

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
January 6, 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

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. (District 1), Commissioner Joyce Walker (District 2), and Commissioner Lemuel Hawkins (District 5) were present. Vice Chairperson Erica Williams and Commissioner Pearl Hollis (District 4) were absent.

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

III. APPROVAL OF THE AGENDA

Chairperson Hubbard made a motion to amend the agenda for the election of the 2026 officers. The motion was made by *Chairperson Hubbard* and was seconded by *Commissioner Hawkins*. The agenda was **APPROVED** by a unanimous vote. 3-0-0

IV. APPROVAL OF MEETING MINUTES: Planning Commission meeting minutes dated December 2, 2025.

Chairperson Hubbard asked for a motion to **APPROVE** the meeting minutes for December 2, 2025. 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)

Director Qawiy stated that there will be a required annual training held for the Planning Commission and Zoning Board members on January 14, 2026.

VI. OLD BUSINESS

N/A

VII. NEW BUSINESS:

1. Election of the 2026 Officers

Commissioner **Hawkins** nominated Commissioner **Hubbard** for the **Chairperson** position for 2026. This nomination was seconded by **Commissioner Walker** and moved by unanimous vote. 3-0-0

Commissioner **Hawkins** nominated Commissioner **Williams** for the **Vice Chairperson** position for 2026. This nomination was seconded by **Commissioner Walker** and moved by unanimous vote. 3-0-0

2. PUBLIC HEARING CASE #: RZ25-006

APPLICANT: Ramata Sissoko Cisse

LOCATION: 7511 Covington Highway

The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

Senior Planner Ramona Eversley provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff is recommending APPROVAL of the rezoning request from R-75 (Residential) to C-1 Commercial to allow the expansion of the existing African braiding salon, subject to the following conditions:

Conditions of Approval:

1. **Use Limitation:** The property shall be used only for a hair braiding salon and related personal care services. Any change in use shall require separate reviews and approval by the Planning Department.
2. **Hours of Operation:** Hours of operation shall be limited to Tuesday – Saturday (9am-6pm)
3. **Parking and Access:** Access to the parcel shall come from the access for 7505 Covington Highway. A site plan showing all required off-street parking must be provided to serve clients and staff. The site plan must address storm-water management requirements.
4. **Signage and Exterior Modifications:** Any new signage or exterior modifications to the building or property shall comply with city codes and require approval from the Planning and Zoning Department.
5. **Compliance with Codes:** The applicant shall upgrade as necessary all applicable health, safety, building, and fire codes.
6. **Lot Combination Plat:** The applicant must submit a lot combination plat within 90 days of approval of the application requesting the following three (3) lots are combined. 7505 & 7511 Covington Highway and 6760 Chupp Road.

Commissioner Hawkins asked about the proposed hours of operation.

Senior Planner Eversley stated that the stated hours are what was proposed by the applicant.

Commissioner Walker asked about the boutique and the parking

Senior Planner Eversley stated the applicant must provide a site plan showing the required off-street parking and that access to the business must be from Covington Highway. She mentioned that the property is currently being used as a hair braiding salon.

The public hearing was opened.

Ramata Cisse, the applicant, came up to speak. She stated that in 1998, she rezoned the parcel to operate the first hair braiding salon in DeKalb County. She is proposing to extend the business to provide more services to express African culture.

Commissioner Walker asked the applicant about the time frame she is expecting for opening the business

Ramata Cisse, the applicant, stated that she plans to start at the end of the year and expects it to take around eight months.

There was one to speak in opposition.

C.A Nation, a resident, came up to speak. He stated that he is representing his neighborhood and that he objected to both of the applicant's petitions. He stated that his area has been neglected and abused. There are often emergency vehicles that travel on the road in his neighborhood, and crime has also occurred in the area. Mr. Nation stated that the proposal will add to the traffic and noise in the area. Many properties in the area are not being used for what they were originally zoned for, and it is overwhelming. Lastly, he mentioned that his neighbor is running a business and asked for more time for the petition to be examined.

Ramata Cisse stated that the entrance into the neighborhood is not used, that she has a third property currently used as a salon, and the location of her proposed properties is between the braid shop and the Subway (deli shop), which are commercial-zoned parcels. She lastly stated that the emergency vehicle will travel the neighborhood regardless. Her proposal is in a good area to

create jobs.

Public Hearing is closed.

3. DECISION **CASE #:** **RZ25-006**
APPLICANT: Ramata Sissoko Cisse
LOCATION: 7511 Covington Highway

The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

Commissioner Hawkins commented on the staff's recommendations and also mentioned that a city cannot limit commercial uses because they are adjacent to residential property.

Chairperson Hubbard made the motion to recommend **APPROVAL WITH CONDITIONS**.

The motion was seconded by **Commissioner Hawkins**. The application was **APPROVED WITH CONDITIONS** unanimously 3-0-0.

4. PUBLIC HEARING **CASE #:** **RZ25-007**
APPLICANT: Ramata Sissoko Cisse
LOCATION: 6760 Chupp Road

The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

Senior Planner Ramona Eversley provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff is recommending **APPROVAL** of the rezoning request from **R-75 (Residential)** to **C-1 (Local Commercial)** to allow the expansion of the existing African braiding salon, subject to the following conditions:

Conditions of Approval:

1. **Use Limitation:** The property shall be used only for a hair braiding salon and related personal care services. Any change in use shall require separate reviews and approval by the Planning Department.
2. **Hours of Operation:** Hours of operation shall be limited to Tuesday – Saturday (9am-6pm)
3. **Parking and Access:** Access to the parcel shall come from the access for 7505 Covington Highway. A site plan showing all required off-street parking must be provided to serve clients and staff. The site plan must address storm-water management requirements.
4. **Signage and Exterior Modifications:** Any new signage or exterior modifications to the building or property shall comply with city codes and require approval from the Planning and Zoning Department.
5. **Compliance with Codes:** The applicant shall upgrade as necessary all applicable health, safety, building, and fire codes.
6. **Lot Combination Plat:** The applicant must submit a lot combination plat within 90 days of approval of the application requesting the following three (3) lots are combined. 7505 & 7511 Covington Highway and 6760 Chupp Road.

Commissioner Hawkins asked about the current and future use of the building.

Deputy Director Still stated that the building will be used for administrative purposes.

Ramata Cisse states that the property will be used for administrative activities to limit traffic. A lot of the communication will be completed online, but customers will be able to come in for consultations.

Commissioner Hawkins asked if the applicant is fine with no signs being on the Chupp Road property.

Ramata Cisse, the applicant, explained that ingress and egress will be through the property on Covington Hwy and that she would not be opposed to that recommendation.

There was one to speak in opposition.

C.A Nation, a resident, stated that he strongly objects to the application.

The public hearing was closed.

5. DECISION **CASE #:** **RZ25-007**
APPLICANT: Ramata Sissoko Cisse
LOCATION: 6760 Chupp Road

The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

Commissioner Hawkins stated a condition to omit commercial signage on the property and for the building to remain a residential structure/ aesthetic.

Fellisha Blair, planner, reminded the commissioners that the applicant will have to apply for permits for any renovations and the rules regarding signs.

Chairperson Hubbard made the motion to recommend **APPROVAL WITH CONDITIONS** with the additional recommendation of no signage on Chupp Road. The motion was seconded by **Commissioner Hawkins**. The application was **APPROVED WITH CONDITIONS** unanimously **3-0-0**.

6. PUBLIC HEARING **CASE #:** **RZ25-013**
APPLICANT: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3309 Panola Road

The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Deputy Director Ellis Still provided an overview of the proposed project.

STAFF RECOMMENDATIONS

Staff is recommending **APPROVAL** with the following conditions:
Development Standards:

The development shall have a minimum lot size of 10,000 square feet to be comparable to the adjacent RSM zoned property.

Site Plan Approval:

Prior to issuance of any permits, a detailed site plan shall be submitted and approved by the City, demonstrating compliance with all zoning, buffering, landscaping, and environmental requirements.

Buffering and Landscaping:

Adequate buffers and landscaping shall be provided along property lines adjacent to existing residential properties to minimize visual and noise impacts.

Tree preservation and additional vegetation shall be incorporated where it is feasible to maintain neighborhood character.

Traffic and Access Management:

All access points to Panola Road shall comply with City and Georgia Department of Transportation standards

Any required traffic mitigation measures identified during permitting or site plan review shall be implemented

Stormwater and Environmental Protection:

Development shall comply with all stormwater management, grading, and erosion control regulations.

Measures shall be taken to protect existing vegetation, wetlands, and water quality where applicable.

Construction and Operational Impacts:

Construction activities shall be managed to minimize noise, dust, and disruption to adjacent properties.

Adequate trash, pest control, and safety measures shall be maintained during construction and operation.

Darrell Johnson, the applicant, came up to speak. He stated that he is representing a client who would like to develop twelve single-family homes on the property. Based on the feedback received from the public, the detention pond will be fenced for safety and designed to empty within 24 hours. He also stated that they are willing to provide an access easement to the neighboring property described as landlocked. There will be additional landscaping along the frontage and throughout for aesthetics. The client wants the homes to be listed at around \$450k.

Commissioner Walker asked about the renderings submitted and the proposed listing price.

Darrell Johnson, the applicant, answered that the rendering reflects similar homes that have been built by the applicant in other counties.

There was none to speak for the application, and some to oppose.

Ronald Oneal, the resident who was concerned about his property being landlocked, came up to speak. He stated that he spoke about price points with the builder, which was less than what was presented.

Wesley Mitchel, a resident, stated that his property borders the proposed development. He is concerned about the detention pond and dog park. Mr. Mitchel stated that he is a disabled veteran, which is why he chose his residence, and that it would be hard to convert the petitioned lot to fit twelve homes. If approved, would like the applicant to consider relocating the detention pond and dog park.

Louis Anderson, president of Hilton Head HOA, came up to speak. He mentioned an application submitted for the same lot, but for a church two years ago. He stated his concerns about the traffic on Panola Road and the car accidents that have occurred in the area. He also mentioned that there is a water main expansion project that will impact the area as well. His community is not opposed to the current R-100 zoning, and he mentioned that the residents are invested in the community.

The applicant was given time for a rebuttal.

Darrell Johnson, the applicant, stated that the topography and elevation of the property determined the location of the detention pond. He also stated that after further conversation with his client, they were able to determine the price point for the homes. Lastly, stated that what he is petitioning is a good option for the lot.

Commissioner Hawkins asked to see floor plans, exterior elevations, and a traffic study.

Darrell Johnson, the applicant, stated that a traffic study was run for the previous application for a church, which has a higher volume than the presented development.

Shawanna Qawiy, the director of Community Development, asked about the square footage of the home, price point, and if it was discussed to develop the lot at the current zoning.

Darrell Johnson, the applicant, stated that the homes will be around 1800 sqft, around \$450k, and that the lot is more valuable if rezoned.

The public hearing was closed.

7. **DECISION** **CASE #:** **RZ25-013**
APPLICANT: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3309 Panola Road

The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Commissioner Walker stated her concern about the number of houses in that location.

Chairperson Hubbard made the motion to recommend a **FULL CYCLE DEFERMENT** with the additional recommendation of no signage on Chupp Road. The motion was seconded by **Commissioner Hawkins**. The application was **DEFERRED** by unanimous vote 3-0-0.

8. **PUBLIC HEARING** **CASE #:** **RZ25-014**
APPLICANT: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3313 Panola Road

The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Deputy Director Ellis Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Staff is recommending APPROVAL with the following conditions:
Development Standards:

The development shall have a minimum lot size of 10,000 square feet to be comparable to the adjacent RSM zoned property.

Site Plan Approval:

Prior to issuance of any permits, a detailed site plan shall be submitted and approved by the City, demonstrating compliance with all zoning, buffering, landscaping, and environmental requirements.

Buffering and Landscaping:

Adequate buffers and landscaping shall be provided along property lines adjacent to existing residential properties to minimize visual and noise impacts.

Tree preservation and additional vegetation shall be incorporated where it is feasible to maintain neighborhood character.

Traffic and Access Management:

All access points to Panola Road shall comply with City and Georgia Department of Transportation standards

Any required traffic mitigation measures identified during permitting or site plan review shall be implemented.

Stormwater and Environmental Protection:

Development shall comply with all stormwater management, grading, and erosion control regulations.

Measures shall be taken to protect existing vegetation, wetlands, and water quality where applicable.

Construction and Operational Impacts:

Construction activities shall be managed to minimize noise, dust, and disruption to adjacent properties.

Adequate trash, pest control, and safety measures shall be maintained during construction and operation.

Darrell Johnson, the applicant, mentioned that the two addresses will be combined for the development.

The public hearing was closed.

9. DECISION **CASE #:** **RZ25-014**
APPLICANT: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3313 Panola Road

The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Chairperson Hubbard made the motion to recommend a **FULL CYCLE DEFERMENT** with the additional recommendation of no signage on Chupp Road. The motion was seconded by Commissioner Hawkins. The application was **DEFERRED** by unanimous vote **3-0-0**.

10. PUBLIC HEARING **CASE #:** **SLUP25-005**
APPLICANT: Francine Williams
LOCATION: 3802 Button Gate Court

The request is for a Special Land Use Permit (SLUP) to operate a childcare home.

Senior Planner Ramona Eversley provided an overview of the proposed project.

STAFF RECOMMENDATION

Based on the review of the application for SLUP25-005 to operate a Child Care Institute at 3820 Button Gate Court, staff recommend **DENIAL** of the special land use permit. The application lacks critical information necessary to evaluate the proposed use. Due to these deficiencies, staff cannot support the approval of the special land use permit.

Francine Williams, the applicant, came up to speak. She stated that her business will operate in full compliance with the state's rules and regulations to provide high-quality early care and education to children. There is a low number of CCIs approved for the number of children currently without a home. She has seen the issues some children go through while employed in law enforcement. Ms. Williams would like to take care of at least six kids.

Commissioner Walker asked if the applicant was currently operating.

Francine Williams, the applicant, stated that she is waiting to complete her process with the city and state.

Antowina Florence, a former resident of the city, stated that she has known Ms. Williams for around twenty years and that she is qualified for what she is petitioning, which she described as a positive resource. Ms. Florence is a mental health professional and has many clients who are in need of housing.

Tawana Morgan, a resident, came up to speak. She has seen misinformation and propaganda from those who oppose the application. She is a criminal defense attorney and stated that it is "mythical" that many of the children who come from these types of homes are criminals. She has known Ms. Williams for years, and the youth need to be supported.

There were some to speak in opposition.

Christopher Harris a resident, came up to speak. He questioned the type of child care home the applicant is proposing and stated that a group home should not be in a residential neighborhood.

Director Qawiy read the opposition letters that were sent to the staff from Nakia Fowler, Shawn Pitman, Theresa Pitman, and Sean Barner.

Francine Williams, the applicant, responded that she is not petitioning a group home and questioned where the children would go with over 10,000 kids needing a safe place to live. She stated that she would be living in the home and that there would only be six living there.

The public hearing was closed.

11. **DECISION** **CASE #:** **SLUP25-005**
APPLICANT: Francine Williams
LOCATION: 3802 Button Gate Court
The request is for a Special Land Use Permit (SLUP) to operate a childcare home.

Chairperson Hubbard made the motion to recommend a **FULL CYCLE DEFERMENT**. The motion was seconded by Commissioner Hawkins. The application was **DEFERRED** by unanimous vote **3-0-0**.

12. **PUBLIC HEARING** **CASE #:** **SLUP25-007**
APPLICANT: Michael Stewart of Stewart Michael Home Health Care
LOCATION: 1695 Spring Hill Cove
The request is for a Special Land Use Permit (SLUP) to operate a personal care home.

Deputy Director Ellis Still provided an overview of the proposed project.

STAFF RECOMMENDATION

Based on the review of the application and supporting materials, Staff finds that several required findings for approval have not been adequately addressed and that the supplemental requirements associated with the proposed special land use permit have not been met. Specifically, outstanding concerns remain regarding compliance with operational standards, residency requirements, and site-related considerations necessary to ensure compatibility with surrounding properties and the protection of public health, safety, and welfare. As a result, Staff has concluded that the proposed use does not meet the criteria established by the zoning ordinance. Therefore, Staff recommends **DENIAL** of the requested special land use permit.

