

SPECIAL ADMINISTRATIVE PERMIT PUBLIC HEARING MEETING MINUTES SUMMARY
Stonecrest City Hall- 3:30 PM **Spoke-in-Person Meeting*
October 17, 2023

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 October 17, 2023. 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. Introductions: Deputy Director Matthew Williams and Planning Administrative Technician Cobi Brown were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.

II. Presentations: Upcoming Cases Presented by Matthew Williams, Deputy Director

- SA23-037
- SA23-038
- SA23-039
- SA23-040

III. Presentations

The Deputy Director Matthew Williams Presented SA23-037, SA23-038, SA23-039, and SA23-040

Purpose and Intent

Initiated by the State of Georgia as of July 1, 2023;

Public Hearing is required for all Special Administrative Permits request;

Occurrence Every 3rd Tuesday of each month

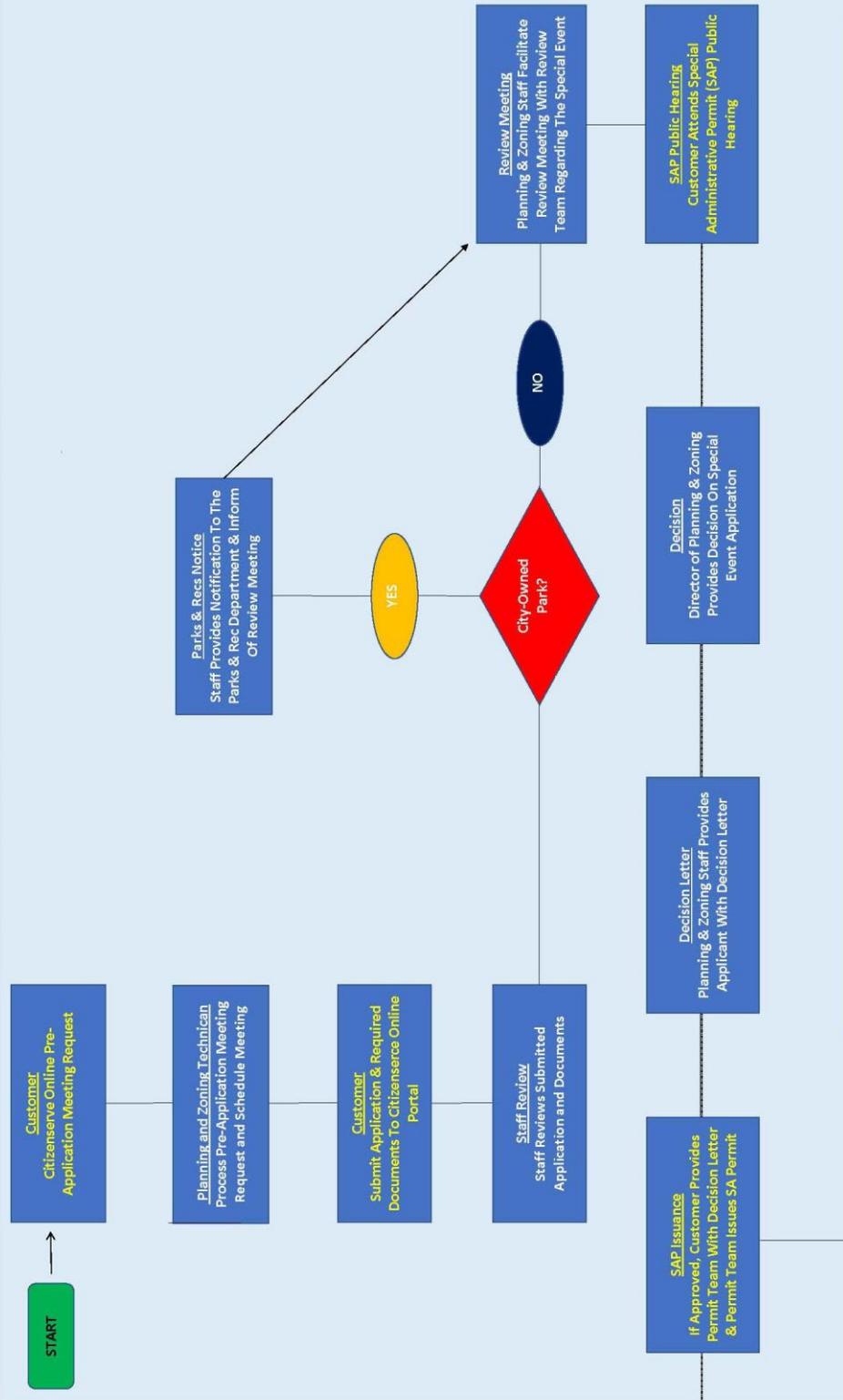
Special Outdoor Events Which We Encourage Applicants to start the Pre-Application phase 60-days prior to proposed event date(s)

The Process



Applicants attempting to host a special event, install a solar energy system, and operate a Type 1 home occupation must go through this process.

SPECIAL EVENT PROCESS [SPECIAL ADMINISTRATIVE PERMIT]



Review Team
 Stonecrest's Planning & Zoning | *Stonecrest's Parks & Recreation Department | Dekalb County Fire Marshalls | Dekalb County Police | *Dekalb County Health Department
 * Depends On Application

Sec. 4.2.31. – Home occupations and private educational uses

- A. A home occupation where no customer contact occurs shall be considered a Type I home occupation and may be conducted with administrative approval by the director of planning and zoning.
 - 1. The owner/operator of the business must reside on the premise.
 - 2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- B. All home occupations other than Type I home occupations shall be considered a Type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a Type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.
 - 1. Customer contact is allowed for Type II home occupations.
 - 2. Up to two full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- C. All home occupations shall meet the following standards:
 - 1. There shall be no exterior evidence of the home occupation.
 - 2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
 - 3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
 - 4. No more than 25 percent of the dwelling unit and/or 500 square feet, whichever is less, may be used for the operation of the home occupation.
 - 5. No more than one business vehicle per home occupation is allowed.
 - 6. No home occupation shall be operated so as to create or cause a nuisance.
 - 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
 - 8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with [section 6.1.3](#), and is limited to one business vehicle per occupation.
- D. Private educational services shall comply with home occupation standards and no more than three students shall be served at a time. Family members residing in the home are not counted towards the three students allowed.
- E. Child care homes and personal care homes are considered home occupations and must adhere to these provisions in addition to [Section 4.2.41](#).

SA23-037

3500 Hunters Hill Drive

Cedric and Bonnie Hale of Metro 1 Repair

Applicant is seeking a Special Administrative Permit to use office space in home to operate their residential and commercial repair service business as a Type I Home Occupation

Future Land Use- Suburban Neighborhood

Zoned- R-100 Residential Medium Lot

Letter of Intent and Floor Plan submitted by applicant-

LETTER OF INTENT

Regarding Metro1Repair:

We are writing our request with the strong intent of obtaining a business license for our residential and commercial repair venture, Metro1Repair, having a background in Repair and Maintenance.

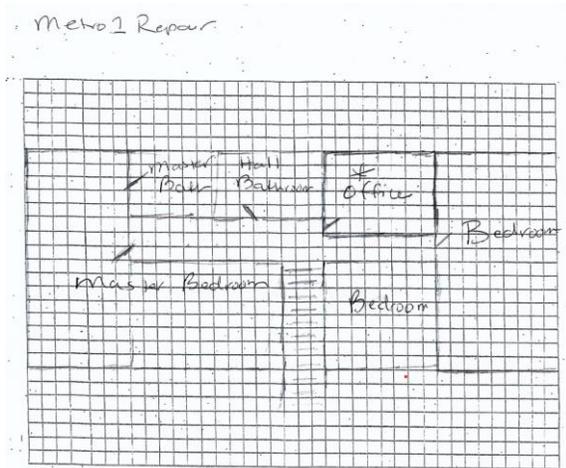
We are eager to contribute to the local economy by offering exceptional repair services to homes and businesses in our community. Metro1Repair will specialize in providing a wide range of repair solutions, including but not limited to; Plumbing, Carpentry, Flooring and Turn-Key Operations.

Our team of specialized technicians is dedicated to delivering prompt, reliable and high quality repairs, insuring utmost customer satisfaction.

All services will be provided at customer sites, none at the home-based office. This office location will be used strictly for administrative purposes.

Sincerely,

Bonnie Hale, Co-Owner
Cedric Hale, Co-Owner



Cedric Hale the applicant came to the stand. He stated that they hold contracts for major facilities such as schools as well as housing and apartments for facility maintenance. The crews are sent out to do purchase order work orders. Their home will be used for administrative work.

Matthew Williams deputy director asked where the inventory supplies will be located.

Cedric Hale stated that they will be offsite.

Public Hearing was opened. There were no attendees who spoke for the application, but there was one who spoke against

Mr. Green a resident stated that there were several vehicles in their yard before the notification was sent out. He asked if extra cars being parked in the applicant's yard is a part of the application.

Rachel Zeagler a resident asked for clarification of the administrative aspect and if this will lead to traffic and excessive parking.

Ruben Merits a resident asked if the home office is for administrative purposes or if there will be maintenance conducted. She wanted to know if vehicles or equipment will be parked in the area

Lorenzo Abrams a resident stated that he was concerned about the business hours.

Cedric Hale was called back to the stand for a rebuttal. He stated that the business will not have any effect on the neighbors. The home will be used for paperwork, scheduling, emails, and tax work. No vehicles will be at home. The hours of operation will be 9-5. The cars that were at the home were personal.

Public hearing was closed.

Matthew Williams stated that if the applicant meets Sec 4.2.31 in the code then the application is APPROVED.

SA23-038

5025 Lynnonhall Court

Danielle Belk of Belk Cleaning LLC

Applicant is seeking a Special Administrative Permit to use office space in home to operate her cleaning business as a Type I Home Occupation

Future Land Use- Suburban Neighborhood

Overlay Zoning- Arabia Mountain

Underlining Zoning- R-85 Residential Medium Lot

Letter of intent and floor plan submitted by applicant-

City of Stonecrest
Belk Cleaning LLC
5025 Lynnhall Court
Lithonia, GA 30038
belkcleaningllc@gmail.com
470-593-0781

Dear City of Stonecrest,

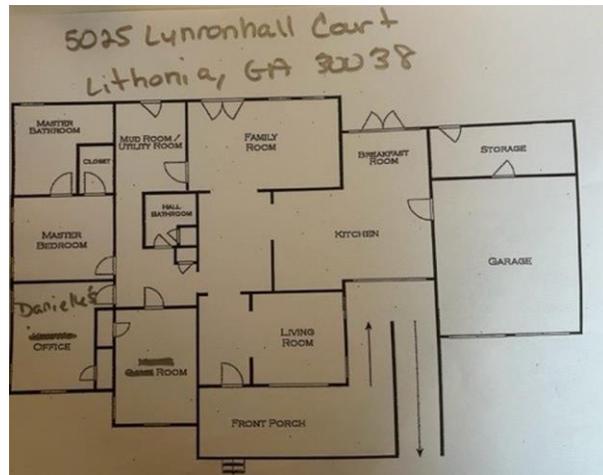
I would like to present this letter of intent, applying for Special Administrative Permit to operate a home-based cleaning business.

The business administrative work will be conducted at my home, but cleaning services will be rendered at customer's home/property. No customer contact will be at the home. Clients will be scheduled for appointments and questions answered in home-based office.

Please contact me if you have any additional questions.

Thank you very much and I hope to hear from you soon.

Sincerely,
Danielle Belk
Danielle Belk
Belk Cleaning LLC



Danielle Belk the applicant came to the stand she stated that there will be no customer contact at the home, and it will be strictly administrative work for her residential and commercial cleaning business. Her products will be kept in her garage.

Public Hearing was opened there was no one that spoke for or against the applicant's petition. Public Hearing was closed.

Matthew Williams stated that if the applicant meets Sec 4.2.31 in the code then the application is APPROVED.

SA23-039

3332 Plunkett Road

Scott Lange of Atlanta Wild Animal Rescue Effort, INC

Applicant is seeking a Special Administrative Permit to host their annual fundraiser picnic for donors of their non-profit AWARE Wildlife Center

Future Land Use- Rural Residential (RR) Character Area

Overlay Zoning- Arabia Mountain

Underline Zoning- R-100 Residential Medium Lot

Submitted Site Plan-



Scott Lange the applicant came to the stand. He stated that they have had the picnic for the last couple of years in Rockdale County and that they know what to expect from their audience. The maximum number of guests is 150 and the event will be from 2-5 pm. The music will be relatively quiet to keep the animals present at the event from getting startled.

Public hearing was opened. There was one to speak for the petition.

Taylor Curry the property owner came to the stand and stated that they are excited about this event and that they are big supporters of this organization. Sees hosting this event as a great way to support the program and wildlife.

Public Hearing is closed

Matthew Williams stated that if the applicant meets Sec 4.3.5 temporary outdoor sales in the code then the application is APPROVED.

SA23-040

3492 Maple Hill Road

Deanna Reynolds of Malil Enterprises, LLC

Applicant is seeking a Special Administrative Permit to use office space in home to operate their mobile lounges business as a Type I Home Occupation

Future Land Use- Suburban Neighborhood

Zoning- RSM Small Lot Residential Mix

Submitted Site Plan-

MALIL ENTERPRISES LLC

3492 Maple Hill Road
Stonecrest, GA 30038
(404) 702-0117
malilenterprisesllc@gmail.com

September 14, 2023

To whom it may concern,

I am writing this letter of intent to express my interest in doing business in the City of Stonecrest from my home office where I will not meet with anyone. I am applying for a business license and need to get a Special Administrative Permit to operate a home-based business. As owner of Malil Enterprises LLC, I will be assisting licensees in joining our exclusive network of entrepreneurs who will be offering premium cigars and hookah services in our glass-encased mobile event container boxes and bringing the VIP experience to festivals, corporate events, and private gatherings, setting a new standard for indulgence.

If there's any additional information needed, please contact me by email.

Thank you,


Deanna Reynolds
Owner
Malil Enterprises LLC
malilenterprisesllc@gmail.com
404.702.0117



Deonna Reynold the applicant came to the stand. She will be starting a mobile smoke hookah lounge and she will be partnering with entrepreneurs, franchisees, and licensees. She will provide services for different events for those who want to sit outside of the event and enjoy hookah or cigars. She will contact people virtually. Face-to-face meetings will be held in a select place, but not at her home.

Public hearing was opened. No one spoke for or against the application.

Matthew Williams asked about the location of the storage of the containers.

Deonna Reynolds stated that they will be stored at a storage location and will be closed as well as secure. They will never be stored at her home for any reason.

Cobi Brown Planning Administrative Technician asked if she had any of the mobile lounges made.

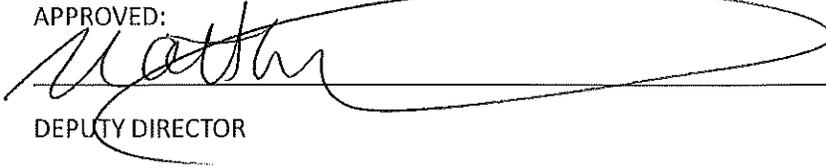
Deonna Reynolds stated that one is currently under construction. The home office space will be used to get everything going.

She also stated that HOA will not allow her to keep the lounges in the neighborhood.

Matthew Williams stated that if the applicant meets Sec 4.3.5 temporary outdoor sales in the code, then the application is APPROVED.

The meeting was concluded and ended at 4:05 pm.

APPROVED:



DEPUTY DIRECTOR

10/27/23

Date

ATTEST:



SECRETARY

10/27/2023

Date