



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

April 10, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

- I. CALL TO ORDER AND INTRODUCTIONS:** Planning and Zoning Staff – Fellisha Blair
- II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT** – Fellisha Blair
- III. Item(s) of Discussion:**

PETITION:	RZ24-005
PETITIONER:	Michele Battle of Battle Law, P.C
LOCATION:	1810 Coffee Rd
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from M-2 (Heavy Industrial) to M (Light Industrial).

Josh Mahoney, attorney at Battle Law, P.C., came up to speak. He stated that the request for the rezoning will allow the proposed parcel to be combined with its neighboring parcel and for the development of a general manufacturing distribution building. Both parcels are owned by his client.

Renee Kale, a resident, asked the applicant how the lot will be monitored for compliance with the ordinance, the number of trucks that can be parked on the property, the environmental impact the trucks may cause, and crime.

Josh Mahoney stated that a rendering of the proposal may be obtained from the owner, which will show the number of dock doors the site will have. The development will not have an impact on the environment due to its location. The City of Stonecrest's code enforcement department monitors properties to make sure they comply.

Fellisha Blair, the city's planner, asked if the applicant had the original address of the property.

Josh Mahoney stated that he will provide it to the department.

PETITION:	ZM25-001
PETITIONER:	Anre Washington of Buckhead Coach Company
LOCATION:	7295 Covington Highway
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site to operate a small luxury motor coach parking business

PETITION:	V25-003
PETITIONER:	Anre Washington of Buckhead Coach Company
LOCATION:	7295 Covington Highway
PETITIONER'S REQUEST:	The request is for variances from the minimum acreage



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requirement for the proposed use and the (M) - Light
Industrial buffer requirements for the adjacent properties.

Anre Washington, the applicant, came up to speak. They would like to remove the current conditions on the site placed under zoning case CZ-00110, which currently only allows the use of a barber shop, beauty salon, or similar establishment. They would like to operate a luxury motor coach parking business. The site will be renovated and upgraded if approved, including adding vegetation buffers. The company works with schools, corporations, and non-profit organizations to transport customers across states.

Fellisha Blair, the city's planner, asked the applicant about the proposed fence for the site, considering that the driveway of the parcel is shared with a neighboring parcel.

Anre Washington stated that the fence will be placed in the back of the property to enclose the buses.

Fellisha Blair asked if this would be a new business and if they had obtained all documentation in relation to public safety.

Anre Washington stated that the business is locally owned and has been operating since 1989. It is required for the owner and drivers to maintain what is required by the State.

Cobi Brown, the city's administrative assistant, asked the applicant about the number of buses that would be on the property and if there would be a designated area for them on the site.

Anre Washington stated that the company currently has ten buses, which will be parked in the back of the property.

Cobi Brown asked how traffic will be managed.

Anre Washington stated that the business will not operate as a bus terminal. Most of the buses leave in the morning and are on different schedules, traveling to different locations.

Cobi Brown asked the applicant about their target customer group.

Anre Washington stated that the company is a private charter and has worked with schools, the NAACP, wedding parties, the Carter Presidential Center, and other customers looking for premium luxury grade experiences.

Fellisha Blair asked about the timeframe for renting a bus.

Anre Washington stated that there is a four-hour minimum time frame for renting buses.

Director Qawi asked the applicant about the request for a reduction in the setbacks of the property, which contributes to the lot not meeting the acreage requirement for the use. She also asked about the neighboring daycare.

Anre Washington stated that the restrictions on the property will prevent it from fitting into its designated future land use established by the comprehensive plan. He also stated that they have been monitoring the nearby daycare and have not seen any activity.

PETITION:	V25-002
PETITIONER:	Patrick Kelly of MKI
LOCATION:	2336 South Stone Mountain
PETITIONER'S REQUEST:	The request is for two variances from <i>Table 2.24. Nonresidential Zoning Districts Dimensional Requirements</i> to reduce the side and front setbacks of the parcel for a commercial development.

Patrick Kelly, the applicant, came up to speak. He stated that his company purchased the property a year ago. The proposed property is irregularly shaped and is the location of a cell tower. The request is to reduce the setback of the property considering the nearby road is dead-end. They would like to build a flex space building that could house a variety of businesses.



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Renee Kale, a resident, came up to get clarification of the proposed use of the property.

Director Qawiy asked if there had been an easement agreement discussed with the owner of the cell tower.

Patrick Kelly stated that they have contacted AT&T representatives. If the petition is approved, the easement agreement will be rewritten to give the cell tower company more access to the property. They have also designed the buildings to be narrow to fit the lot.

Director Qawiy asked if the applicant had considered building only one building on the property

Patrick Kelly stated that the proposed square footage of the building is more desirable because it will bring in more revenue to help maintain the property.

Fellisha Blair, the city's planner, asked about the location of the detention pond as well as parking.

Patrick Kelly stated that it will be a stormwater detention vault. Parking will be maximized on the property, but the designated number of spaces assigned to each business will vary depending on what is allowed by the city.

IV. ADJOURNMENT

The meeting was adjourned at 6:54 p.m.

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.

Respectfully submitted by Cobi Brown

APPROVED:


DIRECTOR

04/23/2025

DIRECTOR, COMMUNITY DEVELOPMENT

DATE

ATTEST:



April 23, 2025

SECRETARY

DATE