



**Meeting was held virtually via the www.zoom.com, see link below. Meeting can also be viewed on the City of Stonecrest YouTube page.*

I. Call to Order and Introductions: Keedra T. Jackson, MPA – Planning & Zoning Acting Director

The meeting was called to order at 6:07 PM by Ms. Jackson.

Ms. Jackson explained the Land Use Application Process and stated that this meeting is not a voting body but, just having dialogue with the community to discuss the process of planning and zoning.

II. Review of the purpose and intent of the Community Planning Information Meeting and Rules of Conduct

The goal of the Community Planning Information Meeting (CPIM) is to give feedback to both the applicant and the community; and to allow the community to ask questions regarding upcoming cases (ATTACHMENT I).

III. RZ-22-001 –City initiated rezoning from RSM (Residential-Small Lot) to R-100 (Residential Medium Lot)

LAND USE PETITION:	RZ-22-001
PETITIONER:	Planning & Zoning Department
LOCATION:	3793, 3801, 3817, 3837, 3859, 3879, 3897, 3917, 3935, 3959, 3079, 3990, 3999, 4029 Evans Mill Road; 5912 Salem Rd; 3848, 3922, 3940, 3960 Evans Mill Rd; 6206, 6190, 6174, 6160, 6144, 6130, 6110, 6090, 6070, 6020, 5989, 6023, 6051, 6067, 6085, 6105, 6125, 6145, 6185, 6205 Rock Springs Rd.
CURRENT ZONING:	RSM (Small Lot Residential Mix)
PROPOSED DEVELOPMENT:	Requesting to rezone properties from RSM to R-100

Ms. Jackson spoke on the City’s initiative to rezone (properties within the Arabia Mountain Conservation Overlay covering approximately 837 acres) the eighteen (18) properties on Evans Mill Road; there is one (1) on Salem Road; and the twenty (20) properties on Rock Springs Road from RSM to R-100. The current zoning is RSM (Residential Small-Mix) lot size 1500. Most of these lots are three (3) acres or more.

Around 2015, the zoning went back to RSM. This was a mistake by the County when the adoption of a new Zoning Map was incorporated. The City wants to justify and rezone properties back to R-100 and is seeking guidance from the City Council. Also, R-100 is beneficial and align with the acreage.

Ms. Jackson opened the floor up for comments. There were several comments:

1. *Spoke-in Person:* Ms. Cathy Bennett lives on Davidson Drive and spoke on the Public Notice received and asked what this is all about?

Ms. Jackson replied that the properties are currently zoned RSM. Properties that are three acres or more are being rezoned to the most appropriate designation. There is one property on Salem Road that is a vacant lot.

Ms. Bennett has concerns that the notification is buying “our” properties.

Ms. Jackson stated that the City is not trying to buy “your” property (are not purchasing these properties).

2. *Spoke-in Person:* Mr. Shedrick Harris asked Ms. Jackson to explain what this is.

Ms. Jackson stated that the purpose is to make sure the properties are in the correct zoning if owners chose to expand is one advantage; and if they want to add to their home. Owner can do an accessory use or a guest house.

3. *Spoke-in Person:* Major Sadler (Ada) thanked the Stonecrest staff for the Public Notice signs posted for the meeting. They were large enough to be seen and read from the roadway. The Sadlers have lived in the area over twenty-two years, and remembers property was zoned R-100.

Ms. Jackson stated that R-100 is the correct zoning. DeKalb County changed the zoning in 2015.

Mr. Sadler spoke on the development off of Rock Springs Road and the one entry into the subdivision. Mr. Sadler stated the need for an exit. There is a winding road, need a light there, and there are lots of accidents on that road.

Ms. Jackson provided a telephone number (470-542-0057) for Mr. Sadler to call and discuss his concerns.

Ms. Bennett thanked Ms. Jackson for letting them know about the meeting and the information presented.

Ms. Jackson stated that information on the upcoming developments in the City will be added to the website soon.

Ms. Jackson spoke on the Upcoming Meetings:

- **Monday, April 25th** City Council Regular Meeting, 7 PM **In-Person - City Hall*
- **Tuesday, May 3rd** Planning Commission Meeting, 6 PM **In-Person - City Hall*
- **Monday, May 8th** City Council Work Session, 7 PM **In-Person - City Hall*

IV. Adjournment

The meeting adjourned at 6:35 PM.

The following link will take you to the [4 21 2022 CPIM 6 pm - 7 pm - YouTube](#) meeting.



ATTACHMENT I

April 21, 2022

COMMUNITY PLANNING INFORMATION MEETING SUMMARY

POWERPOINT PRESENTATION

by

Keedra Jackson, MPA
Acting Director
Planning & Zoning



Community Planning Information Meeting

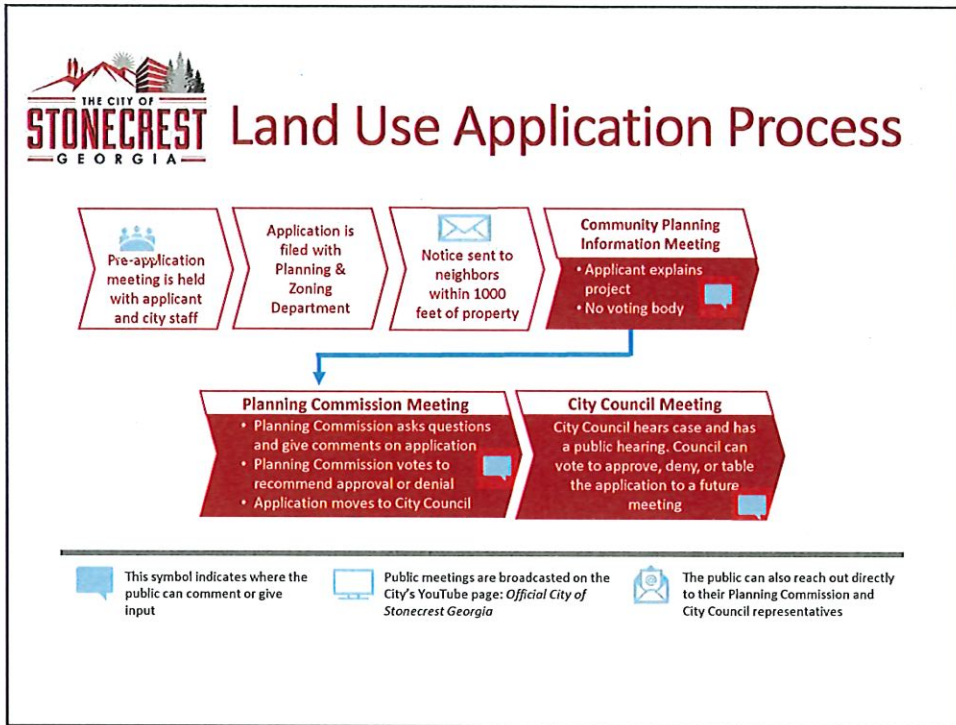
April 21, 2022

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Purpose of tonight's meeting

- The goal of this meeting is to get feedback from the community in an informal setting on upcoming Planning Commission cases.
- The next Planning Commission Meeting is scheduled for Tuesday, May 3, at 6 PM
- The applicant(s) will explain the proposed project and answer questions from the community. Staff can answer technical questions.
- Applications are not voted on at this meeting.
- Feedback is used to inform both the applicant(s) and decision makers of community interests and concerns regarding each case.
- Zoom Meeting Link
 - <https://us02web.zoom.us/j/86590052555>
- Meeting ID: 865 9005 2555

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One case on the next Planning Commission Agenda

• **RZ-22-001**

City of Stonecrest Initiated Rezoning

- 3793, 3801, 3817, 3837, 3859, 3879, 3897, 3917, 3935, 3959, 3079, 3990, 3999, 4029 Evans Mill Road; 5912 Salem Rd, 3848, 3922, 3940, 3960 Evans Mill Rd; 6206, 6190, 6174, 6160, 6144, 6130, 6110, 6090, 6070, 6020, 5989, 6023, 6051, 6067, 6085, 6105, 6125, 6145, 6185, 6205 Rock Springs Rd.
- **CURRENT ZONING:** RSM (Small Lot Residential Mix)
- **PROPOSED DEVELOPMENT:** Requesting to rezone properties from RSM (Small Lot Residential Mix) to R-100 (Residential Medium Lot)

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RZ-22-001
Hunter's Run II and Hunter's Run 1

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**Stonecrest City Initiated Rezoning of RSM
zoned property within the Arabia Mountain
Conservation Overlay**

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Petition Information

APPLICANT: Planning & Zoning Department of City of Stonecrest

LOCATION: 3793, 3801, 3817, 3837, 3859, 3879, 3897, 3917, 3935, 3959, 3079, 3990, 3999, 4029 Evans Mill Road; 5912 Salem Rd, 3848, 3922, 3940, 3960 Evans Mill Rd; 6206, 6190, 6174, 6160, 6144, 6130, 6110, 6090, 6070, 6020, 5989, 6023, 6051, 6067, 6085, 6105, 6125, 6145, 6185, 6205 Rock Springs Rd.

ZONING: RSM (Residential Small Lot)

REQUEST: To rezone from RSM to R-100

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Proposal:

- City initiated rezoning of selected parcels zoned RSM to R-100 in the Arabia Mtn Conservation Overlay covering approximately 837 acres

Issues:

- At the time of incorporation, the City adopted the county zoning map which showed a number of properties within the Arabia Mountain Conservation Overlay as RSM, Residential Small Lot that were previously developed as R-100 or had been zoned to a larger lot residential zoning category
- It is believed that this was the result of a 2015 adoption of a new Zoning Map by the County which the City assumed upon incorporation
- Many feel that this rezoning to RSM was a mistake and would like to advert the potential for small lot infill development

Discussion:

- Staff is seeking guidance from City Council on whether this matter should be presented to the Planning Commission in April

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Evans Mill Road



18 parcels, 105 acres

Ref #	Parcel Address [* denotes where owner address = parcel address]	Parcel ID	Owner Name	Acreage	LU
1	3793 Evans Mill Rd *	16 077 010 040	Gwen A. Mitchell	6.79	SUB
2	3801 Evans Mill Rd *	16 077 010 041	Kenneth N. Cox	12.03	SUB
3	3817 Evans Mill Rd	16 077 010 042	Horizon Global Enterprises	5.59	SUB
4	3837 Evans Mill Rd *	16 077 010 043	Major and Ada Sadler Revocable Trust	5.88	SUB
5	3859 Evans Mill Rd *	16 077 010 044	Sarah J V Frett	5.18	SUB
6	3879 Evans Mill Rd *	16 077 010 045	Austin Mae Francis Dixon	4.93	SUB
7	3897 Evans Mill Rd *	16 077 010 046	Ravenel L Edward	4.71	SUB
8	3917 Evans Mill Rd *	16 077 010 039	Waterton Godfrey	4.60	SUB
9	3935 Evans Mill Rd *	16 077 010 047	Hinton Willie L	5.08	SUB
10	3959 Evans Mill Rd *	16 077 010 048	Charles T. Carter	4.16	SUB
11	3979 Evans Mill Rd	16 077 010 049	Larry G Hunt	4.25	SUB
12	3990 Evans Mill Rd	16 078 01 003	DeKalb County	8.42	
13	3999 Evans Mill Rd *	16 078 02 003	Joseph A. Vernot	4.18	SUB
13	4029 Evans Mill Rd	16 078 02 002	Charles R. Alexander	6.69	SUB
14	5912 Salem Rd.	16 078 02 001	Sam E Thomas	5.00	SUB
15	3848 Evans Mill Rd *	16 077 02 001	Ware Palmer	4.16	RR
16	3922 Evans Mill Rd *	16 077 03 004	Leslie E. Gadsden	5.36	RR
17	3940 Evans Mill Rd	16 077 03 005	Frederick Jackson	3.66	RR
18	3960 Evans Mill Rd *	16 077 03 006	Charlie J Thompson	4.73	RR ²

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DeKalb Parkland off of Evans Mill Road



4 parcels, 635 acres

Ref #	Parcel Address	Parcel ID	Owner Name	Acreage	LU
19	3990 Evans Mill Rd	16 078 01 003	DeKalb County	8.4	C/O
20	3801 Evans Mill Rd	16 078 01 002	DeKalb County	138.2	C/O
21	3817 Evans Mill Rd	16 078 04 002	DeKalb County	399.7	C/O
22	3837 Evans Mill Rd	16 112 01 003	DeKalb County	88.3	I/P

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Upcoming Meetings in May

(All meetings are virtual and held at 6 PM)

- Zoning Board of Appeals: **Tuesday, APRIL 19TH, 2022**
(CANCELLED)
- City Council Regular Meeting: **Monday, APRIL 25TH, 2022**
- Planning Commission: **Tuesday, May 3rd, 2022**
- City Council Work Session: **Monday, May 8th, 2022**