



## SPECIAL ADMINISTRATIVE PERMIT (SAP) PUBLIC HEARING MEETING MINUTES

Stonecrest City Hall - 3:30 PM \**Spoke-in-Person Meeting*

August 19, 2025

*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 July 15, 2025. 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. CALL TO ORDER AND INTRODUCTIONS:** The meeting was called to order at 3:30 P.M. Division Director, Community Development - Shawanna Qawiy, Senior Planner - Ramona Eversley, Planner - Felleshia Blair and Zoning Analyst - Abeykoon were present.

**II. REVIEW OF THE PURPOSE AND INTENT OF THE SPECIAL ADMINISTRATIVE PERMIT PUBLIC HEARING AND RULES OF CONDUCT:** The Special Administrative Permit public hearing for type 1 home occupation would be facilitated by Department of Planning & Zoning. Zoning Analyst – Mrs. Abeykoon stated the purpose and intent of the Special Administrative Permit and Rules of Conduct.

**III. Cases of Discussion:**

Zoning Analyst – Mrs. Abeykoon presented case SA25-046.

**LAND USE PETITION:** SA25-046

**PETITIONER:** Timothy Myers of Mpact Designs LLC

**LOCATION:** 6386 Charter Way

**PETITIONER'S REQUEST:** The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use for an online swimwear business.

The applicant, **Mr. Myers**, was present at the public hearing.

**Mrs. Abeykoon** opened the public hearing and asked those in support and opposition to speak. There were none.

**Mrs. Abeykoon** closed the public hearing.

**Mrs. Abeykoon** mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that he will receive a decision letter from planning and zoning within 24 - 48 hours.

Zoning Analyst – Mrs. Abeykoon presented case SA25-047.

**LAND USE PETITION:** SA25-047

**PETITIONER:** Cozrine Williams of Kozaare Home & Apparels, LLC

**LOCATION:** 3863 Pin Oak Street

**PETITIONER'S REQUEST:** The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use for an online clothing and home essential business.

The applicant, *Ms. Williams*, was present at the public hearing.

*Mrs. Abeykoon* opened the public hearing and asked those in support and opposition to speak. There were none.

*Mrs. Abeykoon* closed the public hearing.

*Mrs. Abeykoon* mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that she will receive a decision letter from planning and zoning within 24 - 48 hours.

Zoning Analyst – Mrs. Abeykoon presented case SA25-049.

**LAND USE PETITION:** SA25-049

**PETITIONER:** Colette Wright of The Creative Assistant

**LOCATION:** 1567 Rogers Crossing Drive

**PETITIONER'S REQUEST:** The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use to offer comprehensive support services for their customers.

The applicant, *Ms. Wright*, was present at the public hearing.

*Mrs. Abeykoon* opened the public hearing and asked those in support and opposition to speak. There were none.

*Mrs. Abeykoon* closed the public hearing.

*Mrs. Abeykoon* mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that she will receive a decision letter from planning and zoning within 24 - 48 hours.

Zoning Analyst – Mrs. Abeykoon presented case SA25-052.

**LAND USE PETITION:** SA25-052

**PETITIONER:** Pamela Johnson of PJ Wander Bar

**LOCATION:** 3276 Spicy Cedar Lane

**PETITIONER'S REQUEST:** The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use for a mobile bartending business.

The applicant, *Ms. Johnson*, was present at the public hearing.

*Mrs. Abeykoon* opened the public hearing and asked those in support and opposition to speak. There were none. *Elroy Jordan Jr.* sent a letter via email expressing opposition due to traffic and safety, property value, zoning regulations and legal precedent (attached).

*Mrs. Abeykoon* closed the public hearing.

*Mrs. Abeykoon* mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that she will receive a decision letter from planning and zoning within 24 - 48 hours.



**IV. ADJOURNMENT:** The meeting was adjourned at 3.45 P.M.

*Respectfully Submitted by: Abeykoon Abeykoon*

**APPROVED:**

   
DIVISION DIRECTOR, COMMUNITY DEVELOPMENT DATE

**ATTEST:**

   
SECRETARY DATE



August 13, 2025

To: Stonecrest Public Hearing Board

Due to my work schedule, I am unavailable to attend this meeting in person. However, I have strong feels against approval of this business application and would appreciate your support for my request.

I am writing as a homeowner in Stonecrest who is deeply invested in the well-being and character of our neighborhood. While I understand the importance of fostering economic activity, I passionately believe that any such development must be compatible with the residential nature and values of our community.

I am writing to formally request that the Stonecrest Public Hearing Board deny the business license application for the address 3276 Spicy Cedar Lane, Stonecrest, GA.

SA25-052-3276 Pamela Johnson PJ Wander Bar

As a concerned resident of the Stonecrest community, I believe that the establishment of a business at this location would have a detrimental impact on our neighborhood. The reasons for my objection are as follows:

1. **Traffic and Safety Concerns:** The proposed business location is situated in a residential area with narrow streets that are not designed to manage increased traffic. The influx of vehicles could pose significant safety risks to pedestrians, especially children who play in the vicinity.
2. **Property Values:** The presence of a business in a residential area could lead to a decline in property values. This would be unfair to homeowners who have invested in their properties with the expectation of living in a quiet, residential community.
3. **Zoning Regulations:** The address 3276 Spicy Cedar Lane is currently zoned for residential use. Allowing a business to operate at this location would be a violation of the existing zoning regulations. It is essential to uphold these regulations to maintain the integrity and character of our residential neighborhood.
4. **Legal Precedent:** There have been previous cases where business license applications were denied due to similar concerns in DeKalb County. I urge the Stonecrest Public Hearing Board to consider these concerns and deny the business license application for 3276 Spicy Cedar Lane. Protecting the character and safety of our neighborhood is of utmost importance, and I believe that allowing a business to operate at this location would be contrary to the best interests of our community.

Thank you for your attention to this matter.

Sincerely,

Elroy Jordan, JR – Owner

3196 Spicy Cedar Lane

Stonecrest, GA