



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

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

Planning-zoning@stonecrestga.gov

***IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

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

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

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

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

Citizens were given the chance to comment.

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

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

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

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

Citizens were given the chance to comment.

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

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

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

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

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



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

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

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

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

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

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

Nick Favor stated that their project exceeds the buffer requirements.

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

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

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

Citizens were given the chance to comment.

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

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

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

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

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

Hakim Hillard stated that they do not.

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

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

Citizens were given the chance to comment.

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

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



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

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

No comments were given by the citizens.

PETITION: RZ25-006
PETITIONER: Ramata Sissoko Cisse
LOCATION: 7511 Covington Highway
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

PETITION: RZ25-007
PETITIONER: Ramata Sissoko Cisse
LOCATION: 6760 Chupp Road
PETITIONER'S REQUEST: The request is for a rezoning and map amendment of the parcel from R-75 (Residential Medium Lot - 75) to C-1 (Local Commercial) for a proposed hair salon and boutique.

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

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

IV. ADJOURNMENT

The meeting adjourned at 7:27 pm.

Americans with Disabilities Act

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

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

APPROVED:

Ellis Still

11/24/2025

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

SECRETARY

DATE



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