



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 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 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: 1/26/2026

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

Staff Recommendations: APPROVAL w/ Conditions

PC Recommendation: TBD



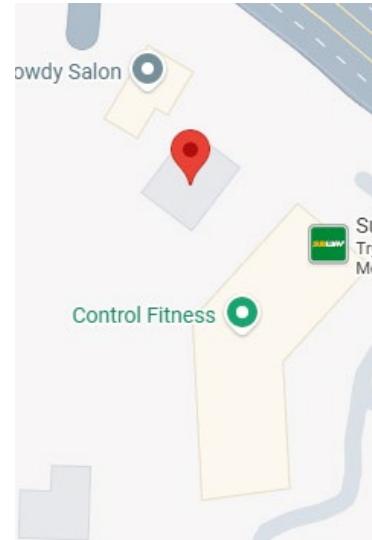
PROJECT OVERVIEW

Location

The subject property is located at 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:

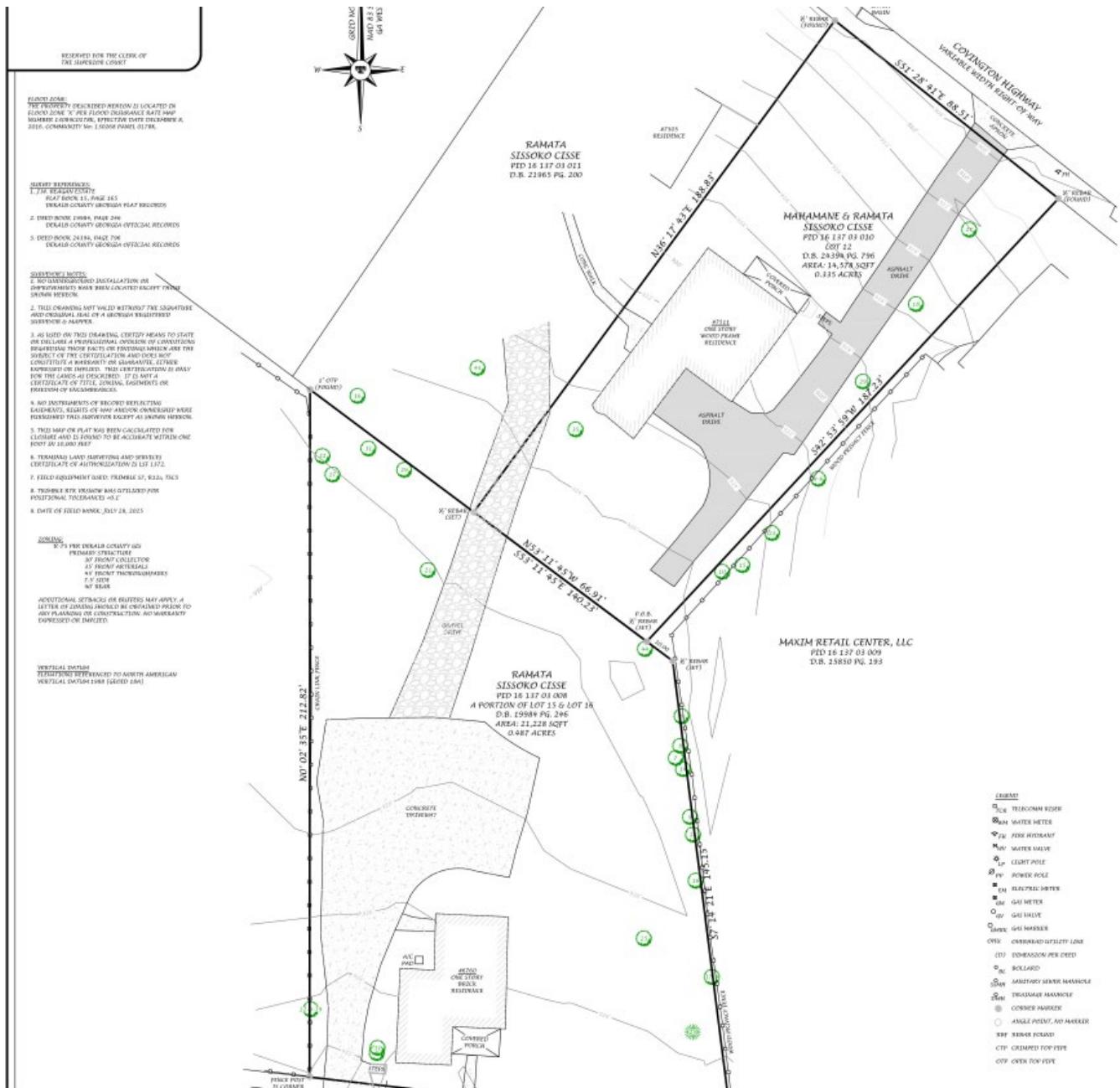
- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are 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 Plan





Site Photos



Side



Rear



Front



RZ25-00006

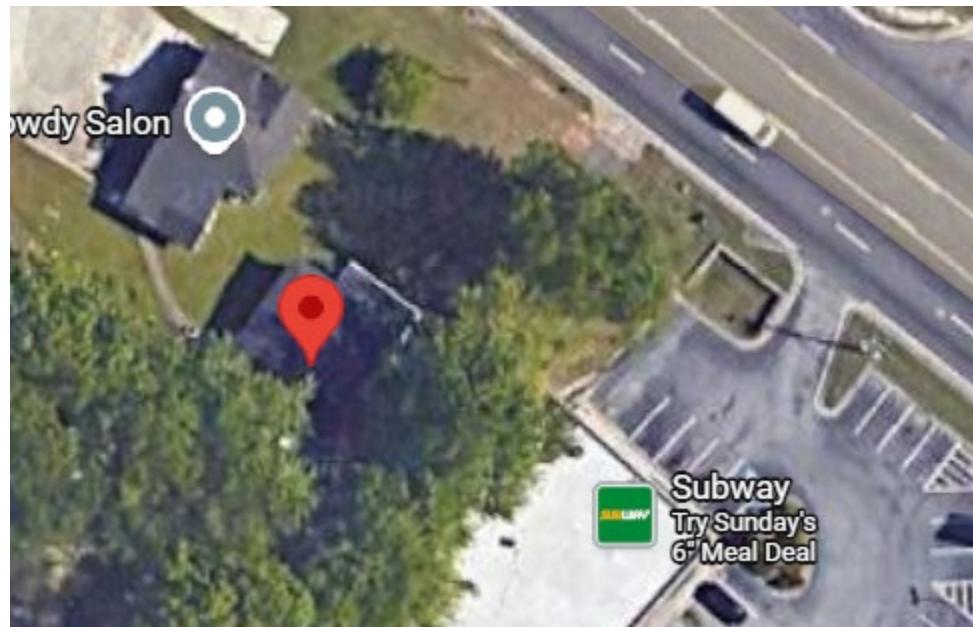
ADDRESS: 7511 Covington Hwy

CURRENT ZONING: R-75 (Residential Med Lot)

OVERLAY DISTRICT: N/A

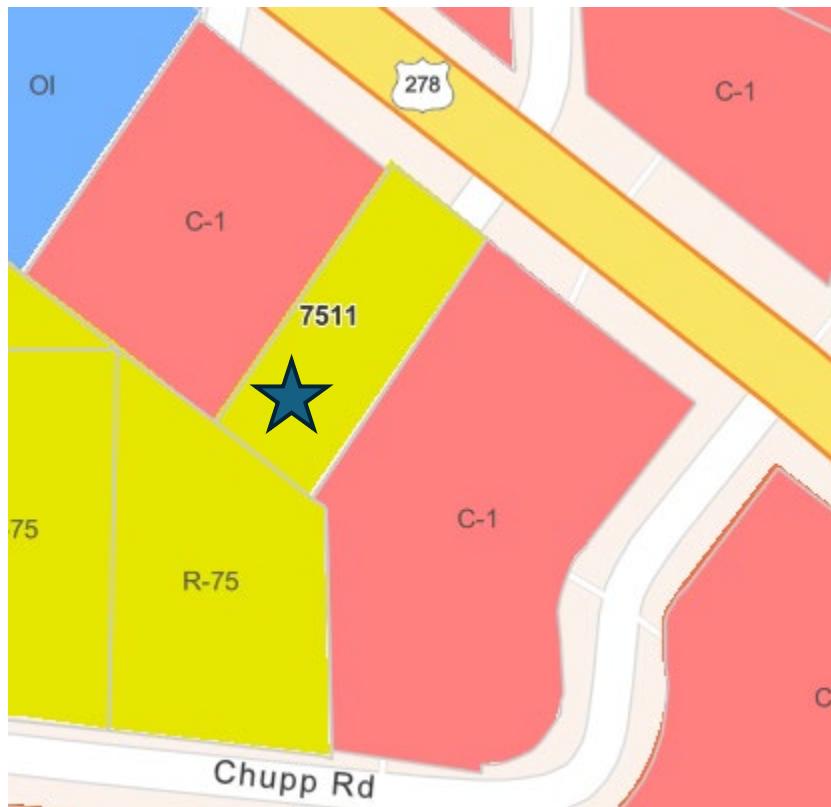
FUTURE LAND USE: Urban Neighborhood

[Aerial Map](#)





Zoning Map



Legend

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



Future Land Use Map



Legend

 **Urban Neighborhood**

 **Office Professional**



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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.



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

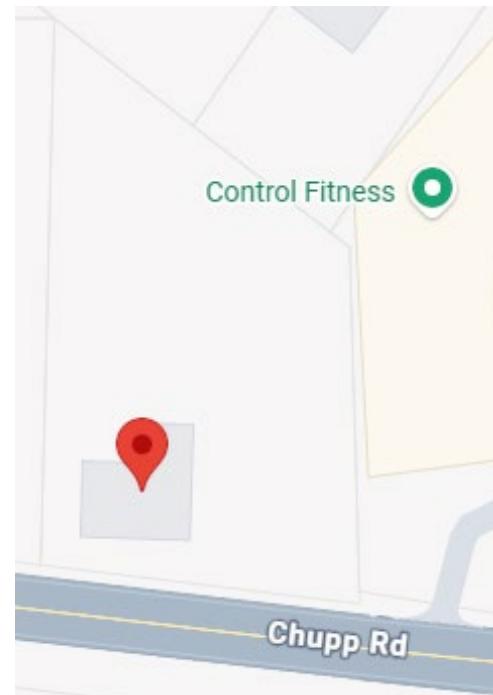
PC Recommendation: TBD



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:

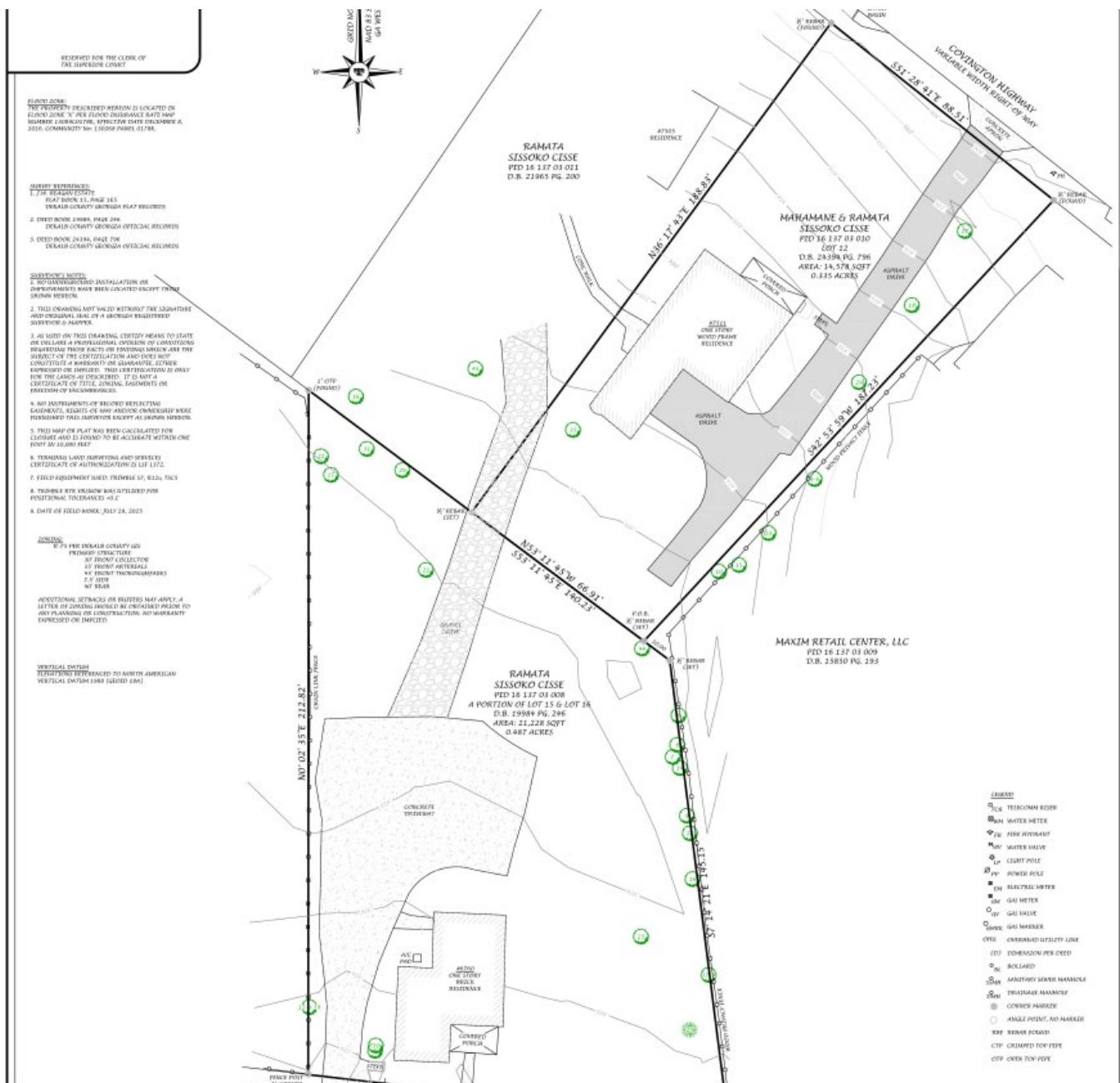
- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are 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 Plan





Site Photos



Rear



Side



Front



RZ25-00007

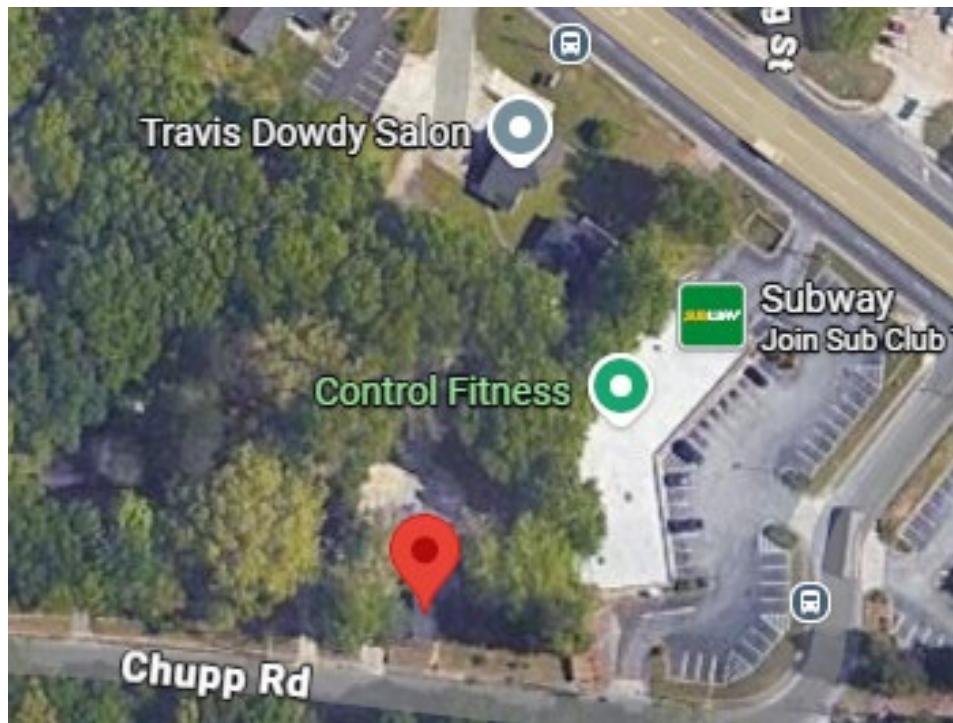
ADDRESS: **6760 Chupp Road**

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

OVERLAY DISTRICT: **N/A**

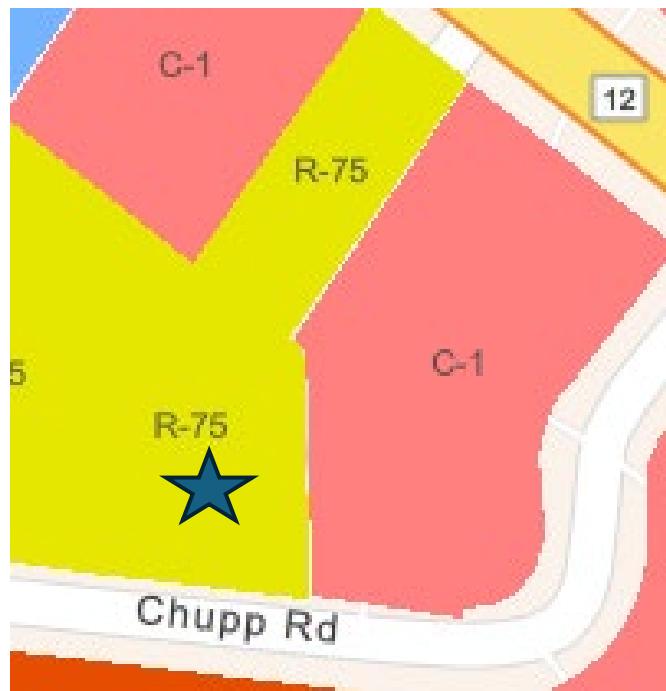
FUTURE LAND USE: **OP- Office Professional**

Aerial Map





Zoning Map

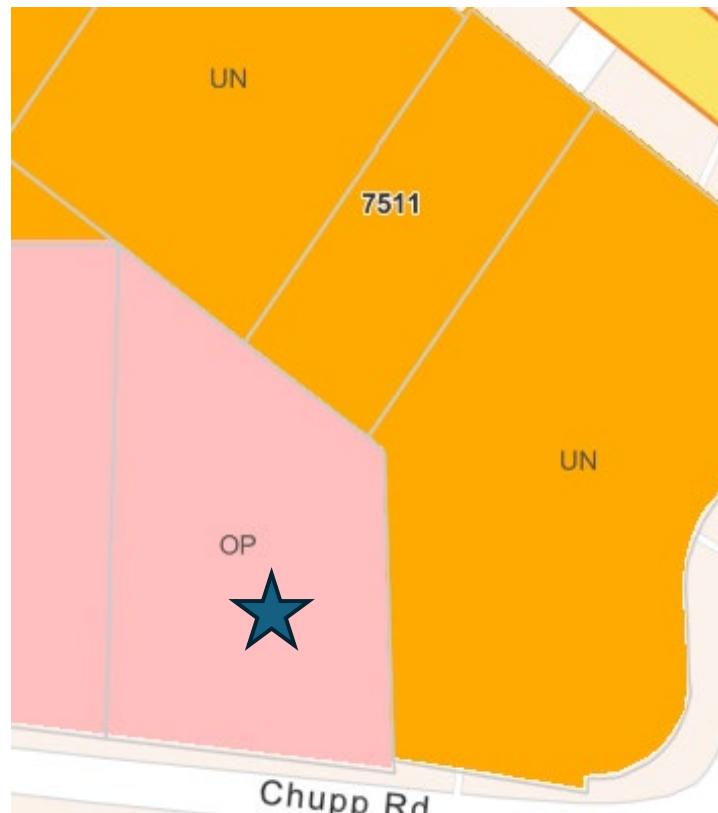


Legend

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



Future Land Use Map



Legend

 Urban Neighborhood

 Office Professional



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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.





REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner
Abeykoon Abeykoon Zoning Analyst

Petition Number: **RZ25-000013**

Applicant: JDM Consultants LLC.
Darrell Johnson

Owner: Christ Gospel Parish Celestial
Church of Christ Inc.

Project Location: 3309 Panola Road

District: 3- Councilwoman Alecia Washington

Acreage: +/-3.06 acres

Existing Zoning: R-100 Residential Med Lot

Future Land Use: SUB- Suburban

Overlay District: N/A

Proposed Development/Request: A rezoning of +/- 3.06 acres from R-100 (Residential Med Lot) to RSM (Small Lot Residential) to construct a 12 lot single family residential development.

CPIM: **12/11/2025**

Planning Commission (PC): **1/06/2026**

Mayor & City Council: **1/26/2026**

Sign Posted/ Legal Ad(s) submitted: **11/26/2025**

Staff Recommendations: **APPROVAL w/ Conditions**

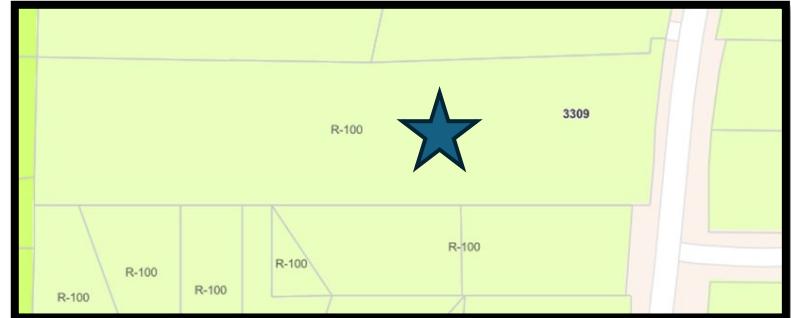
PC Recommendation: **TBD**



PROJECT OVERVIEW

Location

The subject property is +/-3.06 acres situated on Panola Road in Stonecrest, Ga with a parcel identification of [16 022 01 004](#). Panola Road is a major east-west corridor through Stonecrest with residential and commercial land uses. The property abuts R-100 to the north, south and east, RSM to the west.



Background

The City of Stonecrest Zoning Map has the property zoned R-100 (Residential Med Lot). 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 Parcel [16 022 01 004](#) (3309 Panola Road) from R-100 (Residential Med Lot) to RSM (Residential Small Med Lot).





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-100 (Residential Med Lot)	Vacant Land
Adjacent: North	R-100 (Residential Med Lot)	Church (Ousley United Methodist Church)
Adjacent: West	RSM (Small Lot Residential Mix)	Single Family Residential
Adjacent: East	R-100 (Residential Med Lot)	Single Family Residential
Adjacent: South	R-100 (Residential Med Lot)	Single Family Residential

DIVISION 12. - RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT

Sec. 2.12.1. - Statement of purpose and intent.

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;
- C. To implement the future development map of the city's comprehensive plan.

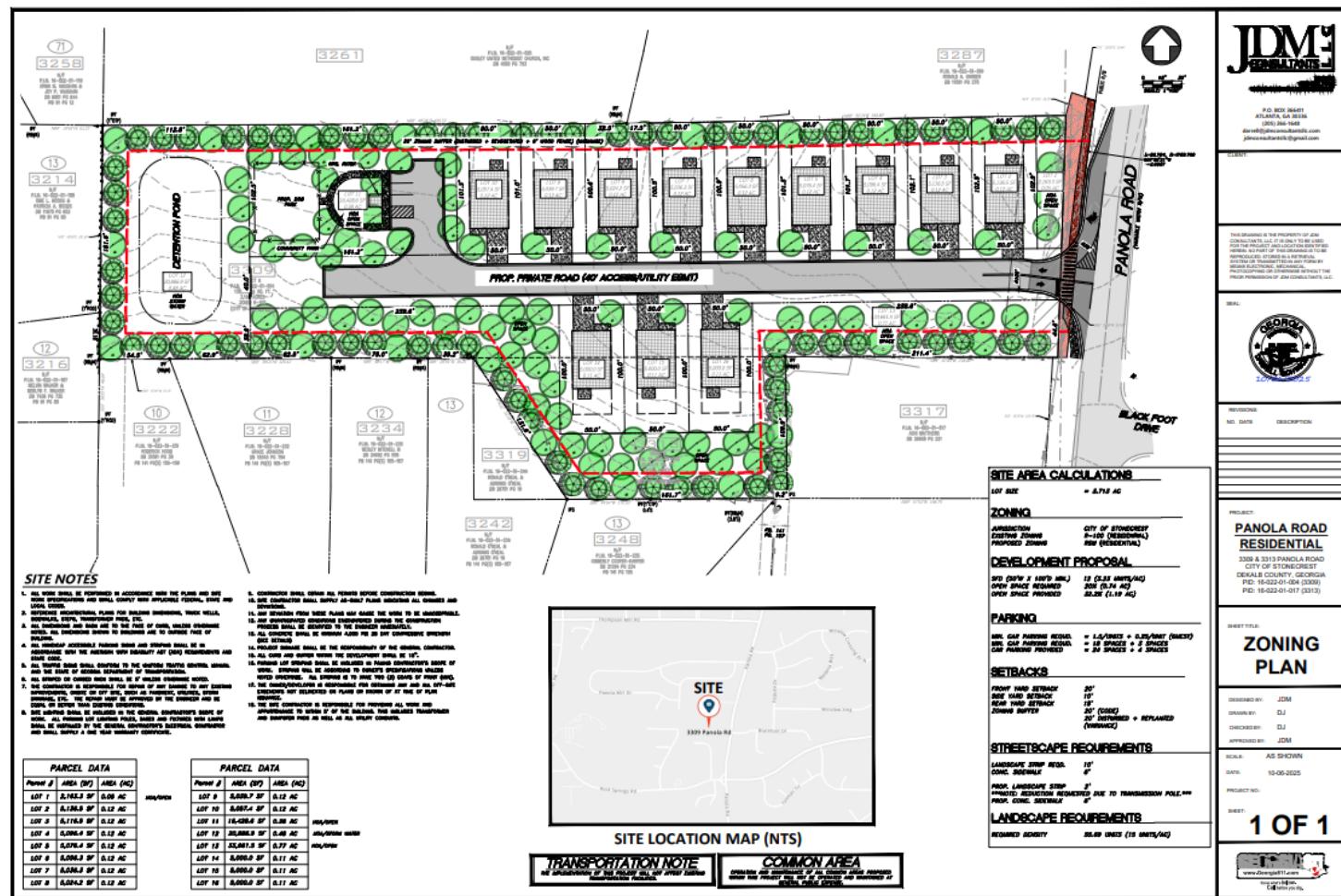
Public Participation

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, at 6:00 p.m. at city hall. There were two (2) attendees who voiced several concerns regarding the development.

A nearby resident stated that he is opposed to the proposed development because it would landlock his property. Another resident expressed concerns regarding buffering, noise, pests, increased traffic, and potential accidents. He noted that a traffic study was previously conducted on Panola Road and that there was a proposal approximately ten years ago to widen the roadway. He also expressed concern that the development would be located directly behind existing residents' homes.



Rezoning Plan





Building Elevations





Site Photos





RZ25-000013

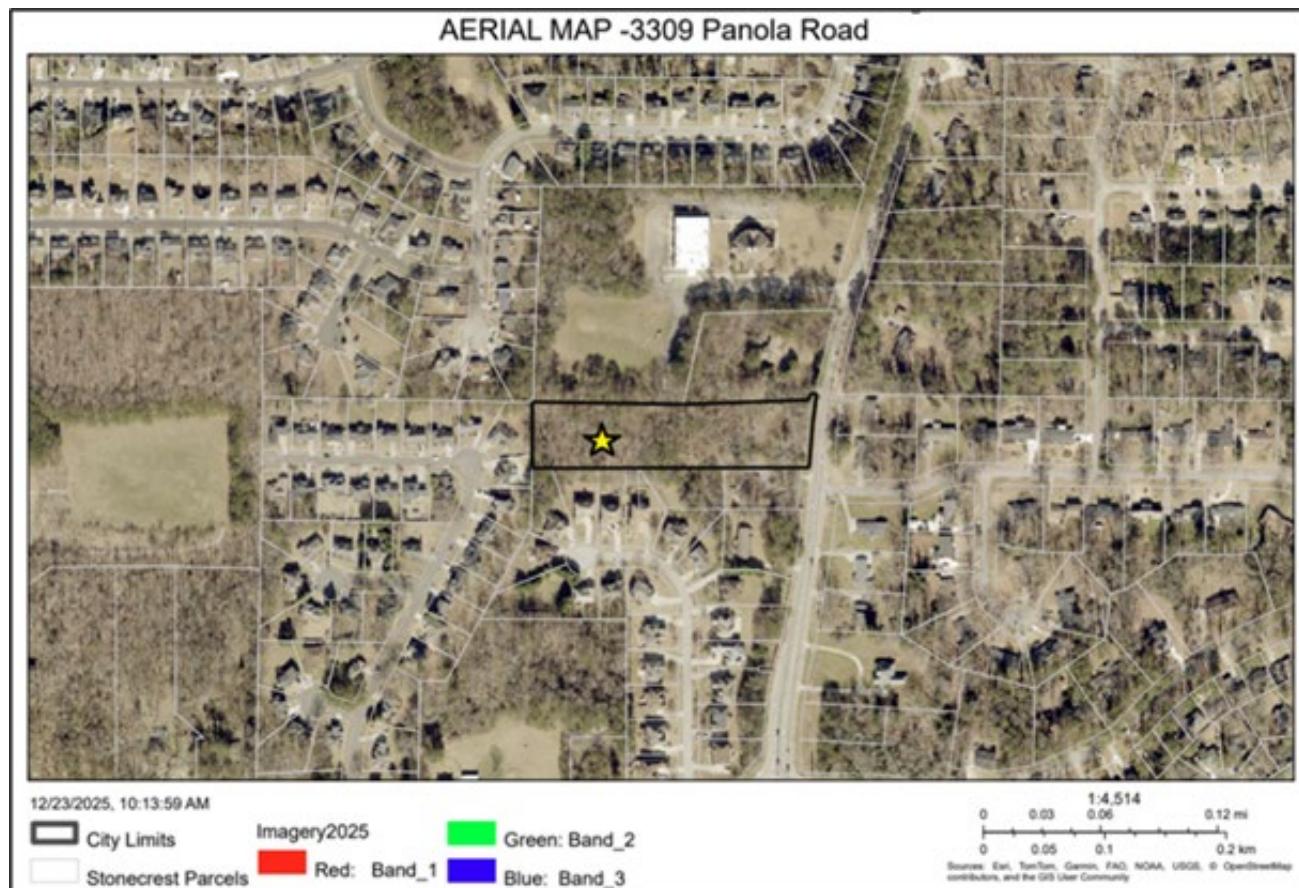
ADDRESS: **3309 Panola**

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

OVERLAY DISTRICT: **N/A**

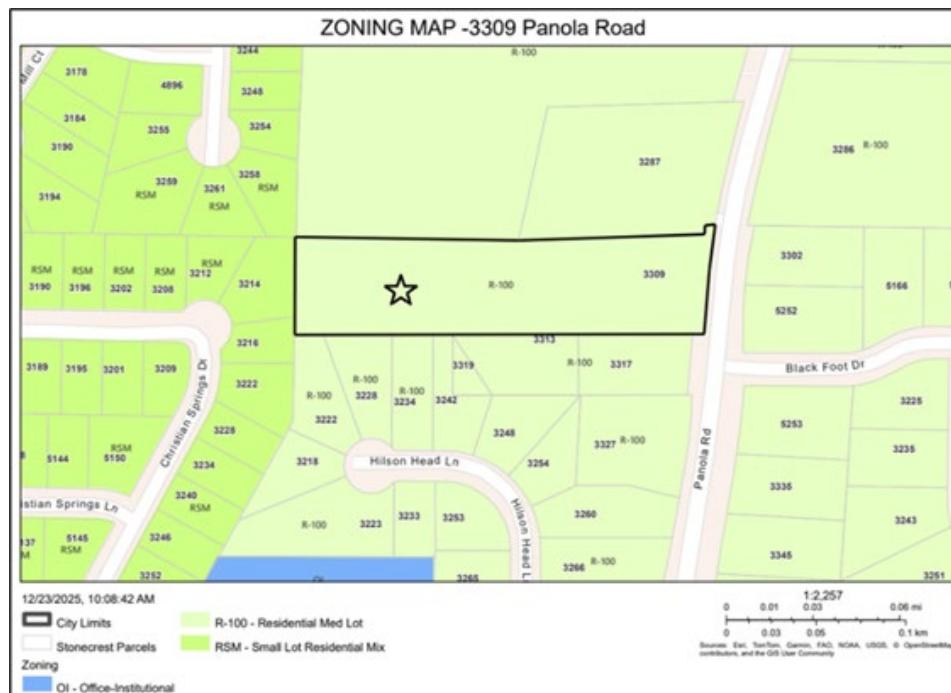
FUTURE LAND USE: **SUB- Suburban**

Aerial Map

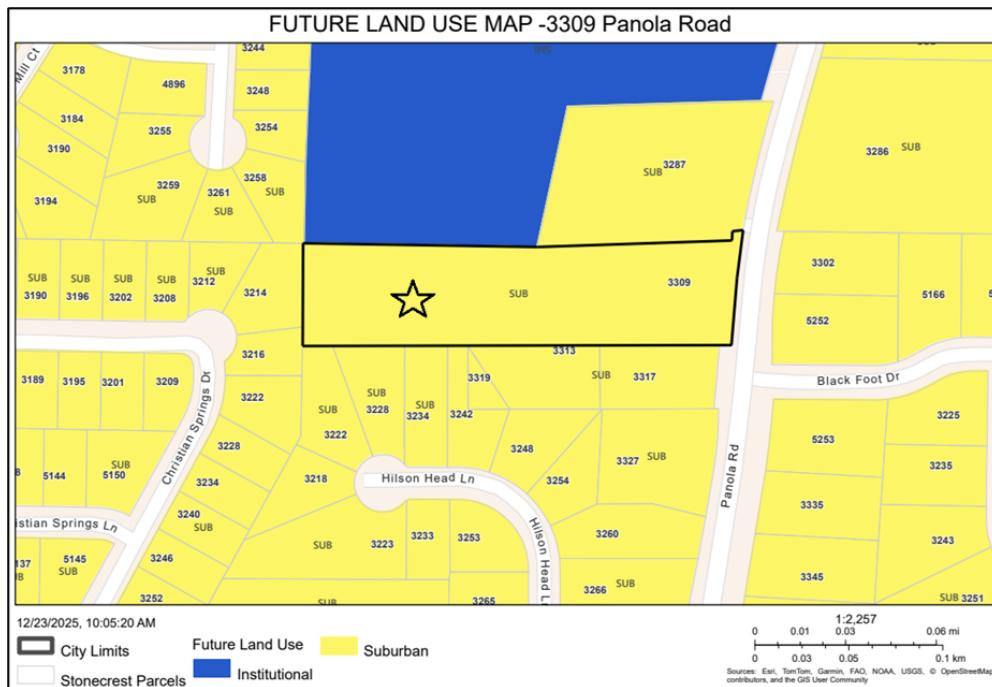




Zoning Map



Future Land Use Map





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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 generally in conformity with the policy and intent of the City of Stonecrest Comprehensive Plan. The proposed rezoning from R-100 to RSM is generally consistent with the City of Stonecrest Comprehensive Plan, supporting infill development, orderly growth, and housing diversity. The property's location along Panola Road supports the increased density, and potential impacts can be addressed through site plan review and development conditions.

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.

Yes, the zoning proposal will permit a use that is generally suitable in view of the use and development of adjacent and nearby properties. The proposed rezoning from R-100 to RSM allows a single-family residential use that is compatible with surrounding properties. While it permits higher density, potential impacts can be mitigated through site design and buffering, and the property's location along Panola Road supports the proposed residential development.

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

The property retains reasonable economic use under its current R-100 zoning, which permits viable single-family residential development consistent with surrounding uses. Although the proposed rezoning to RSM would allow for a different development pattern and increased density, the property is not economically infeasible or unusable under the existing zoning classification.

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

The proposed rezoning from R-100 to RSM is not expected to adversely affect nearby properties, as it maintains single-family residential use consistent with the area. Potential impacts from increased density, traffic, and noise can be mitigated through site plan review and development standards, and the property's location along Panola Road supports compatible residential development.



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 and changing conditions that affect the use and development of the property and provide supporting grounds for consideration of the zoning proposal. The property's location along Panola Road and access to existing infrastructure support continued residential development and modest density increases consistent with the Comprehensive Plan. While concerns regarding traffic, buffering, and neighborhood compatibility exist, these conditions can be addressed through development standards and conditions, supporting further consideration of the rezoning request.

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

The proposed rezoning to RSM is not expected to impact historic or archaeological resources, as the property is undeveloped with no known historic structures or sites. Any discoveries during development would be addressed through standard mitigation and review processes.

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 RSM zoning for 12 single-family homes is not expected to overburden streets, utilities, or schools. Panola Road can accommodate the modest increase in traffic, existing utilities can support the development, and the impact on schools is minimal. Potential impacts can be managed through standard City review and mitigation measures.

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

The proposed rezoning to RSM (Residential Small Lot) is not expected to result in significant adverse environmental impacts provided that applicable development, stormwater, and landscaping regulations are followed. With proper site grading, erosion control, runoff management, and preservation of existing vegetation where feasible, potential impacts to land, water resources, and surrounding properties can be adequately mitigated.



STAFF RECOMMENDATION

Staff is recommending APPROVAL with the following conditions:

Development Standards:

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

Site Plan Approval:

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

Buffering and Landscaping:

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

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

Traffic and Access Management:

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

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

Stormwater and Environmental Protection:

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

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

Construction and Operational Impacts:

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

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



Zoning Case History - 3309 & 3313 Panola Road

There was a Special Land Use Permit (SLUP) application reference to 3309 & 3313 Panola Road to construct a Place of Worship in 2023 (SLU23-000009). Mayor and City Council denied the referenced application as a result of the deferral meeting held on March 25, 2024.



Department of Planning and Zoning
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
☎ : (770) 519-2386
✉ : stonecrestga.gov

March 29, 2024

Darrell Johnson
3375 Glenwood Road
Decatur, GA 30032

SLUP23-009 Applicant is seeking a Special Land Use Permit (SLUP) to construct a Place of Worship.
Location/Address: 3309 & 3313 Panola Road
Zoned: R-100 (Residential Medium Lot)
Parcel ID: 16 022 01 004 and 16 022 01 246
Owner: CCC Christ Gospel Parish
Council District: 3 (Councilwoman Alecia Washington)

Dear Petitioner,

This letter is to confirm that the Mayor and City Council denied the above referenced application as a result of the deferral meeting held on March 25, 2024.

Information related to application heard by the Mayor and City Council (MCC) copy of this letter may be found online using <https://www.citizenserve.com>. Thank you in advance for your cooperation and please do not hesitate to contact with any questions.

Sincerely,

Tre'Jon Singletary

Tre'Jon Singletary
Senior Planner



PLANNING COMMISSION (PC) RECOMMENDATION – January 6, 2026.



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner
Abeykoon Abeykoon, Zoning Analyst

Petition Number: RZ25-000014

Applicant: JDM Consultants LLC.
Darrell Johnson

Owner: Christ Gospel Parish Celestial
Church of Christ Inc.

Project Location: 3313 Panola Road

District: 3- Councilperson Alecia Washington

Acreage: +/-0.49 acres

Existing Zoning: R-100 Residential Med Lot

Future Land Use: SUB- Suburban

Overlay District: N/A

Proposed Development/Request: A rezoning of +/- 0.49 acres from R-100 (Residential Med Lot) to RSM (Small Lot Residential) to construct a 12 lot single family residential development.

CPIM: 12/11/2025

Planning Commission (PC): 1/06/2026

Mayor & City Council: 1/26/2026

Sign Posted/ Legal Ad(s) submitted: 11/26/2025

Staff Recommendations: APPROVAL w/ Conditions

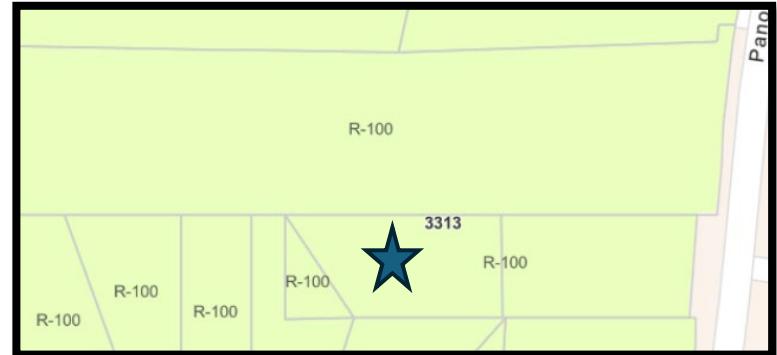
PC Recommendation: TBD



PROJECT OVERVIEW

Location

The subject property is +/-0.49 acres situated on Panola Road in Stonecrest, Ga with a parcel identification of [16 022 01 246](#). Panola Road is a major east-west corridor through Stonecrest with residential and commercial land uses. The property abuts R-100 on all four sides.



Background

The City of Stonecrest Zoning Map has the property zoned R-100 (Residential Med Lot). The property is currently 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 16 022 01 246 (*3313 Panola Road*) from R-100 (Residential Med Lot) to RSM (Residential Small Med Lot).



Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-100 (Residential Med Lot)	Vacant Land
Adjacent: North	R-100 (Residential Med Lot)	Vacant Land
Adjacent: West	R-100 (Residential Med Lot)	Single Family Residential
Adjacent: East	R-100 (Residential Med Lot)	Single Family Residential
Adjacent: South	R-100 (Residential Med Lot)	Single Family Residential



DIVISION 12. - RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT

Sec. 2.12.1. - Statement of purpose and intent.

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;
- C. To implement the future development map of the city's comprehensive plan.

Public Participation

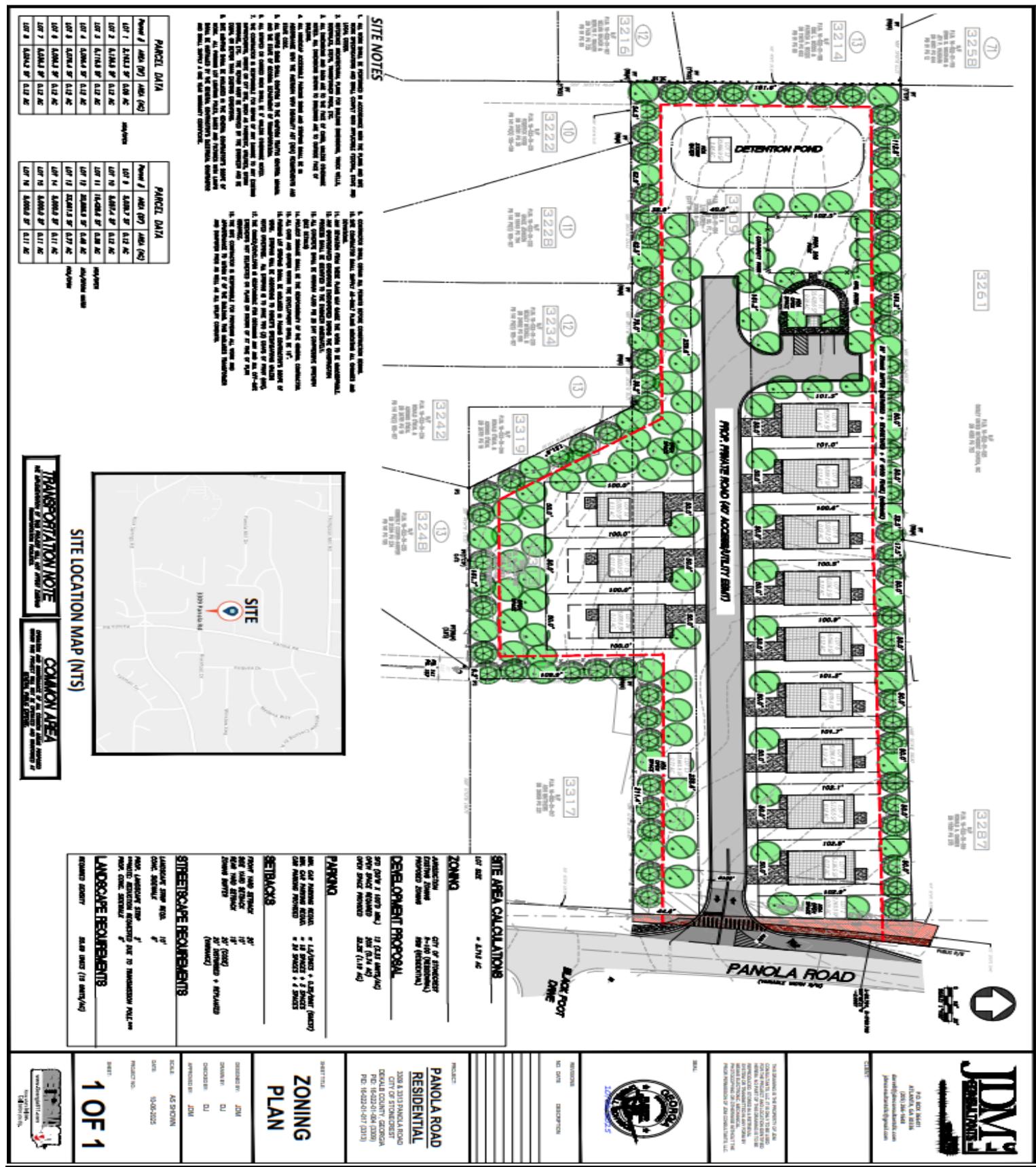
Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in December 2025. There was a Community Planning Information Meeting (CPIM) held on December 11, at 6:00 p.m. at city hall. There were two (2) attendees who voiced concerns regarding the development.

A nearby resident stated is concerned that the development will landlock his property.

Another resident expressed concerns regarding buffers, noise, pests, increased traffic, and potential accidents. He noted that a traffic study was previously conducted on Panola Road and that there was a proposal approximately ten years ago to widen the roadway. He also expressed concern that the development would be located directly behind existing residents' homes.



Rezoning/Development Plan





Building Elevations





Proposed Site Plan



Site Photos





RZ25-000013

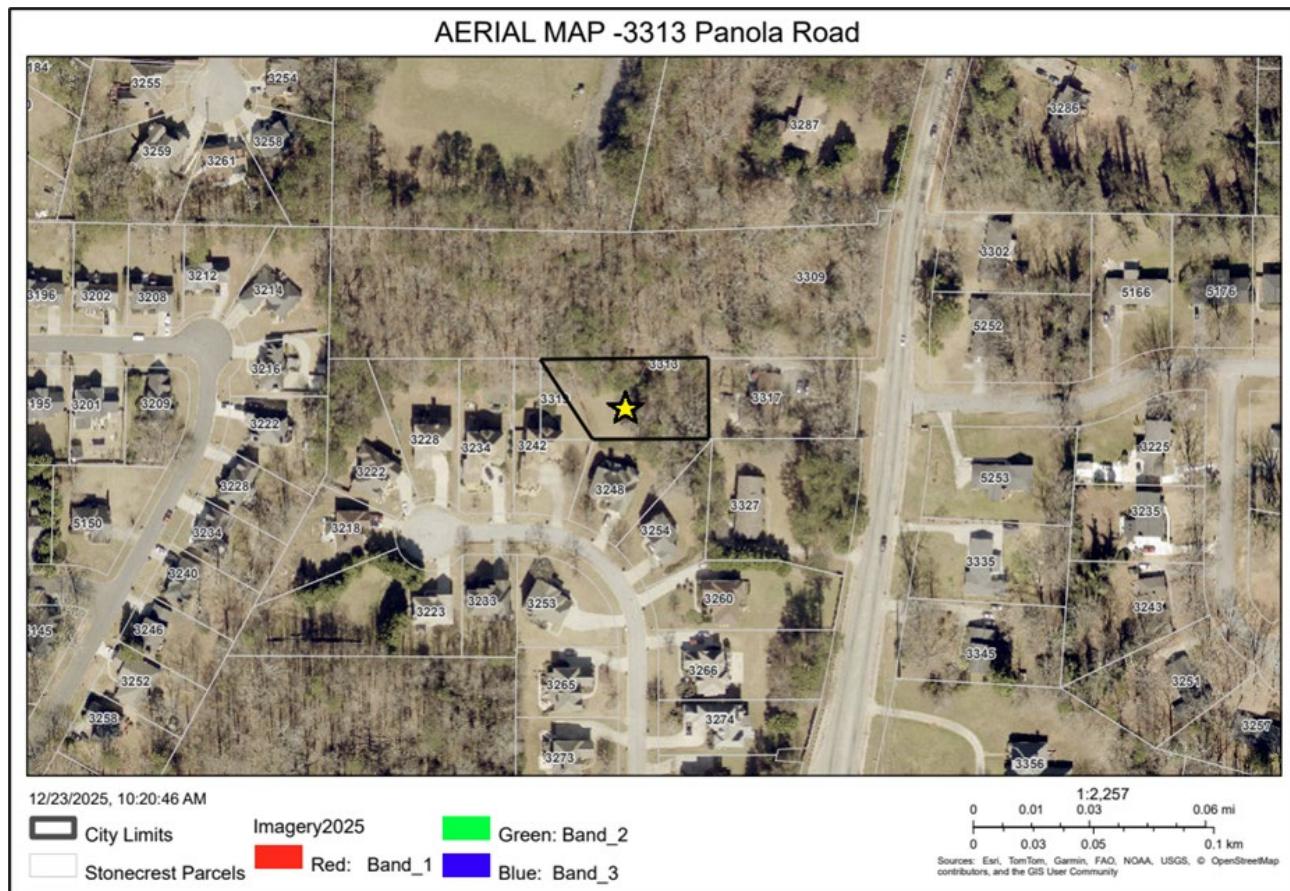
ADDRESS: **3313 Panola**

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

OVERLAY DISTRICT: **N/A**

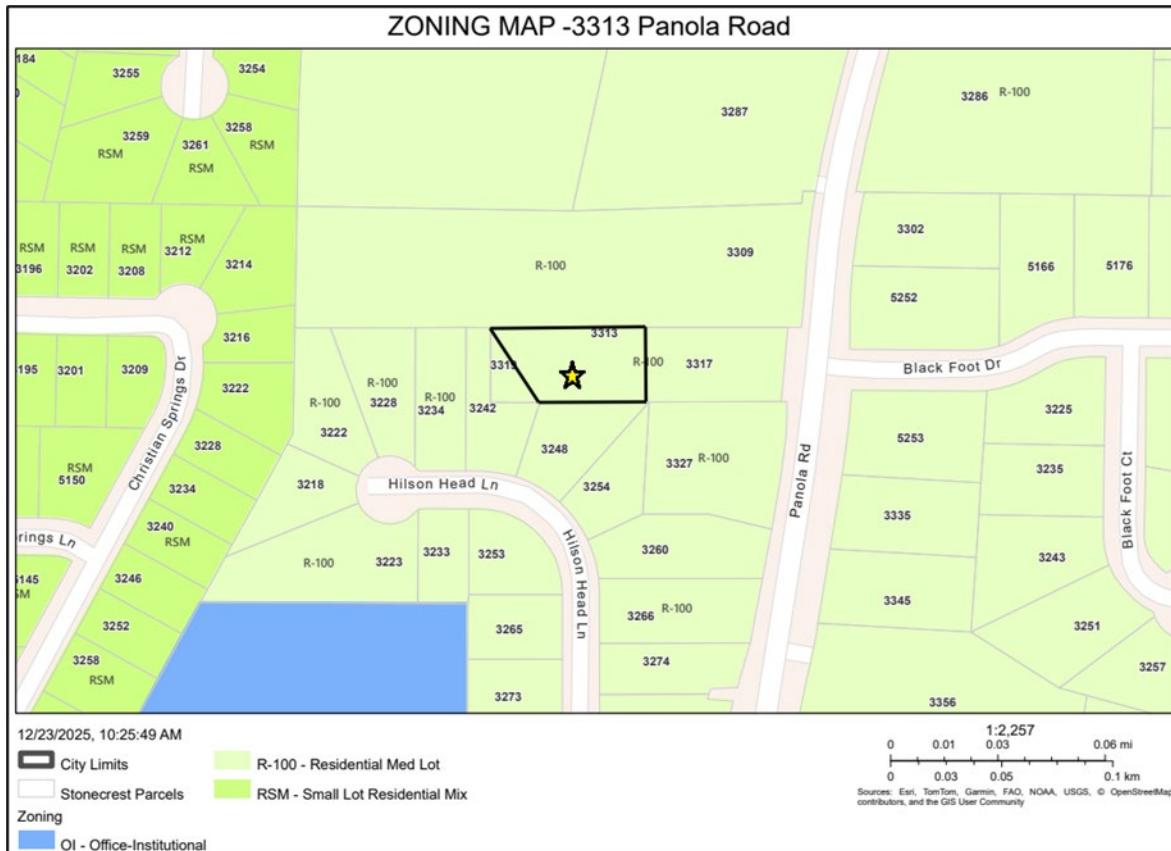
FUTURE LAND USE: **SUB- Suburban**

Aerial Map

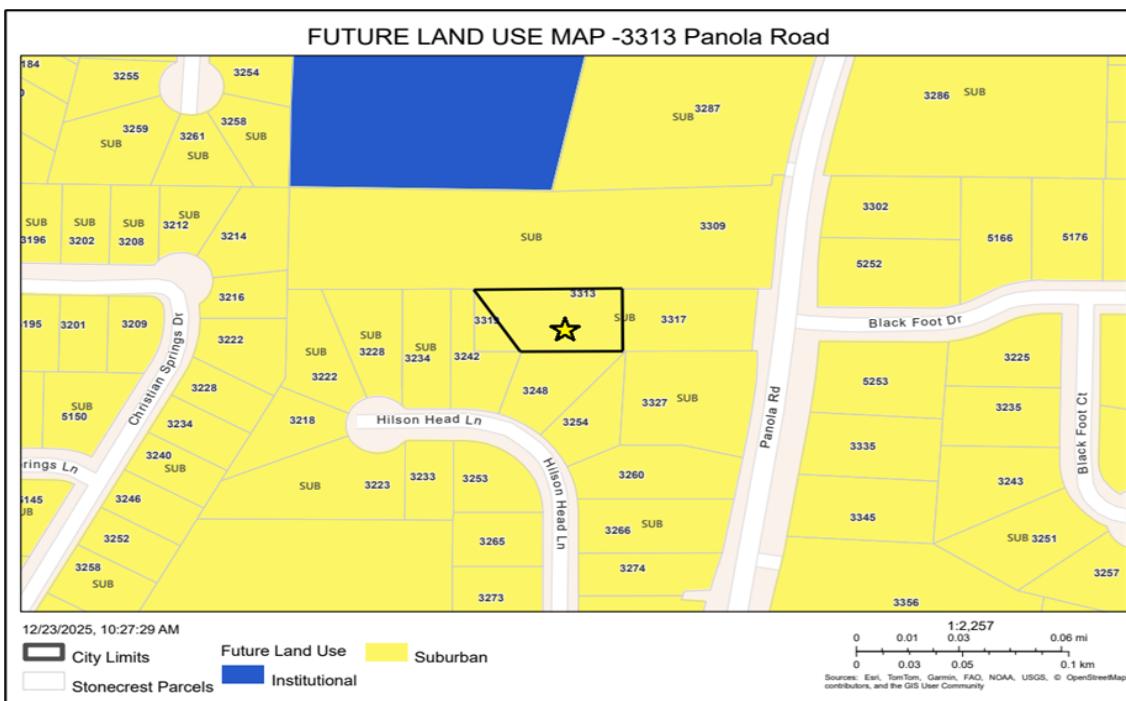




Zoning Map



Future Land Use Map





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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 zoning proposal is generally in conformity with the policy and intent of the City of Stonecrest Comprehensive Plan. The proposed rezoning from R-100 to RSM is generally consistent with the City of Stonecrest Comprehensive Plan, supporting infill development, orderly growth, and housing diversity. The property's location does not have lot frontage along Panola Road. However, with a correlating request from the abutting parcel it could support the increased density, and potential impacts can be addressed through site plan review and development conditions.

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 that is generally suitable in view of the use and development of adjacent and nearby properties. The proposed rezoning from R-100 to RSM allows a single-family residential use that is compatible with surrounding properties. While it permits higher density, potential impacts can be mitigated through site design and buffering, and the property's location along Panola Road supports the proposed residential development.

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

The property retains reasonable economic use under its current R-100 zoning, which permits viable single-family residential development consistent with surrounding uses. Although the proposed rezoning to RSM would allow for a different development pattern and increased density, the property is not economically infeasible or unusable under the existing zoning classification.

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

The proposed rezoning from R-100 to RSM is not expected to adversely affect nearby properties, as it maintains single-family residential use consistent with the area. Potential impacts from increased density, traffic, and noise can be mitigated through site plan review and development standards. The property's location along Panola Road supports compatible residential development.



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 and changing conditions that affect the use and development of the property and provide supporting grounds for consideration of the zoning proposal. The property's location along Panola Road and access to existing infrastructure support continued residential development and modest density increases consistent with the Comprehensive Plan. While concerns regarding traffic, buffering, and neighborhood compatibility exist, these conditions can be addressed through development standards and conditions, supporting further consideration of the rezoning request.

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

The proposed rezoning to RSM is not expected to impact historic or archaeological resources, as the property is undeveloped with no known historic structures or sites. Any discoveries during development would be addressed through standard mitigation and review processes.

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 RSM zoning for 12 single-family homes is not expected to overburden streets, utilities, or schools. Panola Road can accommodate the modest increase in traffic, existing utilities can support the development, and the impact on schools is minimal. Potential impacts can be managed through standard City review and mitigation measures.

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

The proposed rezoning to RSM (Residential Small Lot) is not expected to result in significant adverse environmental impacts provided that applicable development, stormwater, and landscaping regulations are followed. With proper site grading, erosion control, runoff management, and preservation of existing vegetation where feasible, potential impacts to land, water resources, and surrounding properties can be adequately mitigated.

STAFF RECOMMENDATION

Staff is recommending APPROVAL with the following conditions:

Development Standards:

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



Site Plan Approval:

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

Buffering and Landscaping:

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

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

Traffic and Access Management:

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

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

Stormwater and Environmental Protection:

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

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

Construction and Operational Impacts:

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

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



Zoning Case History - 3309 & 3313 Panola Road

There was a Special Land Use Permit (SLUP) application reference to 3309 & 3313 Panola Road to construct a Place of Worship in 2023 (SLU23-000009). Mayor and City Council denied the referenced application as a result of the deferral meeting held on March 25, 2024.



Department of Planning and Zoning
3120 Stonecrest Boulevard, Suite 190
Stonecrest, Georgia 30038
☎ : (770) 519-2386
✉ : stonecrestga.gov

March 29, 2024

Darrell Johnson
3375 Glenwood Road
Decatur, GA 30032

SLUP23-009 Applicant is seeking a Special Land Use Permit (SLUP) to construct a Place of Worship.
Location/Address: 3309 & 3313 Panola Road
Zoned: R-100 (Residential Medium Lot)
Parcel ID: 16 022 01 004 and 16 022 01 246
Owner: CCC Christ Gospel Parish
Council District: 3 (Councilwoman Alecia Washington)

Dear Petitioner,

This letter is to confirm that the Mayor and City Council denied the above referenced application as a result of the deferral meeting held on March 25, 2024.

Information related to application heard by the Mayor and City Council (MCC) copy of this letter may be found online using <https://www.citizenserve.com>. Thank you in advance for your cooperation and please do not hesitate to contact with any questions.

Sincerely,

Tre'Jon Singletary
Tre'Jon Singletary
Senior Planner



PLANNING COMMISSION (PC) RECOMMENDATION – January 6, 2026.

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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
fwilliams8631@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: November 25, 2025

Staff Recommendations: DENIAL

Planning Commission: TBD



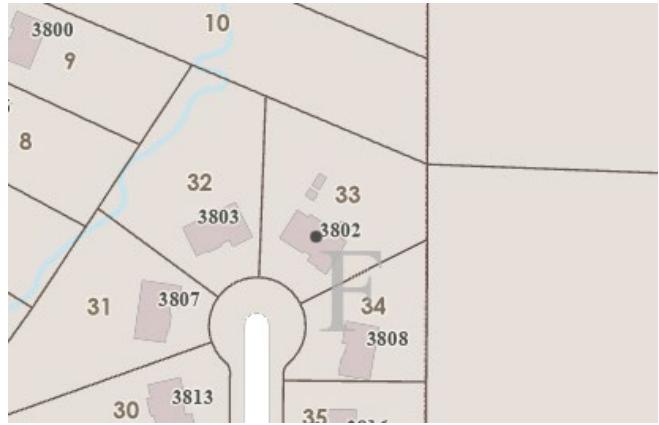
PROJECT OVERVIEW

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	MU-1: Mixed-use Low Density	R-60: Residential Medium Lot-60
C-2 General Commercial	MU-2: Mixed-use Low-Medium Density	R-75: Residential Medium Lot-85
HR-1: High-density Residential 1	MU-3: Mixed-use Medium Density	R-85: Residential Medium Lot-85
HR-1: High-density Residential 2	MU-4: Mixed-use High Density	R-100: Residential Medium Lot-100
HR-1: High-density Residential 3	MU-5: Mixed-use Very High Density	RE: Residential Estate
M: Light Industrial	NS: Neighborhood Shopping	RLG: Residential Large Lot
M-2 Heavy Industrial	OD: Office-distribution	RNC: Residential Neighborhood Conservation
MR-1: Medium-density Residential 1	OI: Office-Institutional	RSM: Small Lot Residential Mix
MR-2: Medium-density Residential 2	OIT: Office-Institutional Transitional	



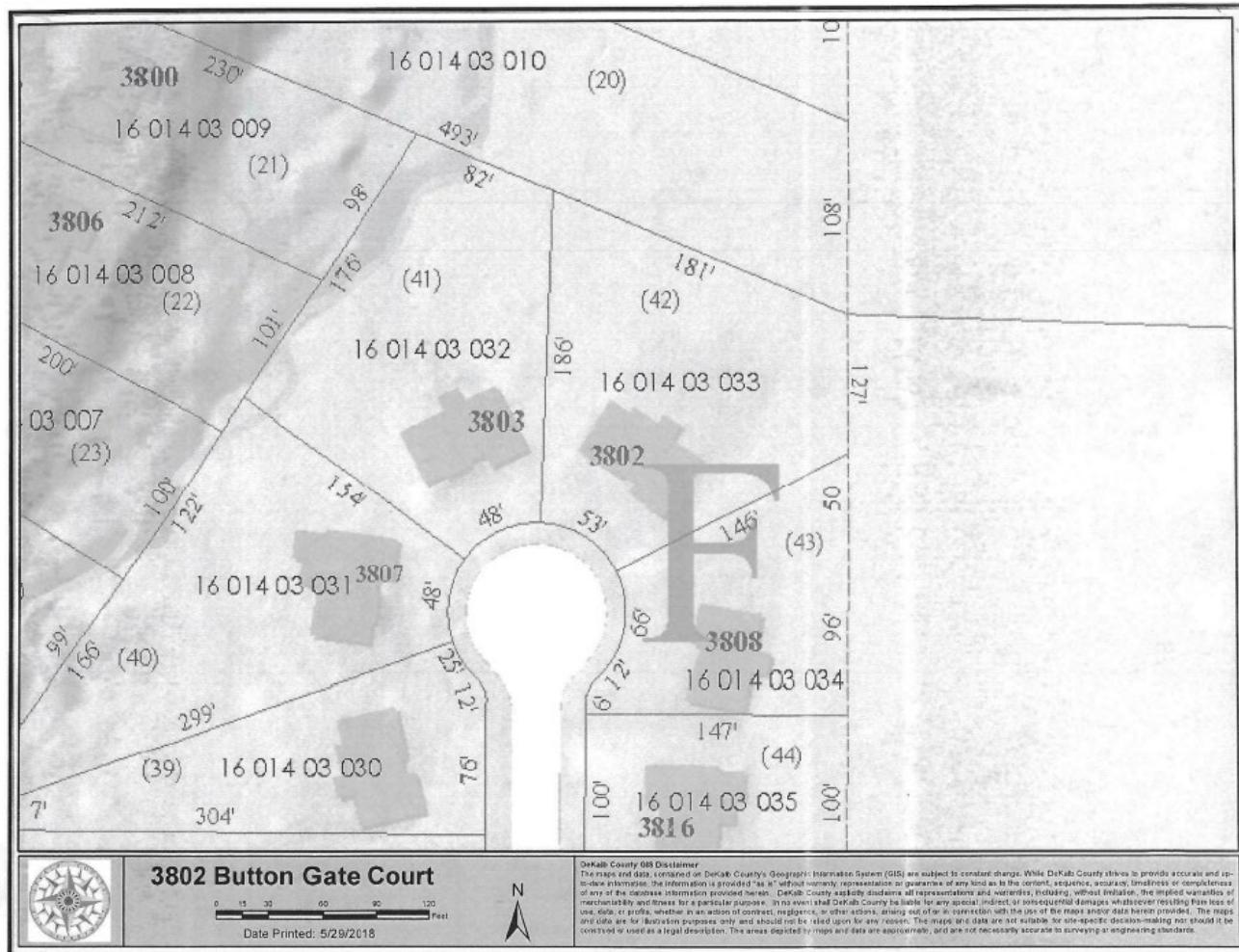
Public Participation

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**

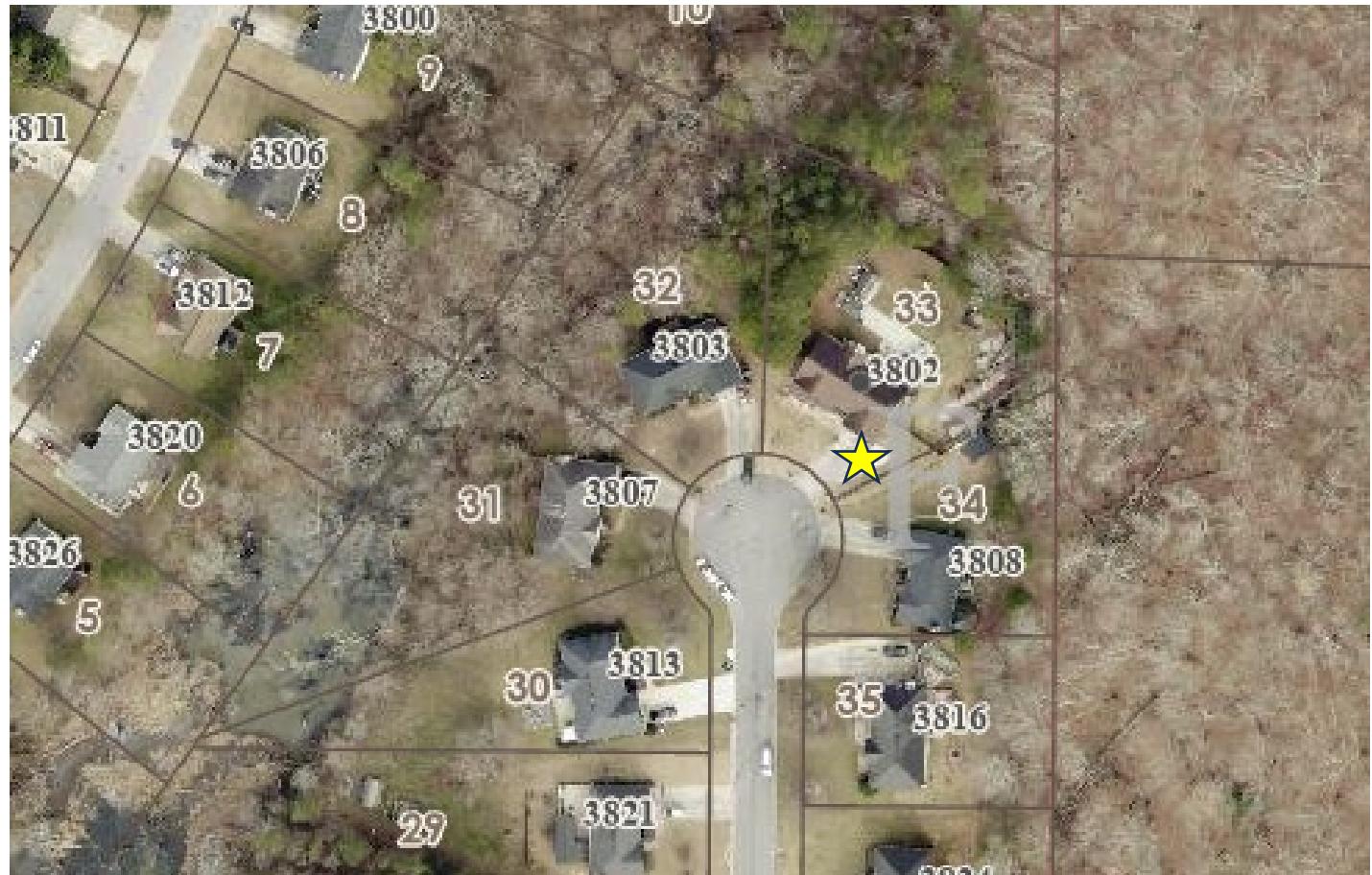
CURRENT ZONING: **R-100 (Residential Med Lot)**

OVERLAY: **None**

FUTURE LAND USE: **Suburban Neighborhood**



Ariel Map





Zoning Map



Legend

 R-100 - Residential Med Lot

Future Land Use Map



Legend

 Suburban



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 aligns 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



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 Panola Road (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: December 11, 2025

Planning Commission: January 6, 2026

Mayor & City Council: January 26, 2026

Sign Posted/ Legal Ad(s) submitted: November 25, 2025

Staff Recommendations: Denial

Planning Commission: TBD



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.

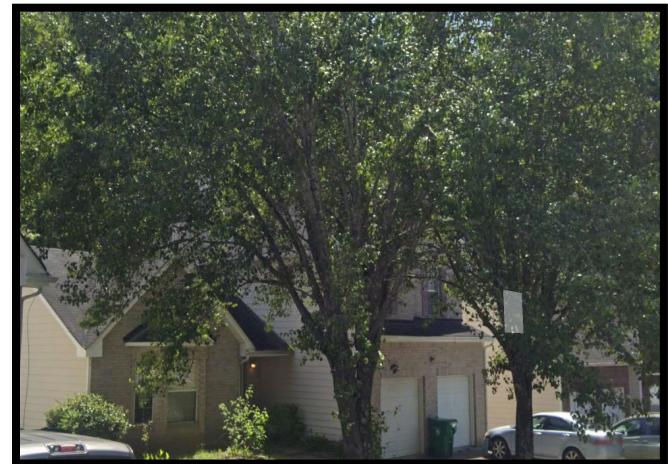
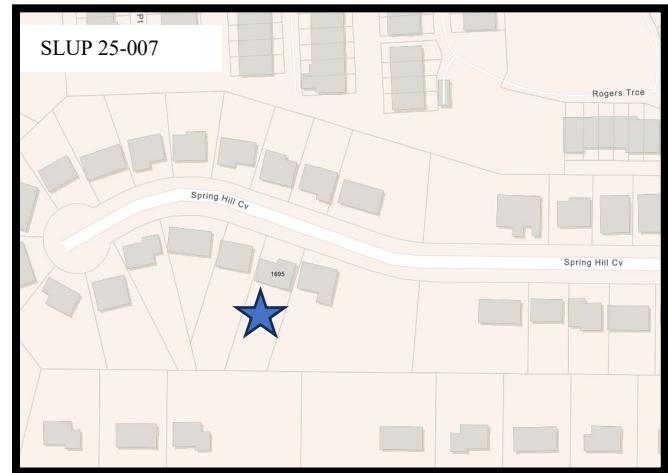
The property zoned RSM (Small Lot Residential Mix) zoning district and most of the surrounding properties are zoned RSM (Small Lot Residential Mix).

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

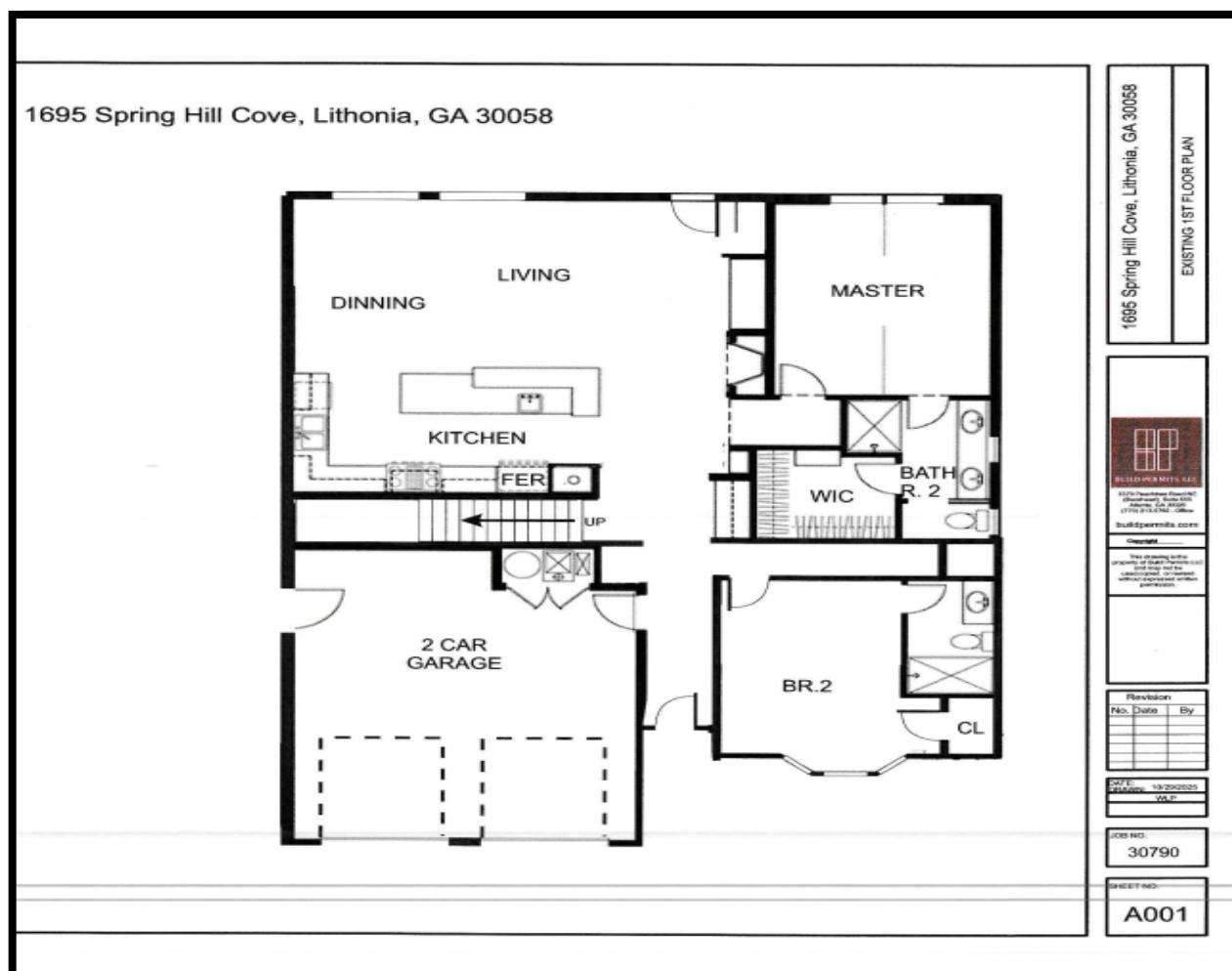
C-1: Local Commercial	MU-1: Mixed-use Low Density	R-60: Residential Medium Lot-60
C-2 General Commercial	MU-2: Mixed-use Low-Medium Density	R-75: Residential Medium Lot-85
HR-1: High-density Residential 1	MU-3: Mixed-use Medium Density	R-85: Residential Medium Lot-85
HR-1: High-density Residential 2	MU-4: Mixed-use High Density	R-100: Residential Medium Lot-100
HR-1: High-density Residential 3	MU-5: Mixed-use Very High Density	RE: Residential Estate
M: Light Industrial	NS: Neighborhood Shopping	RLG: Residential Large Lot
M-2 Heavy Industrial	OD: Office-distribution	RNC: Residential Neighborhood Conservation
MR-1: Medium-density Residential 1	OI: Office-Institutional	RSM: Small Lot Residential Mix
MR-2: Medium-density Residential 2	OIT: Office-Institutional Transitional	



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in July. The Community Planning Information Meeting (CPIM) was held on December 11, 2025, at 6:00 pm at city hall. There were no residents in attendance at the meeting to speak on this request. One resident inquired about the vetting and oversight of professional personal care providers and the methods that would be used to ensure proper care for seniors. Staff also asked whether the applicant would reside at the residence; the applicant stated that he would not, and that his brother would be living at the home. Staff advised the applicant that residency by the applicant is a requirement of the proposed use. Additional questions were raised regarding emergency preparedness, including the posting of emergency information, the number of residents to be housed at the location, visitation schedules, parking arrangements, and the number of vehicles that could be accommodated in the driveway. Another resident expressed concerns regarding observed traffic levels and prior police activity at the property, stating that these conditions could present safety concerns for elderly residents. The resident also noted that the street is narrower than others in the neighborhood, which could potentially impede emergency vehicle access during an emergency.

Submitted Floor Plan





SLUP 24-009

ADDRESS: **3356 Panola Road**

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

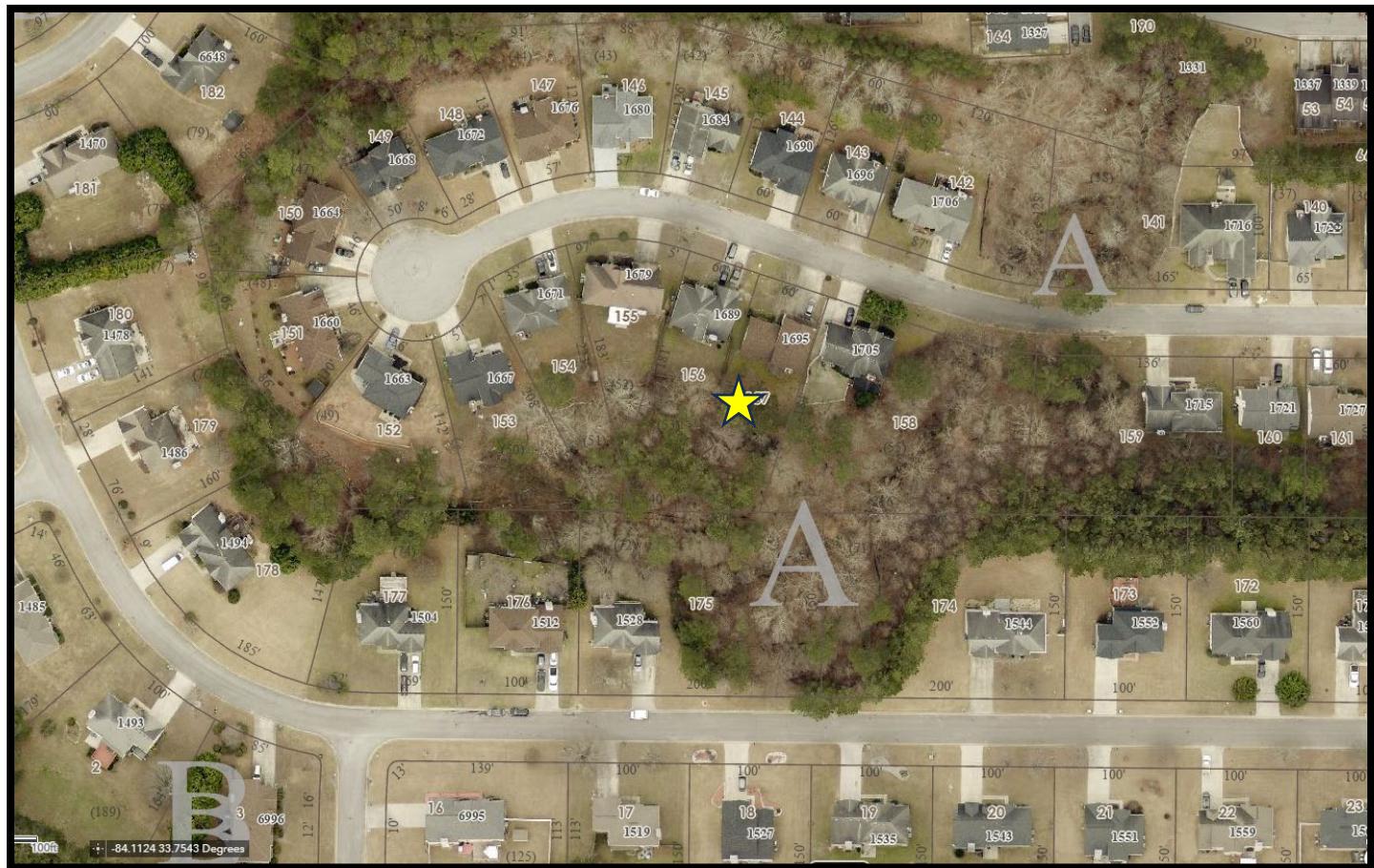
OVERLAY: **None**

FUTURE LAND USE: **Suburban (SUB)**



Subject Property

Aerial Map





Zoning Map

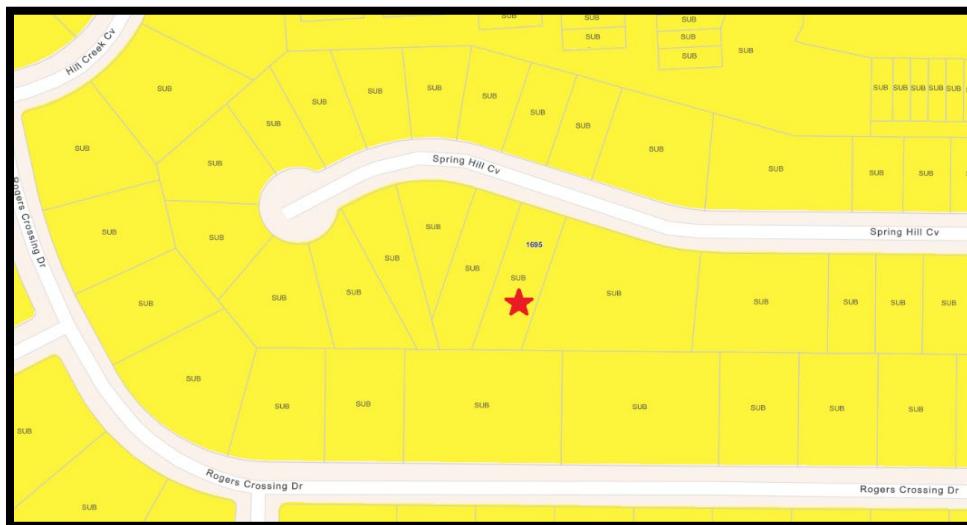


Legend



R-100 - Residential Med Lot

Future Land Use Map



Legend



Suburban



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.

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. This could adversely impact adjoining land use by reason of manner of operation. It was stated at the CPIM meeting that there have been past issues involving the police at this location and the applicant's brother. These activities and the applicant not being 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.

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. This could be a conflict with the existing personal care home and cause unwanted confusion in the community.



STAFF RECOMMENDATION

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

PLANNING COMMISSION RECOMMENDATION – January 26, 2026

TBD



Attachment(s): SLUP 24-006 Application Materials



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