



Community Development Department
Planning and Zoning Division
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
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August 18, 2025

Bobby Bullard
CC: Bullard Land Planning
CC: Besay Boris Besay Michelle T
1455 Rogers Lake Road
Stonecrest GA 30058

RZ25-000001

A rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Location/Address: 1455 Rogers Lake Road

Zoned: R-100 - Residential Med Lot

Owner: Besay Boris Besay Michelle T

Council District: 1 (Councilwoman Tara Graves)

Dear Applicant,

This letter is to confirm that the Mayor and City Council ***conditionally approved*** the above reference application as a result of the public hearing held on July 28, 2025. The conditions are as follows:

- (1) The development shall be limited to single-family detached dwellings and accessory uses and structures not exceeding 62 lots.
- (2) The proposed development shall be constructed in general conformance with conceptual Site Plan by Bullard Land Planning dated 09-10-24 included as part of this rezoning application.
- (3) The minimum heated floor area of each dwelling shall be 1,400 square feet.
- (4) A 20-foot buffer shall be provided where the property line of the Subject Property adjoins existing R-100 zoned property and shall be replanted to buffer standards where grading is necessary.
- (5) Architectural variability.
 - (a) Distinctly different front façade designs shall be utilized within each phase of the development. The term "distinctly different" shall mean that each front for a single family dwelling must differ from adjacent single family dwelling front facades in at least four of the following six ways:
 - (i) The use of different primary exterior materials;
 - (ii) Variation in the width or height of the front façade by four feet or more;
 - (iii) Variation of the type, placement or size of windows and doors on the front facades;
 - (iv) Variations in rooflines, including the use of dormers and changes in the orientation of rooflines;
 - (v) Variation in the location and proportion of front porches; and
 - (vi) Variation in the location or proportion of garages and garage doors.
 - (b) No single-family dwelling shall be of the same front façade design as any other single-family dwelling along the same block face within eight lots of the subject dwelling. Mirror images of the same configuration are not permitted on the same block face.
 - (c) No single front façade design may be used for more than 25 percent of the total units for the proposed single family development.
- (6) Minimum lot size shall be 6,000 SF
- (7) Setbacks:
 - Front: 50 feet along Rogers Lake Road
 - 10 feet for interior streets

- Side: 10 feet – 15 feet between buildings
- Rear: 30 feet

A copy of this letter should be submitted to the [Citizenserve Online Portal](#) along with your application for a building permit and/or Electrical Permit. Information related to application heard by the Mayor and City Council and a copy of this letter may be found on the [Citizenserve Online Portal](#).

Thank you in advance for your cooperation and please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in black ink, reading "Shawanna N. Qawiy". Below the signature, the word "DIRECTOR" is printed in a small, sans-serif font.

Shawanna Qawiy, Divisions Director
Community Development