



SPECIAL ADMINISTRATIVE PERMIT (SAP) PUBLIC HEARING MEETING MINUTES

Stonecrest City Hall - 3:30 PM **Spoke-in-Person Meeting*
February 20, 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 3.30PM. The Planning & Zoning Director - Shawanna Qawiy, Senior Planner - Tre'Jon Singletary, Planner - Felleshia Blair and Zoning Administrative Technician – Abeykoon Abeykoon 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 Permits and the Rules of Conduct.

- III. **Cases of Discussion:** Senior Planner Singletary presented case SA23-059.
 - LAND USE PETITION:** SA23-059
 - PETITIONER:** Joey McCrary of A Better Cut Lawn Care
 - LOCATION:** 4918 Thompson Mill Rd
 - PETITIONER’S REQUEST:** Applicant is seeking a Special Administrative Permit to operate a Type I Home Occupation for administrative office use for a lawn care business.

The applicant Joey McCrary was present at the public hearing.

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

The following spoke in opposition:

Linda Biny (3085 Roseheath Lane); stated that she opposes the petition due to an increase in property taxes and crime.

Shirlee Shalteen (4965 Thompson Mill Road); stated he opposed having business in their neighborhood due to the possible negative impact to the existing community.

Vernon Jackson (3120 Roseheath Lane); stated he opposed any business that is not consistent with a residential neighborhood. He is concerned with businesses that need specific permits that could negatively impact the neighborhood. The lawn care business which deals with trucks, lawn mowers and such large vehicles generates nuisance. He is concerned about equipment storage, ownership of land and increased traffic.

Phyllis Betterson (3113 Roseheath Lane); stated that trucks and traffic on Thompson Mill Road negatively effects the neighborhood.

Cobi Brown – Planning Administrative Technician read a letter received via email in opposition.

“**Shavon Tate (3074 Roseheath Lane)** The usage of this property as an office for lawn care will lower the property value of the surrounding houses due to the increased traffic, along with potential noise. We are paying significantly more in property taxes these days and would like to keep our neighborhood as one to be desired, as a reflection of that, for current and future homeowners.”

Applicant Joey McCrary stated that he was already operating with a license and the proposed business will operate on a medium scale.

Senior Planner - Singletary closed the public hearing and began the staff discussion.

Planning & Zoning Director -Qawiy asked the question about the hours of operation.

Applicant Joey McCrary: stated that he will operate during the daytime until 6.00 pm or 8.00 p.m.

Planner - Blair; asked question about the type of vehicle used in business operation, equipment stored during non-operational hours and uses of chemicals/pesticides.

Applicant Joey McCrary: stated that he will use small pickup trucks and store equipment in the very back of yard hidden by trees and shrubbery. He does not deal with chemical storage on the property.

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

Senior Planner Singletary mentioned the meeting at Stonecrest Library referencing the Comprehensive Plan 5- Year Update.

IV. ADJOURNMENT: The meeting was adjourned at 3.54 PM.

APPROVED:

Shawanna Lawiy

February 21, 2024

PLANNING & ZONING DIRECTOR

Date

ATTEST:

Abeykoon Abeykoon

02/21/2024

SECRETARY

Date