



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

August 14, 2025, 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 – Cobi Brown

Planning and Zoning Deputy Director Ellis Still was present. Community Development Director Shawanna Qawiy attended virtually.

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:	RZ25-004
PETITIONER:	David M. Miles Construction, Inc.
LOCATION:	2374 Cove Lake Road
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from MR-1 (Medium Density Residential -1) to MR-2 (Medium Density Residential -2) for a proposed townhome development.

Michelle Battle of Battle Law, P.C. came up to speak. She stated that she had worked on the property previously in 2007, which is when the prior owner rezoned the property as well as when the conditions were placed by the County for a townhome development. Her client sought to develop a self-storage facility previously, but now would like to develop the townhomes. They are seeking to develop townhomes similar to what was presented on the original site plan, which are units that are 20ft in width. The homes will feature a rear entry, sidewalks, a pocket park, and green way.

The public was given time to make comments and ask questions.

Sandra Brown, a resident, stated that the area has a drainage problem. She wants to make sure that her community will not be negatively impacted.

Michelle Battle stated that a detention pond is required and that it will be underground. She also stated that a hydrology study will be conducted.

Nita Jones Foster, a resident, asked if the applicant could revisit their site plan and alter it to build bigger and quality townhomes that adhere to the city's ordinances.

Michelle Battle stated that they are seeking to have a diversity of products for different preferences.

Marty Garrison, a resident, stated that the neighborhood has changed since 2007. She is concerned about traffic and safety.

Marilyn Sharp a resident, stated that she is concerned about the one-way entry, traffic, and crime. She asked if a playground could be considered.

Rufus Kresnshaw a resident, stated that the one-way entry is a safety issue and causes congestion.

Michelle Battle stated that distance requirements contribute to the number of access points a development may have.

Angela Sanford a resident, stated that she opposed the petition due to the nearby intersection already being congested and dangerous.



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PETITION: V25-005
PETITIONER: Michele Battle of Battle Law, P.C.
LOCATION: 3810 Evans Mill Road
PETITIONER'S REQUEST: The request is for a variance from Section 14-200 of the city's code to reduce the required number of access points from four to two for a proposed residential development.

Michelle Battle of Battle Law, P.C. came up to speak. She stated that the parcel is separately owned from the surrounding developments. They are proposing access points through the existing Hunter's Hill and/or Brambervine subdivisions. She stated that traffic on Salem Road will not be impacted and that the goal is to keep the area as it has existed.

Rachel Zigler, the President of Hunter's Hill HOA, came up to speak. She stated her concerns about the street name of the address and her opposition to the petition because it will cause an increase in traffic flow and decrease the residents' quality of life.

Yolanda Brewster, a resident, came up to speak. She stated that she is a resident of the Lions Gate subdivision and that she opposed the request. Some reasons include increased traffic, strain on current infrastructure, environmental impact, the effects of blasting from prior developments, and a decrease in the value of their homes.

Michelle Battle stated that the project is not on Evans Mill Road and should not have an impact on Ms. Brewster's subdivision.

Nita Jones Foster, a resident, questioned the location of the parcel and asked for the applicant to re-review their request to see if they could find another way for the property to be accessed.

Michelle Battle explained that the parcel is landlocked.

PETITION: V25-006
PETITIONER: Phil Ryan
LOCATION: 6029 Hillandale Drive
PETITIONER'S REQUEST: The request is for a variance from the distance requirement in Sec. 4.2.19 of the city's code to operate a child daycare center.

Phil Ryan, the applicant, came up to speak. He stated that the property was developed specifically to be a daycare 30-40 years ago, which is in a good location and a need in the area. During the period when the daycare was closed, another daycare began operation. The daycare that is within the distance requirement that is currently in operation is around 600 ft away from the proposed parcel on the other side of Interstate 20. He also stated that his parcel is best for this use and may not be suitable for a different use, which may also have an impact on traffic. They currently have a pending lease.

Stella Clower, a resident, asked if there would be improvements made to the property.

Phil Ryan stated that the tenant is proposing to paint the exterior and renovate the kitchen in the interior of the building. The playground is required to be inspected by the State, but is currently believed to be operational.

IV. ADJOURNMENT

The meeting was adjourned at 7:45 pm.

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.



CITY OF STONECREST, GEORGIA

APPROVED:

Ellis Still

8/21/2025

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

8/21/2025

SECRETARY

DATE



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