

PLANNING COMMISSION MEETING

Stonecrest City Hall* - 6:00 p.m.

*In-Person Meeting

July 7, 2026



SUMMARY MINUTES

As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

Citizen Access: [Stonecrest YouTube Live Channel](#)

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov on the day of the hearing, no later than 2:00 PM, to be read into the record at the hearing.

When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

I. CALL TO ORDER

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), Kevin Jackson (District 4) present. Commissioner Lemuel Hawkins (District 5) was also present, but came in after the meeting was called to order.

Community Development Division Director Shawanna Qawi, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Fellisha Blair, and Administrative Assistant Cobi Brown were in attendance. Zoning Analyst Abeykoon Abeykoon was absent.

Alecia Washington, the city attorney, was present.

III. APPROVAL OF THE AGENDA

Chairperson Hubbard asked for a motion to **APPROVE** the agenda. The motion was made by Commissioner Jackson and was seconded by Commissioner Walker. The agenda was **APPROVED** by a unanimous vote. **5-0-0**

IV. APPROVAL OF MEETING MINUTES: Planning Commission meeting minutes dated June 2, 2026.

Chairperson Hubbard asked for a motion to **APPROVE** the meeting minutes for June 2, 2026. The motion was made by Vice Chairperson Williams and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

V. ANNOUNCEMENT(S)

Chairperson Hubbard encouraged citizens in surrounding counties and municipalities to vote in the upcoming election for the State of Georgia District 13 seat.

VI. OLD BUSINESS: N/A

VII. NEW BUSINESS: N/A

1. PUBLIC HEARING CASE #: RZ26-004

APPLICANT: Brandon Arnold for Greenland Lithonia, LLC

LOCATION: 7224 & 7226 Maddox Road

A city-initiated application request for the properties located at 7224 & 7226 Maddox Road for a rezoning and map amendment from M (Light Industrial) to M-2 (Heavy Industrial).

Senior Planner Ramona Eversley gave an overview of the petition.

Commissioner Walker asked for more information on the application being city-initiated and the statement that was released to the public.

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Stonecrest Attorney Washington responded that earlier this year a joint statement was released which explained that there was a settlement agreement reached with the company, which was intended to address concerns and locate the business to a safer location within the city. She also informed the citizens that the submission of this application did not guarantee automatic approval.

Chairperson Hubbard asked for a motion to **OPEN** the public hearing. The motion was made by **Commissioner Jackson** and was seconded by **Commissioner Walker**. The public hearing was opened by unanimous vote. **5-0-0**

Brandon Arnold for Greenland Lithonia, LLC, the applicant, came up to speak. He stated that the 92.19-acre property is a former granite quarry that has not been in operation since 2016 and is buffered by dense forestry on all sides. The rezoning is appropriate due to many factors, such as conformity with the comprehensive plan, the use is adjacent to surrounding uses, there will be no environmental impact, and there is no impact on historical resources.

There were some to speak in opposition

Dave Marcus, a resident, expressed his concern about the application being city-initiated and mentioned that he submitted an open records request for more information, which had not been received yet. He asked the commissioners to consider the residents that live near the parcel and the uses the applicant is proposing, which may affect them.

Renee Cail, a resident, said the group that she is a part of has fought against Metro Green for six years, which did not have the proper permits from EPD. The company will have different chemicals and materials that will affect people. Their other facilities are not in "black" areas, and it should not be in this one either. She asked for the environmental impact, traffic, and noise study. Lastly, she stated that they will not be good neighbors and asked for a denial.

Linda Miller, a resident, asked for more businesses to be brought to her area besides truck stops.

Chairperson Hubbard asked for a motion to **CLOSE** the public hearing. The motion was made by **Vice Chairperson Williams** and was seconded by **Commissioner Jackson**. The public hearing was **CLOSED. 4-1-0**

2. DECISION **CASE #:** **RZ26-004**
APPLICANT: Brandon Arnold for Greenland Lithonia, LLC
LOCATION: 7224 & 7226 Maddox Road

A city-initiated application request for the properties located at 7224 & 7226 Maddox Road for a rezoning and map amendment from M (Light Industrial) to M-2 (Heavy Industrial).

Vice Chairperson Williams stated that it is the residents' business to know what is going on around them and the impacts.

Commissioner Jackson questioned the petition not aligning with the comprehensive plan.

Deputy Director Still responded that the comprehensive plan states that the area is light industrial and that some of the uses that they are proposing do not fit into that zoning district.

Commissioner Hawkins stated that he understood the reasoning behind the petition and that, due to this, the applicant had an entitlement to the application as well as the final decision.

Chairperson Hubbard stated that the comprehensive plan and zoning are in place to show how they want the city to move, grow, and process. Stated his concern about the applicant not being direct enough about what they will be doing on the property.

Chairperson Hubbard made the motion to recommend **DENIAL** of the application. The motion was seconded by **Vice Chairperson Williams**. The application was recommended for **DENIAL** to the City Council unanimously. **5-0-0**

VIII. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

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APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date:

APPROVAL PENDING