

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Use Limitation: The property shall be used only for a hair braiding salon and related personal care services. Any change in use shall require separate reviews and approval by the Planning Department.
2. Hours of Operation: Hours of operation shall be limited to Tuesday – Saturday (9am-6pm)

3. Parking and Access: Access to the parcel shall come from the access for 7505 Covington Highway. A site plan showing all required off-street parking must be provided to serve clients and staff. The site plan must address storm-water management requirements.
4. Signage and Exterior Modifications: Any new signage or exterior modifications to the building or property shall comply with city codes and require approval from the Planning and Zoning Department.
5. Compliance with Codes: The applicant shall upgrade as necessary all applicable health, safety, building, and fire codes.
6. Lot Combination Plat: The applicant must submit a lot combination plat within 90 days of approval of the application requesting the following three (3) lots are combined. 7505 & 7511 Covington Highway and 6760 Chupp Road.

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

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

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

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

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

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

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

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

ORDAINED this _____ day of _____, 2026.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: RZ25-000006

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

Owner: Cisse Ramata Sissoko

Project Location: 7511 Covington Hwy

District: 1- Councilwoman Tara Graves

Acreage: +/-0.29 acres

Existing Zoning: R-75 (Residential Med Lot)

Future Land Use: Urban Neighborhood (UN)

Overlay District: N/A

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

CPIM: 12/11/2025

Planning Commission (PC): 1/06/2026

Mayor & City Council: 1/26/2026

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

Staff Recommendation(s): APPROVAL w/ Conditions

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



PROJECT OVERVIEW

Location

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

Background

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





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

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

Sec. 2.26.1. - Statement of purpose and intent.

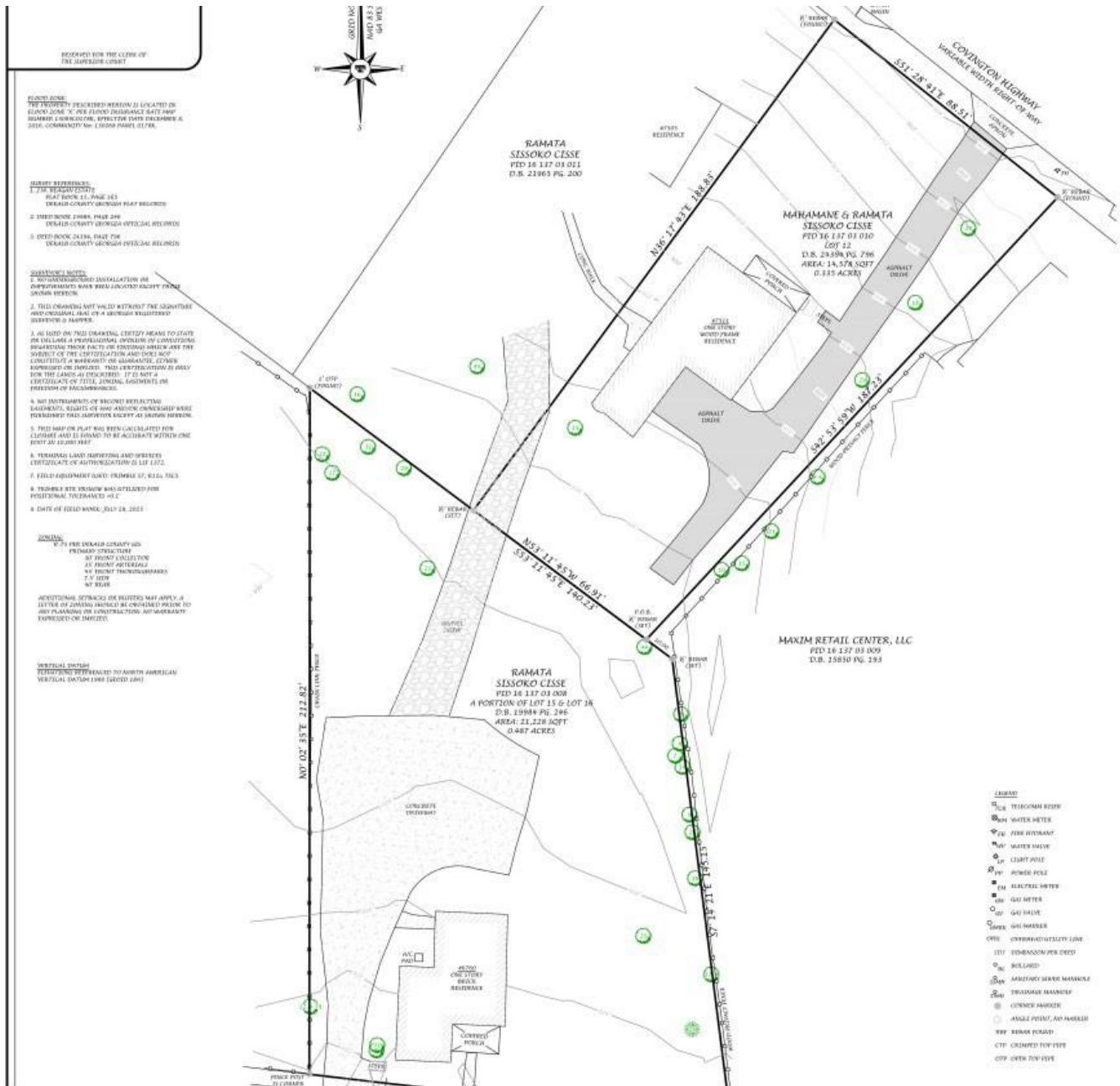
The purpose and intent of the City Council in establishing the C-1 (Local Commercial) District is as follows:

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

Public Participation

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

Site Plan





Site Photos



Side



Rear



Front



RZ25-00006

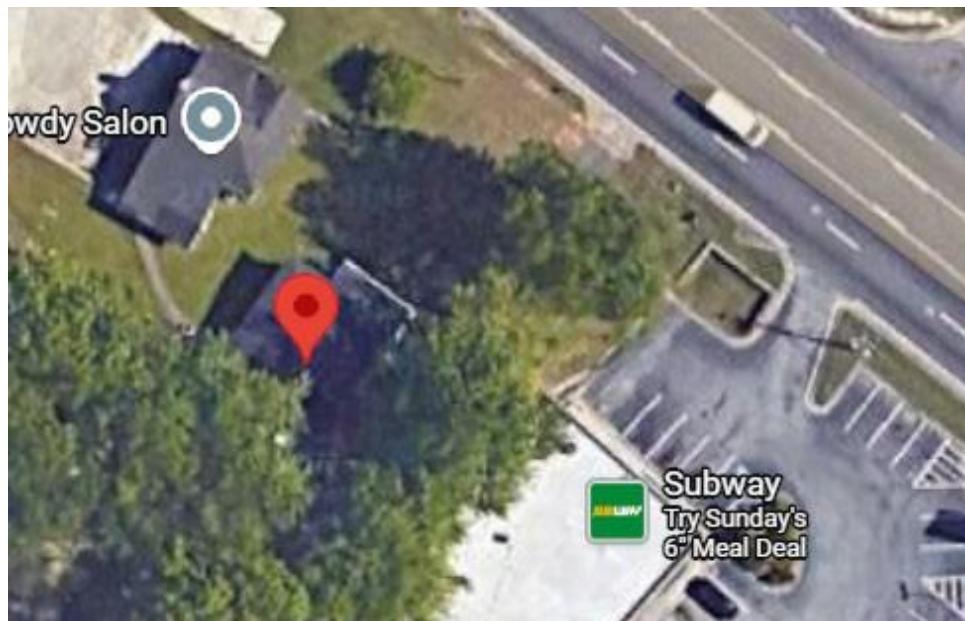
ADDRESS: 7511 Covington Hwy

CURRENT ZONING: R-75 (Residential Med Lot)

OVERLAY DISTRICT: N/A

FUTURE LAND USE: Urban Neighborhood

[Aerial Map](#)





Zoning Map



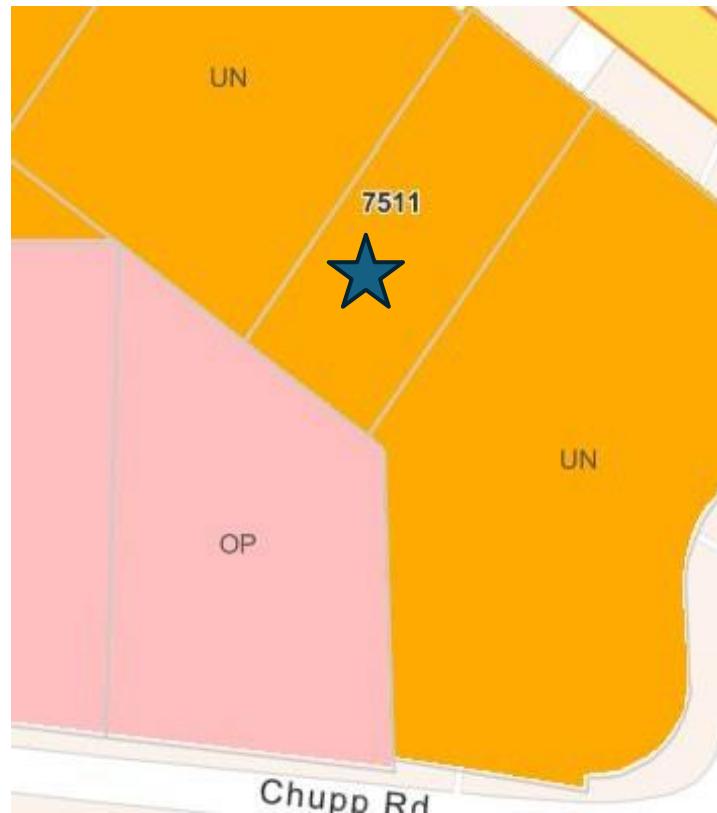
Legend

 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.
APPROVAL WITH STAFF RECOMMENDATIONS

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

Conditions of Approval:

1. **Use Limitation:** The property shall be used only for a hair braiding salon and related personal care services. Any change in use shall require separate reviews and approval by the Planning Department.
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