



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

January 8, 2026, 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 to be read into the record at the meeting.

- I. CALL TO ORDER AND INTRODUCTIONS:** Planning and Zoning Staff – Ramona Eversley (Senior Planner)
- II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT** – Ramona Eversley (Senior Planner)
- III. Item(s) of Discussion:**

PETITION:	V25-016
PETITIONER:	Brenda Strickland of TWS Holdings LLC
LOCATION:	4099 Evans Mill Road
PETITIONER'S REQUEST:	The request is to appeal Sec. 3.4.9. - Development standards of the city's code referencing the regulations for a cul-de-sac of a proposed residential development.

Brenda Strickland, the applicant, came up to speak. She stated that her petition is an environmentally sensitive development that aligns with city goals. It was also mentioned that this is a project that she is working on along with students in the Cohort Apprentice program. Rezoning to RSM will allow better site responsiveness, affordability, and environmental protection.

Faye Cofield, a resident, expressed her concern about the applicant's proposal.

Levi Goffin, a resident, stated his concern about the applicant not presenting the project to the community prior to the meeting.

Dave Marcus, a resident, stated that he disagreed that the submitted site plan featured a cluster of homes, which is a requirement of the code for a cul-de-sac. He also asked if the applicant would fund a crosswalk and spotlight for residents to access the nearby trail. He stated that he does not believe that the proposed site is fit for the RSM zoning.

Renee Kale, a resident, stated that the land's previous owner proposed to build a plaza. She stated that with it being in a rocky area, the environmental impacts will include foundation or structural damage, water management issues, and soil erosion, which can impact residents. She stated that property values and animals in the area will also be impacted. Ms. Kale lastly asked for the pricing of the proposed homes.

Brenda Strickland, the applicant, stated that the homes will be around \$400k.

Levi Goffin, a resident, asked if one of the parcels associated with the development was still for sale.

Brenda Strickland, the applicant, stated that the lot is under contract and that the sale is dependent upon the outcome of the rezoning process.

Charles Alexander, a resident, explained his experience of dynamite and blasting being needed in order for his basement to be constructed as part of his home.

A resident who lives on Evans Mill Road asked about environmentally friendly plans and stated that she has noticed "roadkill" in the area. She also asked how the streams in the area will be affected and expressed her concerns about the trees and the site being used as a dumping ground.



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Brenda Strickland, the applicant, answered that more streetlights are needed on Evans Mill Road and that a stormwater strategy will assist with the streams. She mentioned that the trees were already removed from the property and that she is a resident of Stonecrest, trying to make a difference.

India Renault resident asked if the blasting for development would affect his home. He also asked if his property value would be affected.

Brenda Strickland, the applicant, assisted Mr. Renault with purchasing his home and stated that it should not be affected.

Shawanna Qawi, Community Development Director, clarified the applicant's request to appeal the definition of a cul-de-sac according to the code, which affects factors such as lot sizing.

IV. ADJOURNMENT

The meeting was adjourned at 7 p.m.

Americans with Disabilities Act

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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:

Ellis Still

1/13/2026

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

1/13/2026

SECRETARY

DATE



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