



### Staff Analysis of Preliminary Plat

Case Number:	SDP 24-009
Applicant:	Chayce Bell
Owner:	Highland Park Residence, LLC
Project Location:	6521 Rock Springs Road, Stonecrest, GA 30038
Parcel(s):	16 085 02 003
City Council District:	District 4, Mayor Pro Tem George Turner, Jr.
Acreage:	40.07 +/- acres
Current Zoning:	R-100 Residential Medium Lot
Overlay District:	N/A
Proposed Zoning:	N/A
Future Land Use Area Designation:	Suburban
Proposed Development/Request:	The applicant is requesting an approval of a Preliminary Plat for 75 lots known as Highland Park Phase II
Staff Recommendations:	<b>APPROVAL WITH CONDITIONS</b>
City Council Recommendations:	<b>TBD</b>

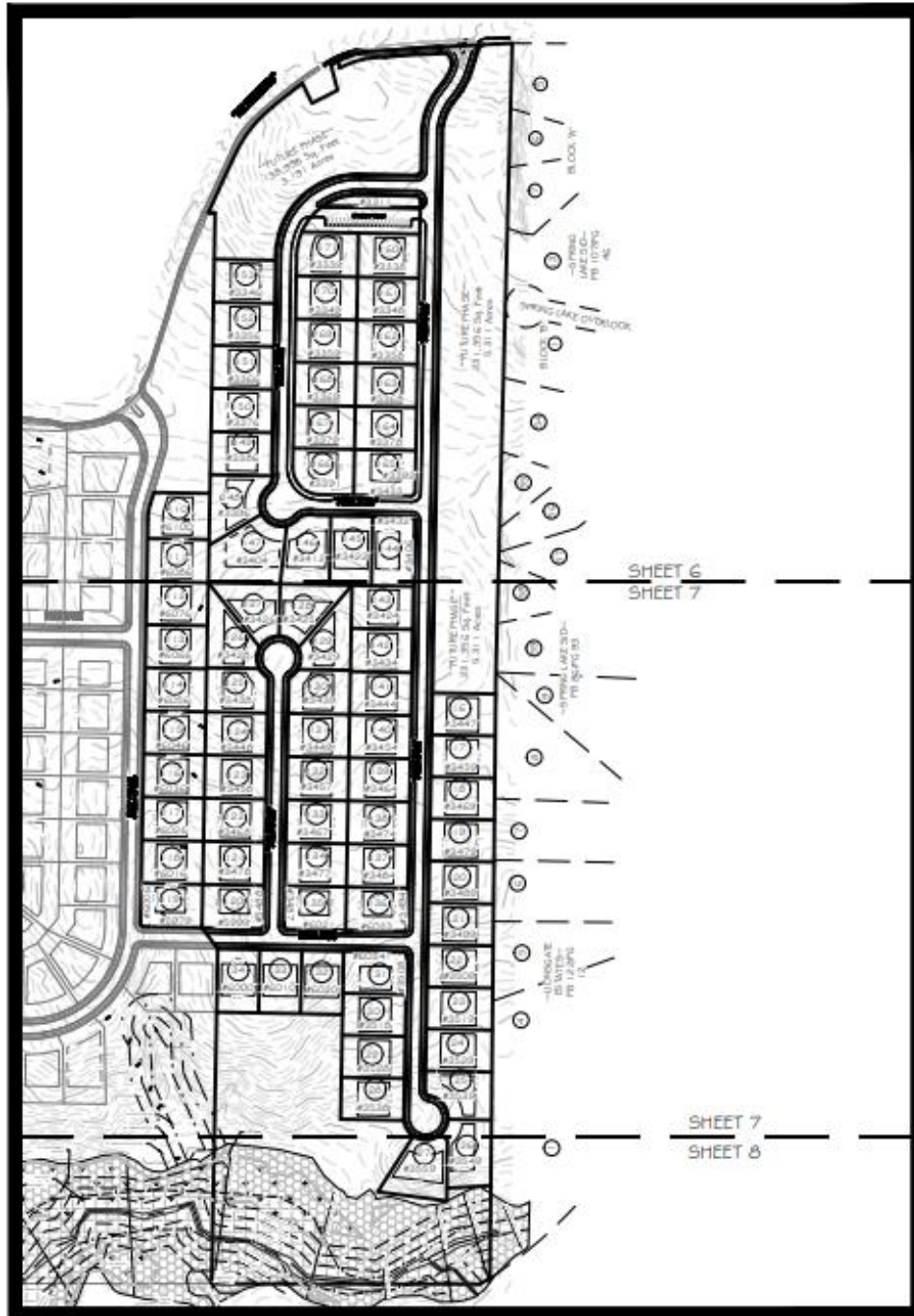


The subject property is surrounded by single family residential with the R-100 zoning category. Detail site and architectural plans must be submitted to the Planning & Zoning Department for the Pre-Development Review Team and shall be in substantial conformity with the City of Stonecrest Development Standards.

ADJACENT ZONING AND LAND USE		
	Zoning	Zoning Land Use
Adjacent: North	MR-1 ( Medium Density Residential)	Single Family
Adjacent: East	R-100 (Residential Medium Lot) District	Single-family
Adjacent: South	R-100 (Residential Medium Lot District)	Single-Family
Adjacent: West	R-100 (Med Residential)	Single-family Residential



## PROPOSED PRELIMINARY SITE PLAN

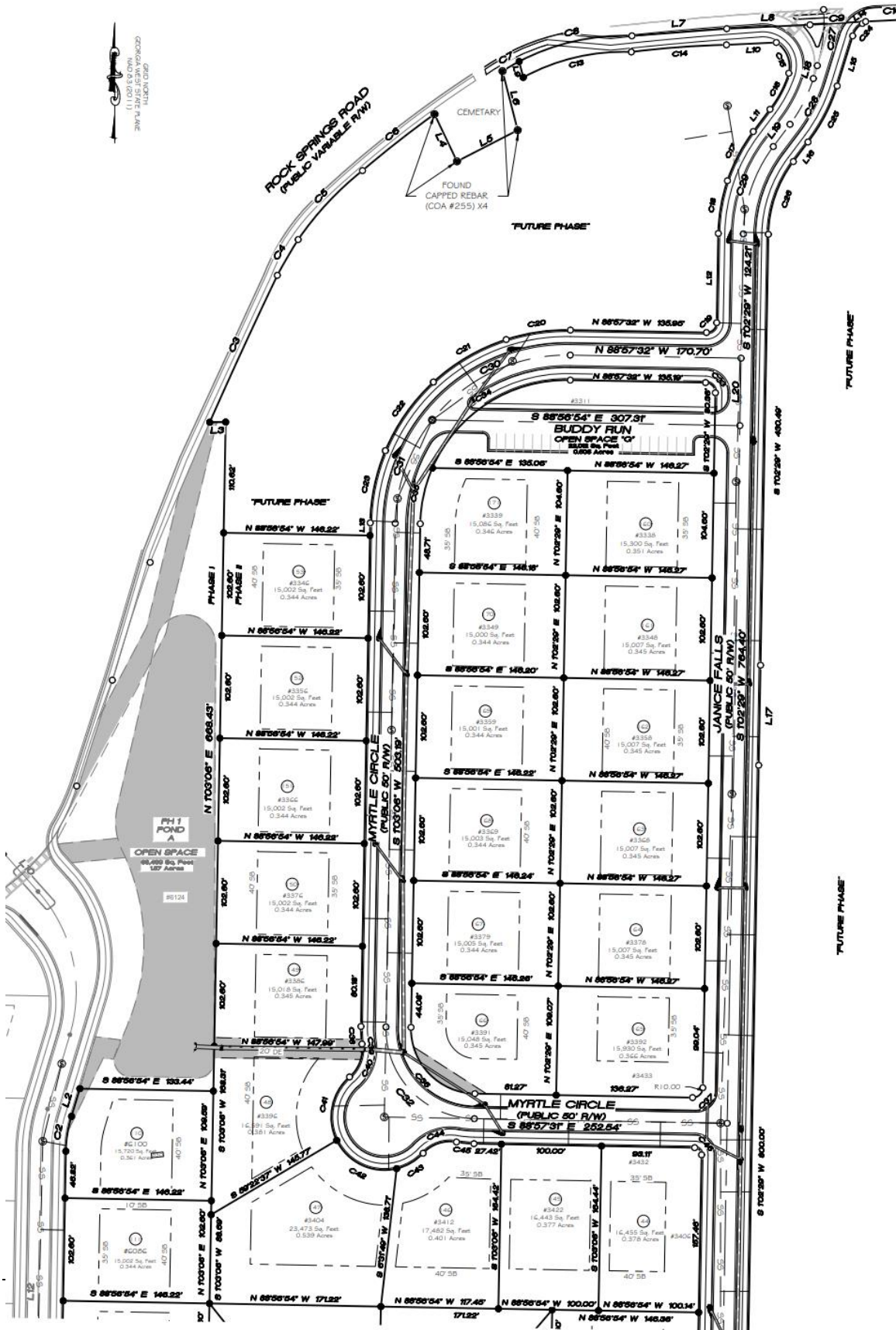




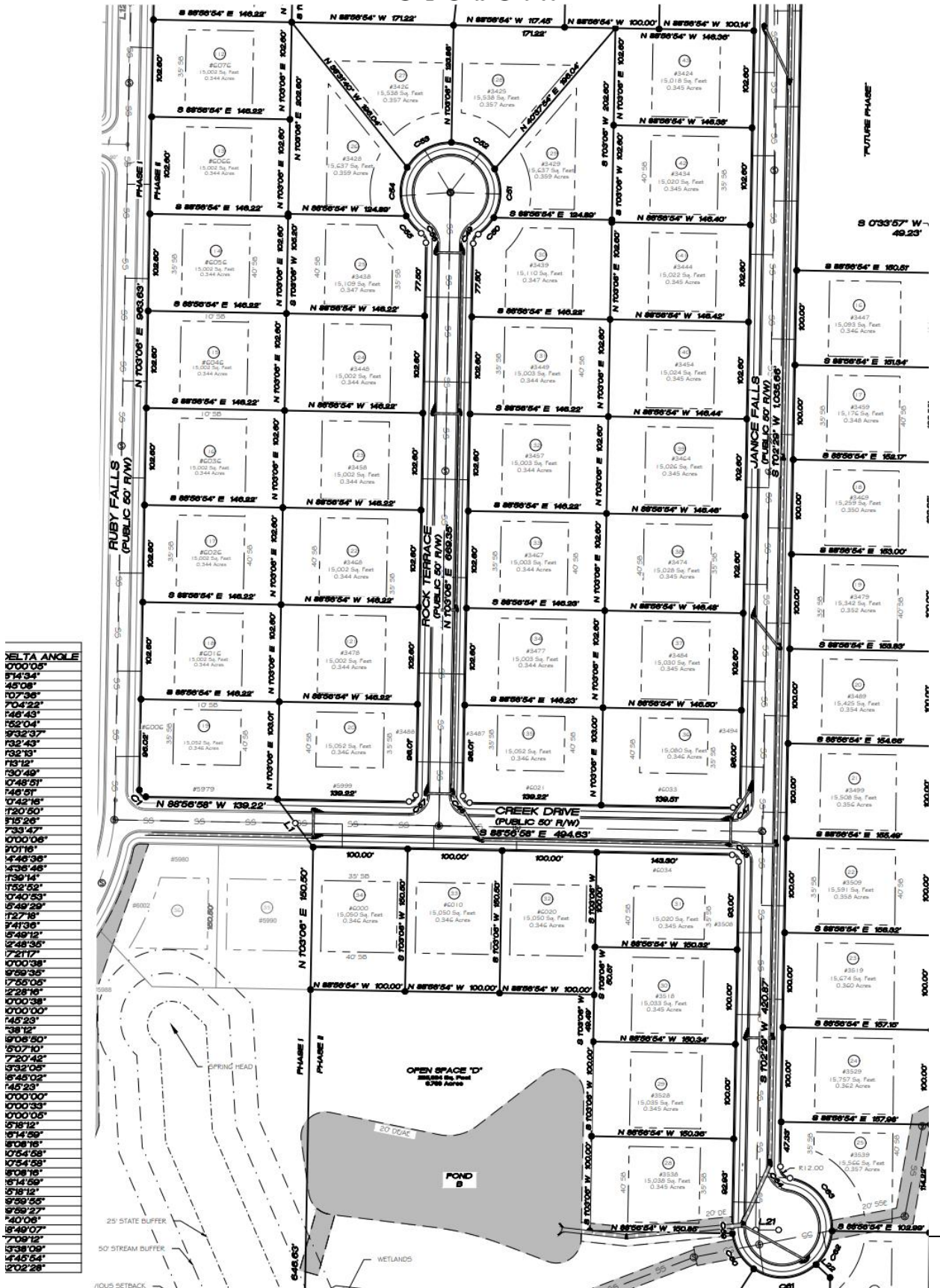
## AERIAL MAP







# THE CITY OF STONECREST GEORGIA







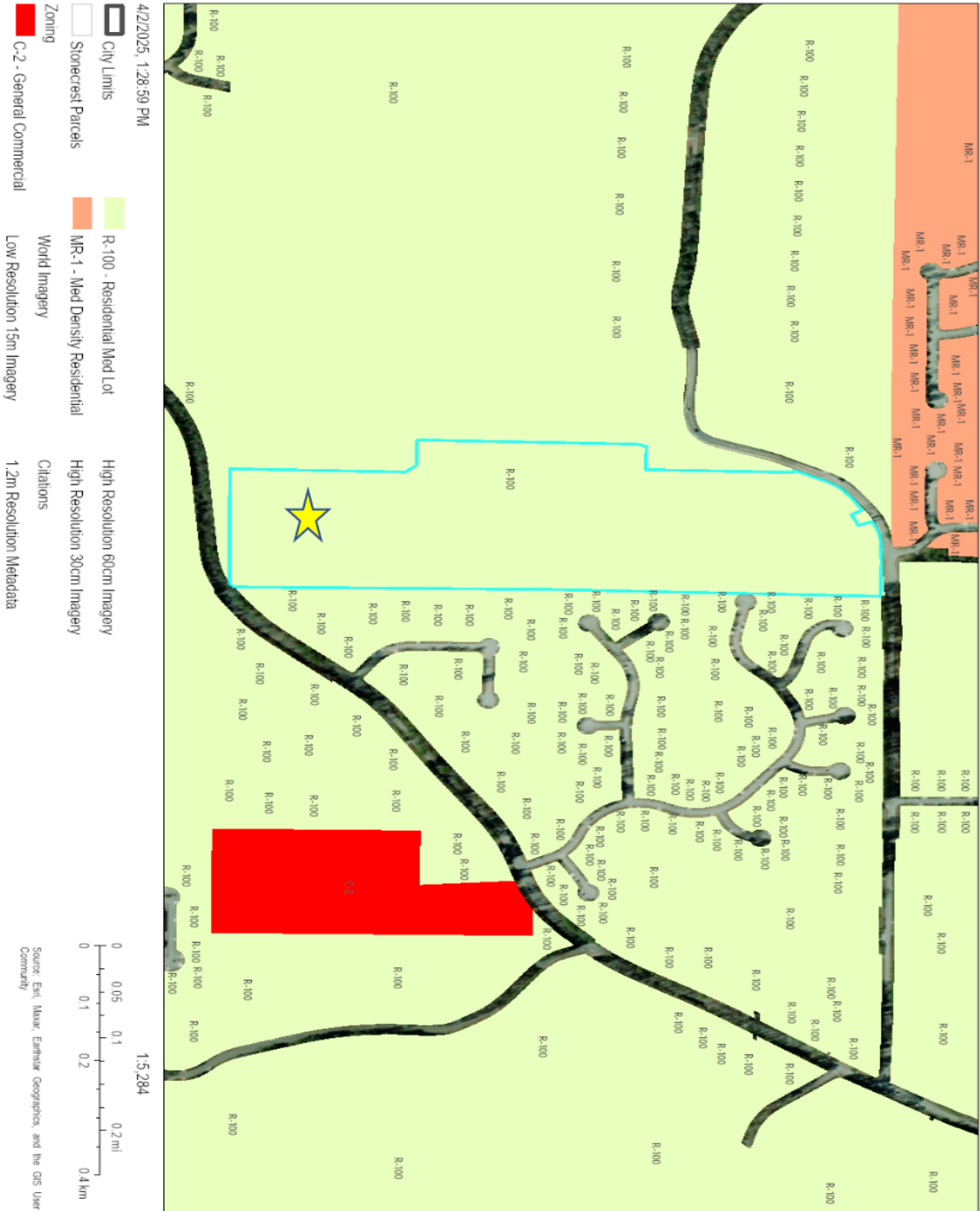


## AERIAL MAP

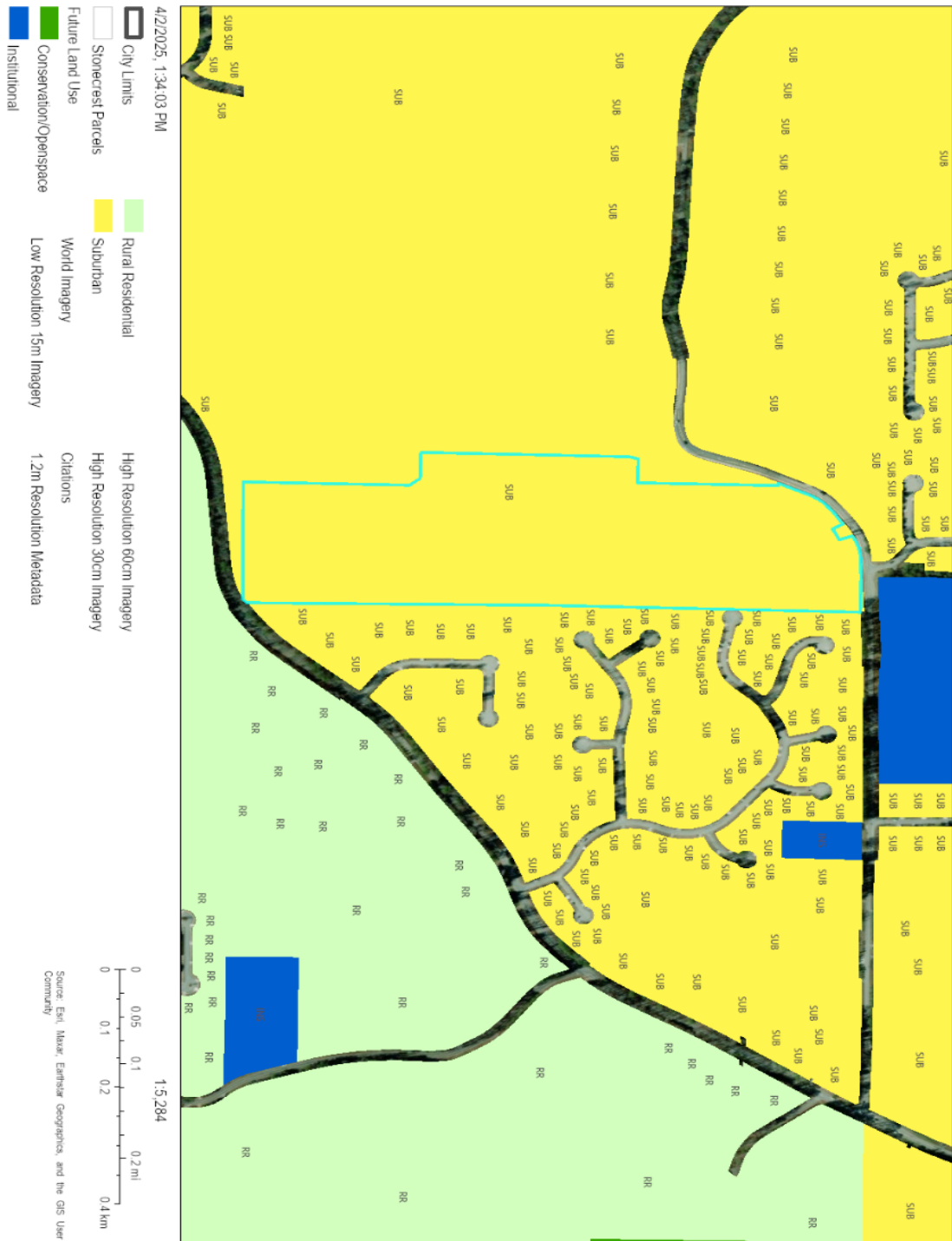




## ZONING



## FUTURE LAND USE





## *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. Food Trucks, Mobile Vending/Food Carts; see section 4.2.
      - c. Temporary outdoor retail sales; see section 4.2.
      - d. Temporary outdoor sales or events, seasonal; see section 4.2.
      - e. Temporary produce stand; see section 4.2.
      - f. Temporary trailer, as home sales office or construction trailer; see section 4.2.
    - 4. Wireless Telecommunications.
      - a. 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; Ord. No. 2024-02-04, § 1(Exh. A), 2-26-2024)

### **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))

**APPLICATION AND SUPPORTING DOCUMENTS**





## Owner's Authorization Consent Affidavit

This affidavit certifies that the party listed below as the "Applicant," has been granted authorization by and from the property owner(s) to obtain a permit(s) or entitlement(s) on behalf of the property owner(s). This form must be filled out completely by the joint, sole, officer of, or authorized representative of the owner(s) if another party is submitting an application on the owner's behalf. This form must be submitted at the time of application submission to Development Services.

I, Jinsong Yang, am the owner; or joint, sole, officer of, or authorized representative of the owner; of  
(Print Name(s))

the property listed below, and I certify that I have granted/authorized, Cody Kephart representing  
(Print Applicant's Name)

HIGHLAND PARK RESIDENCE LLC as my duly authorized agent and give permission to Applicant to obtain the permits or  
(Print Company's Name)

entitlements necessary for the approval, construction (or installation) at the following address(es):

6251 ROCK SPRINGS RD, STONECREST, GA 30038 for the planning, construction or

installation of: 95 single family homes & Common area landscape

I authorize the applicant to file this application and to represent me on all matters concerning the associated application.

Signatures: By: [Signature] Date: 04.02.2025



Notary: Natalia Mora C  
Date: 4.2.2025

As a condition of this application and to the fullest extent of the law, applicant hereby agrees to and shall defend, indemnify, release and hold harmless the City, its officers, officials, employees, agents, commissions, boards, and committees (collectively, "Indemnitees") from any claim, action, lawsuit, or proceeding brought against any of the Indemnitees, the purpose of which is to challenge, attack, set aside, void, modify, or annul the approval of this application, including but not limited to, any related action, approval, entitlement, permit, agreement, or environmental document, or the processing thereof. This duty of indemnification and defense shall include, and is not limited to, damages, costs, expenses, award of damages, attorney fees, or expert witness fees that may be asserted against Indemnitees by any person or entity, including the applicant, arising out of or in conjunction with this application. Selection of legal counsel for City's defense shall be subject to the prior approval of the City Attorney, which approval shall not be unreasonably withheld. The applicant shall indemnify the City for all of its costs, attorney's fees, and damages which City incurs in enforcing the indemnification provisions set forth herein and shall, at City's election, be subject to payment to City in treble amount. Applicant hereby represents and warrants that it either 1) is the owner of the property subject to this application, or 2) has lawful authority to bind itself and the property owner(s) to the foregoing indemnification.



## Indemnification Agreement

This **Indemnification Agreement** (hereinafter referred to as the "Agreement") is entered into as of 04/02/2025 (hereinafter referred to as the "Effective Date") by and between Jinsong Yang, with a mailing address of 655 Engineering Dr. Suite 208 Peachtree Corners, GA 30092 (hereinafter referred to as the "Indemnatee") and \_\_\_\_\_, with a mailing address of \_\_\_\_\_ (hereinafter referred to as the "Indemnifier"), collectively referred to as the "Parties," both of whom agree to be bound by this Agreement.

WHEREAS, the Indemnatee seeks protection against any personal liability, claim, suit, action, loss, or damage that may result from the Indemnatee's participation in the Activity.

WHEREAS, the Indemnifier seeks to minimize any hardship Indemnatee might suffer as the result of any personal liability, claim, suit, action, loss, or damage that may result from the Indemnatee's participation in the Activity.

IN CONSIDERATION and as a condition of the Indemnifier and the Indemnatee entering into this Agreement and other valuable considerations, the receipt and sufficiency of which consideration is acknowledged, the Parties agree as follows:

**1. Indemnified Activity.** The Indemnatee seeks to be protected from the following indemnified activity (hereinafter referred to as the "Activity"):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Indemnity.** The Indemnifier agrees to indemnify and hold harmless the Indemnatee, their respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from the Activity.

  
SIGNATURE



3120 Stonecrest Blvd. • Stonecrest, Georgia 30038 • (770) 224-0200 • www.stonecrestga.gov



## PLAT APPLICATION

☐

Preliminary

☐

Final

Application Fee: \$200.00 + \$5/Lot.

All applications must be accompanied by four (4) folded copies of the lot division survey. (All plans must be folded).

PLEASE PRINT ALL INFORMATION

PROJECT NAME: Highlans Park Phase 2 PROJECT LOCATION: PARCEL I.D. NO: 16 085 02 003

PROPOSED USE: Residential

DATE OF SKETCH PLAT CONFERENCE: \_\_\_\_\_

SITE ACREAGE: 48.57 # LOTS: 95 # UNITS: \_\_\_\_\_ SEWER: \_\_\_\_\_ SEPTIC TANK: \_\_\_\_\_

PROPERTY OWNER: HIGHLAND PARK RESIDENCE LLC

PHONE: 470.268.4202

ADDRESS: 655 Engineering Dr. Suite 208

EMAIL: LD@McKinleyHomes.com

CITY: Peachtree Corners STATE: Georgia

ZIP CODE: \_\_\_\_\_

APPLICANT: Cody Kephart

PHONE: 404.893.9377

ADDRESS: 655 Engineering Dr. Suite 208

EMAIL: cody.kephart@mckinleyhomes.com

CITY: Peachtree Corners STATE: Georgia

ZIP CODE: 30092

SURVEYOR / ENGINEER: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

**Terms & Conditions** The undersigned, upon oath, states that the above information is true and correct, understands that the Permit issued is only for work as stated. This permit is granted on the express condition that the said construction shall, in all respects, conform to the ordinances of this jurisdiction including the zoning ordinance, regulating the construction and use of buildings, and may be revoked at any time upon violation of any provisions of said ordinances. Construction will begin no later than six months from the issue date of the permit. If any information is found to be false or misrepresented, the permit will be deemed invalid. I agree to indemnify and hold the city harmless from all damages, demands or expenses of every character which may in any manner be caused by construction and/or the structure.

Cody Kephart

Applicant Signature (Property Owner or Owner's Rep)

04/02/2025

Date





3120 Stonecrest Blvd. • Stonecrest, Georgia 30038 • (770) 224-0200 • [www.stonecrestga.gov](http://www.stonecrestga.gov)



#### SUBMITTAL CHECKLIST

1. If resubmitting, provide all red-line comments and plats/plans.
2. Provide two (2) sets of storm system as-builts, bearing the design professional's seal and signature. Maximum sheet size shall be 30" x 42".
  - ✓ Drainage & detention facility
  - ✓ Storm drain system as-builts: plan & profile
  - ✓ As-Built Flood or Hydrology Study (if applicable)
  - ✓ Project name/address
  - ✓ Owner's name/address/phone
  - ✓ Design Firm name/address/phone
  - ✓ Engineer As-Built Detention Facility Certificate and Stormwater Maintenance Agreement
3. Provide five (5) sets of plats, bearing the design professional's seal and signature. Maximum sheet size shall be 17" x 22".
  - ✓ Cover Sheet
  - ✓ Zoning Conditions
  - ✓ Final Plat Survey
  - ✓ Location Map
  - ✓ Total & Disturbed Acreage and number of lots
  - ✓ North arrow and graphic scale
  - ✓ Project name/address
  - ✓ Owner's name/address/phone
  - ✓ Design Firm name/address/phone
  - ✓ FEMA map
  - ✓ Owner's Acknowledgement
  - ✓ Approval Signature Blocks
  - ✓ Revision Statement and signature block, if applicable.

#### STORM AS-BUILT CHECKLIST

1. Provide Professional Engineer's seal and signature on As-Built drawings for stormwater management facilities.
2. DeKalb County water as-built approval required
3. DeKalb County sanitary sewer as-built approval required
4. List project name and the City of Stonecrest Land Disturbance Permit number.
5. Provide North Arrow

Page 2 of 10

08-19-17



3120 Stonecrest Blvd. • Stonecrest, Georgia 30038 • (770) 224-0200 • [www.stonecrestga.gov](http://www.stonecrestga.gov)



#### **SUBMITTAL CHECKLIST**

1. If resubmitting, provide all red-line comments and plats/plans.
2. Provide two (2) sets of storm system as-builts, bearing the design professional's seal and signature. Maximum sheet size shall be 30" x 42".
  - ✓ Drainage & detention facility
  - ✓ Storm drain system as-builts: plan & profile
  - ✓ As-Built Flood or Hydrology Study (if applicable)
  - ✓ Project name/address
  - ✓ Owner's name/address/phone
  - ✓ Design Firm name/address/phone
  - ✓ Engineer As-Built Detention Facility Certificate and Stormwater Maintenance Agreement
3. Provide five (5) sets of plats, bearing the design professional's seal and signature. Maximum sheet size shall be 17" x 22".
  - ✓ Cover Sheet
  - ✓ Zoning Conditions
  - ✓ Final Plat Survey
  - ✓ Location Map
  - ✓ Total & Disturbed Acreage and number of lots
  - ✓ North arrow and graphic scale
  - ✓ Project name/address
  - ✓ Owner's name/address/phone
  - ✓ Design Firm name/address/phone
  - ✓ FEMA map
  - ✓ Owner's Acknowledgement
  - ✓ Approval Signature Blocks
  - ✓ Revision Statement and signature block, if applicable.



DeKalb County  
GEORGIA

770.621.7200 (o)  
770.621.7271 (f)  
OeKalbCountyga.gov

Watershed Management 1580 Roadhaven Drive Stone Mountain, GA 30083

Chief Executive Officer  
Michael Thurmond

## LETTER SHOWING SEWER CAPACITY

December 02, 2020

**Attention: Tyler Marchman** Alliance Engineering & Planning  
299 S. Main St., Ste. A Alpharetta, GA 30009

Board of Commissioners  
District 1 Nancy Jester  
District 2 Jeff Rader  
District 3  
Larry Johnson  
District 4 Stephen Bradshaw

Dear Mr. Marchman:

**Re: 6251 Rock Springs Rd.**  
**16<sup>th</sup> Dist. LL 085**  
**Rock Spring Rd Polebridge**

District 5 Mereda Davis Johnson

District 6 Kathie Gannon

District 7 Lorraine Cochran-Johnson

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of sanitary sewer capacity at the above-referenced location. In response to the inquiry, DWM staff confirms that sanitary sewer capacity may be available for the subject property at this time. **After evaluating your capacity request, it has been determined based on the criteria set forth in DWM's Interim Sanitary Sewer Capacity Evaluation Program dated July 13, 2018 that DWM's wastewater collection, transmission, and treatment system has adequate capacity to receive the wastewater flow contribution from your sewer service**





connection as documented in your sewer capacity request. As such, approval to proceed with the project is **granted with regards to sanitary sewer capacity.**

Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the provided anticipated capacity needs associated with the project. In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV - "Sewers and Sewerage Disposal". Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

This information is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at [mlotts@dekalbcountyga.gov](mailto:mlotts@dekalbcountyga.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary L. Williams".  
Zachary L. Williams  
I

Executive Assistant/Chief Operating Office

A handwritten signature in blue ink, appearing to read "Brent Zem".

Brent Zem, PE

Assistant Director, Dept. of Watershed Mgmt.



## **STANDARDS OF PRELIMINARY PLAT REVIEW:**

Section 14-88 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.

The owner of the land where the proposed development is to occur, or his authorized agent, shall file a preliminary plat with the Director along with an application for approval. The application shall:

- (1) Be submitted with the plan set for a Land Disturbance Permit;
- (2) Be accompanied by minimum of six copies of the plans, which must be prepared by a registered civil engineer, surveyor, or landscape architect, as described in these regulations and complying in all respects with these regulations and conforming with the zoning of the property;
- (3) Be accompanied by an application fee in the amount set by the mayor and city council;
- (4) Be accompanied by a tree survey;
- (5) Include the name, address and telephone number of an agent who is authorized to receive all notices required by these regulations;
- (6) Be signed by the owner of the property, or if the application is not signed by the owner, a completed indemnification agreement signed by the owner of the property;
- (7) Be accompanied with a consent affidavit from the property owner;
- (8) Be accompanied by a small map of the City of Stonecrest depicted the subdivision location within the City;
- (9) Be accompanied by a vicinity map at a scale of 400 feet to one inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within 500 feet of the tract show zoning districts of adjoining property;
- (10) Include the names of adjoining property owners and the zoning classifications of adjacent properties;
- (11) Include the name, address and phone of developer and engineer;
- (12) Be accompanied by a certification by the applicant that no lots plated are nonconforming or will result in any nonconforming lots;
- (13) The applicant shall obtain the approval of the DeKalb County Health Department and the DeKalb County Department for Watershed Management; and
- (14) Payment of the appropriate development review application fee.

(Ord. No. 2018-06-03, § 14-88, 6-3-2018)



### **STAFF RECOMMENDATION**

The applicant has met the Preliminary Plat requirements stated in Section 14-88 of Chapter 14. Staff recommends **APPROVAL** of SDP24-009 with compliance to the below comments/conditions.

1. Current correspondence from the DeKalb County Watershed Management department in reference to the current capacity of water and sewer for the requested **75 lots** for Phase II.
2. Any additional submissions for preliminary plat approvals for the Highland Park Subdivision located 6251 Rock Springs Road **shall** meet all development requirements as required in the City of Stonecrest Code of Ordinances including any required access points.