



SPECIAL ADMINISTRATIVE PERMIT (SAP) PUBLIC HEARING MEETING MINUTES

Stonecrest City Hall - 3:30 PM *Spoke-in-Person Meeting

April 16, 2024

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)

Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address planning-zoning@stonecrestga.gov by noon the day of the hearing November 8, 2023. The zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** The meeting was called to order at 3:30 PM. The Planning & Zoning Director - Shawanna Qawiy, Senior Planner - Tre'Jon Singletary, Planner – Felleshia Blair, Zoning Administrative Technician – Abeykoon Abeykoon and Planning Administrative Technician – Cobi Brown were present.
- II. **REVIEW OF THE PURPOSE AND INTENT OF THE SPECIAL ADMINISTRATIVE PERMIT PUBLIC HEARING AND RULES OF CONDUCT:** Senior Planner - Tre 'Jon Singletary stated the purpose and intent of the Special Administrative Permit and the Rules of Conduct.
- III. **Cases of Discussion:** Senior Planner Singletary presented case SA24-012.

LAND USE PETITION: SA24-012

PETITIONER: Angela Warner of Angie's Home Décor and More

LOCATION: 7656 Wild Cherry Ln

PETITIONER'S REQUEST: The Applicant is seeking a Special Administrative Permit to operate as a Type 1 Home Occupation for an administrative office for a decorating business.

The applicant Angela Warner was present at the public hearing.

Senior planner Singletary opened the public hearing and asked those in support and opposition to speak. There were none.

Senior Planner Singletary closed the public hearing and read the requirements mentioned in Sec.4.2.31 and asked whether the applicant is aware of those requirements. The applicant stated that she is aware of all requirements. The applicant was informed that she will receive a decision letter from planning and zoning within 24 hours.

Senior Planner Singletary presented case SA24-014

LAND USE PETITION: SA24-014
PETITIONER: Tarel Dacosta of Dacosta and Sons Plumbing, LLC
LOCATION: 3788 Crossvale Rd
PETITIONER'S REQUEST: The Applicant is seeking a Special Administrative Permit to operate as a Type 1 Home Occupation for administrative office use for a plumbing business.

The applicant Tarel Dacosta was present at the public hearing.

Senior planner Singletary opened the public hearing and asked those in support to speak. There were none. He asked those in opposition to speak.

The following attendees spoke in opposition:

Bruce Nelson; Is concerned about home values and the parking of business vehicles in a residential neighborhood.

E. Bernard West; Has concerns about the status of the neighborhood after the issuance of a permit.

Sabreen Z. Mateen; Commented on the effect of property values and the enforcement of rules of operations as an administrative office.

Raymond A Head; Referenced a change in zoning within the neighborhood.

Josephine Lama; Stated she forwarded an email expressing opposition to Planning & Zoning.

Carl Betterson; Opposes any change in zoning within the neighborhood.

Planning Administrative Technician Ms. Brown; read the email sent by Ms. Lama expressing opposition to the request.

Applicant Dacosta; stated that the business is office only no storage and no parking of vehicles will be on the property.

Senior Planner - Singletary closed the public hearing.

Director Qawiy clarified that the case is not a rezoning and asked the applicant to confirm that there will not be any outside storage, and no exterior views of a business. There will have only one (1) occupant designated to the office and no parking of business vehicles at the location. of a business.

Senior Planner Singletary read the requirements mentioned in Sec.4.2.41 and asked whether the applicant is aware of those requirements. The applicant stated that she is aware of all requirements. The applicant was informed that he will receive a decision letter from planning and zoning within 24 hours.

Senior Planner Singletary presented case SA24-016

LAND USE PETITION: SA24-016
PETITIONER: Greg Shealey of National Property Institute, LLC
LOCATION: 4089 Sandy Lake Dr
PETITIONER'S REQUEST: The Applicant is seeking a Special Administrative Permit to operate as a Type 1 Home Occupation for an administrative office for a real estate business.

The applicant Greg Shealey was present at the public hearing.

Senior planner Singletary opened the public hearing and asked those in support to speak. There were none. He asked those in opposition to speak.

The following attendees spoke in opposition:

Wilbert V. Paynes; Opposed any change in zoning within the neighborhood. Mr. Paynes requested clarification on the limitations and purpose of a Special Administrative Permit.

Senior Planner - Singletary closed the public hearing.

Senior Planner Singletary read the requirements mentioned in Sec.4.2.41 and asks whether applicant is aware of those requirements. The applicant's designee stated that she is aware of all requirements. The applicant was informed that he will receive a decision letter from planning and zoning within 24 hours.

I. **ADJOURNMENT:** The meeting was adjourned at 4.03 PM.

Respectfully Submitted by: Abeykoon Abeykoon

APPROVED:

PLANNING & ZONING DIRECTOR

Date

ATTEST:

SECRETARY

Date