

**COMMUNITY PLANNING INFORMATION MEETING MINUTS SUMMARY**  
**Stonecrest City Hall – 6.00 PM \* Spoke-in Person Meeting**  
**July 13, 2023**

*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)*

*Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address [planning-zoning@stonecrestga.gov](mailto:planning-zoning@stonecrestga.gov) by noon the day of the hearing August 10, 2023. The Zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.*

- I. **Introductions:** Director - Ray White, Deputy Director - Matthew Williams, Senior Planner - Tre'Jon Singletary, Planner - Abeykoon Abeykoon, and Planning Administrative Technician - Cobi Brown were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.
- II. **Presentations:** Upcoming Cases Presented by Senior Planner - Tre'Jon Singletary
- **RZ23-003**
  - **SLU23-003**

**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

**RZ23-003**

**LAND USE PETITION:** RZ23-003

**PETITIONER:** Battle Law PC on behalf of applicant, Ray of Hope Christian Church Disciples of Christ, Inc.

**LOCATION:** 4700 Browns Mill Road

**PETITIONER'S REQUEST:** Applicant is seeking a major modification of conditions of the subject property to change the conditions from zoning case number CZ-05-32, to allow for 46 Single-Family Detached Dwellings.

Future Land Use Character area-

**Suburban Neighborhood (SN)**

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.



Zoning Map:

**RSM - Small Lot Residential Mix**





Senior Planner -Tre'Jon Singletary; The size of the proposed site is approximately 24.02 acres of land. Applicant proposes to develop 46 single family detached dwellings. Usable are to the project is approximately 9.7 acres of land. Project proposed 2.5 acres of open space, 2.8 acres of land designated for green space and 0.42 acres of neighborhood park.

There is a zoning condition for the subject property adopted in DeKalb County in 2005. Originally approved zoning conditions from 2005 that still apply today.

Zoning Condition: Z 05 -32

City Of Hope Ministries, Inc.  
Z-05-32  
Rezoning Conditions

COMM.  
ITEM NO. H-11 6/14/05  
CLERK'S OFFICE Conn H Johnson

1. The maximum number of units shall be 112 single family attached townhome units.
2. The development <sup>shall</sup> ~~will~~ include sidewalks on both sides of <sup>all</sup> ~~internal~~ streets, underground utilities, and streetlights.
3. There shall be no vinyl or aluminum siding used within the development. All buildings shall have exteriors of brick, stucco, stone or other masonry, "Hardi-Plank" clapboards, cedar shake or shingles, or some combination of these materials.
4. The applicant agrees to provide for adequate turn lanes into the development <sup>as determined by</sup> ~~subject to approval of~~ DeKalb and Georgia DOT.
5. Each entrance to the development <sup>shall</sup> ~~will~~ have a decorative landscaped entrance. The design plan shall be submitted with the sketch plat approval application and shall be subject to review <sup>and approval</sup> ~~and approval~~ by the Planning Commission.
6. The proposed development shall be conditioned upon the concept site plan prepared by James Harwick Partners dated March 3, 2005.
7. Any and all single family attached townhome unit(s) shall have a minimum heated floor area of 700 square feet.
8. There shall be an entrance monument identifying the development, to be constructed out of brick or stacked stone.
9. The roofing materials shall <sup>be</sup> ~~include~~ three dimensional, architectural styled shingles.
10. The entrance to the development shall be gated, and fencing around the community shall be black aluminum with columns of either brick or stacked stone.

ling the  
five landscaped  
nece  
gfcg

gfcg

6/14/05

Applicant proposed to change some conditions as follows.

- Change condition 1 so that the maximum number of units is 46 instead of 112.
- Change condition 1 so that we can build single-family detached homes rather than townhomes.
- Change Condition 6 so that it refers to the new site plan
- Change condition 7 so that the minimum heated area is 1200 sqft
- Delete condition 10

These conditions were written with 112 rental townhomes in mind. Changing the product to single family and reducing the number of 46 does not support a gated entry or fence around the entire property.

**Applicant Josh Mahoney** (on behalf of Battle Law P.C) came to the stand and explain the condition number 7 and statues that original conditions say the minimum heated area is 700 sqft and applicant need to up that minimum to 1200 sqft. There are lots of single-family detached houses in surrounding neighborhood and this newly proposed site will better match with surrounding rather than previously proposed project.

**Senior Planner -Tre'Jon Singletary** asks public comments or consideration on this proposed development.

**Samuel Stephane**, a resident of Stonecrest come to the stand. He asks whether existing green spaces were affected or will cut down trees might be happened by proposed project. He asks proposed project provides pedestrian lanes for bikes and walks. These areas are being affected by flood and he significantly concern about the removal of existing greenery area.

**Applicant Josh Mahoney** states that the proposed new development shifts all the houses far way to the one side of the property and remaining space will remain undisturbed. The project also consists of walking trails.

**Stephane Mivor**, a resident of Stonecrest came to the stand. She asks the type of housing that the project proposing, affordability and whether these are Senior homes or low-income homes.

**Applicant Josh Mahoney** states that the proposed project is not only limited to an age group but also for general public. At this states applicant unable to provide the exact price of the proposed houses, he says that he will provide able to provide some figures during the community meeting that will expect to schedule in mid or end of the August 2023.

**SLU23-003**

**PETITIONER:**

Tahniqua Williams of Qua-Sell LLC

**LOCATION:**

6736 Jojanne Lane

**OVERLAY DISTRICT:**

Arabia Mountain Overlay District

**PETITIONER'S REQUEST:**

Applicant is seeking a Special Land Use Permit to construct a Personal Care Home for 6 or less.

*Future Land use Character area:*

**Suburban Neighborhood (SN)**

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.



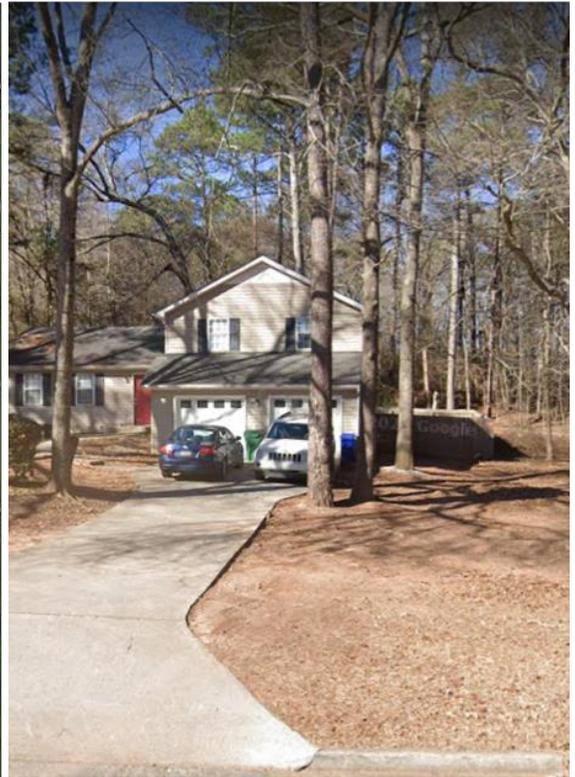
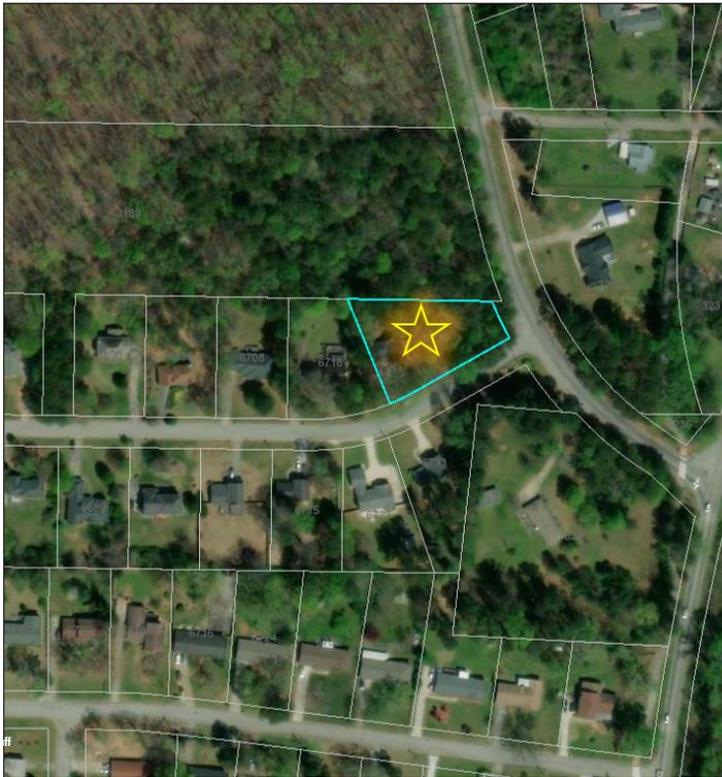
*Overlay And Underline Zoning:*



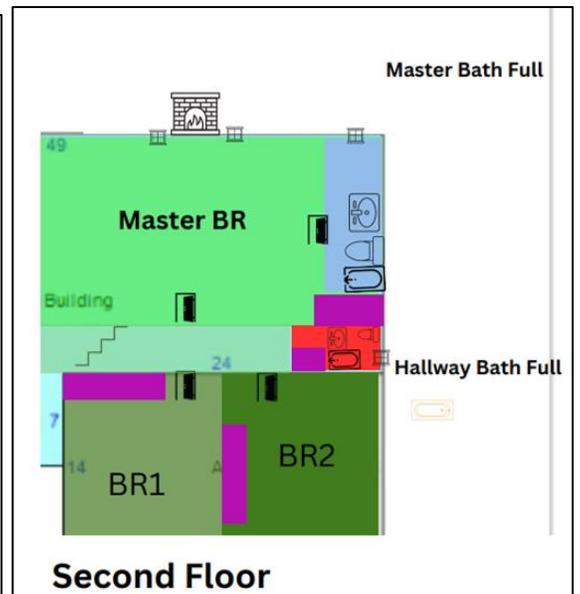
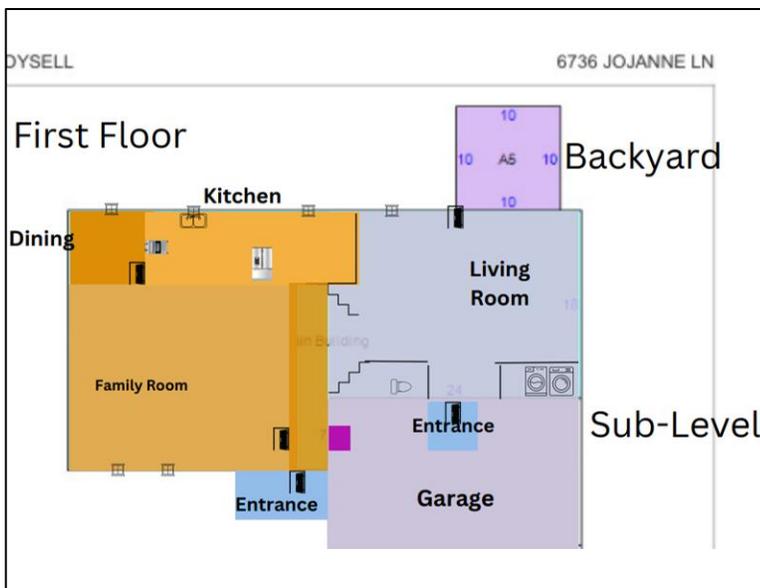
Arabia Mountain  
R-100



*Areal Map and site Photo-*



*Submitted Site Plan-*



**Personal Care Home Regulations:**

Sec. 4.2.41. - Personal care homes and child caring institutions.



A. *Personal care homes, general requirements.*

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.
2. Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia before beginning to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
3. No personal care home may display any exterior signage that violates the sign ordinance in [chapter 21](#) of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
4. Personal care homes may apply for an FHA Accommodation Variance as provided for in [section 7.5.9](#) of this chapter.
5. No city permit for the operation of the personal care home shall be transferable.

B. *Personal care home, group (up to six persons).*

1. Two copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each group personal care home must provide at least four parking spaces within a driveway, garage or carport and must comply with any applicable requirements in [article 6](#).
3. The home must be at least 1,800 sq. ft in size.
4. In order to prevent institutionalizing residential neighborhoods, no group personal care home located in a residential zoning district may be operated within 1,000 feet of any other group personal care home. The 1,000-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

**Senior Planner -Tre'Jon Singletary** asks applicants to present any additional information on this proposed project.

**Swans Dysell** owner of the property came to the stand. She states that she is doing something good for the community. Prior to Stonecrest she had a personal care facility held in DeKalb County and the use considered as community living residents.

**Senior Planner -Tre'Jon Singletary** asks public comments or consideration on this proposed project.

**Borune Cole** a resident of Stonecrest came to the stand. She states that she lives right behind the subject property & owner has operating her business prior to obtaining a license. Several young mans hanging around asking rides from neighbors it is causing big impact to the community. It seems to be they were not monitored. Cars were parked in the lawn yard. The operators did not live there, and she guessed assistance in and out to help. There is another personal care home somewhere closer to and there is a curious group of individuals who disturbingly stay on the driveways.

**Stephane Mivor**, a resident of Stonecrest came to the stand. she status that according to her research, the Group Home LLC just placed in state of Georgia on May and this operation going on for years. There are cases reported such as individuals who live in personal care homes try to enter other houses in that neighborhood and she concerned such impacts could happen to their small residential area with only 17 homes. She states that there is a risk of property values diminishing due to this type of project.

*Samuel Stephane*, a resident of Stonecrest came to the stand. He states that the applicant was taking care of the people that anybody else did not willing to take care of and she built a fence in the backyard to ensure security. She helped the community in a better way.

*Senior Planner -Tre'Jon Singletary* asks applicants to provide any additional information on arise concerns and comments.

**Swans Dysell** owner of the property came to the stand. She states she has one client in her house who falls under medicated number that she can treat without a license by right according to the law. Her client does not walk anywhere other than attending a program from Monday – Friday. But there are some people who walk along the neighborhood. In her residence she lives with her roommate and boyfriend and nothing illegal happens in her life.

#### *Upcoming Meetings*

- Public Hearing will be held for presented items during:
  - Planning Commission
    - August 1, 2023
    - 6 PM
    - Council Chambers
  - Mayor & Council
    - August 28, 2023
    - 6 PM
    - Council Chambers

**The meeting ended at 6:51 p.m.**

APPROVED:

*Tre'Jon Singletary* 12/08/2023  
\_\_\_\_\_  
PLANNING AND ZONING DEPARTMENT MANAGER Date

ATTEST: *Abeykoon Abeykoon* 12/07/2023  
\_\_\_\_\_  
SECRETARY Date