

ZONING BOARD OF APPEALS MEETING
Stonecrest City Hall - 6:30 PM *In-Person Meeting
January 20, 2026



Summary 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).

Citizen Access: [Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov one (1) business day before the hearing.

When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minutes time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

I. Call to Order:

Chairperson Sonja Hicks (District 3) called the meeting to order at 6:33 p.m.

II. Roll Call:

Secretary Kelly Ross (District 1) called the roll. Chairperson Sonja Hicks (District 3), Vice Chairperson Jeremy Scott (District 2), Ieisha Fuller (District 4), and Shedrick Harris (District 5) were present.

Community Development Divisions Director Shawanna Qawiy, Planning and Zoning Deputy Director Ellis Still, Planner Fellisha Blair, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance. Senior Planner Ramona Eversley was absent.

III. Approval of the Agenda:

Chairperson Sonja Hicks asked for a motion to approve the agenda. The motion was made by *Secretary Kelly Ross* and was seconded by *Vice Chairperson Jeremy Scott*. The agenda was **APPROVED** by a unanimous vote. **5-0-0**

IV. Approval of Meeting Minutes: Zoning Board of Appeals meeting minutes dated December 16, 2025

Chairperson Sonja Hicks asked for a motion to approve the agenda. The motion was made by *Secretary Kelly Ross* and was seconded by *Vice Chairperson Jeremy Scott*. The agenda was **APPROVED** by a unanimous vote. **5-0-0**

V. Announcement(s): N/A

VI. Old Business: N/A

VII. New Business:

1. ELECTION OF THE 2026 ZONING BOARD OF APPEALS OFFICERS

Shedrick Harris nominated *Sonja Hicks* for the Chairperson position for 2026. This nomination was seconded by *Jeremy Scott* and moved by unanimous vote. **5-0-0**

Chairperson Sonja Hicks nominated *Jeremy Scott* for the Vice Chairperson position for 2026. This nomination was seconded by *Shedrick Harris* and moved by unanimous vote. **5-0-0**

Kelly Ross nominated herself for the Secretary position for 2026. This nomination was seconded by *Shedrick Harris* and moved by unanimous vote. **5-0-0**

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2. PUBLIC HEARING

CASE #: V25-012

APPLICANT: Hugh Delaney of D2construction Services

LOCATION: 2979 Klondike Road

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.

Deputy Director Ellis Still provided an overview of the project.

STAFF RECOMMENDATION

Staff recommends **Approval with the following conditions**, to ensure compliance with applicable safety standards, compatibility with adjacent residential properties, and consistency with the intent of the zoning ordinance and Comprehensive Plan:

1. Fire Marshal Approval Required

All alley configurations, widths, and dead-end alley lengths shall receive final approval from the Fire Marshal, including compliance with IFC 503 for emergency access, turnarounds, and clearances.

2. Turnaround Required for Dead-End Alleys

Any alley exceeding 150 feet in length shall incorporate an approved emergency vehicle turnaround as required by the Fire Marshal.

4. Compliance with All Other Applicable Regulations

Except for the specific standards modified by this variance approval, the development shall comply with all other applicable City of Stonecrest codes, ordinances, and development regulations, including but not limited to stormwater, erosion control, lighting, and utility standards.

5. The site plan shall be revised to show a right out only lane onto Klondike Road. The lane shall be designed so as to prevent any entry of southbound traffic from Klondike Road and maintaining a distance of 20 feet between the Back of Sidewalk and the Building Façade.

6. All garage doors facing the public right-of-way shall be painted in a decorative manner to enhance the aesthetics of the units or contain designs to prevent the appearance of a blank garage door.

Shedrick Harris (District 5) asked if the current zoning permits townhomes.

Deputy Director Ellis Still clarified that the current zoning allows for the proposed use.

Hugh Delaney of D2constructions came up to speak. He stated that the owner is seeking to locate the garages of the townhomes in the rear of the property, for the construction of an alleyway, and for the units to be staggered. It was mentioned that the project will have no adverse impact on the community, it aligns with the current structure, and will add more housing to the area. He also stated that the variance allows an increase in density.

Jermey Scott (District 2) reviewed the site plan and asked how the townhomes could be accessed without the alleyway.

Hugh Delaney of D2constructions answered that the front-facing garages to the townhomes would be accessed off the main road, Klondike, instead of the proposed constructed road.

There was one to speak in opposition.

Faye Cofield, a resident, came up to speak. She stated her concern about developers developing differently than what is presented and the location of the garages.

The public hearing was closed.

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3. DECISION

CASE #: V25-012

APPLICANT: Hugh Delaney of D2construction Services

LOCATION: 2979 Klondike Road

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.

Secretary Kelly Ross (District 1) made the motion to recommend **DENIAL** of the application. The motion was seconded by Shedrick Harris (District 5). The application was **DENIED** unanimously 5-0-0.

4. DECISION

CASE #: V25-016

APPLICANT: Brenda Strickland of TWS Holdings LLC

LOCATION: 4099 Evans Mill Road

The request is to appeal Sec. 3.4.9. - Development standards of the city's code referencing the regulations for a cul-de-sac of a proposed residential development.

Deputy Director Ellis Still provided an overview of the project.

Staff Decision

The City of Stonecrest Zoning Ordinance states in **Sec. 3.4.9. (B) - Development standards - Road Specifications**. All roads shall be built in accordance with Chapter 14. In the event of a conflict, the provisions of this section shall control. The design of the streets must be designed as noted below with the approval of the City Engineer.

2. Cul-de-sac streets must minimize the amount of impervious surface by limiting the internal radius to 35 feet and the width of the paved lane to 16 feet. Use grass and vegetation for the inner circle of turn-arounds, rather than paving the whole area. Declare the HOA responsible for the maintenance of the grassy area in the neighborhood bylaws.

Staff's decision is based on common development practices as well as DeKalb County's Transportation standards for cul-de-sacs. The ordinance (part 2) gives specific details about what area it defines as the cul-de-sac and gives dimensions to support the requirements.

If the applicant's interpretation applied, then each lot would have to meet the requirement of the circle of turn around. The sheer fact that each lot could not meet this standard and would require additional area that would serve no purpose, clearly demonstrates that each lot is not considered a cul-de-sac lot.

According to Sec. 14-194. - Permanent dead-end streets; cul-de-sac required:

(a) Dead-end streets designed to be so permanently shall be provided with a cul-de-sac at the closed end and shall not exceed 1,200 feet.

(b) The minimum outside radius of a cul-de-sac on a public street shall be 40 feet, measured to the inside face of the outside curb. Each cul-de-sac shall provide a landscaped island at the center, and the clear width of the paved roadway measured from the outside of the landscaped island to the inside face of the outside curb shall not be less than 24 feet. The radius of the right-of-way for the cul-de-sac shall not be less than 50 feet.

This section of the ordinance clearly states that a cul-de-sac is at the close end of a street plainly explain what the intent is for a cul-de-sac. The dimensions of a cul-de-sac are defined a second time in a separate section of the ordinance so that there is no confusion about what a cul-de-sac is, its measurements, how it should be designed and who should own it.

Based on these specific sections of the zoning ordinance and its explanations, Staff recommends that the Zoning Board of Appeals **affirm** Staff's interpretation of what constitutes a cul-de-sac.

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Chad Lambeath with PEC, the civil engineering and land planning company on the project, came up to speak. He brought in and shared different examples from other municipalities of how "cul-de-sac" is defined. It was also stated that courts and planning practices define it as the entire street segment with one outlet, that is terminated by a turnaround, and not limited to the curvature or bulb.

William Smith, another representative, stated that the city's ordinance acknowledges that there is a certain amount of footage included to be a cul-de-sac outside of the bulb. He also mentioned that he believes that the project fits within the overall district and that the design allows for more green space.

Jermery Scott asked what the impact would be on the development if the variance was not approved.

Chad Lambeath stated that density would have to be reduced, and the project would be infeasible to develop.

Sheldrick Harris asked if the project would require the reduction of a nearby stream buffer and rocks.

Jermey Scott asked about the square footage and price point of the units

William Smith stated that they are proposing to build 36 units, 2000- 2500 sqft, and that the homes will be in the \$400k range.

Kelly Ross asked about the allowances or restrictions that are put upon a parcel to determine if it is a part of a cul-de-sac.

Ellis Still the Deputy Director, stated that the lots along the cul-de-sac have a reduced width compared to the interior lots outside of it.

Jermery Scott asked if the cul-de-sac lots will have a price difference or premium compared to the interior lots.

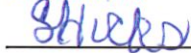
William Smith did not agree that there would be a differentiation and reiterated his definition of a cul-de-sac.

Shedrick Harris (District 5) made the motion to **AFFIRM STAFF'S INTERPRETATION OF A CUL-DE-SAC**. The motion was seconded by **Kelly Ross (District 1)**. The motion was moved by unanimously **5-0-0**.

VIII. Adjournment

The meeting was adjourned at 7:05 p.m.

APPROVED:



CHAIRPERSON

Date:

6-16-26

ATTEST:



SECRETARY

Date:

6/16/26