The Collaborative Firm

presents

City of Stonecrest
COMPREHENSIVE PLAN 2038

presented to:

PLANNING COMMISSION

December 19, 2018

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

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THIS IS YOUR PLAN!

Stonecrest Comprehensive Plan 2038 Elements

Economic Development

City Facilities

Natural/Historic Resources

Land Use

Housing

Transportation

COMPREHENSIVE PLAN ELEMENTS

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

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."

Other Comprehensive Plan 2038 Considerations

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

Expanding Educational Facilities

Smart Technology

Aerotropolis/Beltline

Preserving History
Expanding Trails

Autonomous Vehicles

Technology Complex

NEEDS & OPPORTUNITIES OF CITY

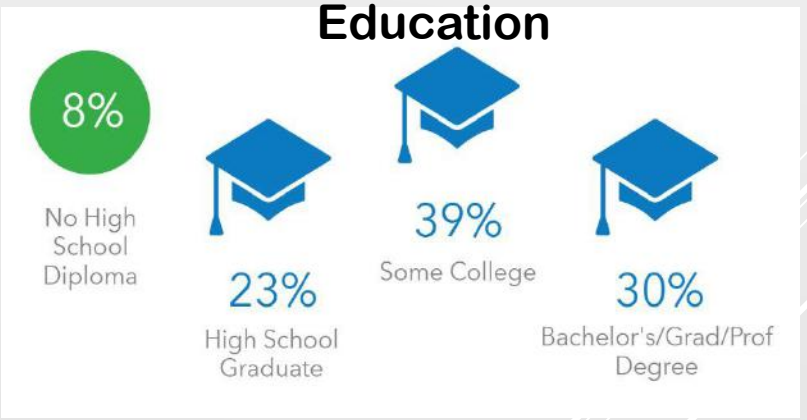
The Needs and Opportunities lists were compiled from community and stakeholder input and analysis through the Comprehensive Plan process.

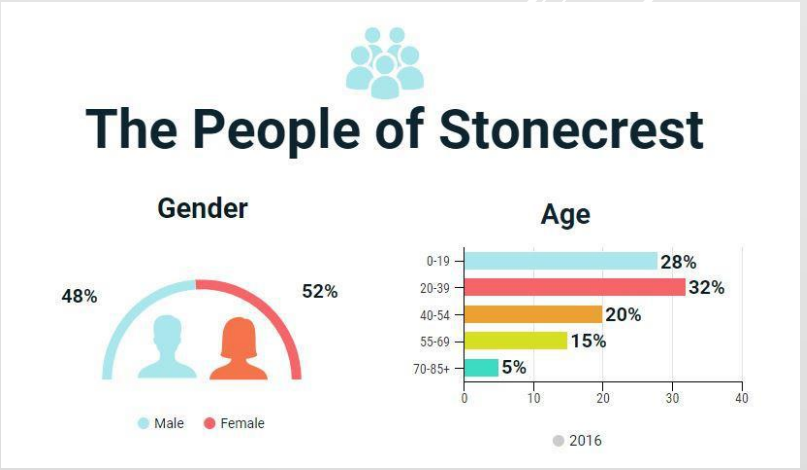
- **Needs** are issues that the City of Stonecrest will address within the Comprehensive Plan document, through the implementation of projects listed in the Community Work Program, and other city initiatives.

- **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.

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%

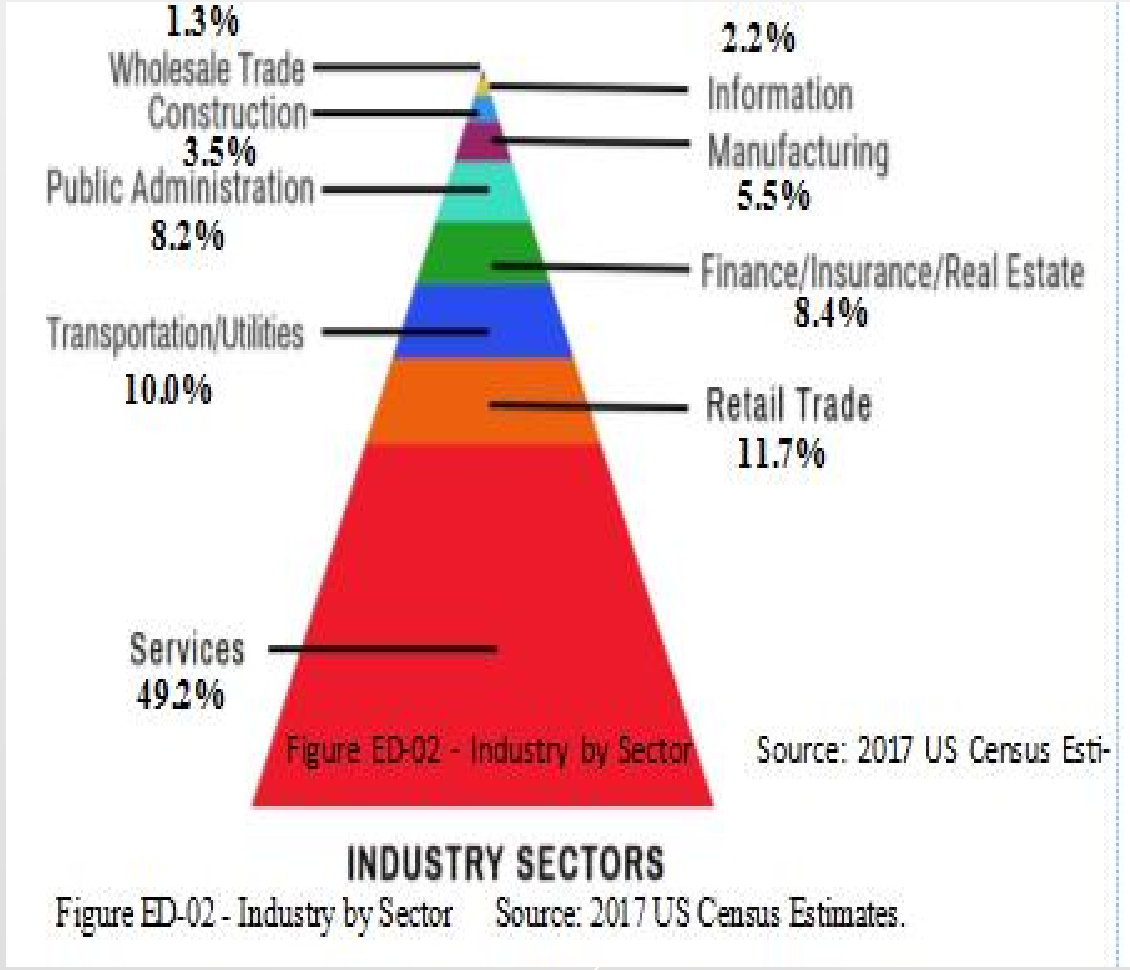
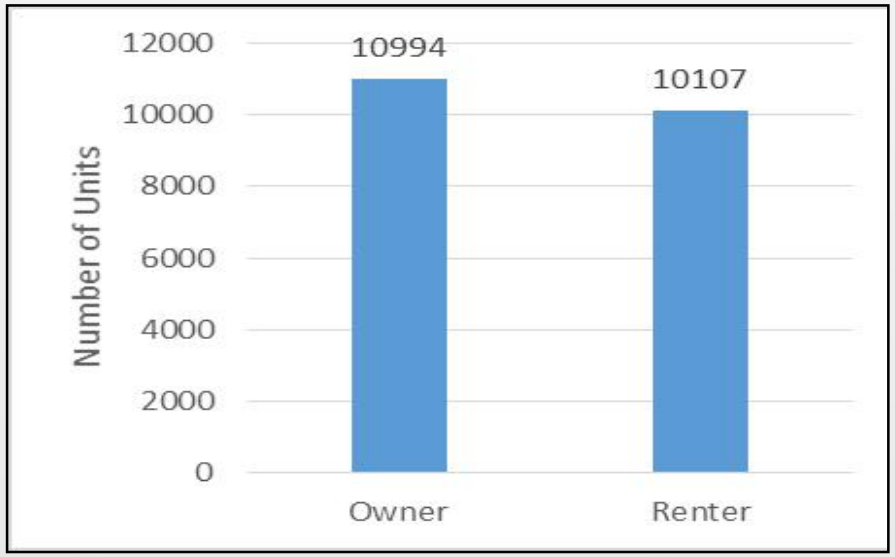
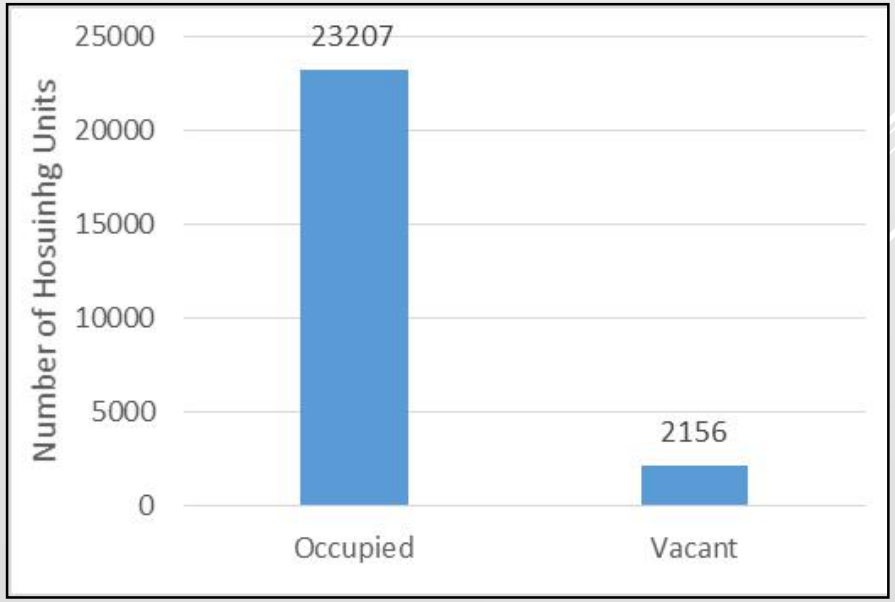


Figure ED-02 - Industry by Sector Source: 2017 US Census Estimates.

THE DATA TELLS US…
HOUSING

- 57% of homes are less than 20 years old.
- The ration 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

THE DATA TELLS US… HISTORIC RESOURCES

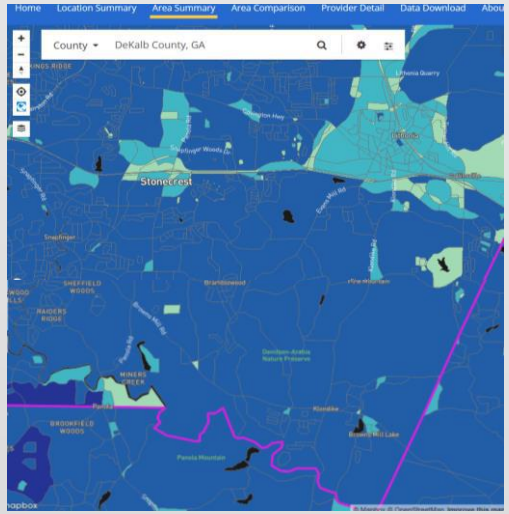
- Lyon Farm (1850s)
- Evans Mill Ruins
- Klondike National Register Historic District
- Vaughters' Farm
- Flat Rock Community
- Arabia Mountain National Heritage Area – one of only in 49 in the country.

THE DATA TELLS US…
CITY SERVICES AND FACILITIES

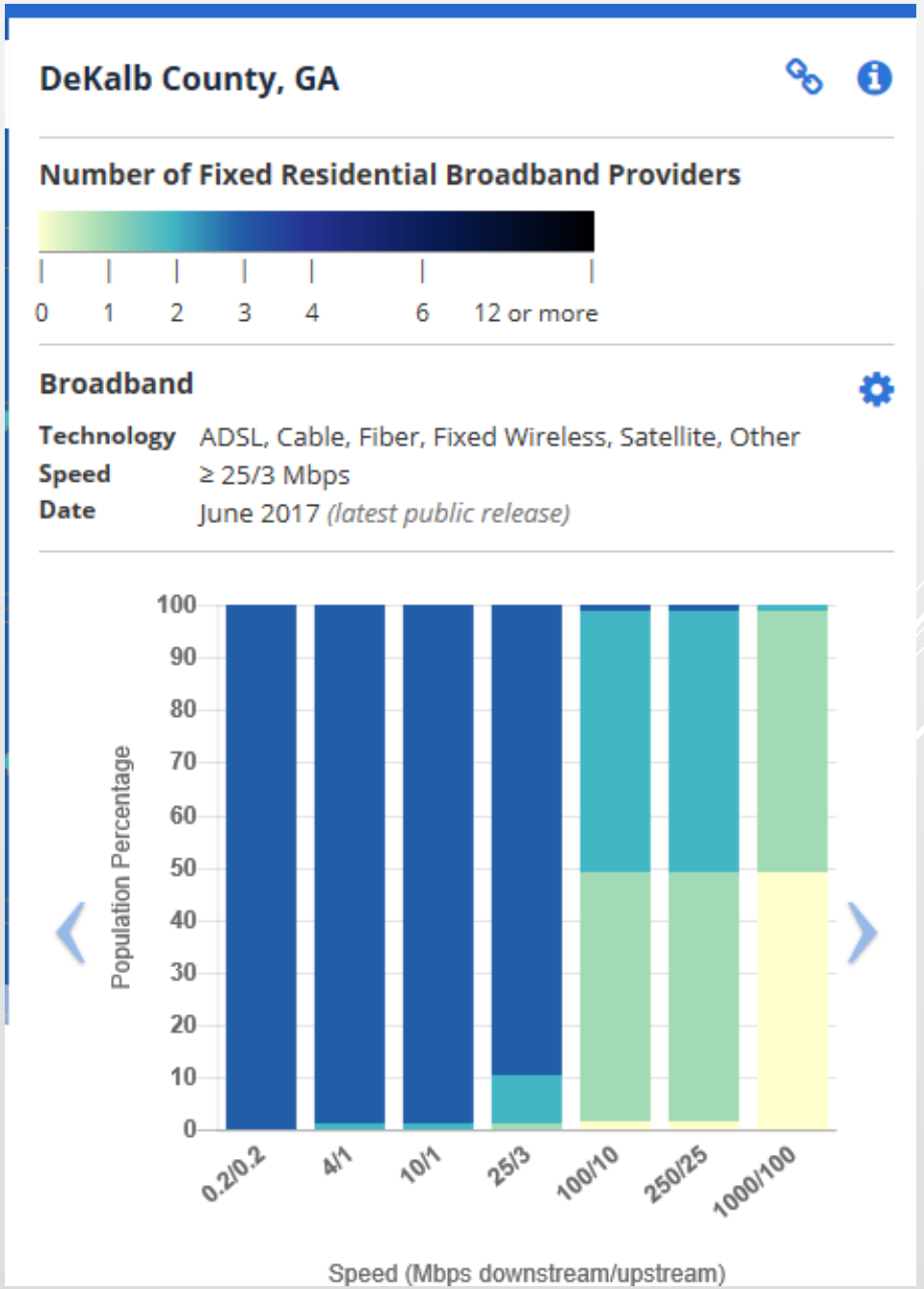
- Public Safety, Fire Protection, Libraries, Schools, Water, Sewer, and Stormwater are all handled through an Intergovernmental Agreement with DeKalb County.

THE DATA TELLS US…
BROADBAND

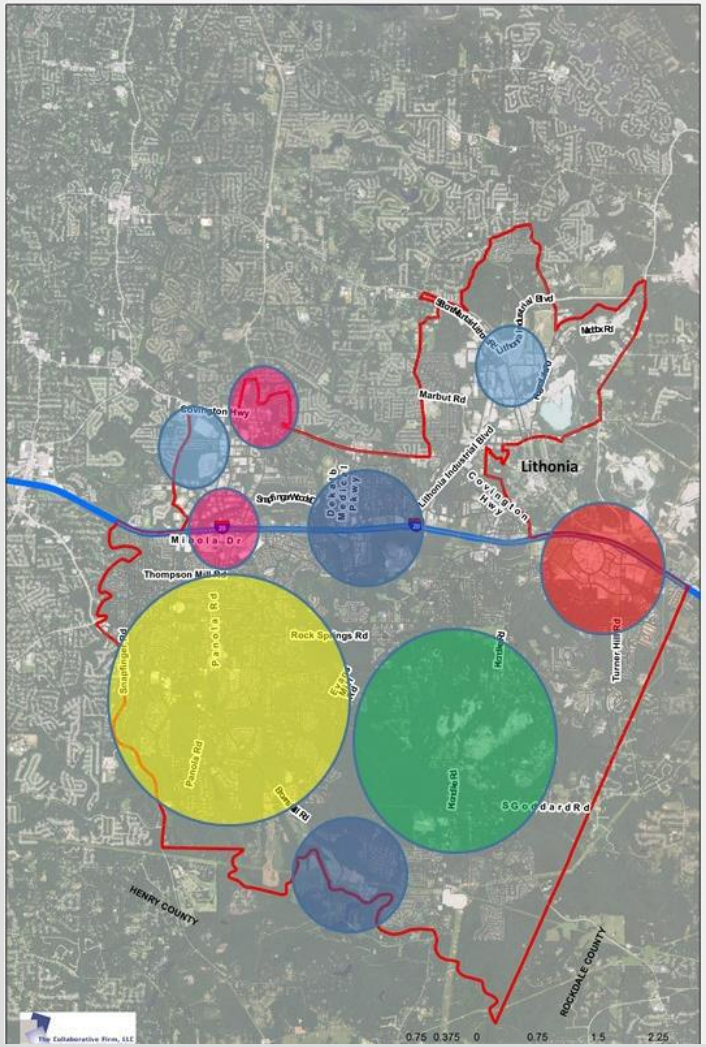
- The Broadband Element is a new Comp Plan requirement of the Georgia Department of Community Affairs. 99.9% of Stonecrest is covered by broadband and high-speed internet – the other 0.1 % is located in the industrial quary area on the north side of the city. Broadband access is not an issue in Stonecrest.



Fixed Broadband Deployment Map



THE DATA TELLS US…
LAND USE

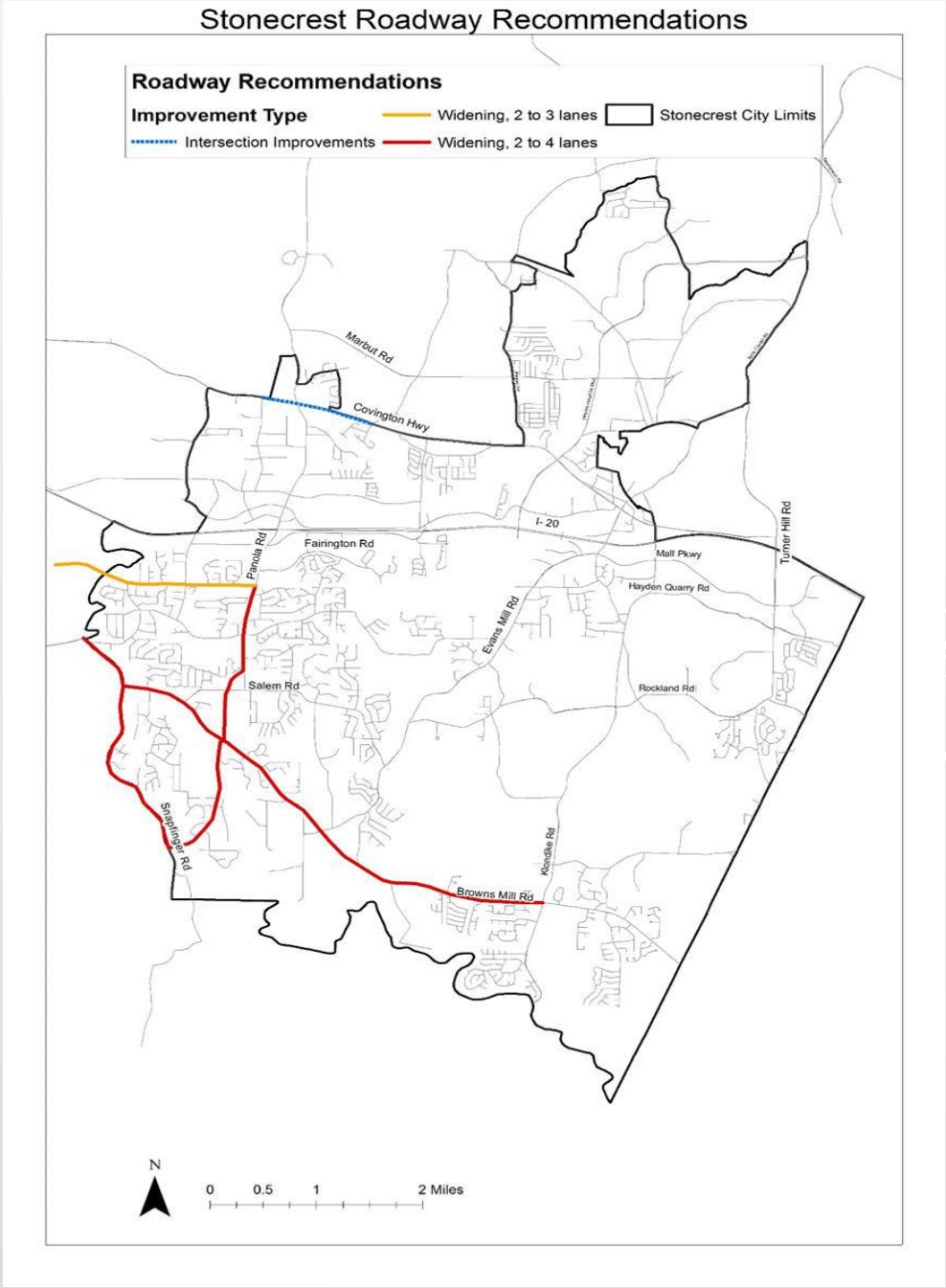


11 Character Area Categories

- 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**



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

COMMUNITY WORK PROGRAM

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

		Timeframe (x)							
ID	Description of Activity	2019	2020	2021	2022	2023	Department	Estimated Cost	Potential Funding Source
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

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

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