

STATE OF GEORGIA

CITY OF STONECREST

ORDINANCE NO. ____ - _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Parking and Access: Access to the parcel shall come from the access for 7505 Covington Highway. A site plan showing all required off-street parking must be provided to serve clients and staff. The site plan must address storm-water management requirements.

4. Signage and Exterior Modifications: Any new signage or exterior modifications to the building or property shall comply with city codes and require approval from the Planning and Zoning Department.

5. Compliance with Codes: The applicant shall upgrade as necessary all applicable health, safety, building, and fire codes.

6. Lot Combination Plat: The applicant must submit a lot combination plat within 90 days of approval of the application requesting the following three (3) lots are combined. 7505 & 7511 Covington Highway and 6760 Chupp Road.

7. No commercial signage on Chupp Road.

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

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

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

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

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

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

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

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

ORDAINED this _____ day of _____, 2026.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A



REZONING APPLICATION ANALYSIS

Prepared By: Ramona Eversley, Senior Planner

Petition Number: RZ25-00007

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

Owner: Cisse Ramata Sissoko

Project Location: 6760 Chupp Road

District: 1- Councilwoman Tara Graves

Acreage: +/-0.52 acres

Existing Zoning: R-75 (Residential Med Lot)

Future Land Use: Office Professional (OP)

Overlay District: N/A

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

CPIM: 12/11/2025

Planning Commission (PC): 1/06/2026

Mayor & City Council: 1/26/2025

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

Staff Recommendations: APPROVAL w/ Conditions

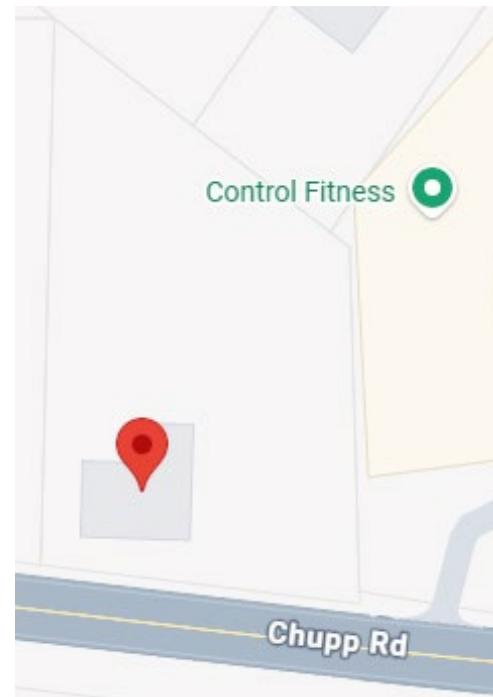
PC Recommendation: TBD



PROJECT OVERVIEW

Location

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



Background

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





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

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

Sec. 2.26.1. - Statement of purpose and intent.

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

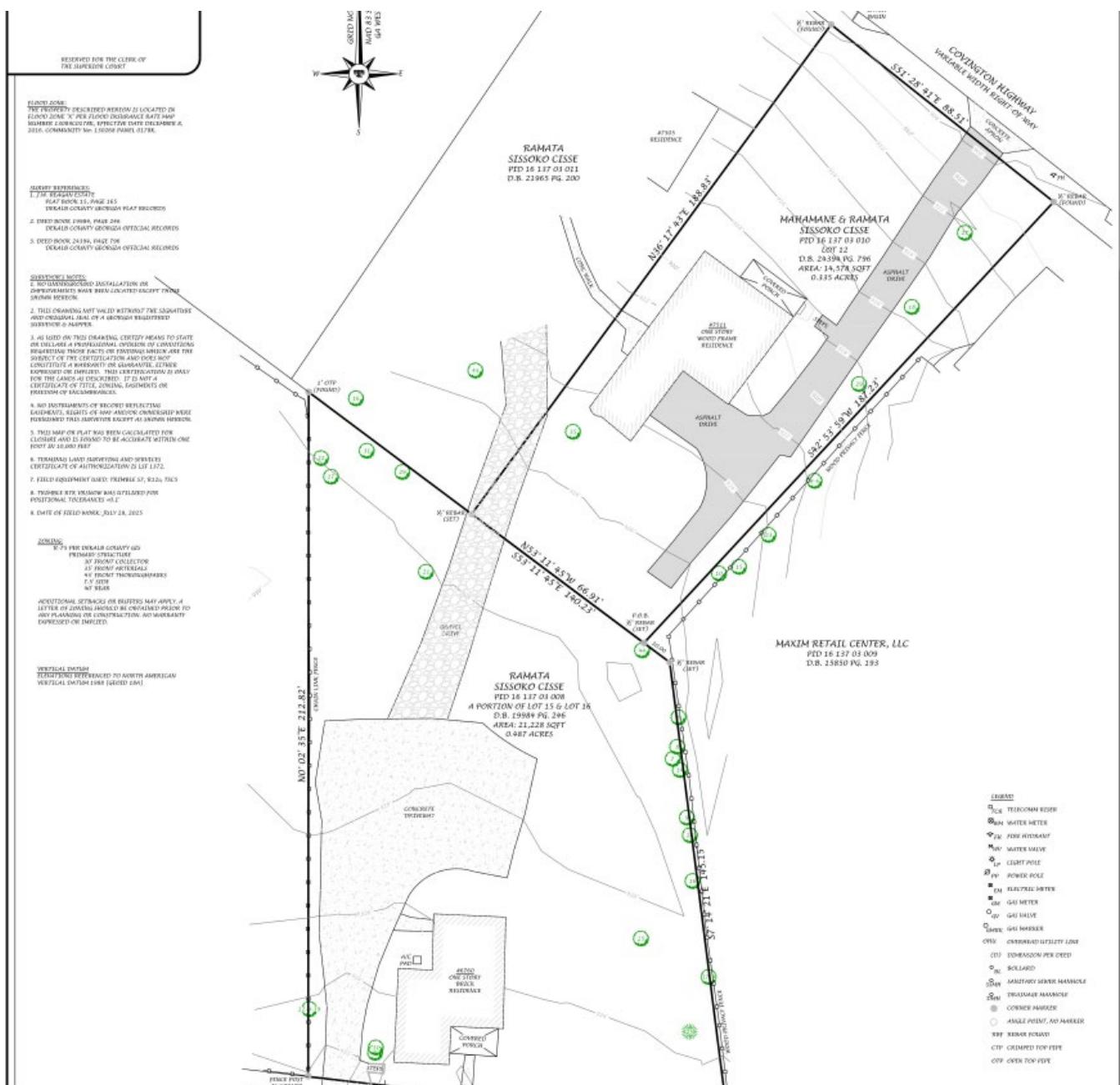
- A. To provide convenient local retail shopping and service areas within the city for all residents;
- B. To provide for quality control in development through materials and building placement;
- C. To ensure that the uses authorized within the C-1 (Local Commercial) District are those uses which are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

Public Participation

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



Site Plan





Site Photos



Rear



Side



Front



RZ25-00007

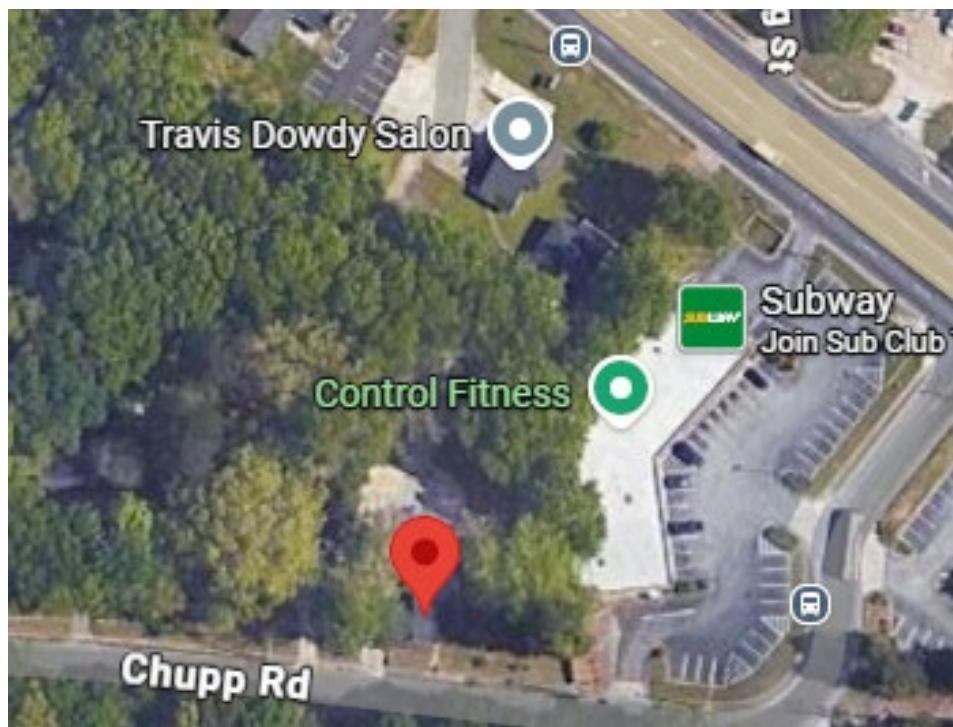
ADDRESS: **6760 Chupp Road**

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

OVERLAY DISTRICT: **N/A**

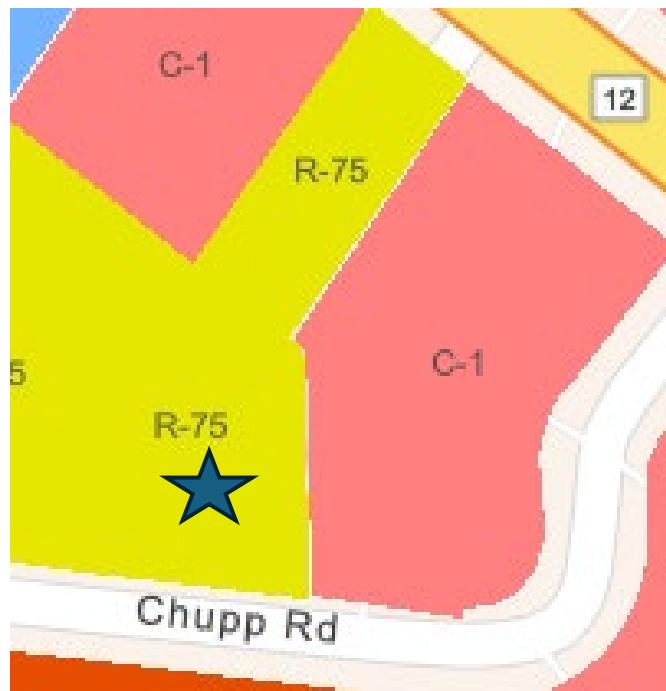
FUTURE LAND USE: **OP- Office Professional**

Aerial Map





Zoning Map

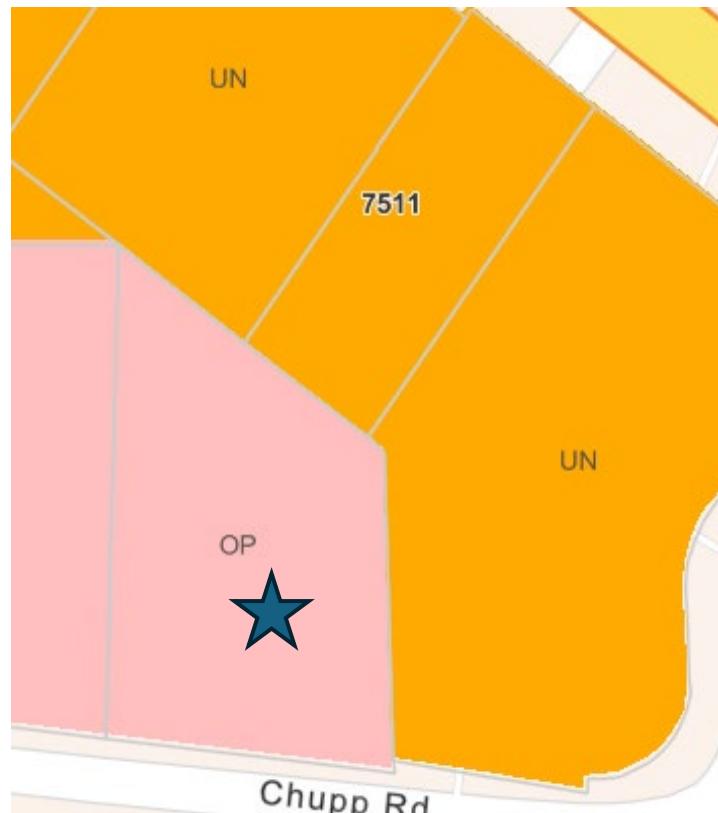


Legend

-  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.

