

ZONING BOARD OF APPEALS MEETING
Stonecrest City Hall - 6:30 PM *In-Person Meeting
December 17, 2024



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).

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 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.

VIII. Adjournment