

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
December 3, 2024



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 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 6:00 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 all present.

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Felliha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance. City Attorney Alicia Thompson attended the meeting virtually.

III. APPROVAL OF THE AGENDA

Chairperson Hubbard made a motion to **APPROVE** the agenda for December 3, 2024. The motion was moved by Commissioner Hawkins 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 October 1, 2024.*

Chairperson Hubbard made a motion to **APPROVE** the meeting minutes for October 1, 2024. The motion was moved by Vice Chairperson Williams and seconded by Commissioner Hollis. It was **APPROVED** by a unanimous vote. 5-0-0

V. ANNOUNCEMENT(S)

The current members of the Planning Commission have been reappointed to serve next year in 2025.

VI. OLD BUSINESS

N/A

VII. NEW BUSINESS:

1. PUBLIC HEARING CASE #: RZ24-004

APPLICANT: Jesse Clark of NVR/Ryan Homes

LOCATION: 2680 Panola Rd

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.

Joseph Willaims senior pastor of Salem Bible Church came up to speak. He stated that they have been partners with the community for almost 40 years. There is a need for residential development in the community which will bring in more residents for the support of the commercial development which will be comparable to what is outside of the city such as Buckhead. During the process, they have been collaborating and communicating with the community to gather information on what residents would like the legacy development to feature.

Joe Mosca who works for Ryan Homes/NVR came up to speak. The company has been operating for over 75 years and has the resources and team to bring the project to completion. They have two other projects in the City of Stonecrest.

Jessie Clark came up to speak. He reiterated that the community had a part in the creation of their project. The proposed intergenerational community that features different housing types addresses the City's comprehensive plan. Homeownership is an aspect of the development that will influence the commercial portion. The rezoning will allow the proposed single-family attached homes to be included. The community will also feature active adult townhomes, front-loaded townhomes, and rear-loaded townhomes. There will be traffic calming measures such as a roundabout or stoplight as well as sidewalks and crosswalks for safe routes to schools. He also mentioned that they have applied for two variances for the development as well.

There will be a six-foot opaque fence placed to separate the proposed development from the currently existing community north of the proposed development to help with privacy.

There was one to speak in opposition of the application.

Mia Smith resident of the Shirewck subdivision came up to speak. She stated that she bought her home in 1997 and over the years as development increased so has traffic. She appreciates the nature behind her home and stated another residential development is not needed.

Jessie Clark came back for a rebuttal. He stated that the land is currently zoned to allow townhomes, but for their proposed project they would like to downzone from a high-intensity use to allow the single-family homes. Residential development is needed in the area and there will be a privacy fence added.

Public Hearing was closed.

2. DECISION CASE #: RZ24-004

APPLICANT: Jesse Clark of NVR/Ryan Homes

LOCATION: 2680 Panola Rd

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.

Commissioner Hawkins asked about the height of the privacy fence and if it could be taller. He also asked if they would include sidewalks in the development.

Jessie Clark responded by stating that the development does include sidewalks and that they originally proposed a six-foot fence.

Commissioner Williams stated that she agreed with the comment of a higher privacy fence. She also asked if there would be a play area for children and for the square footage of the homes.

Jessie Clark stated that there will be several amenities such as pools, clubhouses, pocket parks, and pickleball courts.

Joe Mosca stated that the homes will range from 1,400 to 2,200 sqft

Commissioner Walker asked about the time frame for the development as well as the company has their own designated realtors.

Jessie Clark stated the goal is to break ground in 2026 and around three to four years to build and sell the homes. He also stated that the company works with realtors. There will be model homes and an office on site for the customer service experience.

Commissioner Hollis asked about the proposed high-end restaurants and a visual.

Joseph Williams stated that there will be a town hall meeting held to get ideas from the community as to what retail, restaurants, etc. they would like. They will reach out to developers around the country and choose the company that will be able to give everyone what they are looking for.

He stated that they currently do not have a visual of the commercial area of the development.

Vice Chairperson Williams stated the importance of sit-down restaurants for bonding. She asked if there would be an HOA, if minority contractors would be a part of the build, access points, and traffic.

Jessie Clark stated that all of their developers have HOAs and that a bid is opened for contractors.

Kenneth Wood stated that for traffic they are proposing a round-a-bout which will assist with speeding in the area as well.

There will be controlled access points for the workers during the construction period.

There will be multiple entrances into the community for residents once completed.

Chairperson Hubbard mentioned the improvements that GDOT and MARTA will be making to the area to help with traffic

Chairperson Hubbard made the motion to recommend **APPROVAL WITH CONDITIONS** as

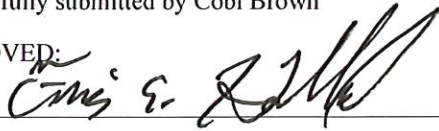
outlined by the staff with an additional condition for an eight-foot privacy fence for the proposed development. The motion was seconded by Vice Chairperson Williams. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0.**

VIII. ADJOURNMENT

The meeting was adjourned at 7:04 pm.

Respectfully submitted by Cobi Brown

APPROVED:



01-07-2025

CHAIRPERSON

Date:

ATTEST:



1/8/25

SECRETARY

Date: