



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

December 11, 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:** Planning and Zoning Staff – Fellisha Blair
- III. Item(s) of Discussion:**

PETITION: RZ25-006
PETITIONER: Ramata Sissoko Cisse
LOCATION: 7511 Covington Highway
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

PETITION: RZ25-007
PETITIONER: Ramata Sissoko Cisse
LOCATION: 6760 Chupp Road
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

Ramata Sissoko Cisse, the applicant, came up to speak. Ms. Cisse stated that her African Hair Braiding salon opened in 1993 and was the first in DeKalb County. She travels a lot to promote African culture in the USA, which she described as a moral responsibility. The rezoning will allow full commercial operation. The building at 7511 Covington Highway will be used for the expansion of her current business, and the building at 6760 Chupp Road will be used for office use to ensure minimal neighborhood impact. Ms. Cisse also mentioned other services that she would like to offer as well including travel assistance, helping young adults with their resumes, etc.

Charles Nation, a resident, came up to make a comment. He stated that the area was abandoned and abused by the county. He stated that there are many who do not adhere to the speed limit in the area, which has led to accidents on Chupp Road. Mr. Nation compared the noise on the road to the streets of New York City.

There was no one else to comment.

PETITION: RZ25-013
PETITIONER: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3309 Panola Road
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.



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PETITION: RZ25-014
PETITIONER: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3313 Panola Road
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Darrell Johnson of JDM Consultants, LLC, the applicant, came up to speak. He stated that his client is proposing to develop 12 single-family homes with a community park and dog park. He mentioned that the plans include a deceleration lane to assist with the traffic on Panola Road and included that he has presented the property before with a previous client, but believes that this development is more fitting for the city.

Ronald Oneal, a resident, stated that he lives near the property and is opposed to the development due to it land locking his property.

Lewis Anderson, a resident and president of the Hilson Head HOA, came up to state his concern with the buffer, noise, pests, traffic, and accidents. He stated that there was a traffic study conducted on Panola Road, and also that 10 years ago, there was a proposal for the road to be expanded. Mr. Anderson is concerned about the development being in the current residents 'backyard.

Darrell Johnson of JDM Consultants, LLC, the applicant, suggested an easement for the property described to be landlocked. He also stated that what was presented was not the final design of the stormwater pond. He acknowledged the traffic on Panola Road and stated that the traffic study he had conducted showed the development would have minimal impact.

There was no one else to comment.

PETITION: SLUP25-005
PETITIONER: Francine Williams
LOCATION: 3802 Button Gate Court
PETITIONER'S REQUEST: The request is for a Special Land Use Permit (SLUP) to operate a childcare home.

Francine Williams, the applicant, came up to speak. She stated that she would like to provide high-quality early care and education to the children in the community. She would like the children to feel like they are at home. She mentioned that there are over 11,000 children in the foster care system and that there is a shortage of homes, which can affect those in it. Lastly, Ms. Williams is petitioning for the care of 6 or more children up to the age of 18.

Tanisha Williams, a resident, came up to speak. She stated that Ms. Williams has done many activities for children in the community and that she will be helpful for the youth.

Fellisha Blair, the City of Stonecrest Planner, asked if the applicant had a specific age group.

Francine Williams, the applicant, responded that the state determines the children who will be in her care. She shared her experience of what she has seen working in the sheriff department and the knowledge she has gained through schooling, as well as being a parent.

Ramona Eversley, the City of Stonecrest Senior Planner, asked if she would be living in the home.

Francine Williams, the applicant, stated that she will be staying in the home.

Fellisha Blair, the City of Stonecrest Planner, asked if she is petitioning to operate as a group home or foster care home.

Francine Williams, the applicant, responded that the state is transitioning from the term foster care and instead using the term childcare institution.

Fellisha Blair, the City of Stonecrest Planner, asked if children would be staying until they are adopted.

Francine Williams, the applicant, stated that it is dependent on the state.

There was no one else to comment.



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PETITION: SLUP25-007
PETITIONER: Michael Stewart of Stewart Michael Home Health Care
LOCATION: 1695 Spring Hill Cove
PETITIONER'S REQUEST: The request is for a Special Land Use Permit (SLUP) to operate a personal care home.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has owned several businesses in the area. His mom passed away last year in the petitioned home, which has inspired him to start the personal care home. He will be working with the state to assist with selecting the clients and nurses. If all goes well, he will consider expanding the business.

Corine Stewart, daughter of the applicant, continued with the presentation. She stated that they will provide 24/7 care to hospice patients or those who need assistance with tasks. The home has three bathrooms and three bedrooms with an additional room for the nurse. Lastly, she stated that the traffic volume will be low.

Terrance Stewart, a resident, asked how the applicant will vet the personnel and how he will ensure that they are providing proper care.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has another business in proximity to the proposed address. He stated that he will do his due diligence by stopping by the property, following up often, and vetting the caretakers. He stated that the clients will also be given his contact information, and cameras will be placed in the home.

Fellisha Blair, the City of Stonecrest Planner, asked if the applicant would be residing in the home.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that they would not be staying on the property, but a registered nurse would be on site.

Fellisha Blair, the City of Stonecrest Planner, informed the applicant of the requirements of the code.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has a younger brother who works at night and will be staying on the property.

Fellisha Blair, the City of Stonecrest Planner, asked if there had been an emergency and EMS plan prepared. She also asked about the number of clients they are proposing to have and the rooms.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that cameras will be installed and that there will be a live-in nurse on the property. He also stated there are three bedrooms and that they are proposing three clients.

Daphney Logan, a resident, stated that she knew the applicant's mother and that his proposal concerns her. She has witnessed the police showing up at the home regarding the applicant's brother. She does not agree with this type of use being close to her property due to her property values, visitors, the applicant not staying on the property, and the subdivision's HOA. Lastly, Ms. Logan mentioned her career as a daycare teacher and her understanding of being a caretaker.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that it will be no different than him visiting his mom when she stayed at the home, and also that his brother has grown since the past stated situation. Mr. Stewart wants to be entrusted with the care of the clients.

There was no one else to comment.

PETITION: V25-012
PETITIONER: Hugh Delaney of D2construction Services
LOCATION: 2979 Klondike Road
PETITIONER'S REQUEST: The request is for variances from the Section. 5.7.6 of the city's code for staggered adjacent units in the same building cluster, rear-entry garages, and to provide 12-foot-wide alleyway access to the garage, with a 7-foot-wide landscape strip along each side.

Hugh Delaney of D2construction Services, the applicant, came up to speak. He stated that the shape of the property makes rear parking and a rear alleyway difficult to develop. He also stated that staggering the units will contradict the nearby residential development and will also affect the number of units the applicant is attempting to develop.

Reshon J. Landers, a resident, came up to speak. She stated that she is concerned with the noise and the privacy. She has lived in the area for 25 years and appreciates the amenities that have been brought to the area. She asked for a noise barrier and privacy for the seniors, or even a gate. She wants to see the city grow and is fine with the development if this is done.



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Bora Hightail, a resident, came to state that she is not concerned about the development, but that there are several blind spots on the road in the area. She asked if there could be a traffic light placed for safety.

There was no one else to comment.

IV. ADJOURNMENT

Meeting adjourned at 7:30 pm

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.

APPROVED:

Ellis Still

12/30/2025

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

12/30/25

SECRETARY

DATE



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