

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
March 3, 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) minutes 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. Commissioner Joyce Walker (District 2) and Commissioner Lemuel Hawkins (District 5) were present. Vice Chairperson Erica Williams (District 1) was absent.

Kevin Jackson was officially sworn in as the Commissioner for District 4 by Mayor Jazzmine Cobble.

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

III. APPROVAL OF THE AGENDA

Chairperson Hubbard asked for a motion to amend the agenda for the swearing-in of the District 4 commissioner. The motion was made by *Commissioner Hawkins* and was seconded by *Commissioner Walker*. The agenda was **APPROVED** by a unanimous vote. **3-0-0**

IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated January 6, 2026.* Chairperson Hubbard asked for a motion to **APPROVE** the meeting minutes for January 6, 2026. The motion was made by Commissioner Hawkins and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. 3-0-0

V. ANNOUNCEMENT(S)

VI. OLD BUSINESS:

N/A

VII. NEW BUSINESS:

Senior Planner Ramona Eversley gave an overview of the petition.

STAFF RECOMMENDATION

Based on the review of the application and supporting materials, Staff finds there are several issues that are concerning.

- The structure appears to have been altered without permits or inspections. The garage area appears to have been converted into living space.
- There was a "Quitclaim Deed" that was submitted that does not appear to have been recorded and doesn't appear to be official.
- The applicant stated that they are proposing to care for 3 individuals and there are 3 bedrooms in the home, however the brother lives at the location as well. Additionally, there will be a nurse at the home too.

Staff have concluded that the required findings for approval have not been adequately addressed for the proposed special land use permit. Additionally, the ordinance requires the owner to live at the personal care home. The brother lives at the home, but has not given consent, attended any of the meetings to give support or any comments. As a result, Staff has concluded that the proposed use does not meet the criteria established by the zoning ordinance. Therefore, Staff recommends **DENIAL** of the requested special land use permit.

Commissioner Walker asked if the applicant was able to provide information about the alterations and also about him not living in the home.

Ramona Eversley (Senior Planner) stated that the alterations were not discussed, but the code requirements were relayed to the applicant, who stated that his brother will be living in the home.

Commissioner Hawkins asked about the requirements for enclosed parking, considering that one of the alterations was the garage being converted into a room.

Deputy Director Still explained that the ordinance requires at least four parking spaces.

Fellisha Blair (Planner) relayed information that the floor area of the home is 2,162 sqft, which does not include the garage, which is 500 sqft.

1. PUBLIC HEARING CASE #: SLUP25-007
APPLICANT: Michael Stewart of Stewart Michael Home Health Care
LOCATION: 1695 Spring Hill Cove
The request is for a Special Land Use Permit (SLUP) to operate a personal care home.

Michael Stewart, the applicant, came up to speak. He stated that his brother has not attended any of the meetings because he works the third shift at his new job, which is his number one priority. He stated that as the older sibling (the applicant) he is spearheading the project, and the space in the garage is for his brother to reside. Mr. Stewart also mentioned that the nurse will stay in the master bedroom while the clients will stay in the other bedrooms in the home. Additionally, it was stated that there will be scheduled visits for the clients, and that he submitted a quick claim deed with his brother listed on it.

Commissioner Jackson (District 4) asked the applicant for clarification of the number of bedrooms in the home.

Michael Stewart, the applicant, replied that there are three (permitted) bedrooms and the fourth is the garage that has been converted to a bedroom for his brother. He also stated that he wanted to open the business in memory of his late mother.

Commissioner Walker (District 2) stated her concern about the quick claim deed and the garage conversion that was completed without a permit

Michael Stewart, the applicant, stated that the garage was converted prior to him placing the application for the business, but he added a doorway for his brother to be able to have his own entry.

Fellisha Blair (Planner) asked the applicant if the quick claim deed was recorded at the DeKalb County Clerk of Superior Court, which was information that was shared with Mr. Stewart. She mentioned that the department had informed the applicant of the regulations that the applicant must live in the home. Ms. Blair also asked the applicant if his brother was included in the documents filed with the state for the personal care home, as well as the LLC.

Michael Stewart, the applicant, answered that he was not.

Kareem Waseem stated that he is the consultant for the applicant and that he has opened up around 100-200 facilities. Mr. Waseem stated that in other counties, it is not a requirement for the applicant to stay in the home. He also thought that the quick claim deed was already recorded and would be the one to pick the clients. Lastly, he explained how the facility will operate.

The public hearing was closed.

2. DECISION CASE #: SLUP25-007
APPLICANT: Michael Stewart of Stewart Michael Home Health Care
LOCATION: 1695 Spring Hill Cove
The request is for a Special Land Use Permit (SLUP) to operate a personal care home.

Michael Stewart, the applicant, stated that he is not trying to get over on anyone, that he has spent thousands on upgrades, and wanted to do something in honor of his mother. It was also mentioned that there is a self-governed HOA within the subdivision, and that he spoke with the president.

Chairperson Hubbard made the motion to recommend a **DEFERMENT TO THE NEXT PLANNING COMMISSION MEETING**. The motion was seconded by **Commissioner Jackson**. The application was **DEFERRED** by unanimous vote **4-0-0**.

VIII. ADJOURNMENT

The meeting adjourned at 7:28 p.m.

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date: