

STATE OF GEORGIA
CITY OF STONECREST

RESOLUTION NO. _____

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA TO APPROVE THE PRELIMINARY PLAT FOR PHASE I - CRESTVIEW POINTE LOCATED AT 7199 HAYDEN QUARY ROAD STONECREST, GA 30038; AND FOR OTHER LAWFUL PURPOSES.

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

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

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

WHEREAS, Section 14-88 within DIVISION 2 (PLAT APPROVAL PROCEDURE) Chapter 14 (LAND DEVELOPMENT) requires owners of the land or authorized agents where proposed development is to occur to file a preliminary plat with the Director of Community Development along with an application for approval; and

WHEREAS, preliminary plats and applications must contain required information that include existing conditions and proposed features in accordance with Section 14-89; and

WHEREAS, in accordance with Section 14-87 the Director of Community Development shall review the preliminary plat within 90 days of a complete application and preliminary plat; and

WHEREAS, the preliminary plat shall not be forwarded to the mayor and council until such time that the Director of Community Development certifies that preliminary plat complies with all city zoning, environmental, and subdivision ordinances and regulations and all applicable state and federal laws; and

WHEREAS, the City Council shall vote to approve, deny, or defer the preliminary plat based on its compliance with chapter 14 LAND DEVELOPMENT; and

WHEREAS, the Director of Community Development has properly reviewed analyzed the application and preliminary plat submitted by Phase I - Crestview Pointe; and

WHEREAS, the Director of Community Development certifies that the preliminary plat complies with all city zoning, environmental, and subdivision ordinances and regulations and all applicable state and federal laws; and

WHEREAS, the Director of Community Development presents to the City Council the preliminary plat for approval, denial, or deferment LLC attached here as EXHIBIT A.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, HEREBY RESOLVES, that the Mayor, on behalf of the City, hereby approves the preliminary plat submitted for Phase I - Crestview Pointe for the development located at **7199 HAYDEN QUARY ROAD STONECREST, GA 30038**.

BE IT FURTHER RESOLVED, that the preliminary plat and supporting documentation are attached here as EXHIBIT A and shall be considered to be and is hereby incorporated as if fully set out herein.

BE IT FURTHER RESOLVED, that the Director of Community Development or her designee is authorized to submit a final plat for final approval and certification.

BE IT FURTHER RESOLVED, to the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

BE IT FURTHER RESOLVED, all City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

BE IT FINALLY RESOLVED, this Resolution shall take effect immediately.

SO RESOLVED AND EFFECTIVE this _____ day of _____, 2025.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM BY:

City Attorney

EXHIBIT A



Staff Analysis of Preliminary Plat

Case Number: SDP 25-003

Applicant: M. Chayce Bell

Owner: RLS Crestview, LLC

Project Location: 7199 Hayden Quarry Road Stonecrest, GA 30038

Parcel(s): 16 171 02 003

City Council District: Council District 1 Councilwoman Tammy Graves

Acreage: 32.09 +/- acres

Current Zoning: RSM – Small Lot Residential Mix

Overlay District: Stonecrest Overlay Tier 3

Proposed Zoning: RSM – Small Lot Residential Mix

Future Land Use
Area Designation: Urban Neighborhood

Proposed Development/Request: The applicant is requesting an approval of a Preliminary Plat for 65 single-family homes Phase I to be known as Crestview Pointe.

Staff Recommendations:

City Council Recommendations:

Background

:

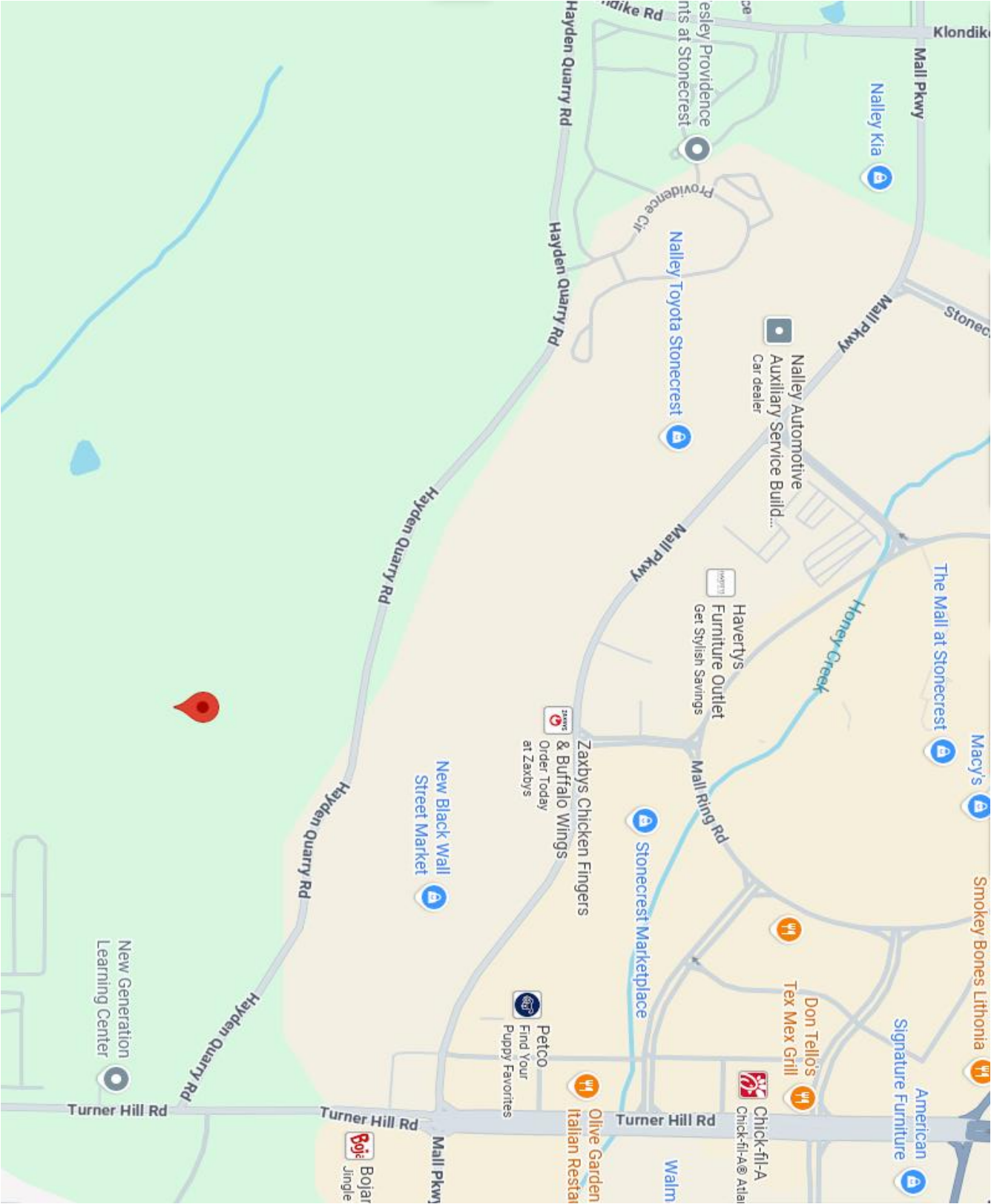
CRESTVIEW POINTE PHASE I PRELIMINARY PLAT:

The applicant proposes to construct a 65 single-family home development to be known as Crestview Pointe. Located at 7199 Hayden Quarry Road, the parcel is currently zoned RSM – Small Lot Residential with an Urban Neighborhood future land use designation in the Stonecrest Overlay -Tier 3.

The site is partially developed with a paved road and underground utilities installed, including stormwater, sewer and water lines. New underground utilities were installed, and portions of the existing pipes (stormwater and sewer) were installed to accommodate the proposed site layout.

This development shares inter-parcel access on Byrdhouse Farm Road. The development will be subject to private covenants and by a mandatory homeowners' association. All owners and residents of property within the Crestview & Crestwind master development that are in good standing with the homeowner's association shall have access to the amenities and common areas. The homeowner's association will be responsible for maintaining the clubhouse & cabana, swimming pool, tot lot, soccer field, and walking trails.

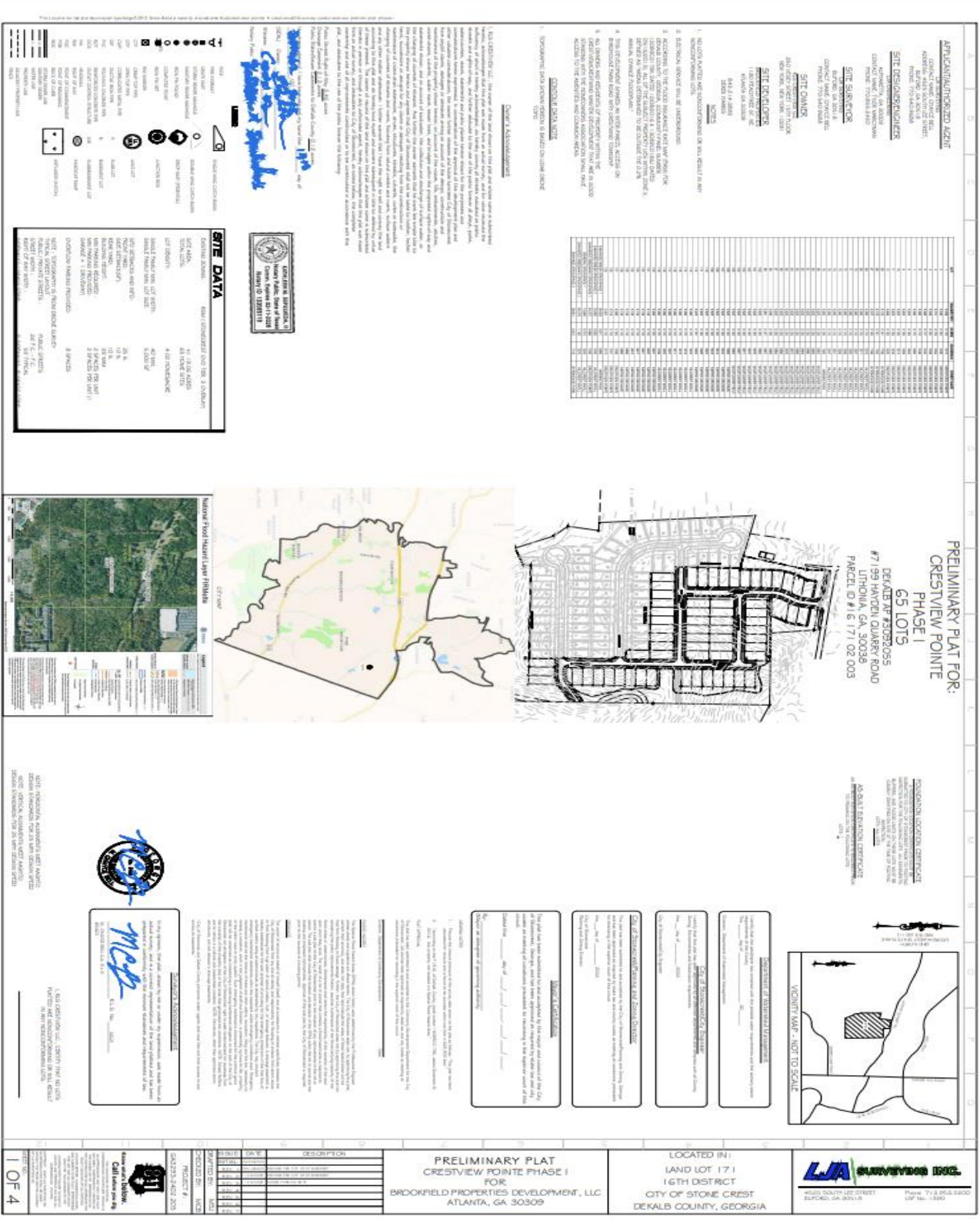
VICINITY MAP





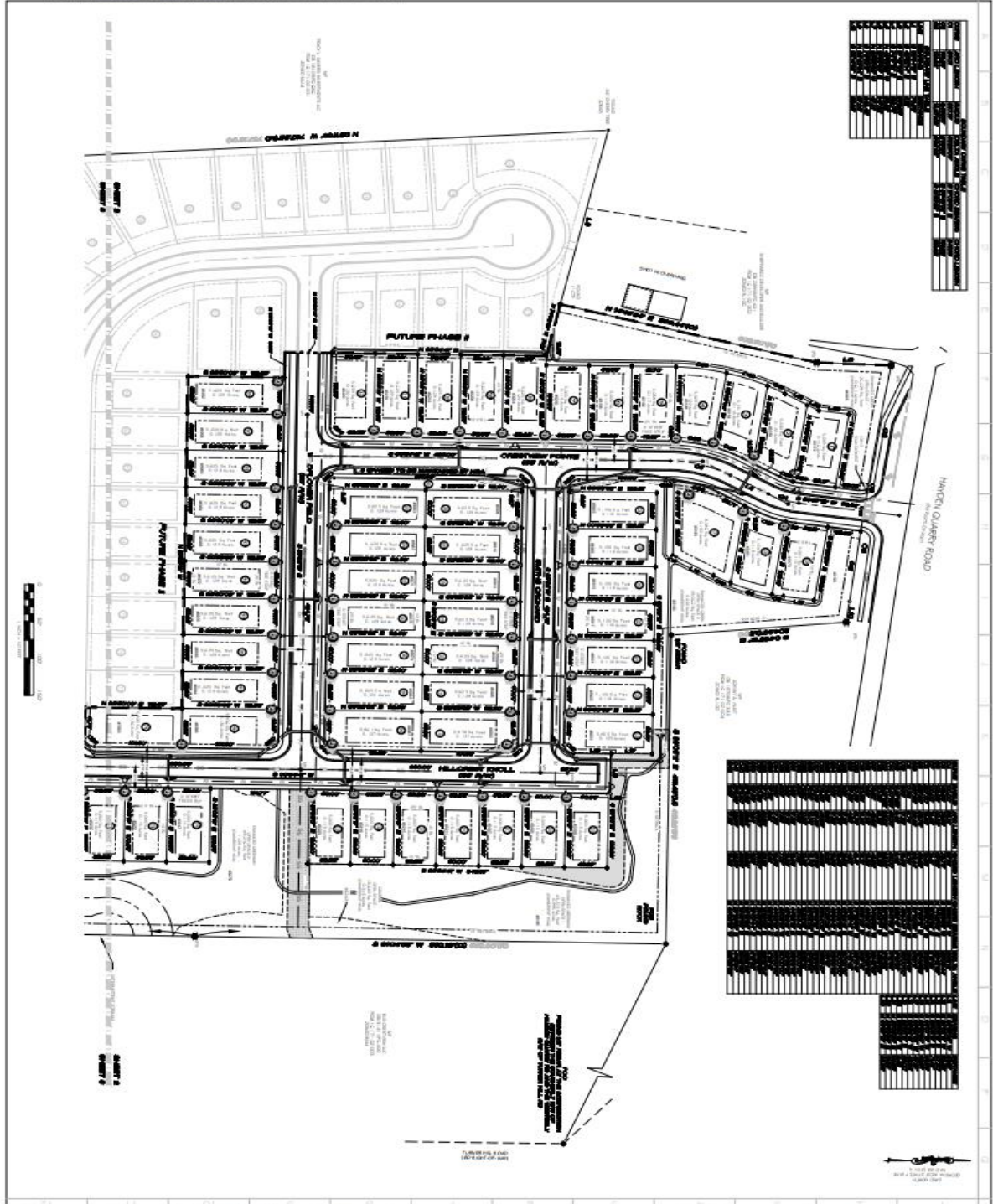
The subject property is predominantly surrounded by residentially zoned property that is mostly vacant. Detail site and architectural plans must be submitted to the Planning & Zoning Department for the Pre-Development Review Team and shall be in substantial conformity with the City of Stonecrest Development Standards.

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	R-100 (Residential Medium Lot District)	Single-family
Adjacent: East	C-1 (Local Commercial District)	Townhomes
Adjacent: South	MR-1 (Medium Density Residential District)	
Adjacent: West	MU-4 (Mixed Use High Density)	Mixed-use Residential (vacant)





Please refer to the City of Stonecrest website for more information regarding this project. This is a preliminary plat and is not a final plat. It is subject to change without notice.



3 OF 4

PROJECT # 2020-0000000000

DATE 10/10/2020

PROJECT # 2020-0000000000

DATE 10/10/2020

PROJECT # 2020-0000000000

DATE 10/10/2020

PRELIMINARY PLAT

CRESTVIEW POINTE PHASE I

FOR

BROOKFIELD PROPERTIES DEVELOPMENT, LLC

ATLANTA, GA 30309

LOCATED IN:

LAND LOT 171

16TH DISTRICT

CITY OF STONECREST

DEKALB COUNTY, GEORGIA

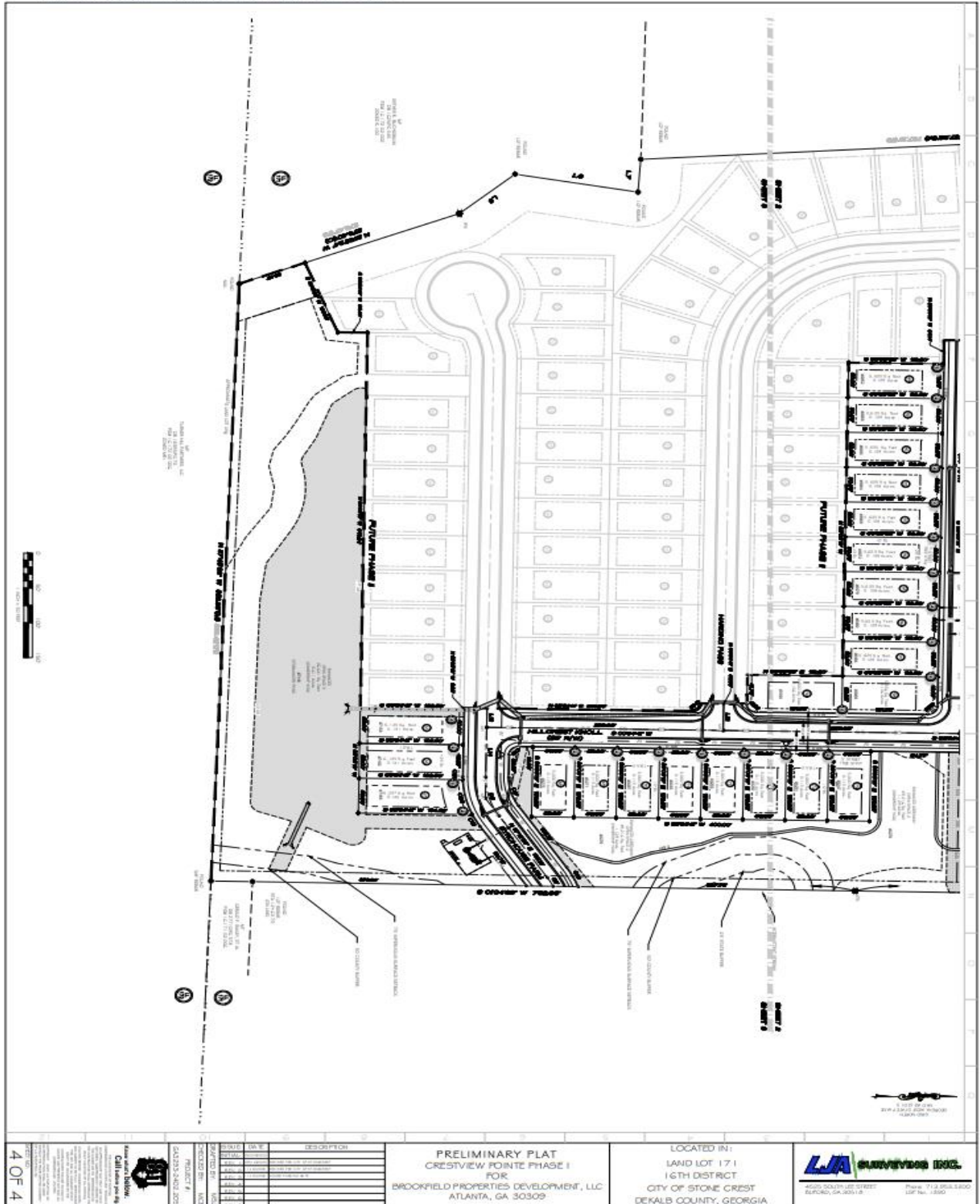
LIA SURVEYING INC.

4000 SOUTH LEE STREET

ATLANTA, GA 30309

Phone: 770.255.5500

Fax: 770.255.5500





Department of Planning and Zoning
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
☎ : (770) 224-0200
🌐 : stonecrestga.gov

April 22, 2024

Battle Law PC on behalf of Parkland Communities, Inc.
7199 Hayden Quarry Road
Stonecrest, GA 30038

RZ 23-002

Applicant is seeking a major modification of the conditions of the subject property to change the conditions for case number Z-05-01.
Zoning: RSM (Small Lot Residential Mix)
Overlay District: Stonecrest Overlay District Tier 3
Parcel Identification(s): 16 171 02 003 and 16 171 02 010
Property Owner: Parkland Communities Inc.
Council District :1 Councilperson Tara Graves

Dear Petitioner,

This letter is to confirm the revised City Council approved conditions for the above referenced request as a result of the public hearing held on July 31, 2023. The conditions are contained from the modification of zoning conditions of CZ-86187 and Z-05-01. Combined the modifications resulted in the attached conditions as RZ-23-002.

APPROVED ZONING CONDITIONS FOR CZ-05-01 (August 23, 2005)
AS AMENDED Case # RZ 23-002 (July 31, 2023)
7199 Hayden Quarry Road Stonecrest GA 30038

1. The maximum number of units shall be 129 single family detached units. (RZ 23-002 -7.31.23*)
2. There shall be a mandatory homeowners association ("HOA") which shall own all of the common area located within the project. (Z-05-01 #2 original condition 8.23.05**)
3. All units within the project shall be fee simple units. None of the lots will be marketed to investors as rental property, and the HOA Declaration of Restrictive Covenants shall provide that no more than 15% of the total lots within the subdivision shall be utilized for rental purposes, except for "hardship cases" as provided for in the Declaration. Z-05-01 (#3 original condition 8.23.05**)
4. Each unit shall have the following:
 - a. Two car garages (#4b original condition 8.23.05- Amended condition- RZ 23-002 7.31.23*)
 - b. Each single-family dwelling must have a patio pad in the backyard; (Z-05-01 #2 original condition 8.23.05. Amended RZ 23-002 7.31.23*)
 - c. Sidewalks shall be located on both sides of the streets throughout the project; (Z-05-01 #4d original condition 8.23.05.**)
 - d. The front facades shall vary such that two adjacent homes will not be the same: (Z-05-01#4e original condition 8.23.05*)
 - e. Front facades shall be constructed of brick, stone, or stucco and up to forty percent (40%) Hardi-plank siding; and (Z-05-01 #4f original condition 8.23.05*)



- f. The side and rear facades of the units shall be constructed of brick, stone, stucco, or Hardi-plank siding. The use of vinyl siding shall be strictly prohibited. (*#Z-05-01 4g original condition 8.23.05***)
5. The entrance to the project shall be a brick monument sign and shall be landscaped. (*Z-05-01 #4h original condition 8.23.05***)
6. All detention facilities shall be shielded from view with evergreen trees and a minimum six (6) foot high fence, as provided in the (*DeKalb County*) City of Stonecrest Development Code. (*Z-05-01 4i original condition 8.23.05***)
7. Sidewalks shall be placed along property frontage on Hayden Quarry Road (*Z-05-01 4j original condition 8.23.05***)
8. Underground utilities shall be used throughout the property (*Z-05-01 4k original condition 8.23.05***)
9. The Applicant has provided Staff with a copy of the as-built survey showing that all gas lines are located within the public right of way, with none being located onsite. The Applicant acknowledges that any work to be conducted within the right of way in connection with the tapping into the existing gas lines or other utilities lines within the public right of way, or with installing any required streetscapes shall be done as required by Georgia Natural Gas during any approved land disturbance activity. (*RZ-23-002 added condition 7.31.23**)
10. The developer must install a 6ft powdered-coated aluminum fence along the Hayden Quarry right of way and rear of lots 126-128 and 118-121. (*RZ-23-002 added condition 7.31.23**)
11. A playlot shall be installed between and/or adjacent to lots 119-120 of the proposed development. (*RZ-23-002 added condition 7.31.23**)
12. There shall be a master HOA agreement between the Crestview Pointe* and Crestwind Township^ communities for use of the following amenities: (*RZ-23-002 added condition 7.31.23.***)
- a. 4,956 sq. ft. Junior Olympic Swimming no more than 5ft deep.
 - b. A cabana or clubhouse.
 - c. 8,866 sq. ft. pool decking area.
 - d. A Tot Lot adjacent to the pool.
 - e. A soccer field in the location shown as the Playfield on the submitted site plan; and
 - f. A mulched walking trail to be located on the subject property with identifying signage showing the entrance to and distance of the trail.

A copy of this modified letter from (*drafted August 2, 2023*) shall be uploaded to the [Citizenserve Online Portal](https://www.citizenserve.com) along with your application for a building permit. Information related to this application may be found online using <https://www.citizenserve.com>.

Thank you in advance for your cooperation and please do not hesitate to contact our office with any questions.

Sincerely,

Tre'Jon Singletary

Tre'Jon Singletary
Senior Planner
(Amended on 4/19/24 by SQ-Director Planning and Zoning)

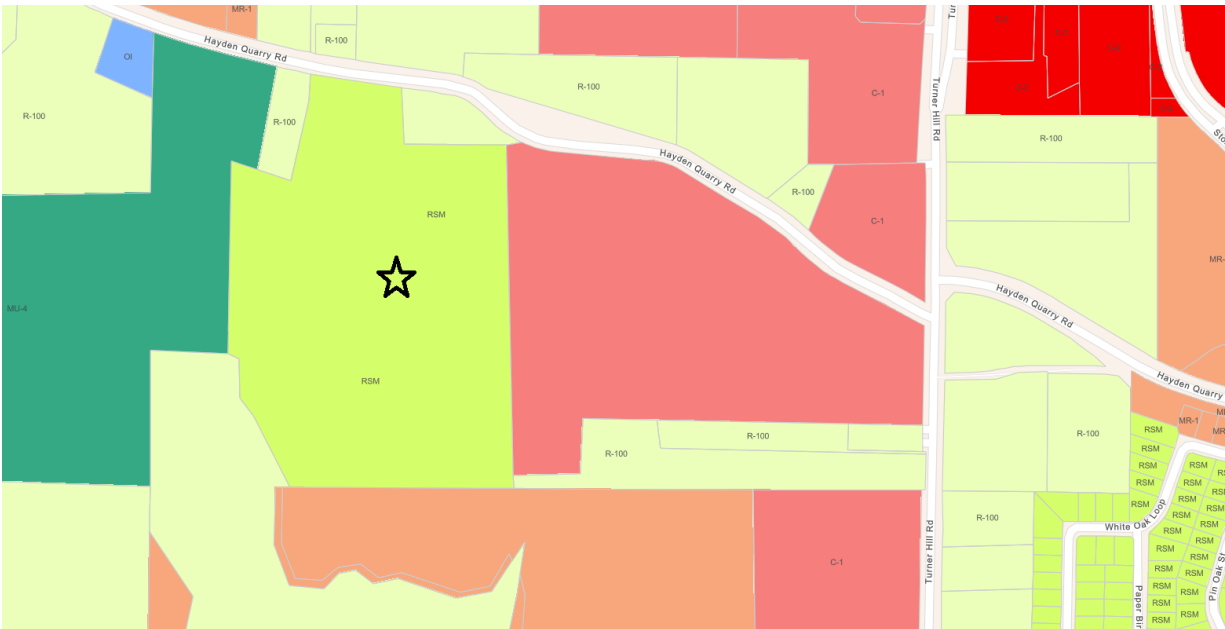
CC: Raymond White Sr. Director 8.2.23

Planning and Zoning Department
3120 Stonecrest Blvd. Stonecrest, Georgia 30038 ~ 770.224.0200 ~ www.stonecrestga.gov

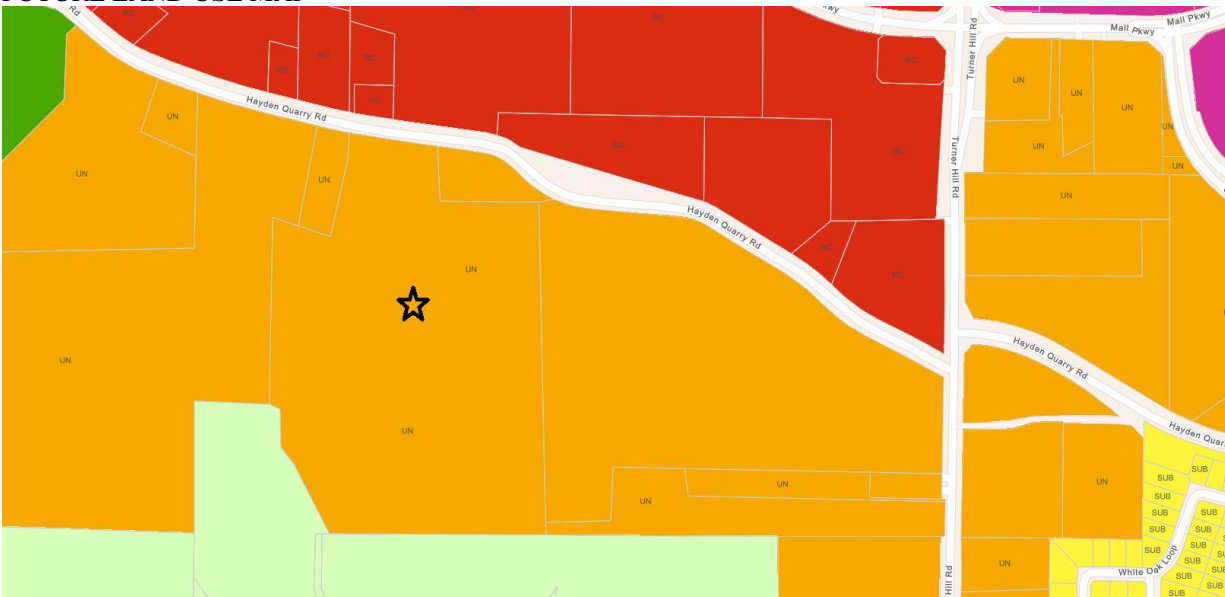




ZONING MAP



FUTURE LAND USE MAP





STONECREST OVERLAY

