

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO APPROVE A FUTURE LAND USE MAP AMENDMENT TO CHANGE THE LAND USE OF 3893 PANOLA ROAD (PARCEL ID 16 019 01 010) FROM SUB (SUBURBAN NEIGHBORHOOD) TO NC (NEIGHBORHOOD CENTER) FOR COMMERCIAL BUSINESS DEVELOPMENT; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and 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 governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to amend the City’s future land use map to change the land use of 3893 Panola Road (Parcel ID 16 019 01 010) from SUB (Suburban Neighborhood) to NC (Neighborhood Center) for Commercial Business Development; and

WHEREAS, pursuant to Sec. Sec. 7.3.4. of the City’s Zoning Code proposed amendments to the comprehensive plan map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Planning and Zoning Department recommends conditional approval of a future land use map amendment located at 3893 Panola Road; and

WHEREAS, the matter was heard in the City's Community Planning Information Meeting pursuant to the provisions of the City's Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City's Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia's Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That the future land use map amendment be amended to change the land use of 3893 Panola Road (Parcel ID 16 019 01 010) from SUB (Suburban Neighborhood) to NC (Neighborhood Center) for Commercial Business Development or as described on the zoning maps and associated site plan attached as Exhibit A.

Section 2. That the rezoning will be approved with the following conditions.

1. Approval of the rezoning request and official zoning map amendment from R-100 (Residential Medium Lot) to C-1 (Local Commercial.)

2. Project shall conform to the conceptual site plan submitted with cases RZ-23-011 and RZ 23-012 and comply with all Local Commercial (C-1) zoning and development standards.

3. Any deviations from the approved conceptual site plan to final plan approval shall be resubmitted to the Planning and Zoning Department for review and final approval by City Council.

4. Applicant/developer shall submit and follow all requirements for lot combination

5. Applicant/developer must submit approval of any/all roadway improvements from the Georgia Department of Transportation.

6. Applicant/developer shall provide a 5FT sidewalk for the entire parcel frontage of the proposed development.

7. Applicant/developer shall submit a Land Disturbance Permit (LDP) for approval prior to any groundwork.

8. The proposed development shall include the following: Interactive greenspace amenities.

A minimum of one (1) rooftop dining area.

Adequate lighting throughout development per an approved lighting plan.

An adequate waste management plan to ensure consistent cleanliness of the development as approved by staff.

9. The list of prohibited uses shall include; Package/Liquor store or similar use(s). Smoke shops or similar.

Convenience stores with fuel pumps/alcohol sales or similar use(s).

10. Planning Commission 7/2/24 : Approval with staff recommendations with an additional condition to create an advisory board.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2024.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

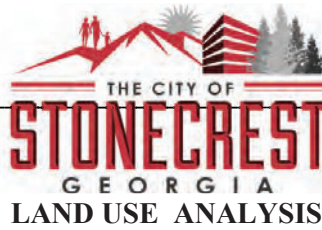
ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



Petition Number: RZ 23-014

Applicant: Ihsan Sharif D/B/A Advance Business Solutions
Kemp White and Associates, Inc.
Info@theabsnetwork.com

Property Owner: Panola Road Group Holdings, LLC
1420 Peachtree Street, Suite 100
Atlanta, GA 30309
Info@theabsnetwork.com

Project Location: 3893 Panola Road (Parcel ID 16 019 01 010)

District: 4 – Councilman George Turner, Jr

Acreage: +/- 5.95 acres

Existing Zoning: R-100 (Residential Medium Lot) District

Overlay: N/A

Future Land Use: Suburban Neighborhood (SN)

Proposed Future Land Use: Neighborhood Center (NC)

Proposed Development/Request: The applicant is seeking a future land use map amendment to change the land use of the parcel from SUB (Suburban Neighborhood) to NC (Neighborhood Center) for commercial business development.

CPIM: May 9, 2024

Planning Commission: June 4, 2024 July 2, 2024

Mayor & City Council: June 26, 2024 July 22, 2024

Sign Posted/ Legal Ad(s) submitted: April 23, 2024

Staff Recommendations: Conditional Approval

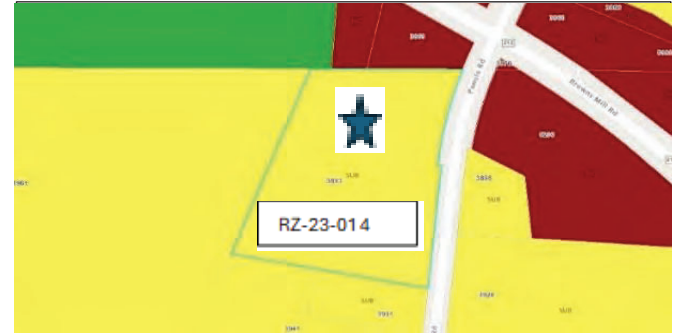
Planning Commission: Recommendation: Deferral until July 2, 2024 PC Meeting
July 2, 2024- Approval with staff conditions with an additional condition.

PROJECT OVERVIEW

Location

The subject property is located at 3893 Panola Road, Stonecrest, GA 30058. The property currently has one (1) access point on Panola Road. Panola Road is classified as a major arterial road and is maintained by Dekalb County.

The property abuts NC (Neighborhood), land use designation to the north and SUB (Suburban Neighborhood) to the west and east.



Adjacent & Surrounding Properties	Future Land Use	Proposed Future Land Use
Adjacent: North	Neighborhood Center	Neighborhood Center
Adjacent: West	Suburban Neighborhood	Suburban Neighborhood
Adjacent: East	Neighborhood Center & Suburban Neighborhood	Neighborhood Center & Suburban Neighborhood
Adjacent: South	Suburban Neighborhood	Suburban Neighborhood

Background

The subject property has a SUB (Suburban) land use designation.

The property is undeveloped land and heavily wooded with no display of any floodway nor floodplain on the subject property. Proposed development of the site envisions combining three parcels into a unified zoning category. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, a Sport's Shop, in addition to alternative uses. According to the applicant, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy's Net Zero energy model.

Traffic and Environmental Assessment

The applicant submitted a traffic study and an environmental assessment that's included in the application packet.

COMPREHENSIVE PLAN ELEMENTS

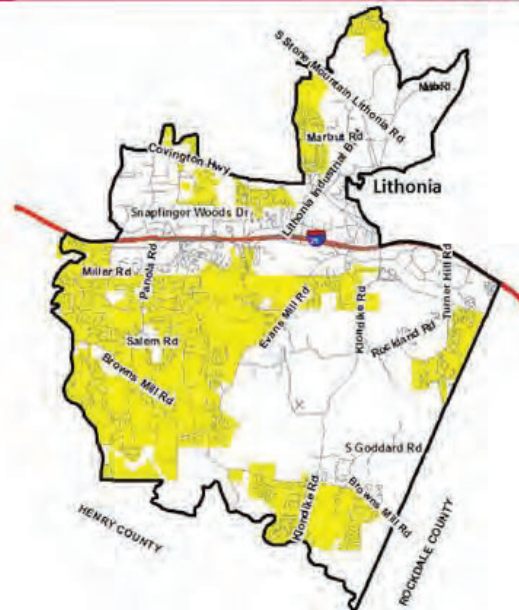
LAND USE

Suburban Neighborhood (SN)

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

Suburban Neighborhood Character Area Locations

Marbut Road & Phillips Road
Rock Springs Road
Salem Road
Browns Mill Road
Evans Mill Road West
Klondike Road south of Browns Mill Road
Turner Hill Road



COMPREHENSIVE PLAN ELEMENTS

LAND USE

Suburban Neighborhood Primary Land Uses

Single-Family Detached Residential
Townhome (Detached; Small Lot)
Assisted Living Facilities
Neighborhood Retail
Schools
Libraries
Healthcare Facilities
Parks and Recreational Facilities
Public and Civic Facilities
Institutional Uses



Permitted Zoning in SN Areas

R-100, R-85, R-75, R-60, RNC, NS, OI, OIT



COMPREHENSIVE PLAN ELEMENTS

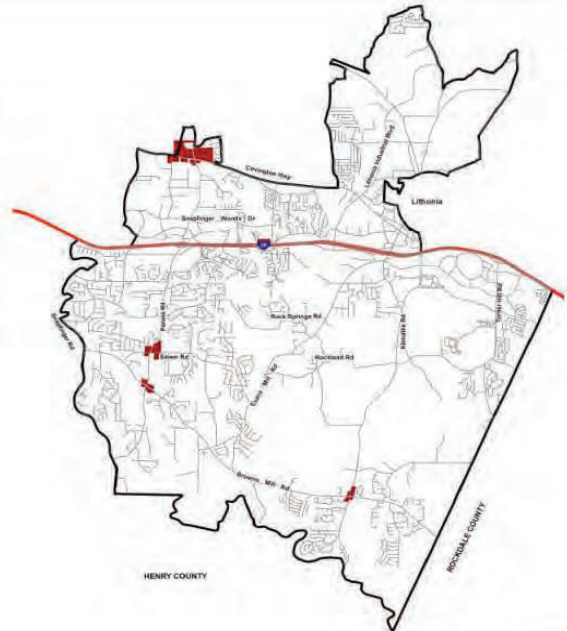
LAND USE

Neighborhood Center (NC)

The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

Neighborhood Center Character Area Locations

- Covington Hwy and Panola Road
- Salem and Panola Roads
- Browns Mill and Panola Roads
- Browns Mill and Klondike Roads



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COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center Primary Land Uses

- Townhouses
- 4-8 Story Condominiums and Lofts
- Healthcare Facilities
- Small scale Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Parks and Small Scale Recreation Facilities
- Public and Civic Facilities

Public Market



Neighborhood Retail



Permitted Zoning in NC Areas

RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, C-1, OI, OIT

Art Studio



Medical Clinic





RZ 23-014

ADDRESS: **3893 Browns Mill Road**

CURRENT FUTURE LAND USE: **Suburban Neighborhood (SN)**

OVERLAY: **N/A**

PROPOSED FUTURE LAND USE: **Neighborhood Center (NC)**

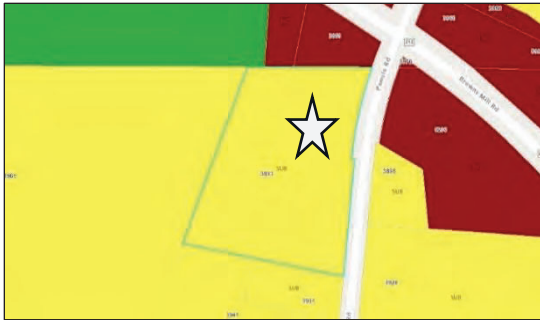


Subject Property

Aerial Map



Current Future Land Use Map













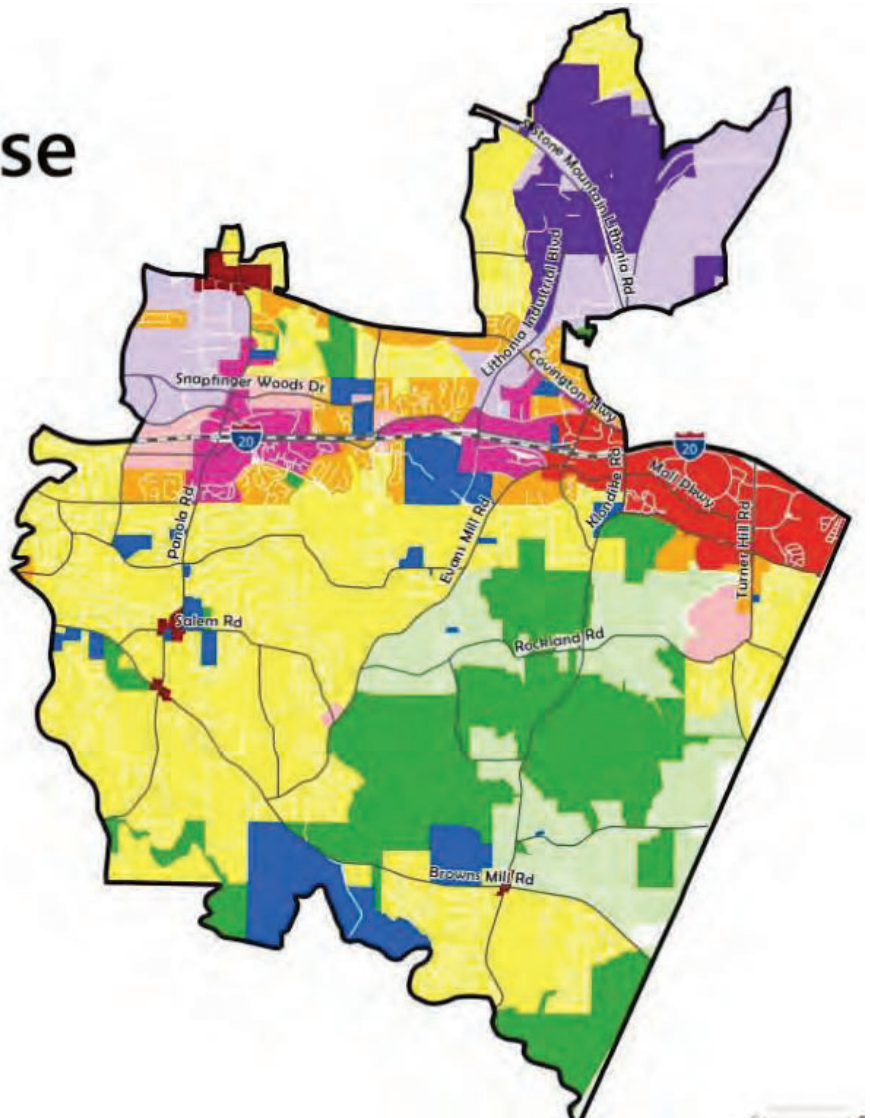
Legend

Future Land Use	
 Conservation/Openspace	 Neighborhood Center
 Suburban	

Proposed Future Land Use Map

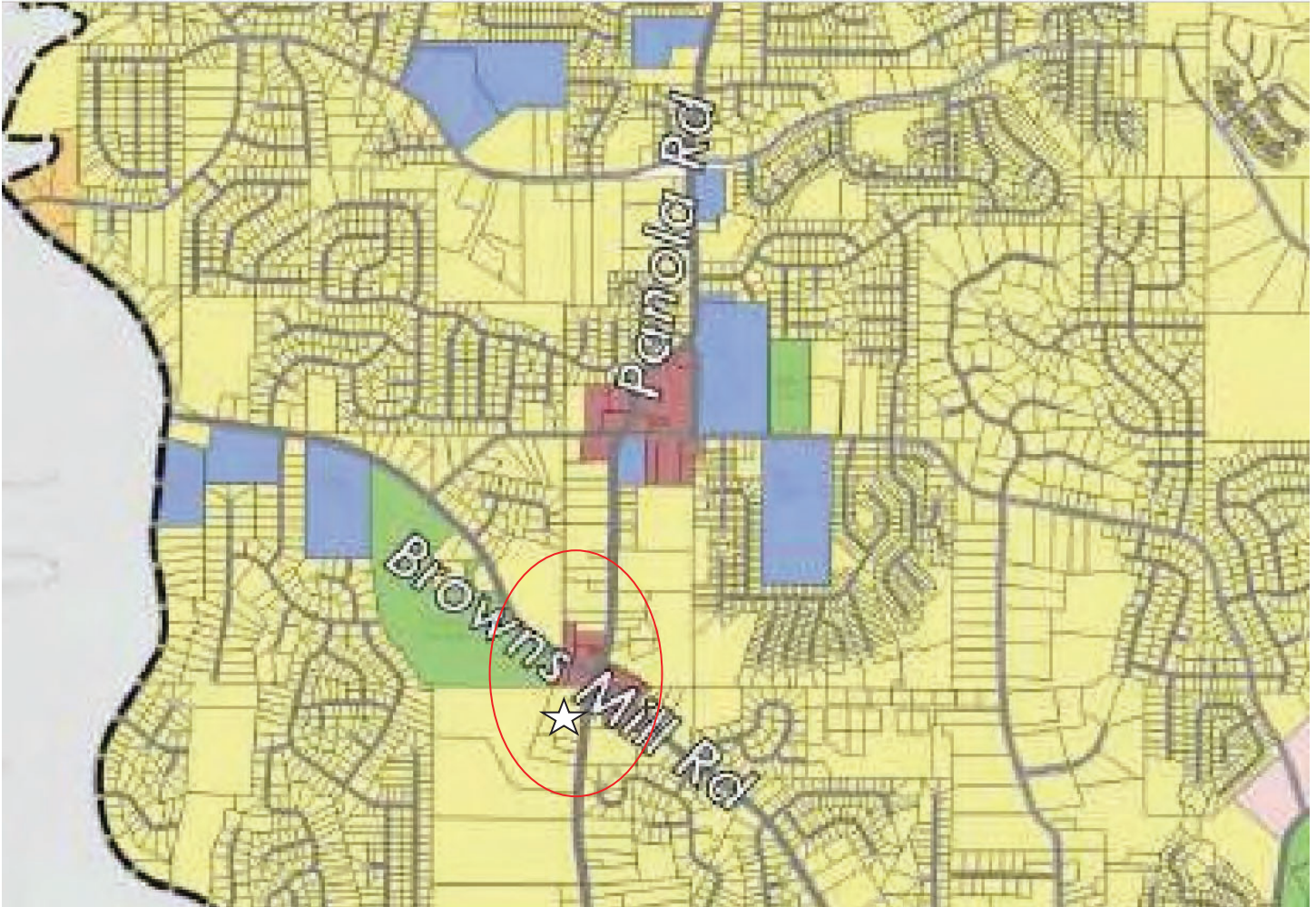
2038 Future Land Use Map

-  Conservation/Openspace
-  Rural Residential
-  Urban Neighborhood
-  Suburban
-  Institutional
-  Office Professional
-  Neighborhood Center
-  City Center
-  Regional Center
-  Light Industrial
-  Heavy Industrial



Future Land Use Map

Enlarged





STANDARDS OF REZONING REVIEW

Section 7.3.4 of the Stonecrest Zoning Ordinance list seven factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

A. Whether the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties.

The land use change is suitable as the proposed uses and existing nearby uses for land to the north carries the identical future land use classification requested (NC). The land use change does not create an adverse impact for land use categories in the area.

B. Whether the proposed land use change will adversely affect the existing use or usability of adjacent or nearby property or properties.

The land use change would permit the development of uses that carries a minor degree of intensity. Though the intensity is present, it isn't an adverse effect of compatibility of uses, as there are requirements established for zoning districts transition. Transitional buffers and transitional heights requirements diminishes the mildly adverse impact between zoning classifications that allows effective coexistence.

The vacant parcels abutting the subject site to its south boundary line have existing street frontage for access, and opportunity for development in accordance with applicable zoning requirements on the land. The existing lots nearby developed with legally permitted uses may continue their use and any proposed improvements in accordance with the applicable zoning regulations.

C. Whether the proposed land use change will result in uses which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

A traffic study was completed for vehicular flow frequency. The traffic study indicates there could be a moderate impact from the land use change produced by the proposed improvements of the existing roadway.

Communication with Dekalb County for management of the infrastructure is in discussion. The proposed land use change has no impact on the existing school system.

D. Whether the amendment is consistent with the written policies in the comprehensive plan text and any applicable small areas studies.

The Neighborhood Center lists "Entertainment and Cultural Facilities" as a Primary Land Use. The proposed development would be such a use. The NC Development Policies include Pedestrian Scale Development, Mixed Use Development, Transitional Buffers, Streetscaping, Pocket Parks, Parking (building near the roadway), Healthy Neighborhoods, VMT (vehicle miles traveled) and Preferred Uses. These policies would be incorporated into the proposed development.

E. Whether there are potential impacts on property or properties in an adjoining governmental jurisdiction, in cases of proposed changes near municipal boundary lines.



There are no known impacts on property or properties in an adjoining governmental jurisdiction. The proposed development could provide additional services such as restaurants, entertainment, retail, and more given its proximity to the jurisdiction of Dekalb, Rockdale, and Henry Counties.

F. Whether there are other existing or changing conditions affecting the use and development of the affected land areas which support either approval or denial of the proposed land use change.

Currently, there are no active land development construction projects, and no additional discussion with the Planning & Zoning Department for this area.

G. Whether there will be an impact on historic buildings, sites, districts, or archaeological resources resulting from the proposed change.

There are no known historic buildings, sites, districts, or archaeological resources near or on the subject site that would be affected. The site is heavily wooded and does not appear to have been developed. The applicant will likely have to provide more informations regarding archeological resources during the development process.

STAFF RECOMMENDATION

Staff recommend **APPROVAL** of the rezoning request.

Staff recommends approving the future land use map amendment (RZ 23-014) to Neighborhood Center (NC) with the conditions for the approved rezoning cases of RZ 23 011 (5137 Browns Mill Road) and RZ 23 012 (3893 Panola Road) to C-1 Local commercial for a parcel assemblage for a commercial business development project.

PLANNING COMMISSION RECOMMENDATION – June 4, 2024

The Planning Commission recommends deferral until the July 2, 2024 PC Meeting.

July 2, 2024- Approval with staff conditions with and additional condition to create an advisory board.



Attachment(s): RZ 23-014 Application Materials

LETTER OF INTENT

APPLICATION FOR REZONING CITY OF STONECREST, GEORGIA

Kemp White and Associates, Inc. dba Advanced Business Solutions (the “Applicant”) hereby submits a request for the Rezoning of properties 3893 Panola Rd (Parcel Identification Number 16 019 01 010), and 5137 Browns Mill Rd (Parcel Identification Number 16 020 03 006). This request seeks to change the zoning from R100 and R100 to C1, with the intention of modifying the zoning conditions to allow for a Commercial Development.

The current status of the properties comprises vacant lots, predominantly zoned for residential use. The proposed project envisions combining these parcels into a unified development. The revised plan includes six (6) proposed buildings, featuring High-End Restaurants, a Medical Facility, Financial Institution, Business Center, and a Sports Shop, in addition to alternative uses. Please refer to the attached renderings for comprehensive details. Pedestrian and vehicular access will be facilitated from the north and west sides of the properties, with sidewalks seamlessly connecting to storefronts and a recreational park situated at the heart of the development.

Renamed as The Kems at Stonecrest, the development will showcase a comprehensive approach, incorporating a mix of amenities and services. The central feature is a high-end, environmentally conscious development that adheres to the U.S. Department of Energy’s Net Zero energy model. This approach aligns with the BREEAM method for construction, ensuring an eco-friendly and sustainable system governs the entire built environment.

Given these alterations and the alignment of the requested Rezoning with the stipulations outlined in Section 2.19.1 of the City of Stonecrest Zoning Ordinance, as detailed in the enclosed Zoning Impact Analysis, the Applicant respectfully urges the City Manager and City Council of the City of Stonecrest to approve the Rezoning as presented.

Sincerely,

Kemp White and Associates, Inc. dba Advanced Business Solutions

Ihsan Sharif

Amendment Application

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



Amendment Application

PROPERTY

Site Address(es): 5137 Browns Mill Rd. Stonecrest, GA 30038	Parcel #:	Zip:	
Project Name (If applicable):			
Current Zoning	Residential	Proposed Zoning	Commercial
Current Use	Single Family House	Proposed Use	Commercial Business Center

OWNER INFORMATION

Name:	Elliot Marlon		
Address:			
Email:	Derrickelliot49@aol.com	Phone:	(404) 844-6899

APPLICANT

Name:	Kemp White & Associates, Inc. ... Franklin Kemp		
Address:	1420 Peachtree St. Suite 100 Atlanta, GA 30309		
Email:	Info@theabsnetwork.com	Phone:	(404) 418-8116

AFFIDAVIT

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

Applicant's Name:	Franklin Kemp		
Applicant's Signature:		Date:	31 Oct 23

NOTARY

Sworn to and subscribed before me this 31 Day of Oct 20 23			
Notary Public:	Ashley Robinson		
Signature:		Date:	31 Oct 23

Ashley Robinson
NOTARY PUBLIC



Amendment Application

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

Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner			
Name:	Marlon Derrick Elliott		Zip: 30038
Address:	4086 Windermere Dr	City, State: Stonecrest GA	
Signature:		Date:	10-29-2023
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 Carolyn Pleasant		

Additional Property Owner (if applicable)			
Name:	Antoinette Elliott		Zip: 30038
Address:	4086 Windermere Dr	City, State: Stonecrest GA	
Signature:		Date:	10-29-23
Sworn to and subscribed before me this 29 day of October, 2023			
Notary Public:	 Carolyn Pleasant		

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Amendment Application

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



Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant

Name:	Kemp White & Associates, Inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	
Sworn to and subscribed before me this <u>31</u> day of <u>Oct</u> , 20 <u>23</u>			
Notary Public:		Ashley Robinson NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 03/15/2027	

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Amendment Application

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



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

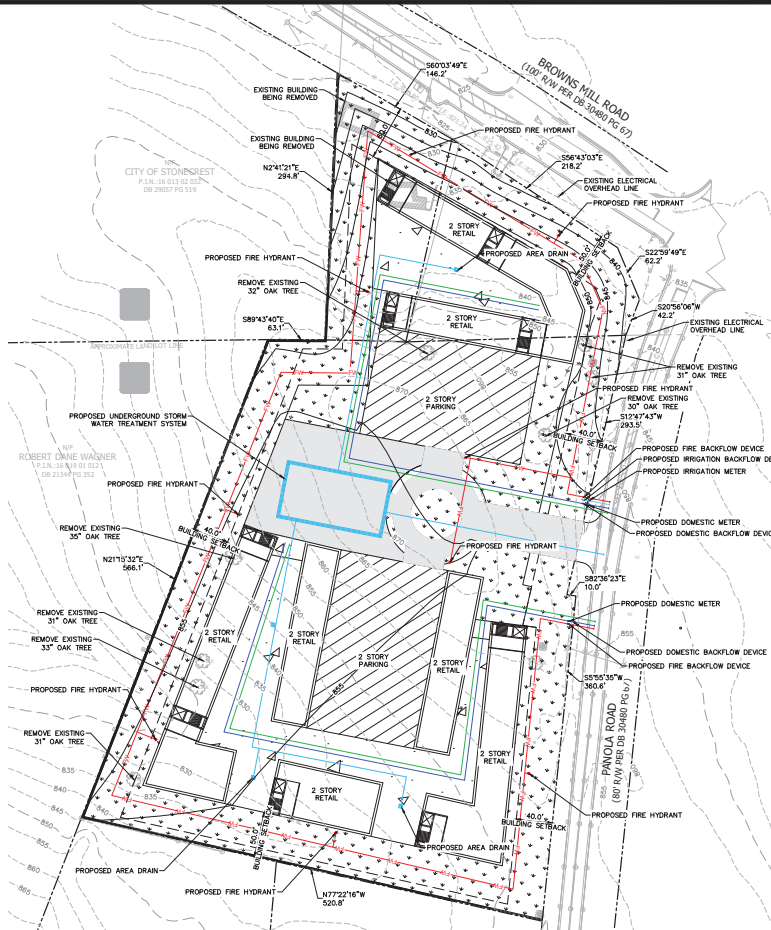
☐ Yes

☒ No

Applicant/Property Owner			
Name:	Kemp White & Associates, inc.		
Address:	1420 Peachtree St. Suite 100	City, State: Atlanta, GA	Zip: 30309
Signature:		Date:	10/31/2023

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

Date	Government Official & Position	Description	Amount



LEGEND	
	EXISTING PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SEWER LINE
	PROPOSED IRRIGATION LINE
	PROPOSED FIRE WATER LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPING

LEGAL DESCRIPTION
 LAND LOT 19 & 20, 16TH DISTRICT, DEKALB COUNTY

SITE INFORMATION

APN: 16 020 03 008
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 020 03 008
 EXISTING ZONING: C1 - LOCAL COMMERCIAL DISTRICT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

APN: 16 019 01 010
 EXISTING ZONING: R100 - RESIDENTIAL MEDIUM LOT
 PROPOSED ZONING: C1 - LOCAL COMMERCIAL DISTRICT

PROJECT AREA: 7.62 AC / 331,927 SF

PROPOSED BUILDING AREA/PERCENTAGE: 140,000 SF

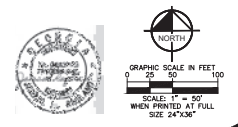
PROPOSED IMPERVIOUS AREA/PERCENTAGE: 196,552 SF / 59.28%

PROPOSED PERVIOUS AREA/PERCENTAGE: 135,375 SF / 40.78%

PROPOSED PARKING SPACES: 280 SPACES

PARKING REQUIRED: (1 CAR PER 500 SF): 280 SPACES

SITE PLAN **3893 PANOLA ROAD, STONECREST GA**





Attachment(s): Comprehensive Plan and Ordinance(s)

COMPREHENSIVE PLAN ELEMENTS

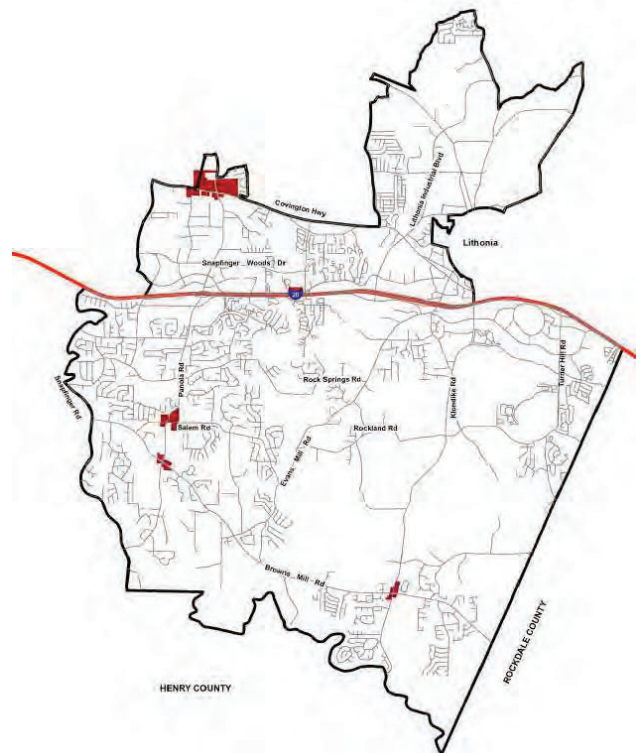
LAND USE

Neighborhood Center (NC)

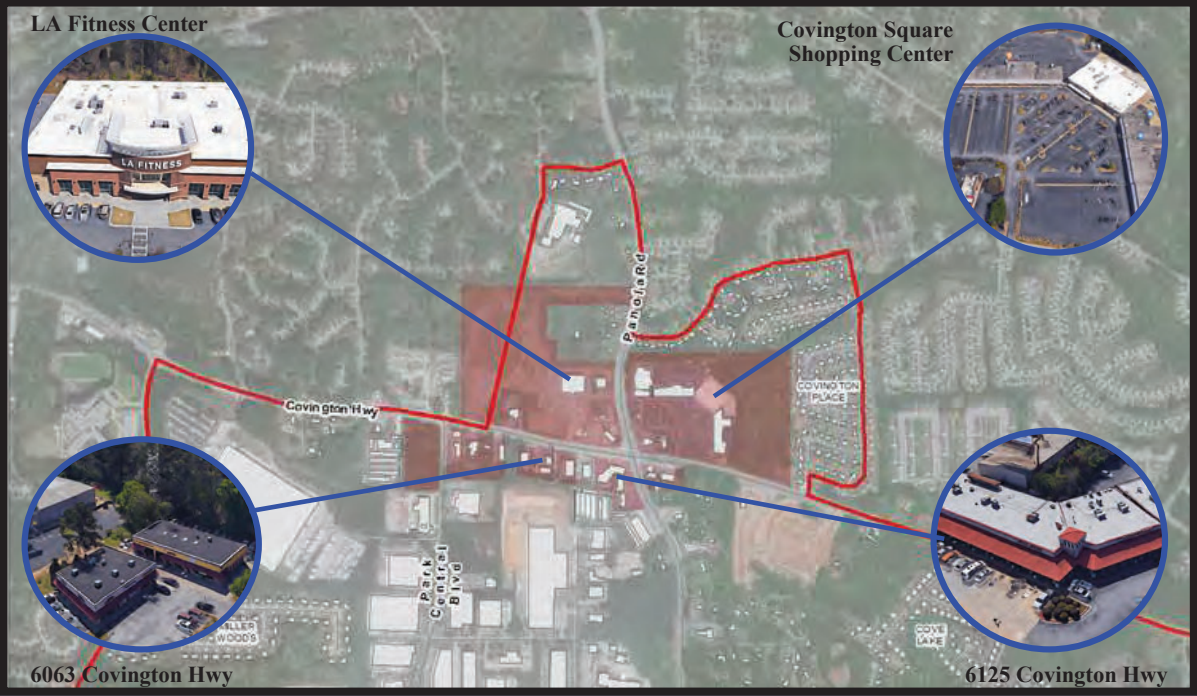
The intent of the Neighborhood Center Character Area is to identify areas that can serve everyday local neighborhood needs, for goods and services. These areas shall complement the character of neighborhoods and have locations that promote walkability, reduce automobile travel, and increase transit usage. These areas should consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood services, professional office, higher-density housing in the suggested range, and appropriate public open spaces that are easily accessible by pedestrians. The proposed density for the Neighborhood Center Character Area is up to 24 dwelling units per acre.

Neighborhood Center Character Area Locations

- Covington Hwy and Panola Road
- Salem and Panola Roads
- Browns Mill and Panola Roads
- Browns Mill and Klondike Roads

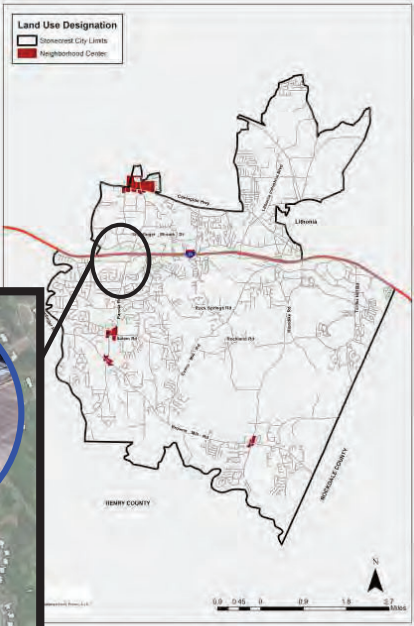


Neighborhood Center (NC)



Building Community, Culture & Commerce For Now and Into The Future!

Neighborhood Center (NC)



Building Community, Culture & Commerce For Now and Into The Future!

Neighborhood Center (NC)



Building Community, Culture & Commerce For Now and Into The Future!

COMPREHENSIVE PLAN ELEMENTS

LAND USE

Neighborhood Center Primary Land Uses

- Townhouses
- 4-8 Story Condominiums and Lofts
- Healthcare Facilities
- Small scale Retail and Commercial
- Office
- Institutional Uses
- Entertainment and Cultural Facilities
- Parks and Small Scale Recreation Facilities
- Public and Civic Facilities

Public Market



plannersweb.com

Neighborhood Retail



metrocommercial.com

Permitted Zoning in NC Areas

RSM, MR-1, MR-2, MU-1, MU-2, MU-3, NS, C-1, OI, OIT

Art Studio



studio1219.com

Medical Clinic



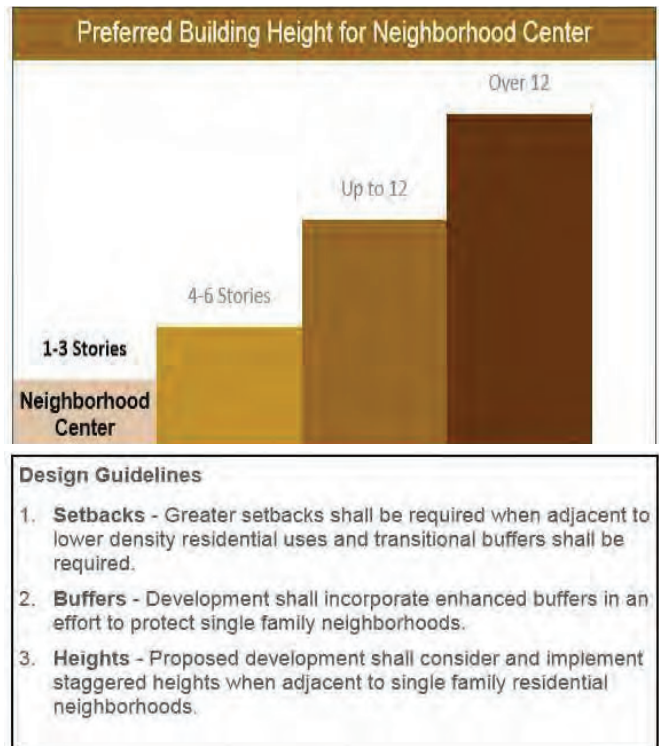
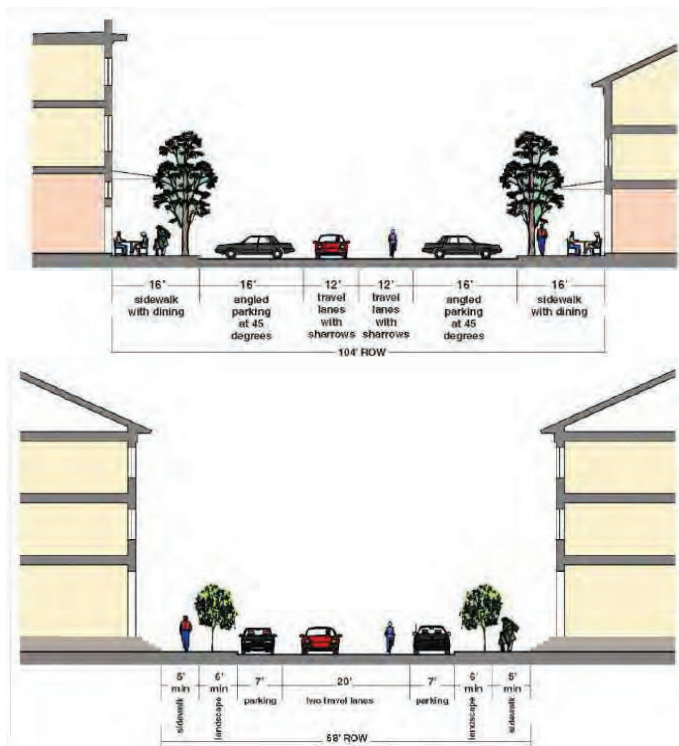
yelp.com

Building Community, Culture & Commerce For Now and Into The Future!

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COMPREHENSIVE PLAN ELEMENTS

LAND USE



Building Community, Culture & Commerce For Now and Into The Future!

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Neighborhood Center Development Policies

1. **Maximum Density**—Encourage the maximum density of residential in mixed use projects not to exceed 24 dwelling units per acre, with the most intense development located towards the commercial and/or office core of the Neighborhood Center. Properties located along the outer edges of the Neighborhood Center shall be sensitive to the building height and density of adjacent single family residential.
2. **Retrofitting** - Foster retrofitting for conformity with traditional neighborhood principles.
3. **Pedestrian Scale Development** - Create pedestrian scale communities that focus on the relationship between the street, buildings, streetscaping and people.
4. **Mixed Use Development** - Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.
5. **Transitional Buffers** - Require greater setbacks and/or transitional buffers for developments when located adjacent to lower density residential uses.
6. **Staggered Heights** - Require the consideration of staggered height implementation when developments are adjacent to single family residential neighborhoods.
7. **Streetscaping** - Improve street character with consistent signage, lighting, landscaping and other design features.
8. **Pocket Parks** - Create focal points through the use of existing pocket parks and squares for community activities.
9. **Parking** - Clearly define road edges by locating buildings near the roadside with parking in the rear.
10. **Open Space and linkages** - Encourage development and redevelopment in nodes to provide open space and/or contribute to the public realm with wider public sidewalks, pedestrian linkages and other design features.
11. **Healthy Neighborhoods** - Promote healthy living in neighborhoods by incorporating a pedestrian environment that encourages socialization, walking, biking and connectivity.
12. **Pedestrian Enhancements** - Create pedestrian-friendly environment, by adding sidewalks that link neighborhood amenities.
13. **Traffic Calming** - Organize circulation patterns through traffic calming techniques and access management. Add traffic calming improvements, sidewalks, and increased street interconnections to increase safety and improve walkability.
14. **Pedestrian Oriented Design** - Design shall be pedestrian-oriented with walkable connections between different uses.
15. **VMT** - Promote new and redevelopment at or near development nodes as a means of reduce vehicle miles traveled (VMT).
16. **Preferred Uses** - Each Neighborhood Center shall include a medium- high density mix of retail, office, services, and employment to serve neighborhoods.

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)

Sec. 2.26.2. Permitted and special land uses.

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

- A. Permitted Uses. The following uses are permitted as of right under this Code:
 - 1. Agricultural Activities.
 - a. Urban Community Garden, up to 5 acres; see section 4.2.
 - 2. Residential.
 - a. Bed and breakfast establishment; see section 4.2.
 - b. Child care facility, 6 or more.
 - c. Child care home, 5 or less; see section 4.2.
 - d. Child day care center.
 - e. Hotel/motel.
 - f. Live/work unit; see section 4.2.
 - g. Nursing care facility or hospice.
 - h. Personal care home, 6 or less; see section 4.2.
 - i. Personal care home, 7 or more; see section 4.2.
 - j. Shelter for homeless persons, 7—20; see section 4.2.
 - k. Transitional housing facilities, 7—20 persons; see section 4.2.
 - 3. Institutional/Public.
 - a. Club, order or lodge, fraternal, non-commercial.

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- b. Coliseum or stadium/not associated with church or school; see section 4.2.
 - c. Colleges, universities, research and training facilities.
 - d. Funeral home, mortuary.
 - e. Government facilities.
 - f. Library or museum.
 - g. Places of worship; see section 4.2.
 - h. School, private kindergarten, elementary, middle or high schools; see section 4.2.
 - i. School, public kindergarten, elementary, middle or high schools.
 - j. School, specialty; see section 4.2.
 - k. School, vocational; see section 4.2.
 - l. Swimming pools, commercial; see section 4.2.
 - m. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
4. Commercial.
- a. Adult daycare center, 7 or more; see section 4.2.
 - b. Adult daycare facility, up to 6; see section 4.2.
 - c. Ambulance service or emergency medical services, private.
 - d. Animal hospital, veterinary clinic; see section 4.2.
 - e. Art gallery.
 - f. Automobile brokerage; see section 4.2.
 - g. Automobile or truck rental or leasing facilities; see section 4.2.
 - h. Automobile or truck sales; see section 4.2.
 - i. Automobile wash/was service; see section 4.2.
 - j. Automobile repair, minor; see section 4.2.
 - k. Banks, credit unions or other similar financial institutions.
 - l. Barber shop/beauty salon or similar establishments.
 - m. Brewpub/beer growler.
 - n. Building or construction office; see section 4.2.
 - o. Catering establishments.
 - p. Check cashing establishment, accessory; see section 4.2.
 - q. Child day care facility, up to 6; see section 4.2.
 - r. Child day care center (kindergarten), 7 or more.
 - s. Clinic, health services.
 - t. Coin laundry.
 - u. Commercial greenhouse or plant nursery; see section 4.2.

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- v. Dog day care; see section 4.2.
 - w. Dog grooming; see section 4.2.
 - x. Drive-through facilities; see section 4.2.
 - y. Dry cleaning agencies, pressing establishments or laundry pick-up stations.
 - z. Farmer's market, permanent; see section 4.2.
 - aa. Fitness center.
 - bb. Kennel, commercial.
 - cc. Kidney dialysis center.
 - dd. Medical or dental laboratories.
 - ee. Landscape business.
 - ff. Mini-warehouse; see section 4.2.
 - gg. Office, medical.
 - hh. Office, professional.
 - ii. Parking, commercial lot; see section 4.2.
 - jj. Parking, commercial garage.
 - kk. Personal services establishment.
 - ll. Recreation, indoor.
 - mm. Recreational vehicle, boat and trailer sales and service.
 - nn. Restaurants (accessory to hotel/motel).
 - oo. Restaurants (non drive-thru).
 - pp. Retail, 5,000 sf or less (with the exception of small box discount stores).
 - qq. Retail, over 5,000 sf (with the exception of small box discount stores, see also shopping center).
 - rr. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage.
 - ss. Shopping center.
 - tt. Special events facility.
 - uu. Taxi stand.
 - vv. Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building.
 - ww. Trade shops.
- 5. Communications—Utility.
 - a. Essential services.
 - b. Satellite television antenna; see section 4.2.
 - 6. Wireless Telecommunications.
 - a. Attached wireless telecommunication facility; see section 4.2.

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- b. Carrier on Wheels (declared emergency); see section 4.2.
- B. Special Administrative Uses. The following uses are permitted only with administrative approval:
- 1. Agricultural.
 - a. Urban, community garden, over 5 acres.
 - 2. Institutional/Public.
 - a. School, vocational; see section 4.2.
 - 3. Commercial.
 - a. Farmer's market, temporary/seasonal; see section 4.2.
 - b. Temporary outdoor retail sales; see section 4.2.
 - c. Temporary outdoor sales; seasonal; see section 4.2.
 - d. Temporary outdoor sales or events, seasonal; see section 4.2.
 - e. Temporary produce stand; see section 4.2.
 - f. Temporary trailer, as home sales office or construction trailer; see section 4.2.
 - 4. Wireless Telecommunications.
 - a. Carrier on wheels (non-emergency or event, no more than 120 days); see section 4.2.
 - b. New support structure from 50 feet up to 199 feet; see section 4.2.
 - c. Small cell installations (new support structures or collocation) on private property or ROW; see section 4.2.
- C. Special Land Use Permit. The following uses are permitted only with a special land use permit:
- 1. Residential.
 - a. Hotel/motel, extended stay; see section 4.2.
 - b. Shelter for homeless persons for no more than 6 persons; see section 4.2.
 - 2. Institutional/Public.
 - a. Cultural facilities.
 - 3. Commercial.
 - a. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
 - b. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf; see section 4.2.
 - c. Alcohol outlet—package store, primary; see section 4.2.
 - d. Automobile service stations; see section 4.2.
 - e. Bus or rail stations or terminals for passengers.
 - f. Crematoriums; see section 4.2.
 - g. Fuel pumps; see section 4.2.
 - h. Heliport; see section 4.2.
 - i. Liquor store (see alcohol outlet); see section 4.2.

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- j. Nightclub or late night establishment; see section 4.2.
 - k. Restaurants with a drive-thru configuration; see section 4.2.
- D. Permitted Accessory. The following uses are permitted as accessory only to a principal use:
- 1. Residential.
 - a. Accessory uses or structures.
 - b. Dormitory.
 - 2. Commercial.
 - a. Fuel pumps, accessory to large scale retail within 1,000 feet of interstate highway interchange measured from ROW to property line; see section 4.2.
 - b. Kennel, breeding.
 - 3. Industrial.
 - a. Recycling collection.

(Ord. of 8-2-2017, § 1(2.26.2); Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 2.26.3. Dimensional requirements.

Dimensional requirements for the C-1 (Local Commercial) District shall be as provided in Table 2.24, Nonresidential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.26.3))

Sec. 2.26.4. Site and building design standards.

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

(Ord. of 8-2-2017, § 1(2.26.4))



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

PLANNING COMMISSION MEETING
Stonecrest City Hall - 6:00 PM *In-Person Meeting
July 2, 2024



MEETING MINUTES

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

Citizen Access: [Stonecrest YouTube Live Channel](#)

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in-person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov on the day of hearing, no later than 2:00 PM, to be read into the record at the hearing.

When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minutes time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

I. Call to Order

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:04 p.m.

II. Roll Call

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), and Commissioner Lemuel Hawkins (District 5) were all present. Commissioner Pearl Hollis (District 4) was absent.

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Planner Fellisha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance in person. City Attorney Alicia Thompson attended the meeting virtually.

III. Approval of the Agenda

Chairperson Hubbard made a motion to **APPROVE** the agenda for July 2, 2024. The motion was seconded by Vice Chairperson Williams. **APPROVED** by a unanimous vote **4-0-0**

IV. Approval of Meeting Minutes: Planning Commission meeting minutes dated June 4, 2024. Chairperson Hubbard made a motion to **APPROVE** the meeting minutes dated June 4, 2024. The motion was seconded by Vice Chairperson Williams. **APPROVED** by a unanimous vote. **4-0-0**

V. Announcement: None

VI. Old Business:

1. CASE #: **RZ 23-011**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

PLANNING COMMISSION MEETING
Stonecrest City Hall - 6:00 PM *In-Person Meeting
July 2, 2024



LOCATION: 5137 Browns Mill Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from Residential Medium Lot (R-100) to Local Commercial (C-1) for a commercial business development. Staff recommended conditional approval.

2. CASE #: **RZ 23-012**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 3893 Panola Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from Residential Medium Lot (R-100) to Local Commercial (C-1) for commercial business development.

3. CASE #: **RZ 23-014**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 3893 Panola Road, Stonecrest, GA

The applicant is seeking a future land use map amendment to change the land use of the parcel from Suburban Neighborhood (SUB) to Neighborhood Center (NC) for a commercial business development.

Staff recommends a **conditional approval** of the rezoning request with the following conditions:

1. Project shall conform to the attached conceptual site plan and comply with all Local Commercial (C-1) zoning and development standards.
2. Any deviations from the approved conceptual site plan to final plan approval shall be resubmitted to the Planning and Zoning Department for review and final approval by City Council.
3. Applicant/developer must submit approval of any/all roadway improvements from the Georgia Department of Transportation.
4. Applicant/developer shall provide a 5FT sidewalk for the entire parcel frontage of the proposed development.
5. Applicant/developer shall submit a Land Disturbance Permit (LDP) for approval prior to groundwork.
6. The proposed development must have the following:
 1. Interactive greenspace amenities.
 2. A minimum of one (1) rooftop dining area.
 3. Adequate lighting throughout development per an approved lighting plan.
 4. An adequate waste management plan to ensure consistent cleanliness of the development.
7. The list of prohibited uses shall include;
 1. Package/Liquor store or similar use(s).
 2. Smoke Shops or similar.
 3. Convenience stores with fuel pumps or similar use(s).

Staff recommends **approving** the land use map amendment with the conditions set for the approved rezoning case of RZ 23 012 located at 3893 Panola Road to C-1 Local commercial.

Director Qawiy gave an overview of the cases being heard.

Chairperson Hubbard called for a motion to open the public hearing. The motion passed **4-0-0**.

Ishan Shariff with Kemp White and Associates, Inc., the applicant came to speak. He stated that his team has completed the task assigned by the commission members and that the development will bring businesses that are not in the area currently.

PLANNING COMMISSION MEETING
Stonecrest City Hall - 6:00 PM *In-Person Meeting
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He also stated that their project is a direct reflection of what the community has asked for in the hosted community meetings. The goal is for residents to not have to travel out of their neighborhood for necessities and entertainment.

Frank Kemp CEO of Advance Business Solutions came to speak. He stated that the development will be “net” positive where more energy is generated than used through solar production.

Joe Tipdoo a resident came to speak. He stated that many believed that development would be brought to the city as more people moved in. There are enough subdivisions and there should be places where money and time can be spent.

Ashley Scott, a resident, came to speak. She stated that she has collaborated with the developer personally for a project in Toombsboro, a town in Wilkinson County and that Mr. White will bring what the community is looking for.

There were many to speak in opposition.

Dave Marcus, a resident, came to speak. He stated that if the applicant does not deliver what is promised the location may be a place for businesses that the citizens are not interested in. He asked for leases from proposed companies to be present, but if not, the development should be rejected.

Melvin Williams a resident wants his community to remain as it is. He also stated his concerns about traffic.

Valencia Miller, a resident stated that accurate information has not been provided and that proposed high-end tenants have not been relayed to the community. The current community needs to be maintained before a new development is brought in.

Angela Genus, a resident stated that the project will impact those who live in that area. She wants to know specifically what business will and will not be allowed as tenants. The need for a sound barrier was also mentioned.

Micheal McQueen a resident came to speak. He stated his concern about commitments, project timelines, and traffic.

Frank Kemp came back to speak. He stated that he sent a list of items to the Planning Commission for review. He stated that the Department of Transportation will be conducting work on the roads near the development. His project will also include sidewalks for the community. He also listed some of the businesses that they are proposing for the development.

Mr. Kemp also mentioned the creation of a community advisory board to receive input and suggestions for businesses the citizens would like to see in their community.

With no additional comments the public hearing was closed.

Commissioner Walker asked who the target audience would be for the development and if there would be walkable areas.

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Chairperson Hubbard answered that the development is for the surrounding neighborhoods but will also cater to those who live outside the area. He also ensured that the commissioners received the documents and information asked for of the applicants during the last meeting.

Vice Chairperson Williams asked about the high-end restaurants and commitments. She also stated her concerns about the traffic.

Commissioner Hawkins praised the applicant's submitted site plan and renderings but relayed that there have been many promised developments that were not fulfilled which have had an effect on the trust of the community. He also stated that the city has to make certain advances to move forward and grow.

Chairperson Hubbard mentioned that the applicant has agreed to the conditions set by Staff and supplied the information requested by the Planning Commissioners, including a traffic report. The information included the businesses that will not be brought into the community. The applicants are willing to collaborate with the community to make the development a reality.

Commissioner Hawkins made a motion to recommend **APPROVAL of rezoning cases RZ23 -011, RZ23-012 from R-100 to C-1 and APPROVAL of application RZ23-014 for a land use amendment from SUB to NC with the conditions as listed by Staff. The Planning Commission added an additional condition to create a community advisory board to receive input and suggestions for businesses the citizens would like to see in (the)ir community.**

APPROVED with a vote of 3-0-1 with Vice Chairperson Williams abstaining.

VII. New Business: None

VIII. Adjournment. The meeting was adjourned at 7:16 p.m.

Respectfully submitted by Cobi Brown

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date