

CITY OF STONECREST, GEORGIA



Community Planning Information Meeting (CPIM)

May 14, 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: V25-017
PETITIONER: David Lee of D. Lee Developments
LOCATION: 3543 Serenity Lane
PETITIONER'S REQUEST: The request is for a variance to allow a renovated residential home to encroach into the front-yard setback of the parcel.

David Lee of D. Lee Developments, the applicant, came up to speak. He stated that the home was built in 1944 and encroaches into the front yard setback of the parcel. Over the years, there has been a subdivision with newer homes constructed, and the required setbacks have changed. Mr. Lee stated that he would like to renovate the interior of the home only and keep the character of the exterior.

Maurice Jackson, a resident of the subdivision, asked for clarification of if the home will be expanded and if the setbacks will be changed.

David Lee of D. Lee Developments stated that the footprint of the home will stay the same, but he may re-stain the home and change the windows.

PETITION: V26-002
PETITIONER: Adolphus Armstrong of New Birth Missionary Baptist Church
LOCATION: 6370 Woodrow Road
PETITIONER'S REQUEST: The request is for a variance for the reduction of the parcel's buffer for the development of a mixed-use community.

Tyrone Williams, the engineer and project manager, came up to speak. He stated that they are requesting the variance so they will not have to change the design of their proposed project, to provide financial viability, as well as have a balance between single-family home ownership and multifamily. They are requesting the required buffer area to serve also as the existing preserved tree canopy in order for the development to maintain the proposed number of lots. It was also mentioned that the proposed park and pavilion will be at the center of the site, and that this is where the major sound generation will be located, which will be used for events such as art festivals.

Faye Cofield, a resident, came up to speak. She stated that she supports the project, but not the reduction of the buffer due to potential noise. She stated that she can already hear the train that runs near her home, as well as fireworks. She suggested that the pavilion be placed closer to the church, which will also allow for more parking. Ms. Cofield also suggested that the developers reduce the unit count or put up a 10 to 12-foot sound barrier. She would like the peace in the area to be maintained, would like the developer to stick to what was originally presented, and for the project to be fulfilled.

Dave Marcus, a resident, stated that he is in favor of the development and the developers, but stated that he occasionally hears events hosted at the church and that potential noise in the area needs to be addressed. He suggested that they

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consider not having electronic amplification, that the noise be kept to a lower decibel, or the installation of a sound barrier fence. He would like them to keep the park.

Tyrone Williams, the engineer and project manager, stated that there will still be a buffer, but it will not be the full 50 feet. He also mentioned that there will be an HOA, which will have rules and regulations for the use of the pavilion which will be used solely for the community.

Renee Cail a resident, came up to inquire about the buffers and air quality.

Faye Cofield, a resident, asked if the applicant could look into the state's surplus program for excess rocks that may be used for the sound barrier or beautification of the project. She urged them to contact a state representative.

PETITION: ZM26-001
PETITIONER: Adolphus Armstrong of New Birth Missionary Baptist Church
LOCATION: 6400 Woodrow Road
PETITIONER'S REQUEST: The request is to amend the approved conditions placed on the site for the installation of ground solar panels.

Adolphus Armstrong, the applicant, stated that the purpose of this application is to remove the condition currently on the property for the construction of a senior living facility so that they can install solar panels. Housing for seniors will be incorporated into the New Birth Village development.

Faye Cofield, a resident, stated that the previous pastor promised the community that residents would be able to use certain facilities free of charge. She questioned if the soccer field would be relocated, if they would work on getting the lights in the area turned back on, and if they could ask the developer to advise the community on how they could also transition to solar systems.

Adolphus Armstrong, the applicant, stated that even though the area is being used as a soccer field, it is conditioned to be a senior living facility and that they could look into a soccer field being placed in another section of the parcel.

Andre Douglas the developer for the solar project came up to speak. He stated that he can work with the community to host a meeting.

Dave Marcus, a resident, suggested that overhead solar panels be placed in the parking lot.

Adolphus Armstrong, the applicant, stated that they are limited to what can be done in the parking lot due to the requirement of replanting trees on the campus.

Dave Marcus, a resident, asked if trees will be replanted on Woodrow Road.

Adolphus Armstrong, the applicant, stated that is a location where trees will be planted.

IV. ADJOURNMENT

The meeting was adjourned at 7:26 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:

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

SECRETARY

DATE

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