

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
October 7, 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 Qawiy, Planning and Zoning Deputy Director Ellis Still, Planner Fellisha Blair, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance. Senior Planner Ramona Eversley was absent.

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 agenda was **APPROVED** by a unanimous vote. **4-0-0**

IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated July 1, 2025.*

Chairperson Hubbard asked for a motion to **APPROVE** the meeting minutes for July 1, 2025. The motion was made by Commissioner Williams 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 #:** **RZ25-004**

APPLICANT: David M. Miles Construction, Inc.

LOCATION: 2374 Cove Lake Road

The request is for a rezoning and map amendment of the parcel from MR-1 (Medium Density Residential -1) to MR-2 (Medium Density Residential -2) for a proposed townhome development.

2. **DECISION** **CASE #:** **RZ25-004**
APPLICANT: David M. Miles Construction, Inc.
LOCATION: 2374 Cove Lake Road

The request is for a rezoning and map amendment of the parcel from MR-1 (Medium Density Residential -1) to MR-2 (Medium Density Residential -2) for a proposed townhome development.

Deputy Director Still provided an overview of the proposed project and informed the commissioners of the applicant's desire to defer her application.

Michele Battle of Battle Law P.C, who is representing the applicant, came up to speak. She stated that she has been working with the Cove Lake community about the project. She is waiting to receive the documentation that they, as well as the Planning and Zoning department, are seeking. She deferred the application to the planning commission meeting in December.

Chairperson Hubbard asked for a motion to **DEFER** the application to the December Planning Commission Meeting. **Vice Chairperson Williams** made the motion to **DEFER** the application. The motion was seconded by **Commissioner Walker** and approved by unanimous vote. **4-0-0**.

3. **PUBLIC HEARING** **CASE #:** **RZ25-009**
APPLICANT: Adolphus Armstrong of New Birth Missionary Baptist Church
LOCATION: 6370 Woodrow Road

The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to MU-3 (Mixed Use Medium Density) for a proposed mixed-use development.

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** with the following conditions:

1. Developers shall conduct a noise decibel or acoustic analysis test to ensure that amplified sounds are mitigated to an acceptable level so as not to cause unreasonable disturbance to the neighboring residential community. Establish maximum decibel levels at property boundaries.
2. Developers shall maintain an undisturbed buffer between the proposed development and the adjacent community along the length of the property to help with mitigating sounds from the development buildout and amphitheater and limit the intensity and scale of uses closest to developed residential communities.
3. Developers shall submit a lighting plan to show there will be no excess outdoor lighting or the creation of light pollution.
4. A construction mitigation plan shall be submitted and approved by the Community Development Divisions Director, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.

Commissioner Hawkins asked about the designs of the mixed-use units.

Deputy Director Still stated that the applicant is currently focused on phase one.

Vice Chairperson Williams asked about the number of entrances to the lot and about the location of the homes on the site plan.

Deputy Director Still stated that there are at least four entrances.

The public hearing was opened.

Adolphus Armstrong of New Birth Missionary Baptist Church came up to speak. He stated the previous pastor of the church had a vision of building a senior housing development in the area, but due to the housing crisis in 2008, it could not be fulfilled. The project has been revised to be a mixed-use development. The “New Birth Village” will be a walkable district that will create jobs and assist with growing the tax base. The project’s sponsors are New Birth Baptist Church and New Birth Community Development Corporation.

Tyrone Williams, the project manager for “New Birth Village,” came up to speak. He stated that the team is currently focused on the residential portion of phase one, and certain components of it tie into phase two.

Commissioner Hawkins asked about the building elevations for the rest of the mixed-use development and as well as the timeframe.

Tyrone Williams, the project manager, showed the renderings of the proposal and stated that they expect phase one to be completed in 14 months. They can envision the entire project being completed in three years.

Commissioner Walker asked about the cost of the units.

Tyrone Williams, the project manager, stated that the units will range from 700 to 1200 square feet. The price range will run from \$200k to \$300k.

Vanessa Williams, the community organizer, stated that they are looking into alternative funding from grants, National funding, HUD, and other home programs due to the increase in construction costs to assist the underserved. This can also help those who cannot afford homes.

Faye Cofield, a resident, came up to speak and commend the applicant for their petition. She also asked if the conditions could be set in place to prevent the applicants from deviating from what has been presented.

Dave Marcus, a resident, stated that this project will bring the city into the 21st century. The homes are needed, and he was impressed after visiting an already existing community. He trusts the applicant and the developers.

Renne Kale, a resident, stated that the project looks exciting, but she questioned the impact of the project on the surrounding residents and the environment.

Antonio Sample stated that the City’s code addresses the requirements for environmental issues. He also stated that erosion control measures are in place, they are aware of the City’s noise ordinance, and that there are no wetlands on the property.

Those who oppose the petition were given time to speak

Albert Edwards, a resident, expressed that the buffers will not be effective with shielding noise due to his experience with a business that plays loud music. He also stated that wetlands are near the parcel, his concerns about traffic, and the property being sold to investors.

Ms. Harper, a resident, questioned about phase two of the development and stated her concerns about traffic. She also stated that she wanted to know more about the affordability once the project is complete.

Vanessa Williams, the community organizer, stated that New Birth is the developer and that they will not be switching from what is being proposed. She also described government assistance as a development tool that can help bring down the cost to the end user. Lastly, it was stated that there are many master plan communities in Metro Atlanta where different age groups are around one another.

Adolphus Armstrong of New Birth Missionary Baptist Church stated that the Church is committed to the project and that the project is for the community. Their attorney is working on stipulations for the HOA.

The public hearing was closed.

4. **DECISION** **CASE #:** **RZ25-009**
APPLICANT: Adolphus Armstrong of New Birth Missionary Baptist Church
LOCATION: 6370 Woodrow Road
The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to MU-3 (Mixed Use Medium Density) for a proposed mixed-use development.

Commissioner Walker asked how they would stop investors from buying most of the property, and she asked about the grants for seniors.

Vanessa Williams, the community organizer, answered that the codes and bylaws for the HOA are currently being developed. She also stated that some of the funding will have strict requirements for one to qualify. The end goal is for the community to be the recipient of the project rather than investors.

Vice Chairperson Williams asked how they would monitor the number of homes purchased by investors.

Vanessa Williams, the community organizer, stated that New Birth will have a strong HOA and presence in this community. They will be a part of the process.

Vice Chairperson Williams asked about the location of the parking, "tightness" of the site plan, and buffers.

Tyrone Williams, the project manager, stated that each home will have spaces for parking. There will also be three hundred controlled parking spaces throughout the community and walking areas for visitors to walk to their destinations. He also mentioned the tightness, but comfort, of the community in Union Park.

It was also stated that controlled measures will be used during the construction period for the development to assist with dirt and dust. Noise will not be constant or consistent throughout the year from the proposed community pavilion, and they will adhere to the noise ordinance.

Chairperson Hubbard commended New Birth for being a good partner for DeKalb County and City over the years, as well as the public participation.

Chairperson Hubbard made the motion to recommend **APPROVAL WITH CONDITIONS**.
The motion was seconded by **Commissioner Walker**. The application was **APPROVED WITH CONDITIONS** unanimously 4-0-0.

VIII. ADJOURNMENT

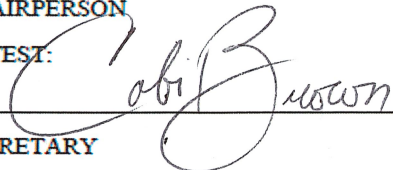
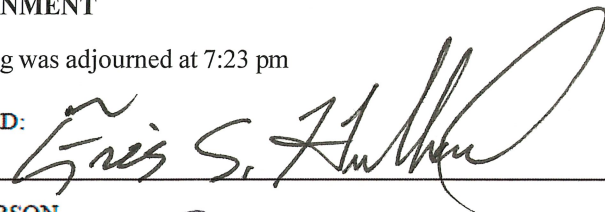
The meeting was adjourned at 7:23 pm

APPROVED:

CHAIRPERSON

ATTEST:

SECRETARY



12-2-2025

Date:

12/2/25

Date: