



*Deputy Director Still provided an overview of the proposed project.*  
**STAFF RECOMMENDATION**

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Staff is recommending APPROVAL with the conditions set forth by DeKalb County as well as the following Staff conditions:

**DEKALB COUNTY CONDITIONS OF ZONING**

For Application LP-07-13310 and Z-07-13309

1. The Property shall be rezoned to RM-100 for a maximum of 63 fee simple townhomes, all of which are to be rear entry via an alley with a paved area to be no more than twelve (12) feet wide and with no curb or gutter.
2. On Cove Lake Road there will be one curb cut for the Subject Property in alignment with Cove Lake, subject to the approval of DeKalb County DOT, and one curb cut for the northern 1.62 acres zoned commercial.
3. The size of the homes shall be a minimum of 1,400 square feet with each home having a single car garage and a driveway in front of the garage being a minimal of 20' foot in length accommodating additional parking.
4. The architectural style of the homes shall be traditional. Materials to be used on exterior facades of all buildings shall include brick, stone, stucco (not EPS type), or fiber-cement siding, or combination of those materials. No vinyl, aluminum or metallic siding may be used. All sides of buildings shall include brick or stone.
5. Structures which are front face to front face, back face, or front face to back face shall be not more than fifty-four (54) feet apart.
6. Only ten (10) percent of the townhomes may be rented at any given time.
7. A 50' buffer and building setback shall be provided to the rear property line as shown on the Rezoning Plan. Owner of the Subject shall not remove trees from this buffer area unless diseased or necessary to install utility crossings or detention facilities. The utilities shall not cross the buffer area unless another path is not reasonably available. The trees saved in the buffer area shall apply towards the tree preservation requirements under the Tree Protection Ordinance, DeKalb County.
8. Prior to commencing development for the Subject Property, the Owner shall clearly mark all tree save areas as designated on the Rezoning Plan with appropriate temporary fencing and/or other indicators so as to attempt to prevent loss or damage to trees within these areas.

9. Owner shall provide the following planted buffers in accordance with the Rezoning Plan:

- a) A 10' foot landscape strip between Covington Highway and the brick entrance column adjacent to Cove Lake Road.
- b) Should the right-of-way be altered and/or reduced, all landscape strips shall be moved adjacent to the revised right-of-way.
- c) The entire frontage adjacent to Cove Lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development to help screen cars from view along Cove Lake Road.
- d) Within the landscaping strips, the size of the shrubs planted shall be size that is expected by local landscaping standards to allow for shrubs to reach maturity within three to five years from the date of installation. Trees will be in accordance with a landscaping plan approved by the DeKalb County Arborist.

10. The Applicant agrees to rebuild the brick entry column for Cove Lake if it is damaged or currently built on the Subject Property and needs to be relocated.
11. A mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers and shall include architectural control oversights for the development.
12. A Declaration of Covenants shall be recorded and shall contain rules and regulations applicable to the proposed residential community.
13. The development on the Subject Property shall comply with the recommendations from DeKalb County Public Works Department with respect to location, configuration and methodology of on-site detention and water quality ponds.
14. Play area will have gazebo and picnic benches and children's play equipment.

**STAFF RECOMMENDATION**

**Staff Recommended Conditions**

**A. Stormwater & Drainage Mitigation**

1. Developer must submit a detailed stormwater management plan reviewed and approved by the City Engineer prior to site development permit approval.
2. Plan must include remediation for existing drainage issues and ensure no increase in post-development runoff.
3. Developers must regrade affected areas as necessary to eliminate standing water and mitigate erosion on adjacent properties.

**B. Development Standards & Townhome Quality**

- ~~4. All townhomes must be a minimum of 25 feet wide, in compliance with current MR-1 standards.~~
5. Building elevations, facade materials, and design must be reviewed and approved by planning staff to ensure architectural quality and compatibility with surrounding homes.
6. A Homeowners Association (HOA) must be established to maintain common areas and enforce architectural standards.

**C. Traffic & Emergency Access Improvements**

7. A traffic impact study shall be completed and mitigation measures implemented prior to final plat approval.
8. Developer must coordinate with public safety departments to ensure adequate emergency vehicle access.

**D. Public Safety Enhancements**

9. Developer must contribute to public safety improvements along Covington Highway, such as funding for street lighting, surveillance infrastructure, or traffic calming measures subject to coordination with the City of Stonecrest City Engineer and DeKalb County Police Department.
10. Developer must coordinate with City of Stonecrest to evaluate the feasibility of installing traffic-calming measures near the development entrance

**E. Community Amenities**

11. Developer must include a playground within the common area with a list of amenities instead of a dog park to better serve families.
12. Any proposed amenity area shall include seating, shade, and landscaping.

**Construction Management**

13. A construction mitigation plan must be submitted, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.

**F. Plat and Permit Requirements**

14. No final plat shall be approved until all conditions are satisfied and verified by city staff.
15. All development must comply with applicable MR-2 zoning regulations and building codes in effect at the time of permitting.
16. The site plan must show the percentage of open space in addition to the open space chart.
17. The Tot Lot/Playground shall not be located within the Transitional Buffer. Details of the Tot Lot must be reviewed and approved by Staff.
18. The storm-water infrastructure shall be moved to the front edge of the Transitional Buffer (closest to the terminus) so as not to disturb the vast majority of the buffer.

*Commissioner Hawkins* asked about off-street parking.

*Deputy Director Still* stated that the townhomes will be rear entry.

*Vice Chairperson Williams* asked about the surrounding parcels, the buffers, and the number of entrances.

Deputy Director Still showed the location of the buffers and that the subdivision will have one point of entry

*The public hearing was opened.*

*Michele Battle of Battle Law P.C.*, came up to speak. She stated that she assisted with the original rezoning in 2007 which was approved with conditions. It was stated that one way in/out communities were in demand at the time. The change in jurisdiction from DeKalb to Stonecrest affected the width allowance for the units as well as the amount that can be built. The site plan for the development has also been updated to fit modern standards.

*Marty Garrison a resident* came up to state her opposition. She stated her concern about crime, trash, and car accidents that have increased since the opening of the nearby gas station. The development may contribute to more traffic in the area. She would like another meeting with the community to discuss safety.

*Allsion Cook a resident* came up to speak and state her concern about the 50-foot buffer and people being able to access their properties. She stated that there should be an extra measure of security. There have been shootings at the gas station in the area and is worried about "people moving into her backyard".

*Michele Battle of Battle Law P.C.*, stated that they are open to adding additional flock cameras and that adding a fence is a reasonable request. She also stated that there was consideration to have access routes through some surrounding parcels.

*Faye Cofield, a resident*, stated her concern about the abundance of townhomes being built within the city and that the parcel is in a high crime area. She suggested that a development that will contribute to reducing crime should be brought to the area. There were also examples of security measures taken by other developments such as putting up a fence. Ms. Cofield lastly stated her concern about one way in/out communities.

*Public Hearing was closed.*

**3. 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.

*Commissioner Walker* asked about the location of the garages, the mail kiosk, and the builder.

*Michele Battle of Battle Law P.C.*, answered that the original approval required rear entry townhomes. She addressed that the mail kiosk is a requirement by the US postal service and that it will be located towards the back of the community. Lastly, she stated that the owner originally wanted to develop a self-storage facility on the property, but due to the change in regulations he decided to move forward with the residential development and that they have been in communication with potential builders.

*Vice Chairperson Williams* asked about the traffic study.

*Michele Battle of Battle Law P.C.*, stated that it was proposed that they will do a traffic study if their petition was approved and that improvements would be addressed if needed.

*Vice Chairperson Williams* made the motion to recommend **APPROVAL WITH CONDITIONS** with an additional condition of adding a fence. The motion was seconded by *Commissioner Hawkins*. The application was **APPROVED WITH CONDITIONS** unanimously 4-0-0.

**4. PUBLIC HEARING CASE #: SDP24-004**

**APPLICANT:** Breogan Fondevila of VHB

**LOCATION:** 6750 Stonecrest Industrial Way

The petitioner is seeking approval for a preliminary plat for a proposed Logistics Center.

*Deputy Director Still* provided an overview of the proposed project.

*Staff* recommend **APPROVAL**.

*Vice Chairperson Williams* asked about the specific use of the development

*Deputy Director Still* stated that the buildings will be leased.

*Public Hearing was opened.*

*Steve Gallbeck with IDI Logistics (owner)* came up to speak. He stated that the current wooded lot is in an industrial zoning. It is located near the Home Depot and Pepsi Facility. They are proposing to split the lot into three parcels for three separate facilities.

*There was no one to speak for or in opposition of the application.*

5. **DECISION**            **CASE #:**            **SDP24-004**  
**APPLICANT:**        Breogan Fondevila of VHB  
**LOCATION:**            6750 Stonecrest Industrial Way  
The petitioner is seeking approval for a preliminary plat for a proposed Logistics Center.

*Commissioner Hawkins* made the motion to recommend **APPROVAL** of the application. The motion was **seconded** by *Vice Chairperson Williams*. The application was **APPROVED 3-0-1** with *Commissioner Walker* voting against the petition.

6. **PUBLIC HEARING**        **CASE #:**            **SLUP25-006**  
**APPLICANT:**        Maiysha Rashad  
**LOCATION:**            5940 Fairington Road  
The request is for a Special Land Use Permit (SLUP) to operate their (alcohol) package store.

*Deputy Director Still provided an overview of the proposed project.*

**STAFF RECOMMENDATION**

Staff feel that this location was a liquor store in the past and the proposed use still meets all of the requirements other than setbacks. This is likely due to the age of the building which was built in 1971. Given the findings above, Staff finds no evidence that would prevent the proposed use from being approve and therefore recommends approval of the Special Land Use Permit with conditions.

Staff recommend **APPROVAL** of the special land use permit with the following conditions:

1. The fencing and dumpster area shall be painted a consistent color with the building.
2. Landscaping shall be installed to beautify the property and screen the parking areas.
3. The monument sign near the western boundary of the property shall be removed.
4. The property owner shall install and maintain high-resolution exterior security cameras covering all entrances, parking areas, and loading zones. Footage must be stored for a minimum of 30 days and made accessible to law enforcement upon request.
5. No consumption of alcohol shall be permitted on the premises, and clear signage shall be posted to that effect.

*Vice Chairperson* asked if there were any other liquor stores in the area

*Deputy Director Still* stated that there are three other stores around two miles away from the proposed property.

*Commissioner Hawkins* asked if there are any gas stations in the area that sale beer and wine.

*Deputy Director Still* stated that there was one near the property, but the products sold are viewed separately by the code.

*Public Hearing was opened*

7. **DECISION**            **CASE #:**            **SLUP25-006**  
**APPLICANT:**        Maiysha Rashad  
**LOCATION:**            5940 Fairington Road  
The request is for a Special Land Use Permit (SLUP) to operate their (alcohol) package store.

*Hakim Hilliard, representative of the applicant*, came up to speak. He stated that the location has been a liquor store since 2003 and was operated by the prior owner "appropriately". He stated that the location is a driving destination and that there should not be much walking traffic due to the business being on a busy road. The business will be open from 11am to 10pm. They will not

encourage people to drink on site.

*Faye Cofield*, a resident, came up to speak. She stated that her business provided security services to the prior owner and commended the way he operated his business. She stated that she is concerned about the nearby apartment complexes that have been a source of issues in the area and that she does not want the issues to be brought to the proposed location.

*Hakim Hilliard*, representative of the applicant, stated that security measures will be implemented.

*Public Hearing was closed.*

*Vice Chairperson Williams* asked the current owner if there will be security on the property.

*Abdullahi Abdi the current owner came up to speak.* He stated that the previous owner worked at the location every day, which has led to him having health issues and no one in his family wanting to take over the business. He stated that this is a profitable business and that there will be security during operating hours. He plans to run the business the way the previous owner ran it.

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

VIII. ADJOURNMENT

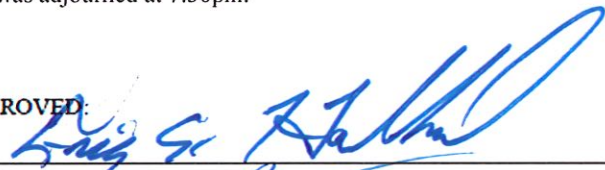
The meeting was adjourned at 7:30pm.

APPROVED:

CHAIRPERSON

ATTEST:

SECRETARY



01-06-2026

Date:

1/7/26

Date:

# COMMISSIONERS SIGN - IN SHEET

BOARD	TIME	MEETING DATE	LOCATION
Planning Commission	6.00 PM	01/06/2026	Stoncrest's Council Chambers

NO	NAME	PHONE	EMAIL	DISTRICT	SIGNATURE
1	Eric Hubbard (Chairman)	770.912.8775	E7hubbard@gmail.com	3	Initial Here <u>EH</u>
2	Erica L. Williams	678.612.5601	ewilliams@emagimpact.com	1	Initial Here <u>[Signature]</u>
3	Joyce Walker	904.318.0904	Jlberry129@att.net	2	Initial Here <u>[Signature]</u>
4	Pearl Hollis	404.247.0085	phollisbroker@gmail.com	4	Initial Here <u>[Signature]</u>
5	Lemuel Hawkins	770.655.2589	lemuelhawkins@gmail.com	5	Initial Here <u>[Signature]</u>

Staff's Signature Cabell Gowan Date 1/7/2026