

ZONING BOARD OF APPEALS MEETING
Stonecrest City Hall - 6:30 PM *In-Person Meeting
October 21, 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

Mr. Jeremy Scott (District 2) called the meeting to order 6: 33 p.m.

II. Roll Call

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

Mr. Jeremy Scott (District 2) called for a motion to approve the agenda. Ms. Kelly Ross (District 1) motioned to approve the agenda. Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED – **3-0-0**

Approval of Meeting Minutes – Zoning Board of Appeals Minutes dated September 16, 2025. The Zoning Board of Appeals Meeting Minutes Summary dated September 16, 2025, was called for a motion to approve by Mr. Jeremy Scott (District 2). Ms. Kelly Ross (District 1) motioned to approve the Meeting Minutes. Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED – **3-0-0**

IV. Announcement(s): N/A

V. Old Business: N/A

VI. New Business

Presentations: Case presented by Deputy Director Ellis Still.

- 1. **PUBLIC HEARING 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 "Herc Rentals Inc.

Mr. Jeremy Scott (District 2) stated that the variance V25-004 request is to appeal for an administrative decision and not require a public hearing reference to the case
The applicant made the presentation.

Ms. Ieisha Fuller (District 4) questioned the impact on the business due to current zoning requirements.

Applicants stated that the actual area of the flood plain reduces the usable area and leasable area of the site by over an acre. That causes to reduce the tenant's ability to operate their business.

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Mr. Jeremy Scott (District 2) asked about the property violation prior to new tenants occupying the area with reference to business activities. He also questioned the no rise study and applicability of the mentioned no rise study to the subject matter.

Applicant status that they never received notice of violations from the city.

Community Development Director Shawanna Qawiy explained the business license process and zoning review process pertaining to business license.

Deputy Director Ellis Still stated that as per the citizenserve online portal, there were documentations of violations in June 2023. Furthermore, there was documentation of city engineers' notes with reference to no parking in flood zone.

Applicants Engineer provided more information relevant to no rise study.

Mr. Jeremy Scott (District 2) called for a motion. Ms. Kelly Ross (District 1) motion to make the defer the decision of case V25-004 to sixty (60) day period. Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously approved to DEFER THE DECISION of case v25-004 to sixty (60) day period – **3-0-0**

Presentations: Case presented by Senior Planner Ramona Eversley

2. **PUBLIC HEARING CASE:** V25-009
APPLICANT: Adolphus Armstrong of New Birth Missionary Baptist Church
LOCATION: 6370 Woodrow 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.

Mr. Jeremy Scott (District 2) 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. **3-0-0**

The applicant made the presentation.

Ms. Kelly Ross (District 1) asked the clarification regarding the primary driver of the reduction of housing size, affordable pricing.

Chairwoman Sonja Hicks (District 3) asked those in support to speak. The following spoke:

Ms. Faye Coffield stated this project may stimulate the growth of surrounding community and proposed tiny homes may attract young generation.

Mr. Dave Marcus stated Stonecrest requires variety of housing types to expand the variety of the city. Furthermore, he favored the affordability, property values, high quality and visibility impact to the surrounding.

Ms. Sharon Pimpton is concerned about the traffic and noise concerns.

Mr. Jeremy Scott (District 2) asked those in opposition to speak. There were none

Mr. Jeremy Scott (District 2) called the motion to close the public hearing. Ms. Kelly Ross (District 1) motioned to close the public hearing and Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED. **3-0-0**

Mr. Jeremy Scott (District 2) called for a motion. Ms. Kelly Ross (District 1) motioned to approve the case V25-009 as per conditions recommended by the staff. Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED – **3-0-0**

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VII. Adjournment

Mr. Jeremy Scott (District 2) called for a motion to adjourn the meeting at 8:13 PM. Ms. Kelly Ross (District 1) motioned to adjourn the meeting. Ms. Ieisha Fuller (District 4) seconded the motion. The motion was unanimously APPROVED – **3-0-0**

Visit the following link to view the meeting: [ZBA Meeting 10-21-2025](#)

Respectfully Submitted by: Abeykoon Abeykoon

APPROVED:




Co-chairman

6/22/26

Date

ATTEST:



Secretary

6/16/26

Date

