

**ZONING BOARD OF APPEALS MEETING**  
**Stonecrest City Hall - 6:30 PM \*In-Person Meeting**  
**January 21, 2025**



**AGENDA**

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).

**Citizen Access: [Stonecrest's YouTube Broadcast Link](#)**

***Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in-person or submitting their comment(s) to Planning and Zoning Staff via email [Planning-Zoning@stonecrestga.gov](mailto:Planning-Zoning@stonecrestga.gov) one (1) business day before the hearing.***

***When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minutes time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.***

- I. Call to Order**
- II. Roll Call**
- III. Approval of the Agenda**
- IV. Approval of Meeting Minutes – Zoning Board of Appeals Minutes dated March 19, 2024**
- V. Announcement(s)**
- VI. Old Business:**
- VII. New Business**

- 1. **PUBLIC HEARING**      **CASE #:**      V24-006  
**APPLICANT:**      Jessie of NVR/Ryan Homes  
**LOCATION:**      5526 Hillandale Drive  
The request is for a variance to *Section 3.33.12. - Architectural Regulations* for the development of townhomes in a proposed mixed residential community.
  
- 2. **DECISION**      **CASE #:**      V24-006  
**APPLICANT:**      Jessie of NVR/Ryan Homes  
**LOCATION:**      5526 Hillandale Drive  
The request is for a variance to *Section 3.33.12. - Architectural Regulations* for the development of townhomes in a proposed mixed residential community.
  
- 3. **PUBLIC HEARING**      **CASE #:**      V24-008  
**APPLICANT:**      Jesse Clark of NVR/Ryan Homes  
**LOCATION:**      2680 Panola Road  
The request is for a variance to *Section 2.11.2. - Dimensional Requirements* for the development of townhomes in a proposed mixed residential community.
  
- 4. **DECISION**      **CASE #:**      V24-008  
**APPLICANT:**      Jesse Clark of NVR/Ryan Homes  
**LOCATION:**      2680 Panola Road  
The request is for a variance to *Section 2.11.2. - Dimensional Requirements* for the development of townhomes in a proposed mixed residential community.

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5. **PUBLIC HEARING**      **CASE #:**      V24-007  
**APPLICANT:**      Jason Brown of Georgia Civil, Inc.  
**LOCATION:**      2395 South Stone Mountain  
The request is for a variance to reduce the front building setback for the placement of the detention pond for a proposed Self-Storage facility.
  
6. **DECISION**              **CASE #:**      V24-007  
**APPLICANT:**      Jason Brown of Georgia Civil, Inc.  
**LOCATION:**      2395 South Stone Mountain  
The request is for a variance to reduce the front building setback for the placement of the detention pond for a proposed Self-Storage facility.
  
7. **PUBLIC HEARING**      **CASE #:**      V24-011  
**APPLICANT:**      Samuel McIntosh of CivTech Consulting, LLC  
**LOCATION:**      2955 Klondike Road  
The request is to appeal an administrative decision on application SDP24-006 for the development of townhomes.
  
8. **DECISION**              **CASE #:**      V24-011  
**APPLICANT:**      Samuel McIntosh of CivTech Consulting, LLC  
**LOCATION:**      2955 Klondike Road  
The request is to appeal an administrative decision on application SDP24-006 for the development of townhomes.

**VIII. Adjournment**