

ZONING BOARD OF APPEALS MEETING
Stonecrest City Hall - 6:30 PM *In-Person Meeting
December 16, 2025



Meeting Minutes

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).

I. Call to Order

Ms. Sonja Hicks (District 3) called the meeting to order 6: 35 p.m.

II. Roll Call

Ms. Kelly Ross (District 1), Ms. Sonja Hicks (District 3), Ms. Ieisha Fuller (District 4) and Mr. Shedrick Harris (District 5) were present. Mr. Jeremy Scott (District 2) was absent. There was a quorum.

Community Development Director Shawanna Qawiy, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Fellisha Blair, Zoning Analyst Abeykoon Abeykoon and Administrative Assistant Cobi Brown were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, was present.

III. Approval of the Agenda

Ms. Sonja Hicks (District 3) called for a motion to approve the agenda. Mr. Shedrick Harris (District 5) motioned to approve the agenda. Ms. Kelly Ross (District 1) seconded the motion. The motion was unanimously APPROVED – 4-0-0

Approval of Meeting Minutes – Zoning Board of Appeals Minutes dated October 21, 2025. The Zoning Board of Appeals Meeting Minutes Summary dated October 21, 2025, was called for a motion to approve by Ms. Sonja Hicks (District 3). Ms. Kelly Ross (District 1) motioned to approve the Meeting Minutes. Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED – 4-0-0

IV. Announcement(s): N/A

V. Old Business:

Presentations: Case presented by Deputy Director Ellis Still.

1. **DECISION CASE #:** V25-004
APPLICANT: Henry Bailey
LOCATION: 2219 Lithonia Industrial Boulevard
The request is to appeal an administrative decision on a business license application for BL24-310 "Here Rentals Inc"

The applicant, Mr. Bailey made his presentation.

City Engineer, Mr. Hari Karikaran explained the requirement of no rise study and applicability of the mentioned no rise study to the subject matter.

Attorney Ms. Thompson provided clarification on required resubmittal of no rise study with adequate information and subject administrative variance request.

Ms. Sonja Hicks (District 3) called for a motion. Ms. Kelly Ross (District 1) motioned to approve the case V25-004. There was no second to the motion and motion failed.

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Mr. Shedrick Harris (District 5) motioned to uphold the staff decision and keep flood plain clear.
Ms. Sonja Hicks (District 3) seconded the motion. The motion was unanimously APPROVED – 3-1-0

New Business

1. **DECISION** 2026 Calendar and Meeting Dates

Ms. Sonja Hicks (District 3) called for a motion. *Ms. Kelly Ross (District 1)* motioned to approve the Calendar and Meeting Dates for 2026 Zoning Board of Appeals (ZBA). *Mr. Shedrick Harris (District 5)* seconded the motion. The motion was unanimously APPROVED – 4-0-0

Presentations: Case presented by Senior Planner Ramona Eversley.

2. **PUBLIC HEARING CASE:** V25-005
APPLICANT: Michele Battle of Battle Law, P.C
LOCATION: 3810 Evans Mill Road

The request is for a variance from Section 14-200 of the city's code to reduce the required number of access points from four to three for proposed residential development

Ms. Sonja Hicks (District 3) called the motion to open the public hearing. *Ms. Kelly Ross (District 1)* motioned to open the public hearing and *Mr. Shedrick Harris (District 5)* seconded the motion. The motion was unanimously APPROVED. 4-0-0

The applicant, Michele Battle of Battle Law, P.C made her presentation.

Ms. Faye Coffield was concerned about safety and possible neighborhood impact.

Ms. Rachel Zeigler was questioned about possible negative impacts on the neighborhood due to traffic, pedestrian safety, environmental impact and quality of life of existing communities.

Ms. Doris Johnson stated the proposed project disturbs existing wildlife and safety of existing communities due to the proposed access through Bramblewood and Hunter's hill subdivisions.

Ms. Raneé Cail was concerned about vandalism, cybercrimes, propriety values, traffic and access issues, health and safety, air pollution, water and flood risk, habitat fragmentation and parking issues.

Ms. Sonja Hicks (District 3) called the motion to close the public hearing. *Ms. Kelly Ross (District 1)* motioned to open the public hearing and *Mr. Shedrick Harris (District 5)* seconded the motion. The motion was unanimously APPROVED. 4-0-0

Ms. Sonja Hicks (District 3) called for a motion. *Ms. Kelly Ross (District 1)* motioned to deny the case V25-005 as per the staff recommendation. *Mr. Shedrick Harris (District 5)* seconded the motion. The motion was unanimously approved to DENIED the case V25-005 – 4-0-0

Presentations: Case presented by Senior Planner Ramona Eversley

3. **PUBLIC HEARING CASE:** V25-014
APPLICANT: Joy Grier
LOCATION: 6900 Rockland Road

The request is for a variance from Sec. 2.18.3 Mixed-Use Dimensional Requirements to reduce the minimum allowable housing size from 800 square feet to 640 square feet for a proposed mixed-use development.

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Ms. Sonja Hicks (District 3) called the motion to open the public hearing. Ms. Kelly Ross (District 1) motioned to open the public hearing and Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED. **4-0-0**

The applicant, Ms. Joy Grier made her presentation.

Ms. Ranee Cail supported the applicant due to safety concerns.

Mr. Keith Chapman was concerned about the reasons for building a privacy fence.

Ms. Faye Coffield supported the applicant based on the location of her dwelling.

Ms. Sonja Hicks (District 3) called the motion to close the public hearing. Mr. Shedrick Harris (District 5) motioned to close the public hearing and Ms. Kelly Ross (District 1) seconded the motion. The motion was unanimously APPROVED. **4-0-0**

Ms. Sonja Hicks (District 3) called for a motion. Ms. Kelly Ross (District 1) motioned to approve the case V25-004 conditions provide by the staff. Mr. Shedrick Harris (District 5) seconded the motion. The motion was unanimously APPROVED WITH CONDITIONS – **4-0-0**

Presentations: Case presented by Senior Planner Ramona Eversley

4. **PUBLIC HEARING CASE:** V25-015
APPLICANT: The City of Stonecrest
LOCATION: 5106 Klondike Road
The request is for a stream buffer variance for the Everett Park Kayak Launch project.

Ms. Sonja Hicks (District 3) called the motion to open the public hearing. Ms. Kelly Ross (District 1) motioned to open the public hearing and Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED. **4-0-0**

Project Engineer - Ali Iftikhar made the presentation.

Ms. Karmesha Washington Smith questioned the number of parking spaces proposed by the applicant.

Ms. Ieisha Fuller (District 4) asked to provide a clarification reference to U.S. Army Corp approvals.

Mr. Shedrick Harris (District 5) questioned the impact on 25-foot and 50-foot stream buffer zones.

Ms. Sonja Hicks (District 3) called the motion to close the public hearing. Ms. Kelly Ross (District 1) motioned to close the public hearing and Mr. Shedrick Harris (District 5) seconded the motion. The motion was unanimously APPROVED. **4-0-0**

Ms. Sonja Hicks (District 3) called for a motion. Ms. Kelly Ross (District 1) motioned to approve the case V25-015 as per conditions recommended by the staff. Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED WITH CONDITIONS – **4-0-0**

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VI. Adjournment

Mrs. Sonja Hloke (District 3) called for a motion to adjourn the meeting at 8:27 PM. *Ms. Kelly Ross (District 1)* motioned to adjourn the meeting. *Mr. Shadrick Harris (District 5)* seconded the motion. The motion was unanimously APPROVED - 4-0-0

Visit the following link to view the meeting: [ZBA Meeting 12-16-2025](#)

Respectfully Submitted by: Abaykoon Abaykoon

APPROVED:

Shicebo
Chairwoman

3-13-26
Date

ATTEST:

[Signature]
Secretary

3/13/2026
Date