



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Diane Adoma – District 5

CITY COUNCIL WORK SESSION

January 2, 2019

Immediately following City Council Meeting.

3120 Stonecrest Blvd. Suite 190

Stonecrest, Georgia

- I. CALL TO ORDER:** Mayor Jason Lary

- II. AGENDA ITEMS:**
 - 1. Presentation for the Comprehensive Plan
 - 2. Contract for the Internal Auditor
 - 3. Service Delivery Strategy
 - 4. Discussion to move Film to Parks and Recreation



CITY COUNCIL AGENDA ITEM

SUBJECT: City of Stonecrest Comprehensive Plan 2038

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input checked="" type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input type="checkbox"/> RESOLUTION | <input type="checkbox"/> OTHER |

Work Session: 01/02/2019

SUBMITTED BY: The Collaborative Firm

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION: Presentation Update

The Collaborative Firm

presents

City of Stonecrest
COMPREHENSIVE PLAN 2038

presented to:
Mayor & City Council

January 2, 2019



The Collaborative Firm, LLC
Planning, Program Management & Development





THIS IS YOUR PLAN!

STONECREST COMPREHENSIVE PLAN 2038

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

presented by: Mary Darby, The Collaborative Firm
Chris Montesinos, The Collaborative Firm

Nicole Dozier
Director of Community Development





CHAPTER 1.0 INTRODUCTION

- 1.1 City of Stonecrest
- 1.2 Why Do We Plan?
- 1.3 Comprehensive Plan Framework
- 1.4 Public Outreach and Community Engagement
- 1.5 What Did We Hear?
- 1.6 Community Vision

CHAPTER 2.0 NEEDS AND OPPORTUNITIES

- 2.1 Economic Development
- 2.2 Housing
- 2.3 Natural Resources
- 2.4 Historic Resources
- 2.5 City Services and Facilities
- 2.6 Land Use and Character Areas
- 2.7 Transportation

CHAPTER 3.0 COMPREHENSIVE PLAN ELEMENTS

- 3.1 Population (Demographics)
- 3.2 Economic Development
- 3.3 Housing
- 3.4 Natural Resources
- 3.5 Historic Resources
- 3.6 City Services and Facilities
- 3.7 Broadband
- 3.8 Land Use
- 3.9 Transportation

CHAPTER 4.0 COMMUNITY GOALS AND POLICIES

- 4.1 Population
- 4.2 Economic Development
- 4.3 Housing
- 4.4 Natural Resources
- 4.5 Historic Resources
- 4.6 Community Services and Facilities
- 4.7 Land Use
- 4.8 Transportation

CHAPTER 5.0 IMPLEMENTATION STRATEGY

- 5.1 Community Work Program

APPENDIX



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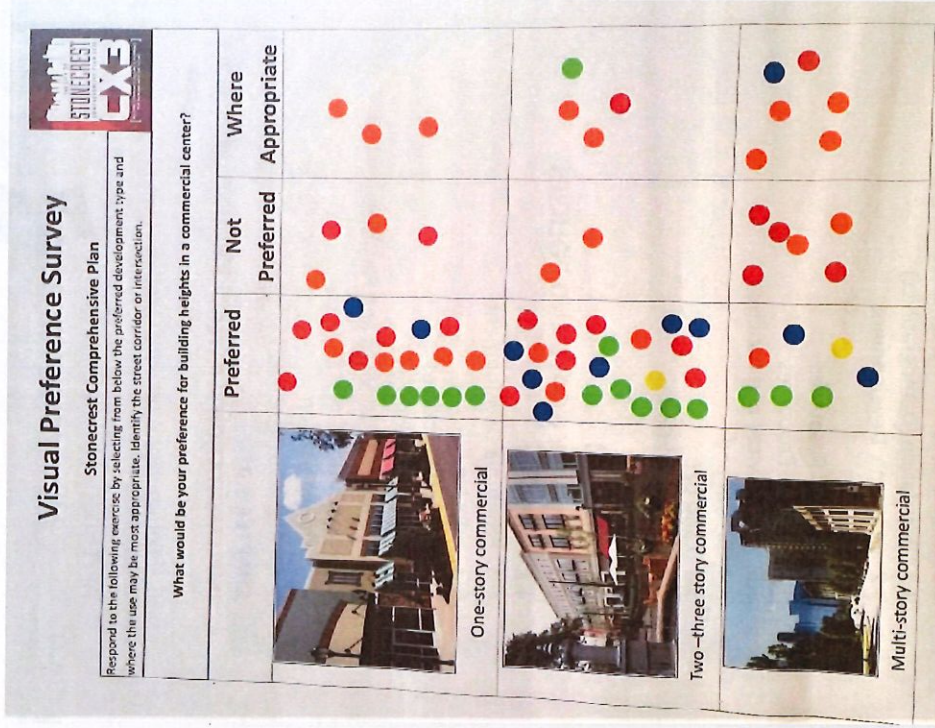


THIS IS YOUR PLAN!

COMMUNITY ENGAGEMENT/ NEEDS & OPPORTUNITIES

The Needs and Opportunities lists were compiled from community and stakeholder input and analysis through the Comprehensive Plan process.

- **Needs** are issues that the City of Stonecrest will address within the Comprehensive Plan document, through the implementation of projects listed in the Community Work Program, and other city initiatives.
- **Opportunities** indicate the strengths of the community that the City of Stonecrest will work to build upon also through the implementation of projects listed in the Community Work Program. In contrast to the long-term focus of the Community Goals element, the Needs and Opportunities conveys the relatively short-term imperatives which will require direct attention from the city in the upcoming five years.





Vision Statement

“The City of Stonecrest is committed to working together to be a world class city, preserving history, valuing beauty, green space, economic stability and growth with a feeling of home.”

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



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Stonecrest Comprehensive Plan 2038 Elements



Economic Development

Land Use

City Facilities

Housing

Natural/Historic Resources

Transportation

COMPREHENSIVE PLAN ELEMENTS

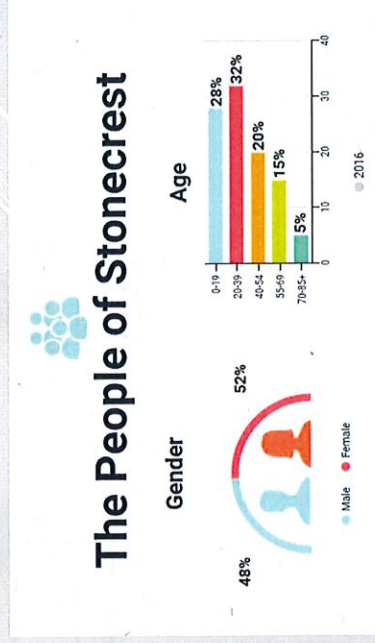
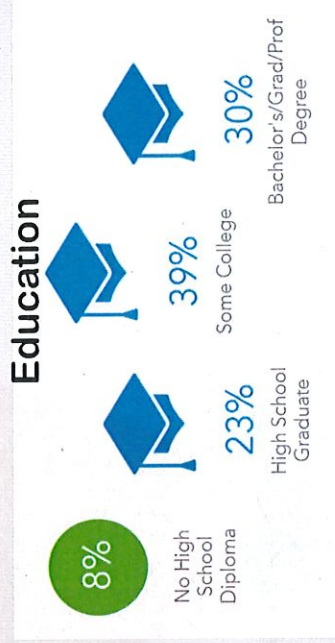
- Population (Demographics)
- Economic Development
- Housing
- Natural Resources
- Historic Resources
- Communities Services and Facilities
- Broadband
- Land Use
- Transportation



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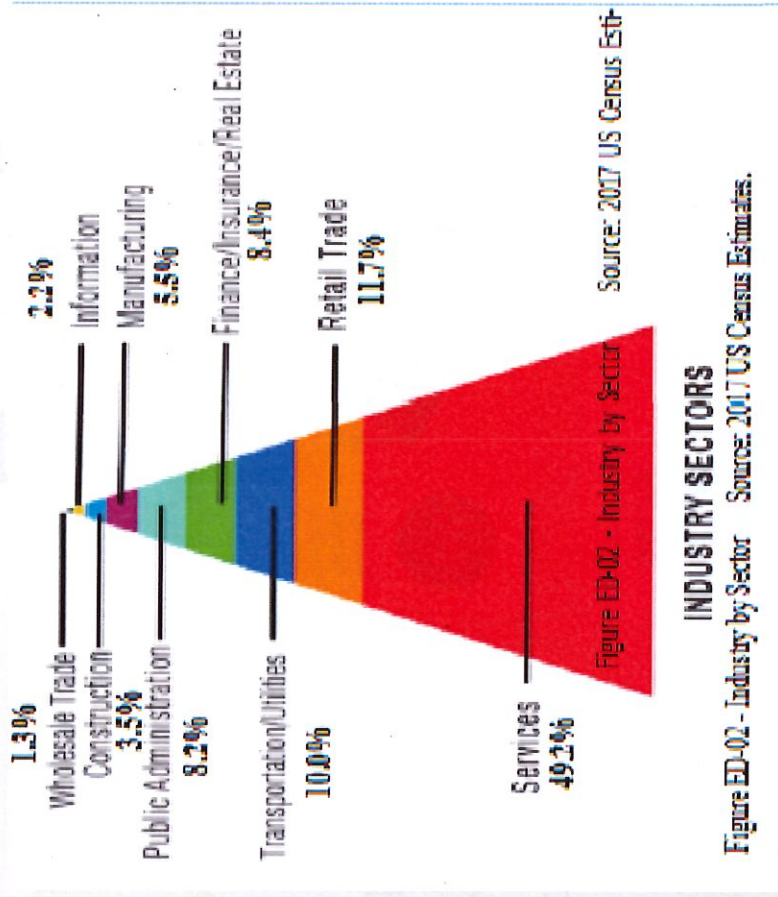
THE DATA TELLS US... POPULATION

- ▶ 60% Age 40 and younger
- ▶ 94% African-American
- ▶ Median Income - \$48,724
- ▶ 69% GED Diploma
- ▶ 69% Some College or Bachelors Degree
- ▶ 48% Never Married



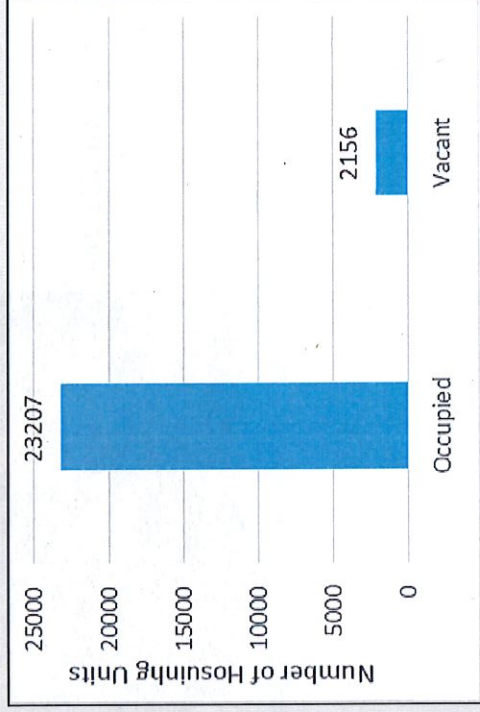
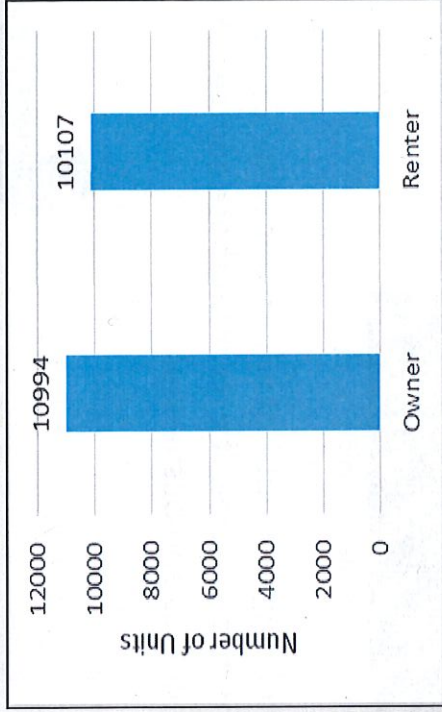
THE DATA TELLS US.... ECONOMIC DEVELOPMENT

- ▶ 49% Service Sector Employment
- ▶ 12% Retail Trade
- ▶ 10% Transportation and Utilities
- ▶ White Collar 62.7%
 - ▶ Management/Business/Financial 13.9%
 - ▶ Professional 20.2%
 - ▶ Sales 7.9%
 - ▶ Administrative Support 20.7%



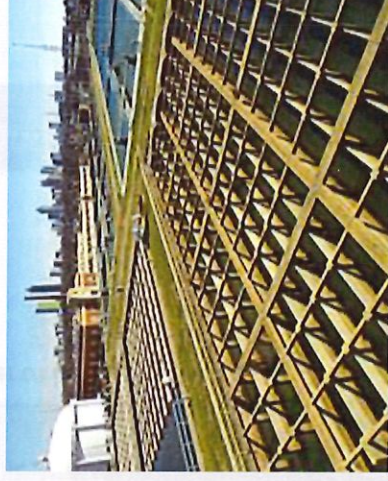
THE DATA TELLS US... HOUSING

- ▶ 57% of homes are less than 20 years old.
- ▶ The ratio between owner- and renter-occupied households is fairly even – 52/48%
- ▶ Housing vacancy is an issue at 12%
- ▶ 33.4% of households are Cost Burdened – spending more than 30% monthly income on housing expenses.



THE DATA TELLS US... NATURAL RESOURCES

- ▶ Stonecrest drinking water supply comes from the Chattahoochee River.
- ▶ Stonecrest lies within the Ocmulgee River Basin – Waters in the city flow into the Atlantic Ocean.
- ▶ The Davidson-Arabia Mountain Nature Preserve includes 2,550 acres of unspoiled habitat.



DeKalb County Water Reclamation Plant

Water Infrastructure

Water supply is not just where our water comes from, but also how it gets from those sources to our homes and businesses



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THE DATA TELLS US... HISTORIC RESOURCES

- ▶ Lyon Farm (1850s)
- ▶ Evans Mill Ruins
- ▶ Klondike National Register Historic District
- ▶ Vaughters' Farm
- ▶ Flat Rock Community
- ▶ Arabia Mountain National Heritage Area – one of only in 49 in the country.



THE DATA TELLS US... CITY SERVICES AND FACILITIES



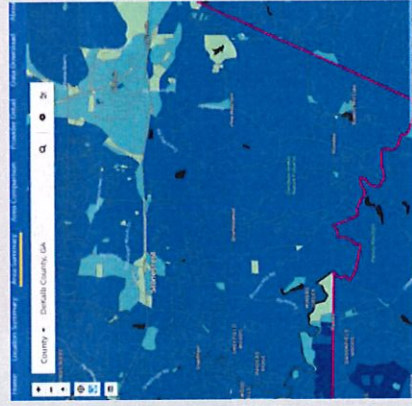
- ▶ Public Safety, Fire Protection, Libraries, Schools, Water, Sewer, and Stormwater are all handled through an Intergovernmental Agreement with DeKalb County.



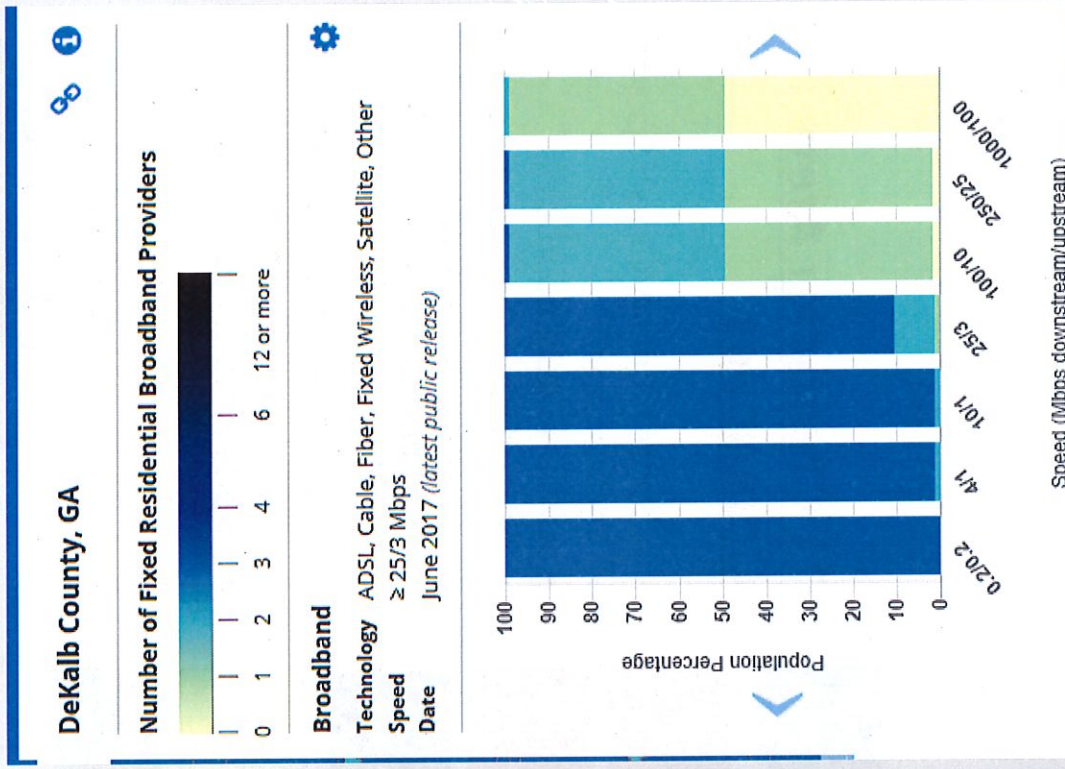
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THE DATA TELLS US... BROADBAND

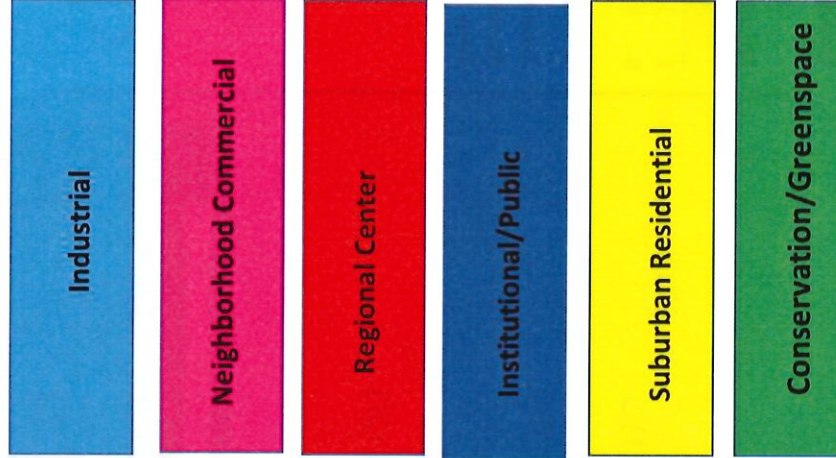
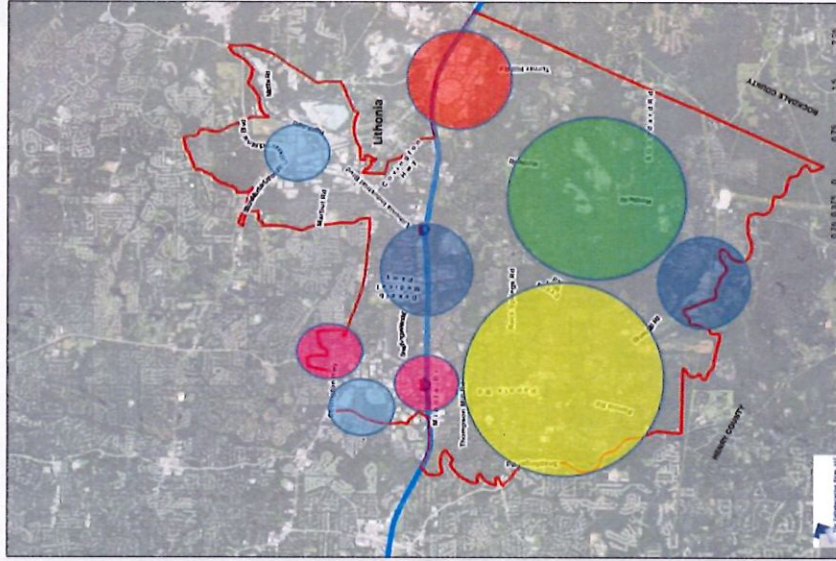
▶ The Broadband Element is a new Comp Plan requirement of the Georgia Department of Community Affairs. 99.9% of Stonecrest is covered by broadband and high-speed internet – the other 0.1 % is located in the industrial quarry area on the north side of the city. Broadband access is not an issue in Stonecrest.



Fixed Broadband Deployment Map



THE DATA TELLS US... LAND USE



11 Character Area Categories

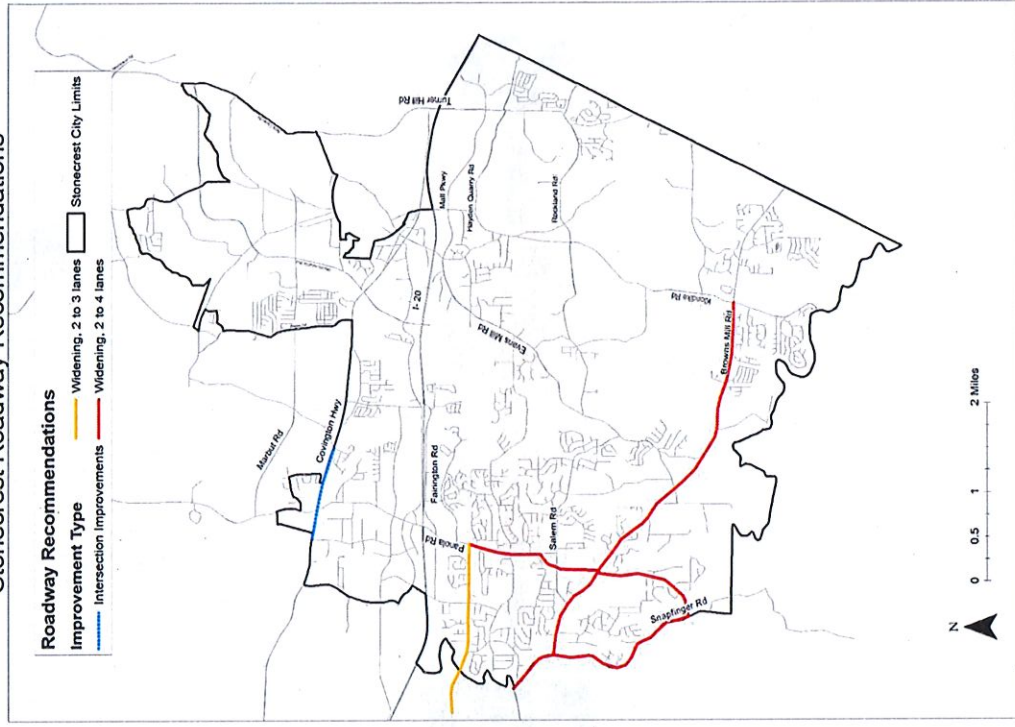
- Conservation/Open Space
- Institutional
- Urban Neighborhood
- Suburban Neighborhood
- Rural Neighborhood
- Regional Center
- City Center
- Neighborhood Center
- Office/Professional
- Heavy Industrial
- Light Industrial



THE DATA TELLS US... TRANSPORTATION

- ▶ The Transportation Element included analysis of a proposed MARTA rail extension, the I-20 East TOD Strategic Plan, and data gathered for the Stonecrest Livable Centers Initiative Study.
- ▶ **Emerging Mobility Technologies**
- ▶ **Bicycle and Pedestrian**
- ▶ **Railroads and Trucking Facilities**
- ▶ **Transit Oriented Development**

Stonecrest Roadway Recommendations



GOALS AND POLICIES

- Articulates a long-term strategy for creating the set of conditions judged, by the community
- Guides local day-to-day decision-making for five, ten, even twenty years into the future
- Developed through a public process of involving community leaders and other stakeholders
- Implemented in the Community Work Program



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**City of Stonecrest
Comprehensive Plan 2038**



5.0 Community Work Program 2019-2023

The Community Work Program lists all of the projects that the City of Stonecrest will undertake in the next five years to implement the Comprehensive Plan. The Community Work Program projects are meant to address the Needs and Opportunities raised by community stakeholders throughout the Comprehensive Plan process. These projects are the implementation strategies for the Community's Goals and Policies or, in more simple terms, this is the City of Stonecrest's "To Do List". The list is divided by subject area.

Quality of life

ID	Description of Activity	Timeframe (X)					Department	Estimated Cost	Potential Funding Source
		2019	2020	2021	2022	2023			
Q.1	Promote opportunities for community involvement on boards and commissions by creating an application process	X					Community Development, Community Affairs	TBD	General Fund
Q.2	Enhance the City's communication with the public by holding public forums to learn about government services	X	X	X	X	X	City Manager, Department Heads	TBD	General Fund
Q.3	Establish an annual City Magazine	X	X	X	X	X	Communications	TBD	General Fund/Ad Sales
Q.4	Create and implement a public art program	X	X	X	X	X	Parks and Recreation, Community Affairs	TBD	General Fund
Q.5	Create an information dashboard	X					Geographic Information System	TBD	General Fund
Q.6	Host community health fair and Farmers Market	X					Community Affairs	TBD	General Fund

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

**COMMUNITY
WORK
PROGRAM**



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REMAINING PROJECT SCHEDULE

12/05/18	City Council Work Session - held
12/05/18	Steering Committee Meeting - held
12/19/18	Planning Commission Meeting – presentation on draft plan
01/02/19	City Council Meeting – presentation on draft plan
01/07/19	Open House/Public Hearing – 4:00-7:00 p.m. at City of Stonecrest
01/14/19	Called City Council Meeting – to vote on plan submission to ARC/DCA for review
01/21/19	Submit Plan to DCA/ARC for Review and Approval
02/18/19	City Council Meeting – to vote on plan
02/28/19	Deadline date for Stonecrest Comp Plan 2038 adoption



THANK YOU!

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



The Collaborative Firm, LLC
Building Community, Culture & Commerce



CITY COUNCIL AGENDA ITEM

SUBJECT: Contract of Internal Auditor for the City of Stonecrest for 2019

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Work Session: 01/02/2019

SUBMITTED BY: City Manager

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



CITY COUNCIL AGENDA ITEM

SUBJECT: City of Stonecrest 2019 Service Delivery Strategy Update

- | | | |
|--|-------------------------------------|---|
| <input type="checkbox"/> ORDINANCE | <input type="checkbox"/> POLICY | <input type="checkbox"/> STATUS REPORT |
| <input type="checkbox"/> DISCUSSION ONLY | <input type="checkbox"/> RESOLUTION | <input checked="" type="checkbox"/> OTHER |

Work Session: 01/02/2019

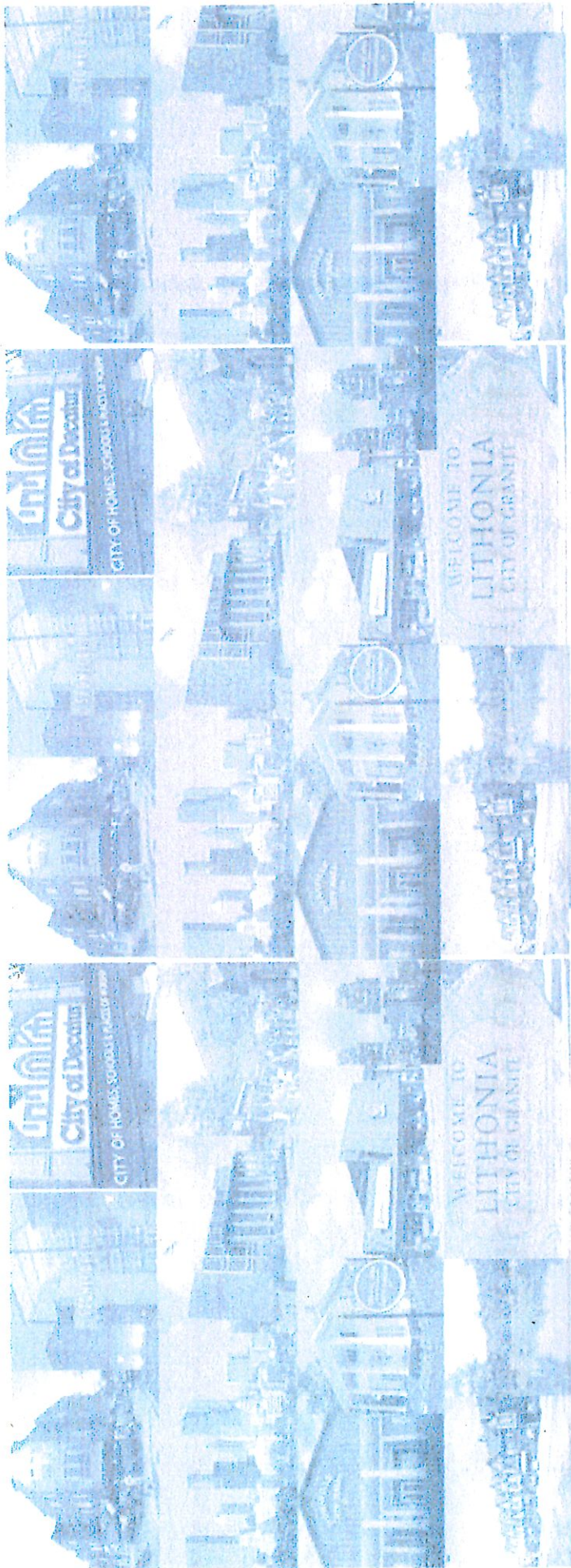
SUBMITTED BY: City Manager

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION:



City of Stonecrest
2019 Service Delivery Strategy (SDS) Update

Purpose of the 2019 SDS Update

To encourage city and county officials to strive for efficiency in the provision of government services by carefully evaluating provided services to identify overlaps or gaps and improve the overall quality of life.

Background

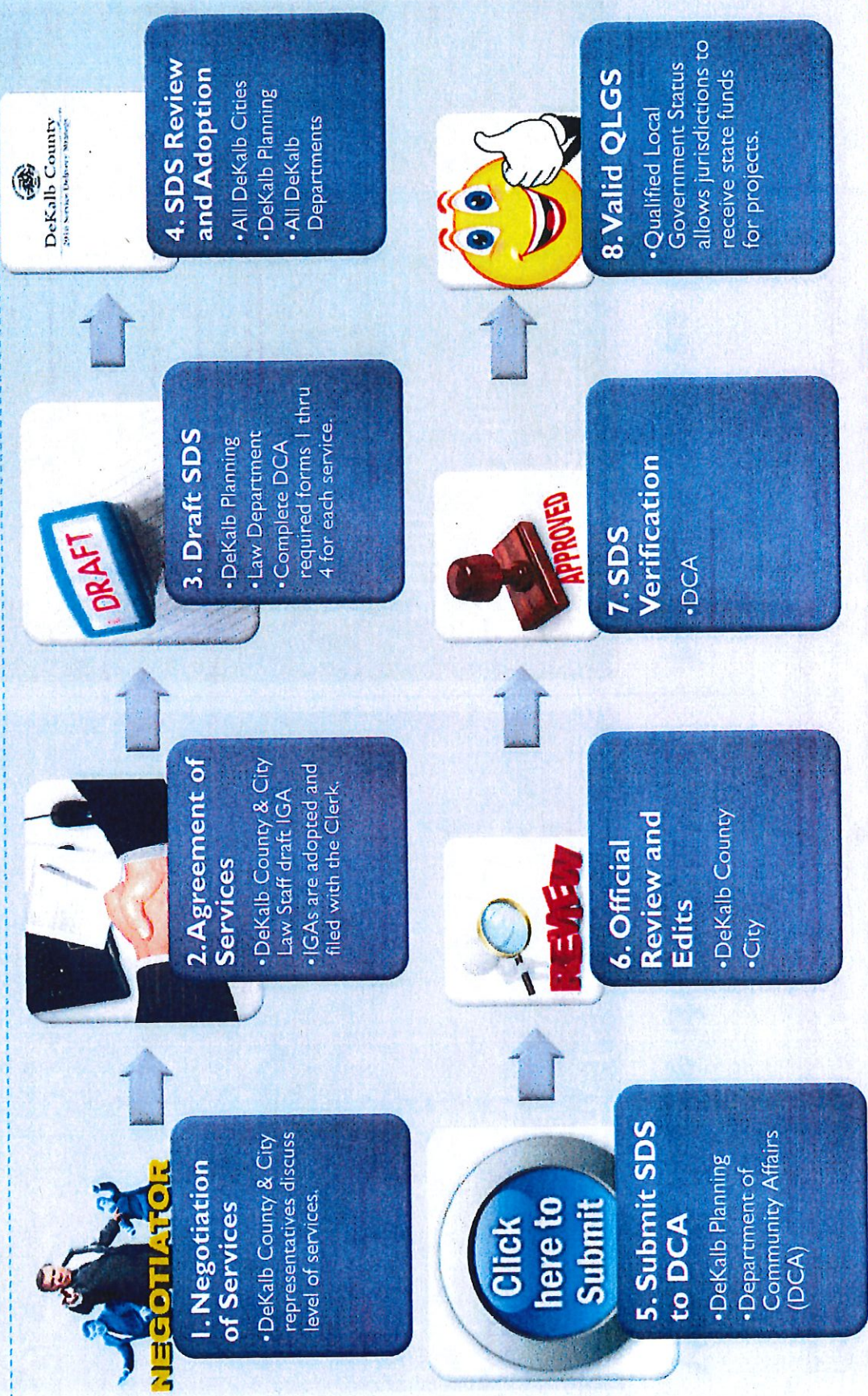
- ▶ House Bill 489 (the Service Delivery Strategy Law) requires that each local government have a Department of Community Affairs (DCA) verified Service Delivery Strategy.
- ▶ Noncompliance Status - For the cities & county if SDS is not agreed upon or extended by February 28th
 - ▶ County (**Cities**) *not eligible for all state administered financial assistance, grants, loans or permits.*
 - ▶ This would impact any application and approval of financial assistance, grants or loans.
 - ▶ “Permits are especially important. Ineligibility for permit means that GDOT cannot grant a permit to DeKalb County or any of the cities in DeKalb to dig up a state road for construction work (**SPLOST**).

What triggered the SDS update?

Local governments must review and revise, if necessary, their approved strategy under the following six conditions:

1. **Comprehensive Plan Update** - in conjunction with the updates of the comprehensive plan required by the Georgia Planning Act of 1989 (Growth Strategies law);
2. **Service Changes** - whenever service delivery arrangements are changed. For example, if a city contracts with the county for animal control services and later takes on this responsibility, the SDS will need to be updated to indicate this new service delivery arrangement;
3. **Revenue Changes** - whenever service arrangements have changes in revenue distribution. For example, if a local government decides to modify how a service is funded (e.g., paying for a service from user fees rather than the general fund), the SDS will have to be revised;
4. **Local Government Changes - In the event of the creation, abolition, or consolidation of local governments (this is the justification for the 2019 SDS Update);**
5. **Expiration** - When an existing service delivery strategy agreement expires;
6. **Revisions** - Whenever the county and affected municipalities agree to revise the strategy

The SDS Process



The 2019 SDS Update Document

(The document consists of 707 total pages) Click the following FTP link to view and/or download the draft SDS document: <https://sftp.dekalbcountyga.gov/f/3994c2b3adb8cde8>

What's inside the SDS?

DCA Form 1 - general instructions & service summaries

DCA Form 2 - Summary of Service Delivery Agreements— Complete one (1) form per service. There are 60 services within the current SDS

DCA Form 3 - Summary of Land Use Agreements – Land use conflicts (if any) i.e. annexations

DCA Form 4 - Certifications
Execution of SDS signed by Mayors of all cities

DCA Form 5 - Certifications – Only if there are no changes. Extends existing SDS w/ no changes

Attachments — Relevant IGAs, Form 4, & other options documents

Major Services Included

- ▶ General Services
- ▶ Legal/Judicial
- ▶ Public Safety
- ▶ Planning/Development
- ▶ Public Works
- ▶ Leisure Services
- ▶ Health and Social Services

Note: See Matrix for more information on additional services.

SDS Matrix

DeKalb County Service Delivery Strategy 2019
Summary of Services in DeKalb County Cities

Service	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Fine Lake	Stone Mountain	Tucker	Stonestreet	DeKalb County
General Services	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Planning & Zoning	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Public Safety	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Transportation	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Health and Social Services	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Other Services	D	D	D	D	D	D	D	D	D	D	D	D	D	D

DeKalb County Service Delivery Strategy 2019
Summary of Services in DeKalb County Cities

Service	Atlanta	Avondale Estates	Brookhaven	Chamblee	Clarkston	Decatur	Doraville	Dunwoody	Lithonia	Fine Lake	Stone Mountain	Tucker	Stonestreet	DeKalb County
Planning & Zoning	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Public Safety	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Transportation	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Health and Social Services	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Other Services	D	D	D	D	D	D	D	D	D	D	D	D	D	D

Notes: These services are provided by DeKalb County as an enterprise fund (paid for by users). There is no fee differential between customers living in Stone Mountain and Lithonia and other unincorporated DeKalb County.

DC: DeKalb County (The Count is the number of users)
A: Atlanta
N/A: Not Applicable

Service Computer (City Group) (for review)
Sub-Category (City Group) (for review)

2019 SDS Update Project Timeline

- ▶ August - November
 - ▶ Final negotiations (DeKalb & Stonecrest reps)
 - ▶ Planning and Law project meetings
 - ▶ Receive Stonecrest IGAs from Law Department
 - ▶ Final preparation of SDS draft document
- ▶ November - December
 - ▶ Department notices – review existing SDS for changes
 - ▶ City notices – review and execute SDS
 - ▶ Adoption Hearings for all cities begin
- ▶ January - February
 - ▶ DeKalb BOC Hearing / Finalize city hearings
 - ▶ Submit to DCA for review (30-day review period)
 - ▶ DCA Verification

Next Steps

- ▶ Finalize Stonecrest IGAs (all do not have to be executed)
- ▶ Compile all City Resolutions (executed)
- ▶ DeKalb BOC Hearing in January 2019
- ▶ Submit to DCA for Review
- ▶ DCA Verification (on or before February 28, 2019)

The agreed upon SDS ensures there is no duplication of services and formalizes the working partnership between the City of Stonecrest and DeKalb County.

Questions



CITY COUNCIL AGENDA ITEM

SUBJECT: Discussion for the movement of Film to Parks and Recreation

- ORDINANCE POLICY STATUS REPORT
 DISCUSSION ONLY RESOLUTION OTHER

Work Session: 01/02/2019

SUBMITTED BY: Mayor

HISTORY:

FACTS AND ISSUES:

OPTIONS:

RECOMMENDED ACTION: