



ZONING MODIFICATION

Prepared By:	Ramona Eversley, Senior Planner
Petition Number:	ZM25-000002
Applicant:	Hugh B. Delaney hugh@d2constructionservices.com
Property Owner:	Glencor Services Inc. 7469 Old Alexandria Ferry Rd. #B Clinton, MD
Project Location:	2979 Klondike Road, Lithonia, GA 30038 Parcel ID 16 138 01 002
District:	1 – Councilwoman Tara Graves
Acreage:	+/- 0.97 acres
Existing Zoning:	OI- Office-Institutional
Proposed Zoning:	MR-1
Overlay:	n/a
Future Land Use:	SUB - Suburban
Proposed Development/Request:	<p>The applicant is requesting to amend the approved conditions defined in Dekalb County case number CZ-08014586.</p> <ol style="list-style-type: none">1. Approval is based on the submitted site plan.2. Access is restricted to the internal roadways of the development to the north of the project site.3. No curb cut access from the site to Klondike Road will be permitted.4. A 20-foot landscape strip along Klondike Road is required to screen the parking areas from view.
CPIM:	June 12, 2025
Planning Commission:	July 1, 2025
Mayor & City Council:	July 28, 2025
Sign Posted/ Legal Ad(s) submitted:	
Staff Recommendations:	DENIAL
Planning Commission:	DEFERRAL

PROJECT OVERVIEW

Location

The subject property is situated along Klondike Road, a major arterial road in Stonecrest, with a parcel identification of 16 138 01 002. The subject properties are currently vacant in a wooded area. The property abuts R-100 Districts to the north, south and west, and MR-1 (Med Residential – 1) to the East.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Adjacent: North	R-100 (Residential Med Lot) District	Proposed Townhomes
Adjacent: West	R-100 (Residential Med Lot) District	Single Family Residential
Adjacent: East	MR-1 (Med Density Residential)	Wesley Providence
Adjacent: South	R-100 (Residential Med Lot) District	Single Family Residential

Background

The City of Stonecrest Zoning Map has the property zoned OI (Office- Institutional) District. The property is wooded and vacant. The applicant's survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcels 16 138 01 002 (2979 Klondike Road) from OI (Office – Institutional) to MR-1 (Medium Density Residential – 1).





Caption: An example Suburban
Neighborhood Land Use in Stonecrest, GA

Suburban Neighborhood (SN): The Suburban Neighborhood area recognizes those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those already developed and those under development pressures. Suburban Neighborhood areas are characterized by low-pedestrian orientation, limited transit access, scattered civic buildings, and curvilinear street patterns. The desired density for areas of this type is from 4 to 8 dwelling units per acre.

Use Descriptions: SF detached; Townhomes; Assisted Living facilities; Neighborhood Retail; Schools; Libraries; Parks and Related; Health Care, Civic

Maximum Density, Units/Acre: 4 to 8 du/ac

Permitted Districts: OI, OIT, NS, RSM, R100, R85, R75, R60, RNC

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in May 2025. There was a Community Planning Information Meeting (CPIM) held on June 12, at 6:00 p.m. at city hall. There were six attendees who voiced several concerns regarding the development. Residents expressed apprehension about increased traffic congestion, potential spring water issues underground, and the absence of sidewalks. They also highlighted the need for road widening to accommodate adequate turning space and raised concerns that the townhomes might be rented out rather than owner-occupied. Additionally, there were fears about potential future crime and the belief that the area may be too small to support townhome development.

ZM25- 002

ADDRESS: 2979 Klondike Road

CURRENT ZONING: OI- Office Institutional

FUTURE LAND USE: SUBURBAN (SUB)

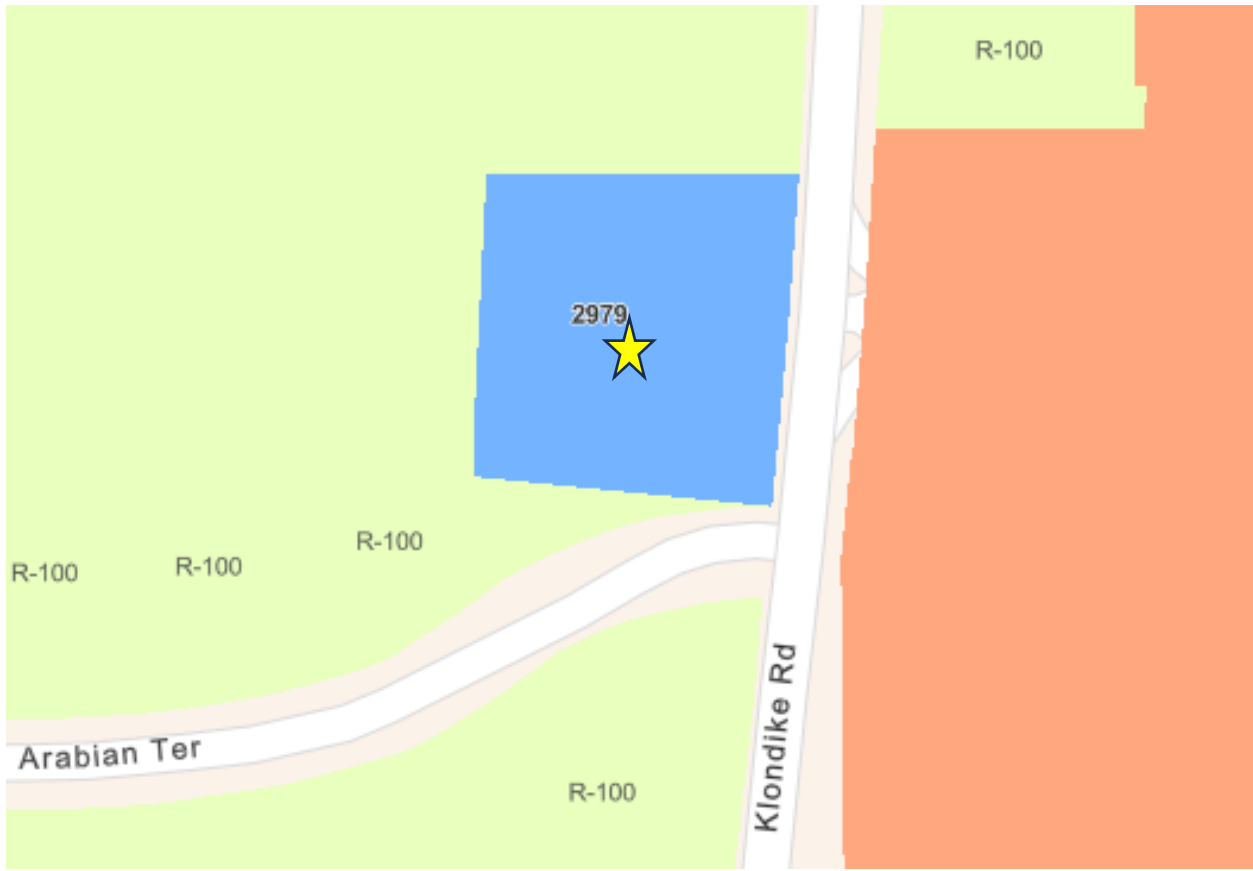
Aerial Map



Subject Property



Zoning Map



Legend



R-100 - Residential Med Lot

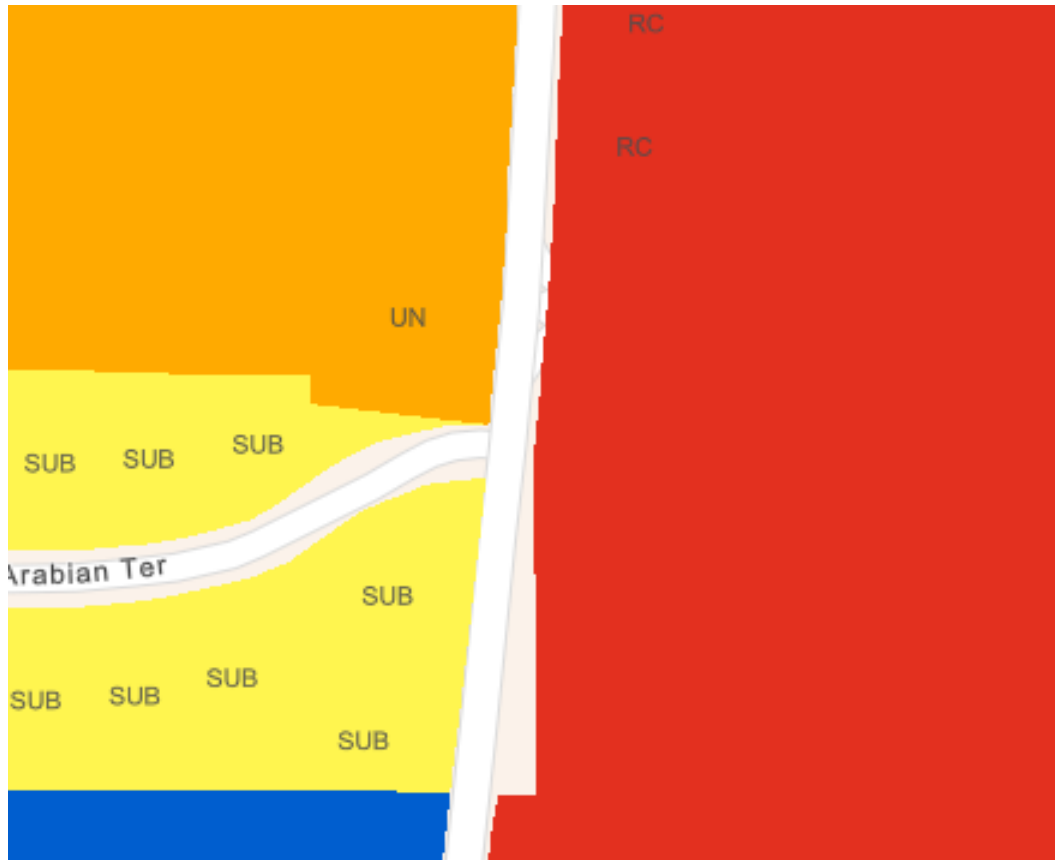


OI - Office-Institutional

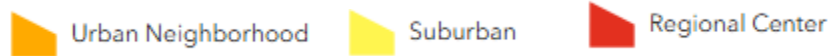


MR-1 - Med Density Residential

Future Land Use Map



Legend





STANDARDS OF REZONING 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.

- **Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

The removal of conditions may lead to uses or intensities inconsistent with the adopted land use plan or the goals for community development.

- **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 original conditions were imposed to address compatibility with adjacent residential areas. Their removal could result in adverse impacts such as increased traffic, noise, or visual intrusion.

- **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The property remains economically viable under the existing zoning and conditions. Based on current land use patterns, market analysis, and development potential, staff finds:

- **Comparable Development:** Nearby properties with similar zoning and conditions have been successfully developed or redeveloped, indicating the existing regulatory framework allows for productive use.
- **Permitted Uses:** The current zoning classification permits a range of uses that offer reasonable economic return. There is no evidence that the property is functionally obsolete or that the existing conditions preclude all viable uses.
- **Lack of Hardship:** The applicant has not demonstrated a unique or site-specific hardship that would justify the removal of conditions. Economic inconvenience or desire for increased profitability does not constitute a lack of reasonable use under applicable standards.
- **Investment-Backed Expectations:** The original zoning approval, including conditions, established clear expectations for use and intensity. Removal of those conditions could disrupt the intent of the initial zoning approval and undermine the balance between development and community interest.

The property retains reasonable economic use under its current zoning and conditions. Therefore, the request to remove conditions is not justified based on economic hardship or infeasibility.

- **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

Protection of Residential Character: The existing conditions were specifically imposed to buffer or mitigate impacts on nearby residential uses. Their removal would likely increase the intensity of development or introduce uses incompatible with the character of the surrounding area.



Traffic and Access Impacts: Adjacent streets and intersections currently function adequately under existing zoning conditions. Removal of access or use limitations may increase traffic volume, turning movements, or cut-through traffic, which could diminish the usability and safety of neighboring properties.

Noise, Light, and Privacy: Without the existing development limitations, future uses may introduce higher levels of noise, lighting, or building mass, negatively impacting nearby residential and low-intensity commercial properties.

The proposed zoning amendment to remove existing conditions would adversely affect the existing use and usability of adjacent or nearby properties. The conditions in place serve a continuing public interest and protect the integrity and livability of the surrounding area.

- **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.**

Staff has reviewed whether there are any existing or emerging conditions in the area that would justify a change to the current zoning conditions.

Findings:

- **Lack of Significant Change:** There have been no substantial changes in land use, infrastructure, or policy direction in the immediate area since the original conditions were imposed. The surrounding development pattern remains stable, with adjacent properties continuing to operate under similar zoning and land use designations.
- **Area Plan Consistency:** The proposal remains inconsistent with the applicable comprehensive plan or subarea plan, which continues to support lower-intensity or transitional uses and the preservation of conditions to buffer surrounding properties.
- **Community Intent and Precedent:** The original zoning conditions were adopted to address community concerns and ensure compatibility with adjacent uses. There has been no demonstrated change in community position or planning policy that would justify removal of these conditions.
- **Infrastructure Capacity:** There have been no infrastructure upgrades or capacity improvements (e.g., roadway widening, transit enhancements, or utility expansions) that would accommodate more intense use of the site or justify relaxing existing limitations.

There are no existing or changing conditions that support the removal of the current zoning conditions.

- **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed rezoning site is not situated within a designated historic district or known archaeological site.



- **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.**

Staff has evaluated whether removal of the existing zoning conditions would result in a use that will, or could, cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

Findings:

Traffic and Street Capacity: The current conditions help limit the intensity and traffic generation of the site. Removing these controls may lead to higher trip volumes, peak-hour congestion, and reduced safety or efficiency on nearby local and collector roads not designed to support higher traffic loads.

Transportation Infrastructure: No improvements or capacity expansions have been made to local transportation facilities that would justify increasing the intensity of site use. The potential increase in vehicle trips may exacerbate wear on aging roadways and increase demand for traffic control or signalization.

Utility Services: The existing zoning conditions limit the scale of development, helping to match utility demand with available capacity. Removal of these conditions could strain water, sewer, or stormwater systems if more intensive uses are pursued.

- **Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

Staff has considered whether the proposed removal of zoning conditions would have adverse impacts on the environment or surrounding natural resources.

Findings:

Stormwater and Drainage: The existing conditions may include requirements for site design, impervious surface limits, or stormwater controls. Removal of these could lead to increased runoff, flooding risks, or sedimentation of nearby streams or drainage channels.

Tree Canopy and Vegetation: Existing zoning conditions may protect or limit the removal of mature trees and natural vegetation. Their removal could result in substantial loss of tree canopy and green space, negatively affecting biodiversity, shade cover, and air quality.

The proposed zoning amendment could lead to adverse environmental impacts that are currently mitigated by the existing conditions. Removing these protections may result in harm to natural resources and local ecological balance.



STAFF RECOMMENDATION

Staff recommends **DENIAL** of the request to amend the approved (listed below) conditions defined in Dekalb County case number CZ-08014586.

1. Approval is based on the submitted site plan.
2. Access is restricted to the internal roadways of the development to the north of the project site.
3. No curb cut access from the site to Klondike Road will be permitted.
4. A 20-foot landscape strip along Klondike Road is required to screen the parking areas from view.

PLANNING COMMISSION RECOMMENDATION – July 1, 2025

The Planning Commission recommended a **DEFERRAL** of the request.



Attachment(s): ZM25-002 Application and Supporting Documents

Amendment Application

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



Amendment Application

PROPERTY			
Site Address(es): 2979 Klondike Road, Stonecrest, GA		Parcel #: 16 138 01 002	Zip: 30038
Project Name (If applicable): N/A			
Current Zoning	Ol with conditions	Proposed Zoning	Remove conditions
Current Use	None	Proposed Use	Unknown
OWNER INFORMATION			
Name:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Suite B, Clinton, MD 20735		
Email:	wclyons@glencorservices.com	Phone:	301-704-5586
APPLICANT			
Name:	Hugh B. Delaney		
Address:	2245 Ballston Place, Knightdale, NC 27545		
Email:	hugh@d2constructionservices.com	Phone:	704-340-7623

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 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	Hugh B. Delaney	
Applicant's Signature:	<i>Hugh B. Delaney</i>	Date: 4-24-25

NOTARY

Sworn to and subscribed before me this 24 th Day of April, 2025	
Notary Public:	Tamika D. Johnson
Signature:	<i>Tamika D. Johnson</i>
TAMIKA D. JOHNSON Notary Public - State of Maryland Prince George's County My Commission Expires Apr 16, 2028	
Date:	4/24/25



Amendment Application

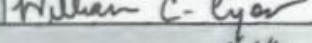
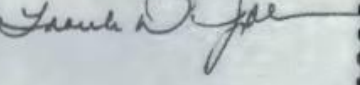
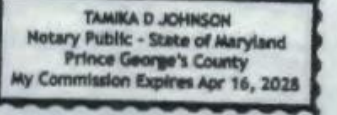
All applications and plans must be submitted through the [Citizenserve Online Portal](#)



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:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State: Knightdale, NC	Zip: 27545
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public:			
			

Applicant (If applicable)			
Name:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public:			
			

Applicant (If applicable)			
Name:			
Address:		City, State:	Zip:
Signature:		Date:	



Amendment Application

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



Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public:



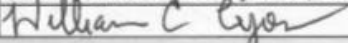


Amendment Application

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:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Suite B	City, State: Clinton, Md	Zip: 20735
Signature:		Date:	4/24/25
Sworn to and subscribed before me this <u>24th</u> day of <u>April</u> , 20 <u>25</u>			
Notary Public:			
<div style="border: 1px solid black; padding: 5px; text-align: center;">TAMIKA D. JOHNSON Notary Public - State of Maryland Prince George's County My Commission Expires Apr 16, 2028</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](#)



Sworn to and subscribed before me this _____ day of _____, 20____

Notary Public:



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:	William Cordell Lyons		
Address:	5811 Barnes Drive	City, State: Clinton, MD	Zip: 20735
Signature:	<i>William C. Lyons</i>	Date:	4/25/28

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

Date	Government Official & Position	Description	Amount



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:	Hugh B. Delaney		
Address:	2245 Ballston Place	City, State: Knightdale, NC	Zip: 27545
Signature:		Date:	4/24/25

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

Date	Government Official & Position	Description	Amount



Amendment Application

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

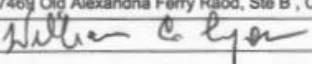


Campaign Disclosure Statement

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:	Glencor Services, Inc.		
Address:	7469 Old Alexandria Ferry Road, Ste B, Clinton, Md 20735	City, State: Clinton, MD	Zip: 20735
Signature:		Date:	4/25/25

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

Date	Government Official & Position	Description	Amount



GLENCOR
SERVICES, INC.

7469 Old Alexandria Ferry Road • Suite B • Clinton, Maryland 20735-1834
Tel.: 301-877-7770 • Fax: 301-877-7775 • www.GlencorServices.com

April 24, 2025

Re: Letter of Intent

The purpose of this letter of intent is to notify the City of Stonecrest that Glencor Services, Inc (GSI) intend to amend the current conditions imposed on property located at 2979 Klondike Road, Stonecrest, GA 30028. We are requesting that current conditions defined in Dekalb County case number CZ-08-14586 on July 8, 2008, be removed. The restrictive conditions limit the land use and future land use options.

The subject property's current zoning is Office/Institutional (O/I) which is a spot zoning, unlike the surrounding parcels, which are residential or multifamily. The zoning disparity, along with the current restrictions, is causing significant economic hardship, leading to the subject property's devaluation. We are requesting the conditions be removed for the following reasons:

1. The zoning conditions are no longer viable. The intent of these conditions was based on develop plans by the previous owner.
2. The zoning conditions are impacting our ability to develop the property.
3. The current zoning conditions limit or eliminate any viable economic use for the property.

GSI is eager to maintain a strong partnership with the Stonecrest community and our neighboring stakeholders. By removing the current zoning conditions, we believe it enhances the property's value, provides GSI with more viable options, and contributes to the overall prosperity of the area.

Best Regards,

William Cordell Lyons

President, CEO

**Meeting your organization's
needs is our business**



Not Not needed

1. A **Trip Generation Report** shall be submitted as a part of zoning applications for all Non-Residential and Mixed Use developments and for Residential Developments with greater than 10 proposed units. Applicants should follow this sample report:

Land Use (ITE Code)	Intensity	Daily	A.M Peak			P.M. Peak		
		Total	In	Out	Total	In	Out	Total
General Office (710)	50,000 Gross Square Feet	782	95	13	108	23	112	135
Townhouse (230)	200 Units	1,157	15	75	90	71	35	106
TOTAL		1,939	110	88	198	94	147	241

2. A **Traffic Impact Study** shall be submitted as part of the zoning application for developments that produce 100 or more peak hour trips or at the discretion of the Public Works Department based on review of the request at the pre-application meeting.
3. The minimum requirements of the Traffic Impact Study shall be as follows:

Land Use	ITE Code	Variable	Rate Trips/ Var	Minimum Size for 100 Peak Hour Trips
Residential				
Single Family Detached	210	Housing Units	1.01	99 Units
Apartment	220	Housing Units	0.62	161 Units
Townhome/Condo	230	Housing Units	0.52	192 Units
Retail				
Shopping Center	820	1000 sf GLA	3.71	26 ksf GLA
Specialty Center	826	1000 sf GLA	5.02	20 ksf GLA
Pharmacy -no drive-thru	880	1000 sf	8.4	11.5 ksf
Pharmacy -w/drive-thru	881	1000 sf	9.91	10 ksf
Services				
Fast Food	934	1000 sf	45.42	2.2 ksf
Sit Down Restaurant	932	1000 sf	10.81	9 ksf
Coffee/Donut Shop	937	1000 sf	100.58	1 ksf
Bank no drive-thru	911	1000 sf	12.13	8 ksf
Bank w/drive-thru	912	1000 sf	24.3	4 ksf
Gas Station	944	Pumps	13.87	7 pumps
Institutional				
Day Care	565	Students	0.81	123 Students
Private School (K-8)	534	Students	0.9	111 Students
Private School (K-12)	536	Students	0.81	123 Students
Office				
General Office	710	1000 sf	1.56	64 ksf
Medical Office	720	1000 sf	3.57	28 ksf
Lodging				
Hotel	310	Rooms	0.6	166 Rooms



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



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

June 12, 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 – Felleshia Blair

Community Development Director Shawanna Qawiy, Planning and Zoning Deputy Director Ellis Still, Senior Planner Ramona Eversley, Zoning Analyst Abeykoon Abeykoon, and Administrative Assistant Cobi Brown were in attendance.

II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT– Felleshia Blair

III. Item(s) of Discussion:

PETITION:	RZ25-001
PETITIONER:	Bobby Bullard of Bullard Land Planning
LOCATION:	1455 Rogers Lake Rd
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from R-100 (Residential Medium Lot - 100) to RSM (Small Lot Residential Mix) for a proposed residential development.

Bobby Bullard, the applicant, came up to speak. He stated that this application was sent through a full-cycle deferment at the April 28, 2025, Mayor and City Council Meeting, and also mentioned that the planning/zoning department recommended denial of the application in their staff report. He has met with two of the council members to see what product would be beneficial for the owner of the property as well as the city. The project was originally proposed to be solely a townhome development, but instead, they are proposing duplexes. The development will also feature amenities such as a playground and a community garden.

The public was given time to ask questions. There was no one to make a comment.

PETITION:	RZ25-003
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is for a rezoning and map amendment of the parcel from OI (Office - Institutional) to MR-1 (Medium Density Residential -1) for a proposed townhome development.

Hugh Delaney, the applicant, came up to speak. He stated that rezoning the property would provide a more economical use for the property and would contribute to increasing the tax base in the area. The owner of the property would like to develop eight townhomes on the property. The development would provide a good residential mix in the area.



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The public was given time to ask questions.

Ms. Vetra, a resident who lives near the site of the proposed development, asked where the access point of the development will be located

Antionette Rivers, a resident, stated that the proposed development will lead to congestion in the area. She also commented on the smaller size of the proposed townhomes and asked about the price point. She mentioned that she has lived in the area for a while, and with the expansion of her neighborhood and the surrounding developments, the area now has less of a country feel. Lastly, she asked if the development will be on sewer or septic.

Hugh Delaney informed that there isn't a definitive price point determined for the homes yet, and that they will be on sewer.

Anna Randolph, a resident, stated that she is concerned about traffic coming into her neighborhood, the garbage dumpster on the property drawing in animals, if there will be a buffer between the existing developments, another planned development in the area, traffic, and the access points to the development.

Tameika Jared, a resident, stated that she is also concerned about the traffic the development will produce. She also asked about the completion of the neighboring development, sidewalks, trees, and an additional access point.

Fellisha Blair, planner, stated that there are standards that applicants who are seeking to develop must abide by, including adding sidewalks and landscaping.

PETITION:	ZM25-002
PETITIONER:	Hugh Delaney of D2 Construction Services
LOCATION:	2979 Klondike Road
PETITIONER'S REQUEST:	The request is to amend the approved conditions placed on the site for a proposed townhome development.

Hugh Delaney, the applicant, stated that the property was conditioned (CZ-08-14586) to a site plan sixteen years ago that was never executed by the previous owner of the property. They would like to remove all of the conditions to move forward with their proposed development.

The public was given time to ask questions.

Anna Randolph, a resident, asked if the conditions could stay in place, more specifically, the condition that addresses traffic.

Antionette Rivers, a resident, mentioned her concern about the property's size and the number of townhomes proposed to be on the lot.

Hugh Delaney, the applicant, stated that he will try to have the developer for the townhomes at the next meeting to provide information about them specifically.

PETITION:	SLUP25-002
PETITIONER:	Lydia Nicholas of Oasis Personal Care Home
LOCATION:	5284 Salem Springs Place
PETITIONER'S REQUEST:	The petitioner is seeking a Special Land Use Permit (SLUP) to operate as a Type 2 Home Occupation for a personal care home business.

Lydia Nicholas, the applicant, stated that she currently works in the ICU department, and her experiences with her patients at her facility illustrate why her proposed use is needed for the elderly population. She stated that it will not be a nursery home, but is more of a matter of companionship. It was also stated that six residents can live in the home and that they will be assisted with their nutrition, socializing, and will participate in activities.

Ramona Eversley, Senior Planner, asked the applicant about the number of restrooms in the home, the number of floors the home has, additional staff, and if the HOA allows this use.

Lydia Nicholas, the applicant, replied that there are three restrooms, a stair lift will be installed for the residents to access the



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second floor, there will be one additional staff member, and that there is no HOA.

The public was given time to ask questions.

Desiree Ambrose, a resident, stated she has lived in the subdivision for 27 years and is not happy about the proposal. She stated that this business should be in a commercial area. Ms. Ambrose also asked the applicant how frequently she would be on the property.

Lydia Nicholas, the applicant, stated that her business will not change the “outlook” of the community and that the building will remain residential. She also stated that she recently bought the property to live in. It was also stated that there will be no signs or traffic.

Wanda Carr, a resident, stated that she lives two minutes away from the proposed personal care home and that she opposes the application. There has been a steady decline in the upkeep of the neighborhood due to investors buying properties and squatters. This business will open the door to more businesses operating in the area.

Brenda Whitehead, a resident, stated that she opposes the business. This location is not a fit for this type of business. She also questioned if it would be safe for the elderly residents to participate in activities such as walking on the road.

Maurice McFarland, a resident, stated that this business will affect the community's property values and those who currently reside in the area. He stated that he assisted with repairing the home and is fully aware of its makeup. It was also expressed that this is all done solely to make money.

Lydia Nicholas, the applicant, clarified that the business will not change the outlook of the neighborhood and that she would like to make an impact on the community. She also stated that the home has more than enough space for the residents.

PETITION:	TMOD25-003
PETITIONER:	The City of Stonecrest
LOCATION:	City-Wide
PETITIONER'S REQUEST:	The City of Stonecrest is seeking approval to modify Chapter 27 ZONING ORDINANCE.

Ellis Still, Deputy Director of Planning & Zoning, stated that the city is petitioning to update terms in Chapter 27 Zoning Ordinance to align with the department structure of the city. All decisions for the planning and zoning division will be made by the Community Development Director.

The public was given time to ask questions. There was no one to make a comment.

IV. ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

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.



CITY OF STONECREST, GEORGIA

APPROVED: *Ellis Still*

6/25/2025

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

6/25/2025

SECRETARY

DATE