



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, February 23, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha Smith- District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** Tara Graves, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**
 - a.** Approval of Meeting Minutes - Special Called Meeting, January 2, 2026
 - b.** Approval of Meeting Minutes - Work Session, January 12, 2026
 - c.** Approval of Meeting Minutes - Special Called Meeting, January 21, 2026
 - d.** Approval of Meeting Minutes - City Council Meeting, January 28, 2026
- VII. PUBLIC COMMENTS**

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City

Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you upon your request.

When it is your turn to speak, please state your name, address and relationship to the case.. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. Public Hearing** - RZ 25-004 2374 Cove Lake Road - *Shawanna Qawiy, Division Director Community Development*
- b. For Decision** - Ordinance for RZ 25-004 2374 Cove Lake Road - *Shawanna Qawiy, Division Director Community Development*

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

- a.** Proclamation - Roman Reid - *Tara Graves, Mayor Pro Tem*
- b.** Recognition - Chad Brooks - *Tara Graves, Mayor Pro Tem*

XII. OLD BUSINESS

- a. For Decision** - Ordinance for SLUP 25-005 3802 Button Gate Court - *Shawanna Qawiy, Division Director Community Development*
- b. For Decision** - Ordinance for RZ 25-006 7511 Covington Highway - *Shawanna Qawiy, Division Director Community Development*
- c. For Decision** - Ordinance for RZ 25-007 6760 Chupp Road - *Shawanna Qawiy, Division Director Community Development*

XIII. NEW BUSINESS

- a. For Decision** - IGA for Execution City of Lithonia Law Enforcement Services - *Tanisha Boynton, Procurement Manager*
- b. For Decision** - Resolution for Personnel Budget Amendment - *Tara Graves, Mayor Pro Tem*

XIV. CITY ATTORNEY COMMENTS

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

- a. Real Estate, Cyber Security, Personnel, and/or Litigation

XVIII. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Friday, January 02, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Karmesha Washington Smith - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 6:07pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Mayor Jazzmin Cobble arriving after roll call.

III. AGENDA ITEMS

There was request to:

- 1. Move agenda item *b.* to item *a.*
- 2. Move agenda item *a* to item *b.*

Motion – made by Councilmember Terry Fye to approve the amended agenda as stated. Second by Councilmember Tara Graves.

Motion passed 4-0 with District 5 seat being vacant

- a. For Decision** - Resolution for Banking Signatory Authority & Operational Continuity - *George Turner, Mayor Pro Tem*

The City Clerk read the preamble.

Motion – made by Councilmember Alecia Washington to approve the adoption of the resolution designating the Mayor, Mayor Pro Tem, City Manager, Deputy City Manager and Finance Director as authorized signatories on all city bank accounts and authorizing

the execution of the related banking document consistent with the resolution. Second by Councilmember Tara Graves.

Motion passed unanimously.

b. For Installation - Newly Elected Officials - *Judge Michael Sheridan, Judge Nora Polk*

The swearing in was given by Judge Micheal Sheridan for Tara Graves as District 1 Councilmember.

The swearing in was given by Judge Michael Sherian for Alecia Washington as District 3 Councilmember.

The swearing in was given by Judge Nora Polk for Karmesha Washington Smith as District 5 Councilmember.

c. For Decision - Selection of Mayor Pro Tem - *City Council*

This presentation was led by Councilmember George Turner requesting nominations for Mayor Pro Tem. Councilmember Terry Fye extended kind words on behalf of the time, dedication and wisdom that the former Mayor Pro Tem George Turner stored upon the City of Stonecrest during his tenure as Mayor Pro Tem.

Motion – made by Councilmember Alecia Washington to elect Councilmember Tara Graves as Mayor Pro Tem for the City of Stonecrest. Second by Councilmember Karmesha Washington Smith.

Motion passed unanimously.

Motion – made by Councilmember George Turner to take a 15 minute recess before Executive Session. Second by Councilmember Karmesha Washington Smith.

Motion passed unanimously.

Motion – made by Mayor Pro Tem Tara Graves to move out of recess and return to the regular scheduled meeting. Second by Councilmember Terry Fye.

Motion passed unanimously.

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Second by Councilmember Karmesha Washington Smith.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the regular scheduled Special Called Meeting. Second by Councilmember George Turner.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the Executive Session meeting minutes. Second by Councilmember George Turner.

Motion passed unanimously.

V. ADJOURNMENT

Motion – made by Councilmember Terry Fye to adjourn the meeting. Second by Councilmember George Turner.

Motion passed unanimously.

The meeting ended at 8:57pm.

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CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, January 12, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha Washington Smith - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting was called to order at 6:05pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members present with Councilmember Alecia Washington arriving after roll call.

III. AGENDA DISCUSSION ITEMS

There was request to:

1. Table item a. to next Work Session
2. Add Appointment for the Planning Commission as item a
3. Move Executive Session up on the agenda and after the Appointment to the Planning Commission.

Motion – made by Councilmember Karmesha Washington Smith to move Executive Session ahead of Agenda Discussion Items as III. Second by Councilmember Alecia Washington.

Amended Motion – made by Councilmember George Turner to move Executive Session to take place after the appointment to Planning Commission. Second by Councilmember Alecia Washington.

Motion passed unanimously.

- a. **For Discussion** - November 2025 Monthly Financial Report - *Lakeisha Gaines, Finance Director*

Item removed.

- b. For Discussion - Matrix Fee Study - Shawanna Qawiy, Division Director Community Development & Lakeisha Gaines, Finance Director**

This presentation was given by Director Qawiy reviewing the comprehensive user fee study report from Matrix Consulting Group. There was a review of the study objectives, fee study results, fee calculation, master fee schedule and the next steps for the study.

- c. For Discussion - Board & Committee Members with Term Dates - George Turner, District 4 Councilmember**

This presentation was given by Councilmember Turner reviewing committee, board member and commission assignments. The Construction Board of Appeals does not require any assignments by expiration currently, however the 5th seat has been vacant for over 3 years and if the public knows of anyone who qualifies to serve, please apply. The Finance Committee is now a standing committee requiring a replacement for the district 5 member along with a Chair of the Committee, which is due for replacement by Mayor & Mayor Pro Tem. The TIPS Committee is a standing committee with one vacant seat for District 5, replacing former Councilmember Tammy Grimes, along with a Chair for this Committee to be selected by Mayor & Mayor Pro Tem. The Zoning Board of Appeals has no seats expiring and all seats are filled. The Planning Commission, like ZBA, has a 2-year assignment. The URA requires a replacement for District 5, as well as the reappointment of Mayor Cobble for a 3-year term. The URA is expected to recommend a Chair of the agency and URA will confirm their recommendation.

- d. For Decision – Appointment for Planning Commission – George Turner, District 4 Councilmember**

There was a request by Councilmember Turner to appoint Kevin Jackson as District 4 Representative for Planning Commission as a replacement for Pearl Hollis to complete the remainder of her 2-year term.

Motion – made by Councilmember George Turner to appoint Kevin Jackson as District 4 representative for the Planning Commission. Second by Councilmember Terry Fye.

Motion passed unanimously.

- e. For Decision – Emergency Ordinance to Grant Deputy City Manager Access as a Signer on City Bank Accounts – Terry Fye, District 2 Councilmember**

Preamble was read by the City Attorney.

Motion – made by Councilmember Terry Fye to approve the Ordinance to Grant Deputy City Manager Access as a Signer on the City Bank Accounts. Second by Councilmember Alecia Washington.

Motion passed 4-0 with District 5 being absent.

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Secon by Councilmember Alecia Washington.
Motion passed unanimously.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the regular scheduled meeting. Second by Councilmember George Turner.
Motion passed 4-0 with District 5 absent.

Motion – made by Councilmember Terry Fye to approve the Executive Session Meeting Minutes. Second by Councilmember George Turner.
Motion passed 4-0 with District 5 absent.

Motion – made by Councilmember Terry Fye to amend the agenda to add Emergency Ordinance to Grant Deputy City Manager Access as a Signer on the City Bank Accounts as item e. Second by Councilmember Alecia Washington.
Motion passed 4-0 with District 5 absent.

V. ADJOURNMENT

The meeting adjourned at 8:16pm.

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CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Wednesday, January 21, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha Smith - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting began at 6:15pm

II. ROLL CALL: Sonya Isom, City Clerk

All members were present with Councilmember Fye arriving after rollcall.

III. AGENDA ITEMS

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

a. Personnel, Litigation, Real Estate, Cyber Security

Motion – made by Councilmember George Turner to enter Executive Session for personnel, litigation, real estate and cyber security. Second by Councilmember Alecia Washington.

Motion passed 4-1 with Councilmember Terry Fye absent.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the Special Called Meeting. Second by Councilmember George Turner.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the minutes from Executive Session. Second by Councilmember Karmesha Smith.

Motion passed unanimously.

Motion – made by Councilmember Alecia Washington to accept the resignation of the City Manager, effective January 8, 2026. Second by Councilmember George Turner.

Motion passed 4-1 with Councilmember Terry Fye voting nay.

V. ADJOURNMENT

Motion – made by Councilmember Terry Fye to adjourn the meeting. Second by Councilmember George Turner.

Motion passed unanimously.

The meeting adjourned at 9:32pm.

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services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Wednesday, January 28, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Council Member George Turner - District 4

Council Member Karmesha Smith- District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: Tara Graves, Mayor Pro-Tem

The meeting began at 6:15pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. INVOCATION: Terrance Moore, Anointed Word Evangelistic Tabernacle COGIC

IV. PLEDGE OF ALLEGIANCE: Alecia Washington, District 3 Councilmember

V. APPROVAL OF THE AGENDA

Motion – made by Councilmember Karmesha Smith to approve agenda as stated. Second by Councilmember Alecia Washington.

Motion – made by Councilmember Karmesha Smith to recall the motion to approve the agenda. Second by Councilmember Alecia Washington.

Motion passed unanimously.

There was a request to move new business item a. Resolution for Matrix Fee Schedule to the next city council meeting.

Motion – made by Councilmember George Turner to approve the agenda with the stated deferral. Second by Councilmember Terry Fye.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - City Council Meeting, December 18, 2025

There was a request to make corrections to page #4 changing January Work Session to December Work Session.

Motion – made by Councilmember George Turner to approve the meeting minutes with the stated correction. Second by Councilmember Karmesha Smith.

Motion passed unanimously.

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to those established time limits.

Dave Marcus- (email)- Concerns on the 2022 audit and who should be held accountable, as well as the cost for the Mayor's security.

Jennifer Wilson- Requesting update on the ongoing Metro Green matter, as well as a meeting with city leadership to ensure residents remain informed and engaged. Additional concerns on zoning changes sought by developers, and the long-term impact on the community.

Steven Blair- Inquiring about an update and the timeline on the Blue Star Memorial for Veterans.

Renee Cail- Would like an update on the ongoing issue with Metro Green and is requesting a meeting with the City Council to address concerns on zoning, and developers who come into the community. Additional concerns about trash around the city.

Charles Nation- Concerns on agenda items C, D, E, and F being on the agenda without the minutes being approved, and comments from residents.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you upon your request.

When it is your turn to speak, please state your name, address and relationship to the case.. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

a. **Public Hearing** - RZ 25-004 2374 Cove Lake Road - *Shawanna Qawiy, Division Director Community Development*

The applicant requested a full cycle deferral until the next city council meeting, scheduled for February 23, 2026.

b. **For Decision** - Ordinance for RZ 25-004 2374 Cove Lake Road - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to accept the deferral to February 23rd City Council Meeting for Public Hearing. Second by Councilmember Alecia Washington.
Motion passed unanimously.

c. **Public Hearing** - RZ 25-006 7511 Covington Highway - *Shawanna Qawiy, Division Director Community Development*

Presentation given by Director Qawiy stating that this is a rezoning and map amendment from R-75 (Residential medium Lot) to C-1 (Local Commercial) for a hair salon and boutique. There was review of the background, proposed development request, public participation, future land use map, zoning map, aerial map, location map, submitted rezoning plan, site photos and staff recommendations with conditions. Planning Commission recommended approval with staff conditions.

Motion – made by Councilmember George Turner to open public hearing for RZ 25-006 7511 Covington Highway. Second by Councilmember Terry Fye.
Motion passed unanimously.

- In Favor
- Ramata Cisse
- In Opposition
- C. A. Nation

Motion – made by Councilmember Terry Fye to close public hearing for RZ 25-006 7511 Covington Highway. Second by Councilmember George Turner.
Motion withdrawn.

The applicant shared photos of the location and stated they have lived on the property for 26 years. This has been a running business since October of 1999. There was a discussion on the phased development plan, the economics and community benefits.

Motion – made by Councilmember Terry Fye to close public hearing for RZ 25-006 7511 Covington Highway. Second by Councilmember George Turner.
Motion passed unanimously.

d. **For Decision** - Ordinance for RZ 25-006 7511 Covington Highway - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Mayor Pro Tem Tara Graves to defer item to the February 23rd City Council Meeting for Decision Only. Second by Councilmember George Turner.
Motion passed unanimously.

- e. **Public Hearing** - RZ 25-007 6760 Chupp Road - *Shawanna Qawiy, Division Director Community Development*

Presentation by Director Qawiy stating this is a rezoning and map amendment from R-75 (Residential medium Lot) to C-1 (Local Commercial) for a hair salon and boutique. There was review of the background, proposed development request, public participation, future land use map, zoning map, aerial map, location map, submitted rezoning plan, site photos and staff recommendations with conditions. Planning Commission recommends approval with staff conditions as well as an added condition of no signage on Chupp Rd.

Motion – made by Councilmember Terry Fye to open public hearing for RZ 25-007 6760 Chupp Road. Second by Councilmember George Turner.

Motion passed unanimously.

The applicant stated it is her residence and family currently lives there. This is a continuation to the previous item. The properties are not separate, but next to each other.

In Favor

Ramata Cisse

In Opposition

C. A. Nation

Marie Colson - Email

Motion – made by Councilmember George Turner to close public hearing for RZ 25-007 6760 Chupp Road. Second by Councilmember Terry Fye.

Motion passed unanimously.

- f. **For Decision** - Ordinance for RZ 25-007 6760 Chupp Road - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Mayor Pro Tem Tara Graves to defer item to the February 23rd City Council Meeting for Decision Only. Second by Councilmember George Turner.

Motion passed 4-1 with Councilmember T. Fye voting Nay.

- g. **Public Hearing** - RZ 25-013 3309 Panola Road - *Shawanna Qawiy, Division Director Community Development*

Presentation by Director Qawiy stating this is a rezoning and map amendment from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) for residential development. There was review of the background, proposed development request, public participation, future land use map, zoning map, aerial map, location map, submitted rezoning plan, site photos and staff recommendations for a full cycle deferral. Planning Commission requesting full cycle deferral to review and revisit concerns. Applicant was present and agrees.

- h. **For Decision** - Ordinance for RZ 25-013 3309 Panola Road - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to accept the applicants request for full cycle deferment for RZ 25-013 3309 Panola Road starting at the CPIM on February 12th. Second by Councilmember Alecia Washington.

Motion passed unanimously.

i. Public Hearing - RZ 25-014 3313 Panola Road - *Shawanna Qawiy, Division Director Community Development*

Presentation by Director Qawiy stating this is a rezoning and map amendment from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) for residential development. There was review of the background, proposed development request, public participation, future land use map, zoning map, aerial map, location map, submitted rezoning plan, site photos and staff recommendations for a full cycle deferment.

j. For Decision - Ordinance for RZ 25-014 3313 Panola Road - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to accept the applicant request for full cycle deferment for RZ 25-014 3313 Panola Road starting at the CPIM on February 12th. Second by Councilmember Alecia Washington.

Motion passed unanimously.

k. Public Hearing - SLUP 25-005 3802 Button Gate Court - *Shawanna Qawiy, Division Director Community Development*

Presentation by Director Qawiy stating this is a Special Land Use Permit request to operate a childcare home. There was review of the background, proposed development request, public participation, future land use map, zoning map, aerial map, location map, submitted rezoning plan, site photos and staff recommendations for a full cycle deferment. Planning Commission recommends full cycle deferral.

Motion – made by Councilmember George Turner to open public hearing for SLUP 25-005 3802 Button Gate Court. Second by Councilmember Terry Fye.

Motion passed unanimously.

Applicant gave review of childcare institution and letter of intent. Also stated there will be no traffic and neighbor concerns are not legitimate. Signs will not be out.

In Favor

- Francine Williams
- Antonina Florence
- Tawanna Morgan - Email

In Opposition

- Maldonia Griffin - Email
- Nikia Fowler - Email
- Christopher Harrison and Leandra Charles - Email

Motion – made by Councilmember George Turner to close public hearing for SLUP 25-005 3802 Button Gate Court. Second by Councilmember Karmesha Smith.

Motion passed unanimously.

Motion – made by Councilmember George Turner to extend public hearing for SLUP 25-005 3802 Button Gate Court, for three minutes per side. Second by Councilmember Karmesha Smith.

Motion passed 4-1 with Councilmember T. Fye voting Nay

Motion – made by Councilmember George Turner to close the extended public hearing for SLUP 25-005 3802 Button Gate Court. Second by Councilmember Terry Fye.

Motion passed unanimously.

l. For Decision - Ordinance for SLUP 25-005 3802 Button Gate Court - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to defer SLUP 25-005 3802 Button Gate Court to the February 23rd City Council Meeting for Decision Only. Second by Mayor Pro Tem Tara Graves.

Motion passed 4-1 with Councilmember T. Fye voting Nay.

m. Public Hearing - SLUP 25-007 1695 Spring Hill Cove - Shawanna Qawiy, Division Director Community Development

Presentation by Director Qawiy stating that this is a request for a Special Land Use Permit to operate a personal care home. There was review of the background, proposed development request, public participation, future land use map, zoning map, aerial map, location map, submitted rezoning plan, site photos and staff recommendations for denial and full cycle deferment. Planning Commission also requesting full cycle deferment.

Motion – made by Councilmember Terry Fye to open public hearing for SLUP 25-007 1695 Spring Hill Cove. Second by Councilmember George Turner.

Motion passed unanimously.

Applicant shared background as to reason for request and stated he wants to help elderly that need love, care and monitoring.

In Favor

Micheal Stewart

Kareem Waseen

Denis Bouie

In Opposition

None

Motion – made by Councilmember Karmesha Smith to close public hearing for SLUP 25-007 1695 Spring Hill Cover. Second by Councilmember Terry Fye.

Motion passed unanimously.

n. For Decision - Ordinance for SLUP 25-007 1695 Spring Hill Cove - *Shawanna Qawiy, Division Director Community Development*

Motion – made by Councilmember George Turner to support the Planning Commission request for a full cycle deferment for SLUP 25-007 1695 Spring Hill Cove starting at the CPIM on February 12th. Second by Councilmember Alecia Washington.

Motion passed 3-2 with Councilmember T. Fye and Mayor Pro Tem T. Graves voting Nay.

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

a. Appointment of Acting City Manager - *Mayor Jazzmin Cobble*

Nomination by Mayor Cobble to appoint Director Shawanna Qawiy as Acting City Manager for the City of Stonecrest.

Motion – made by Councilmember George Turner to reject the nomination for Appointment of Acting City Manager. Second by Councilmember Terry Fye.

Motion passed unanimously.

b. Appointment of Municipal Chief Judge - *Mayor Jazzmin Cobble*

Nomination by Mayor Cobble to appoint Judge Michael Sheridan as Municipal Chief Judge for the City of Stonecrest.

Motion – made by Councilmember George Turner to approve the nomination of Judge Michael Sheridan for Municipal Chief Judge. Second by Councilmember Terry Fye.

Motion passed 4-1 with Mayor Pro Tem T. Graves voting Nay.

XI. REPORTS & PRESENTATIONS

a. Departmental Update - Human Resources

Presentation by Leona Durden, Director of Human Resources, giving an overview of FY25 accomplishments and FY26 goals.

b. Departmental Update - Parks and Recreation

Presentation by Tameika Porter, Assistant Director of Special Events/Cultural Affairs for Parks and Recreation sharing an overview of FY25 projects as well as FY26 priorities.

c. Departmental Update - Community Development

Presentation by Shawanna Qawiy, Division Director of Community Development giving a review of the department's visions, goals, 2025 accomplishments, 2026 goals/growth strategies, collaborations and innovations for the Buildings Department, Code Enforcement Department, Land Development Department, Planning Division and Zoning Division.

XII. OLD BUSINESS

- a. **For Decision** - Ordinance for SLUP 25-006 5940 Fairington Road - *Shawanna Qawiy, Division Director Community Development*

Presentation by Director Qawiy stating that this is a Special Land Use Permit to re-open a liquor store that closed in June 2025. There was a review of the background, public participation, future land use map, zoning map, location map, aerial map, site location, submitted site plans, site photo and staff recommendations with conditions as listed. Planning Commission recommends approval with staff recommendations.

Motion – made by Councilmember Alecia Washington to approve the Ordinance for SLUP 25-006 5940 Fairington Road. Second by Councilmember George Turner.

Motion failed 2-3 with Councilmembers T. Fye, K. Smith and Mayor Pro Tem T. Graves voting Nay.

Motion – made by Councilmember Terry Fye to deny the Ordinance for SLUP 25-006 5940 Fairington Road. Second by Councilmember Karmesha Smith.

Motion passed 3-2 with Councilmembers A. Washington and G. Turner voting Nay.

XIII. NEW BUSINESS

- a. **For Decision** - Resolution for Matrix Fee Schedule - *Shawanna Qawiy, Division Director Community Development*

This item was removed from the agenda.

- b. **For Decision** - Contract for Vendor Recommendation for Installation of Rectangular Rapid Beacons (RRFB) and Yellow Flashing Traffic Beacons - *Tanisha Boynton, Procurement Manager and Hari Karikaran, City Engineer.*

Overview by Procurement Manager Tanisha Boynton and City Engineer Hari Karikaran presenting a contract for vendor recommendation for the installation of the rectangular rapid beacons and yellow flashing traffic beacons. American Lighting and Signalization, LLC is the recommended vendor in the amount of \$117,490.00. The funding source for this project will be SPLOST and will be through GL# 300-1575-541-510 account.

Motion – made by Councilmember Terry Fye to approve the Contract for Vendor Recommendation for Installation of Rectangular Rapid Beacons and Yellow Flashing Traffic Beacons. Second by Councilmember George Turner.

Motion passed unanimously.

- c. **For Decision** - Resolution for FY 2026 Tire Products Grant - *Keira Drane, Grants Administrator*

Presentation by Administrator Drane, seeking approval to accept the award in the amount of \$134,940.00 to install a recycled tire product pour in surface at the Fairington Park Playground. The agreement is due by February 5th and she is seeking the approval of council to execute the grant agreement and accept the award amount.

The preamble was read by the City Clerk.

Motion – made by Councilmember Alecia Washington to approve the Resolution for FY 2026 Tire Products Grant. Second by Councilmember Terry Fye.

Motion passed unanimously.

d. For Decision - Committee Assignments - *George Turner, Councilmember District 4*

Presentation by Councilmember Turner stating it is time to reappoint members for the two standing committees, TIPS and Finance Committees. The TIPS Committee is seeking a Chair and Vice Chair. Mayor Pro Tem Tara Graves recommended Councilmember George Turner for Chair and Councilmember Alecia Washington for Vice Chair of the TIPS Committee. The mayor agreed to the recommendations.

Motion – made by Councilmember Terry Fye to appoint Councilmember George Turner as Chair of the TIPS Committee and Councilmember Alecia Washington as Vice Chair. Second by Councilmember Karmesha Smith.

Motion passed unanimously.

Presentation by Councilmember Turner stating the Finance Committee is seeking a Chair and Vice Chair. Mayor Pro Tem Graves recommended Councilmember Terry Fye for Chair and Councilmember Karmesha Smith for Vice Chair of the Finance Committee by way of the council. The mayor agreed to the recommendations.

Motion – made by Councilmember Terry Fye to appoint Councilmember Terry Fye as Chair of the Finance Committee and Councilmember Karmesha Smith as Vice Chair. Second by Councilmember George Turner.

Motion passed unanimously.

Presentation by Councilmember Turner stating that this is an appointment for the renewal of URA District 5 Representative and Mayors position, which expired 12/31/2025 along with District 5. These positions are up for a 3-year appointment. The recommendation was to renew the mayor’s position and replace former member Tammy Grimes with member Karmesha Smith. Councilmember George Turner recommends the renewal of Jazzmin Cobble for the Mayor’s Office and Karmesha Smith for District 5 to the URA.

Motion – made by Councilmember Terry Fye to appoint Mayor Jazzmin Cobble as the Mayor Office Representative and Councilmember Karmesha Smith as District 5 Representative for the URA. Second by Councilmember George Turner.

Motion passed unanimously.

At the first meeting of the URA, the body must vote on the recommendation made by the Mayor, extending the current Chair Jazzmin Cobble as the Chair for the URA.

XIV. CITY ATTORNEY COMMENTS

No comments

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

Mayor Jazzmin Cobble – No Comments

District 1 – Tara Graves – Thank you to everyone who has walked beside the city during this 1st month of 2026. Council's main goals are to lead with transparency, operate with integrity and always do what is best for the City of Stonecrest. District 1, this month has been challenging. Special thanks to Councilmember Turner for working hard behind the scenes. Your efforts do not go unnoticed and are deeply appreciated. Thank you to the staff for their continued dedication and hard work. Correction from January 2nd from the swearing in. I stated that I was the 2nd Mayor Pro Tem, but the 3rd Mayor Pro Tem to serve in the City of Stonecrest, paying homage to Dr. Diane Adoma. I, Councilmember Washington & Councilmember Smith, will be hosting a combined Ceremony Celebration to move Stonecrest forward at Privi on February 7th from 6:00pm-9:00pm. Registration for this event is online. Please register and join us as seats are limited.

District 2 – Terry Fye – The 1st District 2 round table of the year will take place on Feb 5th, in the City Hall Annex, from 6:00pm-7:30pm.

District 3 – Alecia Washington – Looking forward to 2026 with the City of Stonecrest citizens.

District 4 – George Turner – He will be meeting with the Willow Brooks Subdivision at 6pm at the Wesley Chapel Library, please join us if you so incline. Stay warm.

District 5 – Karmesha Smith – Excited to be a part of the council and looking forward to working for all citizens and District 5. The 1st District 5 Townhall will be February 28th, details are forthcoming. Congratulations to District 5 resident and Stonecrest employee, Mr. Sheldon Fleming for being honored on February 7th as an Unsung Heroes of the 4th Congressional District. Thank you for all you do for the City of Stonecrest.

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Second by Councilmember George Turner.
Motion passed unanimously.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the regular scheduled meeting. Second by Councilmember George Turner.
Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the minutes from Executive Session. Second by Councilmember George Turner.
Motion passed unanimously.

Motion – made by Councilmember Terry Fye to accept the IGA dated 1/29/2026 between the City of Stonecrest and Dekalb County. Second by Councilmember Alecia Washington.
Motion passed unanimously.

Motion – made by Councilmember Terry Fye to accept the settlement and release agreement between the City of Stonecrest and Metro Green. Second by Councilmember Alecia Washington.

Motion passed unanimously.

XVIII. ADJOURNMENT

Motion – made by Councilmember Terry Fye to adjourn the meeting. Second by Councilmember Karmesha Smith.

Motion passed unanimously.

The meeting was adjourned at 12:48am.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices. If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for RZ 25-004 2374 Cove Lake Road

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 23, 2026

SUBMITTED BY: Shawanna Qawiy, Division Director Community Development

PRESENTER: Shawanna Qawiy, Division Director Community Development

PURPOSE: A rezoning and map amendment request from MR-1 Medium Density Residential to MR-2

FACTS: The request is for a rezoning and map amendment of 2374 Cove Lake Road, from MR-1 (Medium Density Residential -1) to MR-2 (Medium Density Residential -2) for a proposed townhome development.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approve Approve with Conditions

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - CPIM Meeting Minutes
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO REZONE PROPERTY LOCATED AT 2374 COVE LAKE ROAD (PARCEL ID 16 072 03 009) FROM MR-1 (MEDIUM DENSITY RESIDENTIAL-1) TO MR- 2 (MEDIUM DENSITY RESIDENTIAL) FOR A PROPOSED 63 TOWNHOME DEVELOPMENT; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to rezone 2374 Cove Lake Road (Parcel ID 16 072 03 009) from MR-1 (MEDIUM DENSITY RESIDENTIAL- 1) TO MR- 2 (MEDIUM DENSITY RESIDENTIAL); and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Planning and Zoning Department recommends approval of a rezoning for property located at 2374 Cove Lake Road; and

WHEREAS, the matter was heard in the City’s Community Planning Information Meeting pursuant to the provisions of the City’s Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City’s Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia’s Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That the Zoning Ordinance of the City of Stonecrest be amended, and the official zoning map established in connection therewith be changed so that the following property located at 2374 Cove Lake Road (Parcel ID 16 072 03 009) or as described on the zoning maps and associated site plan attached as Exhibit A from MR-1 (MEDIUM DENSITY RESIDENTIAL-1) TO MR- 2 (MEDIUM DENSITY RESIDENTIAL) District and for other purposes.

Section 2. That the rezoning will be approved with the following conditions.

A. Stormwater & Drainage Mitigation

1. Developer must submit a detailed stormwater management plan reviewed and approved by the City Engineer prior to site development permit approval.

2. Plan must include remediation for existing drainage issues and ensure no increase in post development runoff.
3. Developers must regrade affected areas as necessary to eliminate standing water and mitigate erosion on adjacent properties.

B. Development Standards & Townhome Quality

4. All townhomes must be a minimum of 25 feet wide, in compliance with current MR-1 standards.
5. Building elevations, façade materials, and design must be reviewed and approved by planning staff to ensure architectural quality and compatibility with surrounding homes.
6. A Homeowners Association (HOA) must be established to maintain common areas and enforce architectural standards.

C. Traffic & Emergency Access Improvements

7. A traffic impact study shall be completed and mitigation measures implemented prior to final plat approval.
8. Developer must coordinate with public safety departments to ensure adequate emergency vehicle access.

D. Public Safety Enhancements

9. Developer must contribute to public safety improvements along Covington Highway, such as funding for street lighting, surveillance infrastructure, or traffic calming measures subject to coordination with the City of Stonecrest City Engineer and DeKalb County Police Department.
 10. Developer must coordinate with City of Stonecrest to evaluate the feasibility of installing traffic calming measures near the development entrance
- #### **E. Community Amenities**
11. Developer must include a playground within the common area with a list of amenities instead of a dog park to better serve families.

12. Any proposed amenity area shall include seating, shade, and landscaping.

Construction Management

13. A construction mitigation plan must be submitted, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.

F. Plat and Permit Requirements

14. No final plat shall be approved until all conditions are satisfied and verified by city staff.

15. All development must comply with applicable MR-2 zoning regulations and building codes in effect at the time of permitting.

Existing Conditions: These are the current conditions that are on the subject property. The only change to these conditions is Condition #14. The applicant requested to change this condition from a dog park to a picnic with play area and staff agree with this request. All other conditions do not/will not change due to the rezoning request.

COMM. _____
ITEM NO. H-13 7.16.07
CLERK'S OFFICE Comm Mag

CONDITIONS OF ZONING
For Applications LP-07-13310 and Z-07- 13309

1. The Property shall be rezoned to RM-100 for a maximum of 63 fee simple townhomes, all of which are to be rear entry via an alley with a paved area to be no more than twelve (12) feet wide and with no curb or gutter.
2. On Cove Lake Road there will be one curb cut for the Subject Property in alignment with Cove Lane, subject to the approval of DeKalb County DOT, and one curb cut for the northern 1.62 acres zoned commercial.
3. The size of the homes shall be a minimum of 1,400 square feet with each home having a single car garage and a driveway in front of the garage being a minimal of 20' foot in length accommodating additional parking.
4. The architectural style of the homes shall be traditional. Materials to be used on exterior facades of all buildings shall include brick, stone, stucco (not EFS type), or fiber-cement siding, or combinations of those materials. No vinyl, aluminum or metallic siding may be used. *All sides of buildings shall include brick or stone.* (C) 7/10/07
5. Structures which are front face to front face, back face to back face, or front face to back face shall be not more than ~~forty~~ *fifty four (54)* feet apart.
6. ~~The Townhomes shall be "for sale" only.~~ *Only ten (10) percent of the townhomes may be rented at any given time*
7. A 50' buffer and building setback shall be provided to the rear property line as shown on the Rezoning Plan. Owner of the Subject Property shall not remove trees from this buffer area unless diseased or necessary to install utility crossings or detention facilities. The utilities shall not cross the buffer area unless another path is not reasonably available. The trees saved in the buffer area shall apply towards the tree preservation requirements under the Tree Protection Ordinance, DeKalb County. (C) 7/10/07
8. Prior to commencing development for the Subject Property, the Owner shall clearly mark all tree save areas as designated on the Rezoning Plan with appropriate temporary fencing and/or other indicators so as to attempt to prevent loss or damage to trees within these areas.
9. Owner shall provide the following planted buffers in accordance with the Rezoning Plan:
 - a. A 10' foot landscape strip between Covington Highway and the brick entry column adjacent to Cove Lake Road.
 - b. Should the right-of-way be altered and/or reduced, all landscape strips shall be moved adjacent to the revised right-of-way.
 - c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development. *to help screen cars from view along Cove Lake Rd.* (C) 7/10/07

- c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development.
 - d. Within the landscaping strips, the size of the shrubs planted shall be a size that is expected by local landscaping standards to allow for shrubs to reach maturity within three to four years from the date of installation. Trees will be in accordance with a landscaping plan approved by the Dekalb County Arborist.
10. The Applicant agrees to rebuild the brick entry column for Cove Lake if it is damaged or currently built on the Subject Property and needs to be relocated.
 11. A mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers and shall include architectural control oversights for the development.
 12. A Declaration of Covenants shall be recorded and shall contain rules and regulations applicable to the proposed residential community.
 13. The development on the Subject Property shall comply with the recommendations from Dekalb County Public Works Department with respect to location, configuration and methodology of on-site detention and water quality ponds.
 14. *Play area will have gazebo and picnic benches and children's play equipment.* LM
7/11/17

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of

the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2025.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: **RZ25-000004**

Applicant: David M. Miles Construction, Inc.
C/O Battle Law, P.C.
Habersham at Northlake, Building J,
Suite 100 Tucker, Georgia 300384

Owner: David Miles Construction, Inc.

Project Location: 2374 Cove Lake Road

District: 2- Councilman Terry Fye

Acreage: +/-6.50 acres

Existing Zoning: O.I- Office Institutional District

Future Land Use: Urban Neighborhood (UN)

Overlay District: N/A

Proposed Development/Request: The applicant is seeking a rezoning and map amendment of +/- 6.5 acres from MR-1 (Medium Density Residential- 1) to MR- 2 (Medium Density Residential) for a proposed 63 townhome development.

CPIM: 8/14/2025

Planning Commission (PC): 9/2/2025

Mayor & City Council: 9/22/2025

Sign Posted/ Legal Ad(s) submitted: 7/28/2025

Staff Recommendations: **APPROVAL w/ Conditions**

PC Recommendation: **TBD**

PROJECT OVERVIEW

Location

The subject property is situated in Stonecrest's Cove Lake/Belmont suburban neighborhood with a parcel identification of 16 072 03 009. The subject property is currently vacant in a heavily wooded area. The property abuts C-1 Districts to the north, RSM to the south and west, and MR-1 (Med Density Residential – 1) to the East.



Background

The City of Stonecrest Zoning Map has the property zoned MR-1 (Med Density Residential – 1). The property is heavily wooded and vacant. The applicant's survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcels 16 072 03 009 (2374 Cove Lake Road) from MR-1 (Medium Density Residential – 1) to MR- 2 (Med Density Residential- 2).



Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	MR-1 (Med Density Residential)	Vacant Land
Adjacent: North	C-1 (Local Commercial)	Vacant Land
Adjacent: West	RSM (Small Lot Residential Mix)	Single Family Residential
Adjacent: East	MR-1 (Med Density Residential)	Southwest Athletic Complex
Adjacent: South	RSM (Small Lot Residential Mix)	Single Family Residential

DIVISION 14. - MR-2 (MEDIUM DENSITY RESIDENTIAL-2) DISTRICT

Sec. 2.14.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the MR-2 (Medium Density Residential-2) District is as follows:

- A. To encourage primarily For Sale or For Rent residential, planned developments that allow accessory retail, office, institutional, and civic uses;
- B. To provide for residential neighborhoods with a mix of single-family and multifamily housing types that maintain harmony of scale, intensity, and design with surrounding development;
- C. To provide for connectivity of streets and communities and reduce the dependence on automobile use by increasing the ease of and opportunity for alternative modes of travel;
- D. To implement the future development map of the city's comprehensive plan.
- E. To provide districts that allow appropriate development transitions.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in July 2025. There was a Community Planning Information Meeting (CPIM) held on August 14th, at 6:00 p.m. at city hall. There were six attendees who voiced several concerns regarding the development. Residents expressed concerns about:

Stormwater & Drainage: The underground detention pond has created significant issues, including water retention, flooding, and standing water after rain. Previous grading created sloping yards and erosion, leaving



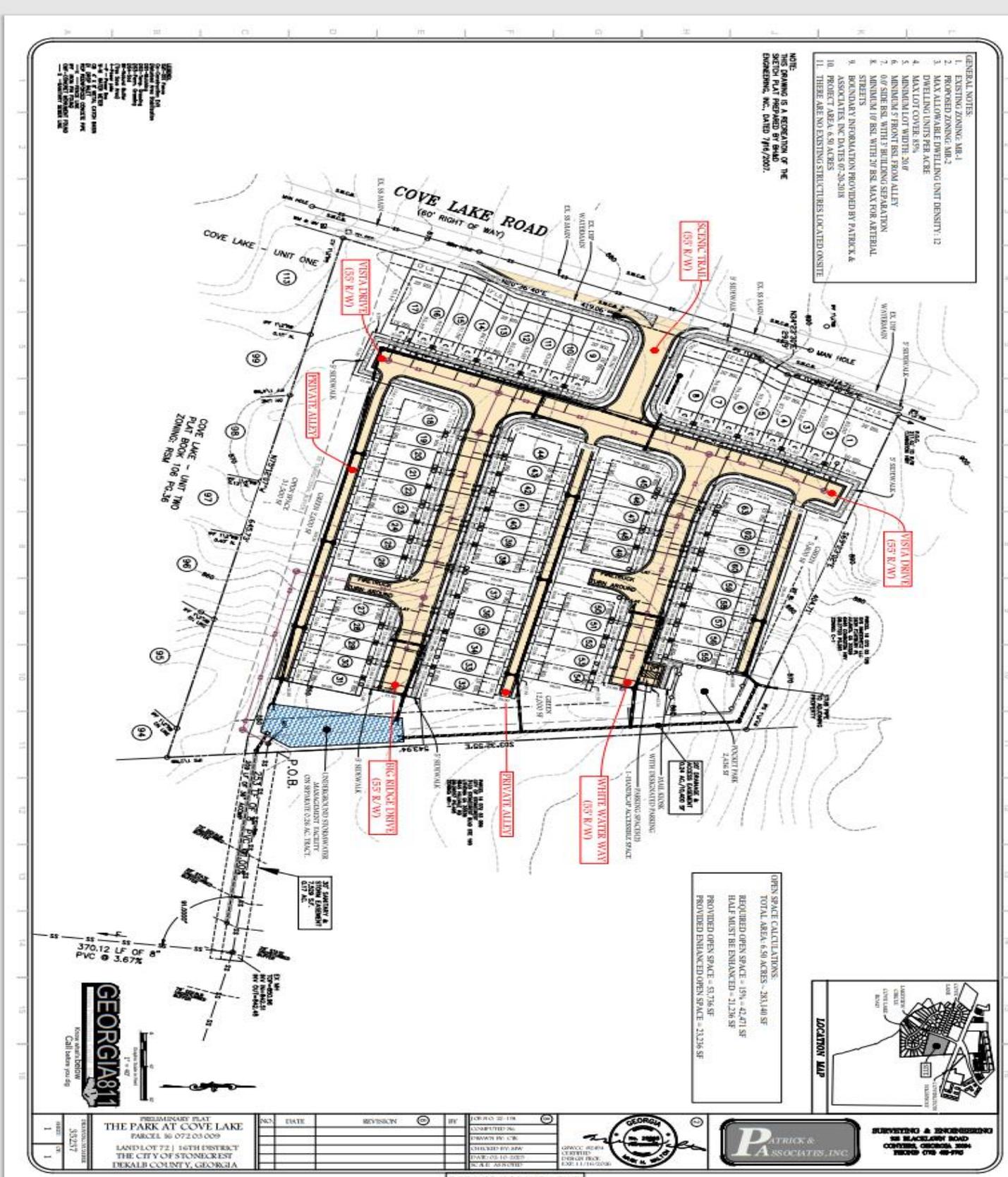
homeowners with long- term drainage problems. Residents were initially told the detention pond was a lake; once drained, it left behind persistent flooding and erosion issues.

Development Standards: In 2007, the previous developer proposed 20-foot-wide townhomes, though MR-1 zoning requires a minimum of 25 feet. The community strongly desires quality townhomes that comply with or exceed zoning requirements.

Traffic & Safety: Residents are concerned about dangerous intersections, frequent accidents, and limited access with only one way in and one way out. An additional access point, particularly at Cove Lake Road, is needed for traffic relief and emergency response. Increase police presence on Covington Highway is requested due to safety concerns and recent break-ins.

Community Amenities: The community would prefer a playground over a dog park to better serve families. They also request revisiting the previously approved 2007 plan for a storage facility.

Rezoning Plan



Building Elevations



Site Photos



RZ25-00004

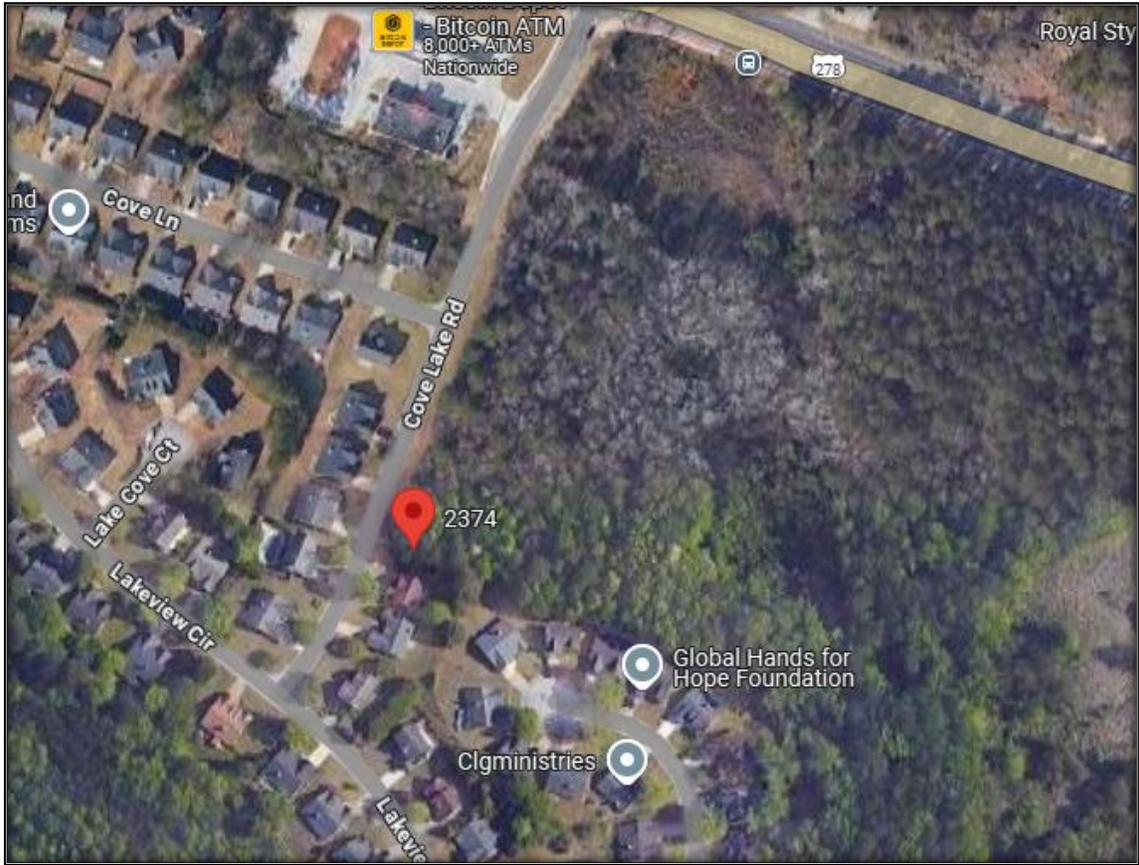
ADDRESS: 2374 COVE LAKE ROAD

CURRENT ZONING: MR—1 (Med Density Residential) District

OVERLAY DISTRICT: N/A

FUTURE LAND USE: Urban Neighborhood

Aerial Map



Zoning Map



Legend

-  MR-1 - Med Density Residential
-  RSM - Small Lot Residential Mix
-  C-1 - Local Commercial

Future Land Use Map



Legend

-  Urban Neighborhood
-  Suburban
-  Conservation/OpenSpace



Item VIII. b.

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STANDARDS OF ZONING MODIFICATION REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Yes, the Subject Property has a future land use designation of “Urban Neighborhood”. The MR-2 designation for this property is fully consistent with the City’s vision for Urban Neighborhoods, offering medium-density, mixed-residential development that supports walkability and a range of housing choices. Urban Neighborhood allows for up to twelve (12) dwelling units per acre without density bonuses. The zoning proposal calls for sixty-three (63) dwelling units on six and a half (6.5) acres which results in a density of 9.69 dwelling units per acre. It reflects the policy intent and land-use framework established in the 2038 Comprehensive Plan.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposed rezoning from MR-1 to MR-2 is suitable and compatible with the existing and surrounding property uses. MR-2 serves as a transitional buffer from existing single-family RSM areas, helping to integrate land-use changes smoothly across the neighborhood. On July 10, 2007, the DeKalb County Board of Commissioners approved CZ-07-13309 regarding the subject property for the development of up to 63 fee simple townhomes.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property already has an approved townhome development under the current MR-1 zoning, indicating it has a reasonable economic use as it stands. However, the applicant is seeking rezoning to MR-2 primarily to reduce building size requirements, rather than to establish economic viability. While MR-2 would allow a higher unit yield (~63 units versus 40 units), the requested change is more about increasing design flexibility and optimizing site layout, rather than addressing a lack of economic use. This request remains consistent with the property’s Urban Neighborhood future land use designation.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

While the proposed MR-2 zoning is generally compatible with adjacent and nearby residential uses, increased density may contribute to traffic impacts in the area particularly given existing challenges accessing Covington Highway, as reported by residents. To minimize potential adverse effects on the use and usability of surrounding properties, it is critical that the site design incorporates appropriate buffers, traffic mitigation measures, safety of pedestrian and vehicular



connections that respect the character and capacity of the existing neighborhood.

5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.

Current and evolving conditions in The City of Stonecrest favor approval of the MR-2 rezoning:

- Infrastructure improvements create readiness for increased residential density.
- Transit planning supports more compact, pedestrian-oriented development.
- Demographic and development trends confirm housing demand consistent with MR-2.
- Community opposition to industrial rezoning underscores a preference for residential alignment.
- The DeKalb County Board of Commissioners approved CZ-07-13309 regarding the Subject Property for the development of up to 63 fee simple townhomes.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

There is no evidence of historic properties, districts, or archaeological resources in or adjacent to the 2374 Cove Lake Rd site. As such, the proposed rezoning to MR-2 would not adversely affect historic or archaeological resources. No preservation mitigation measures are required based on available information.

7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Although the rezoning to MR-2 will result in increased demand across transportation, utilities, and schools, there is **no indication of an excessive or burdensome impact**:

- **Transportation:** Local roads are being improved, and the scale of additional traffic is moderate.
- **Utilities:** Providers are upgrading service capacity proactively.
- **Schools:** Incremental enrollment is small in scale and within existing public school capacity ranges.

A **traffic impact study** and coordination with DeKalb County Schools would provide a more definitive assessment but are not triggering concerns based on current city and district planning.

8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

There is **no evidence** that the rezoning proposal would negatively impact environmental or natural resources.



STAFF RECOMMENDATION

Staff is recommending APPROVAL with the following conditions:

A. Stormwater & Drainage Mitigation

1. Developer must submit a detailed **stormwater management plan** reviewed and approved by the City Engineer prior to site development permit approval.
2. Plan must include remediation for existing drainage issues and ensure no **increase in post-development runoff**.
3. Developers must **regrade affected areas** as necessary to eliminate standing water and mitigate erosion on adjacent properties.

B. Development Standards & Townhome Quality

4. All townhomes must be a **minimum of 25 feet wide**, in compliance with current MR-1 standards.
5. Building elevations, façade materials, and design must be **reviewed and approved by planning staff** to ensure architectural quality and compatibility with surrounding homes.
6. A **Homeowners Association (HOA)** must be established to maintain common areas and enforce architectural standards.

C. Traffic & Emergency Access Improvements

7. A **traffic impact study** shall be completed and mitigation measures implemented prior to final plat approval.
8. Developer must coordinate with public safety departments to ensure adequate **emergency vehicle access**.

D. Public Safety Enhancements

9. Developer must contribute to public safety improvements along Covington Highway, such as funding for street lighting, surveillance infrastructure, or traffic calming measures subject to coordination with the City of Stonecrest City Engineer and DeKalb County Police Department.
10. Developer must coordinate with City of Stonecrest to evaluate the feasibility of installing **traffic-calming measures** near the development entrance

E. Community Amenities

11. Developer must include a **playground** within the common area with a list of amenities instead of a dog park to better serve families.
12. Any proposed amenity area shall include seating, shade, and landscaping.

Construction Management

13. A **construction mitigation plan** must be submitted, including limits on construction hours, dust control measures, and truck routing to minimize neighborhood disruption.



F. Plat and Permit Requirements

- 14. No final plat shall be approved until all conditions are satisfied and verified by city staff.
- 15. All development must comply with applicable MR-2 zoning regulations and building codes in effect at the time of permitting.

Existing Conditions: These are the current conditions that are on the subject property. The only change to these conditions is Condition #14. The applicant requested to change this condition from a dog park to a picnic with play area and staff agree with this request. All other conditions do not/will not change due to the rezoning request.

COMM. _____
 ITEM NO. H-13 7/10/07
 CLERK'S OFFICE Comm Mag

CONDITIONS OF ZONING
 For Applications LP-07-13310 and Z-07- 13309

- The Property shall be rezoned to RM-100 for a maximum of 63 fee simple townhomes, all of which are to be rear entry via an alley with a paved area to be no more than twelve (12) feet wide and with no curb or gutter.
- On Cove Lake Road there will be one curb cut for the Subject Property in alignment with Cove Lane, subject to the approval of DeKalb County DOT, and one curb cut for the northern 1.62 acres zoned commercial.
- The size of the homes shall be a minimum of 1,400 square feet with each home having a single car garage and a driveway in front of the garage being a minimal of 20' foot in length accommodating additional parking.
- The architectural style of the homes shall be traditional. Materials to be used on exterior facades of all buildings shall include brick, stone, stucco (not EFS type), or fiber-cement siding, or combinations of those materials. No vinyl, aluminum or metallic siding may be used. *All sides of buildings shall include brick or stone.*
- Structures which are front face to front face, back face to back face, or front face to back face shall be not more than ~~forty four~~ *fifty four (54)* feet apart.
- The Townhomes shall be "for sale" only. Only ten (10) percent of the townhomes may be rented at any given time.*
- A 50' buffer and building setback shall be provided to the rear property line as shown on the Rezoning Plan. Owner of the Subject Property shall not remove trees from this buffer area unless diseased or necessary to install utility crossings or detention facilities. The utilities shall not cross the buffer area unless another path is not reasonably available. The trees saved in the buffer area shall apply towards the tree preservation requirements under the Tree Protection Ordinance, DeKalb County.
- Prior to commencing development for the Subject Property, the Owner shall clearly mark all tree save areas as designated on the Rezoning Plan with appropriate temporary fencing and/or other indicators so as to attempt to prevent loss or damage to trees within these areas.
- Owner shall provide the following planted buffers in accordance with the Rezoning Plan:
 - A 10' foot landscape strip between Covington Highway and the brick entry column adjacent to Cove Lake Road.
 - Should the right-of-way be altered and/or reduced, all landscape strips shall be moved adjacent to the revised right-of-way.
 - The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development. *to help screen cars from view along Cove Lake Rd.*



- c. The entire frontage adjacent to Cove lake Road (where the proposed Townhomes are to be built) will be landscaped, irrigated, and maintained by the mandatory HOA for the new development.
 - d. Within the landscaping strips, the size of the shrubs planted shall be a size that is expected by local landscaping standards to allow for shrubs to reach maturity within three to four years from the date of installation. Trees will be in accordance with a landscaping plan approved by the Dekalb County Arborist.
-
- 10. The Applicant agrees to rebuild the brick entry column for Cove Lake if it is damaged or currently built on the Subject Property and needs to be relocated.
 - 11. A mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers and shall include architectural control oversights for the development.
 - 12. A Declaration of Covenants shall be recorded and shall contain rules and regulations applicable to the proposed residential community.
 - 13. The development on the Subject Property shall comply with the recommendations from Dekalb County Public Works Department with respect to location, configuration and methodology of on-site detention and water quality ponds.
 - 14. *Play area will have gazelso and picnic benches and children's play equipment.*

*(LW)
7/16/17*



Item VIII. b.

PLANNING COMMISSION (PC) RECOMMENDATION – September 2, 2025.



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

November 13, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Planning and Zoning Staff – Ramona Eversley
- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT**– Ramona Eversley
- III. **Item(s) of Discussion:**

PETITION: RZ25-004
PETITIONER: David M. Miles Construction, Inc.
LOCATION: 2374 Cove Lake Road
PETITIONER’S REQUEST: The request is for a rezoning and map amendment of the parcel from MR-1 (Medium Density Residential -1) to MR-2 (Medium Density Residential -2) for a proposed townhome development.

Michele Battle of Battle Law P.C. spoke. She stated that in 2007, the property was zoned to RM-100 under DeKalb County, which is known as MR-1 under the City of Stonecrest jurisdiction. The MR-1 zoning district minimum allowed width is 5 feet less than what was permitted under RM-100, which impacts their proposed density. They have met with the Cove Lake community as well as the DeKalb County Fire Marshal’s office to adjust their plans. They are proposing to develop 63 units.

Citizens were given the chance to comment.

Faye Cofield, a resident, came up to ask if the units would be on individual water meters.

Michele Battle answered that the units will be on individual meters.

PETITION: SDP24-004
PETITIONER: Breogan Fondevila of VHB
LOCATION: 6750 Stonecrest Industrial Way
PETITIONER’S REQUEST: The petitioner is seeking approval for a preliminary plat for a proposed Logistics Center.

Nick Favor with VHB spoke. He stated that the request is to divide the parcel into three separate parcels.

Citizens were given the chance to comment.

Kim James, a resident of unincorporated DeKalb County, questioned how far the development is from her home. She stated her concerns are for children in the area.

Nick Favor with VHB stated that the parcel was rezoned two years ago for the logistics center.

Ellis Woodhall, a resident of unincorporated DeKalb County, stated his curiosity about the project.

Faye Cofield, a resident, stated her concerns for the residents who live in the area.

Renee Kale, a resident, asked about the number of diesel trucks that will service the facility and the types of items that will be housed.



CITY OF STONECREST, GEORGIA

Nick Favor with VHB stated that the use is unique to the users who are there.

He also stated that the property is bordered by creeks, power lines, railroads, and two industrial buildings.

Montoya Turner, a resident, stated that this was his first time hearing about the project. He wanted to know more about the use, the number of trucks that will be on the property, etc.

Nia Harper, a resident, stated her concern about not knowing the specific businesses that will be operating in the facility and wanted to know if another environmental impact study, as well as additional studies, could be conducted.

Nick Favor with VHB stated that the studies required have been conducted. The City of Buford was used as an example of how their proposed project can be integrated into a current setting.

Kathy Randy, a resident, asked about the buffer and how the project will affect her property values.

Nick Favor stated that their project exceeds the buffer requirements.

Fellisha Blair, Stonecrest Planner, read the buffer requirements established by the conditions placed by DeKalb County.

PETITION:	SLUP25-006
PETITIONER:	Maiysha Rashad
LOCATION:	5940 Fairington Road
PETITIONER'S REQUEST:	The request is for a Special Land Use Permit (SLUP) to operate their (alcohol) package store.

Hakim Hilliard, representative of the applicant, spoke. He stated that there are other commercial businesses in the plaza, and that it was a previous package store. The owners will not have devices that may encourage loitering, they will have security measures in place, and will have strict operating standards. He also stated that the interior layout will differ from the previously operated business.

Citizens were given the chance to comment.

Faye Cofield, a resident, spoke. He stated that she is very familiar with the location and the previous owner through her security company. She mentioned how strict the previous owner was about loitering and asked if they would be the same. She also asked about the nearby restaurant.

Hakim Hillard stated that the proposed owner will also be strict about loitering and that the nearby restaurant is under a different tenant.

Glinda Jordan, a resident, stated her disapproval of the opening of another package store in the city.

Hakim Hillard stated his understanding of their concerns and that there was a previous package store in that location.

Faye Cofield, a resident, asked if the applicant had other businesses in the city.

Hakim Hillard stated that they do not.

PETITION:	V25-014
PETITIONER:	Joy Grier
LOCATION:	6900 Rockland Road
PETITIONER'S REQUEST:	The request is for a variance from <i>Sec. 5.4.7 - Walls, fences, and retaining walls</i> to install an eight-foot fence on the property.

Joy Grier, the applicant, spoke. She stated that there is an old county road in front of her property, which has led to a security issue due to many people traveling along it. There has also been an incident where a car drove into the ditch in front of her property. She currently has a four-foot fence.

Citizens were given the chance to comment.

Glinda Jordan, a resident, asked about the acreage of the parcel and if there were any neighbors nearby.

Joy Grier, the applicant, responded that the property is six acres, which created a distance from other surrounding parcels.



CITY OF STONECREST, GEORGIA

PETITION: V25-015
PETITIONER: The City of Stonecrest
LOCATION: 5106 Klondike Road
PETITIONER’S REQUEST: The request is for a stream buffer variance for the Everett Park Kayak Launch project.

Ali Iftikhar with CERM spoke. He stated that the purpose is to provide recreational access to the South River by constructing a Kayak launch and adequate parking space. Field investigations, such as a wetland delineation, a field survey, and geotechnical exploration, have been conducted for the request to encroach into the 75-foot buffer.

No comments were given by the citizens.

PETITION: RZ25-006
PETITIONER: Ramata Sissoko Cisse
LOCATION: 7511 Covington Highway
PETITIONER’S REQUEST: 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.

PETITION: RZ25-007
PETITIONER: Ramata Sissoko Cisse
LOCATION: 6760 Chupp Road
PETITIONER’S REQUEST: 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.

Cases RZ25-006 and RZ25-007 have been deferred to the next scheduled CPIM. She was given a chance to briefly speak on her petition.

Ramata Sissoko Cisse stated that she opened the first African Hair Braiding salon in DeKalb County. Many of her customers are interested in the African culture, which inspired her to open an African Center on the property if approved.

IV. ADJOURNMENT

The meeting adjourned at 7:27 pm.

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device, or print material in digital format) or reasonable modification to programs, services, or activities, contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

APPROVED: Ellis Still 11/24/2025
 DIRECTOR, PLANNING & ZONING DATE

ATTEST:
 SECRETARY DATE



CITY OF STONECREST, GEORGIA



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for SLUP 25-005 3802 Button Gate Court

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): January 26, 2026 & Click or tap here to enter text.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 23, 2026

SUBMITTED BY: Shawanna Qawiy, Division Director Community Development

PRESENTER: Shawanna Qawiy, Division Director Community Development

PURPOSE: The applicant is seeking a Special Land use Permit (SLUP) to operate a childcare home.

FACTS: A special land use permit request to operate a childcare home.

OPTIONS: Other - Click or tap here to enter text.

RECOMMENDED ACTION: Deny .

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report/CPIM Meeting Minutes
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

**STATE OF GEROGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

1 **AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST,**
2 **GEORGIA TO DENY A SPECIAL LAND USE PERMIT FOR PROPERTY LOCATED**
3 **AT 3802 BUTTON GATE COURT (PARCEL ID 16 014 03 033) TO OPERATE A**
4 **CHILDCARE INSTITUTE; TO PROVIDE SEVERABILITY; TO PROVIDE FOR**
5 **REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND**
6 **EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.**

7 **WHEREAS,** the governing body of the City of Stonecrest (“City”) is the Mayor and City
8 Council (“City Council”) thereof; and

9 **WHEREAS,** Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
10 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

11 **WHEREAS,** the City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances
12 relating to its property, affairs, and local government; and

13 **WHEREAS,** the City of Stonecrest has been vested with substantial powers, rights, and
14 functions to generally regulate the use of real property to maintain health, morals, safety, security,
15 peace, and the general welfare of the City; and

16 **WHEREAS,** the City received an application to operate a childcare institute; and

17 **WHEREAS,** pursuant to the City’s Zoning Ordinance applicants who desire to operate a
18 childcare institute must obtain a special land use permit; and

19 **WHEREAS**, the matter was heard in the City’s Community Planning Information Meeting
20 pursuant to the provisions of the City’s Zoning Procedures Law; and

21 **WHEREAS**, the City has properly advertised and held a public hearing before the
22 Planning Commission; and

23 **WHEREAS**, the City has properly advertised and held a public hearing pursuant to the
24 provisions of Georgia Zoning Procedures Law before the City Council prior to the adoption of this
25 Ordinance; and

26 **WHEREAS**, Planning and Zoning Staff recommends denial of a special land use permit
27 located at 3802 Button Gate; and

28 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively
29 impacted by the adoption of this Ordinance.

30 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
31 **THE CITY OF STONECREST, GEORGIA, as follows:**

32
33 **Section 1.** That SLUP 25-005, to operate a childcare institute at 3802 Button Gate is
34 DENIED.

35 **Section 2.** (a) It is hereby declared to be the intention of the Mayor and Council that all
36 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
37 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

38 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent
39 allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is
40 severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is
41 hereby further declared to be the intention of the Mayor and Council that, to the greatest extent
42 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
43
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48 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.
 49 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for
 50 any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the
 51 valid judgment or decree of any court of competent jurisdiction, it is the express intent of the
 52 Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
 53 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
 54 of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to
 55 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
 56 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
 57 effect.
 58 effect.
 59 effect.

60
 61 **Section 3.** The City Clerk, with the concurrence of the City Attorney, is authorized to
 62 correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.
 63

64 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby
 65 expressly repealed.
 66

67 **Section 5.** The Ordinance shall be codified in a manner consistent with the laws of the
 68 State of Georgia and the City of Stonecrest.
 69

70 **Section 6.** It is the intention of the governing body, and it is hereby ordained that the
 71 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
 72 Stonecrest, Georgia.
 73
 74
 75
 76

SO ORDAINED AND EFFECTIVE this _____ day of _____, 2026.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

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SPECIAL LAND USE PERMIT ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: SLUP 25-005

Applicant: Charms-Francine Williams
3802 Button Gate Ct
Lithonia, Ga 30038
fvwilliams8631@gmail.com

Property Owner: Francine Williams

Project Location: 3802 Button Gate Court [16 014 03 033](#)

District: 4 – Councilman George Turner, Jr.

Acreage: +/- 0.59 acres

Existing Zoning: R-100 (Residential Med Lot)

Overlay: None

Future Land Use: SUB- Suburban

Proposed Development/Request: The applicant is seeking to operate a CCI Child Care Institute in Compliance with GaSCORE Standards.

CPIM: 12/11/ 2025

Planning Commission: 1/6/2026

Mayor & City Council: 1/12/2026

Sign Posted/ Legal Ad(s) submitted: December 1, 2025

Staff Recommendations: **DENIAL**

Planning Commission: **TBD**

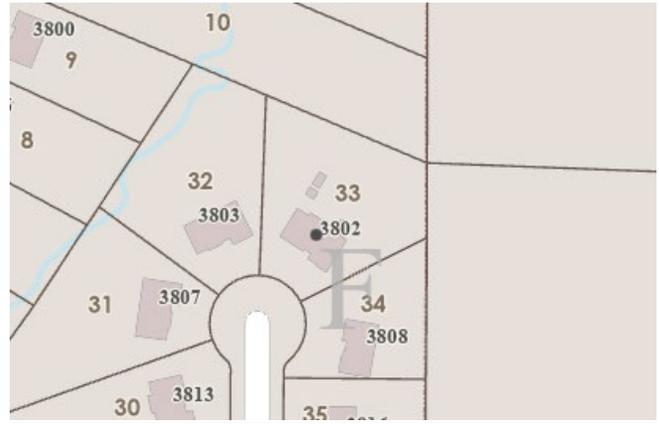
PROJECT OVERVIEW

SLUP 25-005

Location

The subject property is located at 3802 Button Gate Ct., Lithonia, GA 30038. The property is just south of Browns Mill Rd. Browns Mill Road is classified as a Minor Arterial.

The property zoned R-100 (Residential Med Lot) zoning district and the surrounding properties are zoned R-100 (Residential Med Lot).



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Med Lot)	Residential (Single Family Home)
Adjacent: West	R-100 (Residential Med Lot)	Residential (Single Family Home)
Adjacent: East	R-100 (Residential Med Lot)	Residential (Single Family Home)
Adjacent: South	Browns Mill Road	Minor Arterial



Background

The property at 3802 Button Gate Court is part of a residential neighborhood in Lithonia, Georgia, located in Stonecrest, GA within the Atlanta metropolitan area. It is zoned R-100 (Residential Med Lot) and is 0.59 acres.

Button Gate Court lies within a residential enclave featuring predominantly single-family homes built around the year 2000. Nearby properties on Button Gate Court and adjacent streets typically consist of traditional single-family houses with lot sizes around 0.3–0.6 acres and square footage in the 2,500–3,500+ sq ft range, reflecting the character of the surrounding community.

DIVISION 2. - SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.41. - Personal care homes and child caring institutions.

A. Personal care homes, general requirements.

1. 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.
2. 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.
3. 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.
4. Personal care homes may apply for an FHA Accommodation Variance as provided for in section 7.5.9 of this chapter.
5. No city permit for the operation of the personal care home shall be transferable.

B. Personal care home, group (up to six persons).

1. Two copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each group personal care home must provide at least four parking spaces within a driveway, garage or carport and must comply with any applicable requirements in article 6.
3. The home must be at least 1,800 sq. ft in size.
4. In order to prevent institutionalizing residential neighborhoods, no group personal care home located in a residential zoning district may be operated within 1,000 feet of any other group personal care home. The 1,000-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

C. Personal care home, (seven or more persons).

1. Two copies of complete architectural plans for the subject community personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each community personal care home must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

D. Child Care Home, and Child Care Facility general requirements.

1. 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 child care home, facility. If owned by an individual, the individual owner must reside in the child care home, or child care facility.
2. No child care home, or child care facility shall be located within 1,500 feet of another child care home or child-care facility. The 1,500-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the child care homes, or child care facilities are located.
3. Each child caring home, and child care facility must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution 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.



-
4. Child Care homes and Child Care facilities are not permitted in Multi-family dwellings.
 5. No child caring home, facility 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.
 6. Each child care home, facility shall meet the minimum state requirements for playground size, location, and fencing.
- E. Child Care Homes, (up to five children).
1. Each group child care home must provide at least four parking spaces within a driveway, garage or carport, and must comply with any applicable requirements in article 6.
- F. Child Care Facility (six or more children).
1. Two copies of the complete architectural plans of the subject community child caring institution, signed and sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
 2. Each community child caring institution must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.



Caption: An example Suburban Neighborhood Land Use in Stonecrest, GA

Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

Use Descriptions: SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

Maximum Density, Units/Acre: 4 to 8 du/ac

Permitted Districts: OI, OIT, NS, RSM, R100, R85, R75, R60, RNC

Zoning Classifications Legend

C-1: Local Commercial

C-2 General Commercial

HR-1: High-density Residential 1

HR-1: High-density Residential 2

HR-1: High-density Residential 3

M: Light Industrial

M-2 Heavy Industrial

MR-1: Medium-density Residential 1

MR-2: Medium-density Residential 2

MU-1: Mixed-use Low Density

MU-2: Mixed-use Low-Medium Density

MU-3: Mixed-use Medium Density

MU-4: Mixed-use High Density

MU-5: Mixed-use Very High Density

NS: Neighborhood Shopping

OD: Office-distribution

OI: Office-Institutional

OIT: Office-Institutional Transitional

R-60: Residential Medium Lot-60

R-75: Residential Medium Lot-85

R-85: Residential Medium Lot-85

R-100: Residential Medium Lot-100

RE: Residential Estate

RLG: Residential Large Lot

RNC: Residential Neighborhood Conservation

RSM: Small Lot Residential Mix



Public Participation

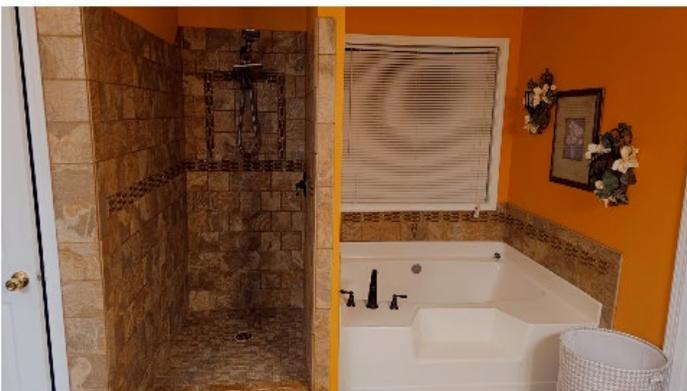
Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in October. The Community Planning Information Meeting (CPIM) was held on December 11, 2025, at 6:00 pm at city hall. There was 1 resident in attendance that spoke in favor of the Child Care Institute at the meeting.

Plat



Pictures of the Residence





SLUP25-005

3802 Button Gate Ct.



SLUP 25-005

ADDRESS: **3802 BUTTON GATE COURT**

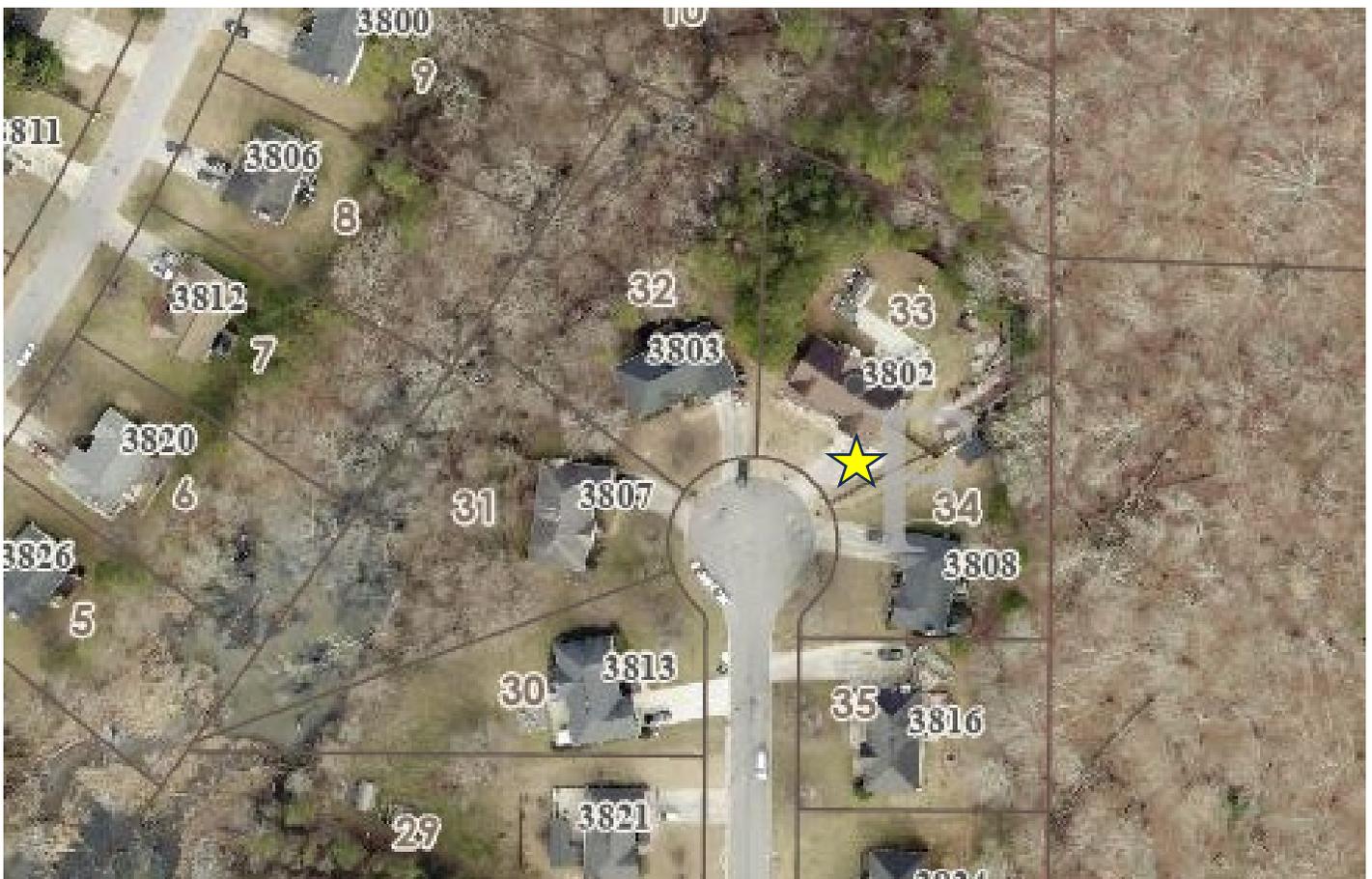
CURRENT ZONING: **R-100 (Residential Med Lot)**

OVERLAY: **None**

FUTURE LAND USE: **Suburban Neighborhood**



Ariel Map



Zoning Map



Future Land Use Map



STANDARDS OF REZONING REVIEW

Section 7.4.6 of the Stonecrest Zoning Ordinance list nineteen factors to be evaluated in consideration of granting a special land use permit. No application for a special land use permit shall be granted unless satisfactory provisions and arrangements have been made concerning each factor by the Community Development Department, Planning Commission and City Council. Each factor is listed with staff analysis.

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

Staff finds that the site at 3820 Button Gate Court may not be adequate to accommodate the proposed Child Care Institute in a manner consistent with the requirements of the R-100 zoning district. The application does not provide sufficient information regarding the number of children, required yards, open space, off-street parking, or operational layout. Without these details, it is unclear whether the site can safely and effectively support the proposed use while meeting all applicable zoning standards and maintaining compatibility with surrounding residential properties.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

Staff is concerned that the proposed Child Care Institute may not be compatible with surrounding single-family homes due to unknown details about the number of children, staffing, and supervision. Potential impacts from increased traffic, noise, and activity could disrupt the residential character, and operating within an existing residence may not adequately mitigate these effects.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

Staff finds that the application lacks sufficient information on the number of children, staffing, and operational needs to determine whether existing public services, facilities, and utilities can adequately support the proposed Child Care Institute. Without this information, staff cannot confirm that the site can be safely or effectively served.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The proposed use is located on Button Gate Court, a local residential street designed to serve low-volume neighborhood traffic. Button Gate Court provides adequate access to the subject property and connects to the surrounding roadway network, including nearby collector and arterial roads that serve the area. The traffic generated by the use is not expected to exceed the functional capacity of Button Gate Court or create undue congestion within the neighborhood. Missing information on the number of children, staff, and drop-off/pick-up activity makes it difficult to assess impacts, and increased traffic could cause congestion, and impede emergency access.

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

Staff finds that existing land uses along access routes to 3820 Button Gate Court may be adversely affected by traffic associated with the proposed Child Care Institute. The application does not provide details regarding the number of children, staff, or anticipated drop-off and pick-up activity, making it difficult to evaluate traffic volume and patterns. Increased vehicle activity could disrupt the character of the neighborhood streets, create congestion.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

The current access configuration is adequate to accommodate the proposed Child Care Institute and allows for safe and convenient entry and exit for staff, parents, and visitors. Traffic volumes associated with the proposed use are expected to be manageable and consistent with the capacity of the existing access points. The property is accessible to emergency vehicles, including fire, police, and emergency medical services, and the existing driveway access and on-site circulation are sufficient to allow emergency response vehicles to reach the site.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

Staff is concerned that the proposed Child Care Institute may generate noise and activity that could negatively impact neighboring properties. Key operational details, including the number of children, staffing, and supervision methods, are unspecified, making it difficult to assess potential disruptions.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

At this time, the proposed hours of operation for the Child Care Institute have not been clearly defined or committed to as part of the application. Without specific limitations on hours of operation, staff is unable to determine whether the proposed use would be compatible with adjoining residential properties. Child care facilities can generate early morning and late afternoon activity associated with drop-off and pick-up periods, which may conflict with the established residential character of the neighborhood. In the absence of clearly defined and enforceable hours, the potential exists for adverse impacts. Therefore, staff cannot conclude that the proposed use would not create adverse impacts on adjoining land uses by reason of its hours of operation.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

Staff has concerns that the proposed manner of operation may create adverse impacts on adjoining land uses. While the facility is subject to state and county regulations, the application lacks detailed information regarding staffing ratio, supervision protocols, number of kids, and management of outdoor play areas. Without clear operational safeguards, there is potential for increased noise, traffic, and disturbances that could negatively affect neighboring properties. Additionally, the proposed operation within a residential structure may not adequately

accommodate the intensity of child care activities, raising concerns about compatibility with the surrounding single-family neighborhood.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The application does not provide sufficient details regarding the number of children, staffing, supervision, or operational procedures, which are essential to ensure compliance with the district's standards for residential compatibility, density, and site use. Without this information, staff cannot determine whether the proposed use would maintain the residential character of the neighborhood or meet the intent of the zoning district.

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

While the Comprehensive Plan encourages educational and community-serving facilities, the application lacks critical details necessary to evaluate compatibility with surrounding residential uses. The total number of children to be served has not been clearly specified, and the applicant has not identified who will be responsible for monitoring and supervising the children during operation. Although the applicant indicated prior experience as a sheriff's officer, there is insufficient information regarding day-to-day operational oversight, staffing ratios, and procedures to ensure safety and proper care. Without this information, staff must conclude that the proposed use does not align with the Comprehensive Plan's goals of promoting neighborhood-supportive and compatible development.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The proposed use provides for all required buffer and transitional buffer zones in accordance with the regulations of the zoning district in which the property is located.

M. Whether there is adequate provision of refuse and service areas.

Adequate provision is made for refuse collection and service areas.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

The Special Land Use Permit will be granted to the applicant for the requested use and is not transferable. If the use is discontinued, the permit will expire.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The size, scale, and massing of the proposed building are appropriate in relation to the size of the subject property and are compatible with the size, scale, and massing of adjacent and nearby lots and houses.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no historical buildings or archeological resources that staff are aware of in the area.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

Staff finds that the proposed Child Care Institute does not meet the supplemental regulations for a special land use permit due to missing information on the number of children, staffing, supervision, and operational procedures, making it unclear whether the use would comply with safety, site, and neighborhood compatibility standards.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will not create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

Staff finds that missing information the proposed use makes it difficult to evaluate potential impacts, and increased traffic, noise, and activity could conflict with the residential character. The use within an existing residence may also be inconsistent with the Comprehensive Plan's objectives for compatible and neighborhood-supportive development.

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.

PLANNING COMMISSION RECOMMENDATION –

TBD



Attachment(s): SLUP 25-005 Application Materials



Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for RZ 25-006 7511 Covington Highway

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 01/26/26 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 23, 2026

SUBMITTED BY: Shawanna Qawiy, Division Director Community Development

PRESENTER: Shawanna Qawiy, Division Director Community Development

PURPOSE: The applicant is seeking a rezoning and map amendment.

FACTS: The request is for a rezoning and map amendment of 7511 Covington Highway, from R-75 to C-1 for a proposed hair salon and boutique.

OPTIONS: Other -

RECOMMENDED ACTION: Approve Approve with Conditions

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - CPIM Meeting Minutes
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO REZONE PROPERTY LOCATED AT 7511 COVINGTON HWY (PARCEL ID 16 137 03 010) FROM R-75 (RESIDENTIAL MEDIUM LOT) TO C-1 (LOCAL COMMERCIAL) TO ALLOW FOR THE EXPANSION OF AN EXISTING HAIR BRAIDING SALON AND BOUTIQUE; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to rezone (PARCEL ID 16 137 03 010) from R-75 (RESIDENTIAL MEDIUM LOT) TO C-1 (LOCAL COMMERCIAL); and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Planning and Zoning Department recommends approval of a rezoning for property located at 7511 Covington Hwy; and

WHEREAS, the matter was heard in the City’s Community Planning Information Meeting pursuant to the provisions of the City’s Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City’s Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia’s Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That the Zoning Ordinance of the City of Stonecrest be amended, and the official zoning map established in connection therewith be changed so that the following property located at 7511 Covington Hwy (PARCEL ID 16 137 03 010) or as described on the zoning maps and associated site plan attached as Exhibit A from R-75 (RESIDENTIAL MEDIUM LOT) TO C-1 (LOCAL COMMERCIAL) and for other purposes.

Section 2. That the rezoning will be approved with the following conditions.

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.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2026.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: **RZ25-000006**

Applicant: Ramata Sissoko Cisse
1440 Hebron Church Road
Statham, GA 30666

Owner: Cisse Ramata Sissoko

Project Location: 7511 Covington Hwy

District: 1- Councilwoman Tara Graves

Acreage: +/-0.29 acres

Existing Zoning: R-75 (Residential Med Lot)

Future Land Use: Urban Neighborhood (UN)

Overlay District: N/A

Proposed Development/Request: The applicant is requesting the rezoning and map amendment of approximately ±0.29 acres from R-75 (Residential Medium Lot) to C-1 (Local Commercial) to allow for the expansion of an existing hair braiding salon and boutique. The request includes a retail component for the sale of authentic African arts and crafts, as well as office space dedicated to providing business consulting services for individuals interested in traveling to or conducting business in Africa.

CPIM: 12/11/2025

Planning Commission (PC): 1/06/2026

Mayor & City Council: 1/26/2026

Sign Posted/ Legal Ad(s) submitted: 10/19/2025

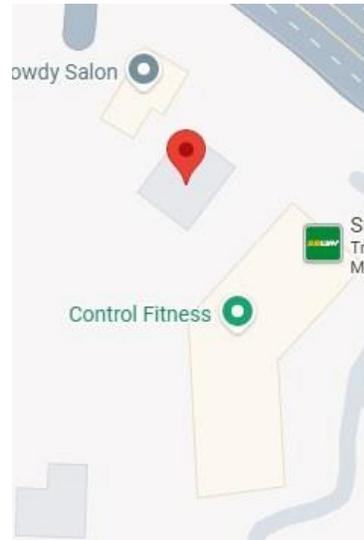
Staff Recommendation(s): **APPROVAL w/ Conditions**

PC Recommendation(s): **APPROVAL with Staff conditions with an additional condition.**

PROJECT OVERVIEW

Location

The subject property is located at 7511 Covington Hwy in Stonecrest, GA. (Parcel Number [16 137 03 010](#)). The site is situated along Covington Highway, a major arterial corridor that supports a range of commercial and mixed-use activities and serves as an important transportation route within the eastern portion of the city. The surrounding area contains a mix of commercial, institutional, and residential uses, consistent with development patterns along the corridor.



Background

The City of Stonecrest Zoning Map has the property zoned R-75 (Residential Medium Lot). The property is currently developed with a single-family structure. The applicant's survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcel [16 137 03 010](#) (7511 Covington Hwy) from R-75 (Residential Medium Lot-75) to C-1 (Local Commercial).



Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-75 (Residential Med Lot)	Single Family Structure
Adjacent: North	R-75 (Residential Med Lot)	Single Family Home
Adjacent: West	C-1 (Local Commercial)	Single Family Residential (Afromania Braiding Salon)
Adjacent: East	C-1 (Local Commercial)	Retail Center
Adjacent: South	R-75 (Residential Med Lot)	Single Family Residential

DIVISION 26. - C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in July 2025. There was a Community Planning Information Meeting (CPIM) held on December 11, 2025, at City Hall. No comments were received in support of or in opposition to the proposed rezoning of the property at 7511 Covington Highway.

Site Photos



Side



Rear



Front

RZ25-00006

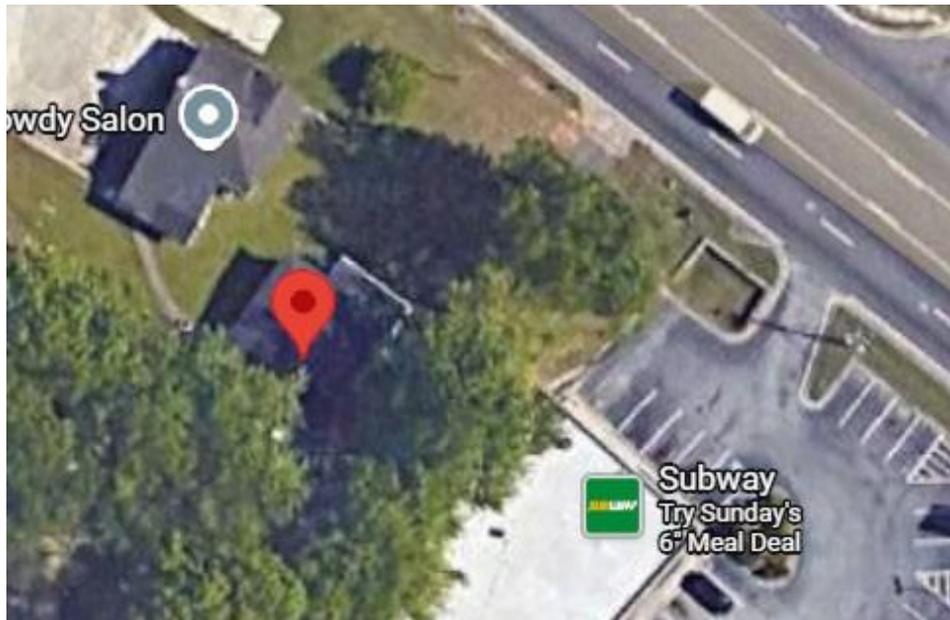
ADDRESS: 7511 Covington Hwy

CURRENT ZONING: R-75 (Residential Med Lot)

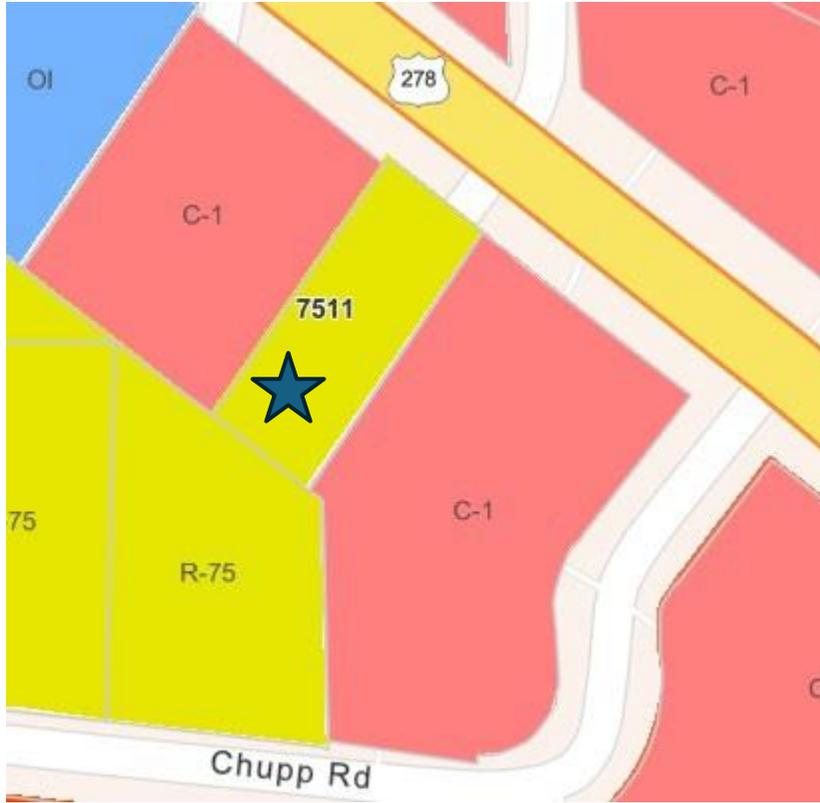
OVERLAY DISTRICT: N/A

FUTURE LAND USE: Urban Neighborhood

Aerial Map



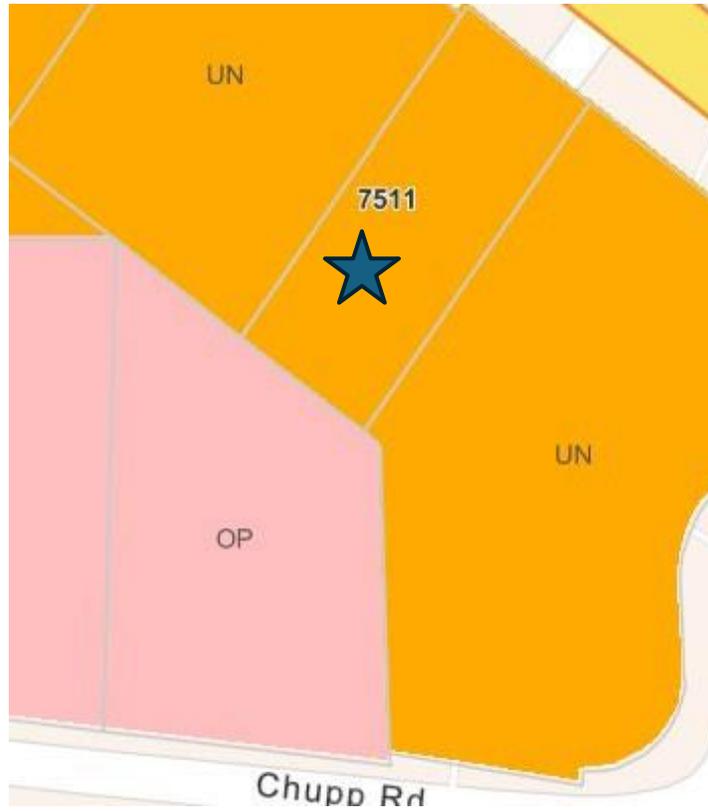
Zoning Map



Legend

-  C-1 - Local Commercial
-  R-75 - Residential Med Lot

Future Land Use Map



Legend

-  Urban Neighborhood
-  Office Professional



Item XII. b.

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STANDARDS OF ZONING MODIFICATION REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The zoning proposal is in general conformity with the policy and intent of the Comprehensive Plan. The requested C-1 Commercial zoning supports the plan’s goals of encouraging neighborhood-serving commercial uses, promoting small business development, and providing services that meet community needs, provided that the development includes appropriate buffers, landscaping, and design measures to maintain compatibility with adjacent commercial areas.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The zoning proposal will permit a use suitable for the expansion of the hair braiding salon in view of the use and development of adjacent and nearby properties. The proposed C-1 Commercial zoning allows a small-scale, neighborhood-oriented business that is compatible with surrounding residential and commercial properties, provided required buffers, landscaping, and parking standards are maintained to minimize impacts on neighboring properties.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property has a reasonable economic use as currently zoned (R-75 Residential), as it can continue to be used for single-family residential purposes. However, the proposed rezoning to C-1 Commercial would allow the expansion of the existing hair braiding salon, providing greater economic opportunity and better supporting small business growth in the community.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby properties. The proposed C-1 Commercial use is small-scale and neighborhood-oriented, and with proper buffers, screening, and adherence to parking and operational standards, it can coexist compatibly with surrounding residential and commercial properties.

5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.

There are existing conditions that provide supporting grounds for approval of the zoning proposal.



The subject property is an African braiding salon, demonstrating an established commercial use within a predominantly residential area. Additionally, the community has a growing demand for neighborhood-serving small businesses, and the surrounding area includes other commercial and mixed-use properties along Covington Hwy. These factors support the rezoning to C-1 Commercial to allow the salon’s expansion while maintaining compatibility with adjacent properties through proper buffering and site design.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The zoning proposal is not expected to adversely affect historic buildings, sites, districts, or archaeological resources. There are no known historic structures or designated archaeological resources on the property or immediately adjacent to it, and the proposed use involves the expansion of an existing commercial facility without significant alteration to any historically significant features.

7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The zoning proposal is not expected to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The expansion of the hair braiding salon is a low-impact, neighborhood-oriented commercial use with modest traffic generation, limited utility demand, and no direct impact on school enrollment. Adequate access and parking will be provided in accordance with city standards to minimize any potential impacts on surrounding infrastructure.

8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The zoning proposal is not expected to adversely impact the environment or surrounding natural resources. The property is already developed, and the proposed expansion of the hair braiding salon involves minimal changes to the site, with no anticipated effects on water quality, vegetation, wetlands, or other sensitive natural resources. Proper site planning, landscaping, and stormwater management will ensure environmental impacts are minimized.



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.



PLANNING COMMISSION (PC) RECOMMENDATION – January 6, 2026.
APPROVAL WITH STAFF RECOMMENDATIONS

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.



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

December 11, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Planning and Zoning Staff – Fellisha Blair
- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT:** Planning and Zoning Staff – Fellisha Blair
- III. **Item(s) of Discussion:**

PETITION: RZ25-006
PETITIONER: Ramata Sissoko Cisse
LOCATION: 7511 Covington Highway
PETITIONER’S REQUEST: 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.

PETITION: RZ25-007
PETITIONER: Ramata Sissoko Cisse
LOCATION: 6760 Chupp Road
PETITIONER’S REQUEST: 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.

Ramata Sissoko Cisse, the applicant, came up to speak. Ms. Cisse stated that her African Hair Braiding salon opened in 1993 and was the first in DeKalb County. She travels a lot to promote African culture in the USA, which she described as a moral responsibility. The rezoning will allow full commercial operation. The building at 7511 Covington Highway will be used for the expansion of her current business, and the building at 6760 Chupp Road will be used for office use to ensure minimal neighborhood impact. Ms. Cisse also mentioned other services that she would like to offer as well including travel assistance, helping young adults with their resumes, etc.

Charles Nation, a resident, came up to make a comment. He stated that the area was abandoned and abused by the county. He stated that there are many who do not adhere to the speed limit in the area, which has led to accidents on Chupp Road. Mr. Nation compared the noise on the road to the streets of New York City.

There was no one else to comment.

PETITION: RZ25-013
PETITIONER: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3309 Panola Road
PETITIONER’S REQUEST: 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.



CITY OF STONECREST, GEORGIA

PETITION: RZ25-014
PETITIONER: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3313 Panola Road
PETITIONER’S REQUEST: 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.

Darrell Johnson of JDM Consultants, LLC, the applicant, came up to speak. He stated that his client is proposing to develop 12 single-family homes with a community park and dog park. He mentioned that the plans include a deceleration lane to assist with the traffic on Panola Road and included that he has presented the property before with a previous client, but believes that this development is more fitting for the city.

Ronald Oneal, a resident, stated that he lives near the property and is opposed to the development due to it land locking his property.

Lewis Anderson, a resident and president of the Hilson Head HOA, came up to state his concern with the buffer, noise, pests, traffic, and accidents. He stated that there was a traffic study conducted on Panola Road, and also that 10 years ago, there was a proposal for the road to be expanded. Mr. Anderson is concerned about the development being in the current residents 'backyard.

Darrell Johnson of JDM Consultants, LLC, the applicant, suggested an easement for the property described to be landlocked. He also stated that what was presented was not the final design of the stormwater pond. He acknowledged the traffic on Panola Road and stated that the traffic study he had conducted showed the development would have minimal impact.

There was no one else to comment.

PETITION: SLUP25-005
PETITIONER: Francine Williams
LOCATION: 3802 Button Gate Court
PETITIONER’S REQUEST: The request is for a Special Land Use Permit (SLUP) to operate a childcare home.

Francine Williams, the applicant, came up to speak. She stated that she would like to provide high-quality early care and education to the children in the community. She would like the children to feel like they are at home. She mentioned that there are over 11,000 children in the foster care system and that there is a shortage of homes, which can affect those in it. Lastly, Ms. Williams is petitioning for the care of 6 or more children up to the age of 18.

Tanisha Williams, a resident, came up to speak. She stated that Ms. Williams has done many activities for children in the community and that she will be helpful for the youth.

Fellisha Blair, the City of Stonecrest Planner, asked if the applicant had a specific age group.

Francine Williams, the applicant, responded that the state determines the children who will be in her care. She shared her experience of what she has seen working in the sheriff department and the knowledge she has gained through schooling, as well as being a parent.

Ramona Eversley, the City of Stonecrest Senior Planner, asked if she would be living in the home.

Francine Williams, the applicant, stated that she will be staying in the home.

Fellisha Blair, the City of Stonecrest Planner, asked if she is petitioning to operate as a group home or foster care home.

Francine Williams, the applicant, responded that the state is transitioning from the term foster care and instead using the term childcare institution.

Fellisha Blair, the City of Stonecrest Planner, asked if children would be staying until they are adopted.

Francine Williams, the applicant, stated that it is dependent on the state.

There was no one else to comment.



CITY OF STONECREST, GEORGIA

PETITION: SLUP25-007
PETITIONER: Michael Stewart of Stewart Michael Home Health Care
LOCATION: 1695 Spring Hill Cove
PETITIONER’S REQUEST: The request is for a Special Land Use Permit (SLUP) to operate a personal care home.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has owned several businesses in the area. His mom passed away last year in the petitioned home, which has inspired him to start the personal care home. He will be working with the state to assist with selecting the clients and nurses. If all goes well, he will consider expanding the business.

Corine Stewart, daughter of the applicant, continued with the presentation. She stated that they will provide 24/7 care to hospice patients or those who need assistance with tasks. The home has three bathrooms and three bedrooms with an additional room for the nurse. Lastly, she stated that the traffic volume will be low.

Terrance Stewart, a resident, asked how the applicant will vet the personnel and how he will ensure that they are providing proper care.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has another business in proximity to the proposed address. He stated that he will do his due diligence by stopping by the property, following up often, and vetting the caretakers. He stated that the clients will also be given his contact information, and cameras will be placed in the home.

Fellisha Blair, the City of Stonecrest Planner, asked if the applicant would be residing in the home.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that they would not be staying on the property, but a registered nurse would be on site.

Fellisha Blair, the City of Stonecrest Planner, informed the applicant of the requirements of the code.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has a younger brother who works at night and will be staying on the property.

Fellisha Blair, the City of Stonecrest Planner, asked if there had been an emergency and EMS plan prepared. She also asked about the number of clients they are proposing to have and the rooms.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that cameras will be installed and that there will be a live-in nurse on the property. He also stated there are three bedrooms and that they are proposing three clients.

Daphney Logan, a resident, stated that she knew the applicant’s mother and that his proposal concerns her. She has witnessed the police showing up at the home regarding the applicant's brother. She does not agree with this type of use being close to her property due to her property values, visitors, the applicant not staying on the property, and the subdivision’s HOA. Lastly, Ms. Logan mentioned her career as a daycare teacher and her understanding of being a caretaker.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that it will be no different than him visiting his mom when she stayed at the home, and also that his brother has grown since the past stated situation. Mr. Stewart wants to be entrusted with the care of the clients.

There was no one else to comment.

PETITION: V25-012
PETITIONER: Hugh Delaney of D2construcction Services
LOCATION: 2979 Klondike Road
PETITIONER’S REQUEST: The request is for variances from the Section. 5.7.6 of the city’s code for staggered adjacent units in the same building cluster, rear-entry garages, and to provide 12-foot-wide alleyway access to the garage, with a 7-foot-wide landscape strip along each side.

Hugh Delaney of D2construcction Services, the applicant, came up to speak. He stated that the shape of the property makes rear parking and a rear alleyway difficult to develop. He also stated that staggering the units will contradict the nearby residential development and will also affect the number of units the applicant is attempting to develop.

Reshon J. Landers, a resident, came up to speak. She stated that she is concerned with the noise and the privacy. She has lived in the area for 25 years and appreciates the amenities that have been brought to the area. She asked for a noise barrier and privacy for the seniors, or even a gate. She wants to see the city grow and is fine with the development if this is done.



CITY OF STONECREST, GEORGIA

Bora Hightail, a resident, came to state that she is not concerned about the development, but that there are several blind spots on the road in the area. She asked if there could be a traffic light placed for safety.

There was no one else to comment.

IV. ADJOURNMENT

Meeting adjourned at 7:30 pm

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device, or print material in digital format) or reasonable modification to programs, services, or activities, contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

APPROVED:	<i>Ellis Still</i>	12/30/2025
<hr/>		<hr/>
	DIRECTOR, PLANNING & ZONING	DATE
ATTEST:	<i>Cobi Brown</i>	12/30/25
<hr/>		<hr/>
	SECRETARY	DATE



CITY OF STONECREST, GEORGIA



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for RZ 25-007 6760 Chupp Road

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 01/26/26 & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 23, 2026

SUBMITTED BY: Shawanna Qawiy, Division Director Community Development

PRESENTER: Shawanna Qawiy, Division Director Community Development

PURPOSE: The applicant is seeking a rezoning and map amendment.

FACTS: The request is for a rezoning and map amendment of 7511 Covington Highway, from R-75 to C-1 for a proposed hair salon and boutique.

OPTIONS: Other - Click or tap here to enter text.

RECOMMENDED ACTION: Approve Approve with Conditions

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Analysis/CPIM Meeting Minutes
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO REZONE PROPERTY LOCATED AT 6760 CHUPP ROAD (PARCEL ID 16 137 03 008) FROM R-75 (RESIDENTIAL MEDIUM LOT) TO C-1 (LOCAL COMMERCIAL) TO ALLOW FOR THE EXPANSION OF AN EXISTING HAIR BRAIDING SALON AND BOUTIQUE; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council thereof; and

WHEREAS, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of Georgia authorizes the City to adopt plans and exercise the power of zoning; and

WHEREAS, the governing authority of the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the Mayor and City Council desire to rezone (PARCEL ID 16 137 03 008) from R-75 (RESIDENTIAL MEDIUM LOT) TO C-1 (LOCAL COMMERCIAL); and

WHEREAS, pursuant to Sec. Sec. 7.3.5. of the City’s Zoning Code proposed amendments to the official zoning map shall require an application and public hearings before the planning commission and the Mayor and City Council; and

WHEREAS, from time-to-time amendments may be proposed for public necessity, general welfare, or sound zoning practice that justify such action; and

WHEREAS, the Planning and Zoning Department recommends approval of a rezoning for property located at 6760 Chupp Road; and

WHEREAS, the matter was heard in the City’s Community Planning Information Meeting pursuant to the provisions of the City’s Zoning Procedures Law; and

WHEREAS, a public hearing and recommendation pursuant to the provisions of the City’s Zoning Procedures Law has been provided by the Planning Commission; and

WHEREAS, a public hearing pursuant to the provisions of Georgia’s Zoning Procedures Law has been properly held by the City Council prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, and welfare of the citizens of the city will be positively impacted by the adoption of this Ordinance.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof:

Section 1. That the Zoning Ordinance of the City of Stonecrest be amended, and the official zoning map established in connection therewith be changed so that the following property located at 6760 Chupp Road (PARCEL ID 16 137 03 008) or as described on the zoning maps and associated site plan attached as Exhibit A from R-75 (RESIDENTIAL MEDIUM LOT) TO C-1 (LOCAL COMMERCIAL) and for other purposes.

Section 2. That the rezoning will be approved with the following conditions.

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.

7. No commercial signage on Chupp Road.

Section 3. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 4. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or section of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 5. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

Section 6. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 7. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Stonecrest.

Section 8. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Stonecrest, Georgia.

ORDAINED this _____ day of _____, 2026.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: **RZ25-00007**

Applicant: Ramata Sissoko Cisse
1440 Hebron Church Road
Statham, GA 30666

Owner: Cisse Ramata Sissoko

Project Location: 6760 Chupp Road

District: 1- Councilwoman Tara Graves

Acreage: +/-0.52 acres

Existing Zoning: R-75 (Residential Med Lot)

Future Land Use: Office Professional (OP)

Overlay District: N/A

Proposed Development/Request: The applicant is requesting the rezoning of approximately ±0.52 acres from R-75 (Residential Medium Lot) to C-1 (Local Commercial) to allow for the expansion of an existing hair braiding salon and boutique. The proposed expansion includes a retail component for the sale of authentic African arts and crafts, as well as office space dedicated to providing business consulting services for individuals interested in traveling to or conducting business in Africa.

CPIM: 12/11/2025

Planning Commission (PC): 1/06/2026

Mayor & City Council: 1/26/2025

Sign Posted/ Legal Ad(s) submitted: 10/19/2025

Staff Recommendations: **APPROVAL w/ Conditions**

PC Recommendation: **TBD**

PROJECT OVERVIEW

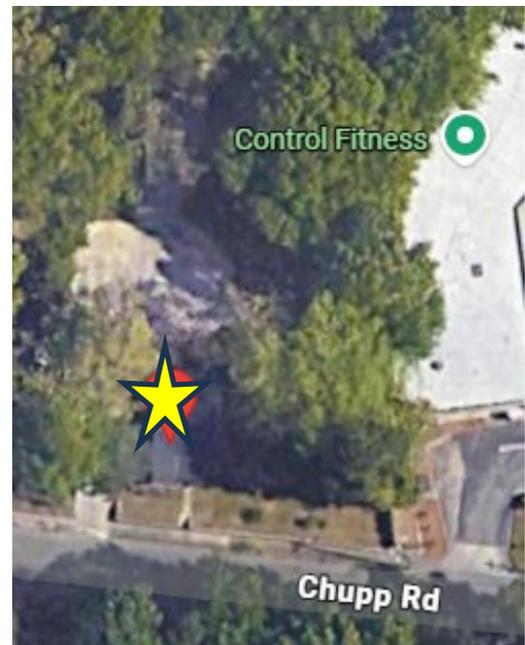
Location

The subject property is located at 6760 Chupp Road (Parcel Number [16 137 03 008](#)), on the south side of Covington Highway, within the City of Stonecrest, Dekalb County, Georgia. The parcel is 0.52 acres and currently zoned R-75 (Residential Medium Lot – 75). The subject property is currently occupied by a single-family structure, with frontage along Chupp Road, a local residential street. The property abuts R-75 (Residential Medium Lot) Districts to the west and C-1 (Local Commercial) to the east.



Background

The City of Stonecrest Zoning Map has the property zoned R-75 (Residential Medium Lot). The property is currently developed with a single-family structure. The applicant's survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcel [16 137 03 008](#) (6760 Chupp Road) from R-75 (Residential Medium Lot-75) to C-1 (Local Commercial).



Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-75 (Residential Med Lot)	Single Family Home
Adjacent: North	C-1 (Commercial)	African Breiding Shop
Adjacent: West	R-75 (Residential Med Lot)	Single Family Homes
Adjacent: East	C-1 (Local Commercial)	Retail Center
Adjacent: South	MR-2 (Medium Density Residential)	Multi-Family Residential

DIVISION 26. - C-1 (LOCAL COMMERCIAL) DISTRICT

Sec. 2.26.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are designed to serve the convenience shopping and service needs of groups of neighborhoods;
- D. To implement the future development map of the city's comprehensive plan.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in July 2025. There was a Community Planning Information Meeting (CPIM) held on December 11, 2025, at City Hall. During the Community Planning Information Meeting, a resident strongly opposed the proposed rezoning, citing significant safety and quality-of-life concerns. The neighborhood is described as largely abandoned, with an increased speed limit and a sharp 90-degree turn where multiple accidents, including two fatalities, have occurred. The residents noted a lack of police enforcement, leaving residents feeling under siege, and reported difficulty safely exiting driveways due to speeding vehicles. Additionally, the frequent passage of emergency vehicles and sirens through the area further contributes to the residents' sense of distress and insecurity.

Site Photos



Rear



Side



Front

RZ25-00007

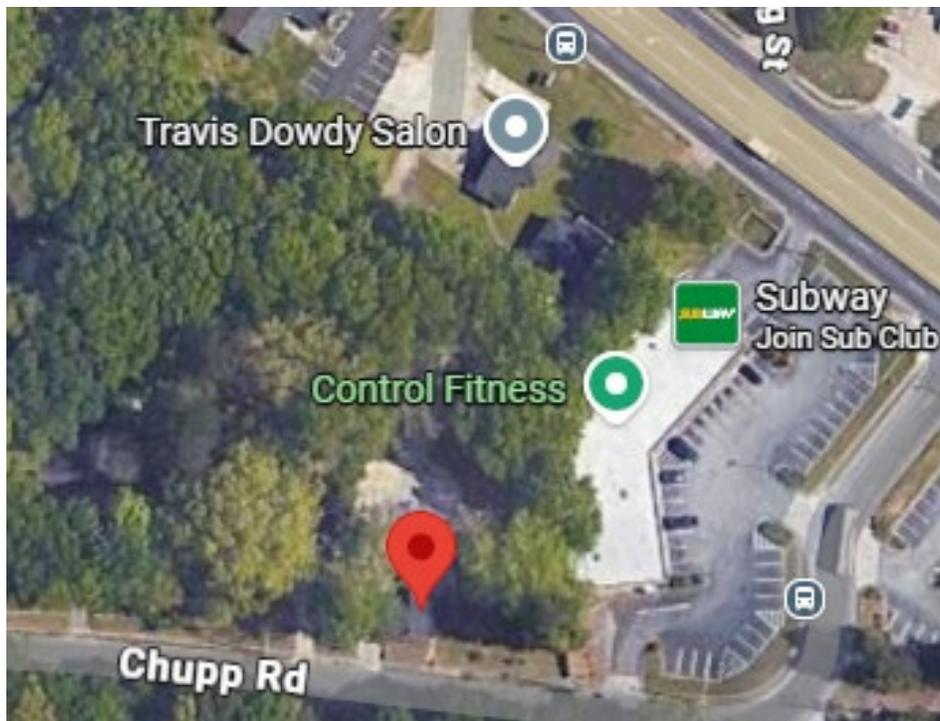
ADDRESS: **6760 Chupp Road**

CURRENT ZONING: **R-75 (Residential Med Lot)**

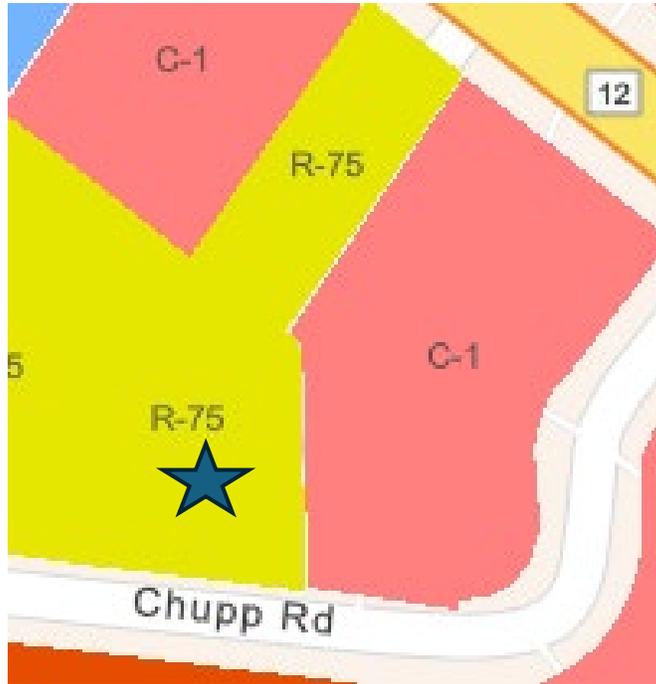
OVERLAY DISTRICT: **N/A**

FUTURE LAND USE: **OP- Office Professional**

Aerial Map



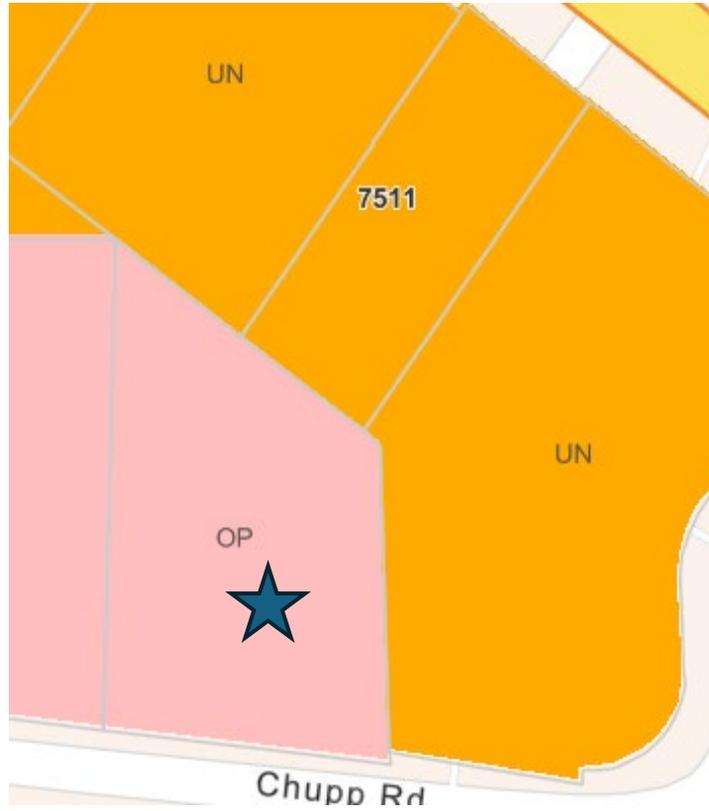
Zoning Map



Legend

-  R-75 - Residential Med Lot
-  C-1 - Local Commercial

Future Land Use Map



Legend

-  Urban Neighborhood
-  Office Professional



Item XII. c.

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STANDARDS OF ZONING MODIFICATION REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The proposed rezoning is largely in conformity with the policy and intent of the comprehensive plan, provided that the commercial uses remain small-scale and neighborhood oriented. Appropriate buffering, landscaping, and parking measures are implemented to protect adjacent residential properties.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The proposed C-1 zoning will permit uses that are generally suitable in view of the existing use and development of adjacent and nearby properties. The small-scale, neighborhood-oriented commercial activities are compatible with surrounding residential and mixed-use development, especially if buffering and site design considerations are applied.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property does have a reasonable economic use as currently zoned (single-family residential), but the current R-75 zoning limits the economic potential of the property for small-scale commercial uses like the braiding salon expansion, retail sales, and office consulting. Rezoning to C-1 would allow a more economically productive use consistent with neighborhood-serving commercial standards.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The proposed rezoning and uses are not expected to adversely affect the existing use or usability of adjacent or nearby properties, provided that appropriate site design, buffering, and landscaping measures are implemented.

5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.

There are existing conditions that provide supporting grounds for approval of the zoning proposal.



The nearby property is currently the site of an African braiding salon, demonstrating an established commercial use within a predominantly residential area. Additionally, the community has a growing demand for neighborhood-serving small businesses, and the surrounding area includes other commercial and mixed-use properties along Covington Hwy. These factors support the rezoning to C-1 Commercial to allow the salon’s expansion while maintaining compatibility with adjacent properties through proper buffering and site design.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed rezoning is not expected to adversely affect historic buildings, districts, or archaeological resources. The property does not contain recognized historic or archaeological resources, and the scale of the proposed development is minimal.

7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed C-1 zoning is unlikely to cause excessive or burdensome use of streets, transportation facilities, utilities, or schools. The expansion represents a modest increase in commercial activity that is consistent with neighborhood-scale infrastructure capacity.

8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The proposed rezoning is not expected to adversely impact the environment or surrounding natural resources. The small-scale, neighborhood-oriented commercial expansion represents minimal environmental risk.



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.

PLANNING COMMISSION (PC) RECOMMENDATION – January 6, 2025.



Item XII. c.



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

December 11, 2025, at 6:00 P.M.

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request, including your full name, address, and position on the agenda item you are commenting on (for or against) via email to Planning-zoning@stonecrestga.gov by 2 p.m. the day before the meeting to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Planning and Zoning Staff – Fellisha Blair
- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT:** Planning and Zoning Staff – Fellisha Blair
- III. **Item(s) of Discussion:**

PETITION: **RZ25-006**
PETITIONER: Ramata Sissoko Cisse
LOCATION: 7511 Covington Highway
PETITIONER’S REQUEST: 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.

PETITION: **RZ25-007**
PETITIONER: Ramata Sissoko Cisse
LOCATION: 6760 Chupp Road
PETITIONER’S REQUEST: 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.

Ramata Sissoko Cisse, the applicant, came up to speak. Ms. Cisse stated that her African Hair Braiding salon opened in 1993 and was the first in DeKalb County. She travels a lot to promote African culture in the USA, which she described as a moral responsibility. The rezoning will allow full commercial operation. The building at 7511 Covington Highway will be used for the expansion of her current business, and the building at 6760 Chupp Road will be used for office use to ensure minimal neighborhood impact. Ms. Cisse also mentioned other services that she would like to offer as well including travel assistance, helping young adults with their resumes, etc.

Charles Nation, a resident, came up to make a comment. He stated that the area was abandoned and abused by the county. He stated that there are many who do not adhere to the speed limit in the area, which has led to accidents on Chupp Road. Mr. Nation compared the noise on the road to the streets of New York City.

There was no one else to comment.

PETITION: **RZ25-013**
PETITIONER: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3309 Panola Road
PETITIONER’S REQUEST: 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.



CITY OF STONECREST, GEORGIA

PETITION: RZ25-014
PETITIONER: Darrell Johnson of JDM Consultants, LLC
LOCATION: 3313 Panola Road
PETITIONER’S REQUEST: 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.

Darrell Johnson of JDM Consultants, LLC, the applicant, came up to speak. He stated that his client is proposing to develop 12 single-family homes with a community park and dog park. He mentioned that the plans include a deceleration lane to assist with the traffic on Panola Road and included that he has presented the property before with a previous client, but believes that this development is more fitting for the city.

Ronald Oneal, a resident, stated that he lives near the property and is opposed to the development due to it land locking his property.

Lewis Anderson, a resident and president of the Hilson Head HOA, came up to state his concern with the buffer, noise, pests, traffic, and accidents. He stated that there was a traffic study conducted on Panola Road, and also that 10 years ago, there was a proposal for the road to be expanded. Mr. Anderson is concerned about the development being in the current residents 'backyard.

Darrell Johnson of JDM Consultants, LLC, the applicant, suggested an easement for the property described to be landlocked. He also stated that what was presented was not the final design of the stormwater pond. He acknowledged the traffic on Panola Road and stated that the traffic study he had conducted showed the development would have minimal impact.

There was no one else to comment.

PETITION: SLUP25-005
PETITIONER: Francine Williams
LOCATION: 3802 Button Gate Court
PETITIONER’S REQUEST: The request is for a Special Land Use Permit (SLUP) to operate a childcare home.

Francine Williams, the applicant, came up to speak. She stated that she would like to provide high-quality early care and education to the children in the community. She would like the children to feel like they are at home. She mentioned that there are over 11,000 children in the foster care system and that there is a shortage of homes, which can affect those in it. Lastly, Ms. Williams is petitioning for the care of 6 or more children up to the age of 18.

Tanisha Williams, a resident, came up to speak. She stated that Ms. Williams has done many activities for children in the community and that she will be helpful for the youth.

Fellisha Blair, the City of Stonecrest Planner, asked if the applicant had a specific age group.

Francine Williams, the applicant, responded that the state determines the children who will be in her care. She shared her experience of what she has seen working in the sheriff department and the knowledge she has gained through schooling, as well as being a parent.

Ramona Eversley, the City of Stonecrest Senior Planner, asked if she would be living in the home.

Francine Williams, the applicant, stated that she will be staying in the home.

Fellisha Blair, the City of Stonecrest Planner, asked if she is petitioning to operate as a group home or foster care home.

Francine Williams, the applicant, responded that the state is transitioning from the term foster care and instead using the term childcare institution.

Fellisha Blair, the City of Stonecrest Planner, asked if children would be staying until they are adopted.

Francine Williams, the applicant, stated that it is dependent on the state.

There was no one else to comment.



CITY OF STONECREST, GEORGIA

PETITION: SLUP25-007
PETITIONER: Michael Stewart of Stewart Michael Home Health Care
LOCATION: 1695 Spring Hill Cove
PETITIONER’S REQUEST: The request is for a Special Land Use Permit (SLUP) to operate a personal care home.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has owned several businesses in the area. His mom passed away last year in the petitioned home, which has inspired him to start the personal care home. He will be working with the state to assist with selecting the clients and nurses. If all goes well, he will consider expanding the business.

Corine Stewart, daughter of the applicant, continued with the presentation. She stated that they will provide 24/7 care to hospice patients or those who need assistance with tasks. The home has three bathrooms and three bedrooms with an additional room for the nurse. Lastly, she stated that the traffic volume will be low.

Terrance Stewart, a resident, asked how the applicant will vet the personnel and how he will ensure that they are providing proper care.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has another business in proximity to the proposed address. He stated that he will do his due diligence by stopping by the property, following up often, and vetting the caretakers. He stated that the clients will also be given his contact information, and cameras will be placed in the home.

Fellisha Blair, the City of Stonecrest Planner, asked if the applicant would be residing in the home.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that they would not be staying on the property, but a registered nurse would be on site.

Fellisha Blair, the City of Stonecrest Planner, informed the applicant of the requirements of the code.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that he has a younger brother who works at night and will be staying on the property.

Fellisha Blair, the City of Stonecrest Planner, asked if there had been an emergency and EMS plan prepared. She also asked about the number of clients they are proposing to have and the rooms.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that cameras will be installed and that there will be a live-in nurse on the property. He also stated there are three bedrooms and that they are proposing three clients.

Daphney Logan, a resident, stated that she knew the applicant’s mother and that his proposal concerns her. She has witnessed the police showing up at the home regarding the applicant's brother. She does not agree with this type of use being close to her property due to her property values, visitors, the applicant not staying on the property, and the subdivision’s HOA. Lastly, Ms. Logan mentioned her career as a daycare teacher and her understanding of being a caretaker.

Michael Stewart of Stewart Michael Home Health Care, the applicant, stated that it will be no different than him visiting his mom when she stayed at the home, and also that his brother has grown since the past stated situation. Mr. Stewart wants to be entrusted with the care of the clients.

There was no one else to comment.

PETITION: V25-012
PETITIONER: Hugh Delaney of D2construcction Services
LOCATION: 2979 Klondike Road
PETITIONER’S REQUEST: The request is for variances from the Section. 5.7.6 of the city’s code for staggered adjacent units in the same building cluster, rear-entry garages, and to provide 12-foot-wide alleyway access to the garage, with a 7-foot-wide landscape strip along each side.

Hugh Delaney of D2construcction Services, the applicant, came up to speak. He stated that the shape of the property makes rear parking and a rear alleyway difficult to develop. He also stated that staggering the units will contradict the nearby residential development and will also affect the number of units the applicant is attempting to develop.

Reshon J. Landers, a resident, came up to speak. She stated that she is concerned with the noise and the privacy. She has lived in the area for 25 years and appreciates the amenities that have been brought to the area. She asked for a noise barrier and privacy for the seniors, or even a gate. She wants to see the city grow and is fine with the development if this is done.



CITY OF STONECREST, GEORGIA

Bora Hightail, a resident, came to state that she is not concerned about the development, but that there are several blind spots on the road in the area. She asked if there could be a traffic light placed for safety.

There was no one else to comment.

IV. ADJOURNMENT

Meeting adjourned at 7:30 pm

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device, or print material in digital format) or reasonable modification to programs, services, or activities, contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

APPROVED:	<i>Ellis Still</i>	12/30/2025
<hr/>		<hr/>
	DIRECTOR, PLANNING & ZONING	DATE
ATTEST:	<i>Cobi Brown</i>	12/30/25
<hr/>		<hr/>
	SECRETARY	DATE



CITY OF STONECREST, GEORGIA



CITY COUNCIL AGENDA ITEM

SUBJECT: IGA for Execution City of Lithonia Law Enforcement Services

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: Click or tap here to enter text.

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 23, 2026

SUBMITTED BY: Tanisha Boynton, Procurement Manager / Procurement Official

PRESENTER: Tanisha Boynton, Procurement Manager / Procurement Official

PURPOSE: InterGovernmental Agreement contract between the City of Lithonia and the City of Stonecrest for Law Enforcement Services for the City of Stonecrest Buildings, Properties, and Events.

FACTS: Solicitation: The City of Stonecrest entered into an InternGovernmental Agreement (IGA) with the City of Lithonia for law enforcement services for the City of Stonecrest buildings, properties, and events for a not to exceed amount of \$75,000.00 for the purchase vehicle and \$55.00 hourly rate for police officer. The original term of the agreement was for a period of five (5) month, one (1) year period ending December 31, 2025. To address the continuing need for these services, we are seeking authorization to enter into a new IGA with the City of Lithonia. This agreement shall be for an initial one (1) year term, and shall automatically renew for four (4) additional, one (1) year renewal periods. We are seeking authorization to proceed with the execution of a new IGA agreement with the City of Lithonia to continue receiving law enforcement services. The GL Account Numbers are 100-1565-521800, 100-6210-52180 and 100-2650-57200, Security.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

RECOMMENDED ACTION: Approve Staff is recommending approval to enter into a new IGA agreement with the City of Lithonia to maintain law enforcement services needed for the City's buildings, properties and events.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

SUBJECT: Resolution for the Personnel Budget Amendment

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Monday, February 23, 2026

SUBMITTED BY: Tara Graves, Mayor Pro Tem

PRESENTER: Tara Graves, Mayor Pro Tem

PURPOSE: Click or tap here to enter text.

FACTS: Personnel Adjustment for FY2026 Budget.

OPTIONS: Approve, Deny, Defer Click or tap here to enter text.

RECOMMENDED ACTION: Approve Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Click or tap here to enter text.
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.