

**SLUP-22-008**  
**3434 Bleckley Drive**

- **Agenda**
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- **Application**
- **Letter of Intent**
- **Description of Property**
- **Public Participation Plan**
- **Environmental Site Analysis**
- **Details of Site Plan & Layout**
- **Proof of Sign Posting**
- **Cancellation of Security Deed**
- **Picture/Renderings**
- **Proof of Sign Posting**

**PLANNING COMMISSION MEETING**  
Stonecrest City Hall - 6:00 PM \**In-Person Meeting*  
November 8, 2022



**A G E N D A**

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

*Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit their request via email address [kjackson@stonecrestga.gov](mailto:kjackson@stonecrestga.gov) by noon the day of the hearing, November 8, 2022.*

- I. Call to Order**
- II. Roll Call**
- III. Approval of the Agenda**
- IV. Presentations** - Presentation by Deputy Director Keedra Jackson, Planning and Zoning Department on department activities and upcoming cases.
- V. Approval of Minutes** - Planning Commission Meeting Minutes Summary dated October 4, 2022
- VI. Old Business:** N/A

**Public Hearing(s):**

LAND USE PETITION: SLU22-007  
PETITIONER: Tonette Spencer  
LOCATION: 6505 Charter Way, Stonecrest, GA 30058  
PROPOSED AMENDMENT: To seek a special land use permit to operate a short-term rental

LAND USE PETITION: SLU22-008  
PETITIONER: Charmaine Hancock  
LOCATION: 3434 Bleckley Drive, Lithonia, GA  
PROPOSED AMENDMENT: To seek a special land use permit to operate a short-term rental

LAND USE PETITION: SLU22-009  
PETITIONER: Beris and Meveta Henry  
LOCATION: 1805 Spring Hill Cove, Lithonia, GA  
PROPOSED AMENDMENT: To seek a special land use permit for a personal care home

LAND USE PETITION: TMOD-22-012  
PETITIONER: Planning & Zoning Department  
LOCATION: City-Wide (C-1 and C-2 Districts)  
PROPOSED AMENDMENT: To recommended zoning language at the request of the City in response to an applicant, in the City of Stonecrest, who desires to operate an “Animal Exhibition” as defined by the USDA “Animal Welfare Act and Animal Welfare Regulations”.

**VII. Adjournment**



**PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT**

SLUP-22-008 KJ

**Planning Commission November 8th, 2022 / Mayor and City Council Meeting January 23<sup>rd</sup>, 2022**

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**GENERAL INFORMATION**

**Petition Number:** SLUP-22-008

**Applicant:** Charmaine Hancock dba

**Owner:** Charmaine Hancock

**Project Location:** 3434 Bleckley Drive

**District:** District 4

**Acreage:** 0.47 acres

**Existing Zoning:** R-100 (Residential Medium Lot) District

**Proposed Request:** Special Land Use Permit to operate as a short-term rental.

**Comprehensive Plan Community:** Suburban

**Area Designation** Suburban

**Staff Recommendations:** *Approved with Conditions*

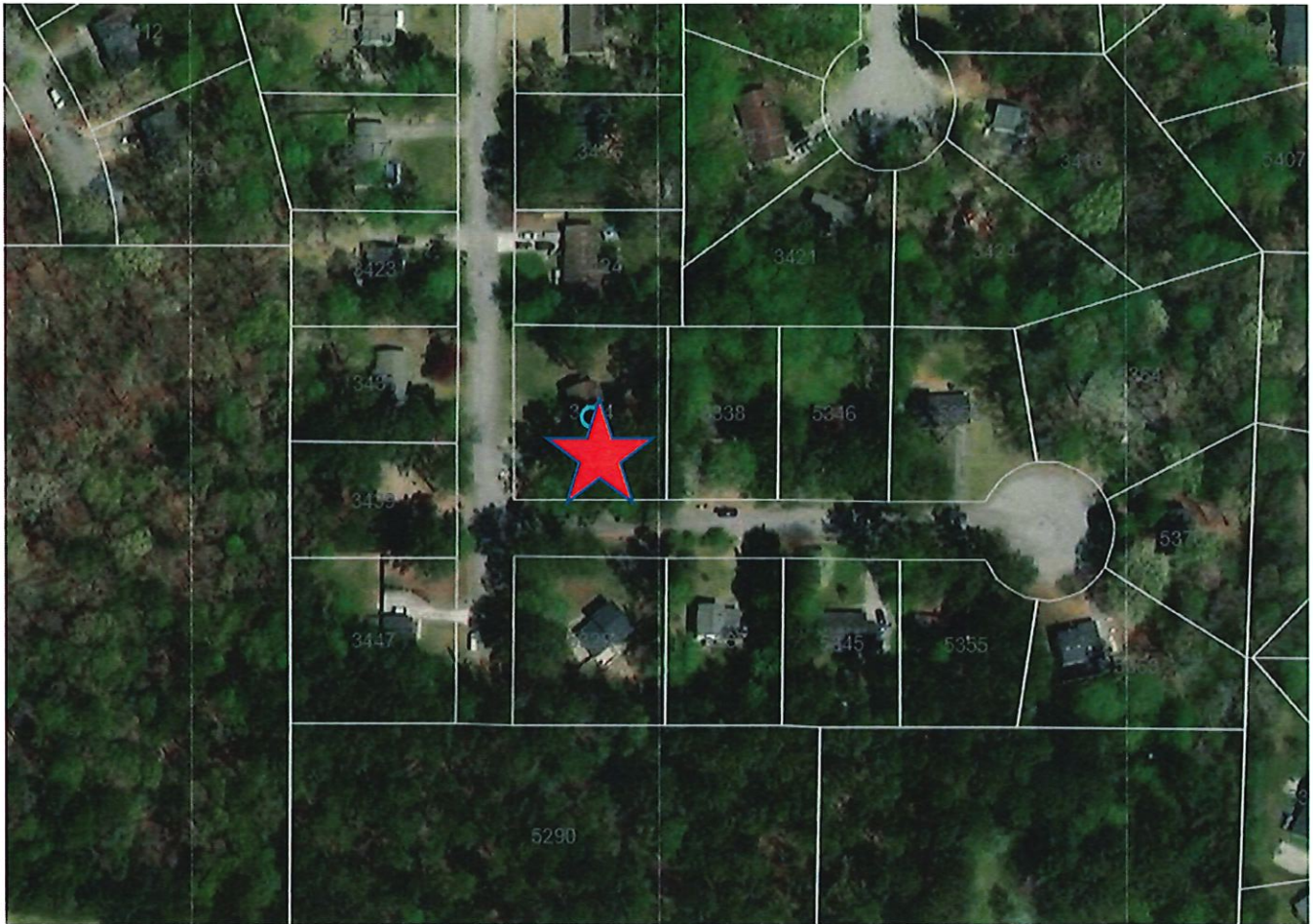
**Planning Commission:** *N/A*



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ

Aerial Map



ZONING CASE: SLU-22-008

ADDRESS: 3434 Bleckley Way, LITHONIA, GA 30038

PARCEL NUMBER: 16 044 03 049

CURRENT ZONING: R-100 (RESIDENTIAL MEDIUM LOT)

FUTURE LAND USE: SUBURBAN



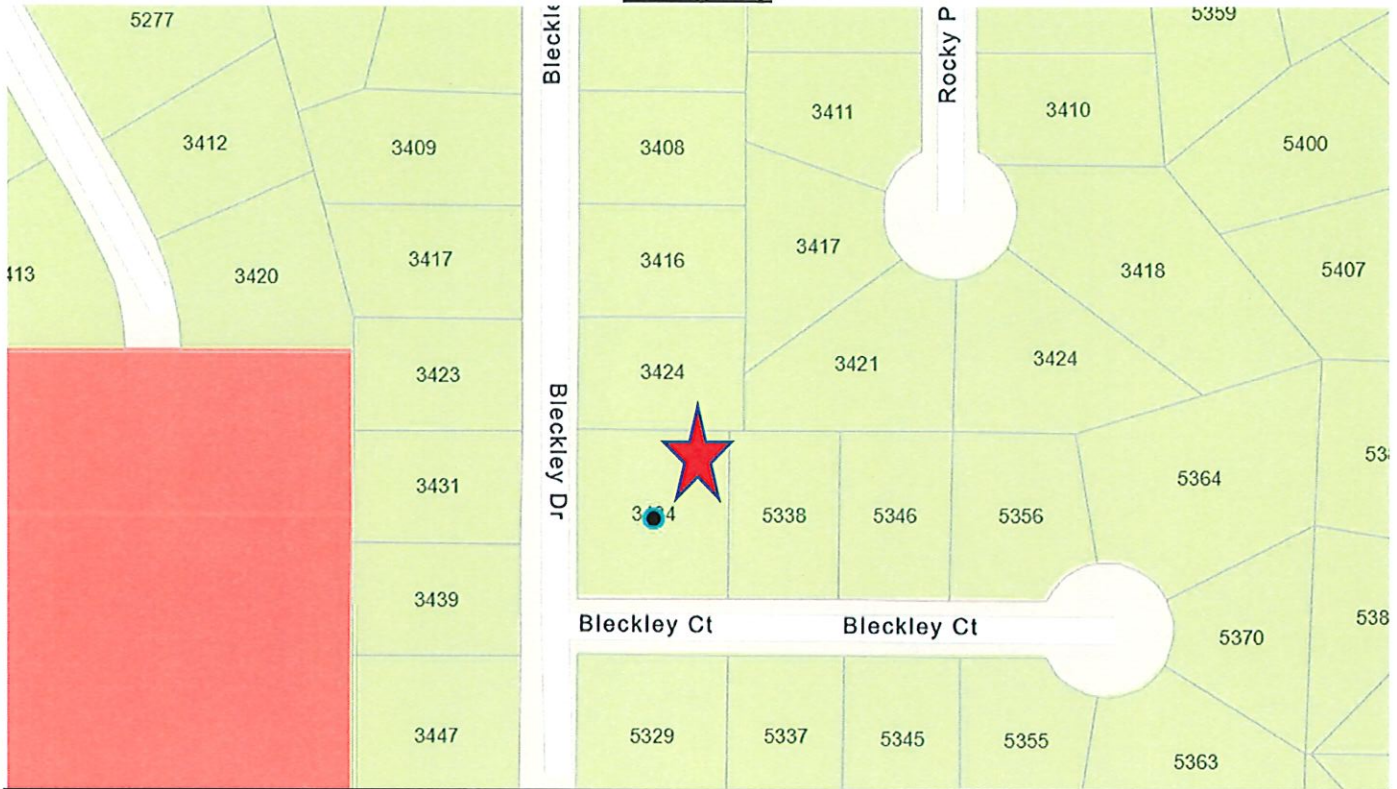
SUBJECT PROPERTY



PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ

Zoning Map



ZONING CASE: SLU-22-008

ADDRESS: 3434 BLECKLEY, LITHONIA, GA 30038

PARCEL NUMBER: 16 044 03 049

CURRENT ZONING: R-100 (RESIDENTIAL MEDIUM LOT)

FUTURE LAND USE: SUBURBAN



SUBJECT PROPERTY



## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ



### PROJECT OVERVIEW

#### **Location**

The subject property is located at 3434 Bleckley Drive in the Willowbrook Subdivision. The property is bounded by residential development on all sides.

#### **Description and Background**

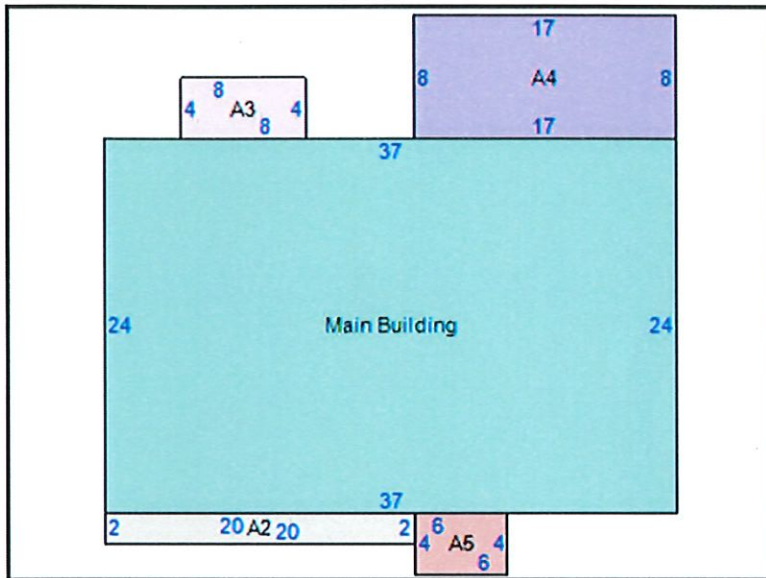
The subject property was constructed in 1980. It consists of a two-story, traditional frame house of 1408 square feet in size. It has 4 bedrooms and 2 baths. The house is accessed via an apron concrete driveway fronting a two-car garage.

Currently, the property has kept its original zoning classification of R-100 (Residential Medium Lot) under Stonecrest Zoning Ordinance. The property was developed in part of a plan development for Willowbrook Subdivision. e

PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ

Interior Floor Plan



Elevations







## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ

### Public Participation

Property owners within 1000 feet of subject property were mailed notices of the proposed rezoning in October. The community meeting was held on October 13<sup>th</sup>, 2022, at 6:00 pm at via zoom.com. Only the applicant was in attendance.

### CRITERIA OF REVIEW

Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be considered in a technical review of a special land use permit completed by the Community Development Department and Planning Commission. Each criterion is listed with staff analysis.

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use, including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

The 1,480 square foot house on 0.47 acres is adequate for the operation of a short-term rental. The use will meet all other applicable requirements of the zoning district in which the usage is proposed.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The proposed use of short-term rental is in a residential development. The proposed use will be compatible with other properties and land uses in the district.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

There are adequate public services, public facilities, and utilities to serve the proposed use.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

Bleckley Drive is classified as a local street, the staff are concerned the public road may not have enough traffic capacity for the proposed use and may cause traffic and congestion in the area.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the vehicles' character or the volume of traffic generated by the proposed use.**

The existing land use located along the access routes to the site would not be adversely affected by the vehicles' character or the volume of traffic generated by the proposed use. Bleckley Drive is designed to handle a low impact volume of traffic.



## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ

- F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or another emergency.**

The site's existing residential structure is accessed by vehicles via a concrete apron cut with driveway on Charter Way. Emergency vehicles can access the site from the existing driveway.

- G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

The proposed use will not create an adverse impact upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. The residential use will not change as the applicant will be operating as a short-term rental.

- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

The proposed use is not expected to create an adverse impact upon any adjoining land use because of the hours of operation. The property is in an existing residential development.

- I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

The proposed use will not create an adverse impact upon any adjoining land use because of the manner of operation. The existing use as a residential dwelling will not change, only the occupancy will change monthly.

- J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The proposed use is consistent with the zoning district classification requirement in which the use is proposed to be located.

- K. Whether the proposed use is consistent with the policies of the comprehensive plan.**

The proposed use of short-term rental is a use consistent with the policies of the comprehensive plan. Located in the Suburban character area, the character area policy states residential dwelling as an appropriate land use.

- L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

The proposed use will not require a buffer zone or transitional buffer zone.

- M. Whether there is adequate provision of refuse and service areas.**



## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ

The applicant will provide an adequate refuse and service area.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration.**

Staff believe there shall be a limit of one year of the special land use duration due to the historical nature of this use in a residential setting.

**O. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.**

The proposed use will not change any exterior design of the existing building. The current building is the appropriate size for the subject property and in relation to the size, scale, and massing of the nearby houses.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

**Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.**

The proposed use submitted to Staff has met all the requirements within the supplemental regulation Sec 4.2.58 set forth by the zoning ordinance.

**R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

The subject property is existing and does not exceed the height of nearby residential structures. The existing building would be similar to the building height abutting the property located in the immediate area. There will be no negative shadow impact on any adjoining lot.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**

The proposed use is compatible with the surrounding area and would not conflict with the overall objective of the comprehensive plan.



## PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT

SLUP-22-008 KJ

### STAFF RECOMMENDATION

Base on the findings and conclusions, it appears the applicant does meet all the criteria for approval. Therefore, Staff recommends *Approval of SLUP-22-008 with the following condition:*

1. The maximum overnight occupancy of a short-term rental shall be limited to two (2) persons for each bedroom, plus three (3) additional persons. The number of bedrooms shall be based upon the DeKalb County Tax Assessor's residential profile of the property, and other documents of record, as needed. In no case shall the maximum total occupancy for any dwelling unit exceed the occupancy limits permitted by the state and local fire and building codes.
2. Between the hours of 10 PM and 7 AM, the occupancy load of the unit may not exceed the maximum allowed number of overnight tenants.
3. Compliance with the Stonecrest Noise Ordinance.
4. All marketing and/or advertising for short-term rental units must contain information concerning the occupancy limit of the short-term rental unit, and the maximum parking available on the property. Advertising for more than the allowable occupancy or allowable parking is prima facie evidence of a violation of the city code. Further, failure to include such occupancy limits and maximum parking availability is prima facie evidence of a violation of the city code.
5. Short-term rental units must be properly maintained and regularly inspected by the owner or agent to ensure continued compliance with applicable property maintenance, zoning, building, health and life safety code provisions.
6. No external signage may be permitted on the property.
7. Parked vehicles:
  - Shall not be parked on the city right-of-way or along any roadways at any time; and
  - Shall be parked outdoors on the property only on designated hard surfaced areas with concrete or asphalt surfacing; and shall not be permitted outside such hard-surfaced areas (i.e., no parking in yards or neighbor's properties).
8. Capacity shall be subject to the approval of the Fire Marshal's Office
9. If, during the first one year period, a short-term rental unit becomes in violation of any zoning, building, health or life safety code provision, the special land use becomes void at the completion of one year.



**PLANNING COMMISSION / MAYOR AND CITY COUNCIL STAFF REPORT**

SLUP-22-008 KJ

10. The Special Land Use Permit is not transferable and will only be permitted for the owner/operator Charmain Hancock

SLU 22 - 000008

August 3, 2022

Ms. Keedra Jackson  
Senior Planner  
City of Stonecrest  
Planning And Zoning Department

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**Re: Special Land Use Permit.**

This correspondence is in reference to Stonecrest "Special Land Use Permit" requirements

LETTER OF INTENT:

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DESCRIPTION OF PROPERTY:

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SIGNED AND NOTARIZED AFFIDAVITS

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ELECTRONIC VERSION OF APPLICATION

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SPECIAL LAND USE PERMIT CRITERIA

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## Special Land Use Permit Application

A special land use permit is a means by which the City Council gives special consideration, pursuant to a clear set of standards and criteria, to those types of uses which may or may not be compatible with uses and structures authorized by right within a particular zoning district. Special land use permits are required for uses that have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore require individual review pursuant to the standards and criteria set forth in the City's Zoning Ordinance. Special land use permit applications shall be authorized only for those uses specifically listed in the applicable zoning district regulations as permitted by special land use permit. An applicant desiring to apply for a special land use permit authorized within a district contained within the Zoning Ordinance shall file an application with the planning department. The City Council, following recommendation by the Planning Commission, shall determine whether the proposed use, in the particular location contemplated, meets the standards and criteria set forth in the Zoning Ordinance. Such uses may further require, and the City Council shall be authorized to impose, special conditions in order to assure their compatibility with surrounding uses and to minimize adverse impacts of the use on surrounding property.

The amendment process for the City of Stonecrest involves two public meetings:

The first meeting, a public hearing, is in front of the Planning Commission, where the item will be heard and a recommendation will be made that goes in front of the City Council. The Planning Commission meets the first Tuesday of each month at 6:00 P.M. in the Stonecrest Library, located at 3123 Klondike Road, Stonecrest, GA 30038.

Following the Planning Commission public hearing, the application will be heard in front of the City Council for a final decision based on the applicant's submittal information, the report generated by city staff, and the non-binding recommendation from the Planning Commission.

To initiate a request for a Special Land Use Permit within the City of Stonecrest, an applicant must schedule and hold a pre-application meeting with the Planning & Zoning staff. These meetings are scheduled as-needed and the purpose of the pre-application meeting is to establish an expectation on the part of both staff and the applicant regarding the process. The applicant shall provide preliminary/finalized site plans, a letter of intent regarding the request, and/or other illustrative documents as necessary at the time of the pre-application meeting. The applicant will then provide an overview of their proposed application and their reasoning for why the application is necessary. Staff can then inform the applicant of the City's process to affect the proposed change, and offer a preliminary analysis of the feasibility of the proposal, including ways upon which the proposal may need improvements or revisions.

Following the pre-application meeting, applicants can submit their application and required supplemental materials (detailed in the following checklist) by the deadline to:

City of Stonecrest  
Community Development Department  
3120 Stonecrest Blvd.  
Stonecrest, GA 30038

Public notification of the pending action is the responsibility of the City for all Public Hearings; however, all costs associated with the noticing is the responsibility of the applicant. In all cases, legal advertisements in the City's legal organ (currently On Common Grounds) shall be placed by the City no more than 45 days prior to the Mayor and City Council meeting, and not less than 15 days prior to the Planning Commission meeting.



### Special Land Use Permit Application Checklist

*(Incomplete applications will not be accepted)*

- Pre-application meeting (A staff signed pre-application form must be submitted with application)
  - Completed application with all applicable information
  - Letter of Intent
  - Public Participation Plan
  - Environmental Site Analysis Form
- Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:
  - All buildings and structures proposed to be constructed and their location on the property;
  - Height of proposed building(s);
  - Proposed use of each portion of each building;
  - All driveways, parking areas, and loading areas;
  - Location of all trash and garbage disposal facilities;
  - Setback and buffer zones required in the district in which such use is proposed to be located;
  - Landscaping plan for parking areas; and
  - All additional requirements outlined under page 4 (Site Plan Checklist)
- Written legal description of the property matching the site plan.
- Building elevations (attached residential & non-residential).
- Signed and notarized affidavits of all owners. Use attached sheet.
- Signed and notarized affidavits of all applicants. Use attached sheet.
- Electronic version of the entirety of your application submittal, saved as a single PDF.

Please respond to the following criteria based on the nature of your request, as required by state law and City of Stonecrest+ Zoning Ordinance (use additional pages where necessary):

#### Special Land Use Permit Criteria

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

- a. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
- b. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
- c. Adequacy of public services, public facilities, and utilities to serve the use contemplated;
- d. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
- e. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
- f. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;
- g. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;
- h. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;





- i. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
- j. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;
- k. Whether or not the proposed use is consistent with the policies of the comprehensive plan;
- l. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;
- m. Whether or not there is adequate provision of refuse and service areas;
- n. Whether the length of time for which the special land use permit is granted should be limited in duration;
- o. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings;
- p. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;
- q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;
- r. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building;
- s. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area; and
- t. Whether the proposed use would be consistent with the needs of the neighborhood or to the community as a whole, be compatible with the neighborhood,

***The following items may be required:***  
*(Review provided thresholds for applicability)*

- Trip Generation Report/Traffic Impact Study
- Development of Regional Impact Review
- Environmental Impact Report
- DeKalb County Department of Watershed Management Capacity Letter

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**SPECIAL LAND USE PERMIT CRITERIA**

**Analyzing the impact of proposed rezoning/Point by point response.**

**A. There is adequate space for any land or space requirements as it pertains to this property for its function. The compatibility criteria and points of interest are not affected by where this property stands.**

**B. There is no conflict with any composed compatibility, nor adjacent properties in the area or space in which the property stands.**

**C. Not applicable to this location**

**D. Not applicable to this location**

**E. Not applicable to this location**

**F. This property is located in a Culter sack, off any major thorough fare in a subdivision, which is within a halter community. It shows no sign of danger or reckless traffic prohibiting the area.**

**G. Yes will use caution to avoid any unforeseen adverse impacts, any disturbance and or annoyance such as smoke, dust, odor, noise, loud music and will remain mindful of the time of day or night.**

**H. Will create adverse impacts regarding any adjoining land use by reason of hours.**

**I. Yes will comply, using measures commensurate to create adverse impacts upon any adjoining land.**

**J. Yes will comply and be consistent with zoning district classifications.**

**K. I agree to always be consistent and remain within policy of the comprehensive plan.**

**L. Yes I will comply and adhere to all regulations regarding buffer zones.**

**M. This does not apply to the location of my property.**

**N. Yes, I understand and will comply.**

**O. Does not apply to location of my property**

**P. Does not apply to location of my property.**

**Q. Yes, I understand and will comply.**

**R. Does not apply to this property.**

**S. Does not apply to the property.**

**T. The proposed would be consistent with the needs of my neighbors as well as the community as a whole.**

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\*\*\*\*\*  
\*\*\*\*\*  
From the Desk of Charmaine Hancock  
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The City of Stonecrest  
Ms. Keedra Jackson  
Senior Planner  
Planning And Zoning

August 4, 2022

Re: LETTER OF INTENT:

In response of my "Letter of Intent" for Stonecrest Zoning and Planning: The property located at 3434 Bleckley Dr in Lithonia, GA is intended to be used as a vacation/relaxation get away rental. Each guest will reside at this property not more than 30 days.

Hancock Networking/Hancock Inn, we will be catering to people who are seniors, 55 years or above looking for a comfortable private residence with the amenities of home. It is our aim to offer a pleasant, quaint and quiet environment purely for relaxation and vacationing purposes. The property is in a community of older and or of second-generation families.

We offer an abode where one can a spend quality time together, walk the neighborhood, read on the deck undisturbed, enjoy going to the park, cooking out, and visiting nearby site as well as people watch from the backyard. We hope to bring peace and enjoyment to people during their vacationing time.

Thank you,

Charmaine T. Hancock





### Special Land Use Permit Application

Applicant Information	Name: <b>Charmaine Hancock</b>		
	Address: <b>3434 Bleckley Dr Lithonia</b>		
	Phone: <b>770-630-1362</b>	Fax:	Email: <b>hancocktwo@bellsouth.net</b>
	Owner's Name: <b>Charmaine Hancock</b>		
Owner Information	Owner's Address: <b>47 Tanglewood Road Newnan, GA 30263</b>		
	Phone: <b>770-630-1362</b>	Fax:	Email: <b>HANCOCKTWO@bellsouth.net</b>
	Property Address: <b>3434 Bleckley Dr. LITHONIA</b>	Acres: <b>0.12</b>	
	Parcel ID: <b>1604403049</b>		
Property Information	Current Zoning Classification:		
	Proposed Use of Property: <b>AIR B&amp;B</b>		
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input type="radio"/> No		
	Property Information: <b>The property is 1,408 Sq feet, sits on half acre. 4 bedroom, 2 bath tri-level, large eat in kitchen, deck, central heat and air, new appliances.</b>		
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name:		
	Applicant's Signature:		Date:
	Sworn to and subscribed before me this <u>4th</u> Day of <u>August</u> 20 <u>22</u>		
Notary	Notary Public: <u>Kassie Hooks 1/2/2023</u>		
	Signature: <u>Kassie Hooks</u>		
	My Commission Expires: <u>1/2/2023</u>		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
Fee: \$		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	

08-03-2017

DESCRIPTION OF PROPERTY

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This property is a totally detached home, offering 3 bedrooms 2 full bathrooms tri-level layout equipped with a family room, large eat-in kitchen, Living room, enclosed deck. Front and backyard and sits on a corner lot in a Culter sack at the corner of Bleckley Drive and Bleckley Court in the "Willow Brook Subdivision. The house is 14.08 Sq feet.

The front of the house offers off street parking in a private driveway that extends ~~100~~ feet. In addition, the front of property is extremely maintained, with wood like atmosphere surrounded by pine trees on both sides of the property.

No pets, parties, no loud music, no family reunions, no animal grooming nor boarding. This house can accommodate 8 people.

This property far exceeds the requirement of 500 from the next or surrounding dwelling. There is no other Air B&B on that side of The Willow Brook Sub-Division.

Thank you,

  
\_\_\_\_\_  
C. T. Hancock  
Owner



### HOME FACTS

3434 Bleckley Dr, Lithonia, GA 30038

Last sold	Beds	Baths	Sq ft
Nov 1989	4	2	1,408





## **Public Participation Plan & Report**

### **General Requirements**

The Public Participation Program consists of a two-part process designed to enhance dialogue between applicants and communities which may be impacted by a proposed development.

**Part 1** of the process is the Public Participation Plan which is required with all rezoning amendments to the comprehensive plan and/or special land use permit applications. The plan must be filed simultaneously with the application. The minimum standards for the plan are as follows:

- Applicants shall provide a mailing list identifying all property owners within 500-feet of the subject property including the name, street address, and tax parcel identification. *(Staff would suggest also including homeowners' associations, environmentally stressed communities, political jurisdictions, and any other public agencies or organizations which may be affected by an application)*
- Applicants shall provide a copy of the letter to be mailed to affected parties identifying the date, location within the City of Stonecrest, and time of the information meeting to be scheduled no later than the first business day of the month preceding the Planning Commission hearing date.

**Part 2** of the Public Participation Program is the Public Participation Report which is required to be submitted to the Community Development Department no later than the last day of the business week of which the information meeting was held. The report shall include the following information/documentation:

- Provide a sign-in sheet of meeting attendees.
- A summary of concerns or issues expressed by interested parties.
- A summary of the applicant's response to concerns and issues expressed.

The requirement for a Public Participation Plan does not give communities decision making powers or force a consensus on issues. Applicants are not obligated to make any concessions or changes based upon input from citizens. Non-attendance at a community information meeting, by those on the mailing list, does not mean that an applicant fails to meet the requirements of the Public Participation Plan.



## Environmental Site Analysis

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

### 1. Conformance to the Comprehensive Plan:

- Describe the proposed project and the existing environmental conditions on the site.
- Describe adjacent properties. Include a site plan that depicts the proposed project.
- Describe how the project conforms to the Comprehensive Land Use Plan.
- Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.
- Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

### 2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

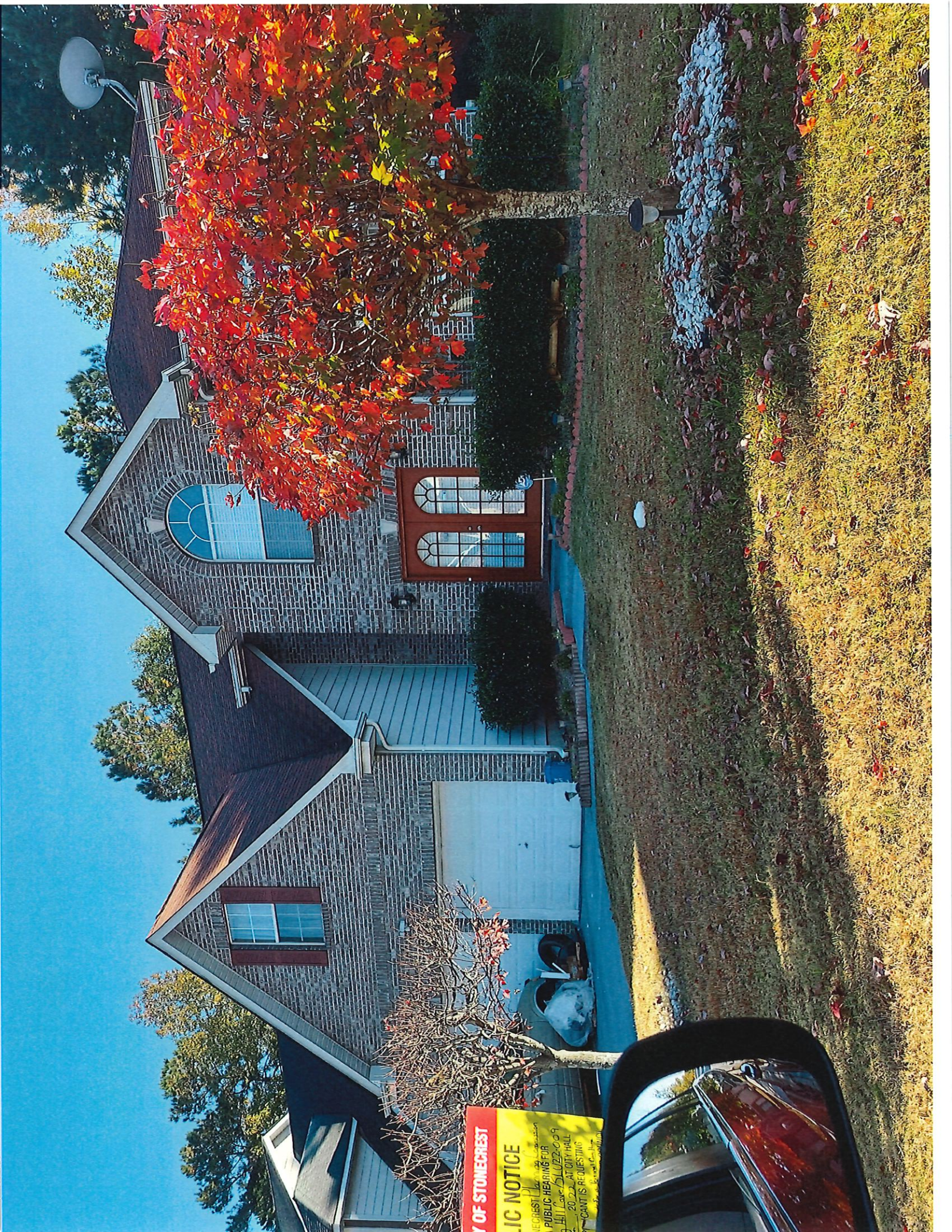
- a. Wetlands
  - a. U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://wetlands.fws.gov/downloads.htm>)
  - b. Georgia Geologic Survey (404-656-3214)
  - c. Field observation and subsequent wetlands delineation/survey if applicable
- b. Floodplain
  - d. Federal Emergency Management Agency (<http://www.fema.org>)
  - e. Field observation and verification
- c. Streams/stream buffers
  - f. Field observation and verification
- d. Slopes exceeding 25 percent over a 10-foot rise in elevation
  - g. United States Geologic Survey Topographic Quadrangle Map
  - h. Field observation and verification
- e. Vegetation
  - i. United States Department of Agriculture, Nature Resource Conservation Service
  - j. Field observation
- f. Wildlife Species (Including fish)
  - k. United States Fish and Wildlife Service
  - l. Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
  - m. Field observation
- g. Archeological/Historical Sites
  - n. Historic Resources Survey
  - o. Georgia Department of Natural Resources, Historic Preservation Division
  - p. Field observation and verification

### 3. Project Implementation Measures

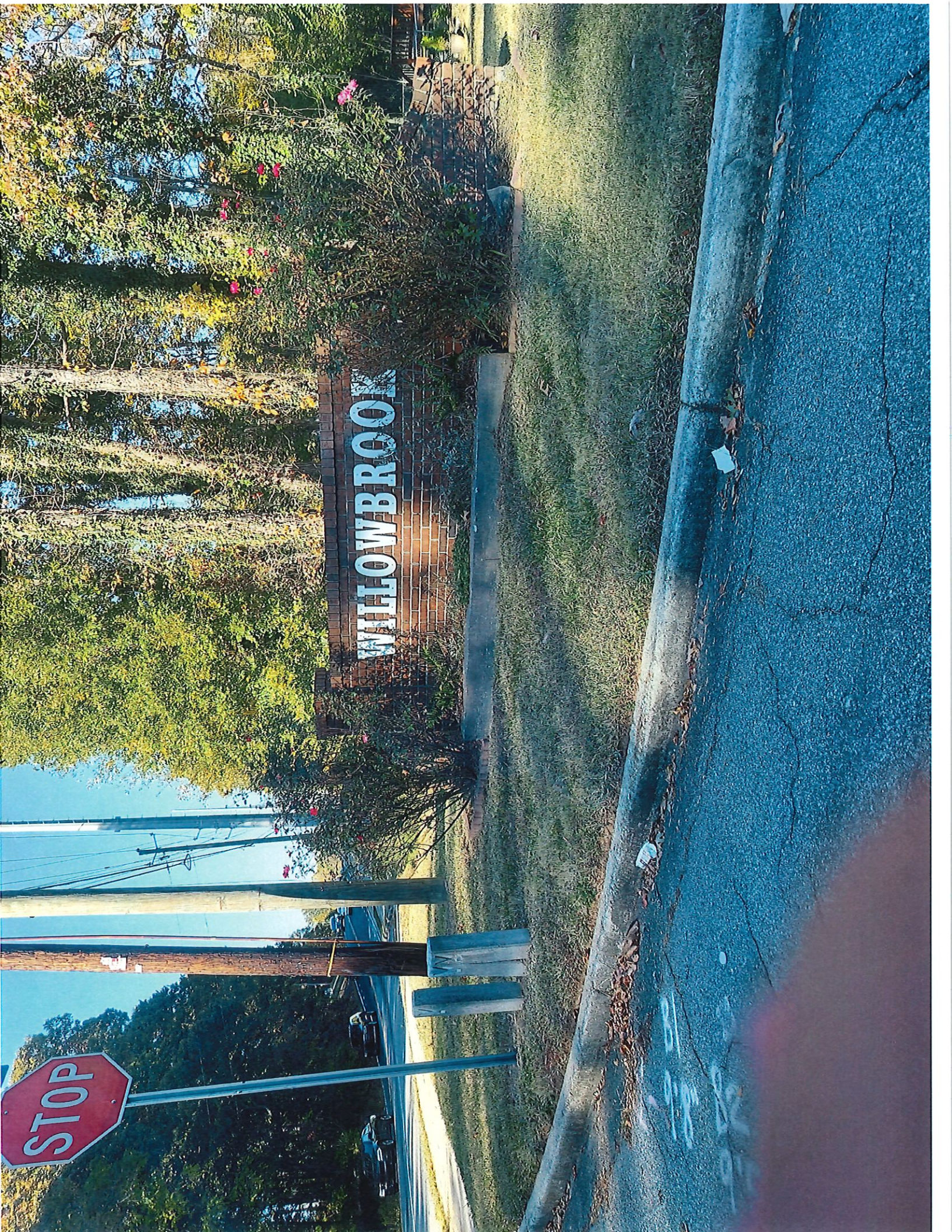
Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.
- b. Protection of water quality
- c. Minimization of negative impacts on existing infrastructure
- d. Minimization on archeological/historically significant areas





7 OF STONECREST  
PUBLIC NOTICE  
REQUEST FOR  
PUBLIC HEARING FOR  
HILL C... 51122-009  
2022 AT CITY HALL  
CANTIS REQUESTING



WILLOWBROOK

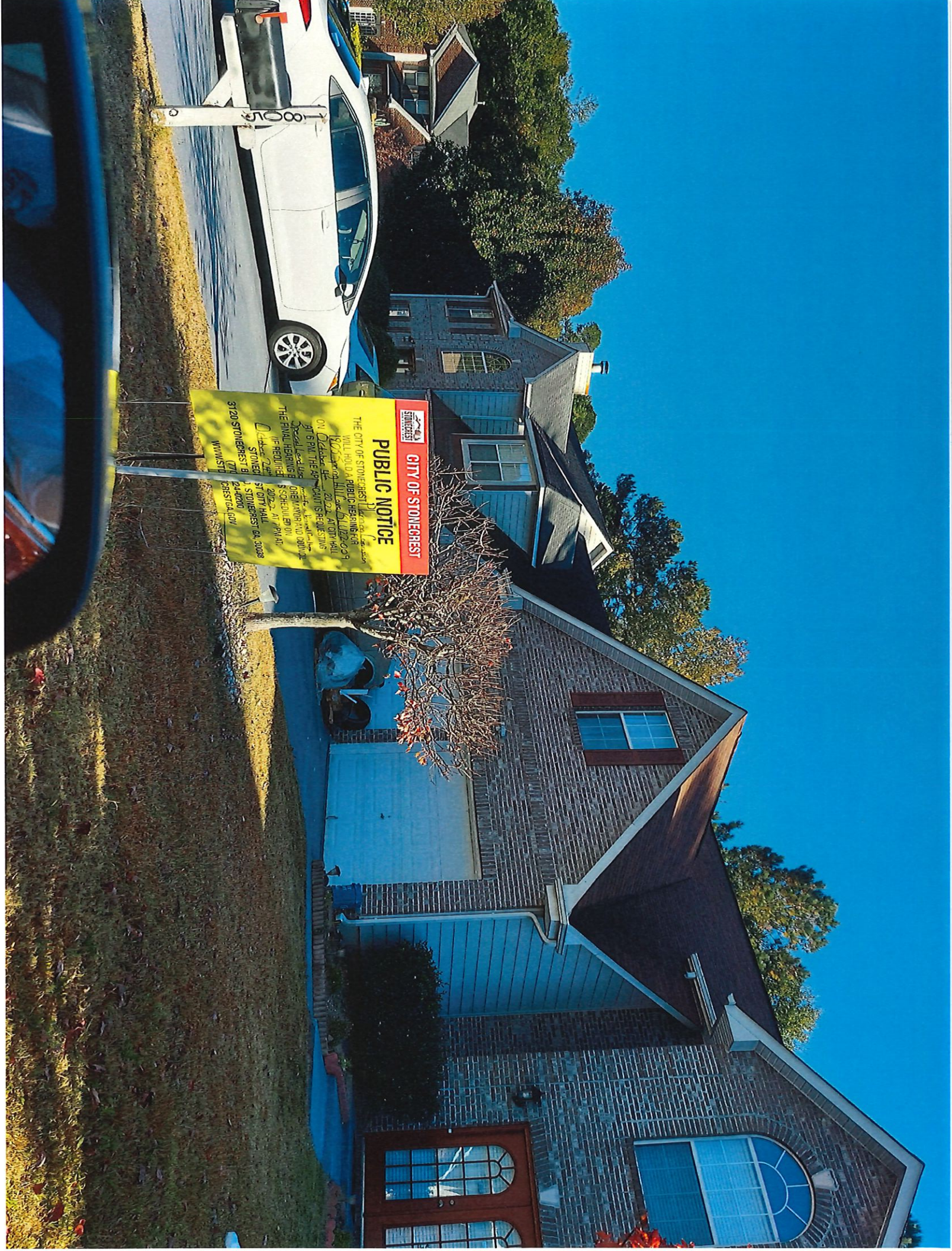
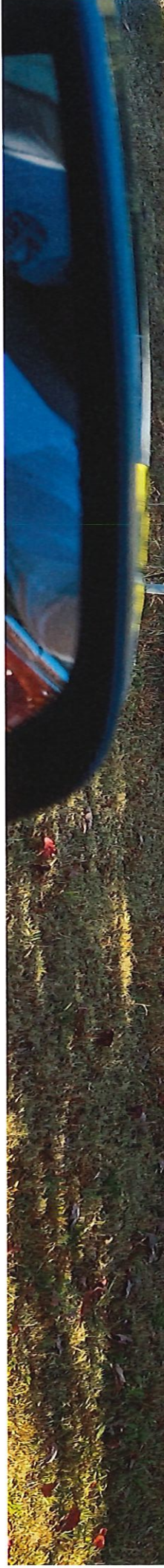
STOP



CITY OF STONECREST

### PUBLIC NOTICE

THE CITY OF STONECREST WILL HOLD A PUBLIC HEARING FOR  
 1855 Spruce Hill Lane, Stonecrest, GA 30088  
 ON **October 27, 2022** AT 6 PM, THE BOARD OF ALDELMAN'S BEQUESTS  
 SPECIAL USE PERMITS ORIGINATOR TO SUBMIT  
 THE FINAL HEARING SCHEDULE ON  
 1855 Spruce Hill Lane, Stonecrest, GA 30088  
 IF REQUESTED AT 5 PM ON  
 OCTOBER 27, 2022 AT PM/PT  
 WWW.STONECRESTGA.GOV





# CITY OF STONECREST

## PUBLIC NOTICE

THE CITY OF STONECREST PLANNING AND ZONING  
WILL HOLD A PUBLIC HEARING FOR

ON WEDNESDAY 11<sup>TH</sup> NOVEMBER 20 20 11 AT CITY HALL  
TO HEAR APPLICATIONS TO OPERATE A SHORT TERM RENTAL

THE FINAL HEARING BEFORE MAYOR AND COUNCIL  
(IF REQUIRED) IS SCHEDULED ON  
WEDNESDAY 11<sup>TH</sup> NOVEMBER 20 20 11 AT 7 PM AT

STONECREST CITY HALL  
3120 STONECREST BLVD, STONECREST GA, 30038

(770) 224-0200  
[WWW.STONECRESTGA.GOV](http://WWW.STONECRESTGA.GOV)