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## ZONING MODIFICATION

**Prepared By:** Ramona Eversley, Senior Planner

**Petition Number:** ZM26-000001

**Applicant:** Adolphus Armstrong for  
[aarmstrong@newbirth.org](mailto:aarmstrong@newbirth.org)

**Property Owner:** NEW BIRTH MISSIONARY BAPTIST  
6400 Woodrow Road  
Lithonia, GA, 30038

**Project Location:** 6400 Woodrow Road  
Parcel ID [16 106 01 009](#)

**District:** 5 – Councilwoman Karmesha Washington Smith

**Acreage:** +/- 193.83 acres

**Existing Zoning:** R-100 – Residential Med Lot

**Proposed Zoning:**

**Overlay:** STONECREST OVD TIER 4

**Future Land Use:** INS - Institutional

**Proposed Development/Request:** The applicant seeks to amend the approved conditions established in DeKalb County case number CZ-00060 by removing conditions #1, 2, 3, 4, 5, 11&12, of the list of approved conditions for the property to be used as an assisted living facility.

**CPIM:** May 14, 2026

**Planning Commission:** June 2, 2026

**Mayor & City Council:** June 22, 2026

**Sign Posted/ Legal Ad(s) submitted:** April 30, 2026

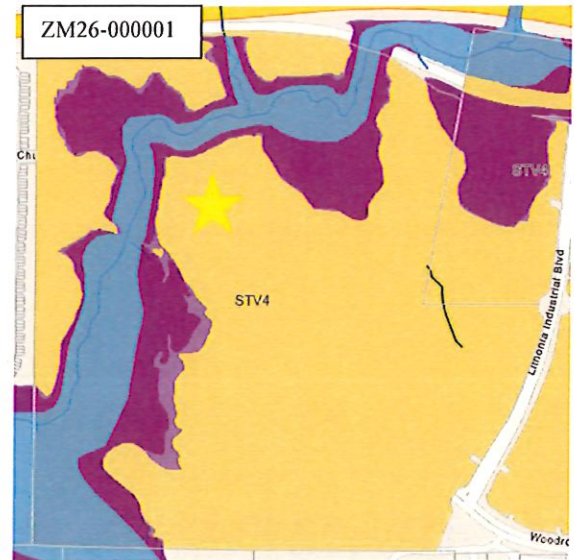
**Staff Recommendations:** APPROVED W/ CONDITIONS

**Planning Commission:** TBD

## PROJECT OVERVIEW

**Location**

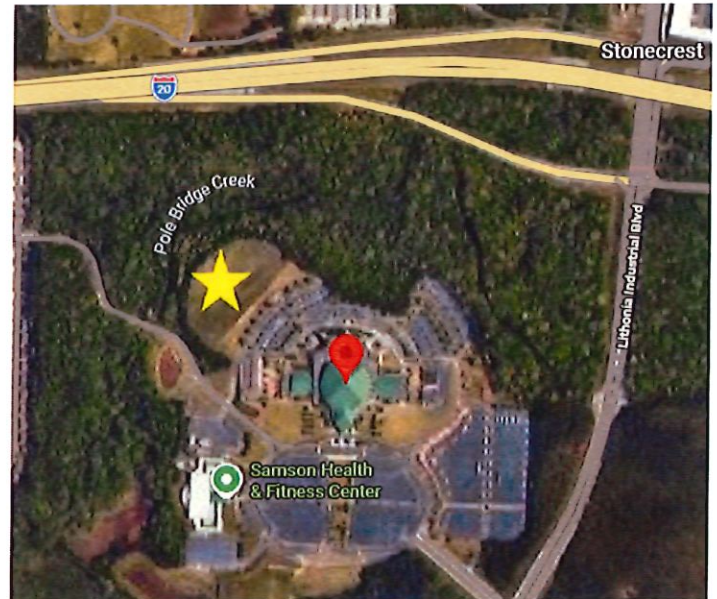
The subject property is situated along Bishop Eddie L. Long Parkway near the Interstate 20 corridor. It is located in eastern DeKalb County in the city of Stonecrest, Ga. with a parcel identification of 16 106 01 009. The subject property is currently a place of worship, New Birth Missionary Baptist Church. The property abuts Interstate 20 to the North. MR-1 (Med Residential – 1) to the West, MU-3 (Mixed-Use Medium Density) to the East and R-100 (Residential Med Lot) to the South.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	Interstate 20	Interstate Highway
Adjacent: West	MR-1	Hills at Fairington
Adjacent: East	Stonecrest Overlay Tier 4	Wooded vacant land
Adjacent: South	R-100 (Residential Med Lot) District	Single Family Residential

**Background**

The City of Stonecrest Zoning Map has the property zoned and located in the Stonecrest Tier 4 Overlay. The underlying zoning is R-100 (Residential Med Lot District.) The land at 6400 Woodrow Road in Stonecrest, Georgia was historically part of a largely rural area in southeast DeKalb County before major suburban development expanded into the region during the late 20th century. The property eventually became the site of the massive campus for New Birth Missionary Baptist Church. Portions of the property are in the FEMA Flood Zone AE. The applicant seeks to amend the approved condition established in DeKalb County, case number CZ-00060 by removing the requirement that a portion of the property be used as an assisted living facility.





Caption: *Image of Emory at Hillendale in Stonecrest, GA, an example of Institutional/Public Land Use*

**Institutional/Public (IP):** The Institutional/Public Character Area designates specific areas that provide institutional and public services. These areas consist of large areas used for religious, civic, educational, and governmental facilities. These areas are integrated into the rural, suburban, and traditional neighborhood character areas as secondary uses and are considered residential support uses.

**Use Descriptions:** Schools, Colleges, Hospitals, City Community and Recreation Centers, Public Cemeteries, City Hall, and Post Offices, Public & Civic Facilities and Public Parks, Places of Worship

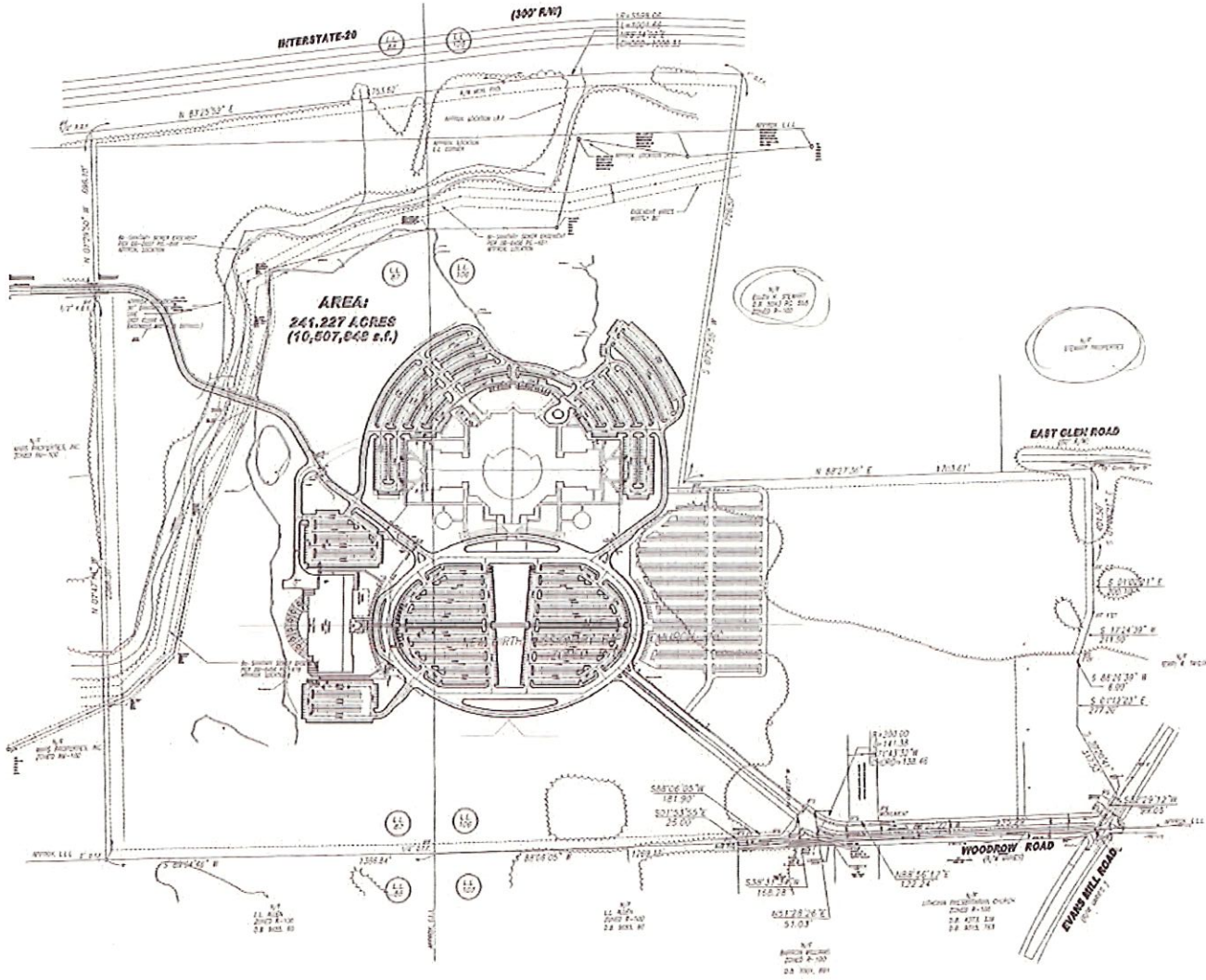
**Maximum Density, Units/Acre:** Up to 8 dwelling units (du)/ac

**Permitted Districts:** All

### Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed zoning modification in April 2026. There was a Community Planning Information Meeting (CPIM) held on May 14, 2026 at 6:00 p.m. at city hall. There were nineteen attendees. One resident stated that the previous pastor had promised community access to certain facilities at no cost. She also asked whether the soccer field would be relocated, whether lighting in the area could be restored, and whether the developer could provide guidance to residents interested in transitioning to solar energy systems. Another resident suggested that overhead solar panels be placed in the parking lot. He also asked if trees will be replanted on Woodrow Road.

Existing Site Plan (May 15, 2025)





## ZM26- 001

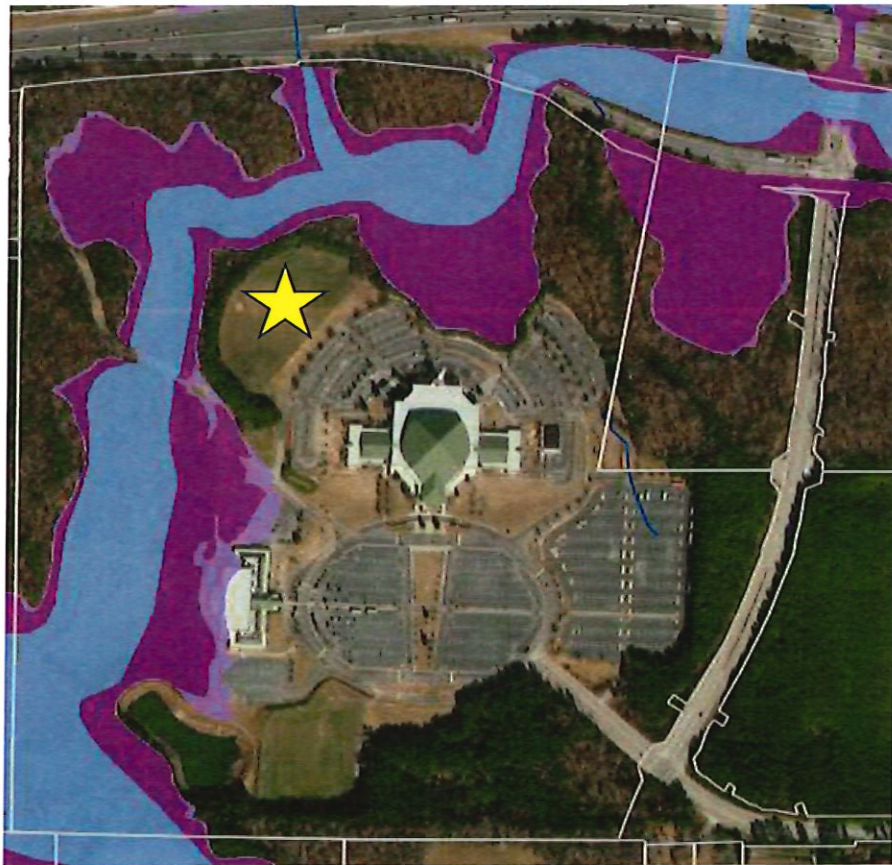
ADDRESS: 6400 Woodrow Rd.

CURRENT ZONING: R-100

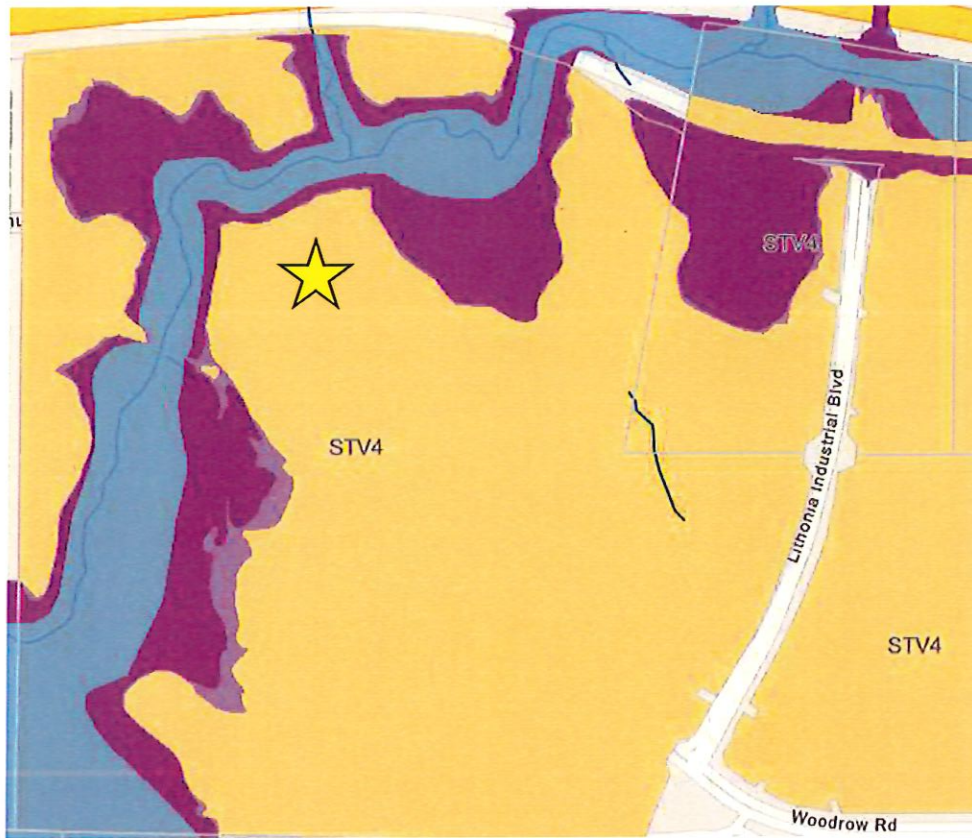
FUTURE LAND USE: Institutional (INS)

STONECREST OVERLAY DISTRICT Tier 4

### Aerial Map



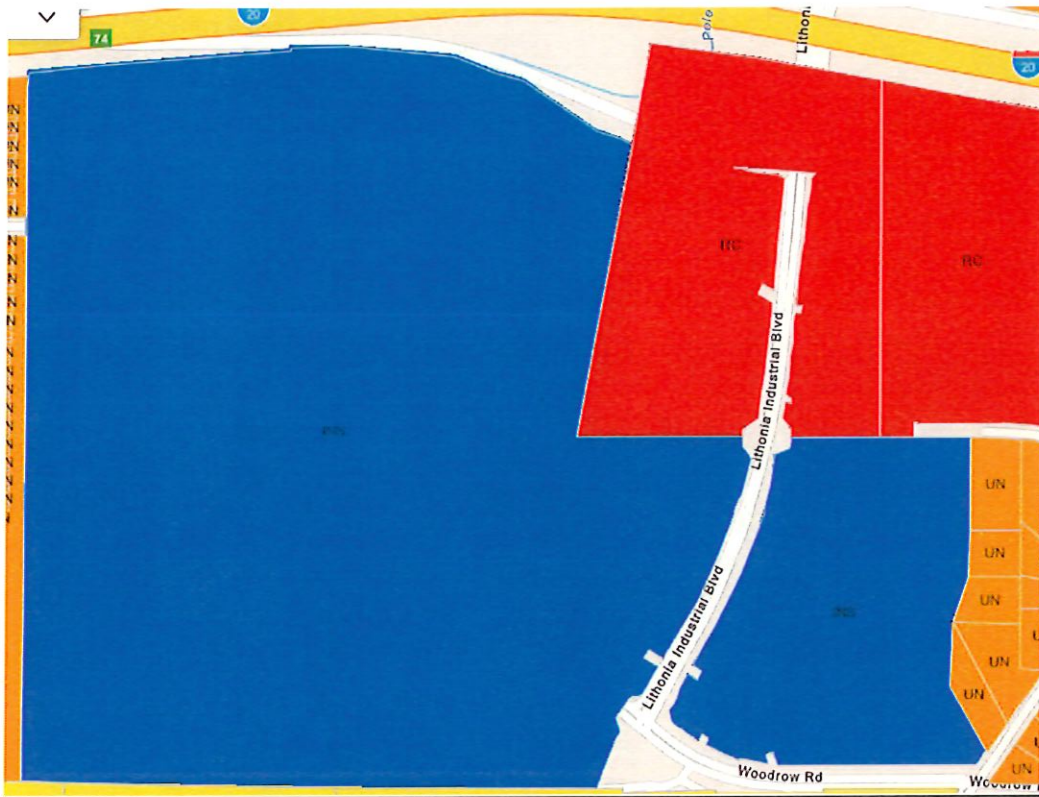
Zoning Map




**Legend**

- |   |   |
|---|---|
|  STONECREST OVD TIER 4         |  0.2% Annual Chance Flood Hazard |
|  1% Annual Chance Flood Hazard |  Regulatory Floodway             |

Future Land Use Map



**Legend**

-  Institutional
-  Urban Neighborhood
-  Regional Center



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## **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 proposed zoning condition modification appears to be in conformity with the policy and intent of the Comprehensive Plan. The applicant is requesting removal of a condition requiring development of an assisted living facility to permit installation of solar panels on approximately 11 acres of the property located at 6400 Woodrow Road.

- **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 zoning condition modification would permit a use that is suitable in view of the use and development of adjacent and nearby properties. The subject property is part of an existing large-scale institutional church campus located at 6400 Woodrow Road. The proposed installation of solar panels on approximately 11 acres is compatible with the surrounding institutional, residential, and undeveloped land uses because the use is low-intensity in nature and is not expected to generate significant traffic, noise, lighting, or other operational impacts commonly associated with more intensive development.

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

Yes. The property has reasonable economic use as currently zoned. It is part of an established institutional church campus that already allows development, including an approved assisted living facility. That use has not been developed, and the applicant is instead requesting to use approximately 11 acres for solar panels. The proposed solar installation would provide continued productive use of the property, reduce long-term costs, and support sustainability goals. The request is not due to the property being unusable under current zoning, but reflects a shift to a more suitable and economically practical use for current conditions.

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

At this time it is unknown whether this request will negatively affect nearby properties. The proposed use for solar panels is low-impact and creates little traffic, noise, or infrastructure demand compared to the previously approved assisted living facility. With proper compliance to setbacks, screening, stormwater, and environmental requirements, it should not reduce the value or usability of surrounding 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.**



Several existing and changing conditions support approval of the zoning modification. The property is part of an established church campus, and the 11-acre site remains undeveloped under the current assisted living condition. The site is suitable for low impact use of a solar development.

Approval is also supported by broader trends, including increased focus on renewable energy, changing economic feasibility of assisted living development, and improvements in solar technology.

While the original condition intended assisted living development and environmental constraints may need review, the overall conditions support approval of the request, subject to technical and environmental review.

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

Based on the information available for the subject property at 6400 Woodrow Road, there is no indication at this time that the proposed zoning condition modification for installation of solar panels on approximately 11 acres would adversely affect any known historic buildings, historic districts, or recorded archaeological resource

- **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 zoning condition modification is not expected to result in a use that will or could cause excessive or burdensome impacts on existing streets, transportation facilities, utilities, or schools.

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

The proposed zoning change is not expected to significantly harm the environment. It is likely to have a neutral or even positive impact compared to the previously approved assisted living use. Any temporary construction impacts can be managed through standard erosion control, stormwater management, and required environmental permits.

### **STAFF RECOMMENDATION**

Staff recommends **APPROVAL with Conditions** to amend the approved conditions established in DeKalb County case number CZ-00060 to remove conditions #1, 2, 3, 4, 5, 11&12, of the list of approved conditions for the property to be used as an assisted living facility.

Conditions:

1. Development would be limited to solar panels and related equipment on the approved 11-acre site.
2. The project must follow all environmental regulations, including erosion, stormwater, and permitting for any floodplain or wetland impacts.
3. Screening and buffering must reduce visual impacts, and construction must minimize dust, noise, and traffic.
4. No other intensive uses would be allowed without further zoning approval.

### **PLANNING COMMISSION RECOMMENDATION – June 2, 2026**

TBD



**Attachment(s): ZM26-001 Application and Supporting Documents**





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**Attachment(s): Ordinance(s)**



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