



PLANNING COMMISSION MEETING MINUTES SUMMARY
Stonecrest City Hall's Zoom Video* - 6:00 PM
January 14, 2021

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).

I. Call to Order

The Chairman call the Planning Commission meeting to order on Thursday, January 14, 2021 at 6:08 PM via **ZOOM-Video*** meeting. The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

II. Roll Call

Commissioner JW Eady, Joyce Walker, Pearl Hollis, Lisa Wright, and Eric Hubbard were present. There was a quorum. Planning & Zoning Director Chris Wheeler, City Planner Tuyanna Daniels, and Attorney Anamaria Hazard were present.

III. Reappointments to the Planning Commission (Chair, Vice-Chair, and Secretary)

The Chairman asked if the Mayor or Pro Temp was present, on the Zoom call. They were not on the Zoom call and the Reappointments were placed on hold until the Mayor or Pro Temp can attend a Planning Commission meeting. Attorney Anamaria Hazard added that the provision(s) in the Ordinance states until reappointments are made, the Commissioners can continue to serve.

IV. Approval of Minutes: 'SPECIAL CALLED' Planning Commission Meeting Minutes Summary dated November 10, 2020.

Chairman Hubbard called for a motion. Commissioner Lisa Wright motioned to **APPROVE** the 'SPECIAL CALLED' Planning Commission Meeting Minutes Summary dated November 10, 2020. Commissioner JW Eady seconded the motion. The motion was unanimously **APPROVED**.

V. Old Business: None

VI. New Business

1. Public Hearing(s):

LAND USE PETITION: RZ-20-007
PETITIONER: Phillip Loupe c/o Casswell Design Group LLC
LOCATION: 5099 Browns Mill Road
CURRENT ZONING: R-100 (Med Residential Lot) Zoning District
PROPOSED DEVELOPMENT: Applicant is requesting to rezone 15.0 acres to MU-1 (Mixed-Use) Zoning District for a mixed-use development.

The Planning and Zoning Director Chris Wheeler advised Commissioners that the applicant requested a deferral. Staff supports request.

Ms. Casswell, representing applicant Mr. Phillip Loupe, requested a deferral on behalf of client.

There were none in support of **PETITION RZ-20-007**.

There were several in opposition of **PETITION RZ-20-007 (ATTACHMENT D)**:

1. Mr. Wilbert V. Paynes (Spoke in-person and submitted comments via email.)
2. Mr. Swain Watters (Read (Submitted comments via email.) *
3. Mr. Gregory T. Baranco (Read - Submitted comments via email.) *

*Comments were read by Secretary.

Chairman Hubbard motioned to **DEFER PETITION RZ-20-007 until the next calendar meeting**. Commissioner Lisa Wright seconded the motion. The motion was unanimously **DEFFERED to the next meeting**.

LAND USE PETITION: RZ-21-001 & SLUP-21-001-002**
PETITIONER: Alphabet Daycare
LOCATION: 3174 Miller Road
CURRENT ZONING: R-100 (Residential Med Lot) Zoning District
PROPOSED DEVELOPMENT: Requesting to rezoned to RSM (Small Lot Residential Mix) and Special Land Use Permit to operate a Child Day Care Center

The Planning and Zoning Director Chris Wheeler advised Commissioners that the applicant requested a deferral. Staff supports request.

Applicant, Ms. Shanteria Vaughn, requested to defer petition until the next calendar meeting.

There were none in support of **PETITION SLUP-21-002**. There were none in opposition of **PETITION SLUP-21-002**. In error, the Secretary read comments sent by Ms. Antoinette Harrison and Ms. Brenda Williams before Mr. Wheeler stopped the reading.

Chairman Hubbard motioned to **DEFER PETITION RZ-21-001 & SLUP-21-002 to the next cycle**. Commissioner Wright seconded the motion. The motion was unanimously **DEFERRED**.

LAND USE PETITION:	SLUP-20-007 & SLUP-20-008
PETITIONER:	Fairington Road Center LLC c/o Brady Hughes, Mahaffey Pickens Tucker, LLP
LOCATION:	5961 Chupp Way
CURRENT ZONING:	M (Light Industrial) Zoning District
PROPOSED DEVELOPMENT:	Requesting Special Land Use Permit for the development of convenience store with accessory fuel pumps and alcohol outlet.

The Planning and Zoning Director Chris Wheeler advised Commissioners that the applicant requested a deferral to work out any issues with Staff and the traffic study. Staff recommends denial. *Applicant failed to meet the standards B, H, S, and T.*

There were none in support of **PETITION SLUP-20-007 & SLUP-20-008**.
There were twenty in opposition of **PETITION SLUP-20-007 & SLUP-20-008**:

Those listed below spoke in-person:

- | | |
|------------------------------|------------------------|
| 1. Ms. Brenda Williams | 4. Mr. Audley McIntosh |
| 2. Ms. Alexis Vaughn | 5. Mr. Razou Roy(?) |
| 3. Ms. Arlene Sabrena Farmer | |

Comments received via email (**ATTACHMENT II**):

- | | |
|------------------------------|---------------------------|
| 1. Ms. Arlene Sabrena Farmer | 5. Ms. Lenas Peter Semien |
| 2. Ms. Antoinette Harrison* | 6. Ms. Brenda Williams* |
| 3. Mr. Audley McIntosh | 7. Ms. Stephanie Garrison |
| 4. Ms. Paulette Ross | 8. Mr. Chris D.* |

9. Ms. Kathy Rhue*
10. Mr. Jack Clayton
11. lincou@att.net
12. Ms. Renee Cail

13. Ms. Linda Stokes
14. Ms. Lydia T. Jones
15. Ms. Latoya Scott

*Comments were read by Secretary.

Chairman Hubbard motioned to **DEFER PETITION SLUP-20-007 & SLUP-20-008 to the next cycle.** Commissioner Lisa Wright seconded the motion. The motion was unanimously **DEFFERED.**

LAND USE PETITION:	SLUP-21-001
PETITIONER:	Barnacles Restaurant c/o Bernice Monger
LOCATION:	7300 Stonecrest Concourse
CURRENT ZONING:	C-2 (General Commercial) Zoning District
PROPOSED DEVELOPMENT:	Requesting Special Land Use Permit to operate as a late-night establishment.

The Planning and Zoning Director Chris Wheeler advised Commissioners that the applicant requested a deferral. Staff recommends approval.

Applicant, Ms. Bernice Monger, stated that she saw the email today; just returned to the country; she is not prepared; do not have documentations; and need time to prepare.

There were none in support of **PETITION SLUP-21-001.**
There were several in opposition of **PETITION SLUP-21-001 (ATTACHMENT III):**

1. Ms. Patricia Edge (Read - Submitted comments via email.) *
2. Mr. Matt Hampton

*Comments were read by Secretary.

Chairman Hubbard motioned to **DEFER PETITION SLUP-21-001.** Commissioner Lisa Wright seconded the motion. The motion was unanimously **DEFFERED.**

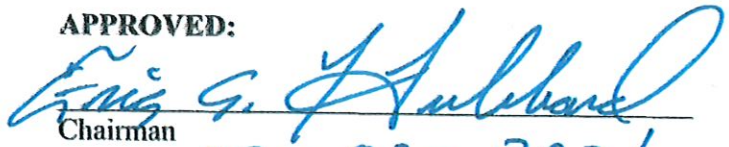
****Commissioner Wright asked Mr. Wheeler why there were two SLUP-21-001 listed different on the Agenda. Mr. Wheeler stated that SLUP-21-001 (Child Day Care Center) was an error and should read SLUP-21-002.**

The Chairman asked Mr. Wheeler to provide the date for next meeting. Mr. Wheeler stated that the next meeting is scheduled for February 2, 2021.

VII. Adjournment

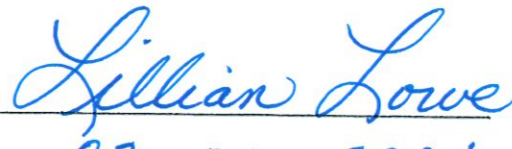
The vote was carried unanimously to adjourn the meeting at 6:52 PM. The Chairman motioned to adjourn. Commissioner Wright seconded the motion.

APPROVED:


Chairman

02-02-2021
Date

ATTEST:


Secretary

02-02-2021
Date



PLANNING COMMISSION MEETING

January 14, 2021

ATTACHMENT I

Petition RZ-20-007

PUBLIC COMMENTS RECEIVED

Lillian Lowe

From: Wilbert Paynes <wp69paynes@yahoo.com>
Sent: Thursday, January 14, 2021 1:20 AM
To: Lillian Lowe; Megan Reid
Cc: George
Subject: Request to speak Topic: RZ 20-007

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am requesting to speak on behalf of the Sandstone Shores Homeowners Association to comment on the proposed zoning change, item RZ-20-007. I am also submitting my comments for the record.

- a. Very high density of development on the 15 acre property. Currently the developer is proposing to build 13 ranch duplex homes (26 homes), 55 two story townhomes, create a two+ acre lake (appear to be more of a retention pond) and a dedicated commercial area. This would effectively leave approximately 10+ acres (when you subtract road and lake out) to place 81 homes.
- b. No assurance that the project would be implemented once the single family zoning is changes to mixed use. Mixed use zoning does not provide for development controls.
- c. There is sufficient existing commercial zoned property in our area already. There is ample commercial zoned properties at the more appropriate intersections of Brownsmill and Klondike; at Brownsmill and Panola; at Panola and Salem; and along Panola between Salem and Brownsmill.
- d. Results of a traffic impact study has not been shared with the community to understand the impact this proposal would have on traffic on Brownsmill. This area of Brownsmill is

already congested with traffic at certain times of the day. Without major road improvements this area will be more congested.

e. Rezoning to mixed use would adversely impact the adjacent nearby residential single family communities. Adding potential commercial zoned properties or even multi use housing in the middle of single family communities would adversely affect our community.

Wilbert V. Paynes
President of Sandstone Shore HOA

Lillian Lowe

From: vonhand@aol.com
Sent: Thursday, January 14, 2021 11:13 AM
To: Lillian Lowe
Subject: RE: R2-20-007/5099 Brownsmill Rd.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks for the prompt reply.

George

From: Lillian Lowe <Lillian.Lowe@stonecrestga.gov>
Sent: Thursday, January 14, 2021 9:26 AM
To: vonhand@aol.com
Cc: Lillian Lowe <Lillian.Lowe@stonecrestga.gov>
Subject: RE: R2-20-007/5099 Brownsmill Rd.

Good morning,

You will not be able to join the Zoom meeting. The meeting can be viewed on **Youtube**. Go to Stonecrest Official website.

FYI, City Hall will be open on **Thursday, January 14, 2021** for those wishing to speak in-person at the January 14, 2021 Public Hearing.

Thanks,

Lillian Lowe
PLANNING & ZONING ADMINISTRATIVE ASSISTANT
PLANNING COMMISSIONERS SECRETARY
ZONING BOARD OF APPEALS SECRETARY

City of Stonecrest

direct: 770.224.0173 | main: 770.224.0200 | fax: 470.299.4214

www.stonecrestga.gov

From: vonhand@aol.com <vonhand@aol.com>
Sent: Thursday, January 14, 2021 9:17 AM
To: Lillian Lowe <Lillian.Lowe@stonecrestga.gov>
Subject: R2-20-007/5099 Brownsmill Rd.

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Lillian,

I'm a homeowner at Sandstone Shores on Panola Road. I'm interested in joining the zoom meeting this evening at 6pm. Will you provide the meeting ID and passcode or the link to join.

Thanks,

George Hand
George Hand
Executive Vice President & CFO
ASW Global, LLC
Ph: 330-733-8490
Fax: 770-808-6862
Cell: 330-958-4456
ghand@aswglobal.com
www.aswglobal.com

Lillian Lowe

From: Swain Watters <swainw52@gmail.com>
Sent: Thursday, January 14, 2021 12:12 PM
To: Lillian Lowe
Cc: George Turner
Subject: RZ-20-007 Land Use Petition

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My question and concern is the following.

How does the applicant in conjunction with the State of Georgia DOT, DeKalb County and the City of Stonecrest plan to address the major public safety issue of traffic control and pedestrian safety. Specifically, controlling the speeding that takes place along the frontage of the driveway.

- Is there a design in place for sidewalks to actually make it live, work, play between the public recreational facilities on the opposite side of the road to the proposed development?
- Are there road improvement plans that cover widening or similar for the deep ditch running on the development side of Browns Mill? Sidewalks would have to be where the ditch is now.
- What are the specific plans for crosswalks and pedestrian safety?
- What are the specific plans for through-traffic speed controls? This is not really addressed by deceleration lanes; that's for turning in, coming out of development. It is the cars continuing on Browns Mill that present the danger.

Specifics not conjecture is critical. These issues need to be a firm inclusion of the plans on the front end or conditions for zoning approval. A future promise or good intentions won't get it done. Otherwise, this entire effort misses the mark of creating the desired live, work, play community. We will only have a mess on our hands and regrettably, potentially tragedy and death.

Regards,

Swain

Swain Watters
swainw52@gmail.com
404-307-3200 m

Lillian Lowe

From: Gregory T. Baranco <gtbaranco@baranco.com>
Sent: Thursday, January 14, 2021 3:03 PM
To: Megan Reid; Tuyanna Daniel; Lillian Lowe; turnerg1@comcast.net
Cc: Wilbert Paynes; ehorton; Jim Williams; George Hand; Dr. Ron Stewart; Kate F Bishop Black Black-Wiley; Melvin Williams; Sheila Douglass- Robinson; Gregory And Juanita Baranco; Jean Edwards; Keath Williams; Irma Paynes; Earl Thomas; Charles Benson; Sherman Mckie, Jr; Cornell McBride; Corliss Norman; Boykin Edwards
Subject: R2-20-007 / 5099 Brownsmill Road

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I am writing to oppose the rezoning request of 5099 Brownsmill Rd. from R100 for two reasons: 1. The resulting increased traffic density created by the Commercial and Townhomes allowed in the Mixed-Use zoning on Brownsmill - a two lane road; and 2. If Townhomes were allowed in a suburban area, they should be single standing/unattached homes. This request is not in the best interest of the safety or wellbeing of the surrounding community.

Gregory T. Baran

O: 404.846.3677



www.mbbuckhead.com



PLANNING COMMISSION MEETING

January 14, 2021

ATTACHMENT II

Petition SLUP-20-007 & SLUP-20-008

PUBLIC COMMENTS RECEIVED

Lillian Lowe

From: Monica Ivory <monivory@yahoo.com>
Sent: Sunday, January 10, 2021 7:35 PM
To: creativeasf@comcast.net; Arlene FARMER; Chris Wheeler; Lillian Lowe
Cc: Jazzmin Cobble; lcjohnson@dekalbcountyga.gov
Subject: Re: CONFIRMATION: Protest of Application for Special Land Use Permit

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Thanks, for the update sabrena

[Sent from Yahoo Mail on Android](#)

On Thu, Jan 7, 2021 at 10:12 AM, Arlene FARMER
<creativeasf@comcast.net> wrote:

Hello Chris Wheeler,
The sign posted on the street said nothing about it being a virtual meeting. And when I called your office they stated (and no I did not get the persons name) that if we wanted to come on the day of the meeting that we had to call beforehand to make sure there was someone there to take comments on a laptop, we had to make sure on a meeting that you all setup.

Even though this is how you've been doing it since March, your advertisement did not state it on the outside posting or we would not have showed up to City Hall on December 1st or December 5th to find out once again the meeting was cancelled. All we are asking for is a little consideration in your postings.

Yes, please read my comments at both meetings. We don't want a liquor store, gas station, convenience store smack dab in our community and we want this area rezoned to be residential or whatever is needed so this will stop happening again.

Sincerely,

A. Sabrena Farmer
Wellington Manor Subdivision

Ninety-nine percent of all failures come from people who have a habit of making excuses.

George Washington Carver

On 01/06/2021 4:02 PM Chris Wheeler <cwheeler@stonecrestga.gov> wrote:

Good afternoon Ms. Farmer,

All the Planning Commission/City Council meeting have been virtual since city hall closed last March. The city administration has allowed for resident to come to city hall and give public

comment when rezoning/slop cases are schedule to be heard. Nothing has changed. You can still come to city hall and give your comment or submit your comment online.

I will read your email at the Jan 14 Planning Commission meeting and Jan 25 City Council meeting.

Sincerely,

Christopher Wheeler
Planning and Zoning Director



City of Stonecrest

3120 Stonecrest Blvd.

Stonecrest, GA 30038

Office 770.224.0200

www.stonecrestga.gov

cwheeler@stonecrestga.gov

From: Arlene FARMER <creativeasf@comcast.net>

Sent: Wednesday, January 6, 2021 3:50 PM

To: Chris Wheeler <cwheeler@stonecrestga.gov>; Lillian Lowe <Lillian.Lowe@stonecrestga.gov>

Cc: Jazzmin Cobble <JCobble@stonecrestga.gov>; lcjohnson@dekalbcountyga.gov
<lcjohnson@dekalbcountyga.gov>

Subject: Re: CONFIRMATION: Protest of Application for Special Land Use Permit

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Hello Chris,

WOW!!!! Now the meeting has been moved for a third time, but we can't come to protest because it is now a virtual meeting. I think we had of been better off if there was no city of Stonecrest. Please see my comments below, but to reiterate we do not want a gas station/convenience store/alcohol outlet in the middle of our community. Pass this email

along to your meeting of January 24th for the Planning Commission and your meeting of January 25th for the Mayor & City Council.

A. Sabrena Farmer
The Creative Woman

Ninety-nine percent of all failures come from people who have a habit of making excuses.

George Washington Carver

On 12/07/2020 9:59 AM Chris Wheeler <cwheeler@stonecrestga.gov> wrote:

Good morning Ms. Farmer,

Sorry for not responding to your earlier email concerning the 5691 Chupp Way special land use permit application. It appears I drafted a letter but failed to hit send. Again sorry about that.

Secondly, I apologize if there was some miscommunication regarding the Dec Planning Commission meeting being canceled. I canceled the meeting due to the lack of commissioners being available to attend the meeting. Whom did you speak to in my department who said the December Planning Commission meeting wasn't canceled? I would like to know so I can address the situation. The January 5th date was chosen and approved months in advance by the Planning Commission and approved by City Council. Also, my office doesn't approve special land use permits; we only give recommendations. The city council would be the ones to approved or deny the special land use permit.

I will read this email at the January 5 meeting and include the email in the city council packet and the signed petition.

If you have any more questions, please let me know.

Best,

Christopher Wheeler
Planning and Zoning Director



City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, GA 30038
Office 770.224.0200

From: Arlene FARMER <creativeasf@comcast.net>
Sent: Wednesday, December 2, 2020 5:15 PM
To: Chris Wheeler <cwheeler@stonecrestga.gov>
Cc: Jazzmin Cobble <JCobble@stonecrestga.gov>
Subject: Fwd: CONFIRMATION: Protest of Application for Special Land Use Permit

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Hello Chris Wheeler,

We are sorry that you all are short staffed and can't seem to carry on the business of the city. It is a shame and a disgrace that your office did not know whether a meeting that you posted on a sign on the corner of Chupp Way and Fairington Drive for yesterday, December 1, 2020 at 6pm was cancelled. We were not notified of a cancellation nor was the sign changed. We came out to the meeting on last night only to see that it was cancelled. Now a friend of mind sends me a facebook post where you are stating it has been changed to January 5th and I will not be in town to attend. What is the reason that this meeting is not only a month away, but it is on election day for the Senate runoff? It would be better to have it on a day when more people could attend. So I am attaching the 35 petitions of residents in our subdivision, Wellington Manor, that do not want this application to be approved.

We are sick and tired of all the liquor stores, gas stations, and five and dime stores that are saturating our community. Now you are considering an application to put a gas station/convenience store/alcohol outlet smack dab in the middle of our community. As the president of the Wellington Manor HOA, I am outraged at the thought of this even being considered. Have you not even surveyed this small street. We have one way out of this community and we don't need an gas station for traffic to be pulled from Fairington Road onto Chupp Way, when Fairington Drive is our only way to get to Fairington Road. Common sense is obvious that this little parcel of land needs to be rezoned and definitely not Light Industrial. This is the second time we have had to fight not to have a gas station on this parcel of land, we had to fight when our subdivision was built some 20 odd years ago. We didn't want it then and we don't want it now.

I want this email read at your meeting on January 5th, because I don't want it to slip through the cracks and an application for this gas station gets approved by your office. We have a monthly cleanup day on our adopted street, Fairington Drive, which is right in front of the Wellington

Manor subdivision and we usually get about 5 - 8 bags full of trash which consist of a lot of beer bottles and liquor bottles so a gas station on this street would be contributing to an already distressed area. Please don't approve this application and don't assume we don't care what goes down in our neighborhood.

By the way, never heard from your office, see emails below.

Sincerely,

A. Sabrena Farmer, President

Wellington Manor HOA (5991 Sherwood Trace, Stonecrest, GA 30038)

wellingtonmembers@yahoo.com

Ninety-nine percent of all failures come from people who have a habit of making excuses.

George Washington Carver

----- Original Message -----

From: "Cochran-Johnson, Lorraine" <LCJohnson@dekalbcountyga.gov>
To: Jazzmin Cobble <JCobble@stonecrestga.gov>, Arlene FARMER <creativeasf@comcast.net>, "cwheeler@stonecrestga.gov" <cwheeler@stonecrestga.gov>, Tuyanna Daniel <TDaniel@stonecrestga.gov>
Cc: "Johnson, Mereda D." <mdjohnson@dekalbcountyga.gov>, Jason Lary <JLary@stonecrestga.gov>
Date: 11/24/2020 11:13 PM
Subject: CONFIRMATION: Protest of Application for Special Land Use Permit

Thank you for the follow-up.

From: Jazzmin Cobble <JCobble@stonecrestga.gov>
Sent: Monday, November 23, 2020 7:11 PM
To: Arlene FARMER <creativeasf@comcast.net>; cwheeler@stonecrestga.gov; Tuyanna Daniel <TDaniel@stonecrestga.gov>
Cc: Johnson, Mereda D. <mdjohnson@dekalbcountyga.gov>; Cochran-Johnson, Lorraine <LCJohnson@dekalbcountyga.gov>; Jason Lary <JLary@stonecrestga.gov>
Subject: RE: Protest of Application for Special Land Use Permit

**** WARNING: The sender of this email could not be validated and may not match the person in the "From" field. ****

Ms. Farmer,

I have copied Chris Wheeler, planning director, on this email who should be able to assist with your request. Chris will be able give more information about the gas station, the SLUP and the right by use.

Chris, please give me a call when you have a chance so we can discuss this application in more detail.

From: Arlene FARMER <creativeasf@comcast.net>
Sent: Monday, November 23, 2020 11:51 AM
To: Jason Lary <JLary@stonecrestga.gov>; Jazzmin Cobble <JCobble@stonecrestga.gov>
Cc: mdjohnson@dekalbcountyga.gov; lcjohnson@dekalbcountyga.gov
Subject: Protest of Application for Special Land Use Permit

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Hello Jason Lary and Jazzmin Cobble,
Your office was called on 10/29/2020 to speak with someone regarding our concerns and we were given a reference number of 9633 expecting to get a call from a Tyanna Daniel, City Planner. We never received that call. We just don't want to see our concerns get swept under the rug. We also sent a letter to you, Mereda Johnson, Lorraine Cochran-Johnson, and Larry Johnson in regards to our objection that a land use permit application should even be permitted on Chupp and Fairington Drive for a gas station.

As stated in our communication this area needs to be rezoned for residential and not light industrial. WE DO NOT WANT A GAS STATION/ALCOHOL OUTLET in this area. Case Number SLU20-00009; SLU20-000010. Applicant Fairington Road Center, LLC c/o Mahaffey Pickens Tucker, LLP. This area is already littered with beer bottles and trash, which we clean up once a month. We do not want added waste in this area and the fact that this is the only street that we can get out of this subdivision onto the main road at Fairington Road is an obvious reason also.

It is appalling that the only one we have heard from is their attorney, W. Brady Hughes and not our own commissioner or city officials after being contacted by letter. So we are sending out this email to complain with 28 signed petitions requesting a denial of this application. We need to hear of your decision asap.

If you need to reach us, please respond back to this email or call us at 770-593-2833.

A. Sabrena Farmer, President

Wellington Manor HOA

5992 Sherwood Trace, Stonecrest, GA 30038

wellingtonmembers@yahoo.com

Ninety-nine percent of all failures come from people who have a habit of making excuses.

George Washington Carver

Lillian Lowe

From: aharristrent58 <aharristrent58@gmail.com>
Sent: Tuesday, January 12, 2021 2:51 PM
To: Lillian Lowe
Subject: Petition SLUP 20 007 and SLUP 20 008

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

This is a protest to the above petition.

I am a 15 year resident in my townhome, located in the Wellington Manor Subdivision, Stonecrest.

The possibility of a gas station being built at 5961 Chupp Way is very disturbing for the following reasons:

1. Chupp Way and Fairington Dr. Is the only way in or out for 3 large Communities. The construction would impede people coming and going as needed, as well as emergency Vehicles.
2. There is a Child Care Center which is located across the street from the potential gas station site. Should children be subjected to vagrants, Drug dealers, predators and crime?
3. There are 3 gas stations/convenience Stores located within a 2.5 mile radius of Chupp Way and Fairington Dr.

Why would a company invest in an area where there are already many well established gas stations, and why build in a residential area?

What is the 10 year plan, if any, for this area of Stonecrest.

Respectfully submitted to be
Included in the meetings for
above Special Land Use Permits

Thank you,

Antoinette Harrison

404 312 7014

Sent via the Samsung Galaxy A10e, an AT&T 4G LTE smartphone

Lillian Lowe

From: Audley McIntosh <audley2000@yahoo.com>
Sent: Thursday, January 14, 2021 9:23 AM
To: Lillian Lowe
Subject: Chupp Way Hearing for Gas station

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Ms Lowe,

I am a long time resident of the Wellington manor Community which is right next to the plot of land being considered for adding a gas station and Corner store. I am totally against this idea because it would bring more crime to our community furthermore there are already 2 gas stations in close proximity. The traffic will be a nightmare because there is only one way out which is already congested. There is also a Day Care Center which will be across from this new development, why would anyone want the sale of alcohol next to a Daycare ? I don't see how this will enhance our community, instead it will be detrimental to the safety and well being. This area should not be for commercial business it should only be approve for residential only because it is situated in a residential area surrounded by apartments and houses. Please send my concerns to the Stonecrest Commissioners for consideration.

Thank you
Audley McIntosh
Treasurer and Board Member
Wellington Manor HOA

Lillian Lowe

From: paulette ross <paulettenf@hotmail.com>
Sent: Thursday, January 14, 2021 11:32 AM
To: Lillian Lowe
Subject: Against gas station in my community

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To whom it maybe concern

I am against a gas station right in the middle of my community, it will bring more crime and criminal activity. I hear gun shots 3 or 4 Times a week, please I ask that you Stand By us and not allow this to happen, Thank you.

Paulette Ross

Sent from my Galaxy Tab® E

Lillian Lowe

From: Peter Semien <petersemien@yahoo.com>
Sent: Thursday, January 14, 2021 1:26 PM
To: Lillian Lowe
Subject: Gas station/alcohol outlet

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,
I'm writing to express my genuine feelings toward the development of yet another gas station and place to purchase more alcohol. There are several gas stations already within 1-2 miles radius as well as liquor stores. Why put something in a community where there is too much crime and vagrancy? That will only increase the problem. The area where the development is being proposed is too small and over crowded with residents whether in apartments, condos, or townhomes. All too often black communities are preyed upon by the worst of the worst. And at times it appears that our community leaders just don't care because they are so far removed from the struggles average people deal with daily. The last thing we need in this community is another low end retail provider, gas station and liquor store. If you show the people better and provide them with better, maybe in turn they can also be better citizens. As well as, motivate those of us who have experienced better to fight even more for our communities.

Sincerely,
Lenas Peter Semien
5931 Dogwood Manor
Lithonia, GA 30038

Lillian Lowe

From: BRENDA WILLIAMS <williamsbrenda155@gmail.com>
Sent: Thursday, January 14, 2021 3:31 PM
To: Megan Reid; Tammy Grimes; Chris Wheeler; Lillian Lowe; Tuyanna Daniel; Jason Lary; George Turner; Rob Turner; Jimmy Clanton; Jazzmin Cobble
Subject: LAND USE PETITION - 5961 Chupp Way, Stonecrest, GA
Attachments: 5961 Chupp Way - Petition.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon to council and members of City of Stonecrest,

Hope everyone is well!

LAND USE PETITION: SLUP-20-007 & SLUP-20-008 PETITIONER:
Fairington Road Center LLC c/o Brady Hughes, Mahaffey Pickens Tucker, LLP
LOCATION: 5961 Chupp Way CURRENT ZONING: M (Light Industrial) Zoning District
PROPOSED DEVELOPMENT: Requesting Special Land Use Permit for the development of convenience store with accessory fuel pumps and alcohol outlet.

Please see attached petition to oppose LAND USE PETITION: SLUP-20-007 & SLUP-20-008. We have collected many signatures and are currently collecting more. Please See The Attachments .

We oppose the Special Land Use Permit. I am a stakeholder in the City of Stonecrest. There are too many establishments like this in the area already. There is no need for this land use petition to be approved. Gas stations with c-store and alcohol outlets should never be in the heart of our neighborhoods, please drive by this area you will see many living communities, day care, and church. I'm respectfully asking the planning and zoning and the council to deny this petition.

We would like to oppose this petition for many reasons:

- o This gas station and c-store will block our entry in our community and bring in more traffic and congestion. This will increase traffic violations on Chupp Way, will have to increase police patrol in the area, and add traffic signal lights inside Chupp Way.
- o This gas station and c-store is in the heart of our community with surrounding neighborhoods, associations, day-cares, and churches. This is not a safe place to put a gas station and c-store. We have many gas stations, c-stores, Walmart, and Dollar General within 2-mile radius. There are already several fueling stations in the near vicinity, we don't need more gas pollution.
- o We feel this type of business of selling fuel, beer and wine, and being open late hours, will be a safety and pollution/environmental concern for our children and adult residents. A lot of residents walk, run, and bike in this area. This business will increase traffic, attract additional transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our neighborhood.
- o This land should not be industrial or commercial usage land. It should be residential or multi-family homes usage. The City of Stonecrest needs to permanently deny any further petitions to the usage of this land unless it is for residential

and multi-family usage. This will grow our community and for the safety of our families. Please add a permanent restriction to 5961 Chupp Way Stonecrest, GA for commercial or industrial usage.

Thank You
Brenda Williams

Petition to Petition: SLUP-20-007 & SLUP-20-008

Petition summary and background

Fairington Rd Center LLC is requesting a special use permit on 5961 Chupp Way Stonecrest, GA. This permit will allow development of convenience store with accessory fuel pumps and alcohol outlets.

We would like to oppose this petition for many reasons:

- This gas station and c-store will block our entry in our community and bring in more traffic and congestion. This will increase traffic violations on Chupp Way, will have to increase police patrol in the area, and add traffic signal lights inside Chupp Way.
- This gas station and c-store is in the heart of our community with surrounding neighborhoods, associations, day-cares, and churches. This is not a safe place to put a gas station and c-store. We have many gas stations, c-stores, Wal-Mart, and Dollar General within 2-mile radius. There are already several fueling stations in the near vicinity. We don't need more gas pollution.
- We fear this type of business of selling fuel, beer and wine, and being open late hours, will be a safety and pollution/environmental concern for our children and adult residents. A lot of residents walk, run, and bike in this area. This business will increase traffic, attract additional transients to the area, will encourage loitering, increase crime, and will bring chemical, noise, light, and trash pollution to our neighborhood.
- This land should not be industrial or commercial usage land. It should be residential or multi-family homes usage. The City of Stonecrest needs to permanent deny any further petitions to the usage of this land unless it is for residential and multi-family usage. This will grow our community and for the safety of our families. Please add a permanent restriction to 5961 Chupp Way Stonecrest, GA for commercial or industrial usage.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to stop this petition immediately. The community of Stonecrest does not need another convenience store, fuel pumps, alcohol outlets near our homes, churches, and day cares. Please add permanent restrictions to this property for all commercial usage.

Printed Name

Signature

Address

Phone Number or Email Address

Date

Kelly Pitts Kelly Pitts

5016 Chupp Way

678-944-4655

1-12-21

Printed Name	Signature	Address	Phone Number or Email Address	Date
Shawn Pitts	shawn pitts	5028 Chupp Way	678-949-1212	1-12-21
Migan Woods	Migan Woods	5014 Chupp Way	404-283-2010	1-12-21
Kyjuan Smith	Kyjuan Smith	5034 Chupp Way	678-881-1201	1-12-21
Shaquetta Blair	Shaquetta Blair	5085 Chupp Way	404-287-7615	1-12-21
Ashley Cooper	Ashley Cooper	5105 Chupp Way	678-389-1092	1-12-21
Jonathan Blair	Jonathan Blair	5019 Chupp Way	404-453-5566	1-12-21
Jennifer Valentine	Jennifer B.	5086 Chupp Way	404-667-4715	1-12-21
Jamia Barnes	Jamie Barnes	5019 Chupp Way	678-595-2599	1-12-21
Wynne Davis	Wynne Davis	5088 Chupp Way	678-973-5723	01-12-21
Sheila Jeffery	Sheila Jeffery	5084 Chupp Way	478-838-9645	1-12-21
Sabrina Blake	Sabrina Blake	3155 Farrington Dr	678-600-3258	1-12-21
Takia Greer	Takia Greer	3205 Farrington Dr	404-563-9301	01-12-21
Judy Kimble	Judy Kimble	3119 Farrington Dr	770-895-3816	1-12-21
Kyjuan Smith	Kyjuan	5939 Trent Walk Dr	678-944-4625	1-12-21
Pam Lewis	Pam Lewis	5850 Trent Walk Dr	770-652-1272	1-12-21
Toney Wise	Toney Wise	5832 Trent Walk Dr	678-408-2385	1-12-21

Printed Name	Signature	Address	Phone Number or Email Address	Date
Shaky Williams	Shaky W.	5959 Fairington Rd	770-652-9116	1/10/21
Peter Williams	Peter Williams	3011 Tibbs Dr	404-6153-9972	1/10/21
Darrell W	Darrell W	3822 Fairchild Dr	604-243-6910	1/10/20
Daniel Robinson	Daniel Robinson	2471 Fields Drive	313-478-5795	1/10/21
Sabrina Reid	Sabrina Reid	3018 Fields Dr	404-749-6239	1/10/21
Deja Esthrop	Deja Esthrop	5959 Fairington Rd	678-927-5010	1/10/21
Nemica Hag	Nemica Hag	2910 Athena Lane	10-790-3440	1/10/21
Neredes Johnson	Neredes Johnson	2900 Athena Lane Apt #107	404-989-1906	1/10/21
Macquar Bartley	Macquar Bartley	2900 Athena Lane	734-232-5210	1/10/21
Isabella Williams	Isabella Williams	384 Fields Dr	218-330-0413	1/16/21
Danilo Williams	Danilo Williams	2900 Athena Lane	404-438-6200	1/14/21
Marvin Hill	Marvin Hill	2910 Athena Lane		
Rhonda Carroll	Rhonda Carroll	2900 Athena Lane	404-999-0320	1/10/21
Allen Turner	Allen Turner	2900 Athena Lane	678-365-1525	1/10/21
Malik Evans	Malik Evans	5050 Fairington Rd	470-470-1455	1/10/21
Kenneth Lee	Kenneth Lee	5959 Fairington Rd		1-16-21

Petition summary and background

Fairington Rd Center LLC is requesting a special use permit on 5961 Chupp Way Stonecrest, GA. This permit will allow development of convenience store with accessory fuel pumps and alcohol outlets.

We would like to oppose this petition for many reasons:

- This gas station and c-store will block our entry in our community and bring in more traffic and congestion. This will increase traffic violations on Chupp Way, will have to increase police patrol in the area, and add traffic signal lights inside Chupp Way.
- This gas station and c-store is in the heart of our community with surrounding neighborhoods, associations, day-cares, and churches. This is not a safe place to put a gas station and c-store. We have many gas stations, c-stores, Wal-Mart, and Dollar General within 2-mile radius. There are already several fueling stations in the near vicinity, we don't need more gas pollution.
- We feel this type of business of selling fuel, beer and wine, and being open late hours, will be a safety and pollution/environmental concern for our children and adult residents. A lot of residents walk, run, and bike in this area. This business will increase traffic, attract additional light, and trash pollution to our neighborhood.
- This land should not be industrial or commercial usage land. It should be residential or multi-family homes usage. The City of Stonecrest needs to permanently deny any further petitions to the usage of this land unless it is for residential and multi-family usage. This will grow our community and for the safety of our families. Please add a permanent restriction to 5961 Chupp Way Stonecrest, GA for commercial or industrial usage.

Action petitioned for

We, the undersigned, are concerned citizens who urge our leaders to act now to stop this petition immediately. The community of Stonecrest does not need another convenience store, fuel pumps, alcohol outlets near our homes, churches, and day cares. Please add permanent restrictions to this property for all commercial usage.

Printed Name	Signature	Address	Phone Number or Email Address	Date
Diane Lazzarus	<i>D. Lazzarus</i>	5812 TRENT WALK DR	(770) 568-2450	11/9/21
Timothy Bell	<i>Timothy Bell</i>	5802 TRENT WALK DR	(404) 581-2460	11/9/21

Lillian Lowe

From: Stephie G <stephiegee07@yahoo.com>
Sent: Thursday, January 14, 2021 3:43 PM
To: Lillian Lowe
Subject: Proposed Gas Station

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Greetings,

I regret having to write to you about a proposed gas station within 500 feet of my front door. I prefer to contact the City of Stonecrest only in praise of an employee or your actions.

Unfortunately, my situation is such that it is necessary for me to for my concerns to you. During the third week of October, I received a letter indicating notice of special land use permit application. The application has been submitted to the City of Stonecrest for land within 500 feet of my front door. This letter was only sent to some of the residents within 500 feet of the proposed site. Our Homeowners Association wasn't notified until after the meeting was held with Brady Hughes and Shane Lanham therefore, attendance consisted of a few residents of Wellington Manor and Tiburon.

The property location is 5961 Chupp Way, Lithonia, GA 30038, The proposed development is for a Convenience Store & Retail with 8 Fuel Pumps & Alcohol. I attended the meeting held via Zoom and was greatly distressed that the City of Stonecrest accepted an application for a business in a residential area. Has anyone from the City of Stonecrest physically visited this location prior to the application to consider rezoning? This is a residential neighbor with one entry and exit which is Fairington Drive.

The following gas stations and liquor stores are in the vicinity of my home:

Nnn Petroleum .5 miles

QuikTrip 1.3 miles

Murphy USA 1.2 miles

BP 1.3 miles

Citgo 1.6 miles

Shell 1.5 miles

Chervon 1.9 miles

Texaco 2.0 miles

Exxon 2.1 miles

*Most recently a QuikTrip is being built on the corner of Covington Hwy & Lithonia Industrial Blvd

State Wine & Liquor 1.3 miles

Fairington Wine and Spirits 1.2 miles

New Era Drive Thru 1.6 miles

Lithonia Package Store 1.9 miles

Panola Package Store 2.0 miles

Salem Package Store 2.1 miles

These establishments are listed to indicate **we do not want a gas station near our home**. I'm concerned with an increase in crime, trash (Fairington Road and Fairington Drive are littered with trash daily), environmental hazards and safety for myself and other community members. This gas station will not increase the value of my home. Within the vicinity of the proposed gas station is a day care. What consideration is given for the safety of the children enrolled in this establishment? Stonecrest is oversaturated with liquor stores, dollar stores, gas stations etc that are not enhancing this vicinity of Stonecrest. If anything, this land should be considered for green space or residential. As a 20+ year resident of Lithonia/Stonecrest I'm distressed greatly that the City of Stonecrest would consider this application for such a business on such a small street/intersection.

I'm requesting that this application isn't approved. I care about what happens in my community.

Sincerely,

Lillian Lowe

From: Chris D <chrisd316@gmail.com>
Sent: Thursday, January 14, 2021 3:46 PM
To: Lillian Lowe
Subject: Questions for Tonight's Zone Commission Meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Ms. Lowe,

I would like to submit a question to tonight's Commission Zoning meeting. Since I will not make the meeting.

It's for : LAND USE PETITION: SLUP-20-007 & SLUP-20-008 PETITIONER: Fairington Road Center LLC c/o Brady Hughes, Mahaffey Pickens Tucker, LLP LOCATION: 5961 Chupp Way CURRENT ZONING: M (Light Industrial) Zoning District PROPOSED DEVELOPMENT: Requesting Special Land Use Permit for the development of convenience store with accessory fuel pumps and alcohol outlet.

My Question: "You have a gas station within feet ..of the proposed new gas station. That gas station is open 24 hours a day, and draws a lot of heavy activity to the area. What security measures will you put into place, to stop the newly proposed gas station, from becoming a hub, for criminal activity, in the neighborhood?"

Thanks,

Chris. D

Lillian Lowe

From: Kathy Rhue <krhue@bellsouth.net>
Sent: Thursday, January 14, 2021 4:15 PM
To: Lillian Lowe
Subject: FW: . We do not want petition: SLUP-20-007 & SLUP-20-008 to come to our community.

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Petition number included

Sent from [Mail](#) for Windows 10

From: [Kathy Rhue](#)
Sent: Thursday, January 14, 2021 4:07 PM
To: lillian.lowe@stonecrestga.gov
Subject: Protest to Gas Station/Liquor Store in front of our subdivision on Fairington Drive

My name is Kathy Rhue and I have lived in Wellington Manor since 1997. I protest the addition of the gas station and liquor store for the following reasons:

There is a saturation of such stores in the neighborhood already

Additional crime, loitering, traffic congestion, noised and trash it would promote.

In November 2014 a young woman was killed at MARTA bus stop in front of the gas station/convenience store at the corner of Fairington Dr & Chupp Way.

There was a shootout in November 2020 at the Shell gas station and Food Mart at 6039 Hillandale Dr.

Property value would likely decrease.

The store is simply not necessary.

Kathy Rhue

Sent from [Mail](#) for Windows 10

Lillian Lowe

From: Jack Clayton <jackclayton1962@gmail.com>
Sent: Thursday, January 14, 2021 4:45 PM
To: Lillian Lowe; Tuyanna Daniel; Chris Wheeler
Subject: Opposing Petition SLUP-20-007 & SLUP-20-008

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Lillian,

Hope you are well!

Please read this statement on my behalf in the Zoom meeting today at 6PM.

I and my family are opposing the Special Land Use Permit. There are too many c-stores in the area. This c-store, fuel pumps, alcohol outlets, are needed in our community causing pollution, waste, loitering, and more. This is not a safe place for c-store, gas station, gas tanks, alcohol, etc. We should not be putting our families, kids, senior citizens in harm's way. This gas station is facing many neighborhoods and it is just not even remotely a safe distance. Please oppose and deny this petition. Please also give my regards to all the members of the City of Stonecrest.

Thank You
Jack Clayton

Lillian Lowe

From: lincou@att.net
Sent: Thursday, January 14, 2021 5:17 PM
To: Lillian Lowe
Subject: Petition SLUP- 20- 007 & 008

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern:

My question is this. Why is there yet another convenience store being considered in our area AND it's being built in the MIDDLE of a neighborhood ,when there are at least 2 already on/at a major intersection? There is ONE way in and one way out. It would only create MORE traffic not to mention CRIME. Why?

Lillian Lowe

From: Renee Cail <disoni7@yahoo.com>
Sent: Thursday, January 14, 2021 5:40 PM
To: Megan Reid; Lillian Lowe
Subject: 5961 Chupp Way - Proposed Gas Station

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Wheeler:

I am writing this with the hope that the application for the proposed gas station at 5961 Chupp Way be denied. The designated area is too close to residences and the chemicals from the gas fumes are very toxic to humans. Benzene is a common pollutant that is a known carcinogen to humans.

We want a city that will attract a new businesses, residents and an abundance of tourists. If vacant property in Stonecrest is going to be designated for industries in neighborhoods, gas stations, storage units and liquor/convenience stores how will we have a winning city?

Please deny this application.

Sincerely,

Renee Cail

Lillian Lowe

From: Linda Stokes <smurfett695@gmail.com>
Sent: Thursday, January 14, 2021 6:32 PM
To: Lillian Lowe
Subject: Building a Gas station on farington road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I am petitioning against a gas station or any business be built near Trent walk drive and farington road in Stonecrest Ga, that would increase a lot of traffic and increase the crime rate in the community. There is only one way out of this community.

Lillian Lowe

From: Linda Stokes <smurfett695@gmail.com>
Sent: Thursday, January 14, 2021 6:54 PM
To: Lillian Lowe
Subject: Building gas station at farington road and Trent walk drive

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I'm a resident of wellington manor subdivision for 17 years. I disagree with a gas station in the middle of a residential area. Will cause congestion. we don't need another gas station in this community. there a gas station within 10 ft of this area. This will cause property value to go down!

Thank ms Stokes

Lillian Lowe

From: Chris Wheeler
Sent: Tuesday, January 19, 2021 9:21 PM
To: Lillian Lowe
Subject: Fw: Proposed Development at 5961 Chupp Way

Ms. Lillian,

Please add this email with the other comments for the council packet.

Christopher Wheeler
Planning and Zoning Director



City of Stonecrest

3120 Stonecrest Blvd.
Stonecrest, GA 30038
Office 770.224.0200
www.stonecrestga.gov
cwheeler@stonecrestga.gov

From: lydia jones <terrisitajones@icloud.com>
Sent: Tuesday, December 1, 2020 8:55 PM
To: Chris Wheeler <cwheeler@stonecrestga.gov>
Subject: Proposed Development at 5961 Chupp Way

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Mr. Wheeler,

My name is Lydia T Jones, and I own three properties in the immediate vicinity of this proposed establishment. I am ADAMANTLY opposed to any development of this type (convenience store with alcohol outlet) in this area. We already have at least two of each within walking distance.

I don't see any positives coming from this proposal. I do see an uptick in crime, a downturn in property values, more trash strewn throughout the community, and loitering along a path where many residents walk along.

I implore you to not let this happen in this community.

Lydia T Jones
Fontaine East Property Owner

Lillian Lowe

From: Chris Wheeler
Sent: Tuesday, January 19, 2021 8:27 PM
To: Lillian Lowe
Cc: Tuyanna Daniel
Subject: Fw: **** gas station on chupp way****

Here is another one comment regarding the gas station on Chupp Way Ms. Lillian

Christopher Wheeler
Planning and Zoning Director



City of Stonecrest

3120 Stonecrest Blvd.
Stonecrest, GA 30038
Office 770.224.0200
www.stonecrestga.gov
cwheeler@stonecrestga.gov

From: latoya scott <latoyascott1208@gmail.com>
Sent: Thursday, January 14, 2021 11:40 AM
To: Chris Wheeler <cwheeler@stonecrestga.gov>
Cc: ZeeAnn Parks <zparks@accessmgt.com>; nikii valentine <patricia.upshaw362@gmail.com>
Subject: **** gas station on chupp way****

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

My name is LaToya Scott and I am on the HOA for Aladdin townhomes that sits in the back of New birth and behind hills of fairington apartments. We are not approving of a gas station going up in the middle of the neighborhood. There is a gas station directly across the street. Putting up a gas station in the neighborhood would bring inappropriate activity and increase crime that we do not want.

Here In Aladdin we have incorporated cameras to decrease crime and slowly have diminished crime activity within our community. A gas station is also a hazard to homeowners as well due to future homeowners not wanting to purchase in the area.

Please see to it that if this does still move forward

That appropriate greenery gets incorporated and lighting onto chupp way since the area is very dark. There will also need to be sidewalks included if the developer is trying to incorporate a gas station.



PLANNING COMMISSION MEETING

January 14, 2021

ATTACHMENT III

Petition SLUP-21-001

PUBLIC COMMENTS RECEIVED

Lillian Lowe

From: Patricia Edge <PEdge@urbanretail.com>
Sent: Wednesday, January 13, 2021 10:29 AM
To: Lillian Lowe
Cc: Chris Wheeler; Tuyanna Daniel
Subject: SLUP-21-001

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning to all, I would like to submit comments relating to the Barnacles Restaurant permit to operate as a late-night establishment. Please see below comments.

- I have concerns with parking lot activities which could create potential safety/security issues. As such, I would suggest they be required to employ an off duty police officer in the parking lot to monitor the activities and circumvent potential problems.
- If approved, please ensure they are aware the mall's parking lot is not to be used for overflow parking or for any other use.

Thank you for your consideration in my reviewing my concerns and please let me know if you have any questions.

Sincerely,

Patricia Edge
General Manager
The Mall at Stonecrest
Mall Office
2929 Turner Hill Road
Lithonia, GA 30038

URBAN



RETAIL PROPERTIES, LLC

From: Lillian Lowe [mailto:Lillian.Lowe@stonecrestga.gov]
Sent: Wednesday, January 13, 2021 9:12 AM
To: Patricia Edge <PEdge@urbanretail.com>
Cc: Iris Settle <ISettle@stonecrestga.gov>; Chris Wheeler <cwheeler@stonecrestga.gov>; Tuyanna Daniel <TDaniel@stonecrestga.gov>
Subject: [EXTERNAL] Public Hearing Comments

Good morning,

You will **not** be able to join the zoom link to speak. City Hall will be open on Thursday, January 14, 2021 for those wishing to speak in-person at the Public Hearing.

Also, you can **submit comments via email(s)** to staff: Lillian.Lowe@stonecrestga.gov, Chris.Wheeler@stonecrestga.gov, and Tuyanna.Daniels@stonecrestga.gov.

Please advise if there are additional questions.

Best regards,

Lillian Lowe
PLANNING & ZONING ADMINISTRATIVE ASSISTANT
PLANNING COMMISSIONERS SECRETARY
ZONING BOARD OF APPEALS SECRETARY

City of Stonecrest

direct: 770.224.0173 | main: 770.224.0200 | fax: 470.299.4214

www.stonecrestga.gov

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This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd.** This message is property of Urban Retail Properties LLC.

Lillian Lowe

From: Chris Wheeler
Sent: Tuesday, January 19, 2021 8:24 PM
To: Lillian Lowe
Cc: Tuyanna Daniel
Subject: Fw: Barnacles late night permit objection

Ms. Lillian,

Please include this email in the city council packet.

Christopher Wheeler
Planning and Zoning Director



City of Stonecrest

3120 Stonecrest Blvd.
Stonecrest, GA 30038
Office 770.224.0200
www.stonecrestga.gov
cwheeler@stonecrestga.gov

From: Matt Hampton <matt.hampton@aeiinternational.com>
Sent: Thursday, January 14, 2021 6:28 PM
To: Chris Wheeler <cwheeler@stonecrestga.gov>
Cc: MARIA.HAMPTON@AEIINTERNATIONAL.COM <MARIA.HAMPTON@aeiinternational.com>
Subject: Barnacles late night permit objection

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr Wheeler

On behalf of the AEI StartUP Factory located at 7310 stonecrest concourse we would like to express our strongest objection to this application for late night use.

This business has been the cause of additional trash abs liquor bottles on our parking lots w Waldo have had to replace broken windows and clean up blunt guts from their clients

We feel that this designation would increase the bad things that are occurring at this business and we also do not want to continue incurring additional expense to clean up after this applicants clients

We have attempted to resolve this issue by asking the owners of this operation to simply clean up after their guests, they have not resounded and they keep their own property dirty and full of trash.

This is not an operation that should have extended hours.

Matthew Hampton

--

Matthew E.P. Hampton, Director
Allen Entrepreneurial Institute
501.247.3413
www.aeiinternational.com