

PLANNING COMMISSION MEETING

Stonecrest City Hall* - 6:00 p.m.

*In-Person Meeting

March 4, 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).

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 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

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

II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1) and Commissioner Lemuel Hawkins (District 5) were present. Commissioner Joyce Walker (District 2) and Commissioner Pearl Hollis (District 4) were absent.

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

III. APPROVAL OF THE AGENDA

Chairperson Hubbard made a motion to **APPROVE** the agenda for March 4, 2025. The motion was made by Vice-Chairperson Williams and was seconded by Commissioner Hawkins. It was **APPROVED** by a unanimous vote. 3-0-0

IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated January 7, 2025.*

Chairperson Hubbard made a motion to **APPROVE** the meeting minutes for January 7, 2025. The motion was made by Vice-Chairperson Williams and seconded by Chairperson Hubbard. It was **APPROVED** by a unanimous vote. 3-0-0

V. ANNOUNCEMENT(S)

N/A

VI. OLD BUSINESS:

N/A

VII. NEW BUSINESS:

1. ELECTION OF 2025 OFFICERS

Commissioner Hawkins nominated Commissioner Eric Hubbard as Chairperson for the Planning Commission. This was seconded by Commissioner Williams and **APPROVED** by unanimous vote. **3-0-0**

Chairperson Eric Hubbard nominated Commissioner Erica Willaims to serve as Vice Chairperson. This was seconded by Commissioner Hawkins and **APPROVED** by unanimous vote. **3-0-0**

2. PUBLIC HEARING CASE #: RZ24-005

APPLICANT: Michele Battle of Battle Law, P.C

LOCATION: 1810 Coffee Rd

The request is for a rezoning and map amendment of the parcel from M-2 (Heavy Industrial) to M (Light Industrial).

3. DECISION CASE #: RZ24-005

APPLICANT: Michele Battle of Battle Law, P.C

LOCATION: 1810 Coffee Rd

The request is for a rezoning and map amendment of the parcel from M-2 (Heavy Industrial) to M (Light Industrial).

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff recommends DENIAL of this request due to the use not meeting the distance requirement from a residentially zoned property within 750 feet or not containing the minimum five (5) acres in size as set forth in TMOD23-001. (Approved August 28, 2023)

The public hearing was opened.

Josh Mahoney of Battle Law P.C. came up to speak. He stated that they are proposing a light industrial/distribution use rather than truck parking. The site plan shows a proposed building as well as an accommodating lot. They are seeking to downzone the proposed parcel to combine the lot with its neighboring parcel.

Vice Chairperson Williams expressed her concerns with the application, stating a different use than originally proposed.

Director Qawi stated that the application was evaluated by the original letter of intent for the use of truck parking, but the applicant is proposing to rezone.

Josh Mahoney of Battle Law P.C. mentioned that the confusion may have come from his colleague stating the use as truck parking during the Community Planning Information Meeting.

There was one to speak on opposition

Faye Coffield, a resident, stated that she opposed the use for truck parking and that the lot is not big enough for a distribution center. The citizens need to know exactly what the applicant wants to do.

Josh Mahoney of Battle Law P.C. stated that the use will be a distribution center. The parcel is owned by the neighboring property owner.

The public hearing was closed.

Commissioner Hawkins made a motion to **DEFER** the application for a full cycle restarting at CPIM. Chairperson Hubbard seconded the motion, and it was **APPROVED** by unanimous vote. 3-0-0

4. **PUBLIC HEARING CASE #: SLUP24-009**

APPLICANT: Leatha Spivey of Peaches and Cream Academy, Inc

LOCATION: 3356 Panola Road

The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a child daycare business.

5. **DECISION CASE #: SLUP24-009**

APPLICANT: Leatha Spivey of Peaches and Cream Academy, Inc

LOCATION: 3356 Panola Road

The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a child daycare business.

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff recommends conditional approval with the following conditions;

The child daycare facility and child daycare center shall be subject to the following requirements.

- A. The child daycare facility and child daycare center shall comply with all applicable state and local daycare requirements for standards, licensing and inspection before the issuance of a City of Stonecrest business license.
- B. A City of Stonecrest business license is required and shall be maintained annually for compliance.
- B. Prior to the issuance of a business license for a child daycare facility or child daycare center, the necessary licensing from the State of Georgia shall be obtained, including compliance with all requirements related to minimum area for classrooms, play areas, and fencing.
- C. The child daycare facility and child daycare center shall provide off-street parking spaces as required by the applicable zoning district.
- D. The child daycare center shall provide an adequate turnaround on the site.
- D. The exterior appearance of any child daycare facility located in a residential district shall be maintained as a residential structure, and no signs other than those otherwise authorized within the applicable zoning district shall be erected (no cut-outs, animal characters, or other graphics shall be affixed to the exterior of the structure or displayed upon the premises).
- E. No child daycare facility shall be located within 1,000 feet of another child daycare facility.

The public hearing was opened.

Thomas Dortch, representing Leatha Spivey, came up to speak. He stated that Ms. Spivey was unaware she had to get a permit and license through the city after its incorporation. Information about the layout of the home and daycare was provided. He also mentioned the many works and accomplishments the academy has committed throughout the years.

Maye Coffield, a resident, stated that she has driven past this home several times and she supports the use at this location, which is needed in the community.

Meril Jackson, a resident of Atlanta, stated her support and that she would like her granddaughter to attend Ms. Spivey's at-home daycare.

There was none to speak in opposition. The public hearing was closed

Vice Chairperson Williams asked about the number of children that will be allowed and the type of use.

Felisha Blair, planner, stated that the state approves the applicant to have up to 12 children and that it will be considered a child care facility.

Chairperson Hubbard made a motion to **APPROVE THE APPLICATION WITH CONDITIONS**. The motion was seconded by Vice-Chairperson Willaims and **APPROVED WITH CONDITIONS** BY unanimous vote. 3-0-0

6. **PUBLIC HEARING CASE #: SLUP25-001**

APPLICANT: Rufaro Moyo of Moyo Capital, Inc

LOCATION: 4989 Thompson Mill Road

The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

7. **DECISION CASE #: SLUP25-001**

APPLICANT: Rufaro Moyo of Moyo Capital, Inc

LOCATION: 4989 Thompson Mill Road

The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Deputy Director Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff recommends conditional approval with the following conditions:

- If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home.
- If owned by an individual, the individual owner must reside in the group personal care home.
- Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia **before** beginning to operate.
- Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.

- The personal care home must meet all building code requirements as outlined for the occupancy type for a personal care home.
- No personal care home may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
- No city permit for the operation of the personal care home shall be transferable.

The public hearing was opened.

Rufaro Moyo, the applicant, came up to speak. He stated that the home is in a convenient location near many amenities, including the hospital. The proposed use will provide many opportunities for the elderly staying in the home as well as jobs for local nurses or caregivers. Additionally, he stated that the home can accommodate up to seven people.

Micheal, a resident, stated his support for the application due to his experience with his late grandmother when searching for a home for her and knowing that there are many that do not operate as they should, including some being overcrowded due to it being a need.

Jane Moyo a resident, stated her support and from her experience the amount of people being cared for in the home as well as the services determines if an onsite nurse is required to be on the property as well as if workers will need to complete trainings to assist the elders in the home with actions such as issuing medication.

Samantha, a resident, stated her support for the application and that she would want her family members to stay in a personal care home.

Vice-Chairperson Williams questioned the number of personal care homes in the city.

Director Qawi stated that there are 17 in the city.

Chairperson Hubbard made a motion to **APPROVE THE APPLICATION WITH CONDITIONS**. The motion was seconded by Vice-Chairperson Williams and **APPROVED WITH CONDITIONS** by unanimous vote. 3-0-0

VIII. ADJOURNMENT

The meeting was adjourned at 7:40 pm.

Respectfully submitted by Cobi Brown.

APPROVED:

CHAIRPERSON

ATTEST:

SECRETARY

Eric G. Hubbard 04-01-2025

 Date:
Cobi Brown 4/1/25

 Date: