
Total Roof Weight [psf]	460592250.00
Total Panel, Inverter & Attachments Weight [lbs]	58333.11
Total Increase in Dead Load Weight (%)	0.01
Percentage of Total Occupied Roof Area (%)	2.48
Total Array Uplift [lbs]	-466308.22
Force per Attachment [lbs]	-325.18
Max Allowed Force Per Fastener [lbs]	833
Safety Factor (OK if over 1.0)	2.56

**LEGEND**

Light Blue	ROOF ZONE 1
Light Purple	ROOF ZONE 3
Light Green	ROOF ZONE 2

## INSTALLATION INSTRUCTIONS

### INSTALLING SOLAR STACK PEDESTALS

Dispense adhesive at location of mount, allow space for expansion of adhesive.

**NOTE: Polyurethane Foam Adhesives will expand up to 3 times original size. Take care to allow for expansion and contact area to Solar Stack Pedestal to ensure performance as designed.**

### INSTALLING SOLAR STACK PEDESTALS

Install Solar Stack pedestal into fresh adhesive and allow to cure in accordance with adhesive manufacturer's recommendations. Solar Stack pedestal should be placed into foam within 1-2 minutes after foam is dispensed.

All exposed polyurethane adhesive should be protected from UV exposure. This can be accomplished by coating with an exterior grade acrylic paint/primer or covering the foam adhesive with another method.

### INSTALLING THE MODULE CLAMPS

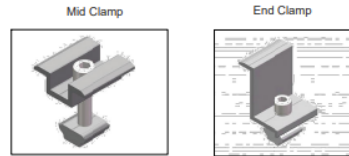
Clamps hold the modules onto the frame. There are two types: end-clamps and mid-clamps. End-clamps are used at the end of a row of modules being the last one to place, while mid-clamps sit between two panels and ensure they're spaced equally.

Attach the modules using the clamps as noted on the drawing:

- Insert the middle clamp and tighten them.
- Insert the end clamp lastly in the pedestal. The end clamps are attached and then tightened at the height of the module frame.

### INSTALLING THE MODULE CLAMPS

Modules should be installed to the Solar Stack pedestals with the manufacturer approved middle/end clamps. There are different types of clamps available for the module installation.

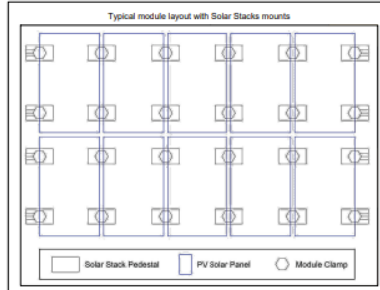


### INSTALLING THE MODULES

The next step is to install the solar modules to the Solar Stack pedestals. Modules can be installed in portrait or landscape orientation, according to the engineering plans. As well as taking measurements, we'll check that the modules look straight – not just from where we're sitting on the roof, but from down on the ground too.

Modules will be connected with each other, according to the provided engineering plans in regards to the proper stringing.

### INSTALLING THE MODULES



**IMPORTANT:** Periodic re-inspection of the installation for loose components, loose fasteners and any corrosion, such that if found, the affected components are to be immediately replaced.

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**PROJECT NAME:**

STONECREST MALL

**PROJECT ADDRESS:**

Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Scale:	300 PLS. 2/20/20
Designed By:	YSA
Reviewed By:	AKM
Mod/Date:	08/02/2020

**DRAWING SCALE:**

N.T.S.

**SHEET NAME:**

MOUNTING & FLASHING  
DETAIL

**SHEET NUMBER:**

S4.2

## MOUNTING & ADHESIVE COMPONENTS

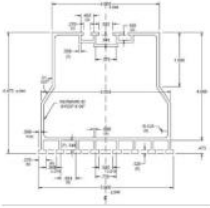
### SOLAR STACK'S COMPONENTS

Solar Stack's innovative design incorporates a patented pedestal used in conjunction with a non-approved adhesive.

Solar Stack eliminates potentially disastrous roof penetrations and allows roof warranties paid for our clients to remain intact. Solar Stack's need for anchor penetrations or bonding structural connection points, installation is significantly simplified. Solar Stack's streamlined design cuts labor and installation time in half, resulting in cost savings comparable to conventional mounting systems and resulting structural connection points.

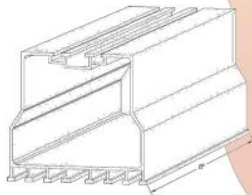
Additionally, Solar Stack eliminates creating hot or cold air spaces to install solar panels. And because there's no drilling, you have total peace of mind that roof leaks won't result from installation. Solar Stack has undergone rigorous testing by accredited facilities and earned the most stringent certifications from the state of Florida for use in High-Velocity Hurricane Zones, ensuring its durability.

8 in. "SOLAR STACK" or "DOUBLE DOWN" Solar Pedestal  
Overall Product Dimensions:



### 8 in. "SOLAR STACK"

- Suitable for residential and commercial projects
- Parallel to roof - suitable for pitched and - flat roofs
- 12" Length of the 55 pedestals (mounts)
- Solar modules can be mount in Portrait or Landscape orientation



DISCLAIMER: EITHER 8" OR 12" PEDESTALS MAY BE USED AS NEEDED BY CONTRACTOR. CALCULATIONS ON SHEET S2 WERE BASED ON WORST CASE CONDITIONS AND ARE ACCEPTABLE FOR BOTH PEDESTALS.

### INSTALLING SOLAR STACK PEDESTALS

Determine the spacing of Solar Stack pedestals for your solar array design.  
Surface Preparation: All roof surfaces must be free of any debris, dirt, grease, oil, and standing water before adhesive is applied. Follow adhesive manufacturers application instructions.

Approved adhesive types used for installation of Solar Stack pedestals are located in the following table.

Table 7.1  
Uplift Resistance Loads/Pressure<sup>1</sup>

Uplift Load applied to the Top of "SOLAR STACK GEN 3" or "DOUBLE DOWN GEN 3" Assembly (90° to Roof Surface)

Adhesive Type:	GEN 3 Pedestal Size:	Peddy Dimensions:	Peddy Weight:	Ultimate Load:
ICP Polyset® AH-160	12"	16-5/8" x 8-7/8"	79.9 grams	833 LBF
ICP Polyset® AH-160	8"	12-3/8" x 8"	62.6 grams	658 LBF
DOW Tile Bond	8"	10-1/2" x 7"	55 grams	383 LBF
DOW Insta-Stik	8"	10-1/2" x 7"	59.8 grams	400 LBF
DAP Stormbond	8"	10-1/2" x 7"	52.1 grams	500 LBF

Notes:  
1. Ultimate Loads with 0 margin of safety applied to the test loads.  
2. Assembly was tested for vertical up.

Table 7-1 (Evaluation report for Florida product approval MFL 21074.6 R4)


We strongly recommend that all the installers should have training for proper use of the foam adhesive before they do any installation of the Solar Stacks.

It is very important to use approved foam adhesives only. For proper use of the foam adhesive, manufacturer installation instructions must be followed.

## GROUNDING

### GROUNDING

Grounding lug will be mounted at every row. Grounding lugs connects the PV modules to the grounding conductors. Attach the grounding lug to the Solar Stack Pedestal with hardware. Secure the grounding wire to the lug by tightening the set screw and torque Grounding Lug 120 in-lbs. at Pedestal terminal and 5 ft-lbs. at wire terminal.

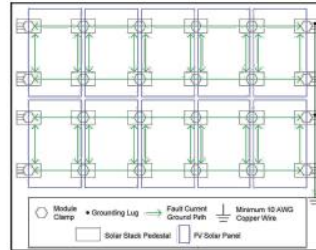


### GROUNDING

Entire solar array must be grounded. Modules should be bonded to the Solar Stack pedestals with the manufacturer approved middle/end clamps. Grounding hardware (as part of the module clamps) forms secure electrical bonds with both the module and the pedestal, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.

Grounding wire should be installed, in a way that will electrically bond the module rows between each other. Grounding lug will be installed on the Solar Stack pedestal (one per each row) and bond the grounding wire. Grounding wire should be min #10 AWG (Bare Copper wire) size. If other than specified, then must be determined by a Professional Engineer, in accordance to the National Electric Code.

Grounding conductors, from each row of the array, must be bonded together, in order to form a solid electrical connection system, which will continue to the closest Junction or Combiner box. From that point, according to the Professional Engineer ampacity calculations, based on the NEC, proper grounding wire will continue to run all the way down to the determined system grounding point.



The system is a non-separately derived system. The following components have been evaluated for bonding as the fault current ground path: PV module, Mid Clamp, End Clamp, Pedestal and Ground Lugs.

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**PROJECT NAME:**

STONECREST MALL

**PROJECT ADDRESS:**

Mall Ring Rd & Stonecrest Sq  
Lithonia, GA, 30038

Date:	REV. P.E. STAMP

**DRAWING SCALE:**

N.T.S.

**SHEET NAME:**

MOUNTING & FLASHING  
DETAIL

**SHEET NUMBER:**

S4.1



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



**CITY OF STONECREST, GEORGIA**

*Community Planning Information Meeting (CPIM)*

July 11, 2024, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting, July 10, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Cobi Brown, Planning Administrative Technician, Director of Planning and Zoning Shawanna Qawiy, Planner Felisha Blair, and Zoning Administrative Technician Abeykoon Abeykoon were in attendance. Deputy Director Ellis Still was absent.

The meeting was called to order at 6:00 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT**

An overview was given by staff.

- III. **Item(s) of Discussion:**

**LAND USE PETITION:** *SLUP 24-006*  
**PETITIONER:** Dean Hodge D/B/A Go Solar Power  
**LOCATION:** 2929 Turner Hill Rd, Stonecrest, GA  
**PETITIONER'S REQUEST:** The applicant is seeking is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

**LAND USE PETITION:** *SLUP 24-007*  
**PETITIONER:** Dean Hodge D/B/A Go Solar Power  
**LOCATION:** 8060 Mall Parkway, Stonecrest, GA  
**PETITIONER'S REQUEST:** The applicant is seeking is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

The applicant(s) presented all cases under one presentation.

*Evan Pfretzschner and Nataly Lara* representatives of Go Solar Power presented their presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the roof top of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two to three weeks.

*Director Shawanna Qawiy* asked the applicants if wind testing will be conducted for installation

*Evan Pfretzschner* stated that all their solar projects go through a process that includes submitted plans being stamped and sealed by state licensed engineers. Wind testing is included during this process.



**CITY OF STONECREST, GEORGIA**

**IV. ADJOURNMENT**

The meeting was adjourned at 6:08 p.m.

Americans with Disabilities Act

*The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.*

*If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.*

*Respectfully submitted by Cobi Brown*

APPROVED:   
DIRECTOR

July 16, 2024

PLANNING & ZONING

DATE

ATTEST:



7/16/24

SECRETARY

DATE