

**STATE OF GEROGIA
DEKALB COUNTY
CITY OF STONECREST**

ORDINANCE NO. ____ - _____

**AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST,
GEORGIA TO APPROVE SPECIAL LAND USE PERMIT SLUP 25-006 ON PARCEL
NUMBER 16 074 01 002 TO RE-ESTABLISH A LIQUOR STORE AT 5940 FAIRINGTON
ROAD; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF
CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE
DATE; AND TO PROVIDE FOR OTHER LAWFUL PUPOSES.**

WHEREAS, the governing body of the City of Stonecrest (“City”) is the Mayor and City Council (“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 City Council is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the City of Stonecrest has been vested with substantial powers, rights, and functions to generally regulate the use of real property to maintain health, morals, safety, security, peace, and the general welfare of the City; and

WHEREAS, the City received an application to re-establish a liquor store at 5940 Fairington Road; and

18 **WHEREAS**, pursuant to the City’s Zoning Ordinance applicants who desire to operate a
19 liquor store in the C-1 (Local Commercial) zoning district must obtain a special land use permit;
20 and

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

23 **WHEREAS**, the City has properly advertised and held a public hearing before the
24 Planning Commission for SLUP 25-006; and

25 **WHEREAS**, the City has properly advertised and held a public hearing pursuant to the
26 provisions of Georgia’s Zoning Procedures Law before the City Council prior to the adoption of
27 this Ordinance; and

28 **WHEREAS**, the Director of Planning and Zoning recommends approval with conditions
29 of special land use permit SLUP 25-006 of property located at 5940 Fairington Road; and

30 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively
31 impacted by the adoption of this Ordinance.

32 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND CITY COUNCIL OF**
33 **THE CITY OF STONECREST, GEORGIA, as follows:**

34
35 **Section 1.** That SLUP 25-006, to re-establish a liquor store at 5940 Fairington Road,
36 satisfying section 7.4.6 of Division 4 of Article 7 and Division 2 of Article 4 in Chapter 27 of the
37 City of Stonecrest Code of Ordinances, **APPROVED WITH CONDITIONS** as follows:

- 38 1. The fencing and dumpster area shall be painted in a consistent color as the building.
- 39 2. Landscaping shall be installed to beautify the property and screen the parking areas.
- 40 3. The monument sign near the western boundary of the property shall be removed.

41 4. The property owner shall install and maintain high-resolution exterior security cameras
42 covering all entrances, parking areas, and loading zones. Footage must be stored for a
43 minimum of 30 days and made accessible to law enforcement upon request.

44 5. No consumption of alcohol shall be permitted on the premises, and clear signage shall
45 be posted to that effect.

46 **Section 2.** (a) It is hereby declared to be the intention of the Mayor and Council that all
47 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
48 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

73 **Section 3.** The City Clerk, with the concurrence of the City Attorney, is authorized to
74 correct any scrivener’s errors found in this Ordinance, including its exhibits, as enacted.

75 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby
76
77 expressly repealed.

78
79 **Section 5.** The Ordinance shall be codified in a manner consistent with the laws of the
80
81 State of Georgia and the City of Stonecrest.

82
83 **Section 6.** It is the intention of the governing body, and it is hereby ordained that the
84
85 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of
86
87 Stonecrest, Georgia.

SO ORDAINED AND EFFECTIVE this _____ day of _____, 2025.

[SIGNATURES TO FOLLOW]

CITY OF STONECREST, GEORGIA

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

88

89

90

91

92

93

94

95

96

97



SPECIAL LAND USE PERMIT ANALYSIS

Prepared By: Ellis Still, Deputy Director

Petition Number: SLUP 25-006

Applicant: Abdullahi Abdi
5940 Fairington Road
Stonecrest, GA 30038
fairingtonliquor@gmail.com

Property Owner: Akporokah Julius
5970-B Fairington Road
Stonecrest, GA 30038

Project Location: 5940 Fairington Road (Parcel ID 16 074 01 002)

District: 3 – Councilwoman Alicia Washington

Acreage: +/- 1.48 acres

Existing Zoning: C-1 (Local Commercial) District

Overlay: None

Future Land Use: Urban Neighborhood (UN)

Proposed Development/Request: The applicant is seeking to re-establish a liquor store.

CPIM: November 13, 2025

Planning Commission: December 2, 2025

Mayor & City Council: December 16, 2025

Sign Posted/ Legal Ad(s) submitted: October 27, 2025

Staff Recommendations: **APPROVAL**

Planning Commission: **TBD**

PROJECT OVERVIEW

Location

The subject property is located at 5940 Fairington Road, Stonecrest, GA 30038. The property is just south of Interstate 20 close to the intersection of Fairington Road and Chupp Road. Fairington Road is classified as a Collector Road.

The property zoned C-1 (Local Commercial) zoning district and the surrounding properties are zoned C-1 (Local Commercial) and MR-1 (Medium Density Residential).

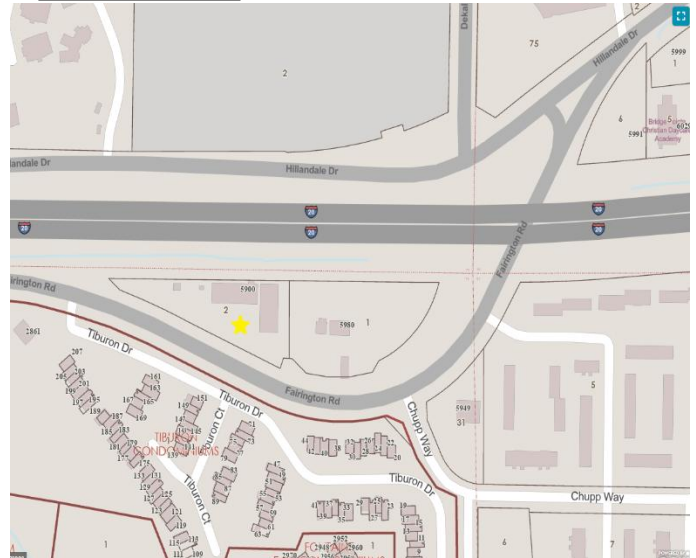
Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	Interstate 20	Interstate
Adjacent: West	RSM (Small Lot Residential) District	Residential (Single Family Home)
Adjacent: East	C-1 (Local Commercial) District	Commercial (Convenience Store/Gas Station)
Adjacent: South	MR-1 (Med Density Residential) District	Residential (Tiburon Townhome Community)

Background

The property is zoned C-1 (Local Commercial) and is 1.48 acres in area. The property consists of 2 buildings and 2 accessory buildings. The primary structures comprise 9,152 square feet of building. The structure was built in 1971.

There are approximately 7 suites between the two buildings. There appears to currently be two vacant suites. The proposed request is to re-establish a liquor store. The previous tenant in the space was a liquor store that closed in June 2025 according to City records.

SLUP 25-006



According to the City Council [DIVISION 26. - C-1 \(LOCAL COMMERCIAL\) DISTRICT | Code of Ordinances | Stonecrest, GA | Municode Library](#) 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.



DIVISION 2. - SUPPLEMENTAL USE REGULATIONS

Sec. 4.2.19. - Alcohol outlets, retail, package liquor store.

Sec. 4.2.41. - Personal care homes and child caring institutions.

A. Package stores shall not be located:

1. Within 1,000 feet of an existing package store or alcohol outlet;
2. Within 600 feet of any residence, church, school, school building or grounds, educational facility, college campus, or sexually oriented business; or
3. Within 600 feet of a substance abuse treatment center owned, operated or approved by the state or any county or municipal government.

B. Alcohol outlets shall not be located:

1. Within 600 feet of any school building, school grounds, educational facility, college campus, or sexually oriented business; or
2. Within 600 feet of a substance abuse treatment center owned, operated, or approved by the state or any county or municipal government.

C. For the purpose of this section, distance shall be measured according to [chapter 4](#).

D. For alcohol sales as an accessory use to retail, the area devoted to the sale and storage of alcohol shall not exceed 20 percent of gross floor area.

E. The sale or distribution of individual cups and individual servings of ice at package stores is prohibited.

F. Alcohol outlets accessory to convenience stores with gas pumps require a special land use permit.



Caption: *An example of Urban Neighborhood Land Use in Stonecrest, GA*

Urban Neighborhood (UN): The Urban Neighborhood land use districts establish and preserve compact pedestrian-friendly neighborhoods and communities. The characteristics include higher pedestrian orientation, sidewalks, and more grid-like street patterns. This district may have on-street parking, small lots, and buildings closer to the front property line. These areas may have alleys and neighborhood-scale commercial scattered throughout. Microhousing units are permitted in this land use. The proposed density for areas of this type is from 6 to 12 dwelling units per acre.

Use Descriptions: Townhomes; Multi-family; Neighborhood Rentals; Small Scale Retail/Commercial

Maximum Density, Units/Acre: 6 to 12; up to 30 dwelling units per acre w/ density bonuses

Permitted Districts: MU1-3, C1, C2, RSM, R100-85, R75-60, MR1-2, HR-1-2-3

Zoning Classifications Legend

C-1: Local Commercial

C-2 General Commercial

HR-1: High-density Residential 1

HR-1: High-density Residential 2

HR-1: High-density Residential 3

M: Light Industrial

M-2 Heavy Industrial

MR-1: Medium-density Residential 1

MR-2: Medium-density Residential 2

MU-1: Mixed-use Low Density

MU-2: Mixed-use Low-Medium Density

MU-3: Mixed-use Medium Density

MU-4: Mixed-use High Density

MU-5: Mixed-use Very High Density

NS: Neighborhood Shopping

OD: Office-distribution

OI: Office-Institutional

OIT: Office-Institutional Transitional

R-60: Residential Medium Lot-60

R-75: Residential Medium Lot-85

R-85: Residential Medium Lot-85

R-100: Residential Medium Lot-100

RE: Residential Estate

RLG: Residential Large Lot

RNC: Residential Neighborhood Conservation

RSM: Small Lot Residential Mix



Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed special land use permit in October. The Community Planning Information Meeting (CPIM) was held on November 13, 2025, at 6:00 pm at city hall. There were **eight (8) residents** in attendance that spoke at the meeting. Their concerns included: neighborhood character, safety, parking, and the property being used as a commercial use.

Aerial Map

SLUP 25-006

ADDRESS: **5940 Fairington Road**

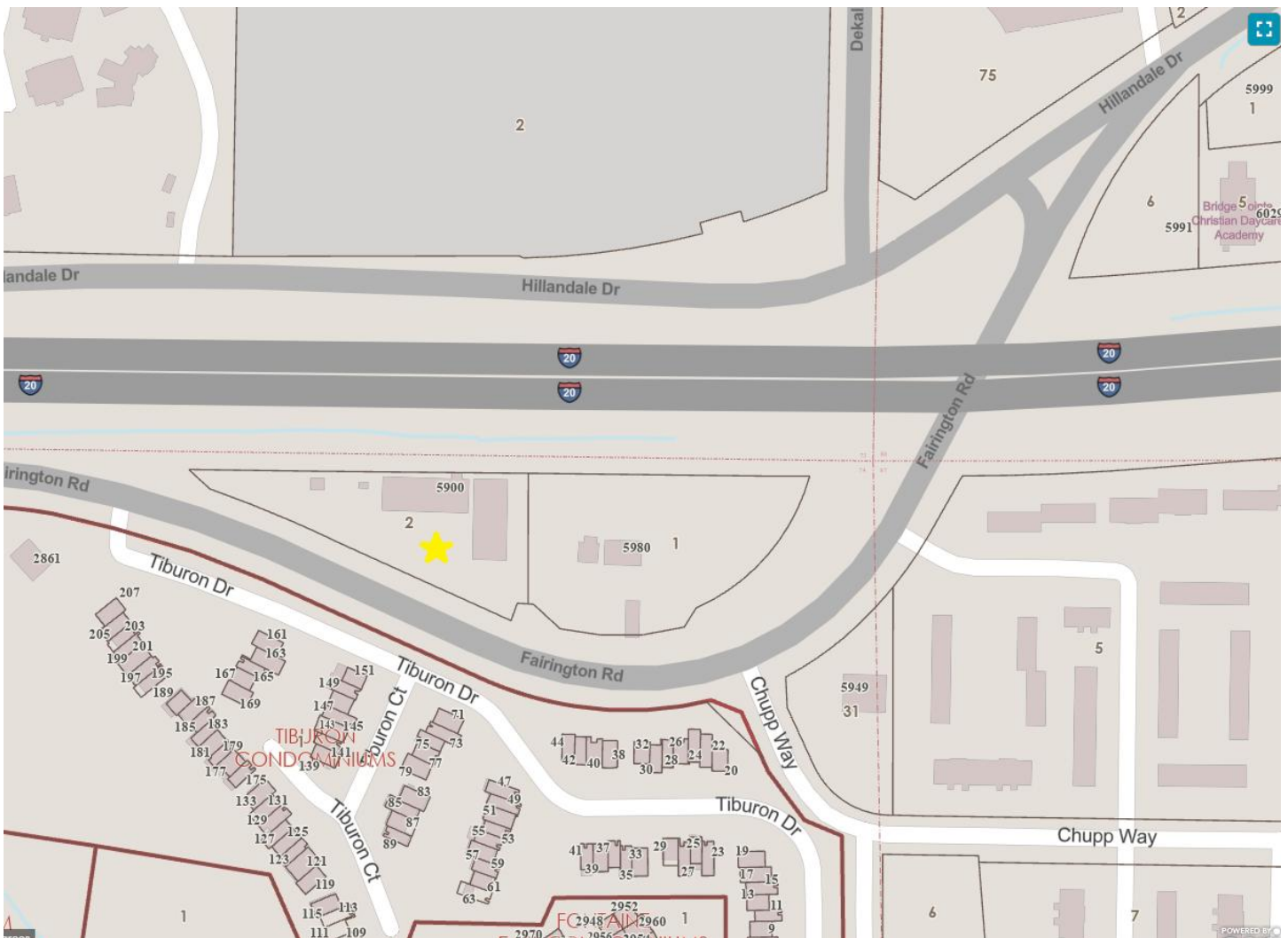
CURRENT ZONING: **C-1 (Local Commercial) District**

OVERLAY: **None**

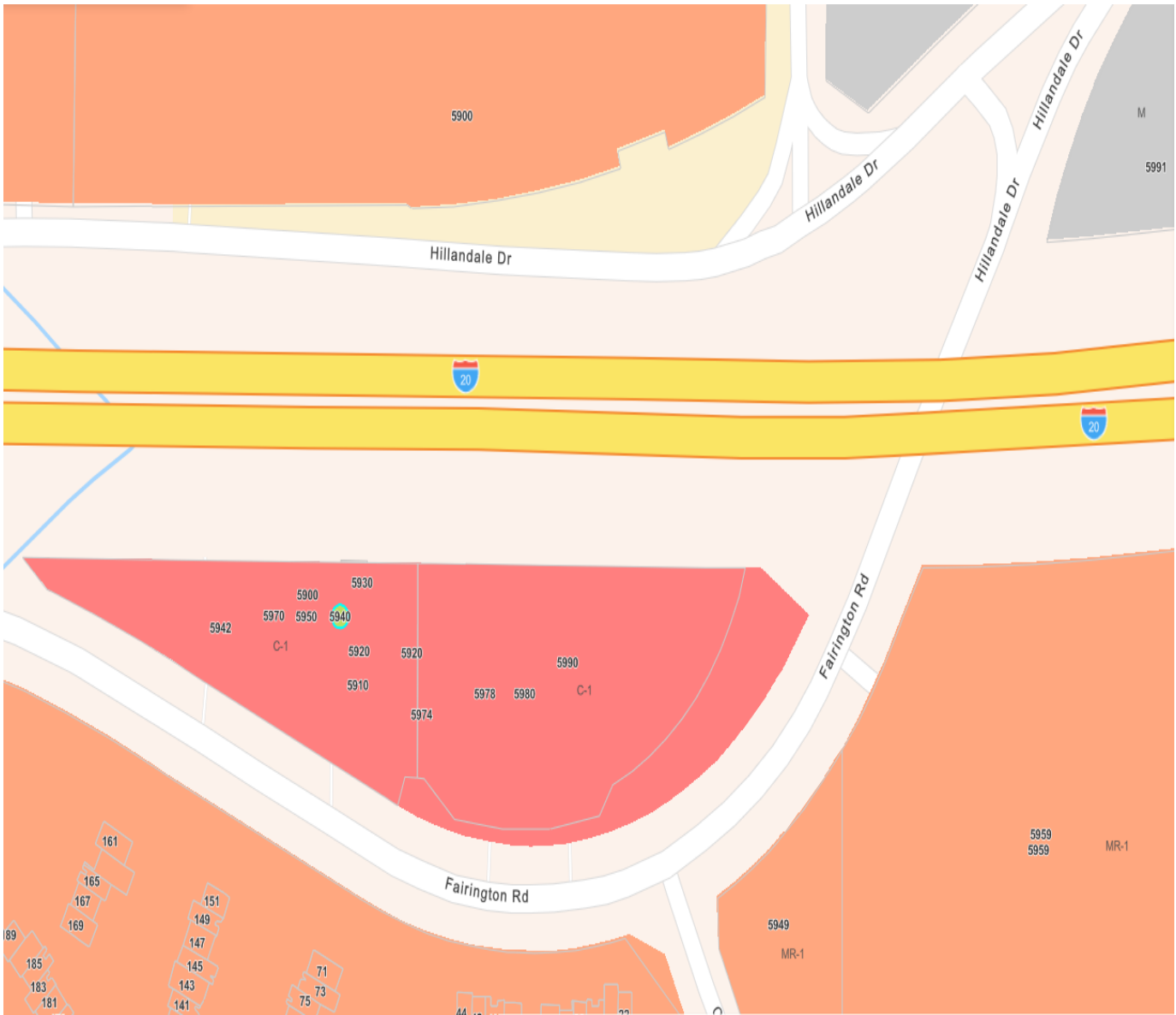
FUTURE LAND USE: **Urban Neighborhood (UN)**



Subject Property



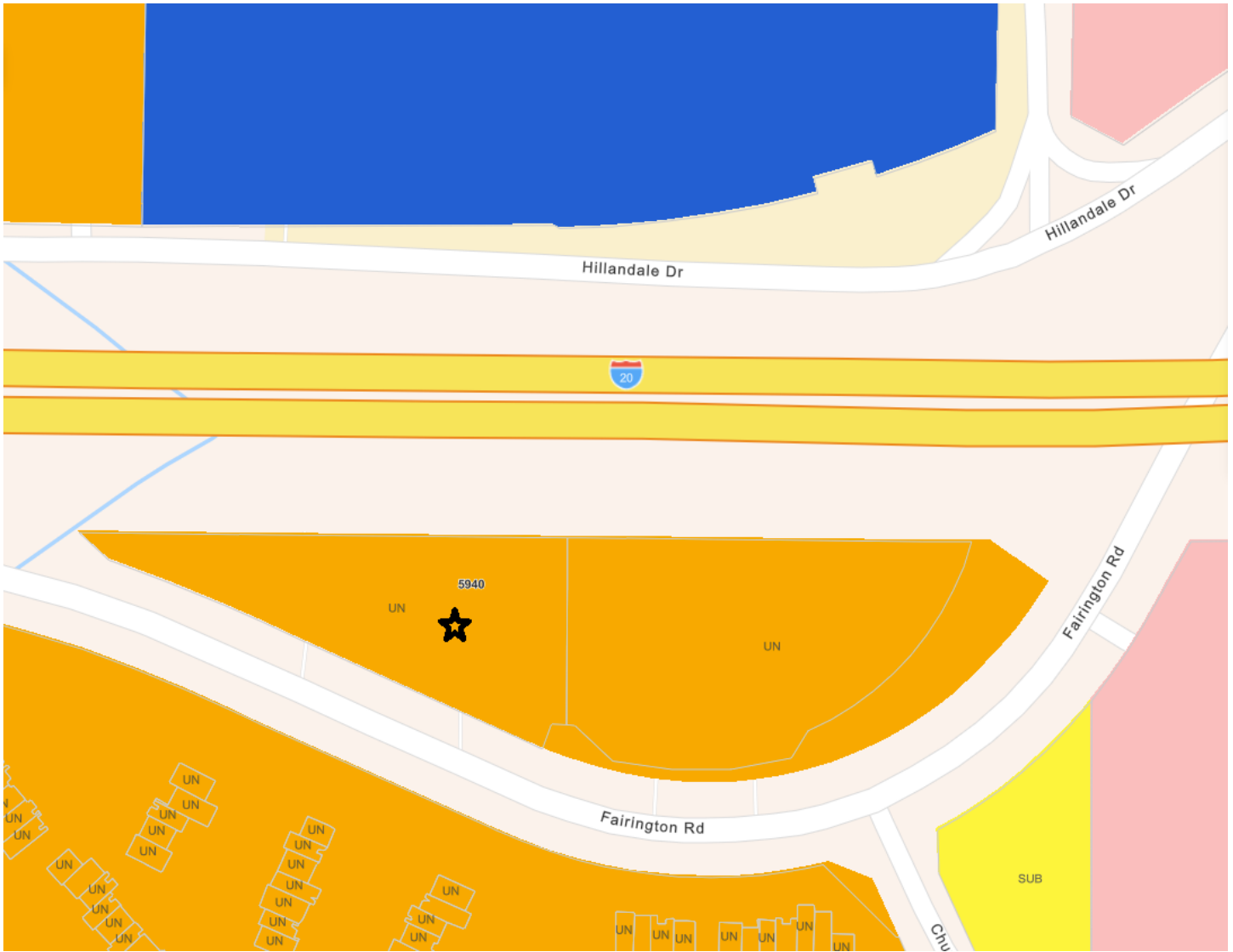
Zoning Map



Legend

-  C-1 - Local Commercial
-  MR-1 - Med Density Residential

Future Land Use Map



Legend

 Urban Neighborhood



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 1971 and consists of approximately +/- 1.47 acres of land. The building consists of approximately 9,152 square feet. The structure meets the front yard setback and the left side setback; however it does not meet the rear setback or the right side fully in accordance to Section 2.24.1 – Dimensional Requirements. The lot has adequate parking spaces for the existing and proposed uses. There is a total of 62 parking spaces. The site plan indicates that there are seven tenant spaces, three of which are vacant.

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

The proposed use is a liquor store within an existing plaza, and the plaza was built in 1971. The adjacent property is commercial and has a land use designation of UN – Urban Neighborhood just as most of the properties in the surrounding area. The surrounding uses are mostly multifamily residential. The proposed use was a liquor store previous and this request is to re-establish the use. According to the City of Stonecrest Zoning Ordinance, Section 4.2.8 Alcohol outlets, retail, package liquor stores a Permitted and Special Land Uses,

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

The property is located off Fairington Road, which is a collector street. There is adequate access to existing developed public facilities, utilities and transit.

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.

Fairington Road is an existing collector road with varying GDOT right-of-way width. There is adequate traffic-carrying capacity along the roadway as the road currently services multiple townhome communities and multiple apartment communities.



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 property is located along a State DOT route and is classified as a collector street. The amount of traffic and the type of vehicles should not adversely affect the character of the surrounding community. The access route to the subject property currently carries a medium-to-high volume of traffic and the proposed use should not affect the type of traffic in the area.

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 currently exist in the property and buildings. There are no sidewalks along this section of Fairington Road, however the right-of-way has enough width to accommodate pedestrian mobility in a safe manner. There is also a transit bus stop in front of the property. The property has two access points along Fairington Road and should not be a concern from fire safety vehicles or other emergency vehicles accessing the property. There should not be an issue between pedestrian and automotive safety given the size of the property and number of access points.

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. The proposed use is retail in nature and all activities are conducted inside the building.

G. 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 operation should not create adverse impacts upon any adjoining land use. The adjacent use is also retail and will likely have similar hours.

H. 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 proposed use should not adversely impact any adjoining land use by reason of manner of operation. The proposed land use is commercial, and the adjoining land use is commercial. Both land uses will operate similarly and should prevent any adverse impact.

I. 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 mostly consistent with the requirements of the zoning district excluding rear and side setbacks. A Special Land Use Permit approval is required by the zoning ordinance for this use.



J. 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 plan states in the Use Description section "*Townhomes, Multi-Family, Neighborhood Rentals, and Small-Scale Retail/Commercial.*" The existing structure was developed as a commercial retail center and has always been used as such.

K. 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 a commercial center and would not require any additional buffers because the adjoining use is also commercial. The residential properties across Fairington Road is screened with a landscape buffer and face an internal driveway.

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

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

M. 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.

N. 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 property.

O. 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.

P. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use does or can meet the requirements of the supplemental regulations.

Q. 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 proposed use will be located in an existing building, and the height is not proposed to change with this request.

R. 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 be a conflict with the community as a whole and would likely serve the surrounding neighborhood. There are other package stores more than a mile away in a higher traffic area that would be more difficult to navigate in and out of. The proposed use would be a lot easier for vehicular movement and is not in conflict with the overall objective of the comprehensive plan in that it is a small commercial retailer.

STAFF RECOMMENDATION

Staff feel that this location was a liquor store in the past and the proposed use still meets all of the requirements other than setbacks. This is likely due to the age of the building which was built in 1971. Given the findings above, Staff finds no evidence that would prevent the proposed use from being approved and therefore recommends approval of the Special Land Use Permit with conditions.

Staff recommend **APPROVAL** of the special land use permit with the following conditions:

1. The fencing and dumpster area shall be painted a consistent color with the building.
2. Landscaping shall be installed to beautify the property and screen the parking areas.
3. The monument sign near the western boundary of the property shall be removed.
4. The property owner shall install and maintain high-resolution exterior security cameras covering all entrances, parking areas, and loading zones. Footage must be stored for a minimum of 30 days and made accessible to law enforcement upon request.
5. No consumption of alcohol shall be permitted on the premises, and clear signage shall be posted to that effect.

PLANNING COMMISSION RECOMMENDATION – December 2, 2025

The Planning Commission Recommended **APPROVAL** of the special land use permit with the following conditions:

1. The fencing and dumpster area shall be painted a consistent color with the building.
2. Landscaping shall be installed to beautify the property and screen the parking areas.
3. The monument sign near the western boundary of the property shall be removed.
4. The property owner shall install and maintain high-resolution exterior security cameras covering all entrances, parking areas, and loading zones. Footage must be stored for a minimum of 30 days and made accessible to law enforcement upon request.
5. No consumption of alcohol shall be permitted on the premises, and clear signage shall be posted to that effect.



Attachment(s): SLUP 24-006 Application Materials

Amendment Application

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



Amendment Application

PROPERTY			
Site Address(es): 5940 Fairington road Stonecrest, GA		Parcel #: 16074 01002	Zip: 30038
Project Name (If applicable):			
Current Zoning	C-1	Proposed Zoning	
Current Use		Proposed Use	

OWNER INFORMATION

Name:	Akporokah Julius		
Address:	5940-B Fairington Rd. Stonecrest GA 30038		
Email:		Phone:	

APPLICANT

Name:	Abdullahi Abdi		
Address:	5940 Fairington Rd Stonecrest GA 30038		
Email:	fairingtonliqur@gmail.com	Phone:	678 790 9394

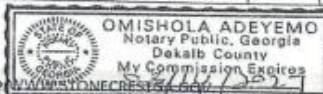
AFFIDAVIT

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-57A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Abdullahi Abdi		
Applicant's Signature:		Date:	9/29/25

NOTARY

Sworn to and subscribed before me this 29 th Day of SEPT 2025			
Notary Public:	OMISHOLA ADEYEMO		
Signature:		Date:	09/29/2025



3120 STONECREST BLVD. • STONECREST, GEORGIA 30038 • (770) 224-0200 • [WWW.STONECRESTGA.GOV](#)

UPDATED ON 12/15/2023



Amendment Application

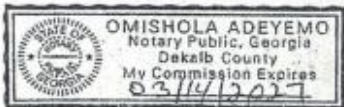
All applications and plans must be submitted through the [Citizenserve Online Portal](#)



Applicant(s) Notarized Certification

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

Applicant

Name:	Abdulahi Abdi		
Address:	5940 Fairington Rd	City, State:	Stonecrest GA
Signature:	<i>Abdulahi Abdi</i>	Zip:	30038
		Date:	9/29/25
Sworn to and subscribed before me this <u>29th</u> day of <u>SEPT</u> , 20 <u>25</u>			
Notary Public:	<div> <i>S. Adeyemo</i></div>		

Applicant (if applicable)

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

Applicant (if applicable)

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



Amendment Application

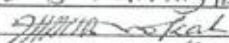

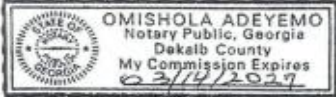
All applications and plans must be submitted through the
[Citizenserve Online Portal](#)



Property Owner(s) Notarized Certification

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

Property Owner

Name:	Aikporokah Julius		
Address:	5970-B Fairington Rd	City, State:	Stonecrest
		Zip:	30038
Signature:		Date:	9/29/25
Sworn to and subscribed before me this <u>29th</u> day of <u>SEPT</u> , 20 <u>25</u>			
Notary Public:	<div></div>		

Additional Property Owner (if applicable)

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

Additional Property Owner (if applicable)

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



Amendment Application

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



Campaign Disclosure Statement

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

☐ Yes

☒ No

Applicant/Property Owner			
Name:	Abdullahi Abdi		
Address:	5940 Fairington Rd	City, State:	Stonecrest, GA Zip: 30038
Signature:	Aaabdi	Date:	

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

Date	Government Official & Position	Description	Amount



CG ■ ■ ■ ■
Chilivis Grubman

1834 Independence Square
Atlanta, Georgia 30338
T 404-233-4171 F 404-261-2842

Direct dial 404-262-6507
hhilliard@cglawfirm.com

September 22, 2025

VIA ELECTRONIC MAIL

City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, GA 30038

RE: Letter of Intent
Application for Alcohol Beverage License
5940 Fairington Road, Stonecrest, Georgia 30038
Applicant: Abdullahi Abdi, Fairington Liquor, LLC

To Whom it May Concern:

On behalf of my client, Mr. Abdullahi Abdi, this letter is submitted to express intent to operate *Fairington Liquor*, a retail package store located at 5940 Fairington Road, Stonecrest, Georgia 30038. The business will be organized as Fairington Liquor, LLC and will engage in the retail sale of malt beverages, wine, and distilled spirits for off-premises consumption. The site has previously operated as a licensed package store and will continue in that capacity under a new lease. This continued use will ensure the property remains active and beneficial to the community without introducing incompatible uses.

Mr. Abdi is committed to full compliance with City of Stonecrest regulations, Dekalb County ordinances, and the laws of the State of Georgia. The business will operate under strict standards, including enforcement of age verification, adherence to operating hours, maintaining a safe and clean retail environment, and providing staff training on responsible alcohol sales. The proposed business is consistent with the property's historical use and will serve as a responsible, regulated asset to the Stonecrest community.

Respectfully submitted,
Hakim Hilliard
On behalf of Mr. Abdullahi Abdi
Fairington Liquor, LLC



2022147754 DEED BOOK 30597 Pg 501
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

EXHIBIT "A"
LEGAL DESCRIPTION

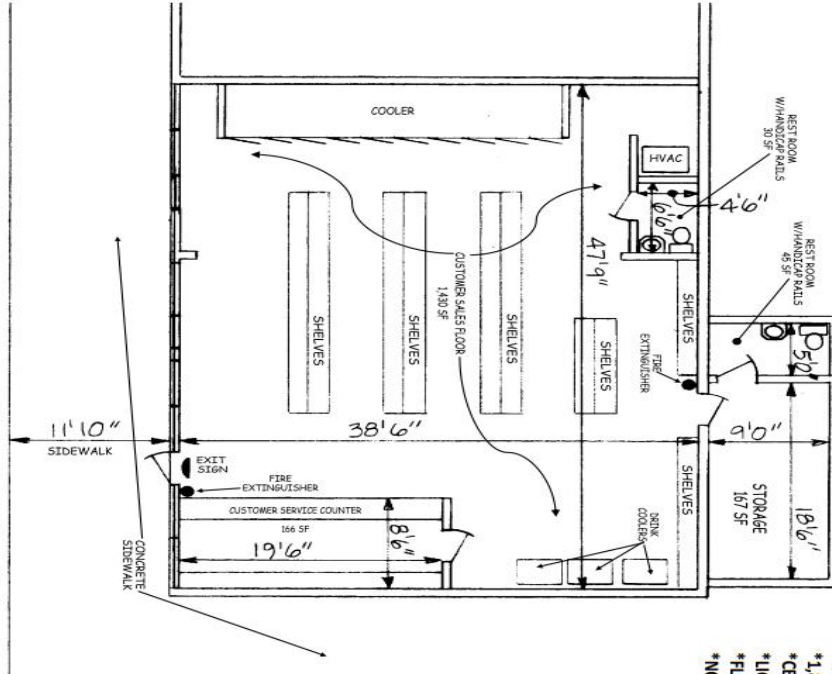
All that tract or parcel of land lying and being in Land Lot 74 of the 16th District of DeKalb County, Georgia, being more particularly described as follows:

Beginning at a point on the South line of the Right-of-Way of Interstate Highway No. 20 (the distance from said south line to the centerline thereof being 150.0 feet) 548.50 feet as measured South 89 degrees 24 minutes 15 seconds West along the South line of said Right-of-Way of Interstate Highway No. 20 from the point formed by the intersection of the South line of said Right-of-Way of Interstate Highway No. 20 with the East line of said Land Lot 74 (being the West line of Land Lot 87 of said 16th District) and running thence South 00 degrees 35 minutes 45 seconds East a distance of 243.23 feet to a point on the North line of the Right-of-Way of Fairington Road (a 100-foot Right-of-Way; running thence in a Northwesterly direction along the North line of said Right-of-Way of Fairington Road and along the arc of a curve having a chord bearing North 68 degrees 39 minutes 02 seconds West for 38.29 feet, a distance of 38.31 feet to a point; running thence North 66 degrees 35 minutes 05 seconds West along the North line of said Right-of-Way of Fairington Road a distance of 366.49 feet to a point; running thence in a Northwesterly direction along the North line of said Right-of-Way of said Fairington Road along the arc of a curve having a chord bearing North 68 degrees 59 minutes 45 seconds West for 133.00 feet, a distance of 133.04 feet to a point; running thence North 46 degrees 42 minutes 25 seconds West a distance of 44.47 feet to a point on the South line of said Right-of-Way of said Interstate Highway No. 20; running thence North 89 degrees 24 minutes 15 seconds East along the South line of said Right-of-Way of said Interstate Highway No. 20 a distance of 526.00 feet to the POINT OF BEGINNING.

BEING property shown as containing 1.55 acres on that certain plat of survey to which reference is made for all purposes, prepared by Planners & Engineers Collaborative, bearing the certification of Joseph Vance Evans, Georgia Registered Land Surveyor No. 1105, dated February 18, 1976.

EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



- NOTES:**
- *1,840 SQUARE FEET
 - *CEILING HEIGHT IS 9'
 - *LIGHTS ARE 2X4 FLUORESCENT FIXTURE
 - *FLOOR CONCRETE
 - *NO NEW CONSTRUCTION

CODES & ORDINANCES

- INTERNATIONAL BUILDING CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL MECHANICAL CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL PLUMBING CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL FUEL GAS CODE 2018 EDITION WITH GEORGIA STATE AMENDMENTS
- INTERNATIONAL ENERGY CONSERVATION CODE - 2015 EDITION WITH GEORGIA STATE SUPPLEMENTS & AMENDMENTS
- INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018 EDITION WITH GEORGIA STATE AMENDMENT
- NATIONAL ELECTRICAL CODE - 2020 EDITION
- NFPA 101 - LIFE SAFETY CODE 2018 EDITION
- INTERNATIONAL FIRE CODE - 2018 EDITION WITH GEORGIA STATE AMENDMENT
- 2010 ADA STANDARDS

SITE LOCATION MAP - NOT TO SCALE



5940 FAIRINGTON ROAD, STONECREST, GEORGIA 30038



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



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. came up to speak. She stated that in 2007, the property was zoned to RM-100 under DeKalb County, which is known as MR-1 under 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 came up to speak. 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 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.



CITY OF STONECREST, GEORGIA

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:	Maiysa 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, came up to speak. 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, 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, came up to speak. She 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, came up to speak. 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.



CITY OF STONECREST, GEORGIA

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 Ifkhar with CERM came up to speak. 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:

Cobi Brown

11/24/2025

SECRETARY

DATE