

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
June 2, 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 YouTube Live Channel](#)

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 on the day of the hearing, no later than 2:00 PM, to be read into the record at 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

Chairman Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

Chairman Eric Hubbard (District 3) called the roll. Commissioner Joyce Walker (District 2) Commissioner Lemuel Hawkins (District 5) Commissioner Erica Williams (District 1) and Kevin Jackson (District 4)

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

III. APPROVAL OF THE AGENDA

Chairman Hubbard asked for a motion to approve the agenda for this evening. The motion was made by *Commissioner Erica Williams* and was seconded by *Commissioner Walker*. The agenda was **APPROVED** by a unanimous vote. 3-0-0

- IV. **APPROVAL OF MEETING MINUTES:** *Planning Commission meeting minutes dated March 3, 2026.* Chairman Hubbard asked for a motion to **APPROVE** the meeting minutes for March 3, 2026. Chairman Hubbard also stated a correction was needed. The meeting minutes stated Chairperson Hubbard. It should have been Chairman Hubbard. The motion was made by Commissioner Hawkins and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. 3-0-0

V. ANNOUNCEMENT(S)

VI. OLD BUSINESS:
N/A

VII. NEW BUSINESS:

Senior Planner Ramona Eversley gave an overview of the petition.

STAFF RECOMMENDATION

Staff recommends **APPROVAL with Conditions** to amend the approved conditions established in DeKalb County case number CZ-00060 to remove conditions #1, 2, 3, 4, 5, 11&12, of the list of approved conditions for the property to be used as an assisted living facility.

Conditions:

1. Development would be limited to solar panels and related equipment on the approved 11-acre site.
2. The project must follow all environmental regulations, including erosion, stormwater, and permitting for any floodplain or wetland impacts.
3. Screening and buffering must reduce visual impacts, and construction must minimize dust, noise, and traffic.
4. No other intensive uses would be allowed without further zoning approval.

Commissioner Williams asked for clarification on what was being presented. She asked are we talking about a solar farm or an assisted living facility. She stated she was confused.

Deputy Director Ellis stated that the subject property is subject to conditions that were approved by DeKalb County prior to the incorporation of the

City of Stonecrest. Among those conditions is a requirement that the approximately 11-acre portion of the property be developed as an assisted living facility. The applicant is requesting the removal of these conditions in order to utilize the property for a solar farm. *Deputy Director Ellis* explained that the existing conditions run with the land and remain binding on the property. Therefore, before the applicant can proceed with the proposed solar farm development, the conditions related to the assisted living facility must be removed through the appropriate approval process.

Commissioner Williams asked should the solar panel request be separate?

Deputy Director Ellis stated that this information is being provided solely to inform the Board and the public of the proposed use that would replace the previously approved assisted living facility. He clarified that the current request is limited to the removal of the existing conditions and does not include a request for approval of the proposed solar farm or solar panel installation.

Commissioner Walker asked about number 4 on the Staff Report: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties?

Deputy Director Still stated we will allow the applicant to clarify that question.

Commissioner Jackson asked if the solar panels would go before the board at a later date?

Deputy Director Still stated no, the solar panels will require a building permit and internal review.

Commissioner Jackson wanted clarification that pending this process, it will place solar panels where an assisted living facility was going to be.

Deputy Director Still answered yes that is correct.

Commissioner Williams wanted clarification that the applicant is not building an assisted living.

Deputy Director Still clarified that they are not building an assisted living. The applicant is wanting to remove those conditions so that they can build a solar farm.

Senior Planner Eversley stated that she wanted to explain that the applicant is wanting to amend the current conditions that state they must build and assist living facility so that the applicant can build a solar farm.

Director Qawiy provided additional clarification regarding the applicant's request to amend the existing conditions. She explained that the conditions run with the land and therefore remain applicable to the property unless formally amended or removed. *Director Qawiy* further noted that the proposed solar farm is subject to an administrative review process and is not part of the current request. The applicant is simply providing information about the intended future use of the property, which would replace the previously approved assisted living facility.

Commissioner Jackson asked if we approve removing the conditions from Dekalb County and the administrative work for the solar panels is done. In the future if the applicant decides to build an assisted living facility will they have to be brought back before the board?

Director Qawiy stated because of the fact they are requesting to remove the current conditions and we are placing new conditions on the property then they would have to remove those conditions or amend them for future development.

Commissioner Williams asked why wasn't condition # 7 removed its speaking on a recreational building.

Deputy Director Still stated that condition has been satisfied.

1. PUBLIC HEARING CASE #: ZM26-00001

APPLICANT: Adolphus Armstrong/ New Birth Missionary Baptist Church

LOCATION: 6400 Woodrow Road

The applicant seeks to amend the approved conditions established in Dekalb County case number CZ-00060 by removing conditions #1, 2, 3, 4, 5, 11 & 12, of the list of approved conditions for the property to be used as an assisted living facility.

Adolphus Armstrong, the applicant, The applicant stated that the property was previously zoned RM-100 and was subsequently rezoned to R-100 to accommodate the development of the church campus. He provided an overview of the proposed development and explained that the senior housing component originally contemplated for the property will be incorporated into the new development plan. He also identified and acknowledged the various sponsors and partners involved in the project. The applicant explained that the proposed solar installation is intended to help offset the campus's significant energy costs, noting that annual electricity expenses exceed \$1.1 million. He further stated that the presentation provided by staff was substantially similar to his own presentation, with only minor differences. Regarding the future development of the site, the applicant noted that the approximately 11-acre tract is entirely surrounded by the main New Birth campus. As a result, he stated that the proposed solar panels would not create a nuisance or visual impact on surrounding properties, as they would not be visible from public roadways and could only be seen by individuals traveling onto the church campus.

Commissioner Williams stated typically you see solar panels in the country asked the applicant do we have any more solar panel farms in Dekalb County or in The City of Stonecrest?

Deputy Director Still stated yes this will be a first for The City of Stonecrest. He was unsure about Dekalb County.

Commissioner Williams asked what's the timeline for the placement of the solar panels?

Adolphus Armstrong, the applicant, stated that the project is expected to be completed within approximately 18 months, subject to the Planning

Commission's consideration and the completion of all required approvals. He explained that the project must also comply with applicable tree placement and landscaping requirements, which would require additional review and coordination. As a result, solar canopies are not a feasible option within the existing parking lot because they would conflict with the required tree placement standards. The applicant noted that the primary purpose of the proposed solar installation is to help reduce the property's substantial electricity costs.

Commissioner Walker asked how many panels

Andre Douglas states It depends on the design. It will stay within the 15 acres to maximize the use.

Commissioner Williams asked what the number of panels?

Andre Douglas stated approximately 250 panels within the acres.

Commissioner Williams asked will that be enough to cover the campus?

Aldophus Armstrong the applicant, stated that the proposed solar installation is not intended to cover the entire campus. He explained that the project is being designed to remain within the parameters of the existing zoning approvals, as the property has already undergone a rezoning process that establishes limitations on future development. The applicant emphasized that they are seeking to work within the current zoning framework rather than pursue additional zoning changes. He further stated that the proposed solar array is expected to generate approximately 85 to 95 percent of the campus's electricity needs, significantly reducing overall energy costs.

Commissioner Walker asked how does the federal government fit into this?

Aldophus Armstrong the applicant, explained the investment tax credit makes these projects viable. Based on 30 percent investment and the Big Beautiful Bill. Solar, wind, and battery is the quickest and cheapest form of energy. The panels have a 20–25-year warranty; the panels that are currently efficient and it makes sense financially to use them for the cost of electricity.

Commissioner Walker asked was this something that everyone would have to do in the area?

Aldophus Armstrong the applicant, stated this is just for the church and explained that the power that would be generated strictly for the church.

The public hearing was closed.

2. DECISION CASE #: ZM26-00001
APPLICANT: Adolphus Armstrong/ New Birth Missionary Baptist Church
LOCATION: 6400 Woodrow Road

The applicant seeks to amend the approved conditions established in Dekalb County case number CZ-00060 by removing conditions #1, 2, 3, 4, 5, 11 & 12, of the list of approved conditions for the property to be used as an assisted living facility.

Commissioner Hubbard made the motion to recommend **Approval with Conditions**. The motion was made by Commissioner Hubbard and second by Commissioner Williams. The application was **Approved** by unanimous vote 3-0-0.

VIII. ADJOURNMENT

The meeting adjourned at 7:28 p.m.

APPROVED:

CHAIRPERSON

ATTEST:

SECRETARY

Date:

Date:

Fris S. Hubbard July 7, 2026

Cabr Brown

7/7/2026

