

SPECIAL ADMINISTRATIVE PERMIT PUBLIC HEARING MEETING MINUTES SUMMARY
Stonecrest City Hall- 3:30 PM *Spoke-in-Person Meeting
December 19, 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 by noon the day of the hearing December 19, 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: Director Shawanna Qawiy, 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

- SA23-051
- SA23-053
- SA23-055

III. Presentations

The Senior Planner Tre'Jon Singletary Presented SA23-051, SA23-053, and SA23-055

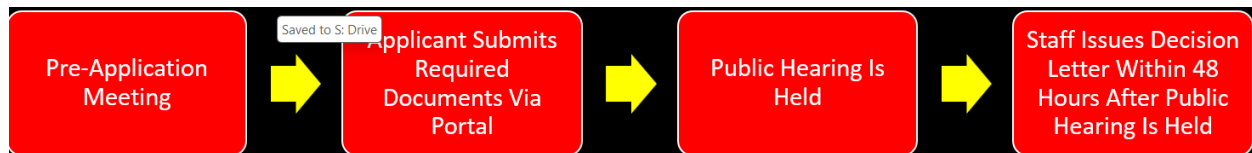
Purpose and Intent

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

A Public Hearing is required for all Special Administrative Permits requests;

Occurrence Every 3rd Tuesday of each month

The Process



All applicants proposing a Type 1 home occupation must go through this process. Applicants attempting to host a special event or install a solar energy system do not require a public hearing.

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](#).

SA23-051

6860 Hill Creek Cove

Mark Johnson of BUYELECTRONICSSTORE

Applicant is seeking a Special Administrative Permit to use office space in his home to operate his online electronic sales business as a Type I Home Occupation

Future Land Use- Suburban Neighborhood

Zoned- R-100 - Residential Med Lot

Letter of Intent and Floor Plan submitted by applicant-

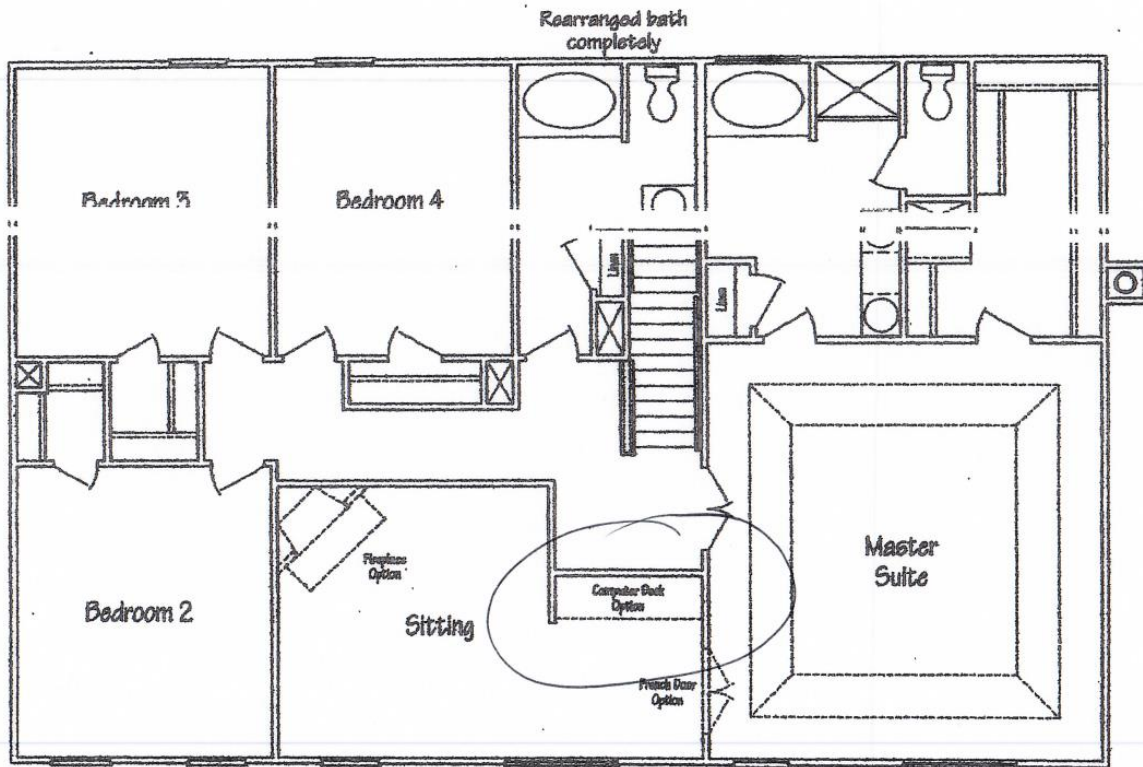
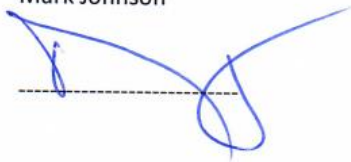
LETTER OF INTENT

Date: 10/2/2023

ADDRESS: 6860 Hill Creek Cove, Stonecrest GA 30058

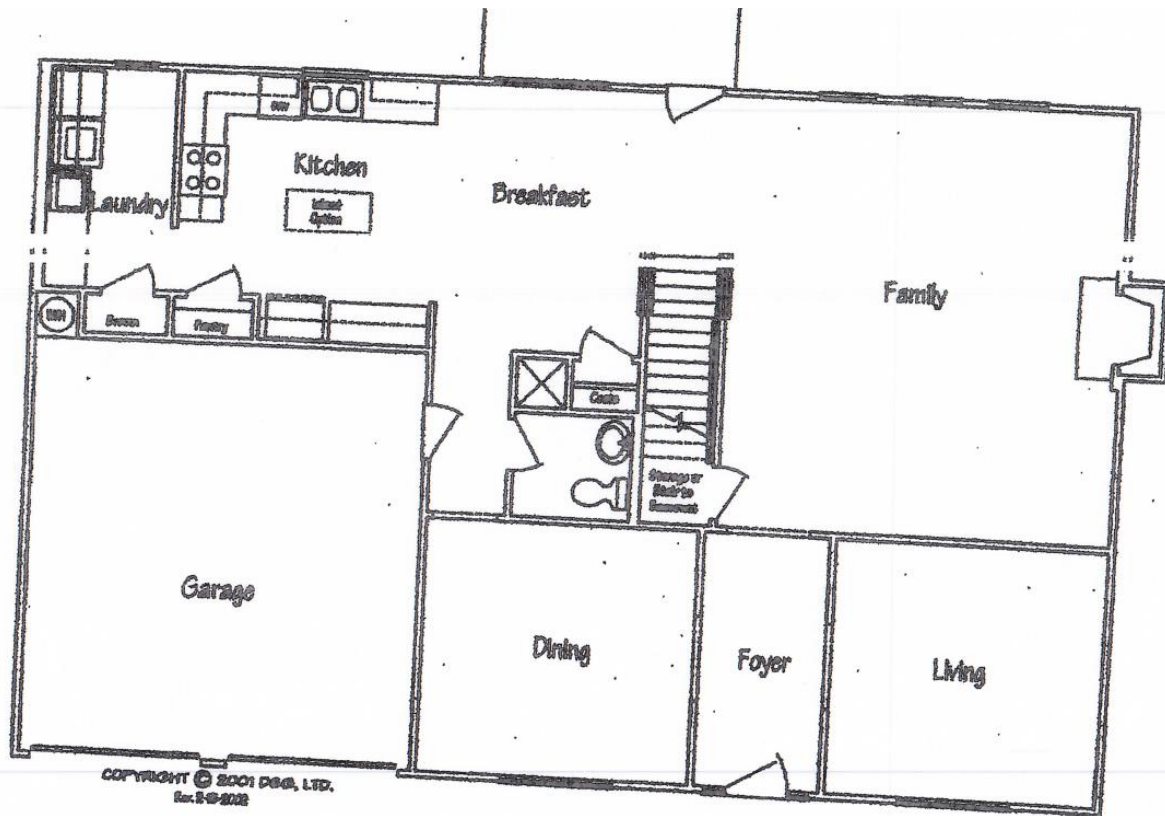
I hereby apply for Special Administration Permit to operate a home-based business. The business will internet based and not have any foot traffic. Only 40sq of 2900sq will be used for this business as no inventory will be stored.

Mark Johnson



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Plan 0101 Second Floor 4 Bedroom w/ Master Sitting Option



Plan O101 First Floor

Marc Johnson the applicant was called to the stand. He had nothing to add to the presentation.

There were no attendees to speak for or in opposition to the petition.

Director Qawi asked where the items will be stored.

Marc Johnson stated that the items will be dropped shipped and if a customer wants to return an item they will be returned to the company not his home

The applicant will receive his decision letter within 48 hours

SA23-053

3404 Lakeview Landing

Latasha Brown of BI Integrated Systems

Applicant is seeking a Special Administrative Permit to use office space in home to operate their audio-visual consulting business as a Type I Home Occupation.

Future Land Use- Suburban Neighborhood

Underline Zoning- R-100 Residential Medium Lot

Letter of Intent-

To Whom It May Concern:

I am writing to express my intent to establish a home-based audio-visual consulting business at 3404 Lakeview Landing. This business will primarily involve providing expert audio-visual consulting services to clients for various applications such as home theaters, conference rooms, and entertainment spaces. It is important to note that this business will not have customers or clients coming to my home. Instead, my services will be provided remotely or on-site at clients' locations.

I believe that my proposal for a home-based audio-visual consulting business aligns with the requirements and regulations associated with a home-based business. The primary reasons for this alignment are as follows:

1. **No Foot Traffic:** My business model does not require clients or customers to visit my home. All consultations, planning, and implementation of audio-visual solutions will take place at clients' homes or commercial locations. As such, there will be no traffic in my residential neighborhood.
2. **No Noise or Disturbances:** Audio-visual consulting primarily involves in-depth discussions and planning. There will be no activities that generate excessive noise or disturbances within my home. Any demonstrations or equipment setup will occur at clients' premises, ensuring there is no disruption to my neighborhood.
3. **Respect for Privacy:** I am committed to respecting the privacy and security of my neighbors. I will conduct my business activities in a manner that ensures no invasion of their personal space or privacy.
4. **Minimal Environmental Impact:** As a consulting business, I will not produce any materials or products that could have an adverse environmental impact.

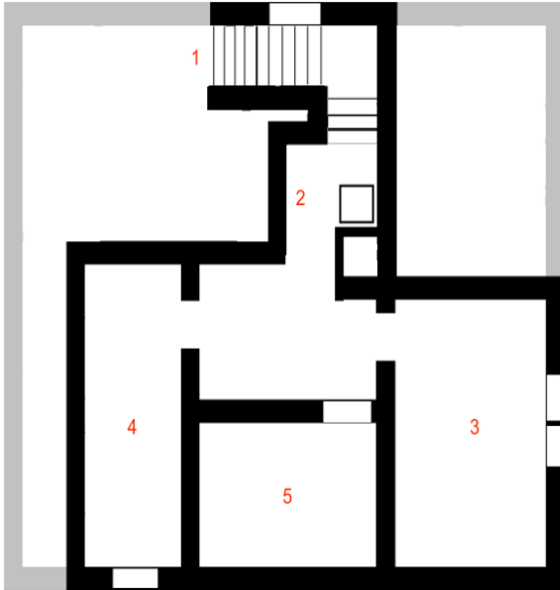
In light of the above considerations, I kindly request your support and approval to establish my home-based audio-visual consulting business. I am more than willing to comply with any additional requirements or conditions that may be necessary for the establishment of my business. Please let me know if there are any specific documents or information you require from me to proceed with the application.

Thank you for considering my proposal. I look forward to your response and guidance on the next steps in establishing my home-based audio-visual consulting business.

Sincerely,
Latasha Brown

A handwritten signature in black ink, reading "Latasha Brown". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

Site Plan and Aerial View-



1. Business Office Space
2. Closet Area Near Steps/Small Living Space Near #5
3. Business Office Space
4. Empty Room/Business Space
5. Break Area



Latasha Brown the applicant came to the stand. She did not have anything to add to the presentation.

There were no attendees to speak for the petition but there were some who spoke in opposition.

Ms. Sheldon a resident of the applicant's neighborhood wanted surety that there would be no foot traffic or noise in the neighborhood. She also wanted clarification of the operations of the business.

Tre'Jon Singletary ensured that the applicant was informed and understood that they must follow the rules and regulations for home occupations in the code.

Latasha Brown came back to the stand to explain that she collaborates with her customers to take their audio and visual products to the next level such as the technology being used during this public hearing or a church such as New Birth would use.

She also stated that she knows that she is not allowed to have clients on the property and that meetings will be held virtually.

A Community Member asked if she would change the house structure or floor plan

Tre'Jon Singletary stated that she will not and that the applicant is seeking approval for operations

Another Community Member came to the stand. She has lived in the neighborhood for over 20 years. She stated that she was glad to hear that there would be no foot traffic. She walks for health and would like the community to remain safe and quiet.

Latasha Brown wanted to ensure that her neighbors knew that she would only be pushing paper and work on her computer. She has been in the community since 2004.

Director Qawiy asked where the products would be stored and if there would be evidence of exterior storage.

Latasha Brown ensured that there will be none

The applicant will receive a decision letter within 48 hours

SA23-055

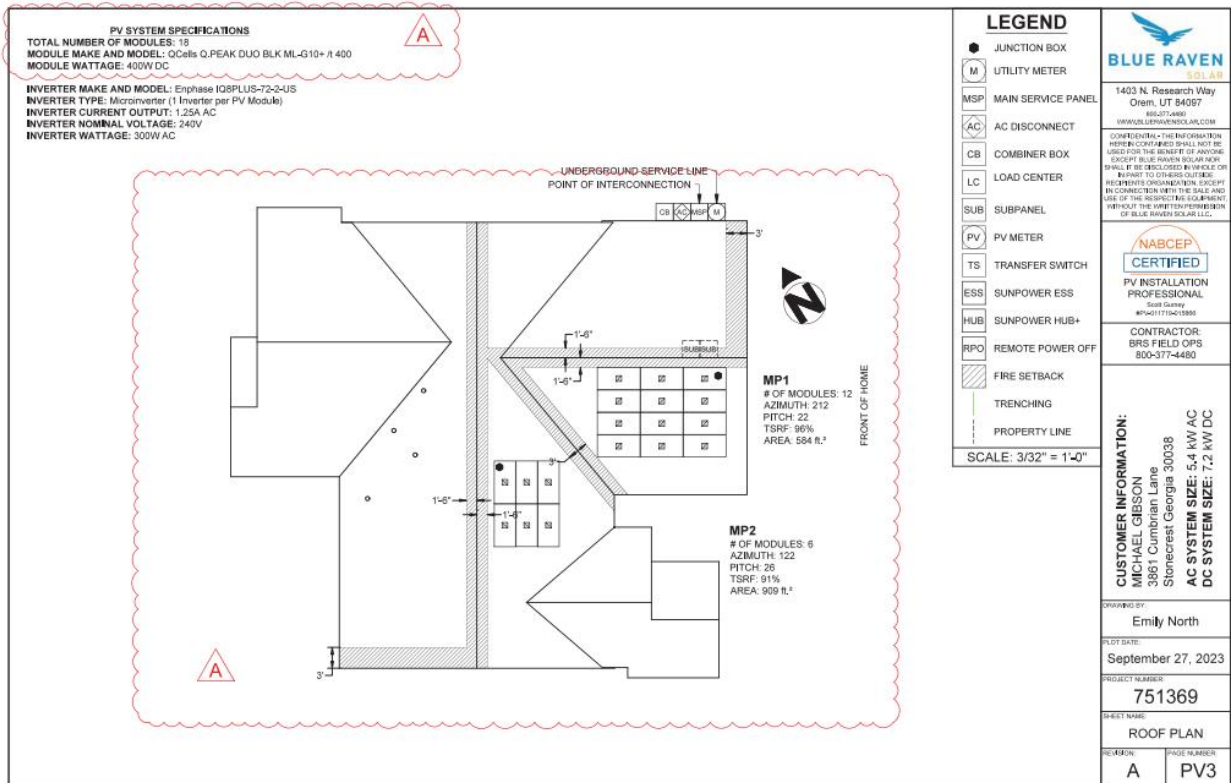
3861 Cumbrian Lane

Hayden Low of BRS Field Ops LLC

Applicant is seeking a Special Administrative Permit to install a 3.6 KW PV rooftop solar energy system

Future Land Use- Suburban Neighborhood

Zoning- R-100 - Residential Med Lot



Micheal Gibson the homeowner came to the stand. He had nothing to add to the presentation but mentioned that he came to check on the status of his application and to be informed of the process. He also stated that he is just waiting for the outcome.

There were no attendees to speak for or in opposition of the petition.

Director Qawiy asked if a company was going to install the solar panels for him and if they were aware of the permitting process.

Micheal Gibson stated that he is working with a company called “Blue Raven” and that they are aware.

He also asked how it would be verified that he had completed this process correctly

Tre’Jon Singletary stated the decision letter will provide the next steps. If he is approved the next steps will be to submit a building permit.

The applicant will receive a decision letter within 48 hours

The meeting ended at 3:54 pm

If you are interested in what decision was made for any of the applicants, please visit our project viewer on The City of Stonecrest Planning and Zoning website.

APPROVED: *Content*
Shawanna Quirby

1/12/24

DIRECTOR

Date

ATTEST: *Cobi Brown*

12/21/23

SECRETARY

Date