



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: **RZ25-003**

Applicant: Hugh Delaney of D2 Construction Services
2424 Thronfield Road
Charlotte, North Carolina 38305
hugh@d2constructionservices.com

Owner: Glencor Services INC.
7469 Old Alexandria Ferry RD # B
Clinton, MD

Project Location: 2979 Klondike Road

District: 1- Councilwoman Tara Graves

Acreage: 0.97 acres

Existing Zoning: O.I- Office Institutional District

Future Land Use: Urban Neighborhood (UN)

Overlay District: N/A

Proposed Development/Request: The applicant is seeking a rezoning and map amendment of 0.97 acres from OI (Office – Institutional) to MR-1 (Medium Density Residential- 1) for a proposed townhome development.

CPIM: June 12, 2025

Planning Commission (PC): July 1, 2025

Mayor & City Council: July 28, 2025

Sign Posted/ Legal Ad(s) submitted:

Staff Recommendations: **APPROVAL w/ Conditions**

PC Recommendation: **APPROVAL w/ Conditions**



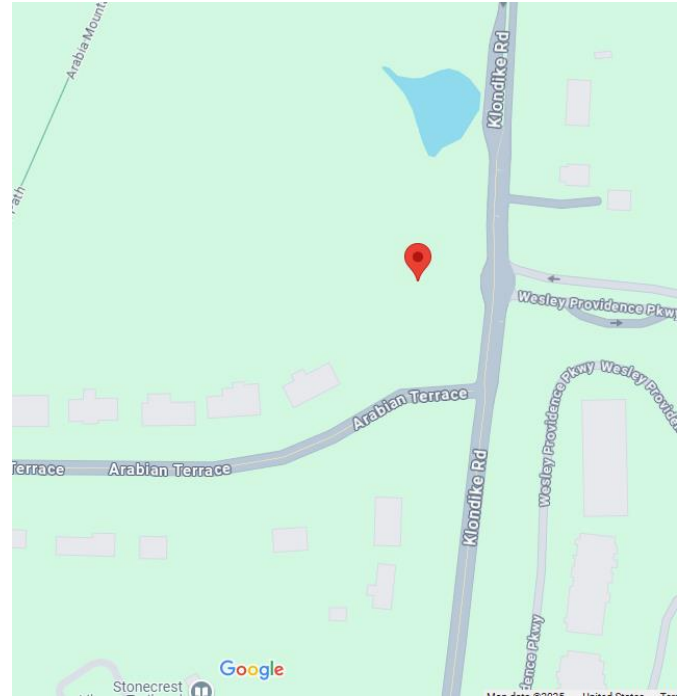
PROJECT OVERVIEW

Location

The subject property is situated along Klondike Road, a major arterial road in Stonecrest, with a parcel identification of 16 138 01 002. The subject properties are currently vacant in a wooded area. The property abuts R-100 Districts to the north, south and west, and MR-1 (Med Residential – 1) to the East.

Background

The City of Stonecrest Zoning Map has the property zoned OI (Office- Institutional) District. The property is wooded and vacant. The applicant's survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcels 16 138 01 002 (2979 Klondike Road) from OI (Office – Institutional) to MR-1 (Medium Density Residential – 1).





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	OI (Office- Institutional)	Vacant Land
Adjacent: North	R-100 (Residential Med Lot)	Vacant Land
Adjacent: West	R-100 (Residential Med Lot)	Single Family Residential
Adjacent: East	MR-1 (Med Density Residential)	Wesley Providence Apartment Homes
Adjacent: South	R-100 (Residential Med Lot)	Single Family Residential

DIVISION 13. - MR-1 (MEDIUM DENSITY RESIDENTIAL-1) DISTRICT

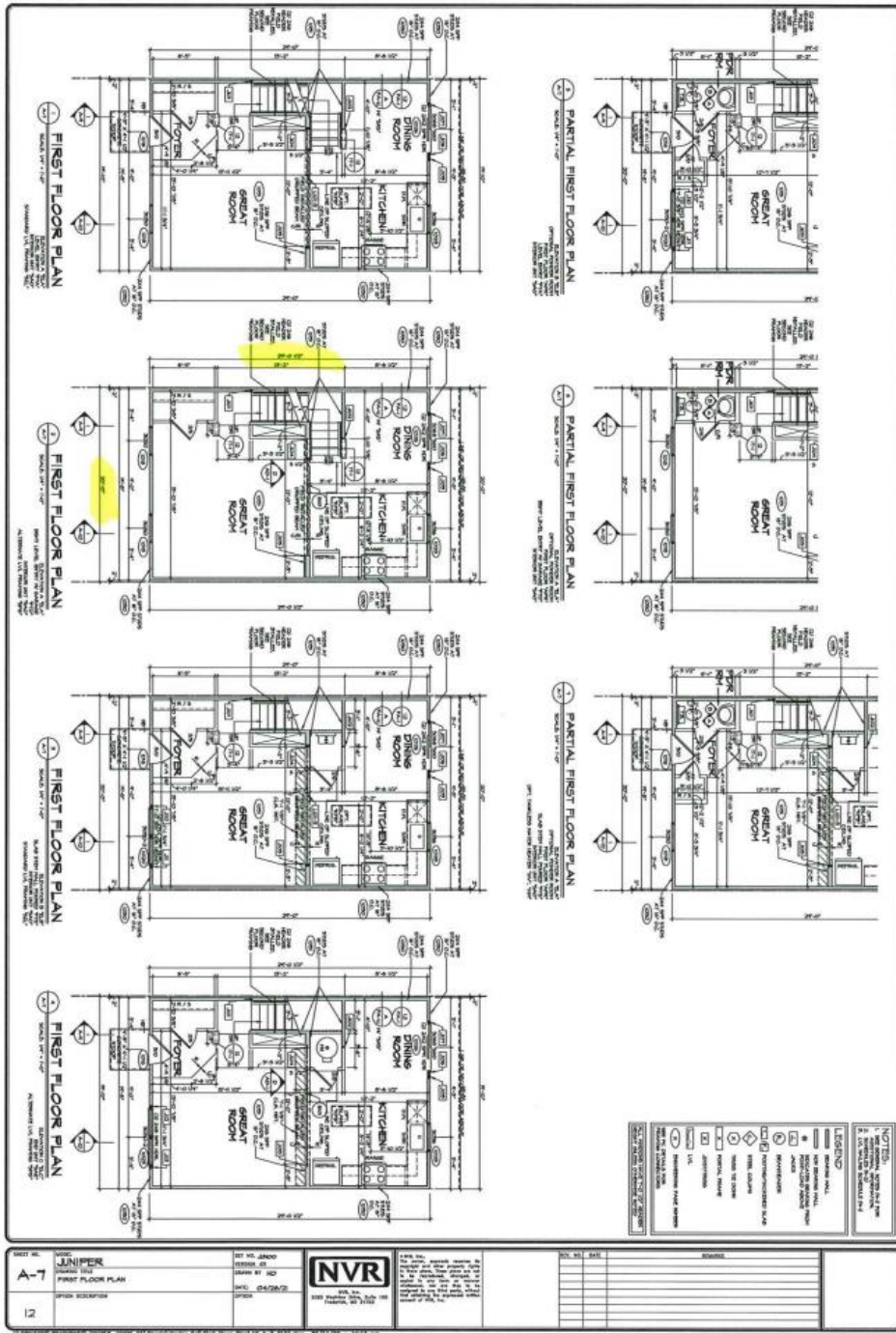
Sec. 2.13.1. - Statement of purpose and intent.

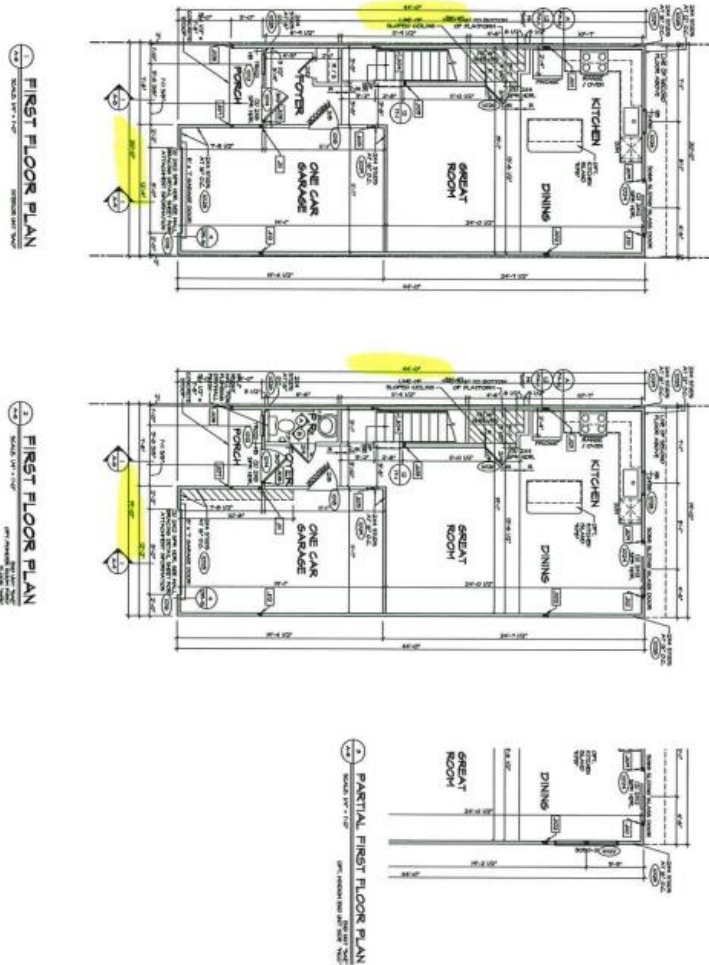
The purpose and intent of the City Council in establishing the MR-1 (Medium Density Residential-1) District is as follows:

- A. To encourage primarily For Sale or For Rent residential, planned developments that allow accessory retail, office, institutional, and civic uses;
- B. To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development;
- C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of and opportunity for alternative modes of travel;
- D. To implement the future development map of the city's comprehensive plan.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in May 2025. There was a Community Planning Information Meeting (CPIM) held on June 12, at 6:00 p.m. at city hall. There were six attendees who voiced several concerns regarding the development. Residents expressed apprehension about increased traffic congestion, potential spring water issues underground, and the absence of sidewalks. They also highlighted the need for road widening to accommodate adequate turning space and raised concerns that the townhomes might be rented out rather than owner-occupied. Additionally, there were fears about potential future crime and the belief that the area may be too small to support townhome development.





NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL.
4. ALL ROOFS ARE 12/12 GABLE ROOF.
5. ALL WINDOWS ARE 6" x 6" UNLESS NOTED OTHERWISE.
6. ALL DOORS ARE 3' x 6' UNLESS NOTED OTHERWISE.
7. ALL STAIRS ARE 10" WIDE.
8. ALL HALLWAYS ARE 4' WIDE.
9. ALL KITCHENS ARE 10' x 10'.
10. ALL DINING AREAS ARE 10' x 10'.
11. ALL GREAT ROOMS ARE 10' x 10'.
12. ALL CAR GARAGES ARE 10' x 10'.

LEGEND:

- 1. EXTERIOR WALL
- 2. INTERIOR WALL
- 3. DOOR
- 4. WINDOW
- 5. STAIR
- 6. HALL
- 7. KITCHEN
- 8. DINING
- 9. GREAT ROOM
- 10. CAR GARAGE
- 11. PORCH
- 12. PATIO
- 13. DECK
- 14. FENCE
- 15. DRIVE
- 16. WALKWAY
- 17. LANDSCAPE
- 18. UTILITY
- 19. MECHANICAL
- 20. ELECTRICAL
- 21. PLUMBING
- 22. HVAC
- 23. ROOF
- 24. FLOOR
- 25. CEILING
- 26. LIGHTING
- 27. FIXTURES
- 28. FINISHES
- 29. MATERIALS
- 30. EQUIPMENT
- 31. FURNITURE
- 32. DECOR
- 33. ACCESSORIES
- 34. OTHER

SHEET NO. A-6	JOB FOPLAR SUBJECT FIRST FLOOR PLAN	REV. NO. PLANNED VERSION 01 REVISION NO. 01 DATE 08/28/20 OWNER FOPLAR	NVR NVR, Inc. 1000 N. 10th St. Ft. Worth, TX 76102	DATE REV. NO. DATE	DRAWN CHECKED APPROVED
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RZ25-00003

ADDRESS: 2979 Klondike Road

CURRENT ZONING: O-I (Office Institutional) District

OVERLAY DISTRICT: N/A

FUTURE LAND USE: Urban Neighborhood

Aerial Map








Zoning Map






Legend

-  R-100 - Residential Med Lot
-  OI - Office-Institutional
-  MR-1 - Med Density Residential

Future Land Use Map



Legend

-  Urban Neighborhood
-  Suburban
-  Regional Center



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STANDARDS OF ZONING MODIFICATION REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) in Stonecrest aligns with the City of Stonecrest comprehensive plan and zoning policies.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) is likely to permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposed MR-1 zoning would allow for medium-density residential development, which is consistent with the evolving character of the area. This zoning change would facilitate the development of housing options that are compatible with the existing and planned uses nearby.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) is likely to permit a reasonable economic use of the property, even if it remains zoned as O-I. Both the current O-I zoning and the proposed MR-1 zoning allow for reasonable economic uses of the 0.97-acre property. The choice between maintaining the O-I zoning or transitioning to MR-1 should consider factors such as market demand, development costs, and alignment with the city's long-term planning goals.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

Yes, the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1) is unlikely to adversely affect the existing use or usability of adjacent or nearby properties.

While the proposed rezoning is compatible with surrounding land uses, considerations should be given to potential impacts on adjacent properties, such as:



- **Traffic and Parking:** Increased residential density may lead to higher traffic volumes and parking demand. Mitigation measures, such as adequate parking provisions and traffic management plans, should be considered.
- **Privacy and Buffering:** Ensuring appropriate setbacks and landscaping can mitigate potential impacts on the privacy and aesthetics of neighboring properties.
- **Infrastructure Capacity:** Assessing the capacity of existing infrastructure, including water, sewer, and roads, is essential to accommodate the proposed development without adversely affecting nearby properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.

Yes, several existing and evolving conditions in The City of Stonecrest support the proposed rezoning of 0.97 acres from Office-Institutional (O-I) to Medium Density Residential-1 (MR-1). These conditions align with the City of Stonecrest comprehensive planning objectives and reflect broader trends in land use and development.

- **Alignment with the Comprehensive Plan**

The City of Stonecrest's Comprehensive Plan sets forth a vision for sustainable growth, emphasizing the need for diverse housing options and the revitalization of underutilized properties. Rezoning to MR-1 supports this vision by facilitating the development of medium-density residential units, which are consistent with the city's goals for balanced development.

- **Proximity to Established and Emerging Residential Areas**

The subject property is situated near existing and planned residential developments, such as the Panola Park community. This proximity indicates a trend towards residential growth in the area, suggesting that medium-density housing would be compatible with and beneficial to the surrounding neighborhood.

- **Economic Considerations**

While the property is currently zoned O-I, which permits office and institutional uses, the market demand for such uses may be limited in this location. Rezoning to MR-1 could unlock higher-value residential development opportunities, potentially leading to increased property values and tax revenues, which align with the city's economic development objectives.

- **Infrastructure and Accessibility**

The property benefits from existing infrastructure, including road access and utilities, which can support medium-density residential development. The existing infrastructure



reduces the need for significant additional investment, making the proposed rezoning a practical and efficient use of resources.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed rezoning site is not situated within a designated historic district or known archaeological site.

G. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed rezoning is unlikely to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This assessment is based on the current infrastructure capacity and the scale of the proposed development.

- **Streets and Transportation** - The proposed MR-1 zoning is consistent with the City of Stonecrest efforts to improve transportation facilities and manage increased traffic volumes.
- **Utilities** - Major utility providers, including Georgia Power are upgrading their systems throughout Stonecrest to ensure sufficient capacity for both housing and business developments.
- **Schools** - The proposed development is expected to generate a modest number of school-age children, which is unlikely to significantly impact the capacity of local schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

Given the City of Stonecrest commitment to environmental oversight and the absence of significant environmental constraints on the proposed site, the rezoning is not expected to adversely affect the environment or surrounding natural resources.

STAFF RECOMMENDATION Amended 7/21/2025

Staff is recommending APPROVAL with the following conditions:

~~The applicant shall submit a comprehensive traffic study to assess the potential impacts on local traffic patterns and determine the need for any necessary road improvements or traffic mitigation measures. Staff referenced proposed transportation projects listed in the Stonecrest Transportation Plan.~~

- 1 The applicant must provide documentation demonstrating that existing utilities, including water, sewer, and stormwater systems, have adequate capacity to support the proposed development. If deficiencies are identified, the applicant shall propose necessary upgrades.



2. The applicant shall implement measures to protect existing natural resources, including maintaining appropriate buffers and preserving mature trees where feasible.
3. A 50-foot-wide buffer with existing and new trees shall be maintained along the property's boundaries to minimize visual and environmental impacts on adjacent properties.
4. The development shall include provisions for pedestrian connectivity, such as sidewalks or pathways, to enhance accessibility and promote walkability within the community.
5. The applicant shall adhere to the city's architectural design standards to ensure that the development is aesthetically compatible with the surrounding area.
6. The applicant shall include a percentage of affordable housing units within the development to promote socioeconomic diversity and meet community needs.

PLANNING COMMISSION (PC) RECOMMENDATION – July 1, 2025.

The Planning Commission recommended **APPROVAL** with the following conditions:

1. *The applicant shall submit a comprehensive traffic study to assess the potential impacts on local traffic patterns and determine the need for any necessary road improvements or traffic mitigation measures.*
2. The applicant must provide documentation demonstrating that existing utilities, including water, sewer, and stormwater systems, have adequate capacity to support the proposed development. If deficiencies are identified, the applicant shall propose necessary upgrades.
3. The applicant shall implement measures to protect existing natural resources, including maintaining appropriate buffers and preserving mature trees where feasible.
4. A 50-foot-wide buffer with existing and new trees shall be maintained along the property's boundaries to minimize visual and environmental impacts on adjacent properties.
5. The development shall include provisions for pedestrian connectivity, such as sidewalks or pathways, to enhance accessibility and promote walkability within the community.
6. The applicant shall adhere to the city's architectural design standards to ensure that the development is aesthetically compatible with the surrounding area.
7. The applicant shall include a percentage of reasonably priced housing units within the development to promote socioeconomic diversity and meet community needs.
8. **No more than 10% of the units (combined parcels of 2955 and 2979 Klondike Rd.) may be rental units.**
9. **Off-street parking cannot be used or converted to living spaces.**





Amendment Application

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



Amendment Application

PROPERTY			
Site Address(es): 2979 Klondike Road Stonecrest, GA		Parcel #: 16 138 01 002	Zip: 30038
Project Name (if applicable): N/A			
Current Zoning	OI with conditions	Proposed Zoning	MR-1
Current Use	None	Proposed Use	Townhomes
OWNER INFORMATION			
Name:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Suite B, Clinton, MD 20735		
Email:	wcl Lyons@glencorservices.com	Phone:	301-704-5586
APPLICANT			
Name:	Hugh B. Delaney		
Address:	2245 Ballston Place, Knightdale, NC 27545		
Email:	hugh@d2constructionservices.com	Phone:	704-340-7623

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 filling 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:	Hugh B. Delaney
Applicant's Signature:	<i>Hugh B. Delaney</i>
Date:	4-24-25

NOTARY

Sworn to and subscribed before me this	24 th	Day of April	2025
Notary Public:	TAMIKA D. JOHNSON		
Signature:	<i>Tamika D. Johnson</i>		
	Notary Public - State of Maryland Prince George's County My Commission Expires Apr 16, 2028		
	Date: 4/24/25		



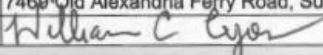
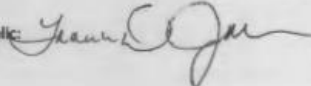

Amendment Application

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:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Suite B	City, State:	Clinton, Md Zip: 20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public:			
<div style="border: 1px solid black; padding: 5px; text-align: center;">TAMIKA D JOHNSON Notary Public - State of Maryland Prince George's County My Commission Expires Apr 16, 2028</div> 			

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

Additional Property Owner (if applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

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



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:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State: Knightdale, NC	Zip: 27545
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public			

Applicant (If applicable)			
Name:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public			

Applicant (If applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

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

Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public:



Campaign Disclosure Ordinance

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions *38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS
(Current through 2000 General Assembly)

36-67 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

Code 1981, 36-67A-3, enacted by Ga. L. 1985, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 – 2000 State of Georgia.



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:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State: Clinton, MD	Zip: 20735
Signature:	<i>William C. Lyons</i>	Date:	4/25/28

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

Date	Government Official & Position	Description	Amount



Amendment Application

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

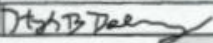


Campaign Disclosure Statement

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:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State:	Knightsdale, NC
		Zip:	27545
Signature:		Date:	4/24/25

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

Date	Government Official & Position	Description	Amount



Amendment Application

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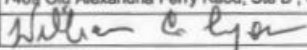


Campaign Disclosure Statement

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:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Ste B, Clinton, Md 20735	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/25/25

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

Date	Government Official & Position	Description	Amount



GLENCOR
SERVICES, INC.

7469 Old Alexandria Ferry Road • Suite B • Clinton, Maryland 20735-1834
Tel.: 301-877-7770 • Fax: 301-877-7775 • www.GlencorServices.com

April 29, 2025

Re: Letter of Intent

Glencor Services, Inc. (GSI) is sending this letter to notify the City of Stonecrest of its intent to rezone the property located at 2979 Klondike Road. GSI seeks to rezone the property from Office-Institutional to MR-1.

The subject property's current zoning as Office/Institutional (**O/I**) is a spot zoning, unlike the surrounding parcels, which are either residential or multifamily. This zoning disparity is causing significant economic hardship, leading to the subject property's devaluation. GSI believes changing the zoning to MR-1 is appropriate since it falls in line with the future land use plan, the RC-Regional Center Future Lane use designation and it add values to the property.

Best Regards,

William Cordell Lyons

President, CEO



Legal Description

2979 Klondike Road – Tax ID: 16 138 01 002

Area=39,710 Square Feet or 0.912 Acres

All that tract or parcel of land lying and being in Land Lot 138, 16th District, DeKalb County, City of Stonecrest, Georgia, being particularly described as follows.

To find the Point of Beginning commence at the westerly R/W line of Klondike Road (R/W varies) and the northerly R/W line of Arabian Terrace (50' R/W); THENCE leaving said westerly R/W line of Klondike Road North 83 degrees 53 minutes 26 seconds West a distance of 196.48 feet to a point.

THENCE North 03 degrees 38 minutes 46 seconds East a distance of 33.08 feet to a 3/8" rebar found.

THENCE North 03 degrees 38 minutes 46 seconds East a distance of 166.92 feet to a nail found.

THENCE South 84 degrees 08 minutes 06 seconds East a distance of 200.11 feet to a point on the westerly R/W line of Klondike Road.

THENCE along said westerly R/W line of Klondike Road South 04 degrees 41 minutes 29 seconds West a distance of 200.73 feet to the Point of Beginning.



The rezoning will not adversely affect any historical buildings or archeological resources as the property is not classified as a historical site.

- g. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Rezoning the property to MR-1 is in line with the RC - Regional Center future land use. By adhering to the future land use plan the property would be within the projected traffic patterns, expected growth, and expected population growth of the area. Therefore, the proposed zoning will not negatively impact existing streets due to the limited amount of townhome density allowed under the MR-1 zoning, the limited number of families occupying these spaces, thus limiting the impact on school enrollment.

The following items may be required:
(Review provided thresholds for applicability)

- Traffic Impact Study: **Project does not meet minimal requirements for traffic study therefore a traffic study is not required.**
 - Development of Regional Impact Review: **NA**
 - Environmental Impact Report: **NA**
 - DeKalb County Department of Watershed Management Capacity Letter **NA**
 - Dekalb County School Capacity Letter (for 10 residential dwellings/units or more) **NA**
1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak			P.M. Peak		
		Total	In	Out	Total	In	Out	Total
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112	135
Townhouse (230)	200 Units	1,157	15	75	90	71	35	106
TOTAL		1,939	110	88	198	94	147	241

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/ Var	Minimum Size for 100 Peak Hour Trips
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Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

June 12, 2025, at 6:00 P.M.

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 by 2 p.m. the day before the meeting to be read into the record at the meeting.

I. CALL TO ORDER AND INTRODUCTIONS: Planning and Zoning Staff – Felleshia Blair

Community Development Director Shawanna Qawi, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT– Felleshia Blair

III. Item(s) of Discussion:

PETITION:	RZ25-001
PETITIONER:	Bobby Bullard of Bullard Land Planning
LOCATION:	1455 Rogers Lake Rd
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Bobby Bullard, the applicant, came up to speak. He stated that this application was sent through a full-cycle deferment at the April 28, 2025, Mayor and City Council Meeting, and also mentioned that the planning/zoning department recommended denial of the application in their staff report. He has met with two of the council members to see what product would be beneficial for the owner of the property as well as the city. The project was originally proposed to be solely a townhome development, but instead, they are proposing duplexes. The development will also feature amenities such as a playground and a community garden.

The public was given time to ask questions. There was no one to make a comment.

PETITION:	RZ25-003
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Hugh Delaney, the applicant, came up to speak. He stated that rezoning the property would provide a more economical use for the property and would contribute to increasing the tax base in the area. The owner of the property would like to develop eight townhomes on the property. The development would provide a good residential mix in the area.



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The public was given time to ask questions.

Ms. Vetra, a resident who lives near the site of the proposed development, asked where the access point of the development will be located.

Antionette Rivers, a resident, stated that the proposed development will lead to congestion in the area. She also commented on the smaller size of the proposed townhomes and asked about the price point. She mentioned that she has lived in the area for a while, and with the expansion of her neighborhood and the surrounding developments, the area now has less of a country feel. Lastly, she asked if the development will be on sewer or septic.

Hugh Delaney informed that there isn't a definitive price point determined for the homes yet, and that they will be on sewer.

Anna Randolph, a resident, stated that she is concerned about traffic coming into her neighborhood, the garbage dumpster on the property drawing in animals, if there will be a buffer between the existing developments, another planned development in the area, traffic, and the access points to the development.

Tameika Jared, a resident, stated that she is also concerned about the traffic the development will produce. She also asked about the completion of the neighboring development, sidewalks, trees, and an additional access point.

Fellisha Blair, planner, stated that there are standards that applicants who are seeking to develop must abide by, including adding sidewalks and landscaping.

PETITION:	ZM25-002
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site for a proposed townhome development.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. They would like to remove all of the conditions to move forward with their proposed development.

The public was given time to ask questions.

Anna Randolph, a resident, asked if the conditions could stay in place, more specifically, the condition that addresses traffic.

Antionette Rivers, a resident, mentioned her concern about the property's size and the number of townhomes proposed to be on the lot.

Hugh Delaney, the applicant, stated that he will try to have the developer for the townhomes at the next meeting to provide information about them specifically.

PETITION:	SLUP25-002
PETITIONER:	Lydia Nicholas of Oasis Personal Care Home
LOCATION:	5284 Salem Springs Place
PETITIONER'S REQUEST:	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Lydia Nicholas, the applicant, stated that she currently works in the ICU department, and her experiences with her patients at her facility illustrate why her proposed use is needed for the elderly population. She stated that it will not be a nursery home, but is more of a matter of companionship. It was also stated that six residents can live in the home and that they will be assisted with their nutrition, socializing, and will participate in activities.

Ramona Eversley, Senior Planner, asked the applicant about the number of restrooms in the home, the number of floors the home has, additional staff, and if the HOA allows this use.

Lydia Nicholas, the applicant, replied that there are three restrooms, a stair lift will be installed for the residents to access the



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second floor, there will be one additional staff member, and that there is no HOA.

The public was given time to ask questions.

Desiree Ambrose, a resident, stated she has lived in the subdivision for 27 years and is not happy about the proposal. She stated that this business should be in a commercial area. Ms. Ambrose also asked the applicant how frequently she would be on the property.

Lydia Nicholas, the applicant, stated that her business will not change the “outlook” of the community and that the building will remain residential. She also stated that she recently bought the property to live in. It was also stated that there will be no signs or traffic.

Wanda Carr, a resident, stated that she lives two minutes away from the proposed personal care home and that she opposes the application. There has been a steady decline in the upkeep of the neighborhood due to investors buying properties and squatters. This business will open the door to more businesses operating in the area.

Brenda Whitehead, a resident, stated that she opposes the business. This location is not a fit for this type of business. She also questioned if it would be safe for the elderly residents to participate in activities such as walking on the road.

Maurice McFarland, a resident, stated that this business will affect the community's property values and those who currently reside in the area. He stated that he assisted with repairing the home and is fully aware of its makeup. It was also expressed that this is all done solely to make money.

Lydia Nicholas, the applicant, clarified that the business will not change the outlook of the neighborhood and that she would like to make an impact on the community. She also stated that the home has more than enough space for the residents.

PETITION:	TMOD25-003
PETITIONER:	The City of Stonecrest
LOCATION:	City-Wide
PETITIONER'S REQUEST:	The City of Stonecrest is seeking approval to modify Chapter 27 ZONING ORDINANCE.

Ellis Still, Deputy Director of Planning & Zoning, stated that the city is petitioning to update terms in Chapter 27 Zoning Ordinance to align with the department structure of the city. All decisions for the planning and zoning division will be made by the Community Development Director.

The public was given time to ask questions. There was no one to make a comment.

IV. ADJOURNMENT

The meeting was adjourned at 7:48 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.



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APPROVED: <i>Ellis Still</i>	6/25/2025
DIRECTOR, PLANNING & ZONING	DATE
ATTEST: <i>Cobi Brown</i>	6/25/2025
SECRETARY	DATE