SPECIAL ADMINISTRATIVE PERMIT (SAP) PUBLIC HEARING MEETING MINUTES

Stonecrest City Hall - 3:30 PM *_Spoke-in-Person Meeting_

November 17, 2026

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 *by noon the day of the hearing November 17, 2026. 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.*

I. **CALL TO ORDER AND INTRODUCTIONS:** The meeting was called to order at 3:30 pm. Planning & Zoning Deputy Director - Ellis Still, Senior Planner - Ramona Eversley, Planner Ms. Felleshia Blair and Zoning Analyst - Abeykoon 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 SA26-082

LAND USE PETITION: SA26-082
PETITIONER: Donna Cade of PTR Academy of Real Estate & Development
LOCATION: 5375 Savoy Chase Crossing
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 real estate education mobile business.

The applicant, ***Ms. Cade***, was present at the public hearing. Ms. Cade stated that she is a licensed real estate broker and serves as the Director of PTR Academy. She explained that the proposed business operation is not intended to be conducted at the residence. Instead, the business functions as a mobile service that provides educational and professional development support to real estate professionals. When training or instructional services are requested, she travels to the client's location to provide the education and resources needed.

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 SA26-084.

LAND USE PETITION: SA26-084
PETITIONER: Michelle McDowell of Whole Life Management LLC
LOCATION: 4948 Klondike Road
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 consulting business.

The applicant, ***Ms. McDowell***, was present at the public hearing. Ms. McDowell stated that the business provides personal household management and assistance services for seniors, busy professionals, and adult children with aging parents, including support with personal care coordination, household maintenance, and bill management.

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 SA26-085.

LAND USE PETITION: SA26-085
PETITIONER: Lorna Champagnie of Exxchange Rental Solutions LLC
LOCATION: 3935 Cain Mill 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 for a mobile moving crate rental service business.

The applicant, ***Ms. Champagnie***, was present at the public hearing. Ms. Champagnie stated that she plans to operate a moving crate rental business that serves customers on the east side of Lithonia. The business involves delivering reusable moving crates to customers who are relocating and retrieving the crates after they have completed their move.

Mrs. Abeykoon opened the public hearing and asked those in support and opposition to speak.

Mrs. Eversley inquired about where the moving crates would be stored, the size of the crates, and how they would be transported. The applicant stated that the crates would be stored in her garage and are medium-sized, measuring approximately 27 inches by 17 inches by 13 inches. She further explained that she owns a minivan, which she would use to deliver and retrieve the crates from customers. Staff received an email comment from ***Ms. Jeanette Fullilove***, a resident of the Panola Valley subdivision for more than 30 years. Ms. Fullilove stated that the subdivision is a quiet, family-oriented neighborhood and expressed concerns that allowing a business in the area could increase traffic and bring unfamiliar individuals into the community. She objected to the proposed business and requested that the Board deny Petition SA26-085.

Ms. Champagnie stated that no customers or business visitors would come to the property, as all business activities would be conducted online. She explained that she is a real estate broker and provides moving crates to assist clients who are relocating. The applicant also noted that she has resided at the property since 1999.

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 SA26-087.

LAND USE PETITION: SA26-087
PETITIONER: Shantella Ross of PM3 Homecare Solutions LLC
LOCATION: 5704 Winchester Place
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 off-site home care services business.

The applicant, ***Ms. Ross***, was present at the public hearing. Ms. Ross stated that her business provides personnel who assist elderly individuals and disabled veterans with activities of daily living. She explained that she is the business owner and hires employees as needed. Interviews are conducted off-site at locations such as Barnes & Noble or local coffee shops. Ms. Ross stated that employees do not report to or work from her residence. Administrative tasks, including scheduling appointments and dispatching employees to client locations, are conducted from her home office.

Mrs. Abeykoon opened the public hearing and asked those in support and opposition to speak. The following spoke:

Ms. Jessica Howe asked whether employees would visit the residence, if there would be deliveries, additional vehicles, exterior signage, or future expansion plans. The applicant stated that employees do not visit the residence, there will be no deliveries, additional vehicles, or exterior signage, and no plans to expand at this location. The applicant also stated that the business is being relocated from Conyers.

Ms. Jacqueline de Hayes asked about the proposed business hours, the number of business vehicles, and caregiver operations. The applicant stated that business hours will be from 8:00 a.m. to 5:00 p.m. She stated that she owns three personal vehicles, any of which may be used for business purposes, and that no business signage will be displayed on the vehicles. Regarding caregivers, the applicant stated that her employees currently serve clients in nine counties. Employees receive their schedules through an online calendar and communicate exclusively by cell phone, with no need to report to the residence.

Ms. Elaine Barry McKnight asked about the ownership of the property. The applicant stated that she is the property owner. Ms. McKnight commented that the community works closely together and values maintaining the neighborhood's family-oriented character. The applicant stated that she has been a community leader for many years and understands the importance of keeping neighborhoods safe, peaceful, and well-maintained.

Ms. Lavita Brand and ***Ms. Angela*** also expressed concerns regarding the proposed business. The

applicant responded to questions and stated that the business would operate in a manner that would not adversely affect the residential character of the neighborhood.

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 SA26-088.

LAND USE PETITION: SA26-088
PETITIONER: Rabbani Smalls of Iupgrade Solutions LLC
LOCATION: 4554 Idlewood Park
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 wholesale medical supply business.

The applicant, ***Mr. Smalls***, was present at the public hearing. Mr. Smalls stated that he is a government contractor and that his business operates primarily through online drop shipments.

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 SA26-090.

LAND USE PETITION: SA26-090
PETITIONER: Crystal Wright of My Ancestors' Wildest Dreams LLC
LOCATION: 5856 Keystone 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 consulting and professional services business.

The applicant, ***Ms. Wright***, was present at the public hearing. Ms. Wright stated that she will be providing consulting and professional services to small and family-owned businesses within the Atlanta area. She stated that the business is strictly computer-based, with no customer traffic to the residence. All meetings will be conducted virtually through Zoom, and business operations will be managed remotely from her home office.

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.

IV. ADJOURNMENT: The meeting was adjourned at 4.02 PM.

Respectfully Submitted by: Abeykoon Abeykoon

APPROVED:

Ellis Still 11/25/2026

DEPUTY DIRECTOR, PLANNING& ZONING DATE

ATTEST:

Abeykoon Abeykoon 11/25/2026

SECRETARY DATE