



SPECIAL ADMINISTRATIVE PERMIT (SAP) PUBLIC HEARING MEETING MINUTES

Stonecrest City Hall - 3:30 PM *Spoke-in-Person Meeting

August 18, 2026

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 August 18, 2025. 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. CALL TO ORDER AND INTRODUCTIONS: The meeting was called to order at 3:30 pm. Planning & Zoning Deputy Director - Ellis Still, Revenue Manager - Jermaine Thompson, Senior Planner - Ramona Eversley and Zoning Analyst - Abeykoon Abeykoon were present.

II. REVIEW OF THE PURPOSE AND INTENT OF THE SPECIAL ADMINISTRATIVE PERMIT PUBLIC HEARING AND RULES OF CONDUCT: Senior Planner – Mrs. Eversley explained the Special Administrative Permit requirements for business hours of operation. The Special Administrative Permit public hearing for a Type 1 home occupation would be facilitated by the Department of Planning & Zoning, while the public hearing for business hours of operation would be facilitated by the Department of Finance. Mrs. Eversley explained the purpose and intent of the Special Administrative Permit and reviewed the Rules of Conduct.

III. Cases of Discussion:

Revenue Manager – Mr. Thompson presented case SA25-080

LAND USE PETITION: SA25-080

PETITIONER: Donna Lecky of ATL Social

LOCATION: 7310 Stonecrest Concourse

PETITIONER'S REQUEST: The petitioner is seeking a Special Administrative Permit (SAP) to operate as a late-night establishment.

The applicant, **Ms. Lecky**, was present at the public hearing.

Mr. Thompson questioned the reason for requesting extended hours, the nature of the business, the occupancy load, parking requirements and arrangements, noise control measures, the status of the current business license and alcohol license, and any outstanding code violations. He also asked whether the applicant was aware of the fees associated with the proposed modifications.

Ms. Lecky answered that they are willing to operate until 3:00 AM. The maximum occupancy is 985. They have signed a lease with Stonecrest Mall management to obtain access to parking. The facility provides music, but noise is controlled. There are no outstanding code violations. The applicant has obtained a 2026 business license and is working on obtaining an alcohol license. She also stated that

she is aware of the fees associated with the proposed modifications.

Mr. Thompson mentioned applicants required to meet necessary requirements in TMOD24-002. The applicant agreed to adhere to the required conditions. The applicant was informed that she will receive a decision letter from finance within 24 - 48 hours.

Senior Planner – Mrs. Eversley presented case SA26-065.

LAND USE PETITION: SA26-065

PETITIONER: Omatola Gordon-Rose of OGR Public Health

LOCATION: 7146 Bedrock Circle

PETITIONER'S REQUEST: The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use for a professional services business.

The applicant, **Ms. Gordon-Rose**, was present at the public hearing.

Mrs. Eversley opened the public hearing and asked those in support and opposition to speak. The following spoke:

Mr. Fred Riggins expressed concerns about existing traffic and parking issues in the neighborhood and the potential for increased traffic and parking demand resulting from additional businesses in the area. He also mentioned concerns regarding on-street parking and the limited length of some driveways. He emphasized his concerns about public safety and stated that he is opposed to allowing businesses in a community designed for residential purposes.

Mrs. Eversley closed the public hearing.

Mrs. Eversley mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that she will receive a decision letter from planning and zoning within 24 - 48 hours.

Senior Planner – Mrs. Eversley presented case SA26-067.

LAND USE PETITION: SA26-067

PETITIONER: Lontina Bruce of Lontina & Associates, LLC

LOCATION: 6410 Phillips Creek Drive

PETITIONER'S REQUEST: The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use for a concierge business.

The applicant, **Ms. Lontina Bruce**, was present at the public hearing.

Mrs. Eversley opened the public hearing and asked those in support and opposition to speak. There were none.

Mrs. Eversley closed the public hearing.

Mrs. Eversley mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that she will receive a decision letter from planning and zoning within 24 - 48 hours.

Senior Planner – Mrs. Eversley presented case SA26-071.

LAND USE PETITION: SA26-071

PETITIONER: Shannon Terrell of SST Comprehensive Care Services, LLC

LOCATION: 3095 Rockview Drive

PETITIONER'S REQUEST: The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use for an offsite mobile phlebotomy business.

The applicant, **Ms. Terrell**, was present at the public hearing.

Mrs. Eversley opened the public hearing and asked those in support and opposition to speak. There were none.

Mrs. Eversley closed the public hearing.

Mrs. Eversley mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that she will receive a decision letter from planning and zoning within 24 - 48 hours.

Senior Planner – Mrs. Eversley presented case SA26-072.

LAND USE PETITION: SA26-072

PETITIONER: Kenneth Kima of Brightcare Homecare

LOCATION: 2522 Keystone Bend

PETITIONER'S REQUEST: The petitioner is seeking a Special Administrative Permit (SAP) to operate as a Type 1 Home Occupation for administrative office use for an offsite personal home care business.

The applicant, **Mr. Kima**, was present at the public hearing.

Mrs. Eversley opened the public hearing and asked those in support and opposition to speak. There were none.

Deputy Director Mr. Still asked the applicant to explain the nature of the business.

Mr. Kima stated that Bright Care Home Care is a personal care home service business that provides caregivers to clients' homes to assist with daily living activities, including bathing, dressing, meal preparation, companionship, and related services. He explained that all services are provided remotely at the clients' residences and that the subject home will be used for administrative purposes only. No services will be provided at home, and no customers or employees will be visiting the residence.

Mrs. Eversley closed the public hearing.

Mrs. Eversley mentioned applicants required to meet necessary requirements in city ordinance, chapter 27, Sec.4.2.31. The applicant agreed to adhere to the required conditions. The applicant was informed that he will receive a decision letter from planning and zoning within 24 - 48 hours.

IV. ADJOURNMENT: The meeting was adjourned at 4.05 PM.

Respectfully Submitted by: Abeykoon Abeykoon

APPROVED:

Ellis Still

8/20/2026

DEPUTY DIRECTOR, PLANNING& ZONING

DATE

ATTEST:

Abeykoon Abeykoon

08/21/2026

SECRETARY

DATE