



REZONING ANALYSIS

Prepared By:	Tre'Jon Singletary, Senior Planner
Petition Number:	RZ 24-001
Applicant:	John Link 6201 Hillandale Drive Lithonia, GA 30058 klink@memorialplaninc.com
Property Owner:	John Link 6201 Hillandale Drive Lithonia, GA 30058 klink@memorialplaninc.com
Project Location:	6039 Hillandale Drive (Parcel ID 16 088 02 002)
District:	2 – Councilperson Terry Fye
Acreage:	+/- 5.21 acres
Existing Zoning:	M (Light Industrial) District
Proposed Zoning:	R-100 (Residential Medium Lot) District
Overlay:	Stonecrest Overlay Tier 6
Future Land Use:	City Center (CC)
Proposed Development/Request:	The applicant is requesting to rezone the parcel from M-Light Industrial to R-100- Residential Medium Lot.
CPIM:	February 8, 2024
Planning Commission:	March 5, 2024
Mayor & City Council:	March 25, 2024
Sign Posted/ Legal Ad(s) submitted:	January 24, 2024
Staff Recommendations:	APPROVAL WITH CONDITIONS
Planning Commission:	APPROVAL

Location

The subject property is located at 6039 Hillandale Drive, Stonecrest, GA 30058. The property currently has one (1) access point on Hillandale Drive. Hillandale Drive is classified as a collector road.

The property abuts M (Light Industrial) zoning district to the west and R-100 (Residential Medium Lot) zoning district to the east.

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Med Lot) District	Residential (Detached Single Family Home)
Adjacent: West	M (Light Industrial) District	Creative Kids Childcare Center Inc
Adjacent: East	R-100 (Residential Med Lot) District	Cemetery
Adjacent: South	-	Interstate 20

Background

The subject property zoning classification is M- Light Industrial.

The property is undeveloped land and wooded with no display of any floodway nor floodplain on the subject property. According to the applicant there is an existing creek that bisects the property limiting development. With the limited Hillandale Road frontage and the 150-ft state water buffers, development on this property will be limited. The 75' required buffer are provided on both sides of the property and will remain to protect the creek.

An existing cemetery adjacent to the property is currently shown within the City Center Character Area.

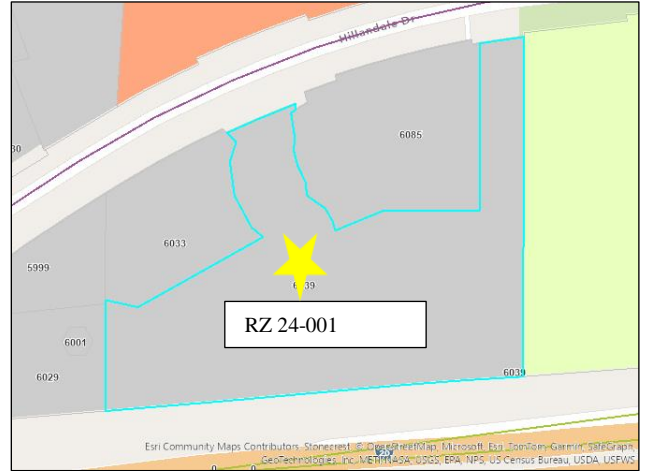
Traffic

The development plan will determine the impact that traffic will have on Hillandale Drive for a proposed development and surrounding properties.

Water/Sewer/Drainage

There will be storm water runoff for any development on this parcel. A review by DeKalb County Watershed Department and the City Engineer will determine the extent of the connections, sewer and drainage for this development and proper detention on the property.

PROJECT OVERVIEW



According to [Division 5, Section 2.5.1](#), the purpose and intent of the city council in establishing R-100 is to provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet; to provide for compatible infill development in neighborhoods.

According to [Division 5, Section 3.5.3.](#), The purpose and intent of the city council in establishing the Stonecrest Area Compatible Use Zone Overlay District is to preserve, protect and enhance existing and proposed open space networks that are adjacent to or within the Stonecrest Area.



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.

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



DIVISION 5. STONECREST AREA OVERLAY DISTRICT

Sec. 3.5.3. Statement of purpose and intent.

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

- A. To preserve, protect and enhance existing and proposed open space networks that are adjacent to or within the Stonecrest Area;
- B. To enhance the long term economic viability of this portion of City of Stonecrest by encouraging new commercial and residential developments that increase the tax base and provide jobs to the citizens of City of Stonecrest;
- C. To implement the policies and objectives of the comprehensive plan and the policies and objectives of the design guidelines for the Stonecrest Overlay District;
- D. To establish and maintain a balanced relationship between industrial, commercial, and residential growth to ensure a stable and healthy tax base in City of Stonecrest;
- E. To provide a balanced distribution of regional and community commercial and mixed- use office centers;
- F. To support high density housing in office and mixed-use centers which have the appropriate location, access, and infrastructure to accommodate it;
- G. To encourage mixed-use developments that meet the goals and objectives of the Atlanta regional commission's smart growth and livable centers initiatives;
- H. To allow flexibility in development standards in order to encourage the design of innovative development projects that set high standards for landscaping, greenspace, urban design, and public amenities;
- I. To encourage an efficient land use and development plan by forming a live-work-play environment that offers employees and residents the opportunity to fulfill their daily activities with minimal use of single-occupant automobiles;
- J. To allow and encourage development densities and land use intensities that are capable of making productive use of alternative transportation modes such as bus transit, rail transit, ridesharing, bicycling and walking;
- K. To focus and encourage formation of a well-designed, pedestrian-friendly activity centers with high-density commercial and residential development that increases vitality and choices in living environments for the citizens of the City of Stonecrest;
- L. To protect established residential areas from encroachment of uses which are either incompatible or unduly cause adverse impacts on such communities;
- M. To protect the health, safety and welfare of the citizens of the City of Stonecrest;
- N. To promote uniform and visually aesthetic architectural features which serve to unify the distinctive visual quality of the Stonecrest Area Overlay District.

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

COMPREHENSIVE PLAN ELEMENTS

LAND USE

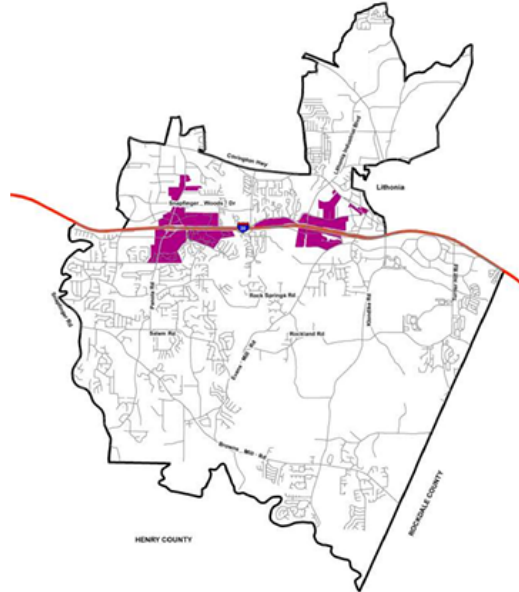
City Center (CC)

The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.

City Center Character Area Locations

- Chupp Road
- Hilldale Road
- Fairington Road
- Panola Road and I-20
- Stewart Lake Court



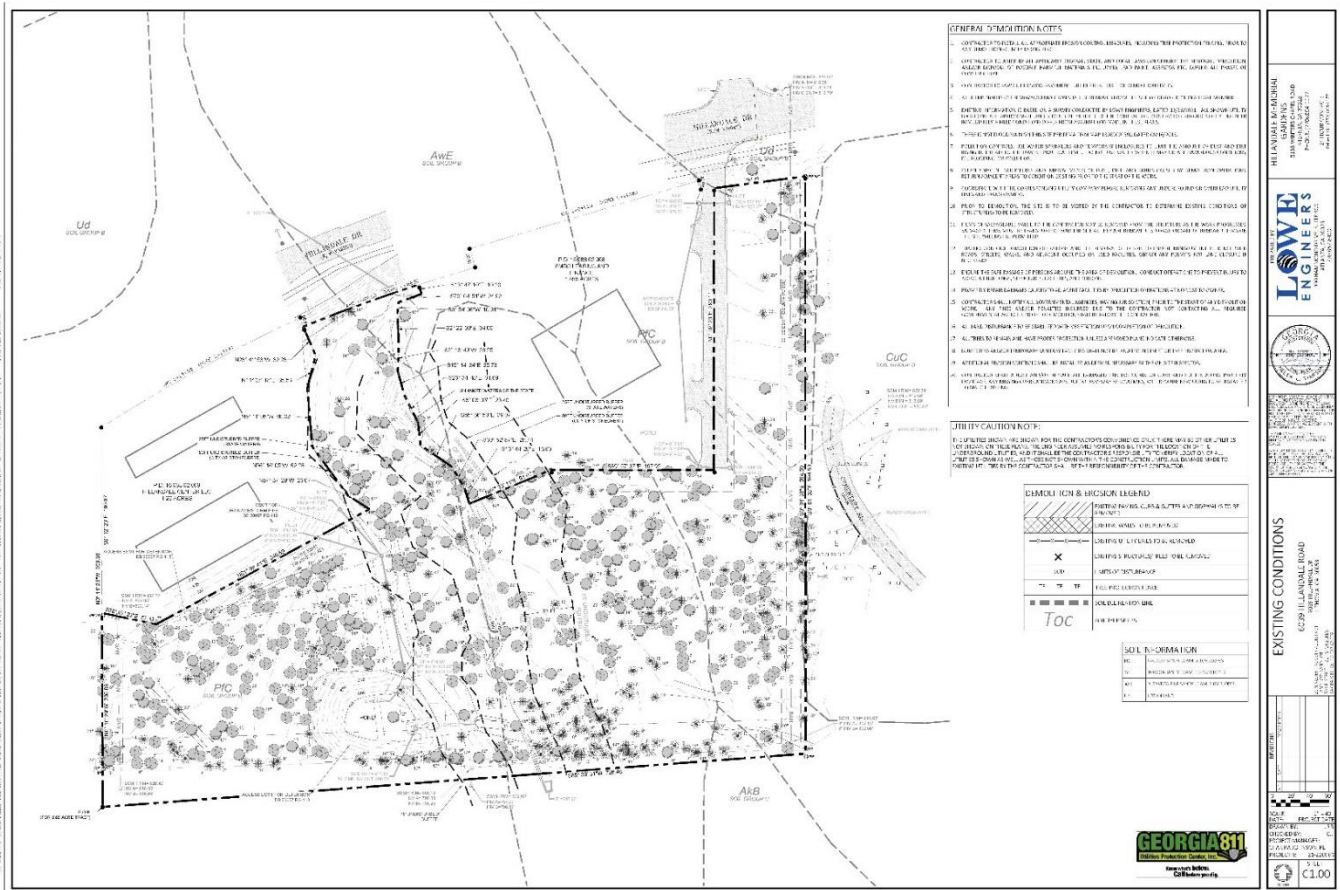
City Center (CC)



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in January. The Community Planning Information Meeting (CPIM) was held on February 5, 2024, at 6:00 pm at city hall. There were not any concerns expressed during the CPIM. The Applicant did state that the parcel is split in half by state waters and that there is limited access to the parcel which makes the proposed zoning more suitable. Kelly Link, the owner of the proposed property, is also the owner of an adjacent property.

Existing Survey



RZ 24-001

ADDRESS: **6039 Hillandale Drive**

CURRENT ZONING: **M (Light Industrial) District**

OVERLAY: **Stonecrest Tier 6**

FUTURE LAND USE: **City Center (CC)**

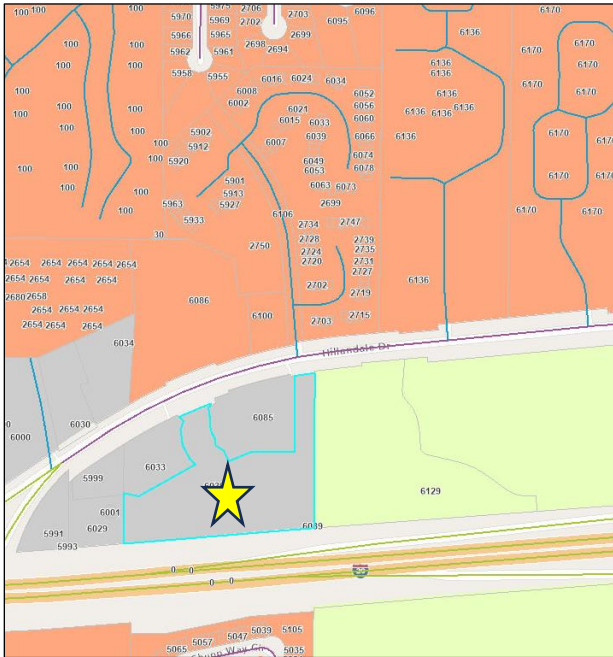


Subject Property

Aerial Map



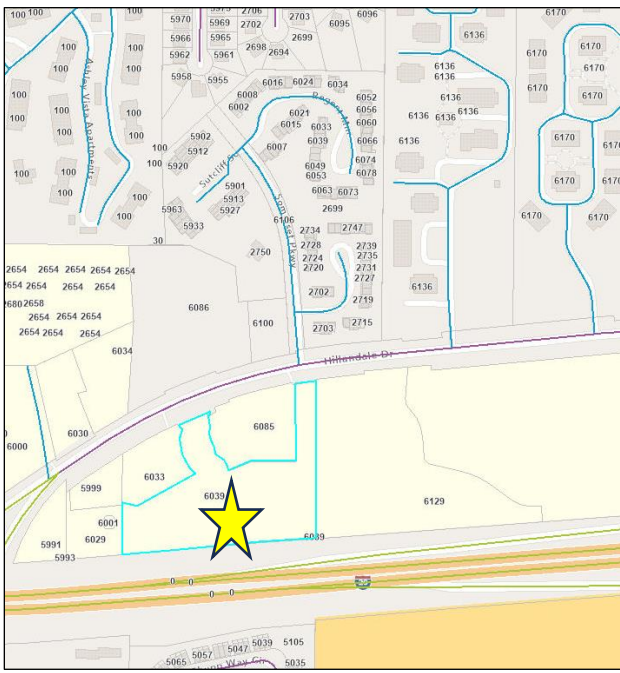
Zoning Map



Legend

- M - Light Industrial
- R-100 - Residential Med Lot
- MR-1 - Med Density Residential

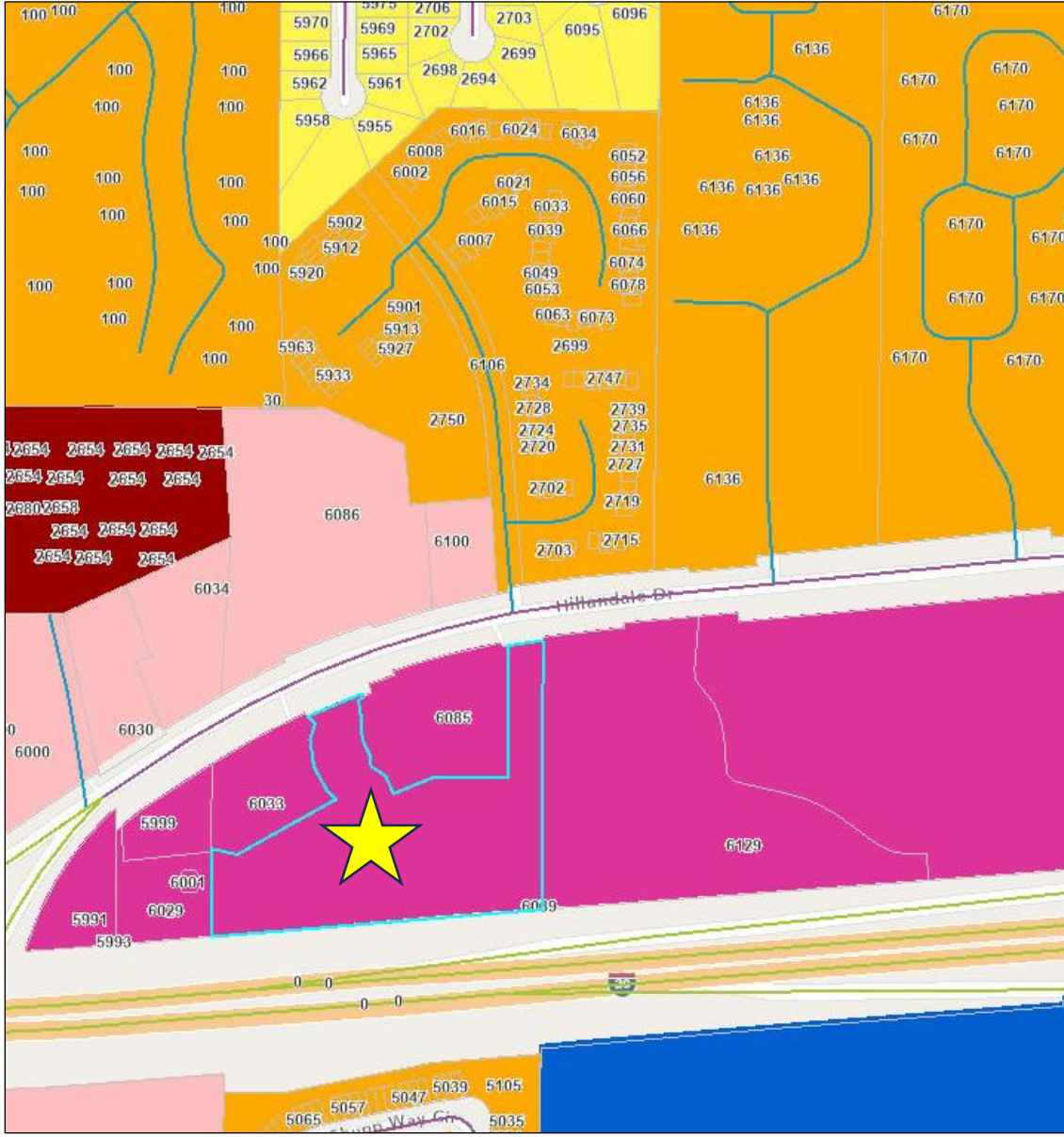
Over lay Map



Legend

- STONECREST OVD TIER 4
- STONECREST OVD TIER 6 - VIEWSHED

Future Land Use Map



Legend

- | | |
|---|---|
|  City Center |  Office Professional |
|  Institutional |  Suburban |
|  Neighborhood Center |  Urban Neighborhood |



STANDARDS OF REZONING 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.

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

The subject property is located within the City Center character area of the Stonecrest Comprehensive Plan. The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities to reduce automobile travel, promote walkability and increase transit usage.

The proposed zoning is in an area that is primarily medium density residential. The rezoning request does not align with the permitted zoning districts listed for City Center Future Land Use Destination.

- **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.**

The proposed change in zoning will permit a use that would be suitable in the view and development of the nearby and adjacent properties. The R-100 Zoning classification would align with abutting properties.

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

The property is currently zoned M-Light Industrial, which does not permit the development of detached single-family homes, or any other uses permitted in the R-100 zoning district. The property does have reasonable economic use as currently zoned.

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

The staff is unable to determine currently whether the proposed will have a negative impact on the existing use or usability of adjacent or nearby properties.

- **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.**

There are no changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. According to the applicant there is an existing creek that bisects the property limiting development. With the limited Hillandale Road frontage and the 150-ft state water buffers, development on this property will be limited.



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

There are no historic buildings, sites, districts, or archaeological resources on the subject property.

- **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 zoning proposal will not result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The property is surrounded by R-100 Residential Medium Lot and M-Light Industrial zoning classifications.

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

The zoning proposal will not adversely impact the environment or surrounding natural resources.

STAFF RECOMMENDATION

Staff recommend **APPROVAL with three (3) conditions** of the rezoning request.

1. Provide recommendations for eco-friendly burials;
2. Must submit a copy of the official (amended) plat to be recorded to the City of Stonecrest before recording as outlined by the Secretary of State; and
3. Must comply with all laws regulating cemeteries as outlined by the Georgias Board of Cemetarians.

PLANNING COMMISSION (PC) RECOMMENDATION – March 5, 2024

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



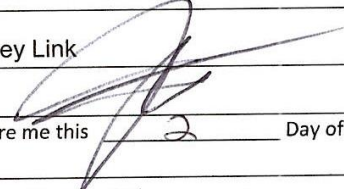
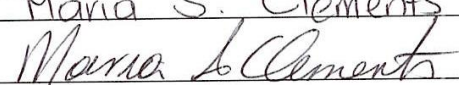
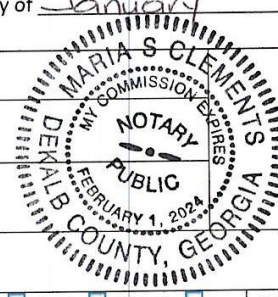
Attachment(s): RZ 23-013 Application Materials



Amendment Application

Property Information	Owner's Name: John Kelley Link	
	Owner's Address: 6201 Hillandale Drive Lithonia, GA 30058	
	Phone: [REDACTED]	Email: klink@memorialplaninc.com
	Property Address: 6039 Hillandale Drive Lithonia, GA 30058	
	Parcel ID: DeKalb County Parcel ID: 16 088 02 002	
	Current Zoning Classification: M	
Applicant Information	Requested Zoning Classification: R-100	
	Name: John Kelley Link	
	Address: 6201 Hillandale Drive Lithonia, GA 30058	
	Phone:	Fax:
	Cell: [REDACTED]	Email: klink@memorialplaninc.com
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements?	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Questionnaire	1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties? Yes, adjacent and nearby parcels are zoned residential	
	2. Will the affected property of the zoning proposal have a reasonable economic use as currently zoned? Minimal, since the property has no visual representation from the access road, a creek, and state water buffers bisect the site. Existing businesses block the view from Hillandale Drive.	
	3. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? No, It will not adversely affect the adjacent properties. Residential uses have minimal density and traffic impacts.	
	4. Are other existing or changing conditions affecting the existing use or usability of the development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? No, the proposed zoning of R-100 from the existing zone of M, industrial, is a decrease of density and negligible increase the area's traffic.	
	5. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources? No	
	6. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools? No	
Affidavit	To the best of my knowledge, this zoning application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.	



Applicant Signature	Applicant's Name: John Kelley Link		Date: 1-2-24	
	Applicant's Signature: 			
Notary	Sworn to and subscribed before me this 2 Day of January 2024.			
	Notary Public: Maria S. Clements			
	Signature: 			
	My Commission Expires: Feb 1, 2024			
Fee	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC Date:	
	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
				

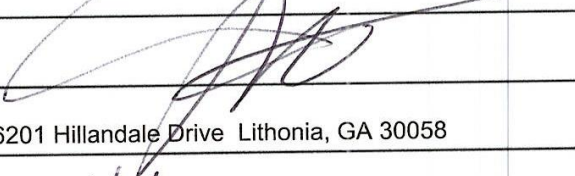
***One sign is required per street frontage and/or every 500 feet of street frontage**



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 / Owner	Signature: 
	Address: 6201 Hillandale Drive Lithonia, GA 30058
	Date: 1/2/24

If you answered yes above, please complete the following section:

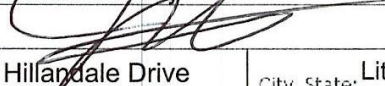
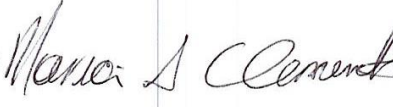
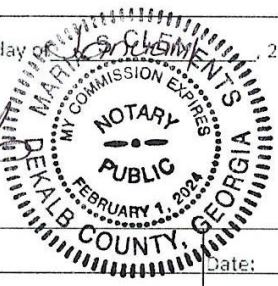
Date	Government Official	Official Position	Description	Amount



**Property Owner(s)
Notarized Certification**

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

Owner: John Kelley Link

Property Owner (if Applicable)	Signature: 	Date: 01/12/24			
	Address: 6039 Hillandale Drive	City, State: Lithonia, GA	Zip: 30058		
	Phone: [REDACTED]				
	Sworn to and subscribed before me this <u>12</u> day of <u>JANUARY</u> , 20 <u>24</u> .				
Property Owner (if Applicable)	Notary Public: 				
	Signature:			Date:	
	Address:			City, State:	Zip:
	Phone:				
Property Owner (if Applicable)	Sworn to and subscribed before me this _____ day of _____, 20_____				
	Notary Public:				
	Signature:	Date:			
	Address:	City, State:	Zip:		
Property Owner (if Applicable)	Sworn to and subscribed before me this _____ day of _____, 20_____				
	Notary Public:				
	Signature:	Date:			
	Address:	City, State:	Zip:		

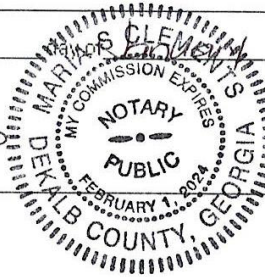


**Applicant/Petitioner
Notarized Certification**

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


Applicant: John Kelley Link

Applicant / Petitioner	Signature:		Date: 01/12/24
	Address: 6201 Hillandale Drive	City, State: Lithonia	Zip: 30058
	Phone: [REDACTED]		
Attorney / Agent	Sworn to and subscribed before me this _____ day of _____, 20_____		
	Notary Public:		
	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
Sworn to and subscribed before me this <u>12</u> day of <u>January</u> , 20 <u>24</u> .			
Notary Public:			





Record and Return to:
Thomas & Brown, LLC
3480 Preston Ridge Road, Suite 175
Alpharetta, GA 30005
Order No.: NF210167S
Tax Parcel ID: 16 088 02 002

2021141683 DEED BOOK 29654 Pg 408

Filed and Recorded:
8/19/2021 2:13:46 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia
Real Estate Transfer Tax \$329.00

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made this 5th day of August, 2021, between

A. R. Barksdale, Inc. and Steven R. Frey

as party or parties of the first part, hereinafter called Grantor, and

John Link

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 88 of the 16th District of DeKalb County, Georgia, and being more particularly described as follows:

Beginning at a one-half inch iron pin found on the North right-of-way of Interstate 20, said iron pin being located 419 feet Easterly as measured along the North right-of-way of Interstate 20 with the East right-of-way of Old Chupp Road 60 feet right-of-way; running thence Northerly at an interior angle of 85 degrees 49 minutes with Interstate 20 390.93 feet to a concrete monument on the Southeast right-of-way of Hillandale Drive; running thence Northeasterly along the Southeast right-of-way of Hillandale Drive an arc distance of 234.60 feet (which is subtended by a chord measurement of 234.50 feet) to an iron pin set where the right-of-way of Hillandale Drive widens; running thence Southeasterly at an interior angle of 77 degrees 18 minutes with the previous chord bearing of Hillandale Drive 9.9 feet to a one-half inch pin set; running thence Northeasterly along said right-of-way along a chord having an interior angle of 272 degrees 54 minutes 22 seconds with the previous call, an arc distance of 186.90 feet (which is subtended by a chord measurement of 186.81 feet) to a concrete monument where the right-of-way of Hillandale Drive narrows; running thence North along the right-of-way of Hillandale Drive at an interior angle of 265 degrees 35 minutes 24 seconds with the preceding chord bearing 19.9 feet to half-inch iron pin set on the Southeast right-of-way of Hillandale Drive; continuing thence Northeasterly along the Southeast

GA_Deed_LimitedWarranty

NF210167S



January 4, 2024

Matthew Williams
Tre'Jon Singletary
City of Stonecrest

RE: 6039 Hillandale Drive, Rezone M to R-100

Per our conversations, we are applying for the rezoning of the property 6039 Hillandale Drive. It is a vacant property located between I-20 and Hillandale Drive as shown in the adjacent aerial view. Our client requests a rezoning of this property from zone Industrial M to Residential R-100. Residential is the zoning of most of the area's properties and this proposal fits within the comprehensive plan and future land use.



6039 Hillandale Drive
16 088 02 002
Current Zoning: M
5.49 Acres
Owner: John Kelley Link

Please feel free to call or email me if you have any questions and thank you for your time.

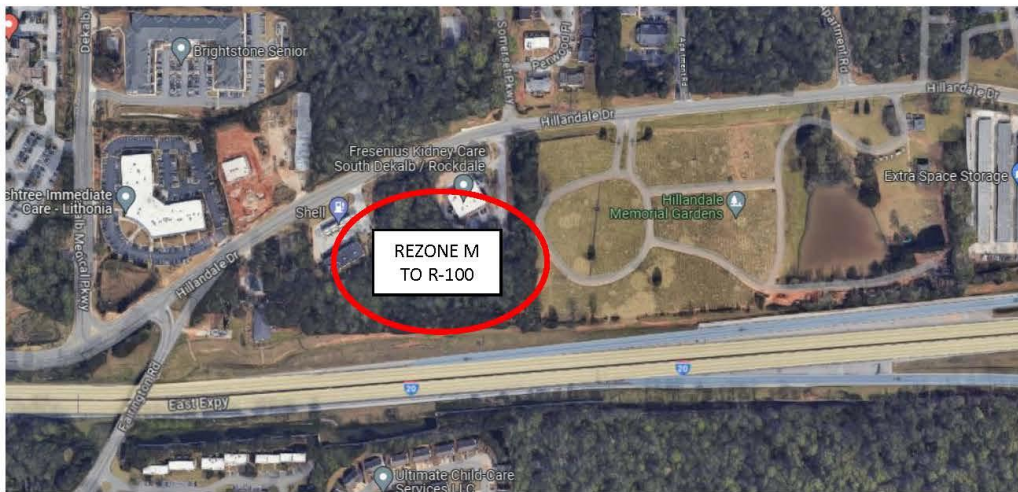


Helen Simpson, PE
Lowe Engineers
[REDACTED]
Helen.simpson@loweengineers.com

6039 Hillandale Drive
Rezoning Application (M to R100) - Environmental Site Analysis Response

Conformance to the Comprehensive Plan

The property is designated within the City Center Character Area and is a wooded site with a creek bisecting the land. The creek is controlled by an upstream culvert under Hillandale Drive and downstream by box culvert crossings under I-20. No floodplain lies on the expansion property according to the FEMA FIRM map and no wetlands are recorded on the expansion property per the Wetland Mapper. (See attached maps)



The adjacent properties are:

- East: 6201 & 6129 Hillandale Drive - Existing Hillandale Memorial Gardens cemetery,
- West: 6029 Hillandale Drive - Creative Kids Day Care
- North: 6033 Hillandale Drive - Shell Fuel Station
6085 Hillandale Drive - Medical office building
- South: I-20 right of way

Existing Conditions (NTS)



390 Hammond Drive, Suite 900, Atlanta, Georgia 30328
Phone: 770.857.8400 | Fax: 770.857.8401 | lowengineers.com

The Comprehensive Land Use Plan 2038 designates both this property and the adjacent existing cemetery within the City Center (CC) Character Area and the Teir 6 Overlay. This property is currently zoned industrial which is not a land use type in the City Center while residential is part of the character. (Figure LU-06)

City of Stonecrest
Comprehensive Plan 2038 “The City of Innovation and Excellence” 
COMPREHENSIVE PLAN ELEMENTS **LAND USE**

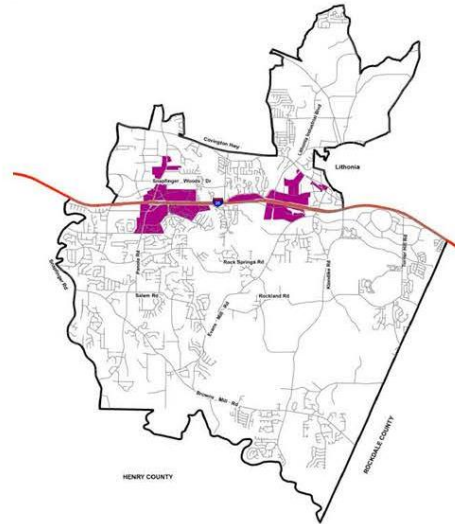
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City Center Character Area Locations

- Chupp Road
- Hillandale Road
- Fairington Road
- Panola Road and I-20
- Stewart Lake Court



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

151

City Center (CC)

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

153



The rezoning from M, Industrial, to R-100, Residential, is an appropriate use for this land. The cemetery is specifically shown within the Stonecrest Comprehensive Plan City Center Character Area. The limited Hillandale Road frontage and the 150-foot state water buffers for the existing creek that bisects the expansion property creates a hardship for other types of development. Residential uses on this parcel will create minimal additional usage to the local transportation network, the water and sewer system, and school system. The proposed site also provides a nature area within the 150' state waters buffer through the middle of expansion.

It appears that part of this property had been cleared in the past and contains a master dry stormwater management pond onsite that treats this property as well as the adjacent fuel station and medical office building that front on Hillandale Drive.

Wetlands - Absence

Wetland Mapper shows no wetlands on the parcel. (See attached map)

Floodplain - Absence

FEMA Firmette shows no floodplain on the parcel. (See attached map)

Streams/Stream Buffers - Presence

75' state waters buffers are provided on both sides of the state water protecting the creek's environment accordingly. Residential uses will be designed around these buffers.

Slopes exceeding 25% over a 10-foot rise in elevation

The field topography survey shows no natural slopes exceeding 25% slopes over a 10' rise. The small area of an older manmade dry stormwater management pond has a small area with these slopes but these slopes will be softened with a proposed plan.

Vegetation

The site is generally wooded. See the attached pdf for the existing survey with tree locations. No known wildlife species were observed on the site visit. This area is not listed on the Georgia DNR wildlife resources website.

Archeological/Historical Sites

No known archeological/historical sites were observed on the site visit. This property is not located within the Davidson-Aarabia Mountain Nature Preserve.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	<ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AE3 With BFE and Depth Zone AE, AO, AH, VC, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	<ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X Future Conditions 1% Annual Chance Flood Hazard. Zone X Area with Reduced Flood Risk due to Levee. See Note 1. Zone X Area with Flood Risk due to Levee. Zone X
OTHER AREAS	<ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard. Zone X Effective LGMRs Area of Undocumented Flood Hazard. Zone X
GENERAL STRUCTURES	<ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Retainwall
OTHER FEATURES	<ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Channel Transition Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Channel Transition, Baseline Profile Baseline Hydrographic Feature
MAP PANELS	<ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was updated on 11/13/2025 at 12:55 PM and does not reflect changes or information subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map coordinate data, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unapproved areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetland Mapper - 6039 Hillandale Drive



November 13, 2023

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper



Attachment(s): Ordinance(s)



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 31. M (LIGHT INDUSTRIAL) DISTRICT

DIVISION 31. M (LIGHT INDUSTRIAL) DISTRICT

Sec. 2.31.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the M (Light Industrial) District is as follows:

- A. To provide areas for the establishment of businesses engaged in the manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment and the sale and distribution of such goods, merchandise or equipment in locations so designated in the comprehensive plan;
- B. To provide an environment for light industrial uses that produces no appreciable impact on adjacent properties and preserve the appeal and appearance of residential and commercial areas;
- C. To ensure that all establishments located within the M (Light Industrial) District operate in compliance with the noise standards contained in this chapter and that any negative noise impact resulting from the use of land within the M (Light Industrial) District is contained within the boundaries of said district and does not create noise problems for adjoining residential, office or commercial districts;
- D. To provide an area within City of Stonecrest for recycling and green businesses to locate;
- E. To generate employment opportunities and economic development;
- F. To ensure that M (Light Industrial) Districts are so located that transportation access to thoroughfares and freeways is available;
- G. To allow for the conversion of industrial buildings which are 50 years of age or older to multifamily dwellings so as to promote living and working space as well as historic preservation;
- H. To implement the future development map of the city's most current comprehensive plan.

(Ord. of 8-2-2017, § 1(2.31.1))

Sec. 2.31.2. 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. Dairy.
 - b. Keeping of livestock.
 - c. Keeping of poultry/pigeons.
 - d. Sawmill; temporary or portable.
 - e. Urban Community Garden, up to 5 acres; see section 4.2.



2. Institutional/Public.
 - a. Colleges, universities, research and training facilities.
 - b. Golf course or clubhouse, public or private; see section 4.2.
 - c. Government facilities.
 - d. Hospital or accessory ambulance service.
 - e. Places of worship; see section 4.2
 - f. Swimming pools, commercial; see section 4.2.
 - g. Tennis courts, swimming pools, play or recreation areas, community; see section 4.2.
3. Commercial.
 - a. Adult daycare center, 7 or more; see section 4.2.
 - b. Alcohol outlet—package store, primary; see section 4.2.
 - c. Alcohol outlet—beer and/or wine store, beer growler, primary; see section 4.2.
 - d. Alcohol outlet—beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3(F)); see section 4.2.
 - e. Ambulance service or emergency medical services, private.
 - f. Animal hospital, veterinary clinic; see section 4.2.
 - g. Animal shelter/rescue center; see section 4.2.
 - h. Automobile brokerage; see section 4.2.
 - i. Automobile recovery and storage.
 - j. Automobile service station; see section 4.2.
 - k. Automobile or truck rental or leasing facilities; see section 4.2.
 - l. Automobile or truck sales; see section 4.2.
 - m. Automobile upholstery shop.
 - n. Automobile wash/wax service; see section 4.2.
 - o. Automobile repair, major; see section 4.2.
 - p. Automobile repair, minor; see section 4.2.
 - q. Banks, credit unions or other similar financial institutions.
 - r. Barber shop/beauty salon or similar establishments.
 - s. Brewery, craft (micro-brewery).
 - t. Brewpub/beer growler.
 - u. Building or construction office; see section 4.2.
 - v. Catering establishments.
 - w. Check cashing establishment, accessory; see section 4.2.
 - x. Check cashing establishment, primary; see section 4.2.



- y. Child day care center (kindergarten), 7 or more.
- z. Clinic, health services.
- aa. Club, order or lodge, fraternal, non-commercial.
- bb. Commercial greenhouse or plant nursery; see section 4.2.
- cc. Contractor office, landscape; see section 4.2.
- dd. Distillery (micro-distillery).
- ee. Dog day care; see section 4.2.
- ff. Dog grooming; see section 4.2.
- gg. Drive-in theater; see section 4.2.
- hh. Drive-through facilities; see section 4.2.
- ii. Dry cleaning agencies, pressing establishments or laundry pick-up stations.
- jj. Fairground or amusement park; see section 4.2.
- kk. Farmer's market, permanent; see section 4.2.
- ll. Fitness center.
- mm. Fuel dealers or wholesalers.
- nn. Heliport; see section 4.2.
- oo. Kennel, breeding.
- pp. Kennel, commercial.
- qq. Kidney dialysis center.
- rr. Medical or dental laboratories.
- ss. Landscape business.
- tt. Liquor store (see alcohol outlet); see section 4.2.
- uu. Mini-warehouse; see section 4.2.
- vv. Outdoor storage, commercial; see section 4.2.
- ww. Parking, commercial lot; see section 4.2.
- xx. Parking, commercial garage.
- yy. Pawn shop, title loan; see section 4.2.
- zz. Personal services establishment.
- aaa. Printing or publishing establishments.
- bbb. Recreational vehicle, boat and trailers sales and service.
- ccc. Restaurants (non drive-thru).
- ddd. Retail, 5,000 sf or less (with the exception of small box discount stores).
- eee. Retail warehouses/wholesales providing sales of merchandise with no outdoor storage.
- fff. Special events facility.



-
- ggg. Taxi, ambulance or limousine service, dispatching or storage; see section 4.2.
 - hhh. Taxi stand.
 - iii. Trade shops.
 - 4. Industrial.
 - a. Alternative energy production.
 - b. Building materials or lumber supply establishment.
 - c. Contractor, general.
 - d. Contractor heavy construction, outside storage.
 - e. Contractor, special trade.
 - f. Crematorium; see section 4.2.
 - g. Fabricated metal manufacture without EPD permit required (Light manufacturing).
 - h. General aviation airport; see section 4.2.
 - i. Heavy equipment repair service or trade.
 - j. Industrial, light.
 - k. Manufacturing, light.
 - l. Outdoor storage, industrial; see section 4.2.
 - m. Railroad car classification yards or team truck yards; see section 4.2.
 - n. Recovered materials facility wholly within a building; see section 4.2.
 - o. Recovered materials processing wholly within a building.
 - p. Recycling collection.
 - q. Recycling plant.
 - r. Research and testing facilities.
 - s. Towing or wreckage service.
 - t. Transportation equipment storage or maintenance (vehicle); see section 4.2.
 - u. Truck stop.
 - v. Truck terminal.
 - w. Vehicle storage yard.
 - x. Warehousing or storage.
 - 5. Communications—Utility.
 - a. Essential services.
 - b. Radio or television broadcasting studio.
 - c. Radio or television or broadcasting transmission facility.
 - d. Satellite television antenna; see section 4.2.
 - 6. Wireless Telecommunications.



- a. Attached wireless telecommunication facility; see section 4.2.
- 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. 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.
 - 3. 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. Institutional/Public.
 - a. Cultural facilities.
 - b. School, specialty; see section 4.2.
 - c. School, vocational; see section 4.2.
 - 2. Commercial.
 - a. Bus or rail stations or terminals for passengers.
 - b. Fuel pumps; see section 4.2.
 - c. Nightclub or late night establishment; see section 4.2.
 - d. Recreation, outdoor; see section 4.2.
 - e. 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. 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. Service area, outdoor; see section 4.2.
 - 2. Industrial.
 - a. Incidental retail sales of goods produced or processed on the premises.



(Ord. of 8-2-2017, § 1(2.31.2); Ord. No. 2022-06-01, § 2(Exh. A), 8-2-2022)

Sec. 2.31.3. Dimensional requirements.

Dimensional requirements for the M (Light Industrial) District shall be as provided in Table 2.24, Nonresidential Zoning Districts Dimensional Requirements.

(Ord. of 8-2-2017, § 1(2.31.3))

Sec. 2.31.4. 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(2.31.4))

Sec. 2.31.5. Multifamily use provisions for industrial conversion.

A. The conversion of industrial buildings to residential use shall be permitted by a special land use permit. The following shall be considered:

1. Whether the building is located on the interior or periphery of an established industrial park or area;
2. Whether the building or area should no longer be used for industrial uses;
3. Adequate parking is provided in accordance with article 6 of this chapter, for multifamily or live- work.

(Ord. of 8-2-2017, § 1(2.31.5))



- CODE OF ORDINANCES
Chapter 27 - ZONING ORDINANCE
ARTICLE 2. - DISTRICT REGULATIONS
DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

DIVISION 5. R-100 (RESIDENTIAL MEDIUM LOT-100) DISTRICT

Sec. 2.5.1. Statement of purpose and intent.

The purpose and intent of the City Council in establishing the R-100 (Residential Medium Lot-100) District is as follows:

- A. To provide for the protection of neighborhoods within the city where lots have a minimum area of 15,000 square feet;
- B. To provide for compatible infill development in neighborhoods;
- C. To provide "For Sale", Single family detached residential subdivisions and For Sale Communities;
- D. To provide flexibility in design on the interior of new development while protecting surrounding development;
- E. To ensure that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood;
- F. To provide for appropriately sized accessible and useable open space in new developments for health, recreational and social opportunities for city residents; and
- G. To implement the future development map of the city's comprehensive plan.

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

Sec. 2.5.2. Permitted and special land uses.

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

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



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



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

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

Sec. 2.5.3. Dimensional requirements.

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

(Ord. of 8-2-2017, § 1(2.5.3))

Sec. 2.5.4. Site and building design standards.

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

(Ord. of 8-2-2017, § 1(2.5.4))



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

February 8, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

I. CALL TO ORDER: Mr. Tre'Jon Singletary, Senior Planner

The meeting was called to order at 6:00 pm.

II. INTRODUCTIONS: Senior Planner Tre'Jon Singletary, Planner Felisha Blair, and Planning Administrative Technician Cobi Brown were in attendance.

III. PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING

An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;

Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;

Bridge the relationships between developers, residents, and staff

Occurrence is every 2nd Thursday of each month

IV. PUBLIC COMMENTS:

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 5 pm the day before the Public Hearing, February 7, 2024, to be read into the record at the meeting.

V. Case(s) of Discussion:

LAND USE PETITION: RZ24-001

PETITIONER: Helen Simpson of Lowe Engineers

LOCATION: 6039 Hillandale Drive

OVERLAY DISTRICT: Stonecrest Tier 6

PETITIONER'S REQUEST: Petitioner is seeking to rezone the parcel from M (Light Industrial) District to R-100 (Residential Medium Lot) District.



CITY OF STONECREST, GEORGIA

Helen Simpson the applicant was called to speak. She stated that the parcel is split in half by state waters and that there is limited access to the parcel which makes the proposed zoning more suitable. Kelly Link the owner of the proposed property is also an owner of an adjacent property.

VI. ANNOUNCEMENT

Meetings for the Comprehensive Plan Update

VII. ADJOURNMENT

The meeting was adjourned at 6:11 pm.

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.



Attachment(s): Planning Commission (PC) Unsigned Summary Minutes



PLANNING COMMISSION MEETING MINUTES
Stonecrest City Hall - 6:00 PM *In-Person Meeting
March 5, 2024



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

Vice Chairperson Erica Williams (District 1) called the meeting to order at 6 PM

II. Roll Call

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

Planning/Zoning Director Shawanna Qawiy, Senior Planner Tre'Jon Singletary, Planner Felisha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance.

III. Approval of the Agenda

Vice Chairperson Erica Williams called for a motion to **APPROVE** the agenda. Chairperson Hubbard made the motion to **APPROVE** the agenda. Commissioner Hollis seconded the motion. The motion was unanimously **APPROVED. 5-0-0**

IV. Approval of Minutes - Vice Chairperson Williams called for a motion to approve the Planning Commission Meeting Minutes dated February 6, 2024. Chairperson Hubbard made the motion to **APPROVE** the meeting minutes dated February 6, 2024. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED. 5-0-0**

V. Announcement: Senior Planner Singletary and Director Qawiy gave a status update for the Stonecrest 5-Year Comprehensive Plan.

VI. Old Business

There was no old business.

VII. New Business:

Senior Planner Singletary presented case RZ 24-001.



PLANNING COMMISSION MEETING MINUTES
Stonecrest City Hall - 6:00 PM *In-Person Meeting
March 5, 2024



LAND USE PETITION: **RZ24-001**
PETITIONER: Helen Simpson dba Lowe Engineers
LOCATION: 6039 Hillandale Drive, Stonecrest, GA 30058
OVERLAY DISTRICT: Stonecrest Tier 6
PROPOSED AMENDMENT: Petitioner is seeking to rezone the parcel from M (Light Industrial) District to R-100 (Residential Medium Lot) District.

Staff recommends approval of the rezoning request.

Vice Chairperson Erica Williams asked for a motion to open the public hearing. Commissioner Hawkins made the motion, and it was seconded by Commissioner Hollis. The motion was unanimously **APPROVED. 5-0-0**

Helen Simpson the applicant was called to speak. She stated that the request is so the parcel will be more uniform with the surrounding zoning districts. She also mentioned that there are state waters on the property that will remain undisturbed.

There were no attendees to speak in support or in opposition of the petition.

Vice Chairperson Erica Williams made a motion to close the public hearing. Commissioner Hawkins made the motion, and it was seconded by Commissioner Hollis. The motion was unanimously **APPROVED. 5-0-0**

Commissioner Walker asked the applicant about the use of the land.

Helen Simpson stated that the parcel if rezoned to the proposed R-100 zoning will allow for the neighboring cemetery to be expanded.

Chairperson Hubbard made the motion for **APPROVAL** of the rezoning request. The motion was seconded by Commissioner Walker and unanimously **APPROVED. 5-0-0**

VIII. Adjournment The meeting was adjourned at 6:13PM

Respectfully submitted by Cobi Brown

APPROVED:

CHAIRPERSON Date

ATTEST:

SECRETARY Date