



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

August 13, 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
- II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT:** Planning and Zoning Staff – Ramona Eversley
- III. Item(s) of Discussion:**

PETITION:	ZM26-002
PETITIONER:	Bobby Bullard of Bullard Land Planning
LOCATION:	1455 Rogers Lake Road
PETITIONER'S REQUEST:	The request is to modify the conditions placed on the application RZ25-001 for the development of a residential community.

Bobby Bullard of Bullard Land Planning, the applicant and representative for the owner, Mr. Boris Besay, stated that originally townhomes were proposed for the project, but after receiving input from the community, they decided to propose single-family homes. The builder who offered to buy the lots did not agree with some of the approved conditions. The applicant is seeking to change the setback requirement for the front of the lot to 30 feet and the side setback to 7.5 – 15 feet. It was also requested that each front for a single-family dwelling differ from adjacent single-family dwelling front facades in at least two of six ways and that one facade can be used for at least 35% of the homes in the development. Lastly, they requested that the 20-foot buffer area be included as part of the single-family lot areas.

There were around five attendees to ask questions or make a comment.

A resident expressed her concern about the 15-foot distance between the homes.

Bobby Bullard, the applicant, replied that there are developments that have homes that are closer in distance.

Caretha Reid, a resident, asked why the number of proposed homes decreased from 62 to 60 homes.

Bobby Bullard, the applicant, stated that once the grading plan, right of way, and retention pond were added to the site plans, the number of homes was adjusted to keep the development attractive.

A resident asked if the homes would have single or double garages.

Bobby Bullard, the applicant, replied that the homes will have double garages.

Renee Kale, a resident, asked if the development was near a landfill and if it was in operation.

Boris Besay, the owner, answered that the lot is less than a mile away and that he hoped that it was.

A resident asked for the prices and the number of bedrooms.

Bobby Bullard, the applicant, replied that the homes will possibly be over \$300k, will feature two to three bedrooms, will be two levels, and the builder is D.R Horton.



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IV. ADJOURNMENT

The meeting was adjourned at 6:40 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

8/18/2026

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

8/18/2026

SECRETARY

DATE



CITY OF STONECREST, GEORGIA