THE CITY OF STONECREST GEORGIA

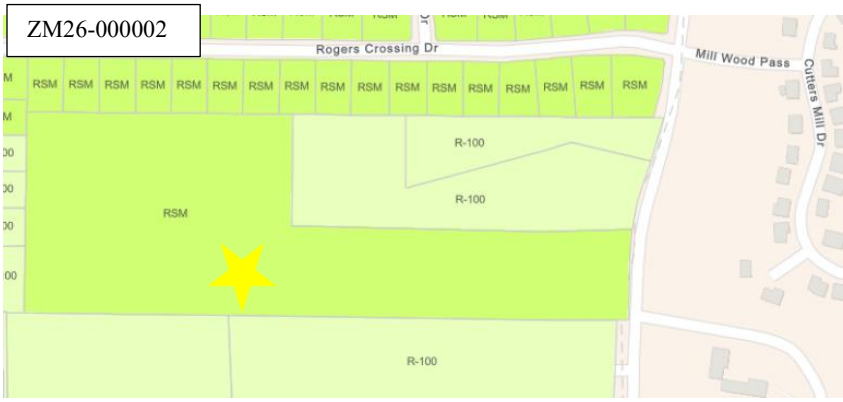
ZONING MODIFICATION

Prepared By:	Ramona Eversley, Senior Planner
Petition Number:	ZM26-002
Applicant:	Bobby Bullard of Bullard Land Planning blpbobby@bellsouth.net
Property Owner:	BESAY BORIS BESAY MICHELLE T
Project Location:	1455 Rogers Lake Road Parcel ID **16 131 03 012**
District:	1 – Councilwoman Tara Graves
Acreage:	+/- 14.79 acres
Existing Zoning:	RSM- Small Lot Residential Mix
Proposed Zoning:	N/A
Overlay:	N/A
Future Land Use:	SUB - Suburban
Proposed Development/Request:	The applicant is requesting to modify the conditions placed on the application RZ25-001 for the development of a residential community. Conditions #4,#5(a), #5(b)& #7 to provide greater flexibility in the development of the property, including the incorporation of required buffer areas into individual residential lots, modifications to architectural variation requirements, and reduced front and side setbacks.
CPIM:	August 13, 2026
Planning Commission:	October 6, 2026
Mayor & City Council:	October 26, 2026
Sign Posted/ Legal Ad(s) submitted:	
Staff Recommendations:	**Approval with Condition**
Planning Commission:	**TBD**

PROJECT OVERVIEW

Location

The subject property is located at 1455 Rogers Lake Road, Stonecrest, Georgia 30058, and is identified as Parcel **16 131 03 012**. The property contains approximately 14.79 acres and is situated along Rogers Lake Road in the northern portion of the City of Stonecrest. The subject property was cleared a few years ago and currently has some samplings on it. The property abuts RSM Districts to the north, R-100 Districts to the west and south and unincorporated Dekalb County to the east.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	RSM (Small Lot Residential Mix)	Rogers Crossing Phase- 1
Adjacent: West	R-100 (Residential Med Lot) District	Rogers Crossing Phase- 2
Adjacent: East	unincorporated Dekalb County	Cutters Mill Subdivision
Adjacent: South	R-100 (Residential Med Lot) District	Rogers Lakes Estates

Background

The subject property, located at 1455 Rogers Lake Road in the City of Stonecrest, consists of approximately 14.79 acres and is currently undeveloped. The property was previously zoned R-100 (Residential Medium Lot). The property was the subject of Rezoning Case RZ25-001, which requested a change in zoning to RSM (Small Lot Residential Mix) to facilitate residential development. The rezoning was approved by the City Council with conditions limiting development to single-family detached dwellings and establishing a maximum of 62 residential lots.

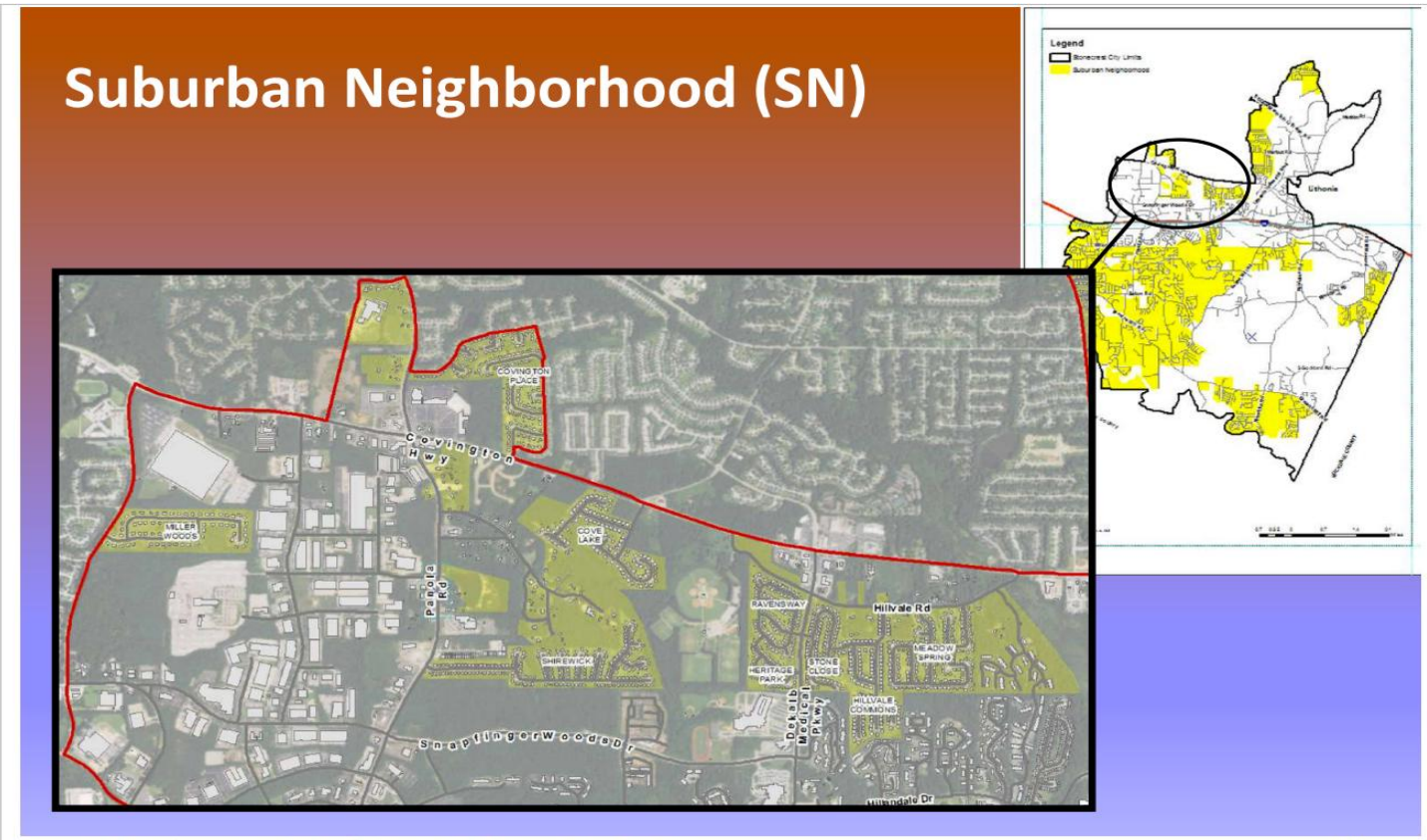
Caption: *An example Suburban Neighborhood Land Use in Stonecrest, GA*

Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

Use Descriptions: SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

Maximum Density, Units/Acre: 4 to 8 du/ac

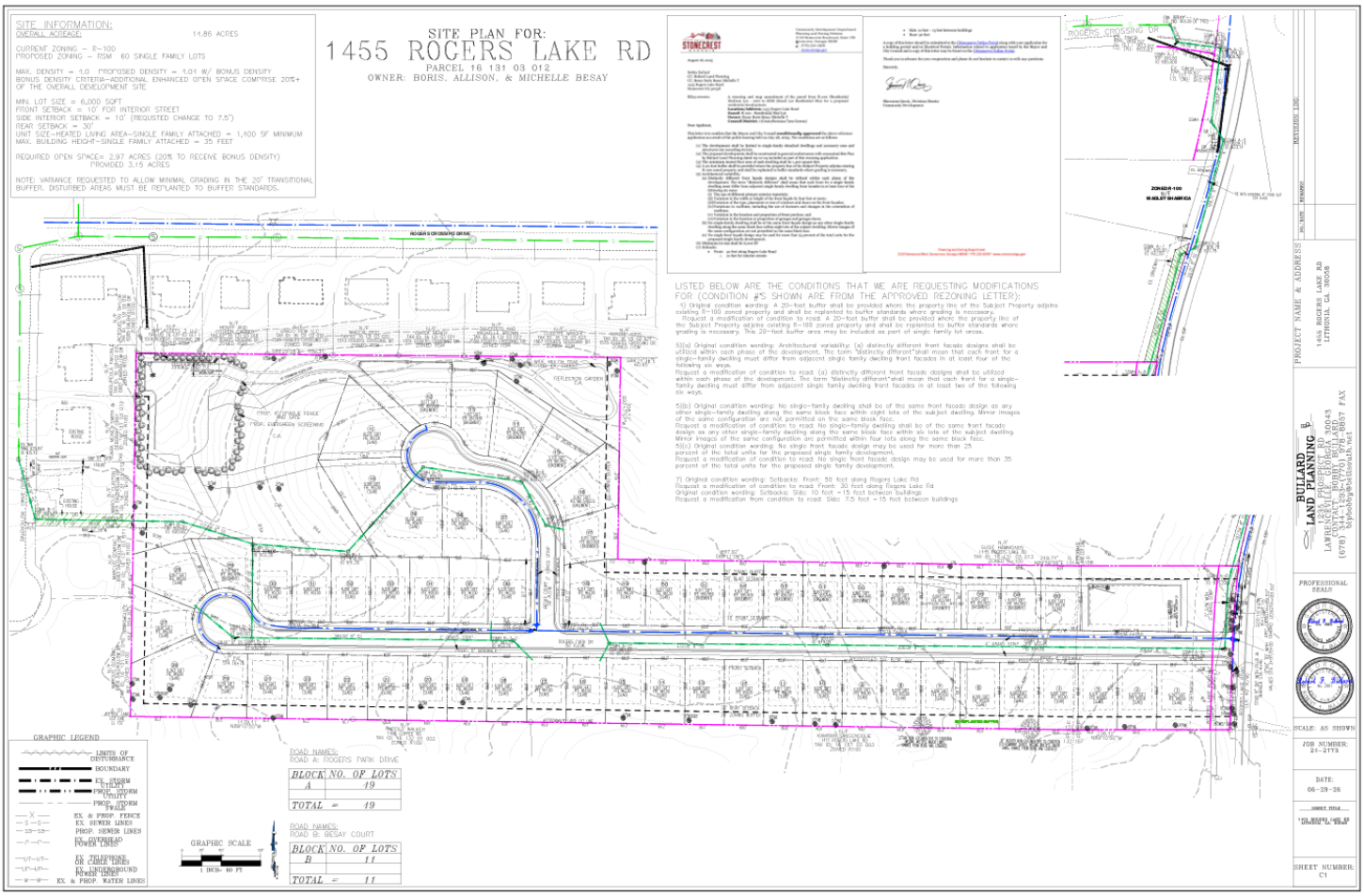
Permitted Districts: OI, OIT, NS, RSM, R100, R85, R75, R60, RNC



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in August. There was a Community Planning Information Meeting (CPIM) held on August 13, at 6:00 p.m. at city hall. There were approximately 5 attendees to make a comment. The residents raised several questions and concerns regarding the proposed development. One resident expressed concern regarding the proposed 15-foot separation between homes, while another asked why the number of proposed homes had been reduced from 62 to 60 units. Residents also inquired about the proposed homes' garage configurations, including whether the homes would feature single- or double-car garages. Questions were also raised regarding the proximity of the development to a landfill and whether the landfill remains operational. Additionally, a resident requested information regarding the anticipated home prices and the number of bedrooms proposed for the development.

Existing Site Plan (May 15, 2025)



ZM26- 002

ADDRESS: **1455 Rogers Lake Road**

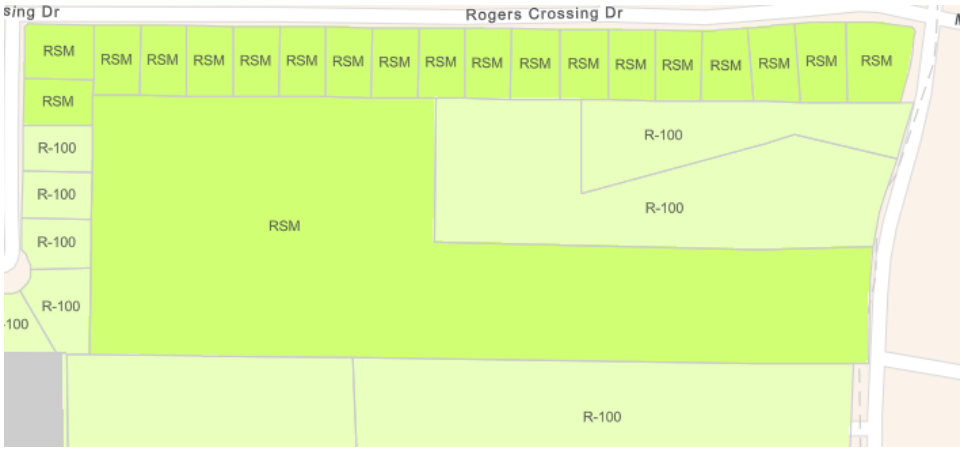
CURRENT ZONING: **RSM- Small Lot Residential Mix**

FUTURE LAND USE: **SUBURBAN (SUB)**

Aerial Map

Subject Property

Zoning Map

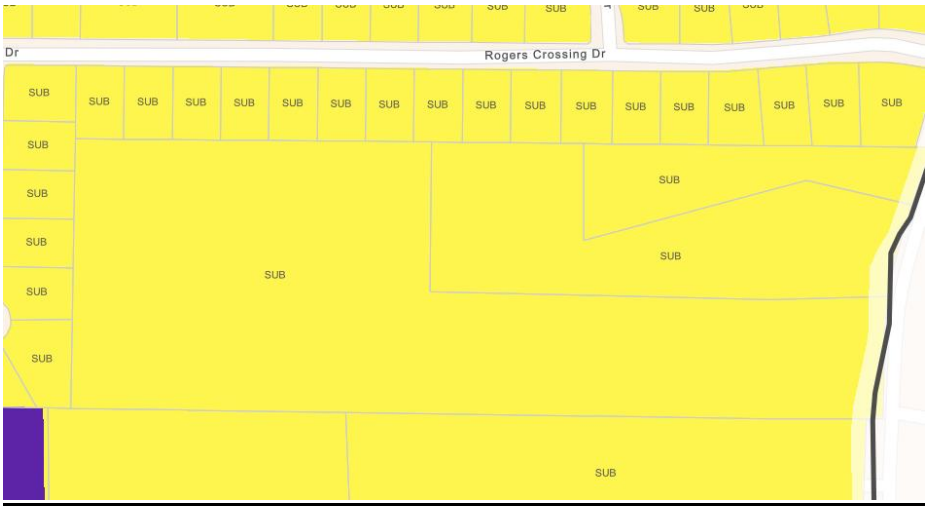


Legend

R-100 - Residential Med Lot

RSM - Small Lot Residential Mix

Future Land Use Map



Legend

Suburban

STANDARDS OF REZONING REVIEW

Section *7.3.5* *of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.*

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

  The proposed modifications primarily address buffer treatment, architectural variation, building placement, and setbacks and are intended to provide greater flexibility in implementing the previously approved residential development. The proposed development remains residential in character and is generally compatible with the surrounding residential land uses. Therefore, the requested modifications are consistent with the policy and intent of the Comprehensive Plan.

- **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

  Although the applicant is requesting modifications to the required buffer, building separation, setbacks, and architectural variation, the proposed changes primarily affect the configuration and layout of the development rather than the underlying residential use. Therefore, the zoning proposal would permit a use that is suitable in view of the use and development of adjacent and nearby properties.

- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

  The property has a reasonable economic use under its existing RSM zoning, which permits the approved single-family residential development. The requested modifications are not necessary to establish an economic use but are intended to provide greater flexibility in site layout, lot configuration, and development design.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

  The requested modifications primarily involve the buffer, architectural design, and building setbacks and do not change the approved residential use of the property. The development will continue to be limited to the residential use approved under RZ25-000001 and will not adversely affect the existing use or usability of adjacent or nearby properties.

- **Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

  The property was previously rezoned from R-100 to RSM under RZ25-000001 for residential development, and the current request is limited to modifications of specific conditions of that approval. The requested changes address buffer treatment, architectural variation, and building setbacks and are intended to provide greater flexibility in implementing the previously approved residential development.

Given the existing residential character of the surrounding area and the continued use of the property for residential development, Staff finds that the requested modifications are supported by existing site-planning and development considerations.

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

  The proposed rezoning site is not situated within a designated historic district or known archaeological site**.**

- **Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

  The requested modifications are not anticipated to create excessive impacts on existing streets, transportation facilities, utilities, or schools. The changes are limited to site design and do not increase the approved residential intensity. Therefore, impacts are expected to remain consistent with the previously approved development, subject to compliance with applicable infrastructure requirements.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

  The requested modifications are not anticipated to significantly impact the environment or surrounding natural resources. While the changes may affect the location and amount of landscaped or vegetated areas, the development will remain subject to applicable City requirements for tree preservation, landscaping, buffers, stormwater management, and erosion control. Therefore, with compliance with these requirements, no significant adverse environmental impacts are expected**.**

STAFF RECOMMENDATION

Staff recommend **APPROVAL WITH CONDITIONS** of the applicant's request to modify Conditions #4, #5(a), #5(b) & #7 associated with Rezoning Case RZ25-001 for the development of a residential community at 1455 Rogers Lake Road. to provide greater flexibility in the development of the property, including the incorporation of required buffer areas into individual residential lots, modifications to architectural variation requirements, and reduced front and side setbacks. The proposed changes are intended to provide flexibility in the site layout while maintaining the overall residential development concept.

1. **Modification of Condition #4 –** Buffer. Condition #4 is modified to allow the required buffer area to be incorporated into individual residential lots, provided that the overall intent and function of the required buffer are maintained along adjoining properties.

2. **Modification of Condition #5(a) –** Architectural Variability. Condition #5(a) is modified to read: "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 three of the following six ways."

3. **Modification of Condition #5(b)** – Architectural Variability. Condition #5(b) is modified to read:

"No single-family dwelling shall be of the same front façade design as any other single-family dwelling along the same block face within six lots of the subject dwelling. Mirror images of the same configuration are permitted within six lots along the same block face."

4. **Modification of Condition #7 –** Building Separation and Setbacks. Condition #7 is modified to provide flexibility in building placement and separation as generally contemplated by the revised site plan, provided that all applicable minimum setbacks, building code requirements, fire-safety requirements, access requirements, and other applicable regulations are satisfied.

5. **Buffer Protection.** Any portion of the required buffer located within an individual residential lot shall remain protected as a buffer area and shall not be removed, encroached upon, developed, or substantially altered except as permitted by the approved site, landscape, and buffer plans and applicable City regulations.

6. **Access and Emergency Services.** The final development plan shall provide adequate vehicular, pedestrian, utility, and emergency access in accordance with applicable City and fire-safety requirements.

7. **Final Site Plan.** Revised site plans associated with the approved modifications shall be submitted to and approved by the appropriate City departments prior to issuance of development or building permits. The final site plans shall demonstrate compliance with these conditions and all applicable City regulations.

8. **Remaining Conditions.** All conditions previously approved under RZ25-001 shall remain.

PLANNING COMMISSION RECOMMENDATION – Octoer 6, 2026

APPROVED, with staff conditions.

Attachment(s): ZM25-002 Application and Supporting Documents

Attachment(s): Ordinance(s)

Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes