

SPECIAL ADMINISTRATIVE PERMIT PUBLIC HEARING MEETING MINUTES SUMMARY  
Stonecrest City Hall- 6:00 PM *\*Spoke-in-Person Meeting*  
**October 4, 2023**

*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](mailto:planning-zoning@stonecrestga.gov) by noon the day of the hearing October 4, 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. Introductions:** Deputy Director Matthew Williams, Senior Planner Tre'Jon Singletary, and Planning Administrative Technician Cobi Brown were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.

**II. Presentations:** Upcoming Cases Presented by Tre'Jon Singletary, Senior Planner

- SA23-030
- SA23-031
- SA23-034
- SA23-035
- SA23-036

**III. Presentations**

*The Senior Planner Tre'Jon Singletary Presented SA23-030, SA23-031, SA23-034, SA23-035, and SA23-036*

**Purpose and Intent**

Initiated by the State of Georgia as of July 1, 2023;

Public Hearing is required for all Special Administrative Permits request;

Occurrence Every 3rd Tuesday of each month, but was hosted on Wednesday this hearing because it was already advertised

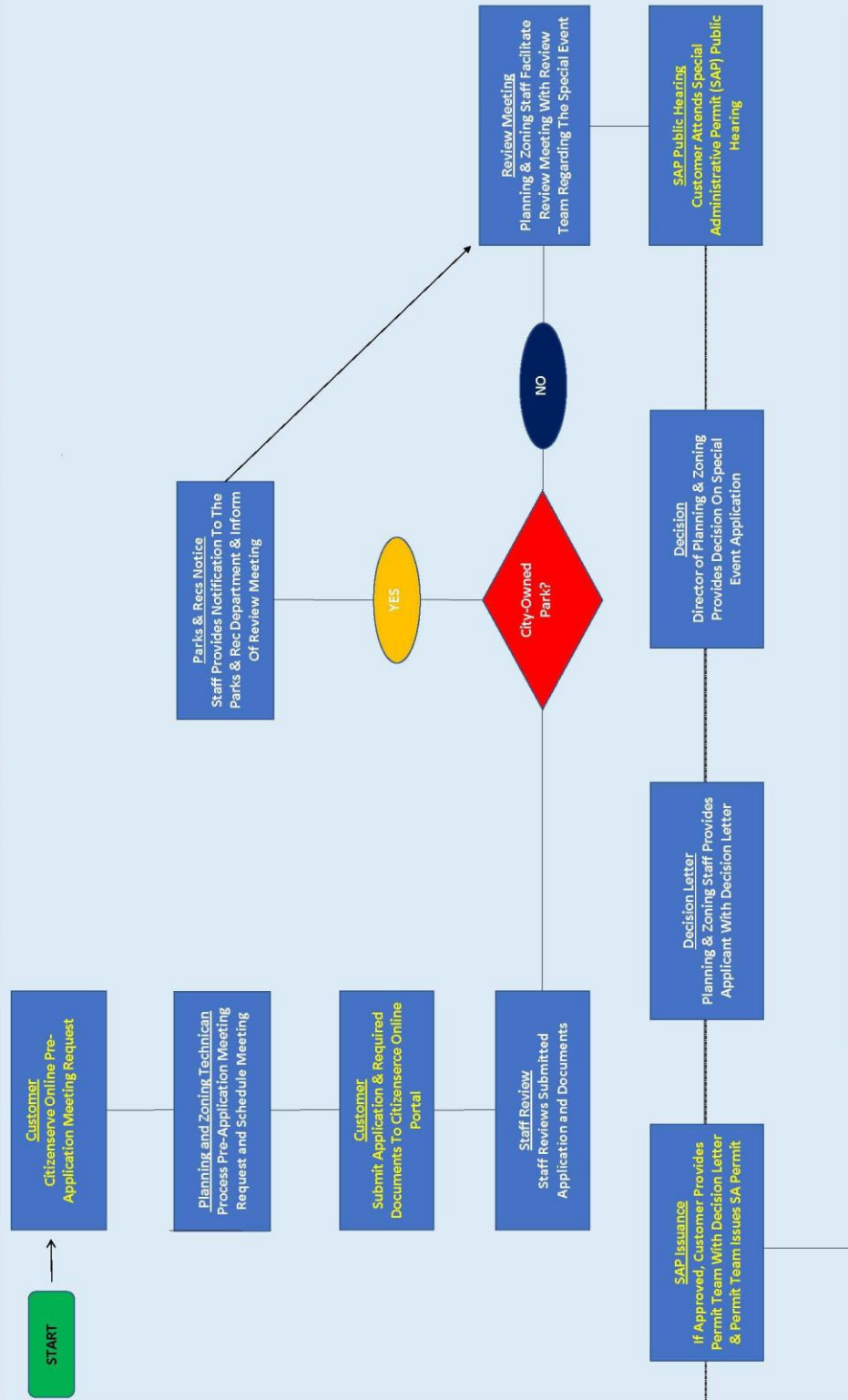
Special Outdoor Events Which We Encourage Applicants to start the Pre-Application phase 60-days prior to proposed event date(s)

**The Process**



Applicants attempting to host a special event, install a solar energy system, and operate a Type 1 home occupation must go through this process.

SPECIAL EVENT PROCESS [SPECIAL ADMINISTRATIVE PERMIT]



45 Days

Review Team  
 Stonecrest's Planning & Zoning | \*Stonecrest's Parks & Recreation Department | Dekalb County Fire Marshalls | Dekalb County Police | \*Dekalb County Health Department  
 \* Depends On Application

## **Sec. 4.2.31. – Home occupations and private educational uses**

- A. A home occupation where no customer contact occurs shall be considered a Type I home occupation and may be conducted with administrative approval by the director of planning and zoning.
  - 1. The owner/operator of the business must reside on the premise.
  - 2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- B. All home occupations other than Type I home occupations shall be considered a Type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a Type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.
  - 1. Customer contact is allowed for Type II home occupations.
  - 2. Up to two full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- C. All home occupations shall meet the following standards:
  - 1. There shall be no exterior evidence of the home occupation.
  - 2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
  - 3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
  - 4. No more than 25 percent of the dwelling unit and/or 500 square feet, whichever is less, may be used for the operation of the home occupation.
  - 5. No more than one business vehicle per home occupation is allowed.
  - 6. No home occupation shall be operated so as to create or cause a nuisance.
  - 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
  - 8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with [section 6.1.3](#), and is limited to one business vehicle per occupation.
- D. Private educational services shall comply with home occupation standards and no more than three students shall be served at a time. Family members residing in the home are not counted towards the three students allowed.
- E. Child care homes and personal care homes are considered home occupations and must adhere to these provisions in addition to [Section 4.2.41](#).

### **SA23-030**

**Aneka Kelly of Wellness Home-Health LLC**

**6409 Phillips Creek Drive**

**Applicant is seeking a Special Administrative Permit to use office space in home to operates their Home Health Care Business as a Type I Home Occupation**

**Future Land Use- Suburban Neighborhood (SN)**

**Zoned- RSM-Small Lot Residential Mix**

**Letter of Intent and Floor Plan Provided by Applicant-**

Aneka Kelly  
 6409 Phillips Creek Dr.  
 Lithonia, Ga 30058

7/2/2023

Community Development Director

City of Stonecrest  
 3120 Stonecrest Blvd  
 Stonecrest, Ga 30038

To Whom It May Concern

Applying for a Special Administration Permit, to operate a Home-Based Business

Office space in home will be solely for:

- Enrolling clients
- Incoming/Outgoing calls
- Scheduling
- Maintaining client files
- Stock supplies
- Faxing
- Notarizing documents

This is a Home Healthcare Business; No client's will be allowed on the premises. All services the clients require, will take place at the client's home.

Sincerely,

Aneka Kelly

Wellness Home-Health  
 P.O Box 448  
 Redan, Ga 30074



**Aneka Kelly** stated that the business will be for obtaining patient documents and enrolling comments for home-based services. She will communicate with them virtually and no clients will be at her home.

Public Hearing is opened and the applicant is called to the stand

No one spoke for the petition but some attendees spoke against it.

**Sharon Crossley** a resident of this neighborhood stated that she was opposed to the petition due to the shootings, break-ins, and fast driving that has been occurring in her neighborhood which disrupts peace and has left her and others traumatized. She is entitled to retire and have peace where she lives.

**Ricahrd Haire** another resident of the neighborhood came to the stand. He stated that his house was shot up and asked if her petition would impose more property taxes on the neighborhood. He also asked if this would be a residential or business neighborhood and will more businesses be opened in the neighborhood. He is also tired of the shootings and other disruptive activities that have occurred.

Public hearing was closed.

**Trejon Singletary Senior Planner** assured that the code states that applicants can not bring clients to the home and that the applicant is aware.

**Sharon Crossley** a resident of this neighborhood came back to the stand and stated that she is a business owner who rents in a commercial area and the applicant should do the same

Staff's Decision- APPROVAL WITH CONDITIONS

1. Applicant must comply and remain in compliance with supplemental regulations in Section 4.2.31. - Home occupations and private educational uses; and
2. No city permit for the operation of the home occupation shall be transferable; will only be permitted for the owner/operator Aneikia Kelly.

**SA23-031**

Terrance Hollis of World of Love LLC

6690 Villa Court

Applicant is seeking a Special Administrative Permit to use office space in home to operate their Home Care Business as a Type I Home Occupation

Future Land Use- Urban Neighborhood (UN) Character Area

Zoning- RSM Small Lot Residential Mix

Overlay District- Stonecrest Tier 4

Letter of Intent and Floor Plan submitted by applicant-

Terrence Hollis  
6690 Villa Ct.  
Lithonia, Ga 30038

City of Stonecrest  
3120 Stonecrest Blvd  
Stonecrest Ga, 30038

Re: Letter of Intent for Home-care Business Proposal

I am writing to express my intent to start a home-care business in the City of Stonecrest. My name is Terrence Hollis, and I am excited to propose my business venture to the city.

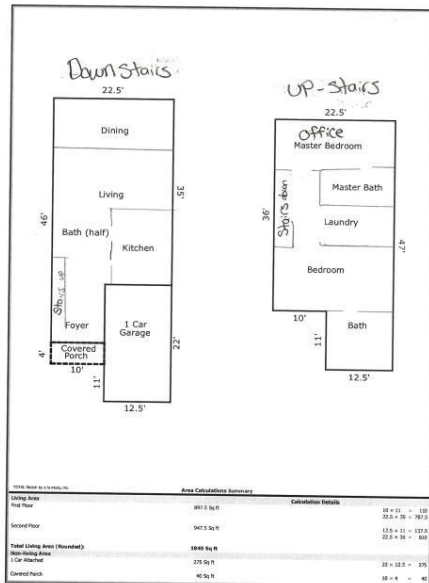
The purpose of my business is to provide high-quality home-care services to individuals in need, particularly the elderly and those with chronic health conditions. I am dedicated to delivering compassionate care in the comfort of the clients' own homes, allowing them to maintain their independence and dignity.

I want to emphasize that my business will not service any clients at my place of residence. All services will be provided exclusively at the clients' place of residence within the City of Stonecrest and its surrounding areas. I am committed to adhering to all relevant laws, regulations, and standards governing the provision of home-care services, including obtaining all necessary licenses and permits.

My home-care business will offer a range of services, including but not limited to:

- Personal care assistance, such as bathing, grooming, and dressing
- Medication management, including administering medications as prescribed.
- Meal planning and preparation, adhering to any dietary restrictions.
- Companionship and emotional support
- Light housekeeping and errand services

Building Sketch			
Project/Client	Kirwania Lodge	File No.	GA 30038
Project Address	6690 Villa Ct	City	GA 30038
City	Lithonia	County	DeKalb
Lot#	American Financial Network	File No.	GA 30038



**Terrence Hollis** the applicant came to the stand and stated that he would be the only one on the premises at all times. He will be housing patient and caregiver's documents.

Public Hearing was opened.

There were no individuals who spoke for the petition, but there were attendees who spoke in opposition

**Sheila Chalmus** a resident of the neighborhood came to the stand. She stated that this petition violates the neighborhood's bylaws and covenants which prohibit the operation of businesses in their community. She also stated that HIPPA has regulations for patient documents. She asked if Mr. Hollis rents the property.

**Chara Bell** a resident who lives across from the applicant came to the stand. She wanted to know what prevented Mr. Holliss from one day having people on the property. She foresees traffic and parking in their neighborhood when it becomes known that a business is there. She wants the community to stay upkept and quiet.

**Darnes Davis** a resident and owner for over 20 years came to the stand and stated that the community does have a declaration of covenats and restrictions. There are 82 well-kept homes and it is a quiet area with good parking. She mentions that the applicant has a wife and a daughter and that records can not be kept in the way he proposed. People can change and believe that they can get away with whatever they want to do. He should go by the covenant and bylaws. He may go against the rules.

**Terrance Hollis** the applicant was called back to the stand for rebuttal. He stated that the documents would be locked in a cabinet that is not easily accessible. He contacted the HOA and got a letter from them. There will be no traffic, signs, or boards. He does have a wife and daughter. He is new to the neighborhood but wants to create something generational.

**Alicia Thompson** the city attorney commented on the balance between HOA rules and local law. The Local Law subseeds HOA rules.

Public Hearing was closed.

Staff's Decision- APPROVAL WITH CONDITIONS

1. Applicant must comply and remain in compliance with supplemental regulations in Section 4.2.31. - Home occupations and private educational uses; and
2. No city permit for the operation of the home occupation shall be transferable; will only be permitted for the owner/operator Terrance Hollis.

#### **SA23-034**

Andrew Dunn of Vincent Home Improvement LLC

3248 Palm Tree Drive

Applicant is seeking a Special Administrative Permit to use office space in home to operate their mobile air conditioning and heating unit repair business as a Type I Home Occupation

Future land Use: Suburban Neighborhood (SN)

Zoned- RSM Small Lot Residential Mix

Letter of Intent and Floor Plan submitted by applicant-

Andrew Dunn  
Vincent home improvement  
3248 palm tree dr  
City of Stone Crest GA 30038

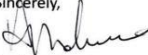
August 14, 2023

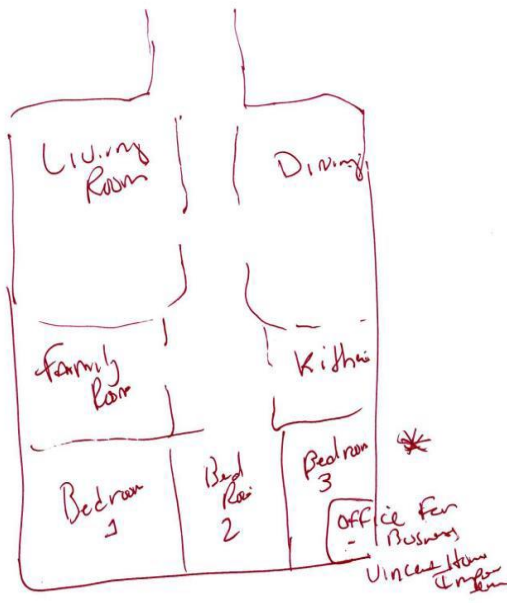
City of Stone Crest Business License Dept

To whom this may concern:

This letter is to verify that I am applying for a special administrative permit to operate a home-based business. My business will be heating and cooling (fixing home air condition and heating units). I will always go to the clients for repairs. No clients will ever visit my home. My home office will only be used for administrative work, marketing, telephone calls and bookkeeping. Again, All customers and work will be mobile out in the field

No customers will ever visit my home or place of business with is the address listed above

Sincerely,  
  
Andrew Dunn



This applicant was not present. His petition will be presented on November 21, 2023.

**SA23-035**

Correggio Peagler of StratEx Transformation Sciences LLC  
3457 Lionsgate Court

Applicant is seeking a Special Administrative Permit to use office space in home to operate their Management Consulting Business as a Type I Home Occupation

Future Land Use-

Zoned- R-100 Residential Medium Lot

Letter of Intent and Floor Plan submitted by applicant-

August 15, 2023

City of Stonecrest  
Business License Department  
3120 Stonecrest Blvd Ste 190  
Lithonia, GA 30038

Subject: Letter of Intent

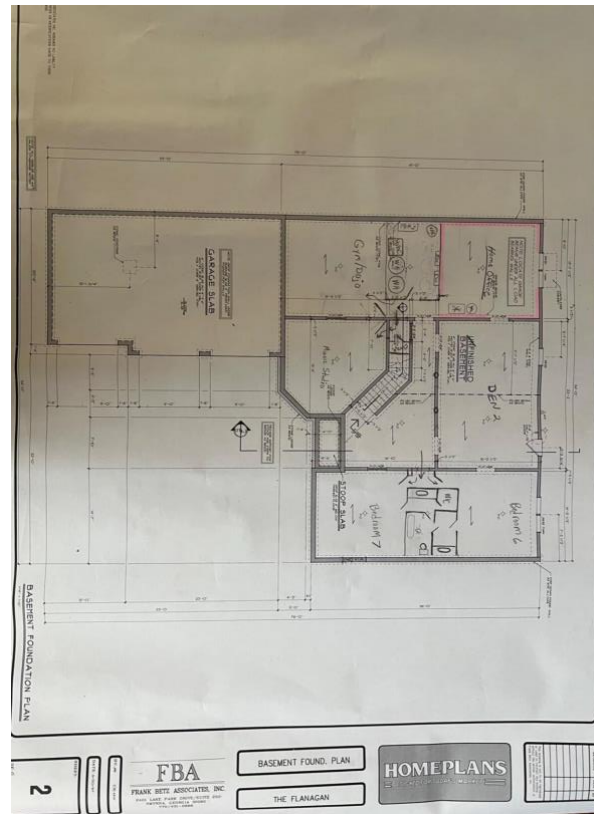
The purpose of this letter is to describe the intended use of my home office as a base for a Management Consulting business, headquartered within the City of Stonecrest. As a consulting enterprise, all client engagement will take place at my client's location and absolutely no clients will be received at the home office location. The activities that will take place at my home will largely be analysis, document production, administrative, and clerical activities in support of the business. The office that I am using will be the same space that I have used over the past three(3) years working from home as a work from home employee due to the pandemic.

If you have questions or require additional detail, please contact me at 770-658-4382. Thank you for your consideration of my request for exemption.

Sincerely,



StratEx Transformation Sciences  
Correggio LaDon Peagler, Founder/CEO



**Correggio Peagler** the applicant came to the stand. He stated that it is a management consultant business which will not have a discernable impact on the community. He has worked from home for three years due to COVID as an employee and is now a retired potential business owner. All client contact is at their location or via zoom.

Public Hearing is opened. There was none to speak for or against the application. Public hearing was closed.

Staff's Decision- APPROVAL WITH CONDITIONS

1. Applicant must comply and remain in compliance with supplemental regulations in Section 4.2.31. - Home occupations and private educational uses; and
2. No city permit for the operation of the home occupation shall be transferable; will only be permitted for the owner/operator Correggio Peagler.

**SA23-036**

Olivia Dixon of JMS 360 Photo Booths LLC

3201 Garden Glade Lane

Applicant is seeking a Special Administrative Permit to use office space in home to operate their Photo Booth Rental Business as a Type I Home Occupation

Future Land Use- Regional Center (RC)



Zoning- MR-1 Medium Density Residential  
 Overlay District- Stonecrest Tier 2  
 Letter of Intent and Floor Plan submitted by applicant

Date: 2/17/2023

Olivia Dixon  
 JMS 360 Photo Booths  
 3201 Garden Glade Lane  
 Stonecrest Ga 30038

Hello Dekalb County Business License Division,

I am writing this letter of intent to introduce JMS 360 Photo Booths and what we offer. My goal is to obtain a Home-based business license to serve party rentals to the public.

Who is Olivia Dixon the owner/operator of JMS 360 Photo Booths?  
 Olivia Dixon. Mother of a 4-year-old boy named Jalen Smith. My career started in property management at the age of 22. I have always had a passion for property & Photos. I would ride around my hometown of Savannah Ga as a young adult and capture photos of my favorite historic homes. At the age of 16 I created my first portfolio of those photos. That is when I found my love for memories (photos).

Fast forward to 2023 always the first person at any event to whip out my camera or camera phone and capture as many moments as possible. I value memories and I hold them close. Known to be the family member that has a hard copy photo or digital video of everyone from a decade ago. In 2022 I decided everyone should have memories and started JMS 360 Photo Booths where we offer an exceptional Photo Booth experience at an affordable price. I pride myself on delivering the best product and service.

What do JMS 360 Photo Booths do?

JMS 360 Photo Booths is an event rental service. We offer the 360 Video Booth and the Digital Beauty Photo Booth. Our intent is to bring joy and excitement to any event rather its birthday parties, school events, weddings, baby showers, corporate events, grand openings and many more. We will be bringing our service to the client's event location, there will be no business done in my home of 3201 Garden Glade Lane.

What is a 360 Video Booth?

360 photo booths are video booths featuring a camera on a long metal arm that rotates around a platform where guests stand, pose, or dance. The end result is a video—either slow motion video, boomerang, or a regular video—that looks GLAM, like it was shot by a professional Hollywood studio.

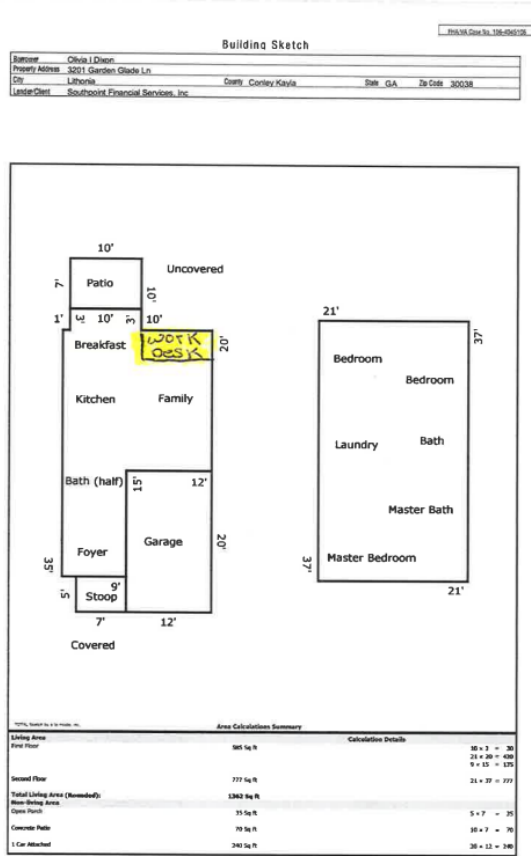
What is a Digital Beauty Photo Booth?

The Latest and Greatest in Photo Booth Technology

Its interactive touch screen allows you the option to retake your photo, swipe to choose a photo background, add digital props or emojis, sign the photo and text it to a cell phone. Photos are pooled into online galleries that bring guests back and strengthen the connection to the brand and experience.

Our mission is to add excitement, entertainment, and enjoyment each guest will never forget.

Our Vision is to reach all cultures and bring joy back into our hearts through timeless memories.



**Oliva Dixon** the applicant came to the stand and she stated that no business will be done at her home and that she will take the photo booths to her customers.

Public Hearing is opened.

**Donna Writes** a resident of the neighborhood came to the stand. She stated that she was concerned about the storage of the booths and if they will be visible. She also mentioned traffic and parking.

Oliva Dixon came back the stand for rebuttal. She stated that due to HOA nothing can be visible outside of the homes and that the booths will not be visible. They will be stored in her garage and she will take them to the event and be the one to operate them while there.

Public hearing is closed.

**Cobi Brown** Planning Administrative Technician asks for clarification that they are not the box photoboosts

**Olivia Dixon** the applicant confirmed that that was correct.

**Matthew Williams** Deputy Director asked about the scale of the booths and how many she rents per week, day, or month.

**Oliva Dixon** stated that she currently owns two booths, one being a photobooth and the other a spin booth, and that she has rented around two per month since she started operations

Tre'Jon Singletary senior planner clarified that no customer/ clients can be at the homes of those operating a (Type 1) Home Occupation

Staff's Decision- APPROVAL WITH CONDITIONS

1. Applicant must comply and remain in compliance with supplemental regulations in Section 4.2.31. - Home occupations and private educational uses; and
2. No city permit for the operation of the home occupation shall be transferable; will only be permitted for the owner/operator Olivia Dixon.

The Meeting ended at 6:49 pm

APPROVED:

Matth

DEPUTY DIRECTOR

10/27/23

Date

ATTEST:

Cobi Brown

SECRETARY

10/27/23

Date