



## CITY OF STONECREST, GEORGIA

---

### *Community Planning Information Meeting (CPIM)*

#### *Summary Minutes*

March 13, 2025, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto: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](mailto: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 – *Cobi Brown*
- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT** – *Cobi Brown*
- III. **Item(s) of Discussion:**

<b>PETITION:</b>	<b>RZ25-001</b>
<b>PETITIONER:</b>	Bobby Bullard of Bullard Land Planning
<b>LOCATION:</b>	1455 Rogers Lake Road
<b>PETITIONER'S REQUEST:</b>	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 townhome development.

*Bobby Bullard, the applicant*, stated that the proposed lot is about 15 acres, and the 75-unit townhome development will feature as much vegetation as possible. A community garden, playground, and pavilion are some of the amenities that will be available for residents. They would like construction to start in 2026 if all approvals are received.

*The public was given time to ask questions.*

There were many questions asked about the current zoning of the parcel as well as the surrounding zoning. Residents who live in nearby subdivisions expressed their concerns regarding current congestion from traffic in the area, the road width of the proposed subdivision, and the site distance from their properties.

*Bobby Bullard* provided information on stormwater management, vegetation maintenance, and the deceleration lane. Most of the surrounding parcels are in the R-100 or RSM zoning district.

<b>PETITION:</b>	<b>TMOD24-001</b>
<b>PETITIONER:</b>	The City of Stonecrest
<b>LOCATION:</b>	City-Wide
<b>PETITIONER'S REQUEST:</b>	The City of Stonecrest is seeking approval to modify <i>Section 6.1.3 Parking Regulations Off-Street Parking Spaces</i> .

*Director Ralph Butts of the Code Enforcement department* came up to speak. The amendment will help to regulate commercial (i.e. medium, heavy duty, box, semi, tractor-trailer, etc.) trucks. Parking of these trucks without any activity such as loading or unloading in the residential, OI, OD, C1, C2, MU1, MU2, MU3, MU4, and NS zoning districts will be prohibited.

*The public was given time to ask questions.*



## CITY OF STONECREST, GEORGIA

Many of the residents shared locations where they have seen these vehicles parked in the city.

**Officer Butts** was also informed of loud music being played from the Born Losers Bikers Club overnight. The residents were encouraged to report any violations to the City of Stonecrest and to submit pictures or videos if possible.

### IV. ADJOURNMENT

*The meeting was adjourned at 6:42.*

#### 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*

*Respectfully submitted by Cobi Brown*

APPROVED:

*Ellis Still*

3.25.2025

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

*Cobi Brown*

3.25.2025

SECRETARY

DATE



## **CITY OF STONECREST, GEORGIA**