



REZONING APPLICATION ANALYSIS

Prepared By: Ellis Still, Deputy Director

Petition Number: **RZ25-001**

Applicant: Robert F. Bullard
1235 Prospect Road
Lawrenceville, GA 30043
blpbobby@bellsouth.net

Owner: Boris Besay
Allison Besay
Michele Besay
2474 Kings Arms Dr., Atlanta, GA 30345
besayb2@yahoo.com

Project Location: 1455 Rogers Lake Road, Stonecrest, GA 30058 (Parcel ID # **16 131 03 012**)

District: 1- Councilman Tara Graves

Acreage: +/-14.79 acres

Existing Zoning: R-100 District (Residential Med Lot)

Future Land Use: Suburban (SUB)

Overlay District: N/A

Proposed Development/Request: The applicant is seeking a rezoning and map amendment of +/-14.79 acres from R-100 (Residential Med Lot) district to RSM (Small Lot Residential Mix) district to construct 75 townhomes.

CPIM: June 12, 2025

Planning Commission (PC): July 1, 2025

Mayor & City Council: July 28, 2025

Sign Posted/ Legal Ad(s) submitted: May 23, 2025

Staff Recommendations: **Approval with CONDITIONS**

(amended July 21, 2025)

PC Recommendation: **DEFFERAL**



PROJECT OVERVIEW

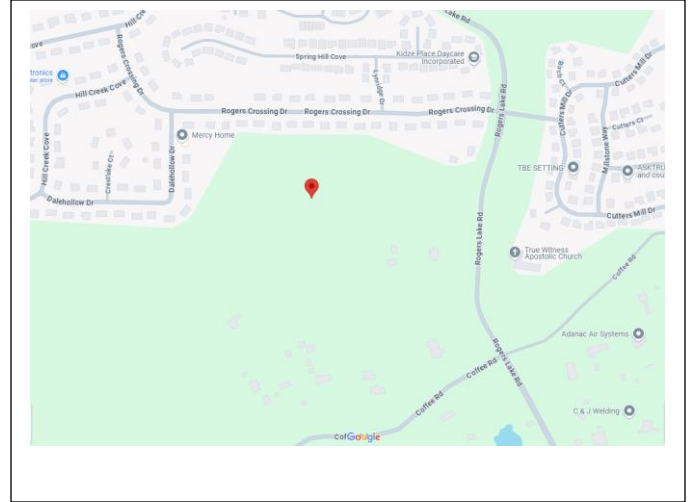
Location

The subject properties are located at 1455 Rogers Lake Road with a parcel identification of 16 131 03 012. The subject property is currently vacant and was partially cleared in 2021 in accordance with permit number LD21-004.

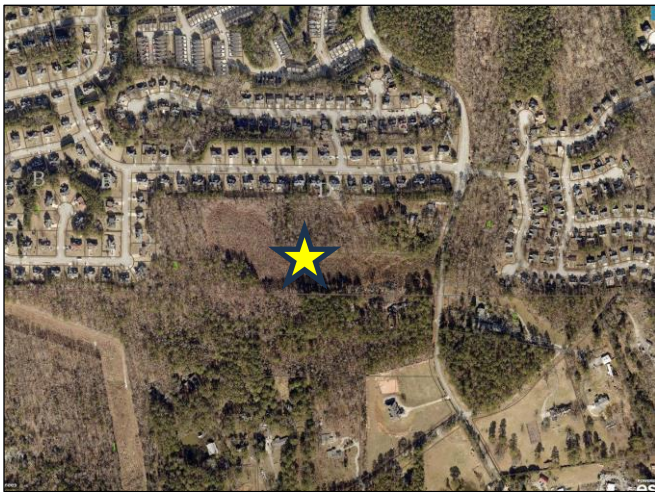
The property abuts R-100 (Residential Med Lot) District to the west, south and east. The abutting property to the north is R-100 (Residential Med Lot) and RSM (Small Lot Residential) districts.

Background

The City of Stonecrest Zoning Map has the property zoned R-100 (Residential Med Lot) District. The property is partially wooded and vacant. There are no wetlands or floodplain areas on the property. The applicant is requesting to rezone tax parcel 16 131 03 012 (1455 Rogers Lake Road) from R-100 (Residential Med Lot) to RSM (Small Lot Residential).



Aerial Map



Site Photo





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-100 (Residential Med Lot) District	Vacant Land
Adjacent: North	R-100 (Residential Med Lot) District & RSM (Small Lot Residential)	Single-Family Homes
Adjacent: West	R-100 (Residential Med Lot) & RSM (Small Lot Residential)	Single-Family Homes
Adjacent: East	R-100 (DeKalb County)	Single-Family Homes (DeKalb County)
Adjacent: South	R-100 (Residential Med Lot) District	Single-Family Homes on Large Lots

DIVISION 12. - RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT

Sec. 2.12.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the RSM (Small Lot Residential Mix) District is as follows:

- A. To provide for the creation of For Sale residential neighborhoods that allow a mix of single-family attached and detached housing options;**
- B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods;**
- C. To implement the future development map of the city's comprehensive plan.**



City of Stonecrest 2038 Comprehensive Plan 5- Year Update



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

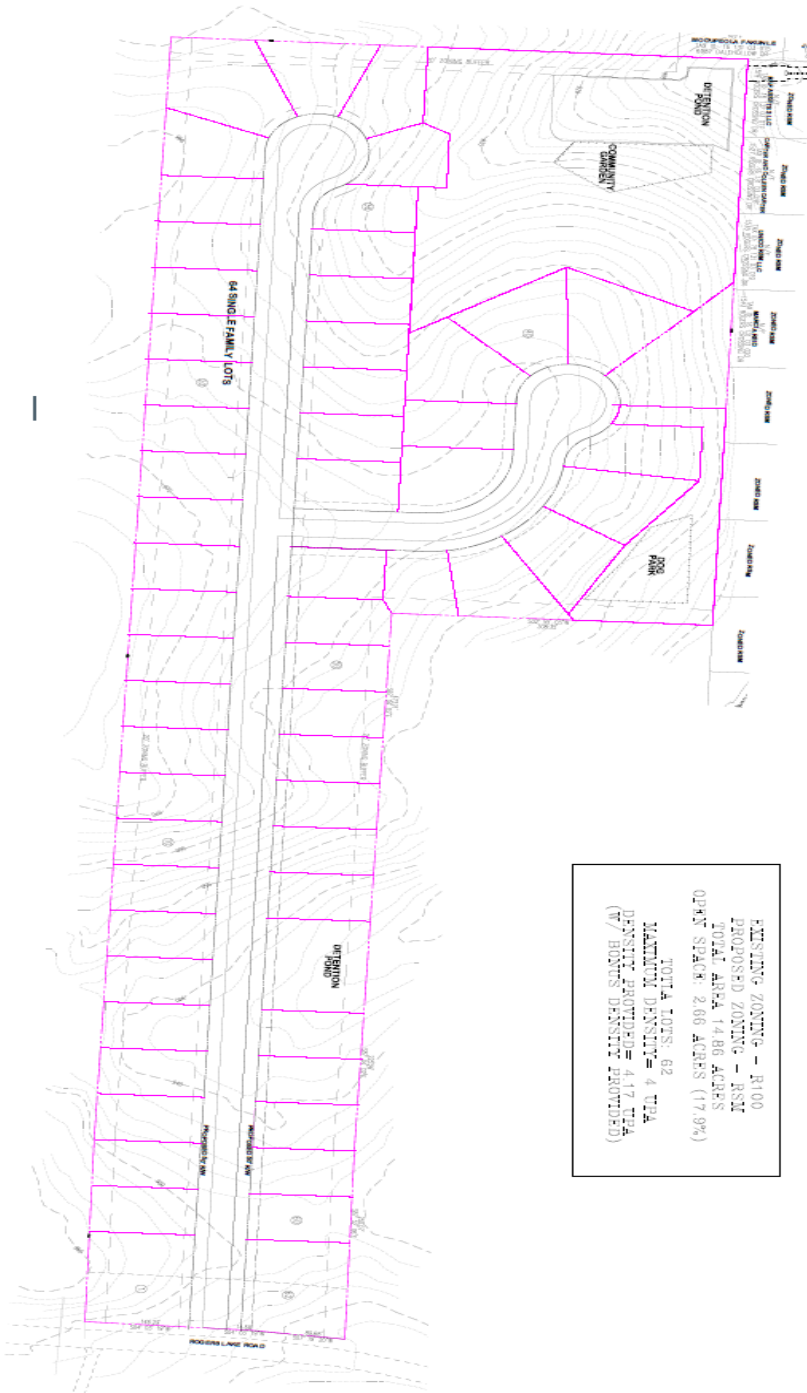
Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in January 2025. A Community Planning Information Meeting (CPIM) was held on February 13, at 6:00 p.m. at city hall. There was 1 attendee that spoke on the request in January. There were no attendees that spoke at the June 12th meeting.



Proposed Site Plan (See Attachment for Amendment)
Single-Family Community

REZONE EXHIBIT/CONCEPT PLAN FOR:
1455 ROGERS LAKE RD

PARCEL 16 131 03 012
OWNER: BOBBS, ATTISON, & MICHELLE HASAT



EXISTING ZONING - R100
PROPOSED ZONING - RSM
TOTAL AREA 14.86 ACRES
OPEN SPACE 2.66 ACRES (17.9%)
TOTAL LOTS: 62
DENSITY (PROVIDED) = 4.17 UPA
DENSITY (PROVIDED) = 4.17 UPA
(W/ BOBBS DENSITY PROVIDED)

BULLARD
LAND PLANNING
1235 PROSSER RD
TAYLOR, GA 30043
PHONE: (770) 974-1460
(678) 211-1288 (770) 974-8897 FAX
bplanning@bullard.com

PROJECT NAME & ADDRESS
1455 ROGERS LAKE RD
TAYLOR, GA 30058

DATE	BY

DATE: 10/1/11	BY: [Signature]
DATE: 10/1/11	BY: [Signature]
DATE: 10/1/11	BY: [Signature]

RZ25-00001

ADDRESS: **1455 Rogers Lake Road**

CURRENT ZONING: **R-100 (Residential Med Lot) District**

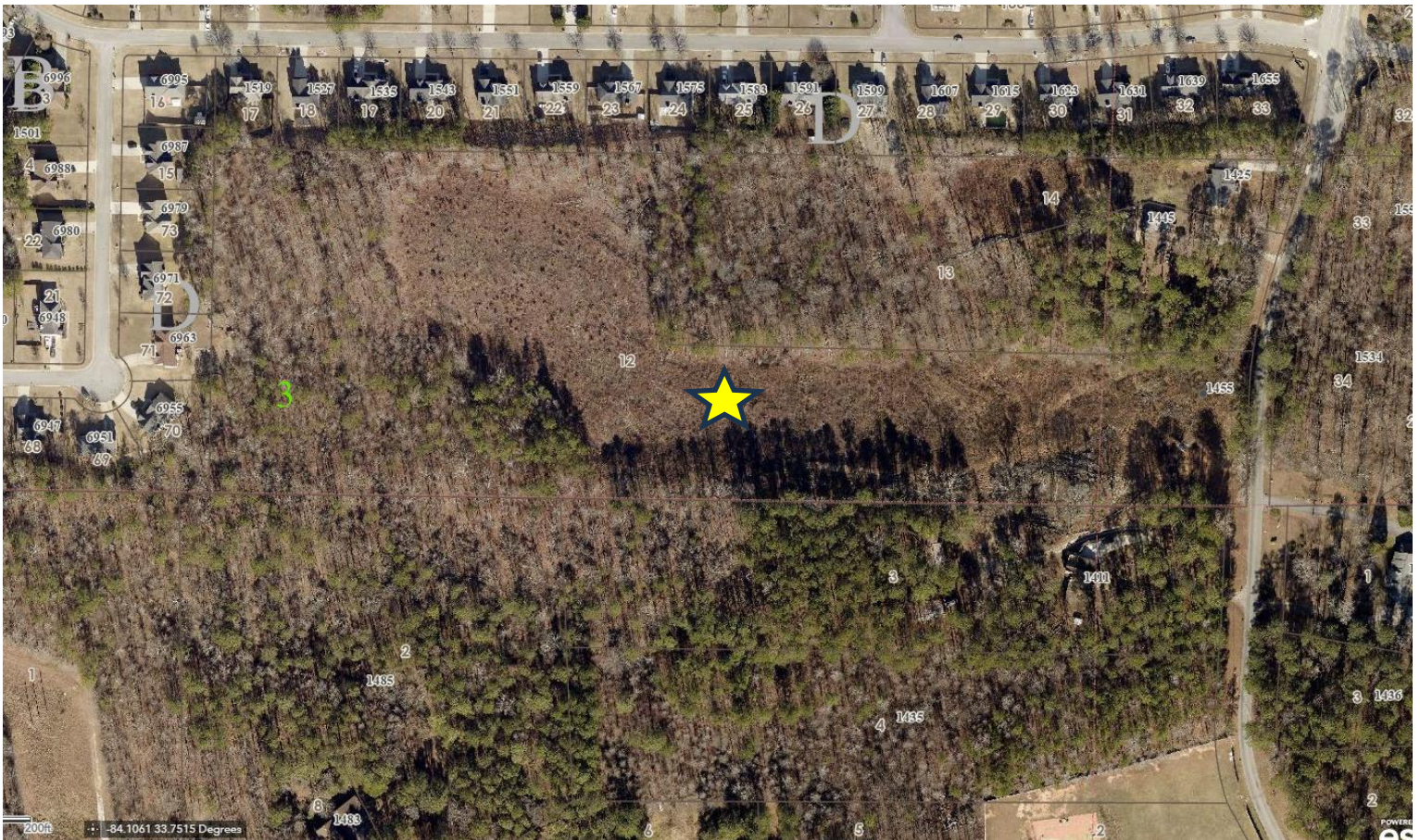
OVERLAY DISTRICT: **N/A**

FUTURE LAND USE: **Suburban**

SUBJECT PROPERTY:

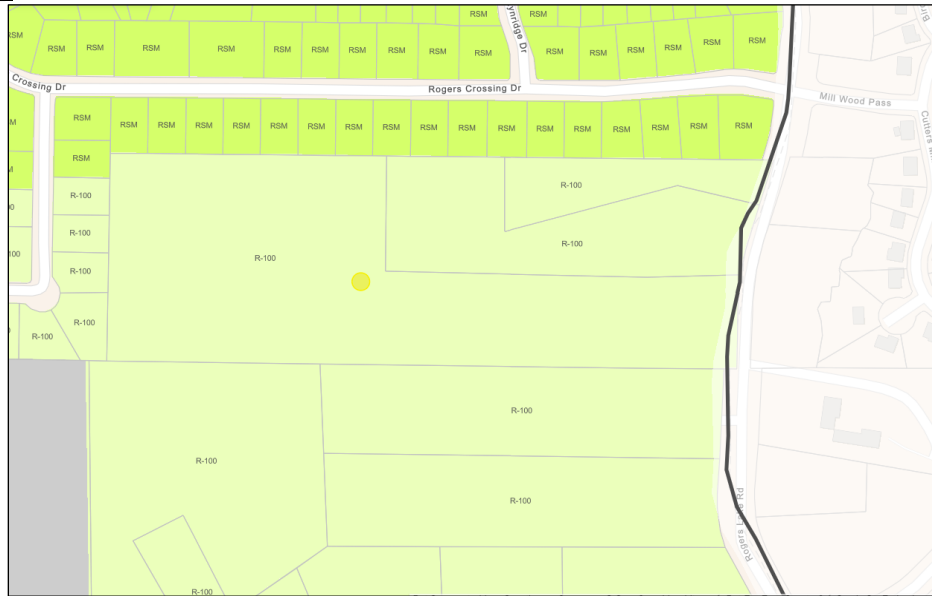


Aerial Map

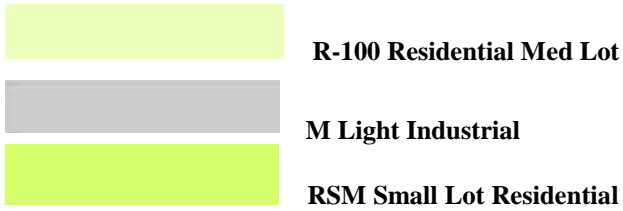




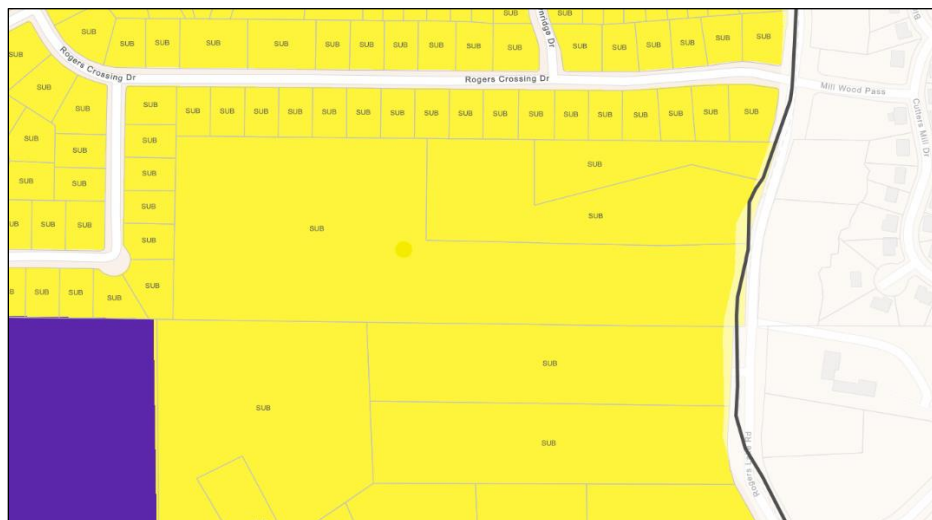
Zoning Map



Legend



Future Land Use Map



Legend





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STANDARDS OF ZONING MODIFICATION 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.

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

The Stonecrest Future Land Use Map within the 2038 Comprehensive Plan shows the subject property with a land use designation of Suburban. The *Use Descriptions* has townhomes as an allowable use and *Permitted Districts* allows the proposed zoning district of RSM. The proposed townhome development is within the allowable density range set forth by the comprehensive plan.

B. 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.

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The rezoning of the subject property is consistent with zoning of the property to the northwest that is developed as single-family homes. The current single family homes are constructed on lots that are larger than the proposed rezoning request permits. Although the subject property is nearly surrounded by property zoned R-100, mostly 5-acre parcels, there is a townhome development to the north with the same zoning classification as being requested.

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

The subject property is currently zoned R-100 (Residential Med Lot). This zoning classification permits single-family homes with a 15,000 square foot minimum lot size. The property does have reasonable economic use under its current zoning designation and could yield +/- 40 lots. An individual lot, single-family development would be more in character with the surrounding developments.

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

The zoning proposal could adversely affect the existing use or usability of adjacent or nearby property. The proposed rezoning is requesting to allow a townhome development that would add 75 townhomes that will access Rogers Lake Road. This could add approximately 185 more cars to a very narrow roadway. The pavement width is approximately 20 feet along the frontage of the subject property. This could adversely affect the livability of the current residents quality of life as the development could increase accessibility issues to and from Rogers Lake Road.



Additionally, the applicant has provided three (3) options of what would be a suitable proposed developments on the property. The options include townhomes, duplexes and single-family homes. It is staffs opinion that townhomes and the duplexes could have a proposed negative effect due to the number of additional cars added to Rogers Lake Road.

E. 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 proposed use of smaller lot single family homes, townhomes, and duplexes would be inconsistent with the uses that are adjacent to the parcel on all sides. The proposed townhome and/or duplex development would be surrounded by large-lot residential homes to the south and east. It would be bordered by single-family medium lot homes to the north and west. The proposed use would be inconsistent with the adjacent uses and would be a more intense use than the surrounding uses. It would be out of character with the surrounding properties. These factors provide supporting grounds to disapprove the proposed rezoning request for townhomes and duplexes.

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

Based on available information, there is no direct indication at this time that the proposed zoning changes for 1455 Rogers Lake Road would adversely affect any historic buildings, sites, districts, or archaeological resources.

G. 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 zoning proposal requests a change that would generate approximately 185 additional vehicles on a road that is very narrow and, in some areas, has no shoulders or guard rails. This will cause burdensome use on the streets in the area as they is currently narrow and, in some areas, need repairs. The proposed development may impact the local school by increasing the number of students attending the area schools. It will also increase the need for utilities such as water and sewer and services including sanitation refuge.

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

The subject property was partially cleared approximately four (4) years ago. Based on the three (3) options of the site plans submitted, it appears that there is an attempt to save most of the existing mature trees depending on the site plan. The proposed development will be required to adherence to all development regulations including evaluation of storm-water requirements, erosion control plan, landscaping plan and open space/tree save areas.



STAFF RECOMMENDATION (Amended July 21, 2025)

~~The rezoning requested lists three (3) options of a proposed community development on the property. The surrounding area is currently developed as single family detached homes. The homes to the south and immediate north of the subject property are on lots that are 5 acres or more. Staff recommends that the proposed development fit with the surrounding development. Because there is no one (1) definite specific use that is being requested and because staff does not know what the true intent is, staff cannot support rezoning the property without fully evaluating a single/definite requested use.~~

~~Staff recommends **DENIAL** of the rezoning and map amendment requests.~~

The rezoning request was revisited by the applicant with an amendment to propose a solitary proposed use for the subject property in conjunction with the rezoning request from R-100 to RSM to construct single family residential detached homes. With the updated information staff recommends **APPROVAL** of the rezoning request with the following conditions.

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 garages 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 that 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



PLANNING COMMISSION (PC) RECOMMENDATION – July 1, 2025

The Planning Commission recommended a DEFERRAL of the request.

Attachment(s): RZ 25 001 REZONING MATERIALS



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Amendment Application

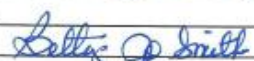
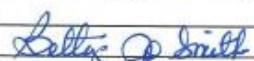
PROPERTY			
Site Address(es): 1455 Rogers Lake Rd/Lithonia, Ga. 30058		Parcel #: 16 131 03 012	Zip: 30058
Project Name (If applicable):			
Current Zoning	R-100	Proposed Zoning	RSM
Current Use	Undeveloped	Proposed Use	Townhome subdivision
OWNER INFORMATION			
Name:	Boris, Allison, and Michelle Besay		
Address:	2474 Kings Arms Dr/Atlanta, Ga. 30345		
Email:	besayb2@yahoo.com	Phone:	678-772-0707
APPLICANT			
Name:	Robert F. Bullard		
Address:	1235 Prospect Rd/Lawrenceville, Ga. 30043		
Email:	blpbobby@bellsouth.net	Phone:	678-344-1293

AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Robert F. Bullard		
Applicant's Signature:		Date:	1/30/25

NOTARY

Sworn to and subscribed before me this	30 th day of	Jan.	2025
Notary Public:			
Signature:			
Date:	1/30/25		





Amendment Application

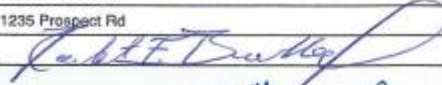


All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant

Name:	Robert F. Bullard		
Address:	1235 Prospect Rd	City, State: Lawrenceville, Ga	Zip: 30043
Signature:		Date:	1/30/25
Sworn to and subscribed before me this <u>30th</u> day of <u>Jan.</u> , 20 <u>25</u>			
Notary Public:			
			

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

Applicant (if applicable)

Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner			
Name:	Boris Besay		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:		Date:	1/30/2025
Sworn to and subscribed before me this <u>30</u> day of <u>January</u> , 20 <u>25</u>			
Notary Public:			

Additional Property Owner (if applicable)			
Name:	Allison Besay		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:		Date:	1/30/25
Sworn to and subscribed before me this <u>30</u> day of <u>January</u> , 20 <u>25</u>			
Notary Public:			

Additional Property Owner (if applicable)			
Name:	Michelle Besay		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:		Date:	1/30/25



Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Sworn to and subscribed before me this 30 day of January 2025

Notary Public: Kelly E. Wagner



Additional Property Owner (if applicable)

Name:	Aeric Bailey		
Address:	2474 Kings Arms Dr	City, State: Atlanta, Georgia	Zip: 30345
Signature:	<u>Aeric Bailey</u>	Date:	<u>1-30-25</u>

Sworn to and subscribed before me this 30 day of January 2025

Notary Public: Kelly E. Wagner





**1455 Rogers Lake Rd
Lithonia, Ga. 30044**

City of Stonecrest Planning and Zoning Department
3120 Stonecrest Blvd. Ste 190
Stonecrest, Georgia 30038
770-224-0200

RE: Letter of Intent
Subject Parcel **16-131-03-012**
January 25th, 2025

To Whom It May Concern,

We would like to request a rezoning of the 14.86 acre property located at 1455 Rogers Lake Rd. The existing zoning is R100 and we have included a Concept Plan that represents a request in rezoning to RSM. The plan features 75 single family attached (SFA) townhome lots. This represents a proposed density of 5.0 units/acre which includes a bonus density of 25% which is achieved through additional enhanced open space.

The following variance is requested:

1) Allow variance from code section 2.11.2. related to required setbacks to allow a 10 foot front setback instead of the required 20' front setback.

Sincerely,

Robert Ballard

Applicant

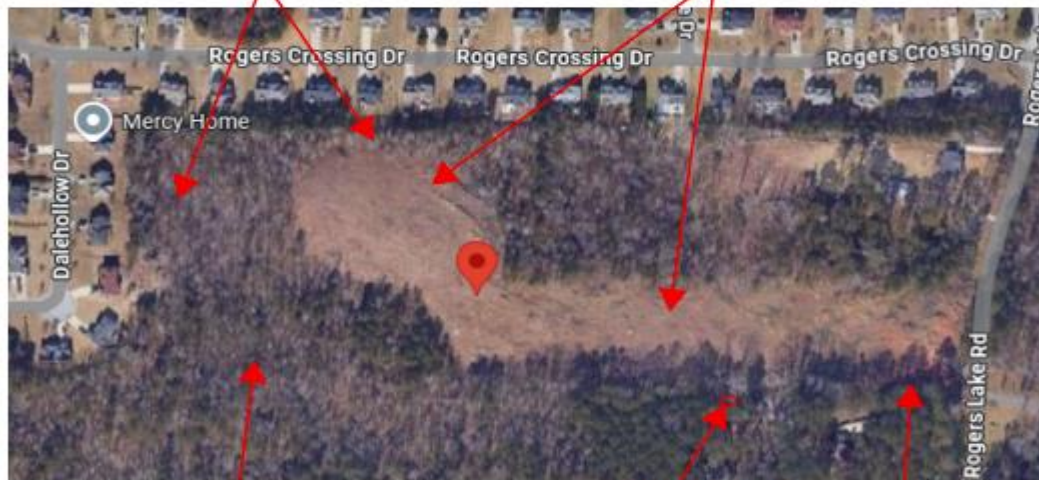
Environmental Site Analysis
1455 Rogers Lake Rd
Lithonia, Ga. 30044

1. Conformance to the Comprehensive Plan:

- a. This project proposes a 75 lot single family attached (SFA) townhome development. The property is at 1455 Rogers Lake Rd and is 14.86 acres.

WOODED AREA CONSISTING OF PINES &
HARDWOODS (4" TO 20" CALIPER) ALONG
PROPERTY LINE, STEEP SLOPES IN THIS AREA

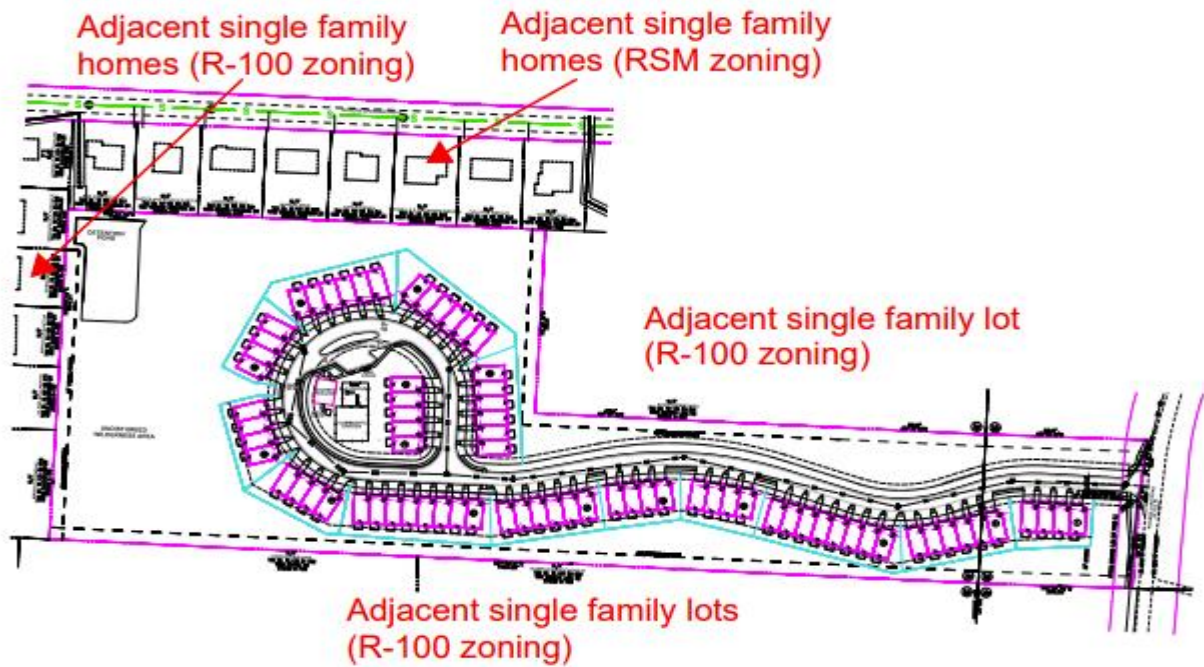
AREA RECENTLY TIMBER HARVESTED



WOODED AREA CONSISTING OF MAINLY
HARDWOODS (4" TO 12" CALIPER)

36" White Oak
(Poor condition)

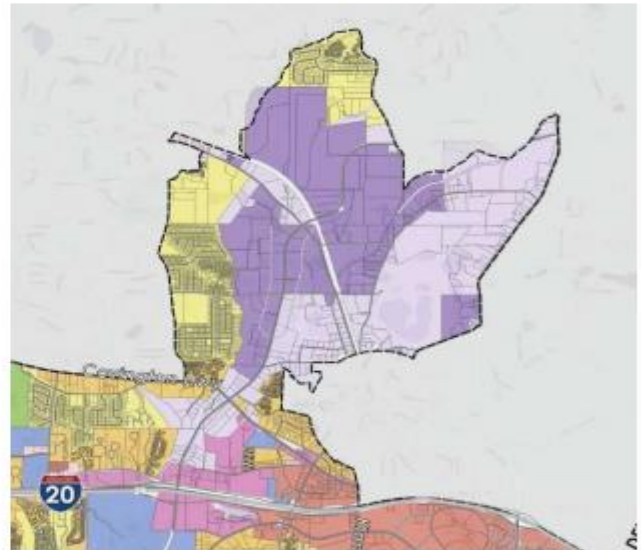
b. Adjacent Property Description and Proposed Site Plan



c. This proposed project conforms to the Comprehensive Land Use Plan as it proposes single family attached (SFA) townhomes which is an allowed use under RSM zoning

d. Under the Comprehensive Land Use Map, the proposed project and property is located in the "Suburban Neighborhood" classification.

e. The proposed townhome development would be an acceptable "Suburban Neighborhood" Land Use.





2. Environmental Impacts of the Proposed Project:

- a. The U.S. Fish and Wildlife Service, National Wetlands Inventory Map has been consulted and site visits have been done to this property and no wetlands areas exist on this site.
- b. The Federal Emergency Agency (FEMA) flood maps have been consulted and there is no floodplain on this property from a water course with a drainage area exceeding 100 acres or floodplain per FIRM Panel 13089C0113K dated 12/8/2016.
- c. A site visit has been done at this site and no streams or related stream buffers exist on the site or within 200 feet of the site.
- d. There is one small area just north of the northern property line of the site where there are existing slopes that exceed 25% over a 10 foot rise in elevation. There are no slopes like this actually on the site.
- e. Through field observations, a good portion of the site was cleared in the past 2-3 years, and almost all of the new development area is in the recently cleared area. The cleared area has begun to be re-vegetated with Black Berry and other early succession shrub, pine, and ground cover growth. The perimeter areas of the site have some Loblolly Pine but is a majority mix of hardwoods. The largest hardwoods are around 20" DBH but the majority are under 10" dbh.
- f. After an onsite review of the property, and reviewing the United States Fish and Wildlife Service inventory maps, the Georgia Department of Natural Resources, and the Wildlife Resources Division and Natural Heritage online records, we have determined that there are no endangered species, protected natural resources or natural heritage registered sites on or adjacent to this property.
- g. According to the National Register of Historic Places and our onsite site review, there are no historic or archaeological sites on, or adjacent to this site.



3. Project Implementation Measures:

a. There are no streams or floodplains that exist on the site or within 200 feet of the site. On areas that exist with significant slopes to the north of the property, the addition of a stormwater detention pond will decrease the flow rates from the site to the neighboring properties.

b. The protection of water quality will be achieved through the addition of a stormwater detention pond and water quality measures.

c. There is no existing infrastructure on the site.

d. There are no historical or archaeologically significant areas on the site.

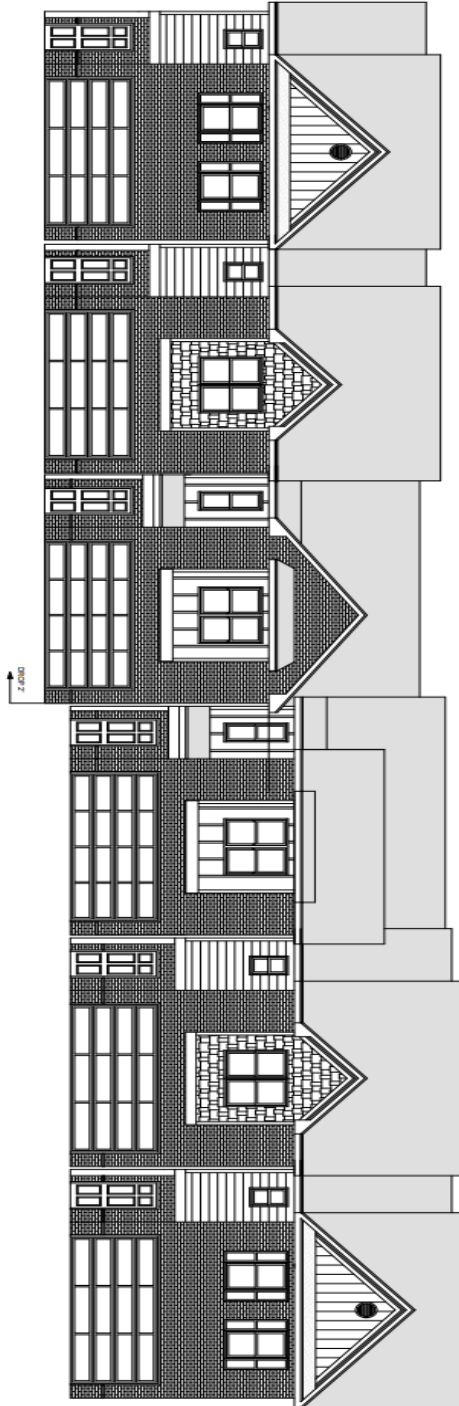
e. The site will not produce any negative impacts on environmentally stressed communities by exposure to any of the following factors such as public or municipal (e.g., solid waste or waste water treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries, and manufacturing facilities) uses.

f. This site proposes to save over 50% of its total area in green/open space.

g. The site will have buffer and green space areas around its perimeter to help protect surrounding citizens from any negative impacts of any proposed lighting and noise.

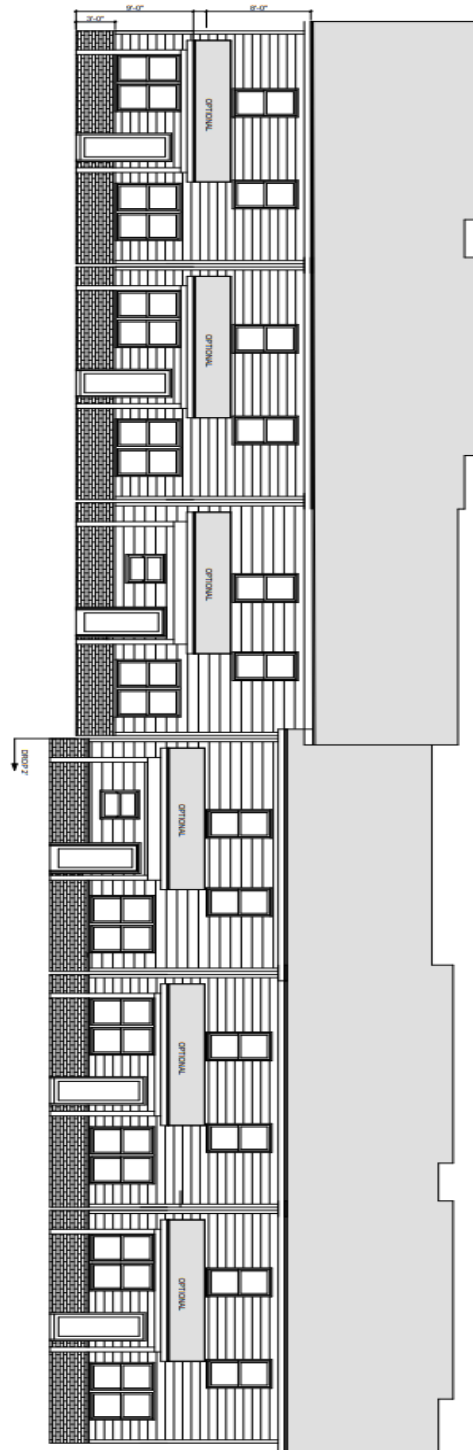
h. This site will propose and preserve recreational green space and parks.

i. This site will have minimal negative impacts to the existing wildlife in the area as it will set aside over 50% of its total area as open/green space.



1455 ROGERS LAKE RD
PROPOSED TOWNHOMES-FRONT ELEVATIONS

1455 ROGERS LAKE RD
PROPOSED TOWNHOMES-REAR ELEVATIONS





CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

June 12, 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 – Felleshia Blair

Community Development Director Shawanna Qawi, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT– Felleshia Blair

III. Item(s) of Discussion:

PETITION:	RZ25-001
PETITIONER:	Bobby Bullard of Bullard Land Planning
LOCATION:	1455 Rogers Lake Rd
PETITIONER'S REQUEST:	The request is for 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.

Bobby Bullard, the applicant, came up to speak. He stated that this application was sent through a full-cycle deferment at the April 28, 2025, Mayor and City Council Meeting, and also mentioned that the planning/zoning department recommended denial of the application in their staff report. He has met with two of the council members to see what product would be beneficial for the owner of the property as well as the city. The project was originally proposed to be solely a townhome development, but instead, they are proposing duplexes. The development will also feature amenities such as a playground and a community garden.

The public was given time to ask questions. There was no one to make a comment.

PETITION:	RZ25-003
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Hugh Delaney, the applicant, came up to speak. He stated that rezoning the property would provide a more economical use for the property and would contribute to increasing the tax base in the area. The owner of the property would like to develop eight townhomes on the property. The development would provide a good residential mix in the area.



CITY OF STONECREST, GEORGIA

The public was given time to ask questions.

Ms. Vetra, a resident who lives near the site of the proposed development, asked where the access point of the development will be located

Antionette Rivers, a resident, stated that the proposed development will lead to congestion in the area. She also commented on the smaller size of the proposed townhomes and asked about the price point. She mentioned that she has lived in the area for a while, and with the expansion of her neighborhood and the surrounding developments, the area now has less of a country feel. Lastly, she asked if the development will be on sewer or septic.

Hugh Delaney informed that there isn't a definitive price point determined for the homes yet, and that they will be on sewer.

Anna Randolph, a resident, stated that she is concerned about traffic coming into her neighborhood, the garbage dumpster on the property drawing in animals, if there will be a buffer between the existing developments, another planned development in the area, traffic, and the access points to the development.

Tameika Jared, a resident, stated that she is also concerned about the traffic the development will produce. She also asked about the completion of the neighboring development, sidewalks, trees, and an additional access point.

Fellisha Blair, planner, stated that there are standards that applicants who are seeking to develop must abide by, including adding sidewalks and landscaping.

PETITION:	ZM25-002
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site for a proposed townhome development.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. They would like to remove all of the conditions to move forward with their proposed development.

The public was given time to ask questions.

Anna Randolph, a resident, asked if the conditions could stay in place, more specifically, the condition that addresses traffic.

Antionette Rivers, a resident, mentioned her concern about the property's size and the number of townhomes proposed to be on the lot.

Hugh Delaney, the applicant, stated that he will try to have the developer for the townhomes at the next meeting to provide information about them specifically.

PETITION:	SLUP25-002
PETITIONER:	Lydia Nicholas of Oasis Personal Care Home
LOCATION:	5284 Salem Springs Place
PETITIONER'S REQUEST:	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Lydia Nicholas, the applicant, stated that she currently works in the ICU department, and her experiences with her patients at her facility illustrate why her proposed use is needed for the elderly population. She stated that it will not be a nursery home, but is more of a matter of companionship. It was also stated that six residents can live in the home and that they will be assisted with their nutrition, socializing, and will participate in activities.

Ramona Eversley, Senior Planner, asked the applicant about the number of restrooms in the home, the number of floors the home has, additional staff, and if the HOA allows this use.

Lydia Nicholas, the applicant, replied that there are three restrooms, a stair lift will be installed for the residents to access the



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second floor, there will be one additional staff member, and that there is no HOA.

The public was given time to ask questions.

Desiree Ambrose, a resident, stated she has lived in the subdivision for 27 years and is not happy about the proposal. She stated that this business should be in a commercial area. Ms. Ambrose also asked the applicant how frequently she would be on the property.

Lydia Nicholas, the applicant, stated that her business will not change the “outlook” of the community and that the building will remain residential. She also stated that she recently bought the property to live in. It was also stated that there will be no signs or traffic.

Wanda Carr, a resident, stated that she lives two minutes away from the proposed personal care home and that she opposes the application. There has been a steady decline in the upkeep of the neighborhood due to investors buying properties and squatters. This business will open the door to more businesses operating in the area.

Brenda Whitehead, a resident, stated that she opposes the business. This location is not a fit for this type of business. She also questioned if it would be safe for the elderly residents to participate in activities such as walking on the road.

Maurice McFarland, a resident, stated that this business will affect the community's property values and those who currently reside in the area. He stated that he assisted with repairing the home and is fully aware of its makeup. It was also expressed that this is all done solely to make money.

Lydia Nicholas, the applicant, clarified that the business will not change the outlook of the neighborhood and that she would like to make an impact on the community. She also stated that the home has more than enough space for the residents.

PETITION:	TMOD25-003
PETITIONER:	The City of Stonecrest
LOCATION:	City-Wide
PETITIONER'S REQUEST:	The City of Stonecrest is seeking approval to modify Chapter 27 ZONING ORDINANCE.

Ellis Still, Deputy Director of Planning & Zoning, stated that the city is petitioning to update terms in Chapter 27 Zoning Ordinance to align with the department structure of the city. All decisions for the planning and zoning division will be made by the Community Development Director.

The public was given time to ask questions. There was no one to make a comment.

IV. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

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.



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APPROVED: *Ellis Still*

6/25/2025

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

SECRETARY

DATE