

Community Planning Information Meeting (CPIM)

Planning and Zoning Dept.

August 10, 2023



Purpose and Intent

- 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
 - Every 2nd Thursday of each month



Please Keep In Mind

- Please be respectful to applicants, citizens, and staff
- Keep questions, comments, and/or concerns relevant to agenda items
 - Staff is available to answer questions for other matters after the CPIM has concluded
- Please wait to ask questions after staff has concluded presenting each petition
- Each citizen/residents will have a maximum of two (2) minutes to ask his/her questions or make statement

SLUP22-016

1352 Regal Heights Drive

Stella Akolade

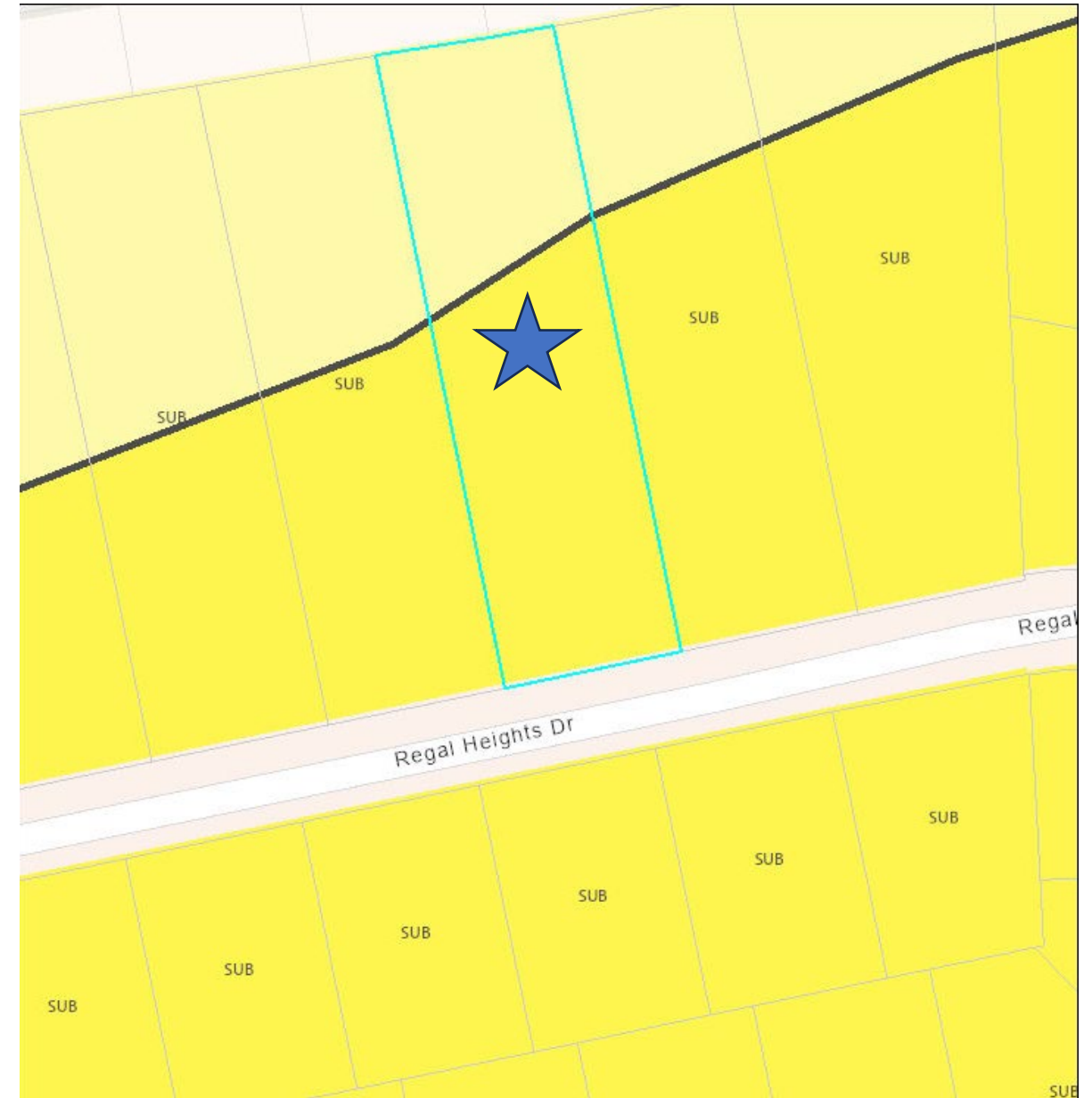
Petitioner is seeking a Special Land Use Permit (SLUP) to operate a Personal Care Home for up to three (3) persons.



Future Land Use/Character Area

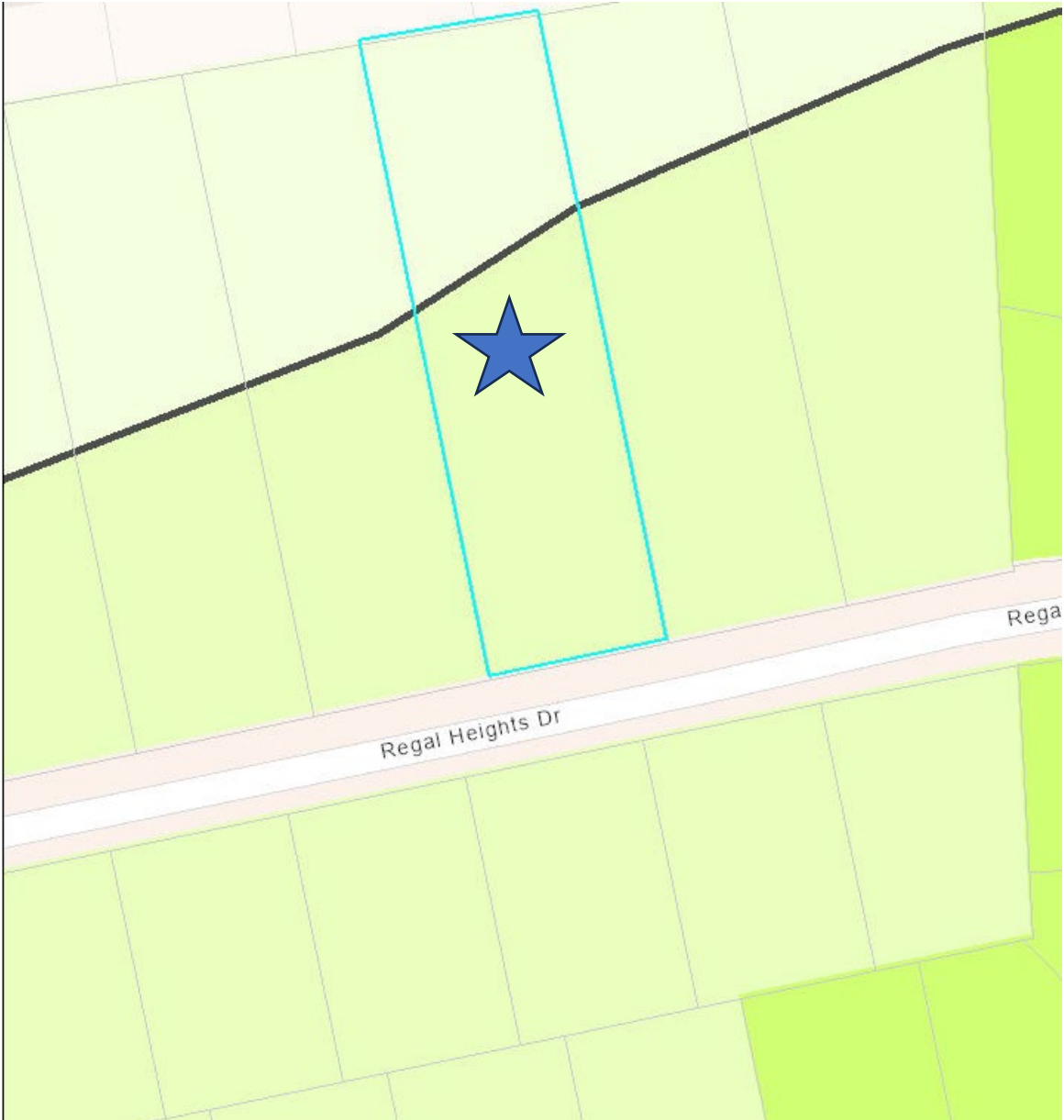
Suburban Neighborhood (SN)

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

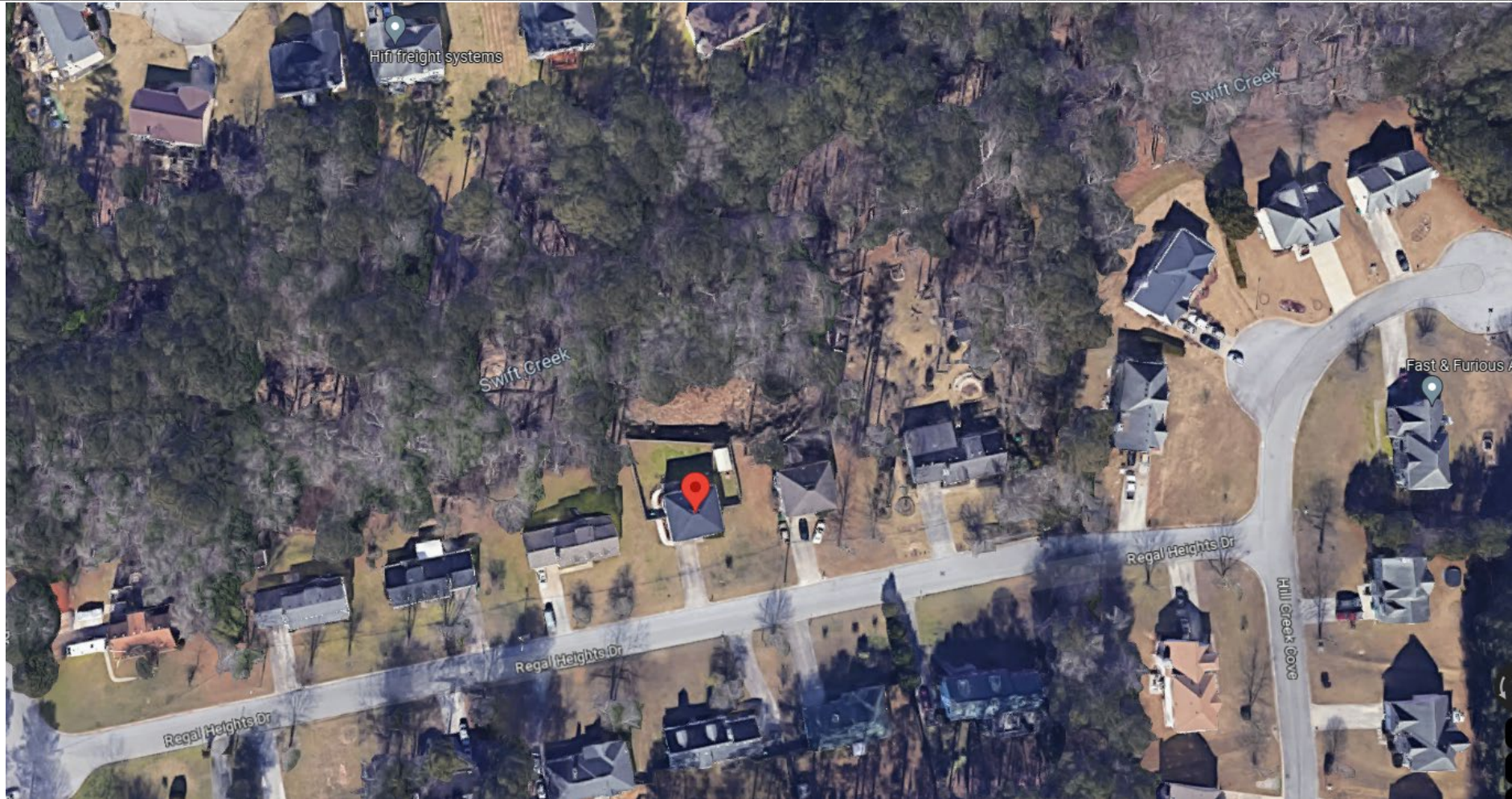


Zoning Map

R-100
Residential Medium Lot



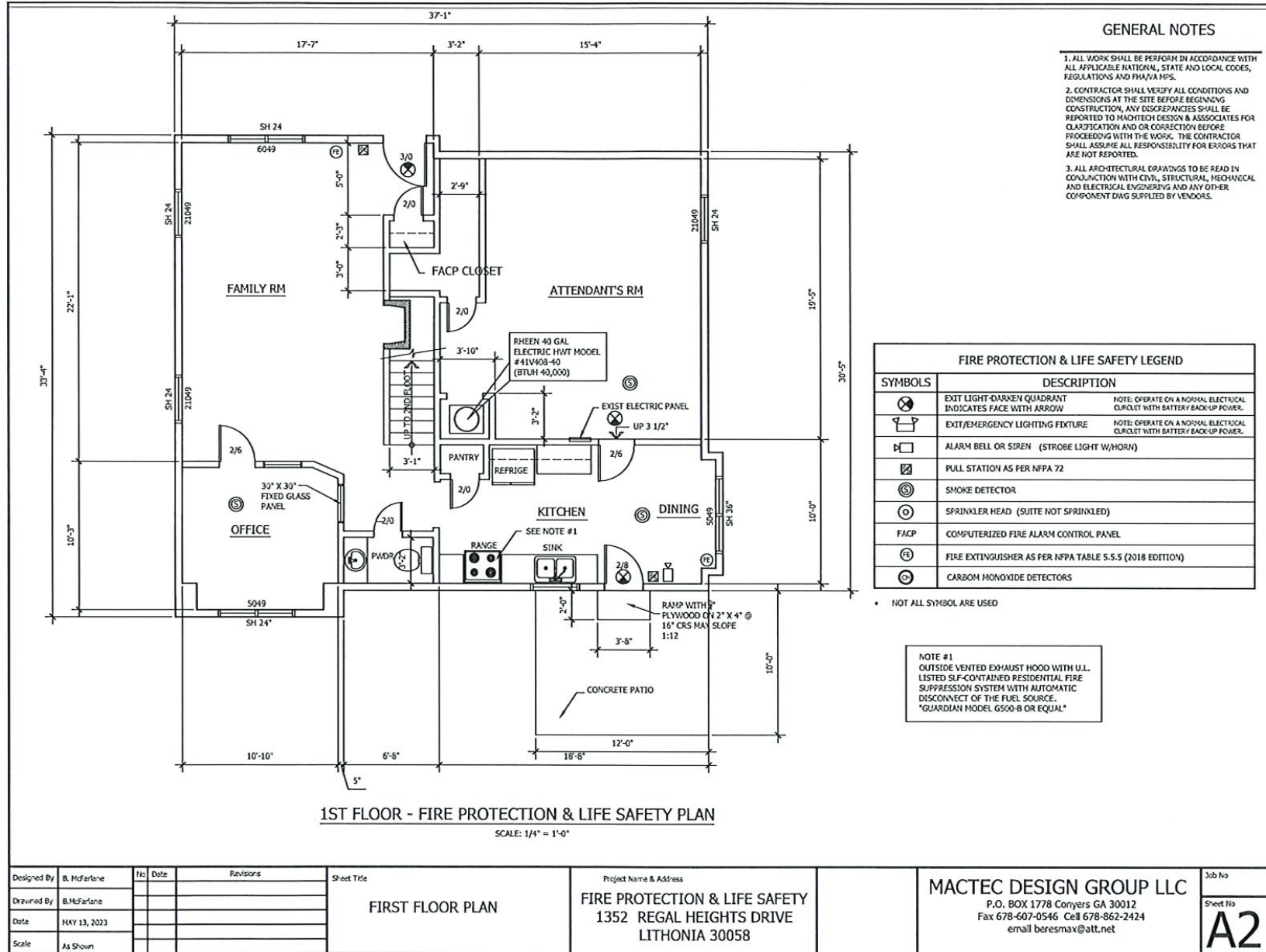
Aerial Map



Aerial Map



Submitted Floor Layout



Designed By	No.	Date	Revisions
B. McFarlane			
B. McFarlane			
MAY 13, 2023			
As Shown			

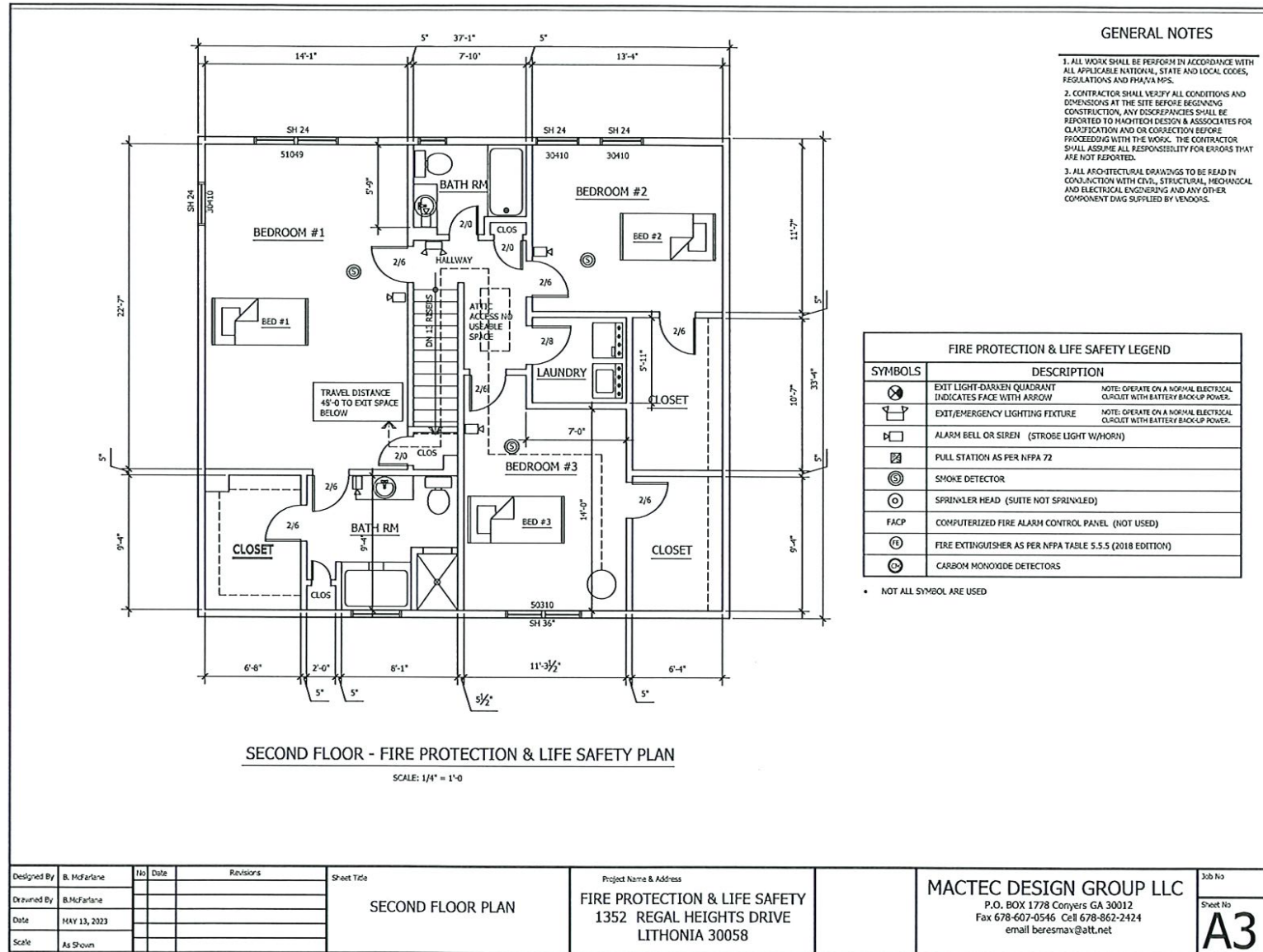
Sheet Title
FIRST FLOOR PLAN

Project Name & Address
FIRE PROTECTION & LIFE SAFETY 1352 REGAL HEIGHTS DRIVE LITHONIA 30058

MACTEC DESIGN GROUP LLC
P.O. BOX 1778 Conyers GA 30012 Fax 678-607-0546 Cell 678-862-2424 email beresmax@att.net

Job No
Sheet No
A2

Submitted Floor Layout



Designed By	B. McFarlane	No	Date	Revisions	Sheet Title	Project Name & Address	MACTEC DESIGN GROUP LLC	Job No
Drawn By	B. McFarlane				SECOND FLOOR PLAN	FIRE PROTECTION & LIFE SAFETY 1352 REGAL HEIGHTS DRIVE LITHONIA 30058	P.O. BOX 1778 Conyers GA 30012 Fax 678-607-0546 Cell 678-862-2424 email beresmax@att.net	Sheet No
Date	MAY 13, 2023							A3
Scale	As Shown							

Sec. 4.2.41. – Personal Care Homes & Child Caring Institutions

A. *Personal care homes, general requirements.*

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.
2. Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia before beginning to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
3. No personal care home may display any exterior signage that violates the sign ordinance in [chapter 21](#) of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
4. Personal care homes may apply for an FHA Accommodation Variance as provided for in [section 7.5.9](#) of this chapter.
5. No city permit for the operation of the personal care home shall be transferable.

B. *Personal care home, group (up to six persons).*

1. Two copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each group personal care home must provide at least four parking spaces within a driveway, garage or carport and must comply with any applicable requirements in [article 6](#).
3. The home must be at least 1,800 sq. ft in size.
4. In order to prevent institutionalizing residential neighborhoods, no group personal care home located in a residential zoning district may be operated within 1,000 feet of any other group personal care home. The 1,000-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

Questions? Comments!



SLUP23-007

2547 Lithonia West Drive

Hanna Casswell of Casswell
Design Group, LLC

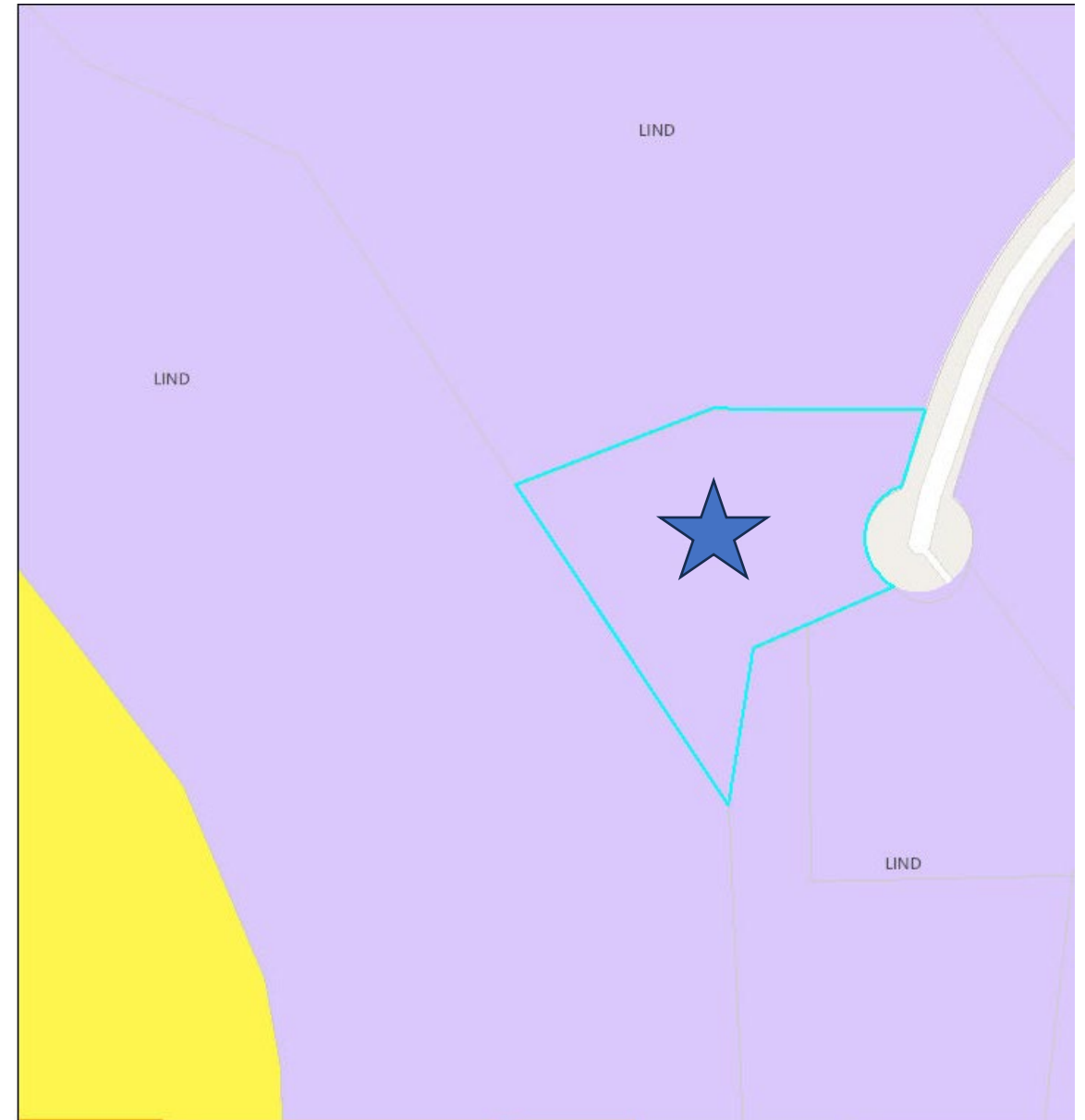
Petitioner is seeking a Special Land Use Permit
(SLUP) to operate an Asphalt Plant.



Future Land Use/Character Area

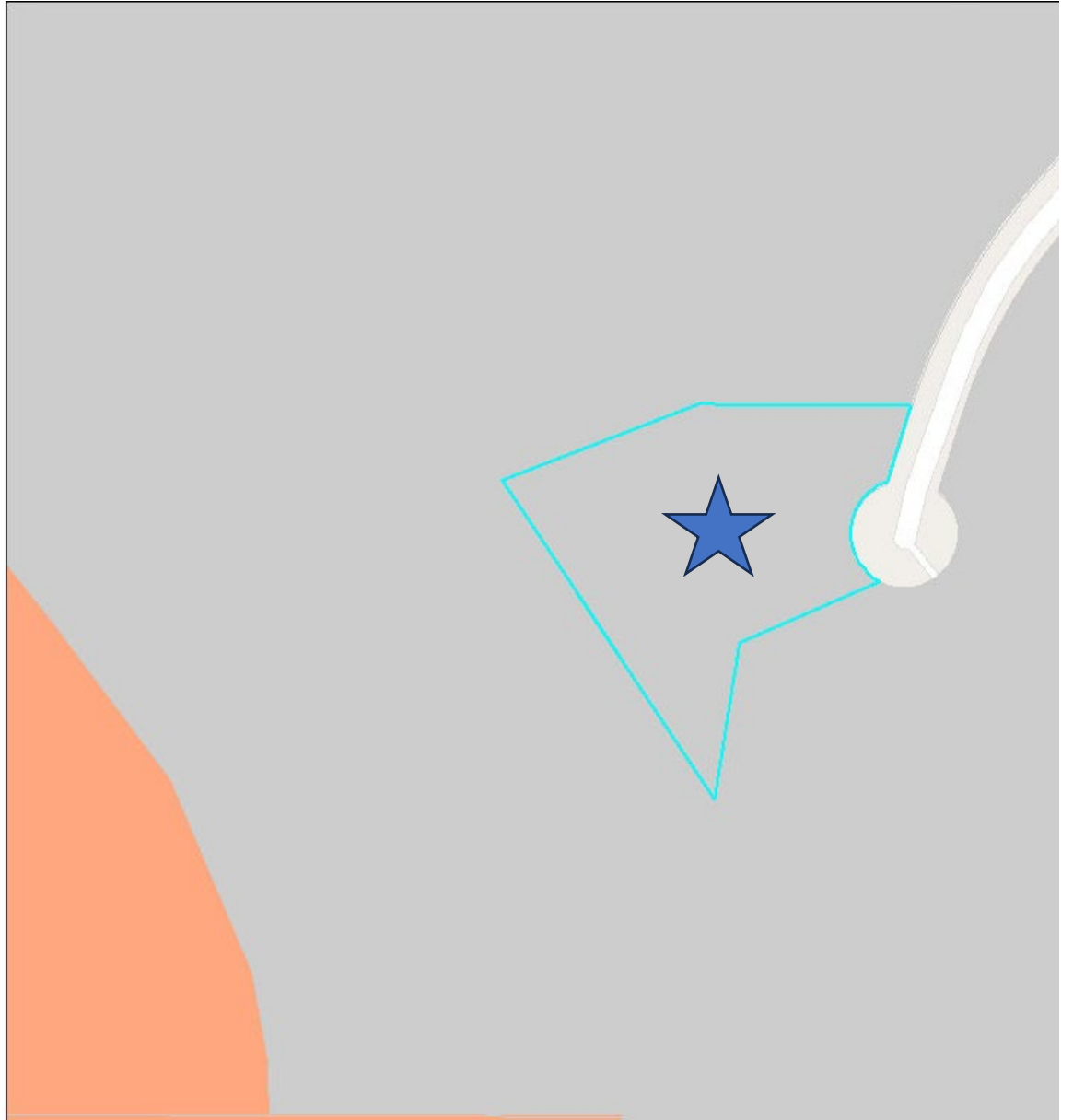
Light Industrial (M-LI)

The intent of the Light Industrial Character Area is to identify areas that are appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics.



Zoning Map

M
Light Industrial



Aerial Map



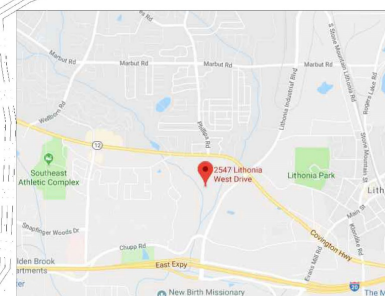
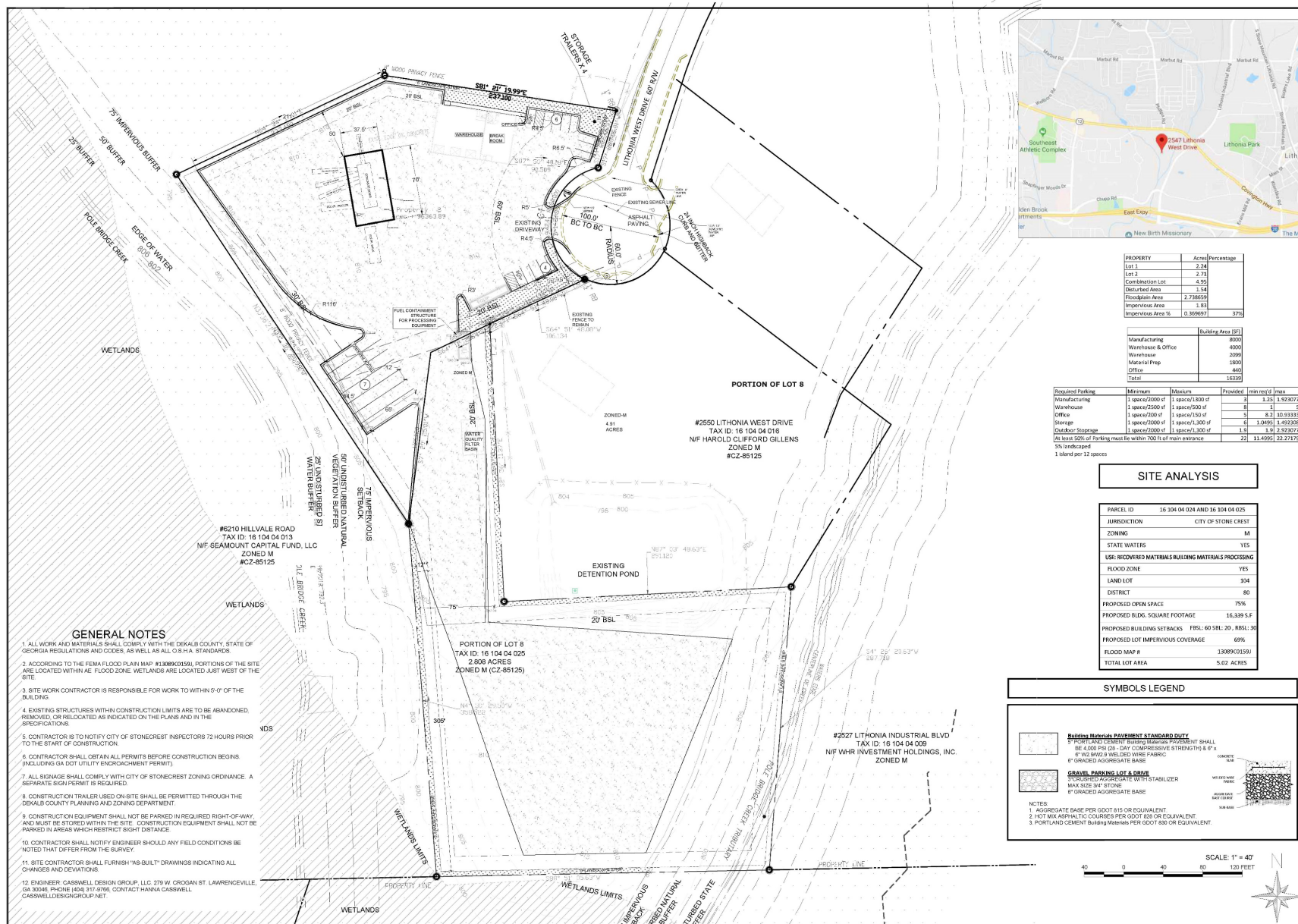
Aerial Map



Site Photos



Submitted Floor Layout



PROPERTY	Acres	Percentage
Lot 1	2.24	
Lot 2	2.74	
Combination Lot	4.99	
Disturbed Area	1.54	
Floodplain Area	1.738579	
Impervious Area	1.83	
Impervious Area %	0.369697	37%

	Building Area (SF)
Manufacturing	8000
Warehouse & Office	4000
Warehouse	2000
Material Prep	1800
Office	400
Total	16300

Required Parking	Minimum	Maximum	Provided	min req'd	max
Manufacturing	1 space/2000 sf	1 space/1500 sf	3	1.25	1.923077
Warehouse	1 space/2500 sf	1 space/500 sf	3	1	6
Office	1 space/200 sf	1 space/150 sf	5	8.3	10.93333
Storage	1 space/2000 sf	1 space/1,300 sf	6	1.0408	1.492308
Outdoor Storage	1 space/2000 sf	1 space/1,300 sf	1	1.3	1.923077
At least 50% of Parking must fit within 700 ft of main entrance			22	11.4591	22.27179

5% landscaped
1 island per 12 spaces

SITE ANALYSIS

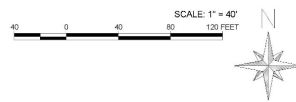
PARCEL ID	16 104 04 024 AND 16 104 04 025
JURISDICTION	CITY OF STONE CREST
ZONING	M
STATE WATERS	YES
USE: RECOVERED MATERIALS BUILDING MATERIALS PROCESSING	YES
FLOOD ZONE	YES
LAND LOT	104
DISTRICT	80
PROPOSED OPEN SPACE	75%
PROPOSED BLDG. SQUARE FOOTAGE	16,309 S.F.
PROPOSED BUILDING SETBACKS	FIRSL: 60 SFR: 20 ; RBSL: 30
PROPOSED LOT IMPERVIOUS COVERAGE	69%
FLOOD MAP #	13089(01)39
TOTAL LOT AREA	5.02 ACRES

SYMBOLS LEGEND

Building Materials PAVEMENT STANDARD DOT
PORTLAND CEMENT Basing Material PAVEMENT SHALL BE 4000 PSI (8" - DAY CURATIVE STRENGTH) 8" x 6" x 6" W/ #3 W/ 6" WELDED WIRE FABRIC
6" GRADED AGGREGATE BASE

GRAVEL PAVING LOT & DRIVE
3" GRADED AGGREGATE TO 15% STABILIZER
MAX SIZE 3/4" STONE
6" GRADED AGGREGATE BASE

NOTES:
1. AGGREGATE BASE PER GOOD 815 OR EQUIVALENT
2. HOT MIX ASPHALTIC COURSE PER GOOD 634 OR EQUIVALENT
3. PORTLAND CEMENT Basing Material PER GOOD 830 OR EQUIVALENT.



CASSWELL DESIGN GROUP LLC
862 BRIGHTON DR. LAWRENCEVILLE, GA. 30043
[404] 317-9786 hannacaswell@gmail.com



SITE PLAN
PROJECT: **STONECREST BUILDING MATERIALS**
2547 LITHONIA WEST DRIVE
LITHONIA, GA 30058

FOR: **Kennebrew Norman L**
2547 Lithonia West Dr
Lithonia, GA 30058

C201

18465

JULY 14, 2023

REVISIONS



Questions? Comments!



SLUP23-008

6419 Rockland Road

Joel Burkholder

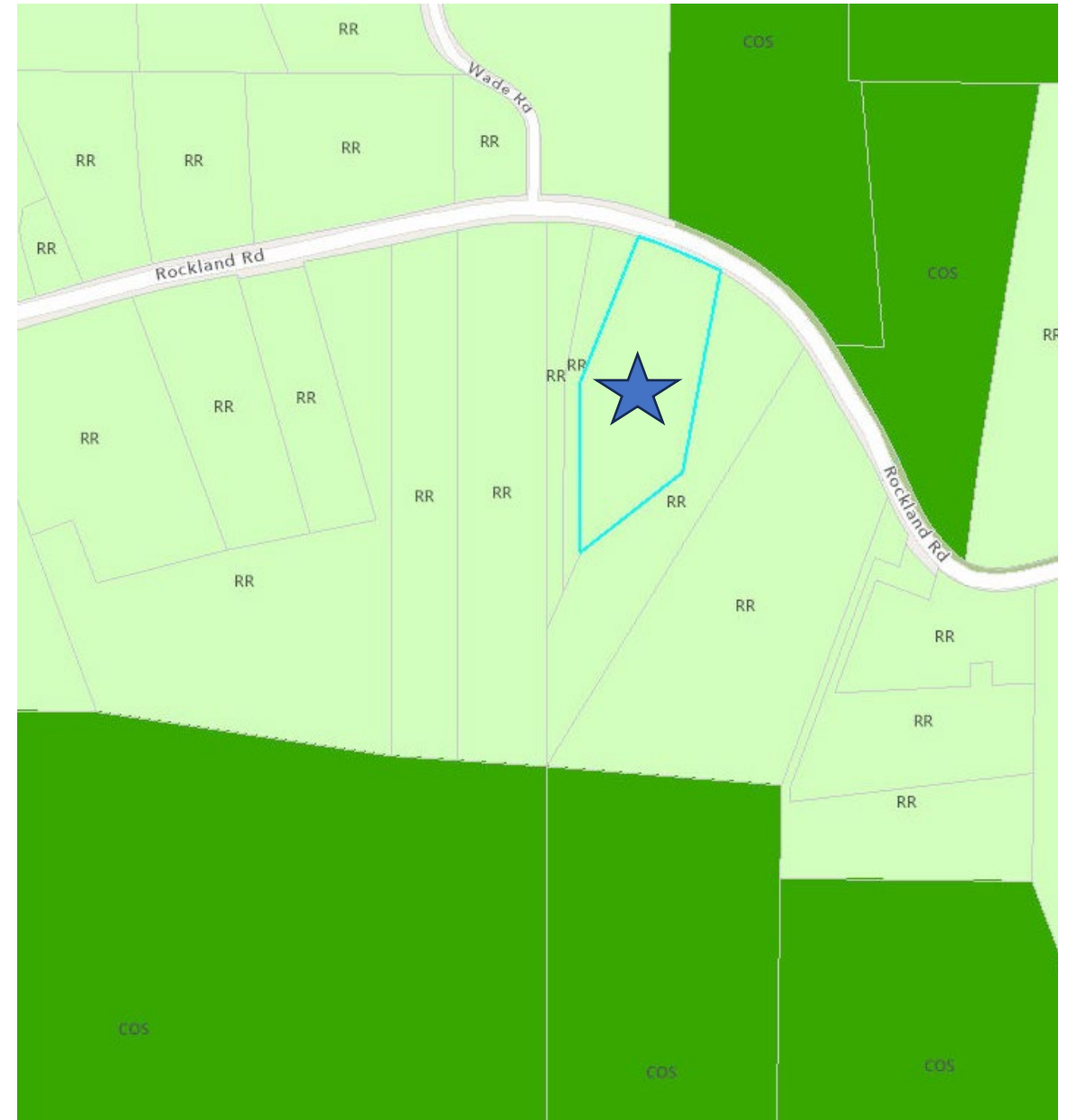
Petitioner is seeking a Special Land Use Permit (SLUP) to construct a Short-Term Vacation Rental.



Future Land Use/Character Area

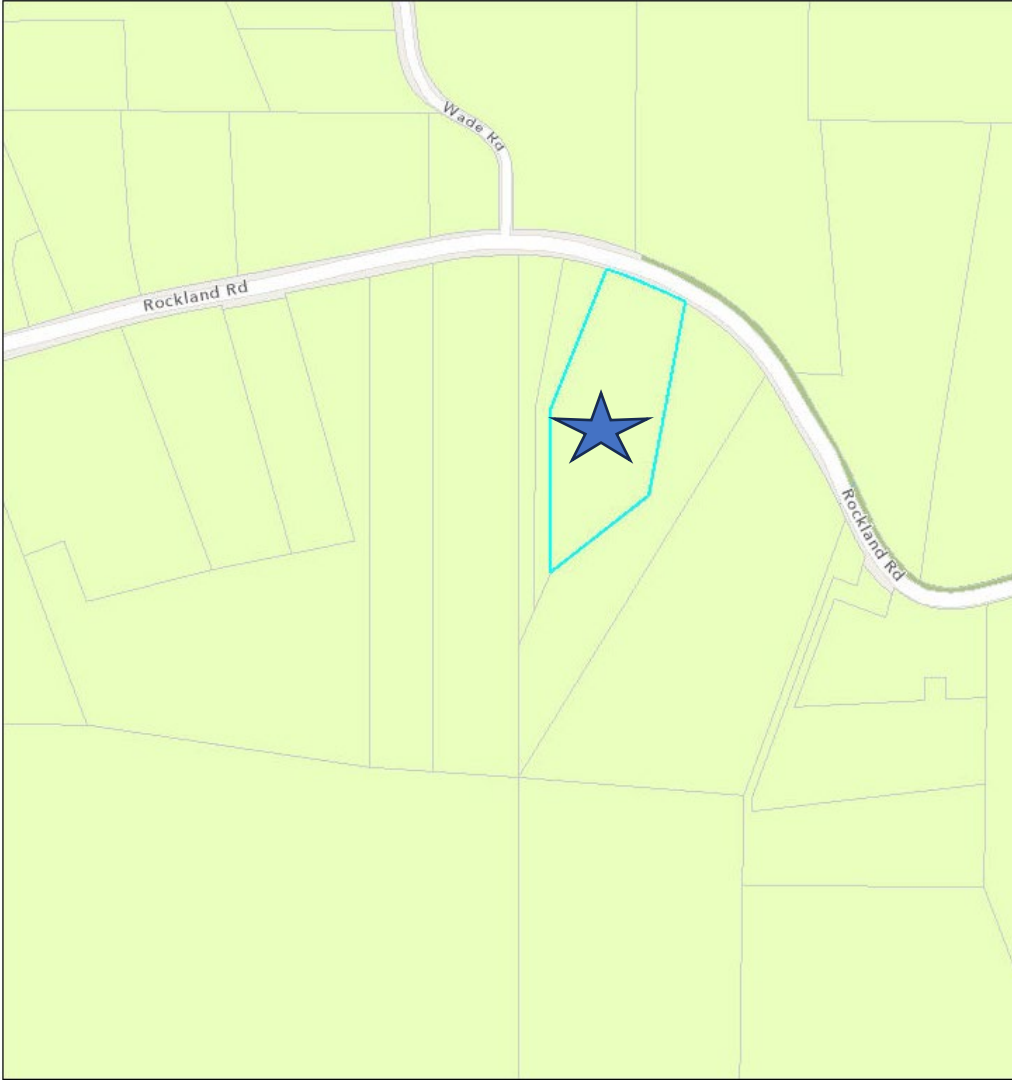
Rural Residential (RR) Character Area

The purpose of the Rural Residential category is to provide for areas that are suitable for low-density housing with densities of up to four (4) dwelling units per acre. Single-family detached housing is the most appropriate type of development for this district. Stable Low-Density Residential Districts should be protected from encroachment of higher density or high intensity uses.



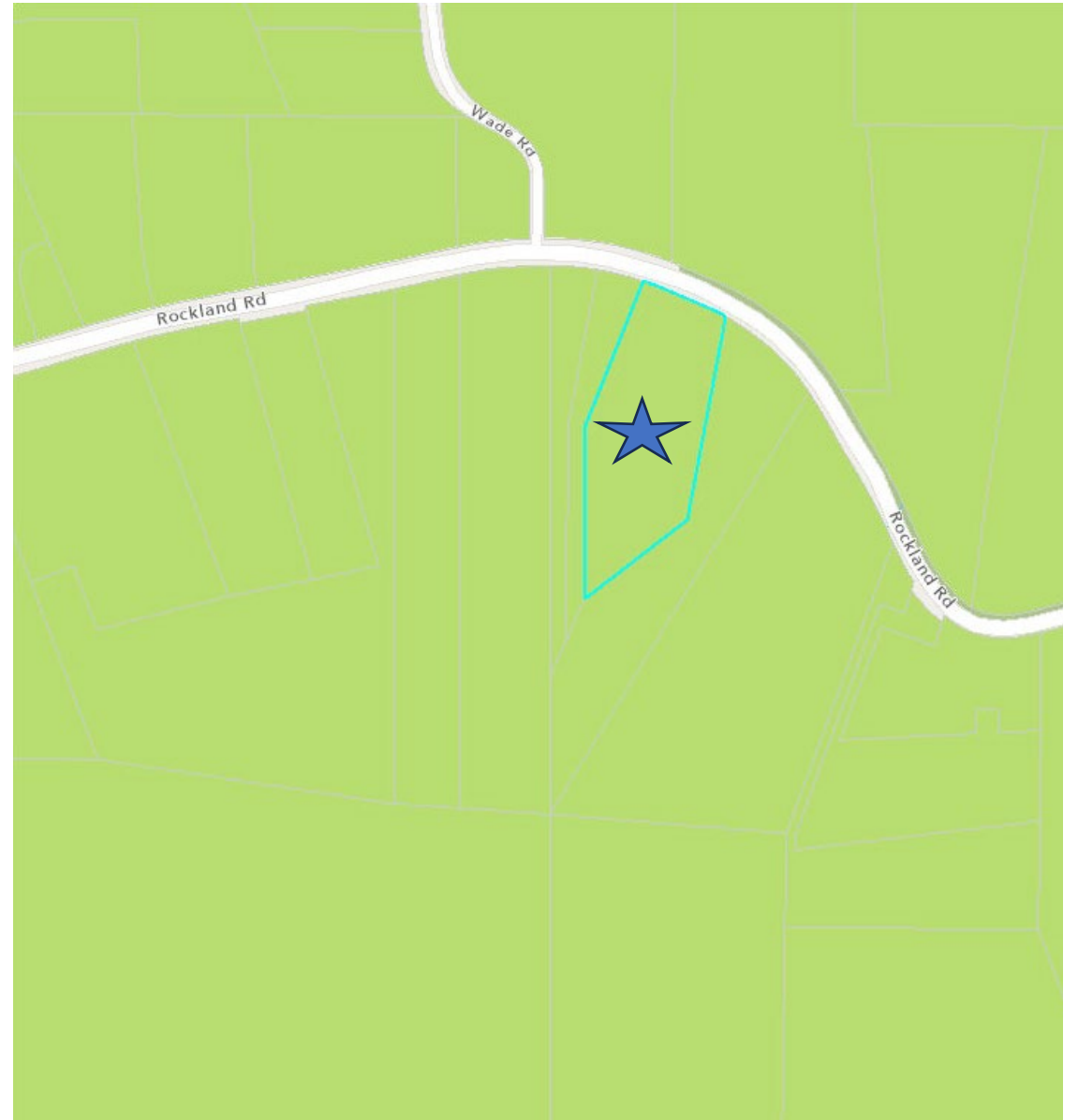
Zoning Map

R-100
Residential Medium Lot



Overlay District

Arabia Mountain Conservation



Aerial Map



Aerial Map



Submitted Site Plan



Submitted Floor Layout



Submitted Floor Layout

Joel Buckholder
Customer #316430



Sec. 4.2.58. – Short Term Vacation Rental

- A. No individual renting the property shall stay for longer than 30 consecutive days.
- B. The STVR shall not be operated in such a way as to change the residential character of the neighborhood in which it is located and shall comply with the noise ordinance.
- C. In every dwelling of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain not less than 70 square feet of floor area, and every room occupied for sleeping purposes by two occupants shall contain at least 120 square feet of floor area. Maximum occupancy limits for any overnight guests must not exceed two guests for every bedroom located in the STVR.
- D. Every Bedroom shall have a window facing directly and opening to the outdoors.
- E. Every bedroom shall have access to not less than one water closet and lavatory without passing through another bedroom. Every bedroom in an STVR shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.
- F. There shall also be provided at least one off-street parking space for each bedroom used as a part of the STVR.
- G. No signs or advertising are permitted to identify or advertise the existence of the STVR, beyond those otherwise allowed for the residential property.
- H. All STVR units shall be furnished with a telephone that is connected to a landline or similar type connection, including a voice over internet protocol, in order that 911 dispatch may be able to readily identify the address and/or location from where the call is made when dialed.
- I. A diagram depicting two egress routes shall be posted on or immediately adjacent to every required egress door.
- J. No individual renting a STVR shall use the STVR for a special event, party, or temporary outdoor event. No owner or operator of a STVR shall permit a STVR to be used for a special event, party, or temporary event.
- K. It shall be unlawful to establish, operate, or cause to be operated a STVR in the city within 500 feet of another STVR, bed and breakfast, boarding house, Home stay bed and breakfast residence, hotel/motel, hotel/motel extended stay, personal care home, or child caring institution. Measurements for this subsection shall be made in a straight line without regard to intervening structures or objects, between the closest points on the property lines of the two uses.

Questions? Comments!



V23-005

2375 Panola Road

Battle Law P.C. on behalf of Atlanta
Residential Investors LLC

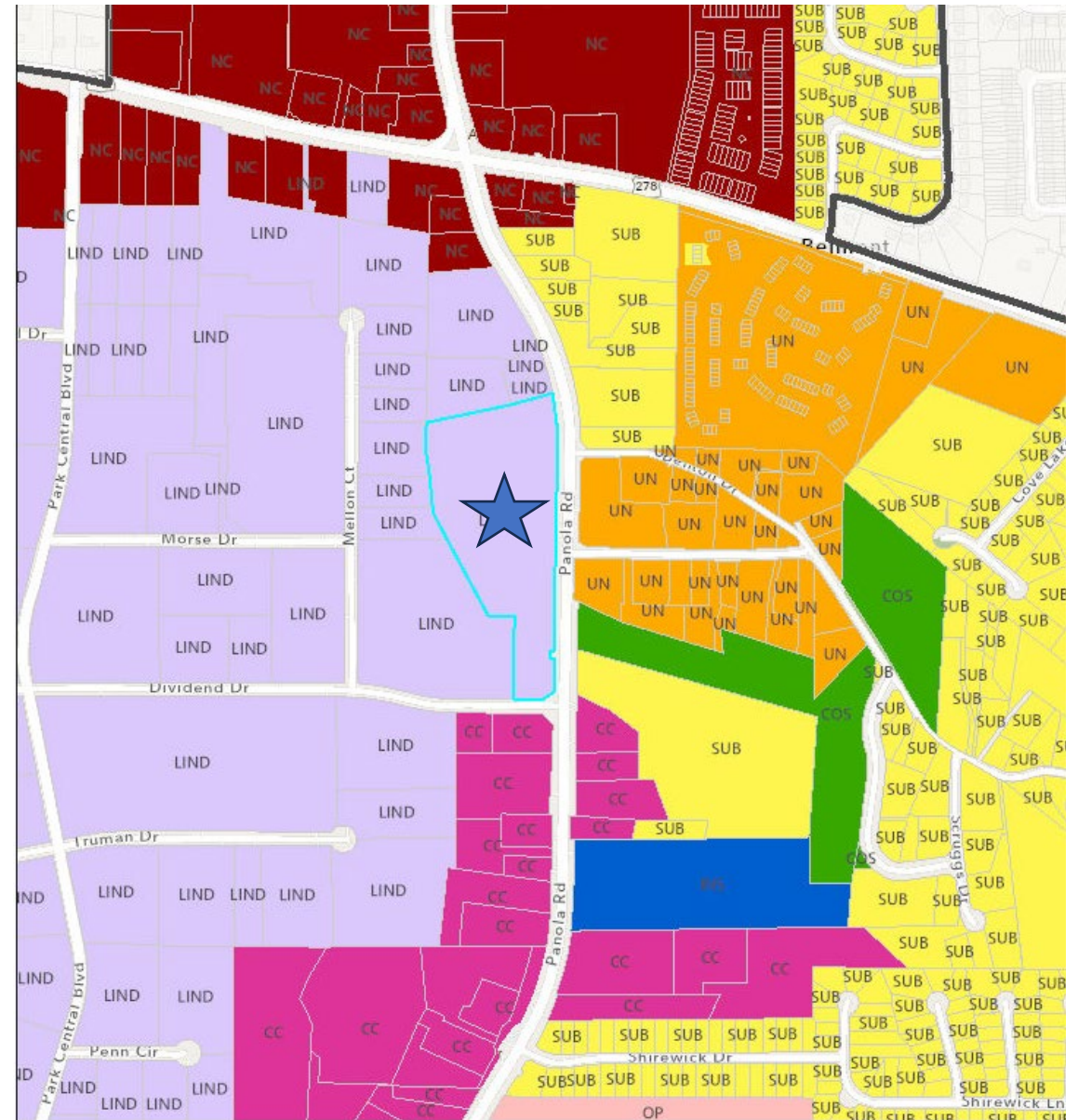
Petitioner is seeking a Variance to reduce
stream buffer from seventy-five (75) feet to fifty
(50) feet.



Future Land Use/Character Area

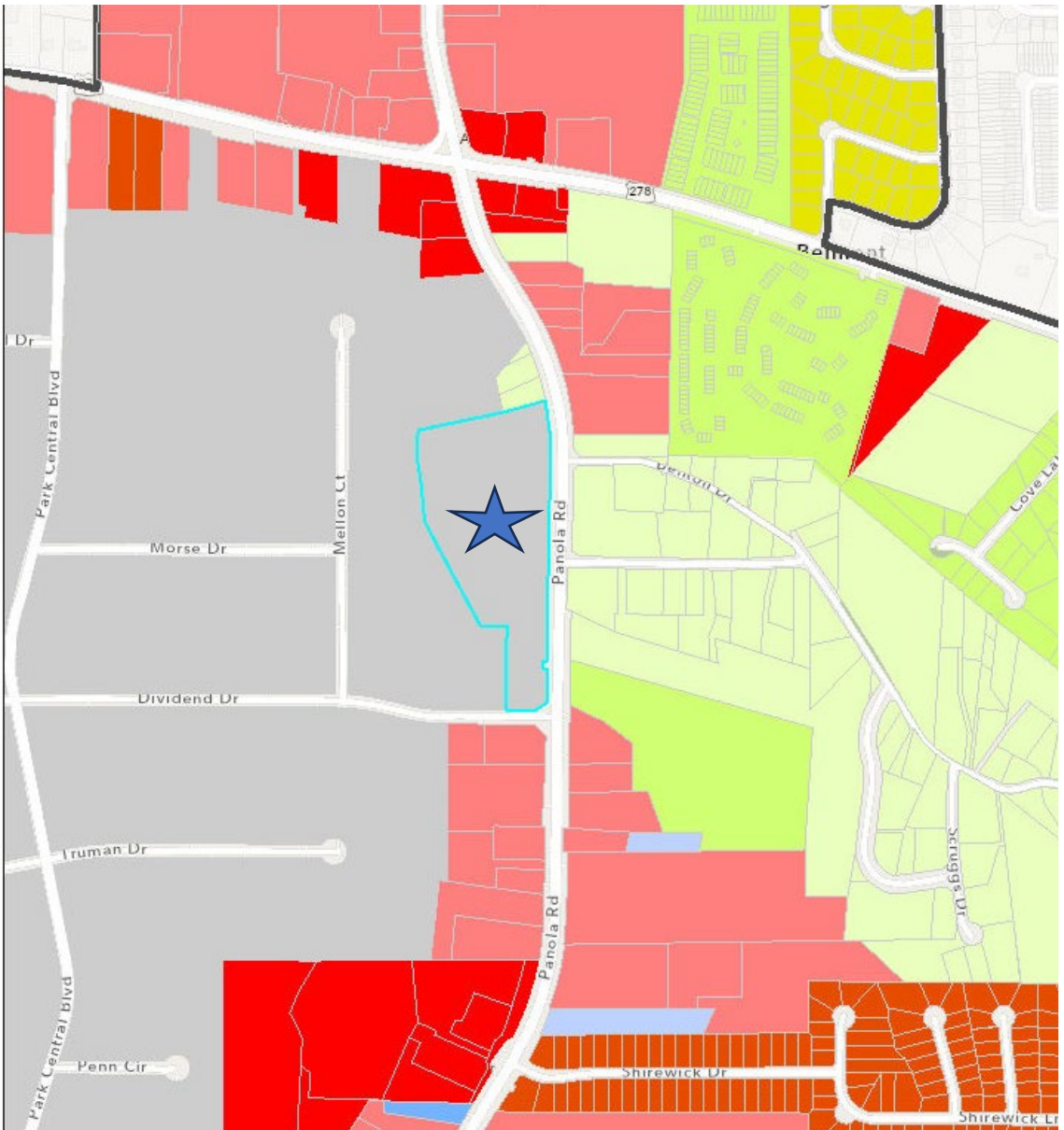
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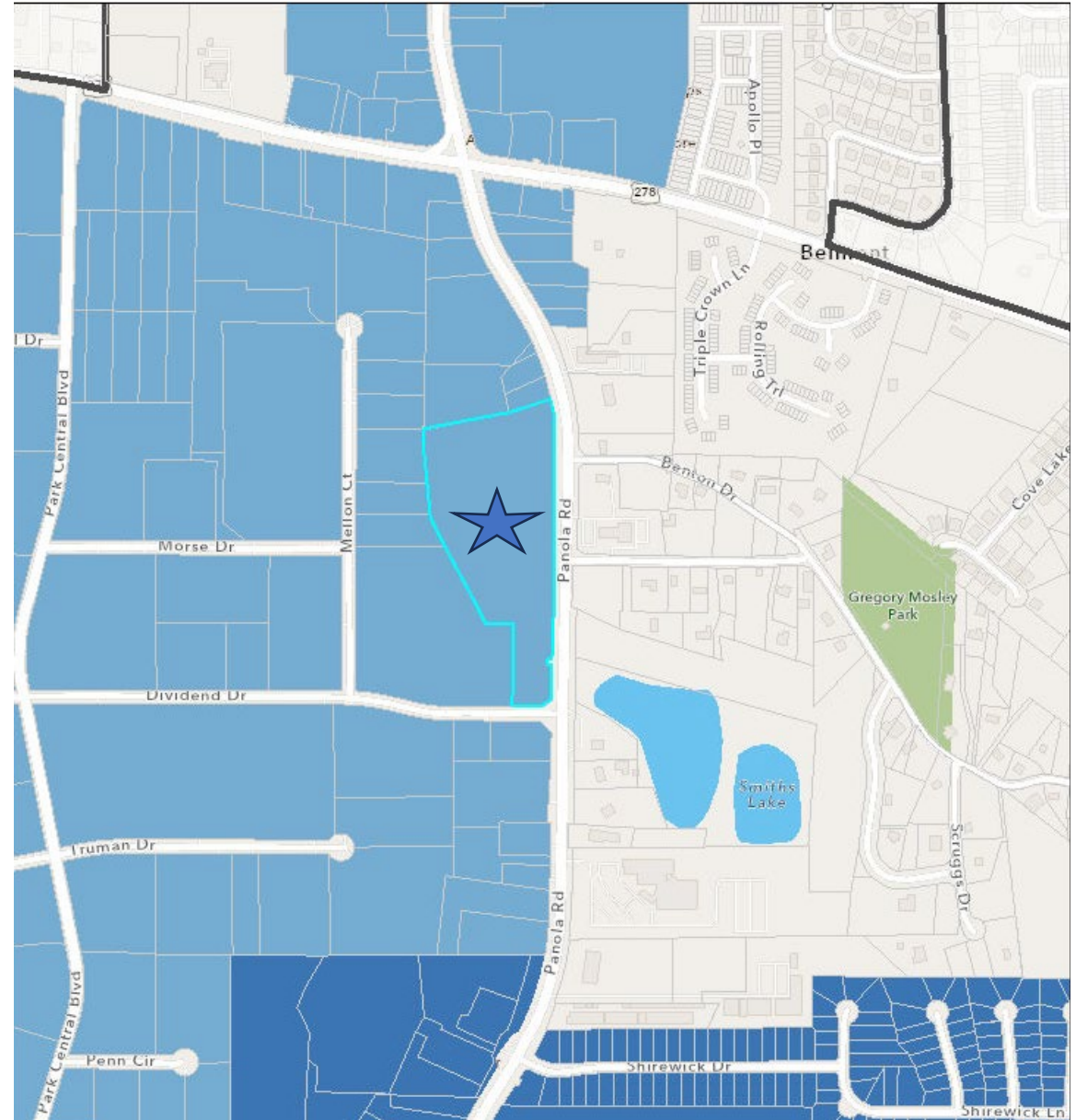
Zoning Map

M
Light Industrial

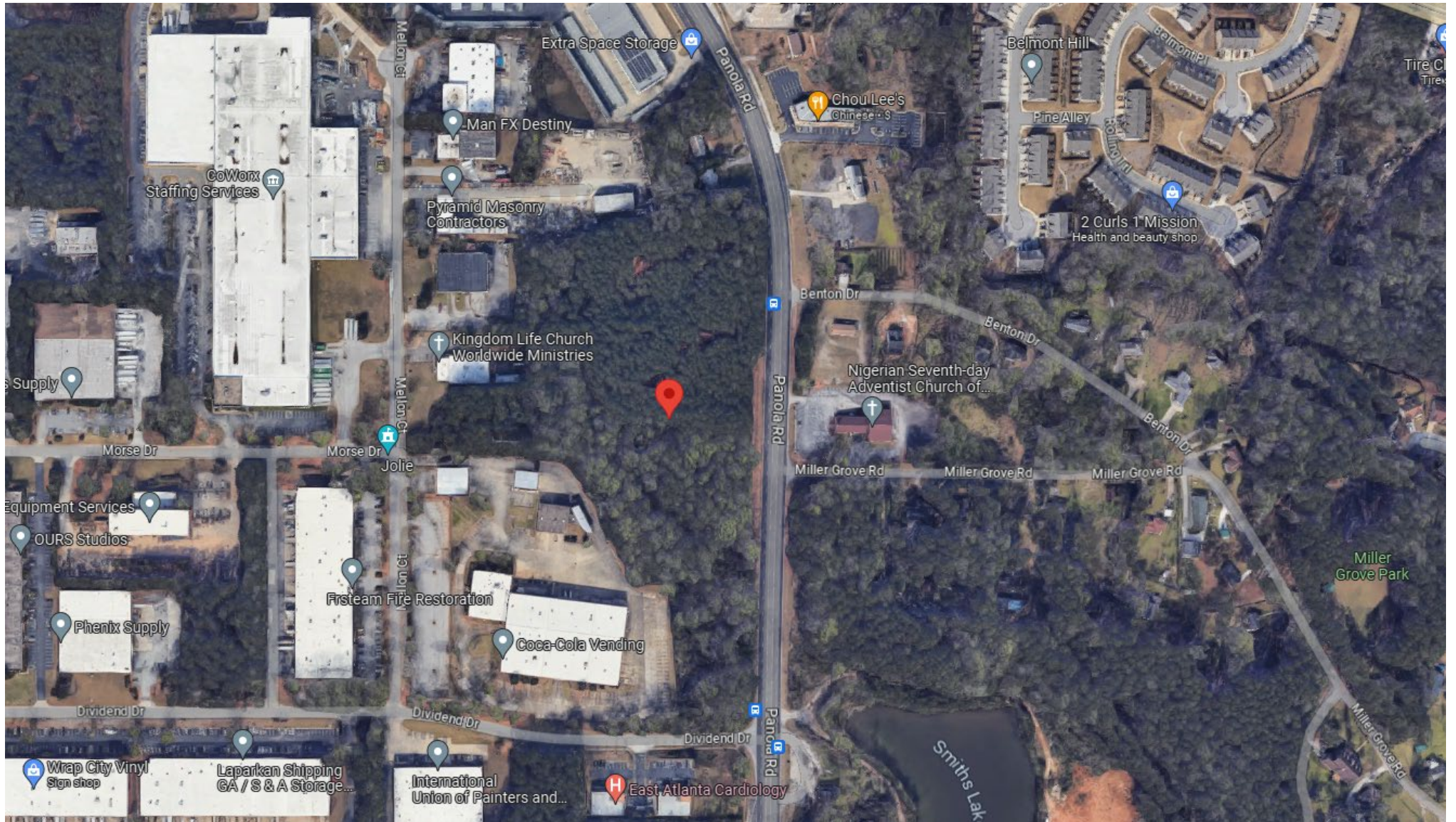


Overlay District

I-20 Tier 2



Aerial Map



Submitted Site Plan

24 HOUR EMERGENCY CONTACT: JAY MASON 817-401-2641

SITE NOTES:

1. THE SITE CONTAINS 12.08 ACRES
TOTAL DISTURBED AREA: TBD ACRES
PARCEL ID: 18 040 03 001
2. SITE ADDRESS: 2375 PANOLA ROAD, STONECREST, GA., 30058
SITE ZONING: M - LIGHT INDUSTRIAL
3. TOPOGRAPHY AND BOUNDARY INFORMATION TAKEN FROM SURVEY PROVIDED BY SURVEY LAND EXPRESS, INC., DATED 2-04-2022
4. NO PORTION OF THE SITE IS LOCATED IN ZONE AS AS DEFINED BY FIRM PANEL NUMBER 1308802155A DATED 5/16/2015, FOR DEKALB COUNTY AND INCORPORATED AREAS.
5. NO WETLANDS EXIST WITHIN 200 FT OF THE PROJECT SITE.
6. TO THE BEST OF OUR KNOWLEDGE, THERE NO GEOMETRIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.
7. BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.
8. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE, BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SLOW LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
9. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
10. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.
12. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.
13. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF STONECREST, DEKALB COUNTY, AND GEORGIA STANDARDS.

Parking Area Landscaping Requirements:

1. LANDSCAPE ISLANDS MUST BE A MINIMUM OF 250 SQUARE FEET
2. NEWLY PLANTED TREES MUST BE A MINIMUM OF 2-INCH CALIPER AND 10 FEET IN HEIGHT AT PLANTING
3. NEWLY PLANTED TREES MUST HAVE A 30-FOOT MINIMUM MATURE HEIGHT AND BE BROUGHT TOLERANT
4. TREE MUST BE PLANTED AT LEAST 30 INCHES FROM ANY BARRIER CURBS
5. TREE ISLANDS MUST ALSO CONTAIN GROUND COVER TO PROTECT TREE ROOTS AND PREVENT EROSION. GROUND COVER INCLUDES SHRUBS, IVORY CROPE, PINE PARK MULCH, OR OTHER SIMILAR LANDSCAPING MATERIAL.

TOTAL SITE ACRES = 12.08 ACRES
TOTAL DISTURBED AREA = TBD ACRES

Parking Conformance:

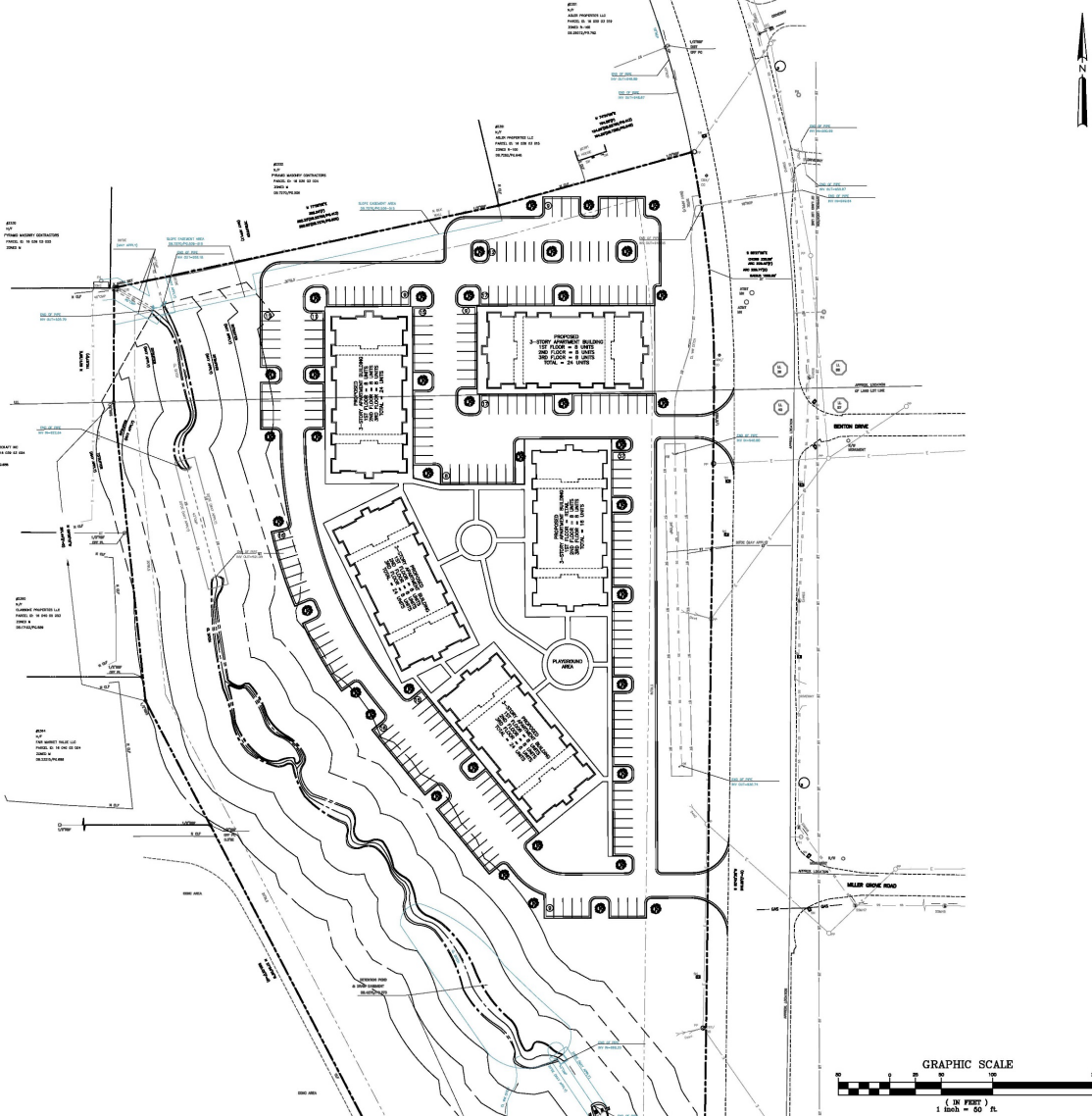
TOTAL RESIDENTIAL UNITS = 112 APARTMENTS
REQUIRED PARKING = 1.5 X 112 = 168 SPACES
TOTAL RETAIL SPACE = 10653 SF
REQUIRED PARKING = 3 PER 1000 SF = 30 SPACES
TOTAL PARKING SPACES ON THIS PLAN = 216 (NO ADA PARKING SHOWN)

Stream Buffer Encroachment:

PROPOSED IMPERVIOUS AREA LOCATED IN STREAM BUFFER:
= 25 FOOT STREAM BUFFER = 0 SF
= 50 FOOT STREAM BUFFER = 0 SF
= 75 FOOT STREAM BUFFER = 4,682 SF

Open Space Calculations:

MINIMUM OPEN SPACE REQUIREMENT = 20% OF LAND
SITE AREA = 12.08 ACRES
REQUIRED OPEN SPACE = 12.08 ACRES X 0.20 = 2.42 ACRES
PROVIDED OPEN SPACE = TOTAL SITE AREA - IMPERVIOUS SURFACES
= 12.08 ACRES - 4.07 ACRES = 8.01 ACRES OPEN SPACE (66.3% OF LAND)
PROVIDED OPEN SPACE IS GREATER THAN REQUIRED OPEN SPACE.



Prepared By:
**CRESCENT VIEW
ENGINEERING LLC**
2111 Peach Street SE
Atlanta, GA 30316
817.323.5443
www.crescentvieweng.com

Prepared For:
Jay Mason
817-401-2641
jm@jvmeng.com

Variance Site Plan

DATE	12-22-23	REVISIONS
SCALE	AS SHOWN	
DESIGNED BY	EFB	
CHECKED BY		

Construction Plans For:
Panola Road Apartments
2375 Panola Road
Land Lot 361, 362, 362, 16th District
City of Stonecrest, DeKalb County, Georgia, 30058

SHEET NO. 21-773

Sheet No.
C-1



Chapter 14 (Land Development) – Article 7 (Stream Buffer) – Sec. 14-543 (Minimum Stream Buffer Requirements)

- (a) Stream buffers are established along all perennial and intermittent streams in the City. These required stream buffers begin at the stream bank and extend 75 feet away from the stream. The buffers must remain undisturbed except as otherwise provided in [section 14-544](#).
- (b) Any new stormwater discharge crossing a stream buffer or state buffer zone must be designed to ensure that sheet flow is established through the stream buffer and to prevent channelized flow through the stream buffer.
- (c) Piping of streams is not allowed in required stream buffers unless a variance is granted.

Questions? Comments!



TMOD23-004 Food Truck/Vending

City-Wide

Stonecrest Planning and Zoning
Department

Petitioner is seeking to make amendments and updates to Article 19 (Mobile Food Venders) of Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations) and Article 4 (Use Regulations), Article 9 (Definitions/Maps) of Chapter 27 (Zoning Ordinance) regarding Food Trucks/Vending..



Amendments to Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

Article 19 – Mobile Food Vendors

Division 1. – Generally

Sec. 15.19.1. – Definitions.

~~Food truck means any motor vehicle used for vending of prepared food items to the public from designated food truck areas.~~

Food truck shall mean a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.

~~Vending cart means a vending cart at which prepared food, prepared non-alcoholic beverages, pre-packaged food and non-alcoholic pre-packaged beverages may be offered for sale.~~

Vending/Food cart means a pushcart which is designed to be readily movable from which food items are dispensed.

What Changed?

- Food Truck
 - Removed existing definition and implemented a new definition
- Vending Cart
 - Removed existing definition and implemented a new definition

Amendments to Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

~~Sec. 15.19.4. – Vending operational rules. Reserved~~

- ~~(a) Hours of operation shall be between 7:00 a.m. and 6:00 p.m., or as previously approved by the City Manager or his designee in connection with a special event permit.~~
- ~~(b) Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.~~
- ~~(c) Vendors may offer items permissible for sale only.~~
- ~~(d) All vendors shall display their valid vending permits, photo identification card, and any required copies of licensing agreements at the valid vendor location.~~



TMOD-23-004

Planning and Zoning Department

- ~~(e) All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation in accordance with the requirements of section 15-19-3.~~
- ~~(f) Vending operations may not obstruct vehicular traffic flow except for up to 15 minutes to load and unload vending carts and merchandise.~~
- ~~(g) Vending operations, including, but not limited to, the display of merchandise and may not exceed the approved operating area.~~
- ~~(h) Vending carts and/or food trucks shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.~~
- ~~(i) Vending carts and/or food trucks should not occupy more than one standard parking space.~~
- ~~(j) Vending carts and/or food trucks shall not operate on vacant or undeveloped lots.~~
- ~~(k) Vending carts and/or food trucks shall be located within 100 yards of the principal structure of the lot upon which it intends to vend.~~
- ~~(l) Vending carts and/or food trucks are allowed to stay at any one place of operation for a maximum of four hours.~~
- ~~(m) Vendors offering prepared food shall obtain the proper authorization and permits from the DeKalb County Board of Health or the comparable department of another municipality.~~
- ~~(n) Vendors offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.~~

What Changed?

- Removed vending operations rules from Chapter 15 (Licenses, Permits and Miscellaneous Business Regulations)

Amendments to Chapter 27 (Zoning Ordinance)

Article 4. – Use Regulations

Division 1. – Overview of Use Categories and Use Table



TMOD-23-004

Planning and Zoning Department

Sec. 4.1.3. – Use Table.

Use	KEY: P - Permitted use Pa - Permitted as an accessory use											SA - Special administrative permit from Community Development Director SP - Special land use permit (SLUP)											See Section 4.2		
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2		MU-3	MU-4,5
COMMERCIAL																									
Recreation and Entertainment																									
Food Trucks, Mobile Vending/ Food Carts													SA			SA	SA	SA	SA	SA					✓



What Changed?

- Added Food Trucks, Mobile Vending/Food Carts to the Use Table
- Permits Food Trucks, Mobile Vending/Food Carts in the following zoning districts with an approved Special Administrative Permit (SA):
 - OI – Office Institutional
 - C-1 – Local Commercial
 - C-2 – General Commercial
 - OD – Office Distribution
 - M – Light Industrial
 - M2 – Heavy Industrial

Amendments to Chapter 27 (Zoning Ordinance)

Division 2. – Supplemental Use Regulations

Sec. 4.2.67. – Food Trucks, Mobile Vending/Food Cart.

All Food Trucks shall comply with the following:

A. Permit.

1. All Food Trucks, Mobile Vending/Food Carts require a Special Administrative Permit to operate within the city.
2. The Food Truck, Mobile Vending/Food Cart Permit shall be valid for a period of one – calendar year after issuance and applicable to the approved site only.
3. Any condition of zoning or provision of the Stonecrest and Dekalb County's zoning ordinance that prohibits a food truck use on a property shall supersede this section.



TMOD-23-004

Planning and Zoning Department

4. Food Trucks, Mobile Vending/Food Carts shall maintain and display plainly all current city, Dekalb County, State of Georgia, and federal licenses and shall follow all laws of the state and county health departments, or any other applicable laws.

B. Permitted locations.

1. Allowable districts: OD, OI, C-1, C-2, M, M-2, and accessory to institutional uses, such as a place of worship or a school, or for the benefit of community interest; determined by Planning and Zoning Department.
2. Food Trucks, Mobile Vending/Food Carts shall be required to park on paved surfaces.

C. Restricted locations.

1. No Food Trucks, Mobile Vending/Food Carts shall be located within 250 feet of a residential structure(s).
2. All Food Trucks, Mobile Vending/Food Carts shall be located a minimum of 200 feet from any eating establishment and 100 feet from any retail store that sell food unless both the property owner(s) (as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS) or if the current ownership has recently changed and does not match the GIS record the applicant may provide a copy of the new deed as proof of ownership) and lease holder(s) of said eating establishment/retail store grant written notarized permission for the Food Trucks, Mobile Vending/Food Cart to be located closer than this minimum setback.
3. Food Trucks, Mobile Vending/Food Carts' vendors shall not be located within 25 feet of any right-of-way, entryway, curb-cut or driveway.
4. Sales near Schools. No person shall dispense any item, at any time, including food, from an ice cream truck parked or stopped within 500 feet of the property line of a school between 7:30 a.m. and 4:00 p.m. on regular school days; unless granted with written notarized permission from current school's Principal.



Amendments to Chapter 27 (Zoning Ordinance)

D. Hours of operation.

1. The hours of operation shall be between the hours of 7:00 a.m. to 8:00 p.m., Sunday through Thursday and between the hours of 7:00 a.m. to 10:00 p.m., Friday through Saturday.
2. Food Trucks, Mobile Vending/Food Carts shall not operate on any private property without the prior consent of the property owner(s). The applicant shall provide a notarized written permission statement of the property owner(s) as they appear on the current tax records of Dekalb County as retrieved by the County's Geographic Information System (GIS). If the current ownership has recently changed and does not match the GIS record the



TMOD-23-004

Planning and Zoning Department

applicant may provide a copy of the new deed as proof of ownership. A 24-hour contact number of the property owner(s) shall be provided along with permit application.

E. Parking.

1. Food Trucks, Mobile Vending/Food Carts should not occupy more than two standard parking spaces.
2. No Food Truck, Mobile Vending/Food Cart shall be housed or stored within a residential zoning district.

F. Signage.

1. Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.

G. Lighting/Noise.

1. Food Trucks, Mobile Vending/Food Carts shall not emit sounds, outcry, speaker, amplifier, or announcements.

H. Waste Disposal.

1. Food Trucks, Mobile Vending/Food Carts are responsible for the proper disposal of waste and trash associated with the operation. Food Trucks, Mobile Vending/Food Carts shall remove all generated waste and trash from their approved location at the end of each day or as needed to maintain the public health and safety. No liquid waste or grease is to be disposed of in tree pits, storm drains, sanitary sewers, onto the sidewalks, streets or other public or private space. A written waste management plan indicating plans for waste handling, sanitation, litter collection/prevention, recycling, and daily cleanup procedures shall be submitted with the Special Administrative Permit application.



What Changed?

- Added supplemental regulations for Food Trucks, Mobile Vending/Food Carts

Amendments to Chapter 27 (Zoning Ordinance)

Article 9. – Definitions/Maps

Sec. 9.1.3. – Defined terms.

Food truck means a business based in a motor vehicle or trailer with a mobile or full-service kitchen which temporarily establishes itself on an existing property to sell prepared, prepackaged or cooked food on-site and which meets all state and local regulations regarding food service and preparation.

Vending means vending activity as permitted on privately-owned commercial or industrial property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.

What Changed?

- Added definitions for Food trucks and Vending

Amendments to Appendix A – (Schedule of Fees)

PROPOSED 90 DAY FOOD TRUCK PERMIT			PROPOSED TEMPORARY FOOD TRUCK PERMIT		
Permit Fee	\$350.00	Inside and Outside jurisdiction.	Permit Fee	\$250.00	Inside and Outside jurisdiction.
Approved Period	90 Days	These are 90 designated consecutive days.	Approved Period	3 Days	These are 3 designated consecutive days.
Number of Locations	3	Food Truck can serve up to 3 locations during days of operation.	Number of Locations	2	Food Truck can serve up to 2 locations during days of operation.
Operational Restrictions	3 Days	Food Truck can only operate a maximum of 3 days per week.	Operational Restrictions	3 Days	Food Truck can only operate a maximum of 3 days per week.
Permit Amendments	\$115.00	Updating permit to remove or add a new location.	Permit Amendments	\$115.00	Updating permit to remove or add a new location.

Questions? Comments!



Upcoming Meetings

- Public Hearing will be held for presented items during:
 - **Planning Commission**
 - September 9, 2023
 - 6 PM
 - Council Chambers
 - **Mayor & Council**
 - September 25, 2023
 - 6 PM
 - Council Chambers
 - **Zoning Board of Appeals**
 - September 19, 2023
 - 6:30 PM
 - Council Chambers



