

# Community Planning Information Meeting (CPIM)

Planning and Zoning Dept.

February 8, 2024



# Purpose and Intent

- An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;
- Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;
- Bridge the relationships between developers, residents, and staff
- Occurrence
  - Every 2<sup>nd</sup> Thursday of each month



# Meeting Decorum

- Please be respectful to applicants, citizens, and staff
- Keep questions, comments, and/or concerns relevant to agenda items
  - Staff is available to answer questions for other matters after the CPIM has concluded
- Please wait to ask questions after staff has concluded presenting each petition
- Each citizen/residents will have a maximum of two (2) minutes to ask his/her questions or make statement

**RZ24-001**

6039 Hillandale Drive

Helen Simpson of Lowe  
Engineers

Petitioner is seeking to rezone property.



# Facts and Background

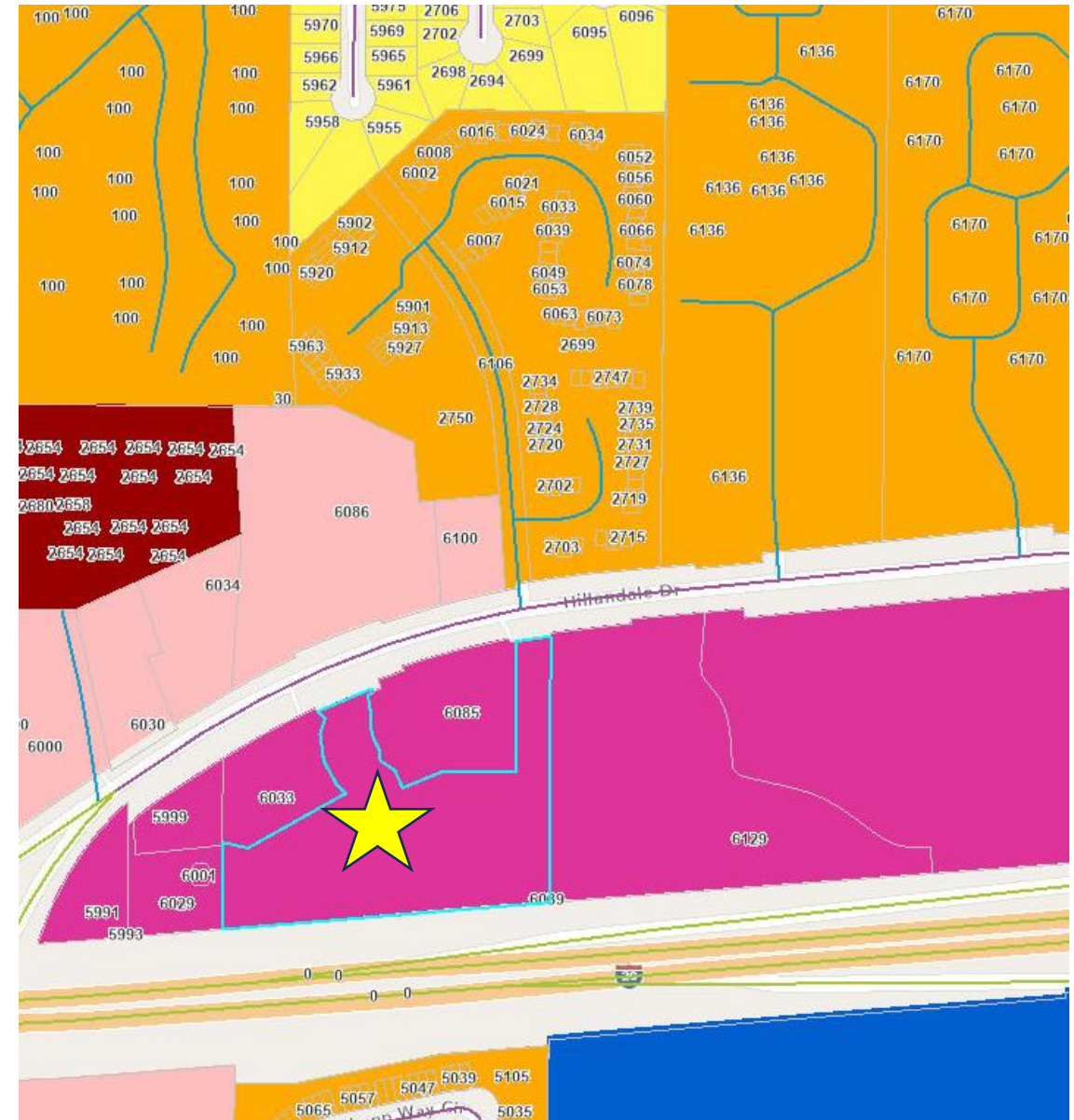
- Rezone from M (Light Industrial) to R-100 (Residential Medium Lot)
- Property is undeveloped
- 5.49 +/- acres of land

# Future Land Use/Character Area

## City Center (CC)

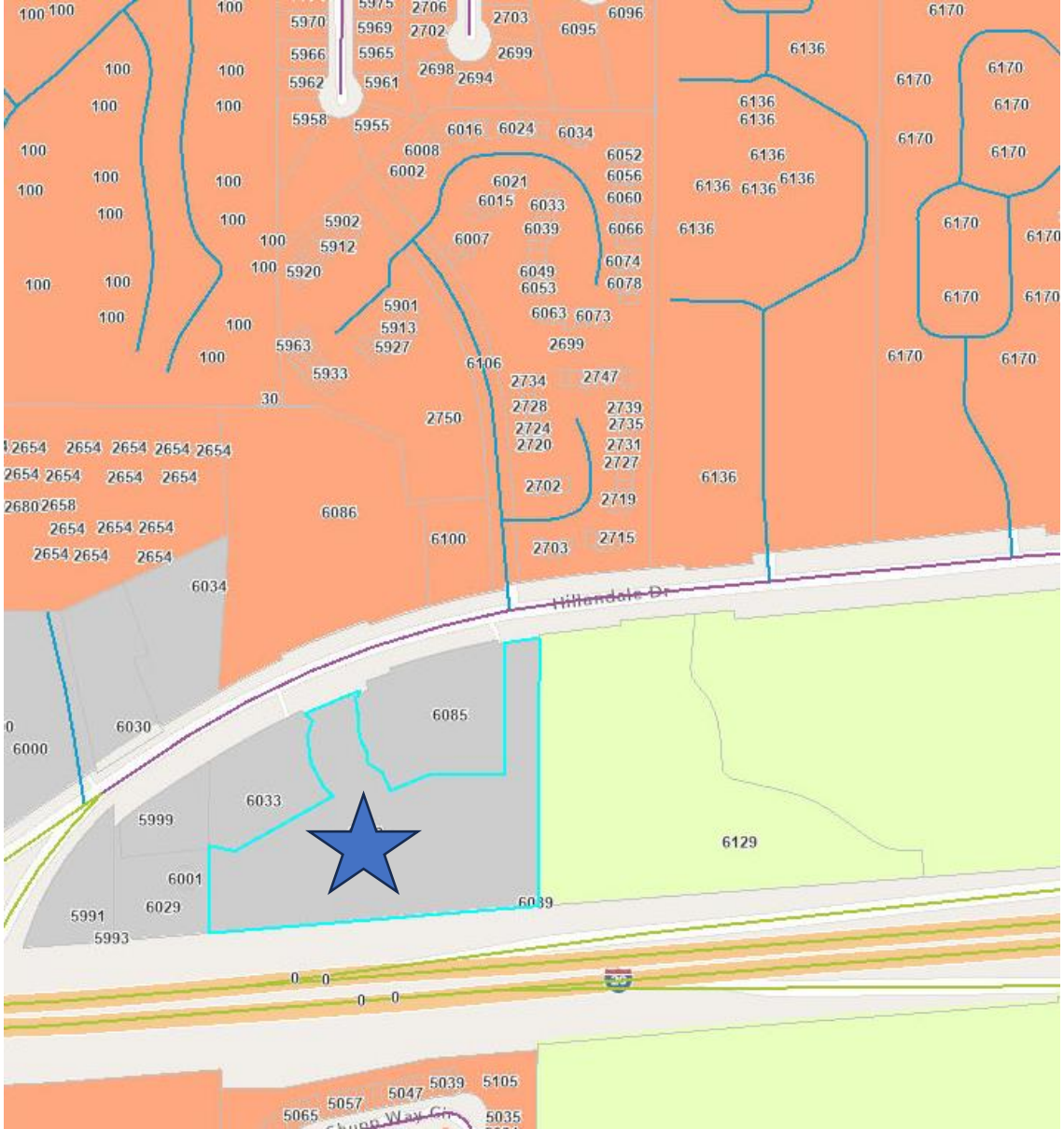
The intent of the City Center Character Area is to promote the concentration of residential and commercial uses, which serve surrounding communities in order to reduce automobile travel, promote walkability and increase transit usage.

The areas should be a focal point for several neighborhoods with a variety of activities such as general retail, commercial, professional office, high-density housing, entertainment and recreational uses and appropriate public open spaces that are easily accessible by pedestrians. This character area is similar to neighborhood center, but at a larger scale. The preferred density for areas of this type is up to 40 dwelling units per acre.



# Zoning Map

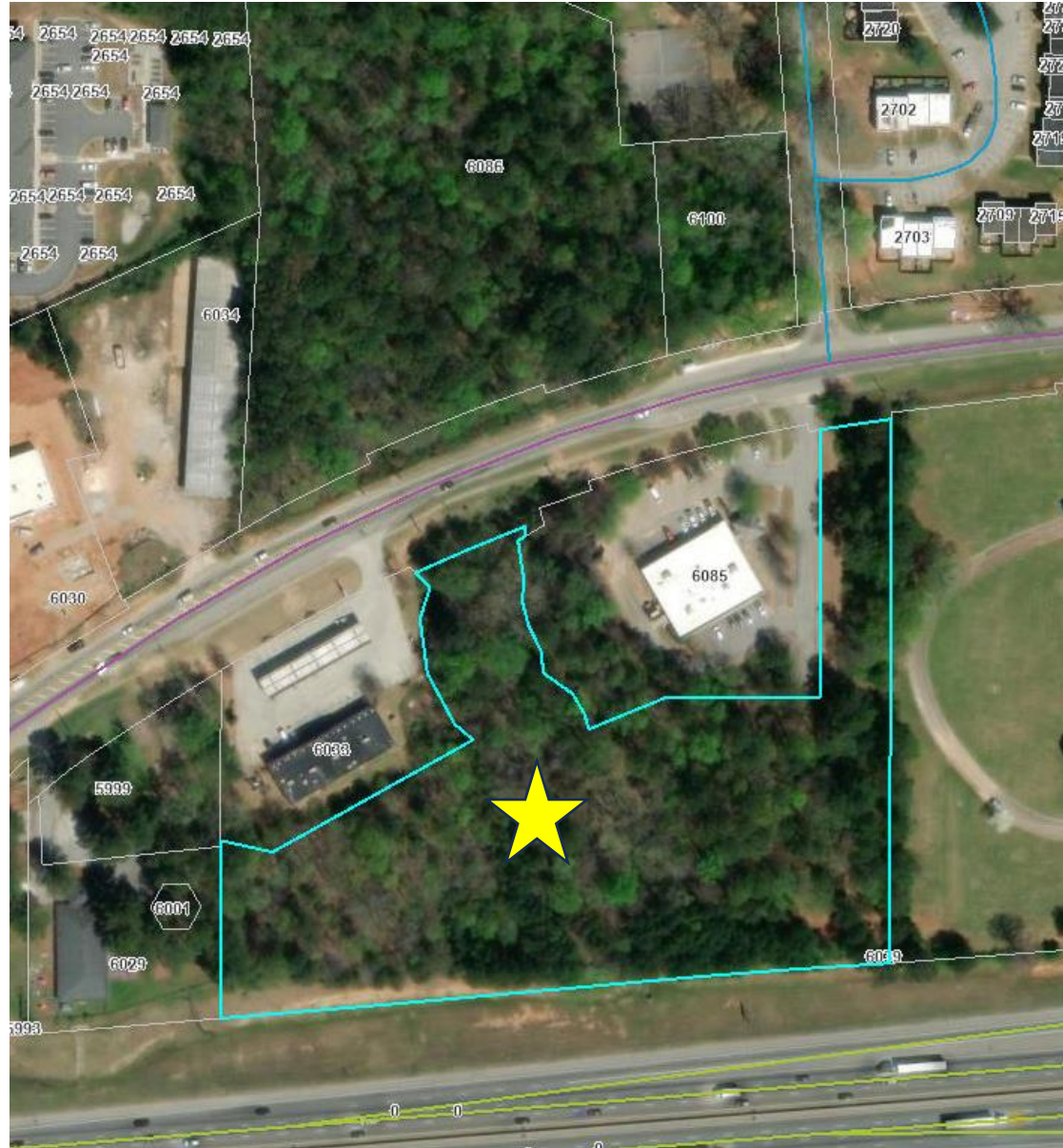
## M Light Industrial



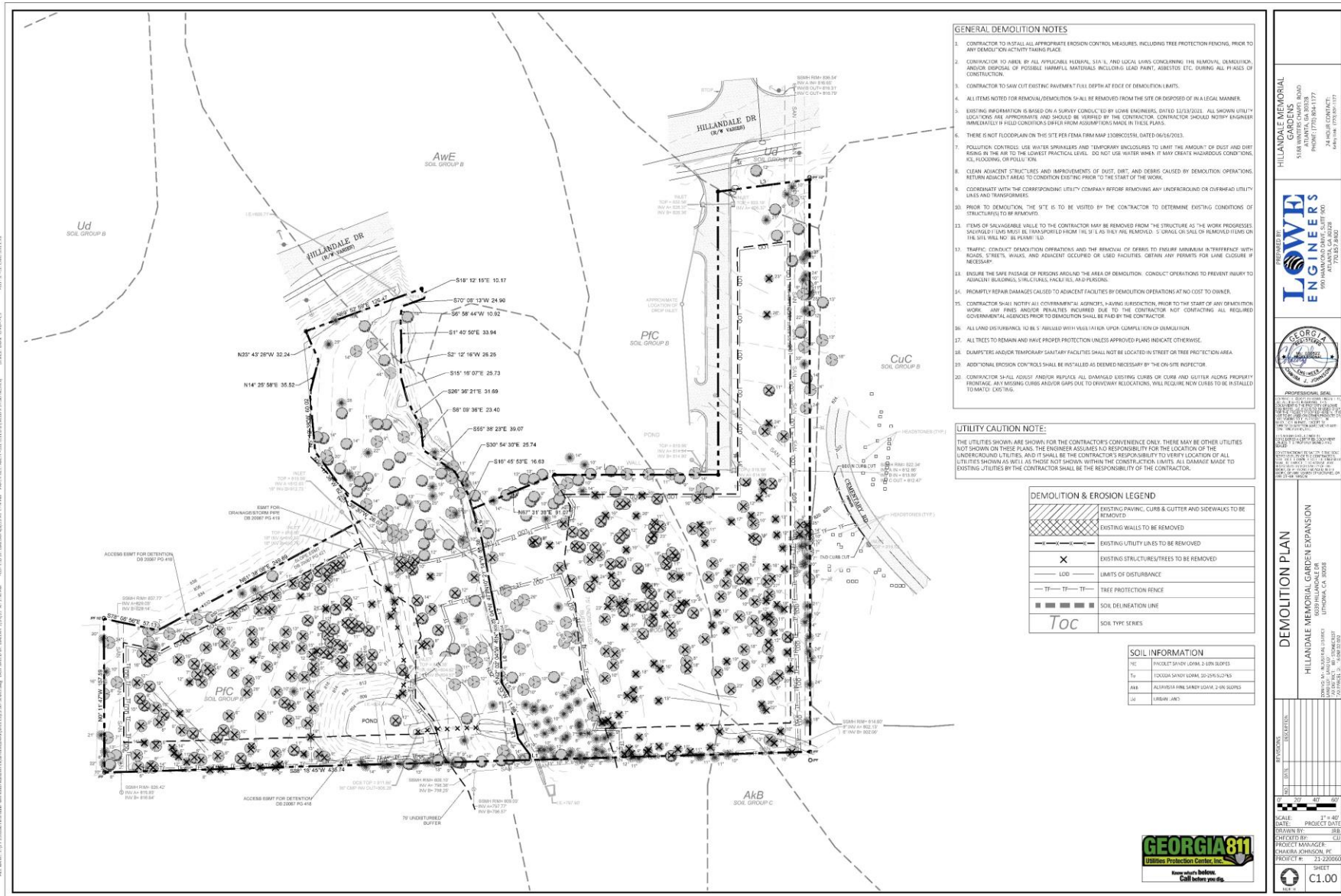




# Aerial Map



# Submitted Survey



Questions? Comments!



# Upcoming Meeting(s)

REZONING, SPECIAL LAND USE PERMIT, AND ZONING CONDITION MODIFICATION APPLICATION CYCLE			
SUBMITTAL DEADLINE	CPIM	PLANNING COMMISSION (PC)	MAYOR & CITY COUNCIL (MCC)
<del>11/07/2023</del>	<del>12/14/2023</del>	<del>01/02/2024</del>	<del>01/22/2024</del>
<del>12/05/2023</del>	<del>01/11/2024</del>	<del>02/06/2024</del>	02/26/2024
<del>01/02/2024</del>	★ 02/08/2024	03/05/2024	03/25/2024
<del>02/06/2024</del>	03/14/2024	04/02/2024	04/22/2024
03/05/2024	04/11/2024	05/07/2024	05/27/2024
04/02/2024	05/09/2024	06/04/2024	06/24/2024
05/07/2024	06/13/2024	07/02/2024	07/22/2024
06/04/2024	07/11/2024	08/06/2024	08/26/2024
07/02/2024	08/08/2024	09/03/2024	09/23/2024
08/06/2024	09/12/2024	10/01/2024	10/28/2024
09/03/2024	10/10/2024	11/05/2024	11/25/2024
10/01/2024	11/14/2024	12/03/2024	TBA
11/05/2024	12/12/2024	01/07/2025	01/27/2025

**REZONING, SPECIAL LAND USE PERMIT, ZONING CONDITION MODIFICATION APPLICATION CYCLE**

**PLANNING COMMISSION MEETS EVERY 1ST TUESDAY OF THE MONTH**

HEARING STARTS AT 6:00 PM IN CITY COUNCIL CHAMBERS





THE CITY OF

**STONECREST**

GEORGIA