



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Meeting Minutes

November 14, 2024, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting, November 13, 2024, to be read into the record at the meeting.

- I. CALL TO ORDER AND INTRODUCTIONS:** Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Felleshia Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician were in attendance.

The meeting was called to order at 6:03 p.m.

- II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT – Cobi Brown**

- III. Item(s) of Discussion:**

PETITION: **RZ24-004**
PETITIONER: Jesse Clark of NVR/Ryan Homes
LOCATION: 2680 Panola Rd
PETITIONER'S REQUEST: The request is to rezone the parcel from C-1 (Local Commercial) to MR-2 (Medium Density Residential -2) for the development of a mixed residential community.

PETITION: **V24-006**
PETITIONER: Jesse Clark of NVR/Ryan Homes
LOCATION: 5526 Hillandale Drive
PETITIONER'S REQUEST: The request is for a variance to *Section 3.33.12. - Architectural Regulations* for the development of townhomes in a proposed mixed residential community.

PETITION: **V24-008**
PETITIONER: Jesse Clark of NVR/Ryan Homes
LOCATION: 2680 Panola Road
PETITIONER'S REQUEST: 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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Joseph Williams senior pastor of Salem Bible Church of Atlanta and the Stonecrest location spoke. He stated that the development is needed and wanted by the community. Pastor Williams stated that the development would be an intergenerational housing development that will allow ownership. The development will also address the concerns for more dining as well as entertainment in the area. He stated that many people live in the City of Stonecrest but travel to surrounding areas to work, eat, amusement and etc. He also stated that the project aligns with the comprehensive plan for the city and that the community deserves a first-class development.

Joe Ross a representative for NVR/Ryan Homes spoke. He stated that the company is in 16 states nationally and was established in 1948. Mr. Ross stated that NVR/Ryan Homes have all the resources needed to bring the project to reality. They have many developments within the Atlanta area including Stonecrest. Two (2) of their projects are currently in the the construction stage, with one (1) to be completed in the year 2025.

Jessie Clark a representative of Ryan Homes spoke. The site plan in the presentation was explained which includes the types of homes, the designs, and the commercial component of the proposed development. The reason for the rezoning is to allow the proposed single-family homes. Due to the concerns stated by stakeholders such as walkability, safety, and traffic, the development will feature improved sidewalks, crosswalks, lighting, and a proposed transportation improvement of a stoplight and/or roundabout.

The applicants explained the variance requests. One variance request is for architectural regulations that will allow more affordable high-quality materials to be used for a portion of units. The second variance request is related to dimensional regulations to allow for smaller lots for the proposed detached homes.

The public was given the opportunity to speak.

Veronica Mapp a resident asked questions concerning the projected timeline for the development, its effects on current property value, if an environmental impact assessment has been conducted, traffic infrastructure, noise/construction hours, flood risks, and additional opportunities for feedback from residents, before a final decision is made.

Leonard Kendale a resident spoke. He stated his concerns about the increase in property taxes, security, and a storm drain in the area.

Lenette Ferguson a resident spoke. She stated that she believes that the project will be excellent considering that she takes her money outside of the community. She agreed with the need for sidewalks to be included in the development and asked about the lot sizes.

The applicant returned to answer the questions from the public.

A representative from NVR/ Ryan Homes addressed the concerns about flood risk stating that drainage will be toward the south of the development. The development will have several stormwater ponds that will be screened. Studies will be conducted to make sure that there will not be any flood risk. The development will be completed in phases and all the land will not be cleared at one time. He explained that the site has been walked, but additional investigations will need to be conducted to determine the exact location of wetlands or streams. The large buffers will contribute to protecting the animals. He mentioned that his team is committed to finding traffic-calming solutions such as the design of the roads throughout the neighborhood, sidewalks, islands, and a proposed roundabout. They will follow the allowed operation hours for construction as stated in the code. There will be a main contractor on site to answer any questions citizens may have and to stay aware of what is occurring in the area. They may consider an additional border such as a fence for trespassers. Addressing the size of the lots, (the reduction) will allow them to adjust the size of the home. He stated that the team would like the roads and sidewalks to be connected to allow more options for travel throughout the community.

Joe Ross stated that they would like to break ground a year after the rezoning is approved and it will take around three (3) to five (5) years to complete. The prices of the homes, property values, and taxes are dependent upon the market during



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that time.

Pastor Williams stated that once the project moves forward a town hall meeting will be held with county/city officials to see what can be done to have a successful commercial development.

Dwyane Coley asked if those who live near the proposed development will see the construction and property line locations.

Veronica Mapp mentioned that she had seen the pink ribbons that show the border of the property.

With no further questions from participants or the applicant, the rezoning for 2680 Panola Road and variance discussions for 2680 Panola Road and 5526 Hillandale Drive ended.

PETITION:	V24-007
PETITIONER:	Jason Brown of Georgia Civil, Inc.
LOCATION:	2395 South Stone Mountain
PETITIONER'S REQUEST:	The request is for a variance for the development of a Self-Storage facility.

James Brown president of Georgia Civil, Incorporated presented. He stated that the variance is for a front setback reduction for the detention pond of the proposed self-storage facility, which is a permitted use. The State of Georgia requires developments to have a detention pond to prevent flooding of properties downstream. He also mentioned that they plan to plant evergreens to hide the detention pond considering that it will be in the front of the property.

The public was given the opportunity to speak.

Benard Knight an attorney and a member of the Stonecrest Industrial Council stated that he opposes the request due to there currently being a historical structure on the property and also asked about the amount of trees that will be removed from the property. There was a historic resource survey conducted by the city and Atlanta Regional Commission which featured the residential structure currently on the property. He stated that the structure which may have been built in the 1950s or 1960s is a unique contemporary style and was built with granite. It used to be owned by the Coffee family and may be of good use as a visitor center for the city.

He also stated that the city does not need another Self-Storage facility and also mentioned code section 7.5.3 and the reasons why this development does not meet what is stated in that section of the code. He also stated that in order for the development to be compliance is to reduce the size of the building, which will help with the size of the detention pond.

With no further questions from participants or the applicant, the variance discussion for 2395 South Stone Mountain ended.



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IV. **ADJOURNMENT** The meeting was adjourned at 7:17 p.m.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

APPROVED:

PLANNING & ZONING


DIRECTOR

DATE

November 20, 2024

ATTEST:



11/20/2024

SECRETARY

DATE