



CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, July 13, 2026 at 6:00 PM

Mayor Jazzmin Cobble

Mayor Pro Tem Tara Graves - District 1 Vacant - District 2

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

Council Member Karmesha W. 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. AGENDA DISCUSSION ITEMS

a. For Discussion - May Monthly Financial Update - *Keisha Franklin, Finance Director*

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

c. For Decision - Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read - *Sonya Isom, City Clerk*

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

V. 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 COUNCIL AGENDA ITEM

SUBJECT: May Monthly Financial Update

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: Monday, July 13, 2026

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Keisha Franklin, Finance Director

PRESENTER: Keisha Franklin, Finance Director

PURPOSE: To provide an update on the city's May Financials.

FACTS: Click or tap here to enter text.

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

RECOMMENDED ACTION: Update Only Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - May 2026 Financial Report Summary
- (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.



MAY 2026 FINANCIAL REPORT SUMMARY

Mayor and Council,

The following provides a summary of the City's financial position through May 31, 2026. The City's financial condition remains stable through the first five months of Fiscal Year 2026. The General Fund continues to report a positive year-to-date operating surplus, revenues are performing above expectations in several categories, and expenditures remain within normal operating ranges and below the pace of budgeted appropriations. The May 2026 financial information is based on the City's Budget Report for Short Fiscals for the period ending May 31, 2026.

As of May 31, 2026, the General Fund reports a year-to-date surplus of approximately \$3,328,446. This represents a significant increase from the April surplus and reflects the continued strength of the City's revenue collections while maintaining prudent expenditure controls.

General Fund Overview

| Description | Amount |
|---------------------------|--------------|
| Adopted Budget | \$19,113,300 |
| Year-to-Date Revenues | \$8,952,098 |
| Year-to-Date Expenditures | \$5,623,652 |
| Year-to-Date Surplus | \$3,328,446 |

General Fund revenues represent approximately 47 percent of the annual budget through May, while expenditure represents approximately 29 percent of the annual budget.

Major Revenue Sources Received to Date

- Georgia Power Franchise Revenue – \$2.61 million
- Business & Occupation Taxes – \$963 thousand
- Snapping Shoals EMC Franchise Revenue – \$588 thousand
- Title Ad Valorem Tax – \$532 thousand
- Real Property Taxes (Current and Prior Year) – \$233 thousand

The City has not yet received Insurance Premium Tax revenues budgeted at approximately \$6.1 million. These revenues are historically received later in the fiscal year and are expected to further strengthen the City's year-end financial position.

Other Major Funds

ARPA Fund

The ARPA Fund continues to support eligible infrastructure and capital improvement projects. Year-to-date expenditure remains primarily associated with transportation improvements, land acquisition activities, and other eligible capital projects. The current deficit position reflects reimbursement timing and project expenditure activity and does not indicate a funding shortfall.

Hotel/Motel Fund

Hotel/Motel revenues continue to perform positively and support tourism-related activities and authorized transfers. Budgeted transfers to other funds have not yet occurred and will continue to be evaluated as part of the City's mid-year financial review.

Tree Bank Fund

The Tree Bank Fund remains financially stable with available resources designated for future tree replacement and environmental enhancement projects.

SPLOST II Fund

SPLOST II revenues continue to be collected and support voter-approved capital projects and infrastructure investments throughout the city.

Development Authority Fund

The Development Authority Fund remains financially stable and continues to support economic development initiatives and strategic projects.

Financial Monitoring Items

Finance staff continue to monitor several items as part of routine financial management activities:

- Receipt and forecasting of Insurance Premium Tax revenues.
- ARPA reimbursement and reporting schedules.
- Revenue trends and expenditure patterns across all operating departments.
- Mid-year budget amendment considerations.
- Monitoring expenditure accounts may require budget realignment.
- Long-term capital and infrastructure funding needs.

At this time, no significant financial concerns have been identified that would adversely impact the City's ability to meet its operational obligations.

Audit Update

The City remains committed to restoring its audit cycle and maintaining transparency and accountability in its financial reporting. Finance staff continue to work closely with the City's external auditors and departmental personnel to complete all outstanding audit requirements. As of May 31, 2026, there have been no changes to the previously communicated Audit Recovery Roadmap, and the city remains on the established schedule:

| Fiscal Year | Target Issuance Date |
|---------------------|-----------------------------|
| FY2023 Annual Audit | December 2026 |
| FY2024 Annual Audit | February 2027 |
| FY2025 Annual Audit | June 2027 |
| FY2026 Annual Audit | September 2027 |

Since the adoption of the recovery plan, staff have continued to make progress on several critical initiatives. Additionally, preliminary onboarding documents have been prepared for the newly engaged audit firm, and staff are preparing information requests for all outstanding fiscal years concurrently where practical. Certain audit procedures remain dependent upon the completion of predecessor-year activities and therefore must be performed sequentially.

The City recognizes the importance of completing these outstanding audits to support sound financial management, strengthen public trust, maintain eligibility for grant opportunities, and provide timely financial information to elected officials and residents. Currently, management does not anticipate any changes to the recovery schedule and remains focused on returning the City to a current audit cycle by the end of calendar year 2027.

Outlook

Based on current financial activity, management believes the City remains in a sound financial position. Revenue collections continue to trend positively, expenditure remains controlled, and the city maintains a strong year-to-date operating surplus. Finance staff will continue monitoring financial activity and will provide recommendations for budget amendments or corrective actions as necessary throughout the fiscal year.

Respectfully submitted,

Keisha Franklin, MACC, CFE
Finance Director
City of Stonecrest

| Section | Department Code | Department | Account | Description | Original Budget | Current Budget | May Activity | YTD Activity | Variance | % Remaining | % Used |
|-----------|-----------------|------------------------|-----------------|---|-----------------|----------------|----------------|----------------|------------------|-------------|--------|
| Revenue | 1000 | General Revenue | 100-1000-311000 | Real Property - Current Year | \$2,500,000.00 | \$2,500,000.00 | - | \$5,775.06 | (\$2,494,224.94) | | |
| Revenue | 1000 | General Revenue | 100-1000-311100 | Public Utility Tax | \$48,000.00 | \$48,000.00 | \$1,272.16 | \$59,553.62 | \$11,553.62 | | |
| Revenue | 1000 | General Revenue | 100-1000-312000 | Real Property - Prior Year | \$108,000.00 | \$108,000.00 | \$46,052.56 | \$226,798.03 | \$118,798.03 | 210.0% | 210.0% |
| Revenue | 1000 | General Revenue | 100-1000-313010 | Personal Property - Current Year | \$283,000.00 | \$283,000.00 | - | \$4,216.57 | (\$278,783.43) | 98.5% | 1.5% |
| Revenue | 1000 | General Revenue | 100-1000-313100 | Motor Vehicle Tax | \$8,500.00 | \$8,500.00 | \$2,358.47 | \$3,527.96 | (\$4,972.04) | 58.5% | 41.5% |
| Revenue | 1000 | General Revenue | 100-1000-313150 | Title Ad Valorem Tax | \$1,400,000.00 | \$1,400,000.00 | \$132,159.22 | \$532,129.45 | (\$867,870.55) | 62.0% | 38.0% |
| Revenue | 1000 | General Revenue | 100-1000-313400 | Intangible Tax Revenue | \$111,000.00 | \$111,000.00 | \$1,665.45 | \$7,597.86 | (\$103,402.14) | 93.2% | 6.8% |
| Revenue | 1000 | General Revenue | 100-1000-313600 | Real Estate Transfer Tax | \$50,000.00 | \$50,000.00 | \$459.78 | \$4,549.18 | (\$45,450.82) | 90.9% | 9.1% |
| Revenue | 1000 | General Revenue | 100-1000-313710 | Atlanta Gas Light (Southern Co.) | \$450,000.00 | \$450,000.00 | - | \$125,330.91 | (\$324,669.09) | 72.2% | 27.9% |
| Revenue | 1000 | General Revenue | 100-1000-313720 | Snapping Shoals EMC | \$575,000.00 | \$575,000.00 | - | \$588,133.55 | \$13,133.55 | 102.3% | 102.3% |
| Revenue | 1000 | General Revenue | 100-1000-313730 | Xfinity/Comcast | \$340,000.00 | \$340,000.00 | - | \$140,617.96 | (\$199,382.04) | 58.6% | 41.4% |
| Revenue | 1000 | General Revenue | 100-1000-313740 | At&t | \$70,000.00 | \$70,000.00 | - | \$8,235.51 | (\$61,764.49) | 88.2% | 11.8% |
| Revenue | 1000 | General Revenue | 100-1000-313750 | Georgia Power | \$2,700,000.00 | \$2,700,000.00 | - | \$2,606,443.12 | (\$93,556.88) | 3.5% | 96.5% |
| Revenue | 1000 | General Revenue | 100-1000-314000 | Personal Property - Prior Year | \$9,800.00 | \$9,800.00 | \$1,090.93 | \$12,346.37 | \$2,546.37 | 126.0% | 126.0% |
| Revenue | 1000 | General Revenue | 100-1000-316100 | Business & Occupation Taxes | \$2,200,000.00 | \$2,200,000.00 | \$105,553.74 | \$963,432.34 | (\$1,236,567.66) | 56.2% | 43.8% |
| Revenue | 1000 | General Revenue | 100-1000-316200 | Insurance Premium Tax | \$6,100,000.00 | \$6,100,000.00 | - | - | (\$6,100,000.00) | 100.0% | 0.0% |
| Revenue | 1000 | General Revenue | 100-1000-316300 | Financial Institutions Taxes | \$45,000.00 | \$45,000.00 | - | \$40,066.94 | (\$4,933.06) | 11.0% | 89.0% |
| Revenue | 1000 | General Revenue | 100-1000-321100 | Alcoholic Beverages Current Year | \$400,000.00 | \$400,000.00 | - | \$43,945.00 | (\$356,055.00) | 89.0% | 11.0% |
| Revenue | 1000 | General Revenue | 100-1000-321220 | Insurance License Fee | \$36,000.00 | \$36,000.00 | - | \$26,844.15 | (\$9,155.85) | 25.4% | 74.6% |
| Revenue | 1000 | General Revenue | 100-1000-321900 | Other Licenses/Permits | - | - | - | \$167.00 | \$167.00 | 0.0% | |
| Revenue | 1000 | General Revenue | 100-1000-322000 | Building Permits | \$460,000.00 | \$460,000.00 | \$31,943.88 | \$116,932.18 | (\$343,067.82) | 74.6% | 25.4% |
| Revenue | 1000 | General Revenue | 100-1000-322020 | Development Permits | \$50,000.00 | \$50,000.00 | \$330,674.38 | \$343,322.38 | \$293,322.38 | 686.6% | 686.6% |
| Revenue | 1000 | General Revenue | 100-1000-322050 | Zoning Applications | \$13,000.00 | \$13,000.00 | \$430.00 | \$2,615.00 | (\$10,385.00) | 79.9% | 20.1% |
| Revenue | 1000 | General Revenue | 100-1000-322990 | Other | \$1,000.00 | \$1,000.00 | - | - | (\$1,000.00) | 100.0% | 0.0% |
| Revenue | 1000 | General Revenue | 100-1000-324500 | Penalty & Interest On Delinquent Tax | \$9,000.00 | \$9,000.00 | \$1,054.88 | \$7,904.27 | (\$1,095.73) | 12.2% | 87.8% |
| Revenue | 1000 | General Revenue | 100-1000-324510 | Penalty & Interest On Delinquent Property Tax | \$5,000.00 | \$5,000.00 | - | - | (\$5,000.00) | 100.0% | 0.0% |
| Revenue | 1000 | General Revenue | 100-1000-341100 | Fees, Charges | \$15,000.00 | \$15,000.00 | - | - | (\$15,000.00) | 100.0% | 0.0% |
| Revenue | 1000 | General Revenue | 100-1000-341200 | Film Permitting | \$10,000.00 | \$10,000.00 | - | \$1,220.00 | (\$8,780.00) | 87.8% | 12.2% |
| Revenue | 1000 | General Revenue | 100-1000-341300 | Planning And Development Fees | \$500.00 | \$500.00 | - | - | (\$500.00) | 100.0% | 0.0% |
| Revenue | 1000 | General Revenue | 100-1000-342000 | Alcoholic Beverage Excise Tax | \$130,500.00 | \$130,500.00 | \$14,134.97 | \$69,958.48 | (\$60,541.52) | 46.4% | 53.6% |
| Revenue | 1000 | General Revenue | 100-1000-343000 | Local Option Mixed Drink | \$200,000.00 | \$200,000.00 | \$18,797.99 | \$92,248.14 | (\$107,751.86) | 53.9% | 46.1% |
| Revenue | 1000 | General Revenue | 100-1000-345610 | Telecommunications | - | - | \$2.43 | \$16.92 | \$16.92 | 0.0% | |
| Revenue | 1000 | General Revenue | 100-1000-347200 | Activity Fees | \$75,000.00 | \$75,000.00 | \$5,170.00 | \$18,365.00 | (\$56,635.00) | 75.5% | 24.5% |
| Revenue | 1000 | General Revenue | 100-1000-347500 | Program Fees | \$25,000.00 | \$25,000.00 | \$840.00 | \$30,300.00 | \$5,300.00 | 121.2% | 121.2% |
| Revenue | 1000 | General Revenue | 100-1000-351000 | Municipal Court | \$35,000.00 | \$35,000.00 | - | \$15,068.00 | (\$19,932.00) | 57.0% | 43.1% |
| Revenue | 1000 | General Revenue | 100-1000-361000 | Interest | \$200,000.00 | \$200,000.00 | \$10,861.19 | \$53,777.00 | (\$146,223.00) | 73.1% | 26.9% |
| Revenue | 1000 | General Revenue | 100-1000-389000 | Other Miscellaneous Revenue | - | - | \$2,800,000.00 | \$2,800,000.00 | \$2,800,000.00 | 0.0% | |
| Revenue | 1000 | General Revenue | 100-1000-391200 | Transfer From Hotel | \$450,000.00 | \$450,000.00 | - | - | (\$450,000.00) | 100.0% | 0.0% |
| Revenue | 1000 | General Revenue | 100-1000-391310 | Open Records Fees | - | - | \$164.60 | \$659.74 | \$659.74 | 0.0% | |
| Operating | 1310 | Mayor & Council | | Operating Expenses | \$284,000.00 | \$284,000.00 | \$7,961.25 | \$49,241.09 | \$234,758.91 | 82.7% | |
| Personnel | 1310 | Mayor & Council | | Personnel Expenses | \$227,765.00 | \$227,765.00 | \$17,199.91 | \$89,880.37 | \$137,884.63 | 60.5% | |
| Operating | 1320 | City Manager | | Operating Expenses | \$156,500.00 | \$156,500.00 | \$13,200.00 | \$28,098.84 | \$128,401.16 | 82.0% | |
| Personnel | 1320 | City Manager | | Personnel Expenses | \$759,860.00 | \$759,860.00 | \$34,725.84 | \$289,788.30 | \$470,071.70 | 61.9% | |
| Operating | 1330 | City Clerk | | Operating Expenses | \$148,500.00 | \$148,500.00 | \$37.58 | \$68,827.18 | \$79,672.82 | 53.7% | |
| Personnel | 1330 | City Clerk | | Personnel Expenses | \$400,710.00 | \$400,710.00 | \$27,718.38 | \$162,048.88 | \$238,661.12 | 59.6% | |
| Operating | 1510 | Finance | | Operating Expenses | \$719,500.00 | \$719,500.00 | \$11,814.29 | (\$38,529.51) | \$758,029.51 | 105.4% | |
| Personnel | 1510 | Finance | | Personnel Expenses | \$1,547,360.00 | \$1,547,360.00 | \$87,606.01 | \$509,299.23 | \$1,038,060.77 | 67.1% | |
| Operating | 1530 | Legal | | Operating Expenses | \$750,000.00 | \$750,000.00 | \$999.10 | \$359,053.24 | \$390,946.76 | 52.1% | |
| Operating | 1535 | Information Technology | | Operating Expenses | \$818,500.00 | \$818,500.00 | \$66,918.78 | \$300,996.75 | \$517,503.25 | 63.2% | |
| Operating | 1540 | Human Resources | | Operating Expenses | \$183,500.00 | \$183,500.00 | \$722.13 | \$23,127.28 | \$160,372.72 | 87.4% | |
| Personnel | 1540 | Human Resources | | Personnel Expenses | \$557,845.00 | \$557,845.00 | \$31,169.80 | \$168,930.04 | \$388,914.96 | 69.7% | |
| Operating | 1560 | Internal Audit | | Operating Expenses | \$65,000.00 | \$65,000.00 | \$0.00 | \$0.00 | \$65,000.00 | 100.0% | |
| Personnel | 1560 | Internal Audit | | Personnel Expenses | \$65,000.00 | \$65,000.00 | \$0.00 | \$0.00 | \$65,000.00 | 100.0% | |
| Operating | 1565 | Facilities | | Operating Expenses | \$1,195,800.00 | \$1,195,800.00 | \$65,187.32 | \$358,029.74 | \$837,770.26 | 70.1% | |
| Personnel | 1565 | Facilities | | Personnel Expenses | \$1,167,310.00 | \$1,167,310.00 | \$60,588.92 | \$359,075.36 | \$808,234.64 | 69.2% | |
| Operating | 1570 | Communications | | Operating Expenses | \$393,500.00 | \$393,500.00 | \$20,748.85 | \$76,747.90 | \$316,752.10 | 80.5% | |

Item III. a.

| Section | Department Code | Department | Account | Description | Original Budget | Current Budget | May Activity | YTD Activity | Variance | % Remaining | % Used |
|-----------|-----------------|--------------------------|---------|--------------------|-----------------|----------------|--------------|--------------|----------------|-------------|--------|
| Personnel | 1570 | Communications | | Personnel Expenses | \$646,630.00 | \$646,630.00 | \$49,481.49 | \$270,207.39 | \$376,422.61 | | |
| Operating | 1575 | Public Works/Engineering | | Operating Expenses | \$573,160.00 | \$573,160.00 | \$0.00 | \$0.00 | \$573,160.00 | | |
| Personnel | 1575 | Public Works/Engineering | | Personnel Expenses | \$414,805.00 | \$414,805.00 | \$7,976.60 | \$49,723.05 | \$365,081.95 | | 88.0% |
| Operating | 1595 | General Administration | | Operating Expenses | \$883,800.00 | \$883,800.00 | \$6,361.57 | \$293,830.09 | \$589,969.91 | | 66.8% |
| Operating | 2650 | Municipal Court | | Operating Expenses | \$48,000.00 | \$48,000.00 | (\$3,154.25) | (\$2,183.90) | \$50,183.90 | | 104.5% |
| Personnel | 2650 | Municipal Court | | Personnel Expenses | \$287,790.00 | \$287,790.00 | \$11,460.08 | \$46,515.35 | \$241,274.65 | | 83.8% |
| Operating | 3100 | Public Safety | | Operating Expenses | \$60,900.00 | \$60,900.00 | \$0.00 | \$0.00 | \$60,900.00 | | 100.0% |
| Personnel | 3100 | Public Safety | | Personnel Expenses | \$158,000.00 | \$158,000.00 | \$0.00 | \$0.00 | \$158,000.00 | | 100.0% |
| Operating | 6210 | Parks & Recreation | | Operating Expenses | \$1,520,500.00 | \$1,801,880.00 | \$140,436.88 | \$548,156.47 | \$1,253,723.53 | | 69.6% |
| Personnel | 6210 | Parks & Recreation | | Personnel Expenses | \$1,229,805.00 | \$1,229,805.00 | \$62,617.08 | \$336,548.75 | \$893,256.25 | | 72.6% |
| Operating | 7220 | Building | | Operating Expenses | \$286,200.00 | \$286,200.00 | \$355.50 | \$83,650.70 | \$202,549.30 | | 70.8% |
| Personnel | 7220 | Building | | Personnel Expenses | \$383,625.00 | \$383,625.00 | \$12,516.31 | \$61,684.08 | \$321,940.92 | | 83.9% |
| Operating | 7410 | Planning & Zoning | | Operating Expenses | \$278,500.00 | \$278,500.00 | \$26,367.80 | \$61,714.83 | \$216,785.17 | | 77.8% |
| Personnel | 7410 | Planning & Zoning | | Personnel Expenses | \$1,286,040.00 | \$1,286,040.00 | \$90,608.39 | \$493,190.79 | \$792,849.21 | | 61.7% |
| Operating | 7420 | Code Enforcement | | Operating Expenses | \$49,500.00 | \$49,500.00 | \$388.80 | \$4,665.19 | \$44,834.81 | | 90.6% |
| Personnel | 7420 | Code Enforcement | | Personnel Expenses | \$964,640.00 | \$964,640.00 | \$72,025.96 | \$415,858.78 | \$548,781.22 | | 56.9% |
| Operating | 7500 | Economic Development | | Operating Expenses | \$196,500.00 | \$196,500.00 | \$6,000.00 | \$27,969.18 | \$168,530.82 | | 85.8% |
| Personnel | 7500 | Economic Development | | Personnel Expenses | \$404,255.00 | \$404,255.00 | \$23,558.90 | \$127,506.15 | \$276,748.85 | | 68.5% |

Item III. a.



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for SLUP 25-007 1695 Spring Hill Cove

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 & March 23, 2026, June 22, 2026

Current Work Session: Monday, July 13, 2026

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Shawanna Qawiy, Divisions Director Community Development Department

PRESENTER: Shawanna Qawiy, Divisions Director, Community Development Department

PURPOSE: A special land use permit request to operate a personal care home.

FACTS: The applicant is requesting a special land use permit to operate a personal care home.

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

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

ATTACHMENTS:

- (1) Attachment 1 - Ordinance
- (2) Attachment 2 - Staff Report
- (3) Attachment 3 - PC Meeting Summary
- (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 ON PROPERTY LOCATED AT**
3 **1695 PANOLA ROAD (PARCEL ID 16 131 01 157) TO OPERATE A PERSONAL CARE**
4 **HOME; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF**
5 **CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE**
6 **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 personal care home; and

17 **WHEREAS,** pursuant to the City’s Zoning Ordinance applicants who desire operate a
18 personal care home 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’s Zoning Procedures Law before the City Council prior to the adoption of
25 this Ordinance; and

26 **WHEREAS**, Planning and Zoning Staff recommends denial of special land use permit
27 located at 1695 Panola Road; 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 25-007, to operate a personal care home at 1695 Panola Road 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
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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

- 77
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SPECIAL LAND USE PERMIT ANALYSIS

Prepared By: Ellis Still, Deputy Director of Planning & Zoning

Petition Number: SLUP 25-007

Applicant: Michael Stewart
1695 Spring Hill Cove
Lithonia, GA 30058
stewartmichaelz@yahoo.com

Property Owner: Michael Stewart
1695 Spring Hill Cove
Lithonia, GA 30058
stewartmichaelz@yahoo.com

Project Location: 1695 Spring Hill Cove (Parcel ID 16 131 01 157)

District: 1 – Councilwoman Tara Graves

Acreage: +/- 0.27 acres

Existing Zoning: RSM (Small Lot Residential Mix) District

Overlay: N/A

Future Land Use: Suburban (SUB)

Proposed Development/Request: The applicant is seeking to operate a personal care home.

CPIM: February 12, 2026

Planning Commission: March 3, 2026

Mayor & City Council: March 23, 2026

Sign Posted/ Legal Ad(s) submitted: January 27, 2026

Staff Recommendations: **Denial**

Planning Commission: **Deferral to April 7, 2026 (PC) meeting**

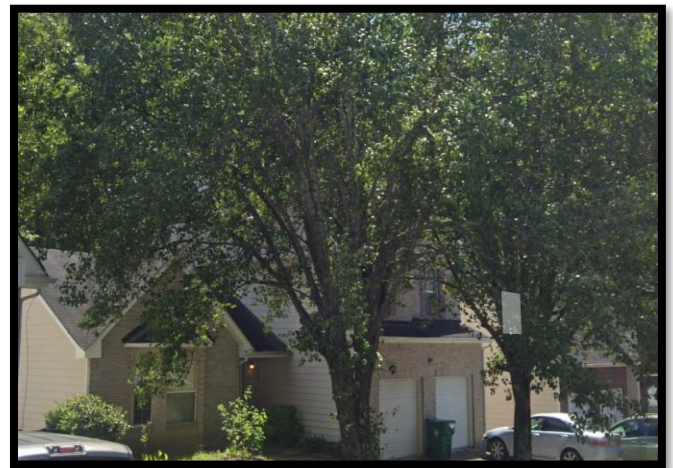
PROJECT OVERVIEW

Location The subject property is located at 1695 Spring Hill Cove, Lithonia, GA 30058 in the Rogers Crossing Subdivision off of Rogers Lake Road. Rogers Lake Road is classified as a Collector.

The property zoned RSM (Small Lot Residential Mix) zoning district and most of the surrounding properties are zoned RSM (Small Lot Residential Mix).



| Adjacent & Surrounding Properties | Zoning (Petition Number) | Land Use |
|-----------------------------------|---|----------------------------------|
| Adjacent: North | RSM- (Small Lot Residential Mix) District | Residential (Single Family Home) |
| Adjacent: West | RSM- (Small Lot Residential Mix) District | Residential (Single Family Home) |
| Adjacent: East | RSM- (Small Lot Residential Mix) District | Residential (Single Family Home) |
| Adjacent: South | RSM- (Small Lot Residential Mix) District | Residential (Single Family Home) |



Background The zoning classification is RSM- Small Lot Residential Mix.

The property is developed as a single-family home in the Rogers Crossing Subdivision. The property has been used as a residence since it was built in 2002. There is another application for a personal care home in the neighborhood that was applied for in March of 2025. The home consists of 2,162 square feet and sits on 0.27 acre.

According to [Division 12, Section 2.12.1](#) The purpose and intent of the City Council in establishing the RSM (Small Lot Residential Mix) District is as follows: A. To provide for the creation of For Sale residential neighborhoods that allow a mix of single-family attached and detached housing options; B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods;

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.



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

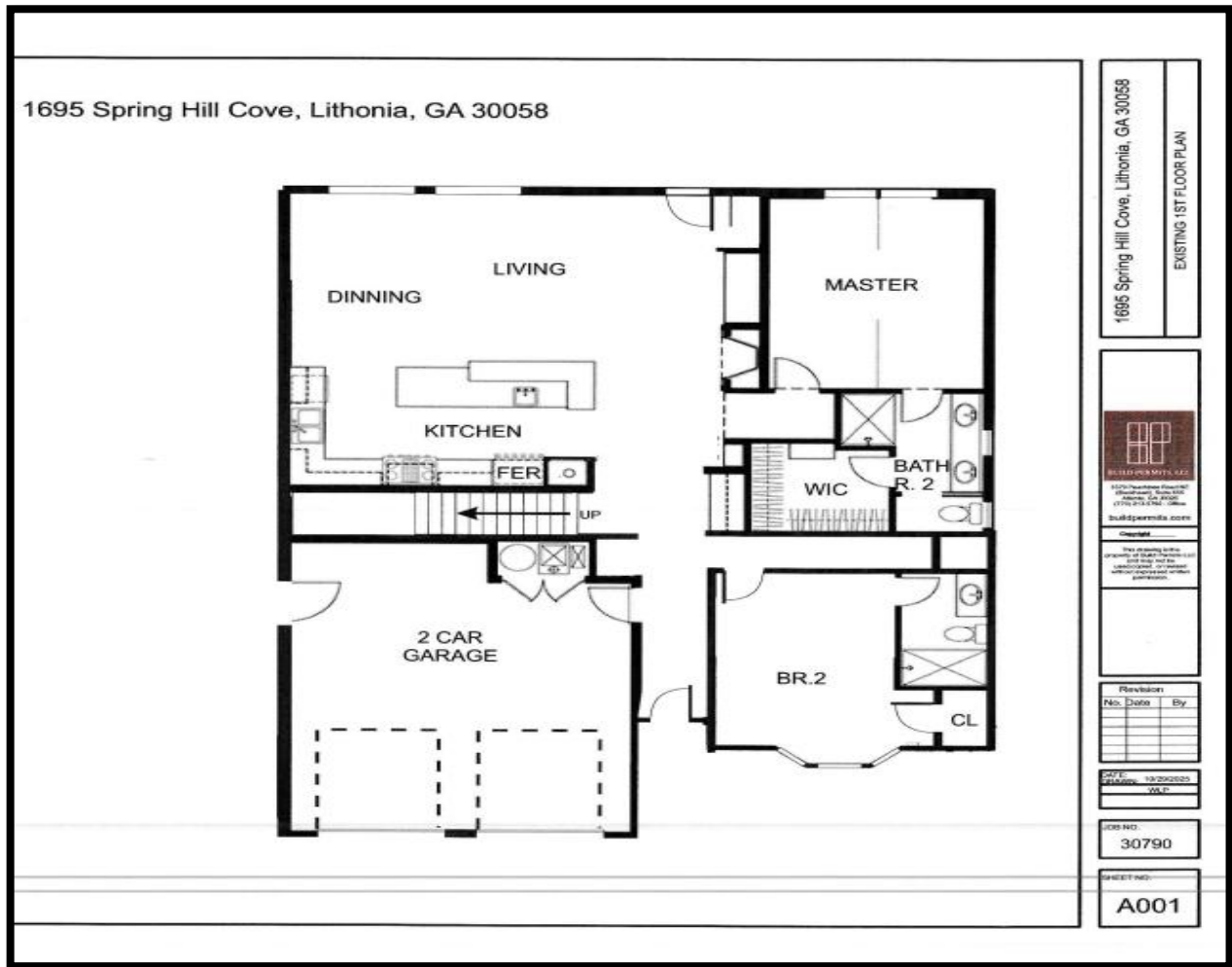
RNC: Residential Neighborhood Conservation

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 January. The Community Planning Information Meeting (CPIM) was held on February 12, 2026, at 6:00 pm at city hall. There was one resident in attendance that asked questions about the request. The resident inquired about the level of care that would be provided for the clients in the home and if the applicant had a backup plan if a nurse could not make it in for their shift. Staff also asked whether the applicant would reside at the residence. The applicant stated that he would have certified personnel to provide care and if one nurse could not make it to work, another nurse would be brought in to cover. He also stated that he would not live at the subject property, but his brother would be living at the home. Staff advised the applicant that residency by the applicant is a requirement of the proposed use.

Submitted Floor Plan



SLUP 25-007

ADDRESS: 1695 Spring Hill Cove

CURRENT ZONING: RSM- (Small Lot Residential Mix) District

OVERLAY: None

FUTURE LAND USE: Suburban (SUB)

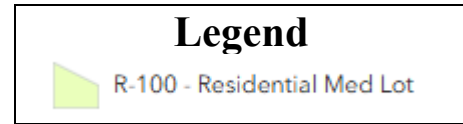
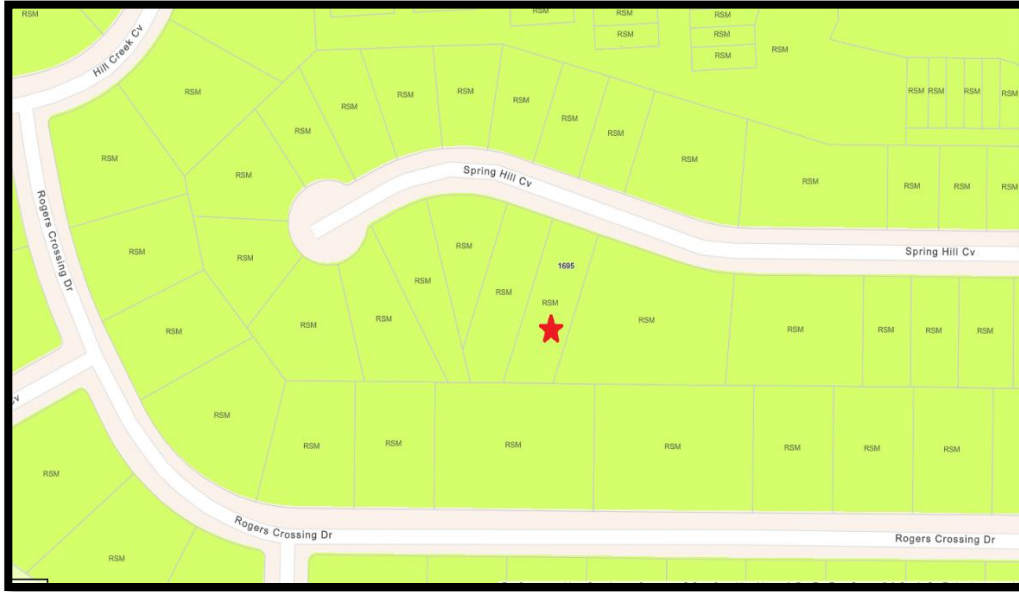


Subject Property

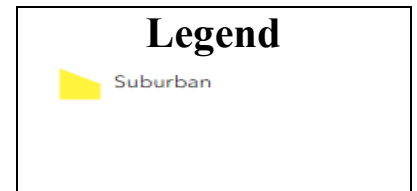
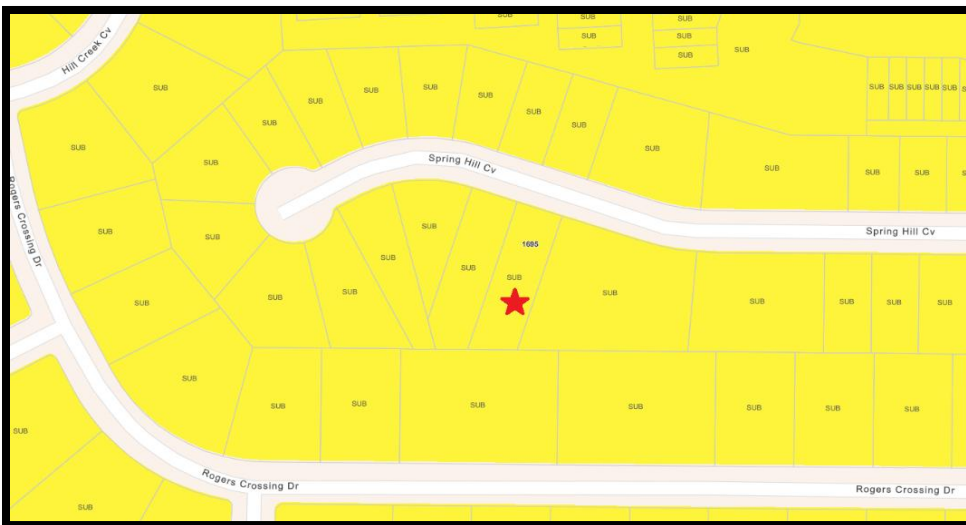
Aerial Map



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.**

The property was developed in the early 2000's as part of a single-family home subdivision. The subject property consists of approximately +/- 0.27 acres of residential zone land. The lot is narrow and the home is tightly placed on the lot. The setbacks appear to be met. The lot has appropriate parking for four vehicle spaces. There is enough lot area in the rear of the property to accommodate the required open space.

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

The proposal is consistently compatible with the residential zone district and the existing residential developed properties. The site has a single-family dwelling on the land. The proposal for a personal care home is allowed, per Section 2.12.2, Permitted and Special Land Uses that governs the site. There is another personal care home within the neighborhood. It is permitted because it meets the required 1,000 feet distance requirement.

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

The property is located off Rogers Lake Road, which is a collector road and has access to existing developed public facilities and utilities.

- 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.**

Rogers Lake Road is an existing roadway with a varied public right-of-way width. There is adequate traffic-carrying capacity along the roadway.

- 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.**

The proposed personal care home would not adversely affect the character of the vehicles or volume of traffic generated. The standard traffic volume for the site would likely be a very modest increase. The possible need for medical assistance would not likely be more than what currently exists.

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.

Adequate ingress and egress are provided from Spring Hill Cove. There are no sidewalks available for pedestrian walkability along the frontage of the subject property or throughout the subdivision. The subject property is near a cul-de-sac and should accommodate the requirements of Fire and Emergency Services as far as access.

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.

The proposed use should not adversely impact adjoining land uses by reason of noise, smoke, odor, dust, or vibration generated from a personal care home.

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.

The proposed use hours of operations should not create adverse impacts upon the adjoining land use. The applicant Letter of Intent indicate that there would be 24 hours can for 7 days a week from 9am – 5pm.

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.

The applicant stated that his brother would be staying at the home. There has been no communication from the brother regarding this business in his residence. There has been no consent given that he agrees with the requirements of the special land use permit. These issues and the fact that the applicant does not live on the site of the business are cause for concern.

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 proposed use is otherwise consistent with the requirements of the zoning district in accordance with Article 2 – District Regulations Table 4.1 – Division 12, Section 2.12.2 (C).

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

The use is consistent with the policies of the comprehensive plan and is permitted by the zoning ordinance as a special land use permit. The comprehensive list “*Assisted Living Facilities*” as a one of the use descriptions.

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 would be in an existing neighborhood and have adequate space required for the proposed use. The uses in the surrounding neighborhood are all similar in nature.

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

There are currently refuse and services provided at the property. The use would not change any of the current services.

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 mass of the proposed development are appropriate in relation to the size of the subject property and in relation to the size and scale of the adjacent and nearby lots and buildings. However, it should be noted that according to the applicant's presentation, the garage area has been enclosed and converted to a living area. The City of Stonecrest does not show any permits in the system for building or inspections for any alterations to the structure.

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.

The proposed use does not meet the requirements of the supplemental regulations. The supplemental regulations states "If owned by an individual, the individual owner must reside in the group personal care home." The applicant has stated that his brother will be residing at the property.

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 building height. The building height is not proposing to change with this request.

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.

The proposed use would not necessarily benefit to the community as a whole due to an existing personal care home in the same subdivision. The proposed use could lead to over-saturation in the community where there is an existing personal care home.



STAFF RECOMMENDATION

Based on the review of the application and supporting materials, Staff finds there are several issues that are concerning.

- The structure appears to have been altered without permits or inspections. The garage area appears to have been converted into living space.
- There was a “Quitclaim Deed” that was submitted that does not appear to have been recorded and doesn’t appear to be official.
- The applicant stated that they are proposing to care for 3 individuals and there are 3 bedrooms in the home, however the brother lives at the location as well. Additionally, there will be a nurse at the home too.

Staff have concluded that the required findings for approval have not been adequately addressed for the proposed special land use permit. Additionally, the ordinance requires the owner to live at the personal care home. The brother lives at the home, but has not given consent, attended any of the meetings to give support or any comments. As a result, Staff has concluded that the proposed use does not meet the criteria established by the zoning ordinance. Therefore, Staff recommends **DENIAL** of the requested special land use permit.

PLANNING COMMISSION RECOMMENDATION – March 3, 2026

The application was voted 3-0-0 to be deferred to Mayor and City Council (March 23, 2026 meeting).



Attachment(s): SLUP 24-006 Application Materials

QUITCLAIM DEED

THIS INDENTURE, made this 15 day of January, 2026 between Michael Stewart, whose address is 721 Forest Glen Dr McDonough GA 30252, hereinafter called the Grantor, and Linval Morgan, whose address is 1695 Spring Hill Cv Lithonia GA 30058, hereinafter called the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other

good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has

remised, released, and quitclaimed, and by these presents does remise, release, and quitclaim unto

the Grantee all right, title, interest, and claim which the Grantor has in and to the following described property:

All that tract or parcel of land lying and being in Dekalb County, Georgia, and being more particularly described as follows:

LEGAL
THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF LITHONIA, COUNTY OF DEKALB AND STATE OF GEORGIA, AND DESCRIBED AS FOLLOWS:

ALL THAT TRACT OF PARCEL OF LAND LYING AND BEING IN LAND LOT 131 OF THE 16TH DISTRICT, DEKALB COUNTY GEORGIA, BEING LOT 54, BLOCK AMROGERS CROSSING, PHASE ONE AS PER PLAT RECORDED IN PLAT BOOK 122, PAGES 42-43, AND RE-RECORDED IN NAT BOOK 123, PAGE 107, DEKALB COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DECRPTION.

THE IMPROVEMENT THEREON BEING KNOWN AS 1695 SPRING HILL COVE, LITHONIA, GA.

ALSO KNOWN AS: 1695 SPRING HILL COVE, LITHONIA, GEORGIA 30058

TO HAVE AND TO HOLD the said property unto the Grantee, so that neither the Grantor nor the

Grantor's heirs or assigns shall have, claim, or demand any right or title to the aforesaid property.

SLUP (ANSWERS) APPLICATION

- A. RESIDENTIAL PROPERTY 3-BED, 2 1/2 BATH, WITH DEWEENY FRONT AND REAR YARD.
- B. PROPERTY IS COMPLIANT WITH OTHER PROPERTIES AND WILL NOT CREATE A HARDSHIP.
- C. PROPERTY HAS WATER, SEWER, ELECTRICITY AND COMBUSTIBLE SERVICE WILL BE PROVIDED BY LOUAC COMPANY.
- D. TRAFFIC WILL NOT BE UNDELY AFFECTED. ALL CLIENTS WILL USE TRANSPORTATION PROVIDED TO THEM. CAR OR VAN. NO TRUCKS OR BUSES.
- E. NO! VEHICLES VISITING THE RESIDENCE ARE AUTOMOBILES.
- F. NO! ALL ACCESS IS THROUGH FRONT AND REAR DOORS. WITH WINDOWS TO ALLOW FIRST RESPONDERS EMERGENCY ACCESS.
- G. NO! NO ACTIVITIES CONDUCTED THAT WILL CREATE ANY NOISE, SMOKE, ODOOR OR DUST.
- H. NO! HOURS OF OPERATION ARE 9AM TO 5PM

①

- I. NO! THERE ARE NO ADVERSE IMPACTS ON ADJOINING PROPERTIES.
- J. YES! ZONING CLASSIFICATIONS, WILL ALLOW A (3) BED RESIDENTIAL HOME IN THIS AREA.
- K. YES! THE PLAN CALLS FOR PROVIDING CURBS FOR (3) INDIVIDUALS.
- L. YES! NO BUFFER ZONES NEEDED, NO NOISE, CHURNINGS, ETC.
- M. YES! TRASH WILL BE PLACED IN CANS, AND PICKED UP BY LOCAL COMPANY.
- N. NO! SPECIAL USE PERMIT, SHALL BE FOR DURATION OF LIFE OF FACILITY.
- O. YES! RESIDENTIAL AREA, ALL PROPERTIES ARE SIMILAR.
- P. NO! USE WILL NOT AFFECT NO OTHER PROPERTIES OR ENTITIES.
- Q. YES! PROPOSED USE SATISFIES ALL REQUIREMENTS.
- R. NO! ALL BUILDINGS ARE IN PLACE, NO HEIGHT WILL BE ADDED TO THE STRUCTURE.

②

5. Yes! THE PROPERTY DOES NOT AFFECT FUTURE DEVELOPMENT PERMS.
IT'S COMPATIBLE WITH OTHER PROPERTIES IN THE AREA.
DOES NOT AFFECT TRAFFIC, HAS NO OPERATIONAL IMPACT.
AND SERVES THE COMMUNITY BY PROVIDING A SERVICE FOR
THOSE IN NEED.

(3)



PARID: 16 131 01 157
Tax Dist: 80-STONECREST
STEWART MICHAEL ST JOHN

1695 SPRING HILL CV

Residential Structure

| | |
|-------------------------------|----------------------|
| Building # | 1 |
| Land Class | R3 - RESIDENTIAL LOT |
| Stories | 1 |
| Construction | 7 - FRAME/BRICK |
| Style | 05 - SPLIT-LEVEL |
| Living Area | 2,162 |
| Quality Grade | 020 |
| Condition | AV |
| Year Built | 2002 |
| Remodeled Year | |
| Effective Year | |
| Bedrooms | 3 |
| Full Baths | 2 |
| Half Baths | 1 |
| Total Fixtures | 12 |
| Fireplaces | 1 |
| AC | 4 - CENTRAL WITH A/C |
| Basement | 1 - SEE ADDITIONS |
| Unfinished Area | |
| Finished Basement Living Area | |
| Functional Obsolescence | |
| Economic Obsolescence | |
| % Complete | 100 |

Additions

| Addition Number | Description | Area |
|-----------------|-------------------|-------|
| 0 | --- | 1,702 |
| 1 | -L/L FR FINISH-- | 460 |
| 2 | GAR FR BLT-IN--- | 500 |
| 3 | -OPEN PORCH-- | 28 |
| 4 | -PATIO-- | 130 |
| 5 | -GAR FR 1 STORY-- | 48 |



Site Adequacy & Building Suitability

Adequacy of the Site for the Proposed Use

The selected property provides a structurally appropriate and operationally efficient setting for SM Health Care's administrative functions. The site offers sufficient interior space for offices, training, staff coordination, and secure record maintenance without the need for physical expansion.

Key Considerations:

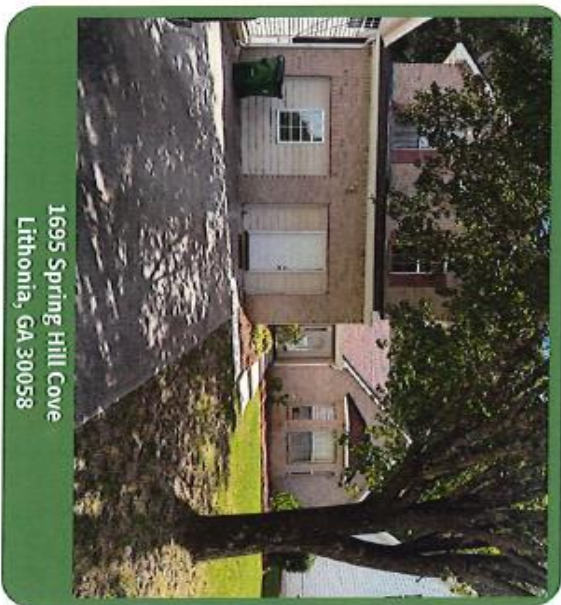
- The existing footprint supports all required business functions with no modification needed.
- Our operations involve low-density occupancy and minimal physical equipment, ensuring ample space for daily activities.
- No specialized medical facilities, treatment rooms, or storage spaces are required on-site.

Building Size, Scale, and Massing

SM Health-care's use does not alter the existing structure or introduce any visual or physical changes that would affect surrounding properties.

Highlights:

- No new construction, additions, or external alterations.
- Scale and appearance remain consistent with all other commercial properties in the district.
- Use of the building remains administrative only, maintaining the original architectural intent.



1695 Spring Hill Cove
Lithonia, GA 30058

Amendment Application

All applications and plans must be submitted through the [CitizenServe Online Portal](#)



Amendment Application

| | | | |
|-------------------------------|--|-----------------|------------|
| PROPERTY | | | |
| Site Address(es): | 1695 Spring Hill Cove Lithonia GA 30058 | Parcel #: | Zip: 30058 |
| Project Name (If applicable): | Stewart Michaels Home Health Care Inc | | |
| Current Zoning | | Proposed Zoning | |
| Current Use | | Proposed Use | |

| | | | |
|--------------------------|---------------------------|--------|--------------|
| OWNER INFORMATION | | | |
| Name: | Michael Stewart | | |
| Address: | 1695 Spring Hill Cove | | |
| Email: | stewartmichael3@yahoo.com | Phone: | 404 569-1189 |
| APPLICANT | | | |
| Name: | Michael Stewart | | |
| Address: | 1695 Spring Hill Ave | | |
| Email: | stewartmichael2@yahoo.com | Phone: | 404 569 1189 |



AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional information is determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest's Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

| | | |
|------------------------|-----------------|-------|
| Applicant's Name: | Michael Stewart | |
| Applicant's Signature: | Michael Stewart | Date: |

| | | |
|--|-----------------|------------------------------|
| NOTARY | | |
| Sworn to and subscribed before me this | October | Day of 6 th 20 25 |
| Notary Public: | Angela Robinson | |
| Signature: | Angela Robinson | Date: 10/6/25 |

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)




Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

| Property Owner | | | |
|--|-----------------------|--------------|------------------------------|
| Name: | Michael Stewart | | |
| Address: | 1695 Spring Hill Cove | City, State: | Lithonia GA 30058 Zip: 30054 |
| Signature: | Michael Stewart | Date: | |
| Sworn to and subscribed before me this _____ day of _____, 20_____ | | | |
| Notary Public: | | | |

| Additional Property Owner (if applicable) | | | |
|---|-----------------|--------------|------|
| Name: | | | |
| Address: | | City, State: | Zip: |
| Signature: | | Date: | |
| Sworn to and subscribed before me this <u>6th</u> day of <u>October</u> , 20 <u>25</u> | | | |
| Notary Public: | Angela Robinson | | |



| Additional Property Owner (if applicable) | | | |
|---|--|--------------|------|
| Name: | | | |
| Address: | | City, State: | Zip: |
| Signature: | | Date: | |

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Sworn to and subscribed before me this 6th day of October 2025

Notary Public: Angela Robinson





Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

| Applicant | | | |
|---|--|--------------|------------------------|
| Name: | Michael Stewart | | |
| Address: | 1695 Spring Hill Cove | City, State: | Lithonia Ga Zip: 30054 |
| Signature: | Michael Stewart | Date: | |
| Sworn to and subscribed before me this <u>6th</u> day of <u>October</u> , 20 <u>25</u> | | | |
| Notary Public: |   | | |

| Applicant (if applicable) | | | |
|---|--|--------------|------|
| Name: | | | |
| Address: | | City, State: | Zip: |
| Signature: | | Date: | |
| Sworn to and subscribed before me this _____ day of _____, 20____ | | | |
| Notary Public: | | | |

| Applicant (if applicable) | | | |
|---------------------------|--|--------------|------|
| Name: | | | |
| Address: | | City, State: | Zip: |
| Signature: | | Date: | |

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)

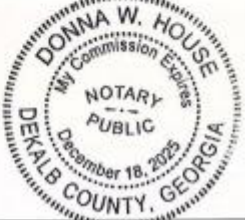


Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Applicant

| | | | |
|--|---------------------------|--------------|------------------------|
| Name: | Kaareem Waseem | | |
| Address: | 3657 Smith Hill Dr. 16408 | City, State: | Lithonia GA Zip: 30058 |
| Signature: | Kaareem Waseem | Date: | Spring Hill Cove |
| Sworn to and subscribed before me this <u>6th</u> day of <u>November</u> , 20 <u>25</u> | | | |
| Notary Public: | Donna W. House | | |



Applicant (if applicable)

| | | | |
|---|--|--------------|------|
| Name: | | | |
| Address: | | City, State: | Zip: |
| Signature: | | Date: | |
| Sworn to and subscribed before me this _____ day of _____, 20____ | | | |
| Notary Public: | | | |

Applicant (if applicable)


| | | | |
|------------|--|--------------|------|
| Name: | | | |
| Address: | | City, State: | Zip: |
| Signature: | | Date: | |

Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Sworn to and subscribed before me this 6th day of October, 2025

Notary Public: 





Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes

No

| | | | |
|---------------------------------|-----------------------|---------------------|--------------|
| Applicant/Property Owner | | | |
| Name: | Kareem Waseem | | |
| Address: | 1695 Spring Hill Cove | City, State: | Lithonia 300 |
| Signature: | Kareem Waseem | Date: | 8 |

If the answer above is yes, please complete the following section:

| Date | Government Official & Position | Description | Amount |
|------|--------------------------------|-------------|--------|
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Amendment Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes

No

| Applicant/Property Owner | | | |
|--------------------------|-----------------------|--------------|------------|
| Name: | Michael Stewart | | |
| Address: | 1695 Spring Hill Cove | City, State: | Zip: 30088 |
| Signature: | Michael Stewart | Date: | |

If the answer above is yes, please complete the following section:

| Date | Government Official & Position | Description | Amount |
|------|--------------------------------|-------------|--------|
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Planning Administrative Technician

Dear Sir or Madam,

My name is **Michael Stewart**, and I am the owner of **Stewart Michael Home Health Care**, located at **1695 Springhill Cove**. I am submitting this letter to formally request zoning approval for the establishment of a **personal care home** at the above address.

The mission of Stewart Michael Home Health Care is to provide compassionate, high-quality care to individuals in need of medical and personal assistance. Our goal is to create a safe, nurturing environment that promotes dignity, comfort, and independence for every resident we serve.

I am committed to operating this home in full compliance with all applicable state and local regulations. This endeavor reflects my dedication to serving our community and fulfilling a calling to help those who require support and care.

Thank you for your time and consideration of this request. I look forward to the opportunity to contribute positively to our community through this important work.

Sincerely,

Michael Stewart
Owner, Stewart Michael Home Health Care
1695 Springhill Cove



1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

| Land Use (ITE Code) | Intensity | Daily | | | A.M Peak | | P.M. Peak | |
|----------------------|--------------------------|--------------|------------|-----------|------------|-----------|------------|------------|
| | | Total | In | Out | Total | In | Out | Total |
| General Office (710) | 50,000 Gross Square Feet | 782 | 95 | 13 | 108 | 23 | 112 | 135 |
| Townhouse (230) | 200 Units | 1,157 | 15 | 75 | 90 | 71 | 35 | 106 |
| TOTAL | | 1,939 | 110 | 88 | 198 | 94 | 147 | 241 |

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

| Land Use | ITE Code | Variable | Rate Trips/ Var | Minimum Size for 100 Peak Hour Trips |
|-------------------------|----------|---------------|--------------------|---|
| Residential | | | | |
| Single Family Detached | 210 | Housing Units | 1.01 | 99 Units |
| Apartment | 220 | Housing Units | 0.62 | 161 Units |
| Townhome/Condo | 230 | Housing Units | 0.52 | 192 Units |
| Retail | | | | |
| Shopping Center | 820 | 1000 sf GLA | 3.71 | 26 ksf GLA |
| Specialty Center | 826 | 1000 sf GLA | 5.02 | 20 ksf GLA |
| Pharmacy -no drive-thru | 880 | 1000 sf | 8.4 | 11.5 ksf |
| Pharmacy -w/drive-thru | 881 | 1000 sf | 9.91 | 10 ksf |
| Services | | | | |
| Fast Food | 934 | 1000 sf | 45.42 | 2.2 ksf |
| Sit Down Restaurant | 932 | 1000 sf | 10.81 | 9 ksf |
| Coffee/Donut Shop | 937 | 1000 sf | 100.58 | 1 ksf |
| Bank no drive-thru | 911 | 1000 sf | 12.13 | 8 ksf |
| Bank w/drive-thru | 912 | 1000 sf | 24.3 | 4 ksf |
| Gas Station | 944 | Pumps | 13.87 | 7 pumps |
| Institutional | | | | |
| Day Care | 565 | Students | 0.81 | 123 Students |
| Private School (K-8) | 534 | Students | 0.9 | 111 Students |
| Private School (K-12) | 536 | Students | 0.81 | 123 Students |
| Office | | | | |
| General Office | 710 | 1000 sf | 1.56 | 64 ksf |
| Medical Office | 720 | 1000 sf | 3.57 | 28 ksf |
| Lodging | | | | |
| Hotel | 310 | Rooms | 0.6 | 166 Rooms |



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

February 12, 2026, 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 – Felisha Blair, Planner
- II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT– Felisha Blair, Planner
- III. Item(s) of Discussion:

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.

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.

The applicant for RZ25-013 and RZ25-014 was not present, but constituents were given the opportunity to speak.

Wesley Mitchel, a resident, came up to state his concern about the location of the proposed dog park and run off pool and asked if they could be located near the front of the development. He also stated his concern about the number of homes being proposed and the potential decrease in property values. Lastly, he mentioned noise during construction and stated that he is willing to work with what the city decides to do with the petition.

Anthony Paris, a resident, came up to speak. He stated his concern about the potential decrease in property values. Being a disabled veteran, and wanting to keep the peace.

Ronald Oneil, a resident, came up to speak. He stated his concerns about the pricing proposed for the homes as well as the quality. He also stated his concern about pests during the construction period.

Lewis Anderson, president of the Hilson Head HOA, stated his concern about the deferment of the application as well as the veterans who live in his subdivision. He stated his support for the city as a resident and asked for support.

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, the applicant, came up to speak and stated that after the passing of his mother, who was not in a senior facility, he decided with his brother that they would like to operate this use. He stated that his brother will be staying in the home and that he lives near it. They will be working with a government-funded program, and the home will operate



CITY OF STONECREST, GEORGIA

24/7 with a live-in nurse.

Ramona Eversley, senior planner, asked the applicant about the number of bedrooms, the number of patients, the nurses, and the applicant's brother.

Michael Stewart, the applicant, stated that there are four bedrooms in the home, that there will be two to three patients, that the nurse will be in the master bedroom, and that his brother will also be in the home.

Fellisha Blair, planner, asked the applicant if he submitted documents showing co-ownership of the property.

Michael Stewart, the applicant, stated that the documents had been submitted.

Renee Cale, a resident, asked about the level of care of the patients who will be living in the home.

Michael Stewart, the applicant, stated that there will be a live-in nurse and that he will be able to pick his clients, who will be of the same gender.

Renee Cale, a resident, asked if there was a backup plan if a nurse is not available to work.

Michael Stewart, the applicant, stated that there will be other nurses on staff and that the seniors will not be at the home during the day because there are programs that the state offers for them to participate in.

Fellisha Blair, planner, asked about visitation and transportation schedules.

Michael Stewart, the applicant, stated that all of the clients will be picked up and dropped off at the same time. He additionally stated that he is still working on visitation hours.

Fellisha Blair, planner, asked about the drop-off and pick-up times.

Michael Stewart, the applicant, was not able to provide specific times.

Ellis Still, deputy director, asked if the caregivers would be certified.

Michael Stewart, the applicant, stated that the nurses will come through the state's government program.

PETITION: V26-001
PETITIONER: Hugh Delaney of D2construction Services
LOCATION: 2955 Klondike Road
PETITIONER'S REQUEST: The request is for a variance from Section 3.5.7 of the city's code to encroach into the transitional buffer for the installation of a street for a residential development.

Hugh Delaney of D2construction Services the applicant came up to speak. He stated that the property is currently under development for townhomes. They are requesting encroachment into the 50-foot buffer in order to build a road through the property located at 2979 Klondike Road to access the main road for ingress and egress.

Cecil Cody, a resident, stated his concern about the development being built behind his property, the types of people who will move into the townhomes, and the trees on his parcel being cut down. He asked if the applicant could build a fence to border the properties.

Onethia Cody, a resident, stated her concern about her privacy being taken since the project has started development, and rats being in her yard. She also asked for a fence.

Hugh Delaney of D2construction Services stated that if there is trash left on the property, it is removed and that he will take their concerns to the owners.



CITY OF STONECREST, GEORGIA

IV. ADJOURNMENT

The meeting was adjourned at 6:53 p.m.

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> | 2/24/2026 |
| _____ DIRECTOR, PLANNING & ZONING | _____ DATE |
| ATTEST: <i>Cobi Brown</i> | 02/24/2026 |
| _____ SECRETARY | _____ DATE |



PLANNING COMMISSION MEETING
 Stonecrest City Hall* - 6:00 p.m.
 *In-Person Meeting
 March 3, 2026

SUMMARY MINUTES

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

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

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov on the day of the hearing, no later than 2:00 PM, to be read into the record at the hearing.

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

I. CALL TO ORDER

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

II. ROLL CALL

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

Kevin Jackson was officially sworn in as the Commissioner for District 4 by Mayor Jazzmine Cobble.

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

III. APPROVAL OF THE AGENDA

Chairperson Hubbard asked for a motion to amend the agenda for the swearing-in of the District 4 commissioner. The motion was made by *Commissioner Hawkins* and was seconded by *Commissioner Walker*. The agenda was **APPROVED** by a unanimous vote. **3-0-0**

IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated January 6, 2026.* Chairperson Hubbard asked for a motion to **APPROVE** the meeting minutes for January 6, 2026. The motion was made by Commissioner Hawkins and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. 3-0-0

V. ANNOUNCEMENT(S)

VI. OLD BUSINESS:

N/A

VII. NEW BUSINESS:

Senior Planner Ramona Eversley gave an overview of the petition.

STAFF RECOMMENDATION

Based on the review of the application and supporting materials, Staff finds there are several issues that are concerning.

- The structure appears to have been altered without permits or inspections. The garage area appears to have been converted into living space.
- There was a "Quitclaim Deed" that was submitted that does not appear to have been recorded and doesn't appear to be official.
- The applicant stated that they are proposing to care for 3 individuals and there are 3 bedrooms in the home, however the brother lives at the location as well. Additionally, there will be a nurse at the home too.

Staff have concluded that the required findings for approval have not been adequately addressed for the proposed special land use permit. Additionally, the ordinance requires the owner to live at the personal care home. The brother lives at the home, but has not given consent, attended any of the meetings to give support or any comments. As a result, Staff has concluded that the proposed use does not meet the criteria established by the zoning ordinance. Therefore, Staff recommends **DENIAL** of the requested special land use permit.

Commissioner Walker asked if the applicant was able to provide information about the alterations and also about him not living in the home.

Ramona Eversley (Senior Planner) stated that the alterations were not discussed, but the code requirements were relayed to the applicant, who stated that his brother will be living in the home.

Commissioner Hawkins asked about the requirements for enclosed parking, considering that one of the alterations was the garage being converted into a room.

Deputy Director Still explained that the ordinance requires at least four parking spaces.

Fellisha Blair (Planner) relayed information that the floor area of the home is 2,162 sqft, which does not include the garage, which is 500 sqft.

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

Michael Stewart, the applicant, came up to speak. He stated that his brother has not attended any of the meetings because he works the third shift at his new job, which is his number one priority. He stated that as the older sibling (the applicant) he is spearheading the project, and the space in the garage is for his brother to reside. Mr. Stewart also mentioned that the nurse will stay in the master bedroom while the clients will stay in the other bedrooms in the home. Additionally, it was stated that there will be scheduled visits for the clients, and that he submitted a quick claim deed with his brother listed on it.

Commissioner Jackson (District 4) asked the applicant for clarification of the number of bedrooms in the home.

Michael Stewart, the applicant, replied that there are three (permitted) bedrooms and the fourth is the garage that has been converted to a bedroom for his brother. He also stated that he wanted to open the business in memory of his late mother.

Commissioner Walker (District 2) stated her concern about the quick claim deed and the garage conversion that was completed without a permit

Michael Stewart, the applicant, stated that the garage was converted prior to him placing the application for the business, but he added a doorway for his brother to be able to have his own entry.

Fellisha Blair (Planner) asked the applicant if the quick claim deed was recorded at the DeKalb County Clerk of Superior Court, which was information that was shared with Mr. Stewart. She mentioned that the department had informed the applicant of the regulations that the applicant must live in the home. Ms. Blair also asked the applicant if his brother was included in the documents filed with the state for the personal care home, as well as the LLC.

Michael Stewart, the applicant, answered that he was not.

Kareem Waseem stated that he is the consultant for the applicant and that he has opened up around 100-200 facilities. Mr. Waseem stated that in other counties, it is not a requirement for the applicant to stay in the home. He also thought that the quick claim deed was already recorded and would be the one to pick the clients. Lastly, he explained how the facility will operate.

The public hearing was closed.

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

Michael Stewart, the applicant, stated that he is not trying to get over on anyone, that he has spent thousands on upgrades, and wanted to do something in honor of his mother. It was also mentioned that there is a self-governed HOA within the subdivision, and that he spoke with the president.

Chairperson Hubbard made the motion to recommend a **DEFERMENT TO THE NEXT PLANNING COMMISSION MEETING**. The motion was seconded by **Commissioner Jackson**. The application was **DEFERRED** by unanimous vote **4-0-0**.

VIII. ADJOURNMENT

The meeting adjourned at 7:28 p.m.

APPROVED:

CHAIRPERSON **Date:**

ATTEST:

SECRETARY **Date:**



CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance Appointing DeKalb County to Conduct the City of Stonecrest Special Election, 2nd Read

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

Current Work Session: Monday, July 13, 2026

Current Council Meeting:

SUBMITTED BY: Sonya Isom, City Clerk

PRESENTER: Sonya Isom, City Clerk

PURPOSE: The purpose of this item is to seek Council’s approval of an ordinance appointing Dekalb County to conduct the City’s Special Election for 2026.

FACTS: To appoint Dekalb County Board of Registrations and Elections to conduct the City of Stonecrest Special Election scheduled to be held on November 3, 2026. As part of conducting this election, the City is appointing Dekalb County to conduct the election on the City’s behalf as outlined in the attached ordinance.

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

RECOMMENDED ACTION: Click or tap here to enter text.

ATTACHMENTS:

(1) Attachment 1 - Ordinance

CITY OF STONECREST

ORDINANCE NO.

AN ORDINANCE BY THE CITY OF STONECREST, GEORGIA AUTHORIZING DEKALB COUNTY BOARD OF REGISTRATIONS AND ELECTIONS TO CONDUCT A SPECIAL ELECTION ON NOVEMBER 3, 2026, AND IF NECESSARY, TO CONDUCT A RUNOFF ELECTION TO BE HELD ON DECEMBER 1, 2026; AND FOR OTHER LAWFUL PURPOSES.

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

WHEREAS, the City in accordance with O.C.G.A. § 21-2-540 et seq the City will hold a Special Election on Tuesday, November 3, 2026 ("Special Election"); and

WHEREAS, the City in accordance with O.C.G.A. § 21-2-501 may have need to hold additional City elections, including a runoff election on December 1, 2026 in addition to the Special Election, collectively (“Elections”); and

WHEREAS the Stonecrest City Council is hereby in agreement that it would be in the best interests of its citizens, pursuant to O.C.G.A. Section 21-2-45, to allow the DeKalb County Board of Registrations and Elections staff equipment and expertise to conduct the Elections, and

WHEREAS the City and DeKalb County executed an Intergovernmental Agreement for the Provision of Election Services between Dekalb County and the City of Stonecrest (“IGA”); and

WHEREAS the City wishes to execute an agreement in conjunction with the IGA to allow the DeKalb County Board of Registrations and Elections to conduct the Elections; and

WHEREAS individual duties and responsibilities of both the City and DeKalb County staff shall be set forth in more detail in the IGA; and

WHEREAS the City agrees to pay all costs associated with such Elections in a manner provided in the IGA.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, and by the authority thereof: That in accordance with O.C.G.A. §21-2-45(c) the City is authorized to enter into an agreement authorizing Dekalb County Board of Registration and Elections to conduct the City of Stonecrest Special Election on November 3, 2026 and if necessary to conduct a Runoff Election to be held on December 1, 2026

Section 1. That the City Attorney is hereby directed to prepare an agreement with Dekalb County Board of Registration and Elections for execution by the Mayor in a substantially similar form to the agreement set forth in **Exhibit A** attached hereto.

Section 2. That the City shall pay DeKalb County all costs incurred in conducting the Special Election specifically enumerated in the Intergovernmental Agreement for the provision of Election services between DeKalb County and the City of Stonecrest attached hereto as **Exhibit B**.

Section 3. That the agreement with DeKalb County Board of Registration and Elections shall not become binding on the City and the City shall incur no liability upon same until such agreement has been executed by the Mayor and delivered to the contracting party.

ORDAINED this _____ day of _____, 2026.

[SIGNATURES ON THE FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

City Attorney

EXHIBIT A

Agreement to Appoint DeKalb County Board of Registrations and Elections to Conduct the City of Stonecrest 2026 Special Election and Runoff Election

As per the Intergovernmental Agreement for the provision of Election Services between DeKalb County and the City of Stonecrest previously approved to conduct the City of Stonecrest Elections, THE CITY OF STONECREST hereby request that DeKalb County Board of Registrations and Elections conduct a Special Election on November 3, 2026, and if necessary to conduct a Runoff Election to be held on December 1, 2026.

This _____ day of _____ 2026.

CITY OF STONECREST, GEORGIA

By: _____

Mayor for City of Stonecrest, Georgia

ATTEST

By: _____

Clerk for City of Stonecrest, Georgia

The DeKalb County Board of Registration and Elections agrees to conduct the City of Stonecrest November Municipal Election on November 4, 2025.

This _____ day of _____ 2025

_____(SEAL)

Election Supervisor

DeKalb County Board of Registration and Elections

EXHIBIT B