

## PLANNING COMMISSION MEETING

Stonecrest City Hall\* - 6:00 p.m.

\*In-Person Meeting

April 1, 2025



### SUMMARY MINUTES

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 YouTube Live Channel](#)

*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) on the day of hearing, no later than 2:00 PM, to be read into the record at 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

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:02 p.m.

#### II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were present.

Community Development Director Shawanna Qawi, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Fellisha Blair, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

#### III. APPROVAL OF THE AGENDA

Chairperson Hubbard asked for a motion to **APPROVE** the agenda for March 4, 2025. The motion was made by **Vice-Chairperson Williams** and was **seconded** by **Commissioner Walker**. It was **APPROVED** by a unanimous vote. **5-0-0**

#### IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated March 4, 2025.*

**Chairperson Hubbard** made a motion to **APPROVE** the meeting minutes for March 4, 2025. The motion was made by **Vice-Chairperson Williams** and **seconded** by **Chairperson Hollis**. It was **APPROVED** by a unanimous vote. **5-0-0**

#### V. ANNOUNCEMENT(S)

N/A

#### VI. OLD BUSINESS

#### VII. NEW BUSINESS:

1. **PUBLIC HEARING**                      **CASE #:**                      **RZ25-001**  
**APPLICANT:**                      Bobby Bullard of Bullard Land Planning

**LOCATION:** 1455 Rogers Lake Road

The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed townhome development.

2. **DECISION CASE #: RZ25-001**

**APPLICANT:** Bobby Bullard of Bullard Land Planning

**LOCATION:** 1455 Rogers Lake Road

The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed townhome development.

*Deputy Director Still provided an overview of the proposed project.*

**STAFF RECOMMENDATION**

Staff recommends **DENIAL**.

The requested rezoning from R-100 to RSM is to develop a townhome community. The site plan submitted does not provide any information on the typical unit width or lot size. The surrounding area is currently developed as single-family detached homes. The homes to the north and immediate south of the subject property are housed on lots that are five (5) acres or more. The proposed development would not fit with the surrounding development and is not considered a transitional development from large lots to smaller lots.

*The public hearing was opened.*

*John Nicks* a representative for the applicant came up to speak. He stated that the site plan features a large buffer that will separate the neighboring parcels. The proposed use is compatible with the future land use map. The layout of the lot makes the proposed use a good fit and mentioned that it has been sitting undeveloped for many years. The proposal will not have any effect on anything archeological, environmental, or historical in the area. He also showed images of what the development would look like if completed.

*Vice Chairperson Williams* asked about the square footage of each townhome and parking.

*Mr. Nicks* stated that each townhome will feature two parking spaces, a two-car garage, and will be 1800 square feet.

*Commissioner Walker* asked about the price range for the proposed 75-townhome development and the start date for the project.

*Mr. Nicks* stated that they will start at \$350,000. They would like to start the development by the end of the year if approved.

*Director Qawi* asked about the criteria used for the density bonus based on the applicant's presentation. She also asked if there was a consideration to develop this parcel as currently zoned for single-family homes.

*Mr. Nicks* replied that the density bonus is based on sustainability elements and that (the applicant) the parcel can be constructed as single-family residential as well as a proposed townhome community if the rezoning is granted. He also stated that there is no financial hardship, only topography matters with the parcel.

*With no additional questions, the public hearing was closed.*

*Commissioner Hawkins* questioned about areas that feature transitional zoning in the city

*Deputy Director Still* stated that there are areas in the city where transitional zoning is present, but it is also important to protect the existing homeowners in the area.

*Commissioner Hollis* questioned how the city would benefit if the proposal were to be denied. She also asked if the petition had been presented to the community.

*Deputy Director Still* stressed the importance of following the guidelines for planning and zoning. He also mentioned that the petition was presented at the CPIM.

*Vice Chairperson Williams* asked the department what uses are permitted under the current zoning.

*Deputy Director Still* stated that the applicant could build forty single-family homes.

*Commissioner Hawkins* made a motion to **APPROVE** the application. The motion was seconded by *Commissioner Hollis*. *Vice Chairperson Williams* voted against the petition. **4-1-0**.

3. **PUBLIC HEARING**                      **CASE #:**                      **TMOD24-001**

**APPLICANT:**                      The City of Stonecrest

**LOCATION:**                      City-Wide

The City of Stonecrest is seeking approval to modify *Section 6.1.3 Parking Regulations Off-Street Parking Spaces*.

4. **DECISION**                      **CASE #:**                      **TMOD24-001**

**APPLICANT:**                      The City of Stonecrest

**LOCATION:**                      City-Wide

The City of Stonecrest is seeking approval to modify *Section 6.1.3 Parking Regulations Off-Street Parking Spaces*.

*The public hearing was opened.*

*Director Butts of the Code Enforcement Department provided an overview of the proposed amendment.*

*Director Butts* expressed that the amendment will help to regulate commercial ( i.e. medium, heavy duty, box, semi, tractor-trailer, etc.) trucks. Parking of these trucks without any activity such as loading or unloading in the residential, OI, OD, C1, C2, MU1, MU2, MU3, MU4, and NS zoning districts will be prohibited.

*Vice Chairperson Williams* mentioned that she has noticed locations where this has occurred in the city.

*Commissioner Hawkins* asked about the citation process and fees.

*Director Butts* stated that the amendment would allow the code officers to cite the violator, and a fee may be incurred in court.

*Vice Chairperson Williams* asked how the amendment would be advertised to the public.

*Director Butts* stated that the information will be posted on the City's website, and the code enforcement officers can inform the businesses in person if needed.

*Chairperson Hubbard* made a motion to **APPROVE THE TEXT AMENDMENT**. The motion was seconded by *Commissioner Hollis* and **APPROVED** by unanimous vote. **5-0-0**

**VIII. ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

*Respectfully submitted by Cobi Brown.*

APPROVED:

CHAIRPERSON

ATTEST:

SECRETARY

Date:

Date:

05-06-2025

5/6/25