

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
July 1, 2025



Summary Minutes

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

Citizen Access: [Stonecrest YouTube Live Channel](#)

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in-person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov on the day of hearing, no later than 2:00 PM, to be read into the record at the hearing. When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minutes time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

I. CALL TO ORDER

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), and Commissioner Lemuel Hawkins (District 5) were present. Commissioner Pearl Hollis (District 4) was absent.

Community Development Divisions Director Shawanna Qawi, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Fellisha Blair, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

III. APPROVAL OF THE AGENDA

Chairperson Hubbard asked for a motion to approve the agenda. The motion was made by Vice Chairperson Erica Williams and was seconded by Commissioner Walker. The amended agenda was APPROVED by a unanimous vote. 4-0-0

IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated June 3, 2025.*

Chairperson Hubbard asked for a motion to APPROVE the meeting minutes for June 3, 2025. The motion was made by Commissioner Hawkins and seconded by Commissioner Walker. It was APPROVED by a unanimous vote. 4-0-0

V. ANNOUNCEMENT(S)

N/A

VI. OLD BUSINESS

N/A

VII. NEW BUSINESS:

1. PUBLIC HEARING CASE #: RZ25-001

APPLICANT: Bobby Bullard of Bullard Land Planning

LOCATION: 1455 Rogers Lake Rd

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 residential development.

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

The rezoning requested lists three (3) options of a proposed community development on the property. The surrounding area is currently developed as single-family detached homes. The homes to the south and immediate north of the subject property are on lots that are 5 acres or more. Staff recommends that the proposed development fit with the surrounding development. Because there is no one (1) definite specific use that is being requested and because staff does not know what the true intent is, staff cannot support rezoning the property without fully evaluating a single/definite requested use.

Staff recommends **DENIAL** of rezoning and map amendment requests.

The public hearing was opened.

John Nix, representative of the applicant, spoke. He referenced three (3) different residential proposals for the property, but prefers to develop townhomes. He mentioned that the future land use map allows for the proposed use, which will be a better fit for the lot compared to single-family homes. Rezoning will also allow for the applicant to develop more homes on the property, which he described as unique due to its topography. There are two (2) different building options in consideration, with the option of the garage being in the front or rear of the townhome. They would try to make the aesthetic of the townhomes similar to what is seen around the Metro-Atlanta area.

With no additional attendees speaking for or against the petition, the public hearing was closed.

2. **DECISION** **CASE #:** **RZ25-001**
APPLICANT: Bobby Bullard of Bullard Land Planning
LOCATION: 1455 Rogers Lake Rd
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 residential development.

Vice Chairperson Williams stated that she was not comfortable approving the petition due to the applicant presenting more than one option for the development.

Commissioner Hawkins stated his appreciation for the applicant providing visuals of the options that they are petitioning. However, he would feel more comfortable knowing exactly what is being proposed for development.

Commissioner Williams asked for clarification of the acreage of each parcel for each residential structure.

Deputy Director Still expressed the staff's disapproval of the townhomes being developed in the area.

Commissioner Hawkins made a motion to **DEFER** the application to return to the Planning Commission. The motion was seconded by Vice Chairperson Williams and approved by unanimous vote. **4-0-0**.

3. **PUBLIC HEARING** **CASE #:** **RZ25-003**
APPLICANT: Hugh Delaney of D2 Construction Services
LOCATION: 2979 Klondike Road
The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff is recommending APPROVAL with the following conditions:

1. The applicant shall submit a comprehensive traffic study to assess the potential impacts on local traffic patterns and determine the need for any necessary road improvements or traffic mitigation measures.
2. The applicant must provide documentation demonstrating that existing utilities, including water, sewer, and stormwater systems, have adequate capacity to support the proposed development. If deficiencies are identified, the applicant shall propose necessary upgrades.
3. The applicant shall implement measures to protect existing natural resources, including maintaining appropriate buffers and preserving mature trees where feasible.
4. A 50-foot-wide buffer with existing and new trees shall be maintained along the property's boundaries to minimize visual and environmental impacts on adjacent properties.
5. The development shall include provisions for pedestrian connectivity, such as sidewalks or pathways, to enhance accessibility and promote walkability within the community.
6. The applicant shall adhere to the city's architectural design standards to ensure that the development is aesthetically compatible with the surrounding area.
7. The applicant shall include a percentage of affordable housing units within the development to promote socioeconomic diversity and meet community needs.

Vice Chairperson Williams asked about the square footage of the townhomes and if there is a deadline for the applicant to meet the conditions, if a favorable decision was made.

Deputy Director Still responded that the square footage of the townhomes was a concern for residents and that all the conditions must be met before a certificate of occupancy is issued.

Commissioner Hawkins asked about the design of the townhomes, specifically the driveway area and the garage space. As well as if the code prevents residents from turning the garage into an additional living space.

Deputy Director Still responded referring to the concerns, and that staff are aware of and are monitoring.

Commissioner Walker spoke on her experience living in a townhome as well as the issues she's dealt with concerning not having enough driveway space and being crowded with on-street parking.

Fellisha Blair, Planner, stated that the city's codes address designs for residential developments.

The public hearing was opened.

Hugh Delaney, the applicant, spoke. He stated that the property is currently a result of being spot zoned and that townhomes will fit in with the current surrounding developments. He also stated that rezoning will have an effect on the tax base. They would like to develop eight townhomes on the property.

Joe Moscow of Ryan Holmes/NVR, the builder for the development, stated that the townhomes will be 1578 sq.ft. and three stories. He also stated that the area and surrounding parcels are residential. Depending on the real estate market, the home's price could be around \$299k.

There were many who made comments.

Antient Rivers a resident spoke on opposition. She stated that there is not enough acreage for the proposed development and that in the area, she noticed that trees were already being removed.

Hank Stuckey, a resident, spoke and stated his opposition due to crime, traffic, drugs, and water flow. He stated that there is a thirty-foot drop in the area filled with water as well as a wetland. He stated that his neighborhood is already congested and expressed his concern about the previously approved development associated with this petition.

Hannah Randolph a resident, spoke. She agreed that there is a wetland in the area and disagreed that a commercial development would not be a good fit. She also expressed her concern about the applicant's other development in the area.

Tamika Jared, a resident, spoke. She stated that there have been car accidents in the area and that a traffic study should be conducted. She also asked if a sidewalk and drainage structure would be added.

Hugh Delaney the applicant, stated that the property has a detention pond and that there will be sidewalks constructed.

Joe Moscow stated that the 72-townhome development was recently approved by the city. He stated that there should not be dumping or crime once the townhomes are built.

Hugh Delaney the applicant stated that there are no wetlands on the property. However, there is a low area which will be addressed during the grading process.

Commissioner Walker asked if staff had walked the property and if a community meeting had been held.

Deputy Director Still stated that the applicants' petition was presented at a Community Planning Information Meeting and that the site plan was used for the recommended conditions.

With no additional speakers, the public hearing was closed.

4. **DECISION** **CASE #:** **RZ25-003**
APPLICANT: Hugh Delaney of D2 Construction Services
LOCATION: 2979 Klondike Road
The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Vice Chairperson Williams asked about the required detention pond and the percentage of renters.

Deputy Director Still stated that the code requires detention ponds for developments.

Joe Moscow stated that a rental cap can be placed on the community in the HOA documents.

Cordell Lyons, the property owner, explained that he has two different projects in the area, which cannot be combined, but they will have a combined the HOA due to proximity.

Commissioner Hawkins made a motion to recommend **APPROVAL** of the application with the **CONDITIONS** recommended by staff. This motion failed due to the lack of a second.

Vice Chairperson Williams asked for the motion to be amended to add the rental cap percentage and to be a restriction for garages to not be converted to a rental space.

Commissioner Hawkins amended his motion to recommend **APPROVAL** of the application with the **CONDITIONS** recommended by staff, with additional conditions for a **10% rental cap stated in the HOA bylaws for both properties**, and that there shall be no conversion of garages to living space or any other use, nor off street parking.

Vice Chairperson Williams seconded this motion, and it was **APPROVED** with the amended **CONDITIONS** by unanimous vote. 4-0-0

5. **PUBLIC HEARING** **CASE #:** **ZM25-002**
APPLICANT: Hugh Delaney of D2 Construction Services
LOCATION: 2979 Klondike Road
The request is to amend the approved conditions placed on the site for a proposed townhome development.

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff recommend **DENIAL** of the request to amend the approved conditions defined in Dekalb County case number CZ-08014586.

1. Approval is based on the submitted site plan.
2. Access is restricted to the internal roadways of the development to the north of the project site.
3. No curb cut access from the site to Klondike Road will be permitted.
4. A 20-foot landscape strip along Klondike Road is required to screen the parking areas from view.

The public hearing was opened.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. The conditions make the property landlocked and of no economic use.

Commissioner Hawkins asked if there was an ingress/egress for the townhomes after reviewing the site plan.

Corell Lyons, the property owner, stated that currently, the conditions prevent them from developing a street to give access to the townhomes.

With no additional speakers, the public hearing was closed.

6. **DECISION** **CASE #:** **ZM25-002**
APPLICANT: Hugh Delaney of D2 Construction Services
LOCATION: 2979 Klondike Road
The request is to amend the approved conditions placed on the site for a proposed townhome development.

The commissioners asked for clarification on where the street would be located while reviewing the site plan.

With no additional discussion, Commissioner Hawkins made a motion to **APPROVE the removal of the conditions placed under CZ-08-14586. Chairperson Hubbard seconded that motion. Vice Chairperson Williams and Commissioner Walker voted against the motion. The motion failed. 2-2-0**

Chairperson Hubbard made a motion to **DEFER** the application. Vice Chairperson Williams seconded that motion. The application was **DEFERRED** by unanimous vote. **4-0-0**

7. **PUBLIC HEARING** **CASE #:** **SLUP25-002**
APPLICANT: Lydia Nicholas of Oasis Personal Care Home
LOCATION: 5284 Salem Springs Place
The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

- Staff has concerns about the layout of the home and whether or not the home will be conducive for the activities and living access of seniors.
- This includes the number of bathrooms available to the residents and the majority of the bedrooms being located on the second floor of the house.
- Staff has concerns about the potential number of people that could be reside in the home, the potential for increased on-street parking, traffic and the use not being a good fit in the neighborhood.
- Staff recommend **DENIAL** of the special land use permit.

Vice Chairperson Williams asked if the applicant specified the number of proposed seniors who would live in the home, the home layout, as well as the age range for the residents.

Deputy Director Still stated that the applicant proposed six residents to live in the home, which is two stories with five bedrooms and 2 1/2 bathrooms. There was no age range provided.

Vice Chairperson Williams asked how the number of residents living in the home be monitored.

Director Qawi stated that the applicant will be required to submit an inspection report along with the business license renewal.

The public hearing was opened.

Lydia Nicholas, the applicant, came up to speak. She stated that the public health department also regulates personal care homes, and stair lifts are used for those who cannot climb up the stairs. The age range would be age 55 or up.

The applicant stated her decision to **WITHDRAW her application** due to the residents being hostile during the CPIM and a resident coming onto her property to take pictures. She is stated that she was concerned for her safety as well as the safety of her residents.

8. **DECISION** **CASE #:** **SLUP25-002**
APPLICANT: Lydia Nicholas of Oasis Personal Care Home
LOCATION: 5284 Salem Springs Place

The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

The public hearing was opened.

Maurice McFarland, a resident, spoke and acknowledged that he was the one who took the pictures on the property, and that the floor plan she described is incorrect. He also stated that her proposal is only about making money and that they were not trying to intimidate her.

Brenda Whitehead, a resident, spoke. She stated that she has lived in the neighborhood for twenty-six years and that the home is not a fit for that type of business. She is also concerned about her neighborhood becoming a mixed-use neighborhood.

Sharon McFarland, a resident, stated that there will not be enough staff and that the proposed home is not suitable for the use. She also shared her experience having a brother who stayed in a personal care home.

Tasha Brown, a resident, stated that the property is currently vacant. She also questioned the vetting process for the residents who will be living there.

With no additional comments from the public, the public hearing was closed.

Chairperson Hubbard made a motion to **ACCEPT THE WITHDRAWAL** of the application without prejudice. Vice Chairperson Williams seconded the motion, and it was **ACCEPTED** by unanimous vote. **4-0-0**

VIII. ADJOURNMENT

The meeting was adjourned at 8:17 pm

APPROVED:

CHAIRPERSON

ATTEST:

SECRETARY

Date:

Date:

10-7-2025

10/7/2025