



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

May 11, 2023, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

- I. CALL TO ORDER AND INTRODUCTIONS:** Mr. Tre'Jon Singletary, Senior Planner
- II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT**
- III. Introduction of new staff members: Abeykoon Abeykoon (Planner) and Cobi Brown (Planning Tech).**
- IV. Cases of Discussion:**

LAND USE PETITION: **RZ23-000002**
PETITIONER: Joshua Mahoney, Battle Law PC on behalf of applicant, Parkland Communities, Inc.
LOCATION: 7199 Hayden Quarry Road
OVERLAY DISTRICT: Stonecrest Overlay Tier 3
PROPOSED AMENDMENT: Applicant is seeking a major modification of conditions of the subject property to change the conditions from zoning case number Z-05-01.

LAND USE PETITION: **V-23-002**
PETITIONER: Natosha Monette
LOCATION: 7171 Browns Mill Road
CURRENT ZONING: R-85 (Residential Medium Lot)
OVERLAY DISTRICT: Arabia Mountain Overlay District
PROPOSED DEVELOPMENT: To reduce the 40' front setback to a minimum of 10% (4feet) or maximum of 25% (10 feet).

LAND USE PETITION: **V-23-003**
PETITIONER: Elliott Fried with Complete Permitting Services, LLC.
LOCATION: 6397 Leverett Drive
CURRENT ZONING: R-85 (Residential Medium Lot)
OVERLAY DISTRICT: Arabia Mountain Overlay District
PROPOSED DEVELOPMENT: Requesting a variance to reduce heated square footage requirement in the R-85 zoning district from 1800 square feet to 1330 square feet.



CITY OF STONECREST, GEORGIA

LAND USE PETITION: **TMOD-22-017**
PETITIONER: Planning & Zoning Department
LOCATION: City Wide
PROPOSED AMENDMENT: To amend Article 3, Division 5, to allow the use of hotels to be permitted in Tier 1 and Tier 2 requiring a Special Land Use Permit within the Stonecrest Overlay District.

LAND USE PETITION: **TMOD-23-001**
PETITIONER: Planning & Zoning Department
LOCATION: City Wide
PROPOSED AMENDMENT: The intent of the Gravel Parking Text Amendment, TMOD-21-012, is to revise Subscription B.10. to improve the appearance of parking lots.

LAND USE PETITION: **TMOD-23-002**
PETITIONER: Planning & Zoning Department
LOCATION: City Wide
PROPOSED AMENDMENT: To provide for control of clearing and lot grading. To modify minimum lot area and provide preliminary plat approval and subdivision.

LAND USE PETITION: **TMOD-23-003**
PETITIONER: Planning & Zoning Department
LOCATION: City Wide
PROPOSED AMENDMENT: To provide for the design control and development of public storage facilities.



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LAND USE PETITION: **Zoning Procedure Changes – HB1405**

PETITIONER: Attorney Alicia Thompson, Fincher Denmark, LLC

LOCATION: City Wide

PROPOSED AMENDMENT: The Georgia General Assembly passed HB1405 to amend Title 36 of the Official Code of Georgia Annotated, relating to local governments, so as to revise "The Zoning Procedures Law." This presentation will highlight the amendments to Georgia Zoning Code and confirm how the amendments will impact the City of Stonecrest's Zoning Code.

ADJOURNMENT

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.