

PLANNING COMMISSION MEETING  
Stonecrest City Hall - 6:00 PM \*In-Person Meeting  
June 4, 2024



**Summary Meeting Minutes**

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).

**Citizen Access:** [Stonecrest YouTube Live Channel](#)

*Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in-person or submitting their comment(s) to Planning and Zoning Staff via email [Planning-Zoning@stonecrestga.gov](mailto:Planning-Zoning@stonecrestga.gov) on the day of hearing, no later than 2:00 PM, to be read into the record at the hearing.*

*When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minutes time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.*

**I. Call to Order**

Vice Chairperson Erica Williams (District 1) called the meeting to order at 6:04 p.m.

**II. Roll Call**

Vice Chairperson Erica Williams (District 1) called the roll. Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were all present. Chairperson Eric Hubbard (District 3) did not attend the meeting.

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Planner Fellisha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance. City Attorney Alicia Thompson attended the meeting virtually.

**III. Approval of the Agenda**

Commissioner Hawkins requested to accept the withdrawal letter for case SLUP 24-004 Theresa Owusu D/B/A G & T Care Services LLC without prejudice and to amend the agenda to remove the case.

Vice Chairperson Erica Williams made a motion to **WITHDRAW** case SLUP24-004 without prejudice from the agenda. The motion was seconded by Commissioner Walker. **APPROVED** by unanimous vote. **4-0-0**

Commissioner Hawkins requested for an agenda amendment to move the DRAFT -City of Stonecrest 2038 Comprehensive Plan 5-Year Update to be heard last on the agenda.

Vice Chairperson Erica Williams made a motion to move the DRAFT -City of Stonecrest 2038 Comprehensive Plan 5-Year Update to be the last item heard on the agenda. The motion was seconded by Commissioner Hollis. This was **APPROVED** by a unanimous vote. **4-0-0**

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- IV. **Approval of Meeting Minutes:** Planning Commission meeting minutes dated April 2, 2024.  
Commissioner Hawkins made a motion to **APPROVE** the meeting minutes dated April 2, 2024. The motion was seconded by Commissioner Hollis. **APPROVED** by a unanimous vote.  
**4-0-0**
- V. **Announcement:** None
- VI. **Old Business:**
1. **CASE #:** SLUP 24-002  
**APPLICANT:** Terry Boomer D/B/A LJA Engineering  
**LOCATION:** 6350 Hillandale Drive, Stonecrest, GA  
**OVERLAY DISTRICT:** Stonecrest Tier 6  
The applicant is requesting a Special Land Use Permit (SLUP) to construct a convenience store with fuel pumps and alcohol sales.
- Staff recommended **denial** due to inconsistent zoning in the future land use character area.
- Terry Boomer* the applicant spoke. He stated that out of the seven (7) acres only +/- two (2) acres of the property will be developed. The main goal is to provide a service for the existing truck facilities in the area. He stated that there will be no intrusion into the surrounding neighborhoods and overnight parking will not be permitted.
- There was one (1) attendee to speak in support of the petition.*
- Eric Stanford*, the broker of the proposed location, spoke. He stated that the tax base and the usage will bring what can be developed and needed to this location.
- There were attended who spoke in opposition of the petition.*
- Faye Coffield*, a resident spoke. She stated a concern about the sign locations. She also stated that there are other uses for that property and that there are several gas stations in the area. Her concern was that convenience stores bring traffic and crime.
- Dave Marcus*, a resident, spoke. He stated that the development would bring more traffic and that there are other uses available for the land.
- Charmaine Phillips*, a resident spoke. She stated that the roads will have to be changed and that more traffic signs, turning lanes, as well as lights will need to be added. It is dangerous for residents to leave their neighborhood with trucks traveling down the road. More road maintenance will be needed on Hillandale.
- Monica Williams*, a resident, spoke. She stated that the development will bring crime, more traffic, and is not needed.



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**Brenda Richardson**, a resident spoke. She stated that the truck stop was initially proposed in Rockdale County. It will bring crime and traffic.

**Dana Oniel**, a resident spoke. She stated that it is hard to get out of her neighborhood due to traffic and the gas station will cause extra traffic. She also stated that the roads need repairing.

**Terry Boomer** the applicant came back for a rebuttal. He stated that the property is not in their neighborhood and that they are planning for a deceleration lane to help with traffic. It will not be a 24-hour truck stop and they are not trying to bring in additional crime but provide a service.

*Commissioner Hawkins made a motion to **DENY** the application. The motion was seconded by Commissioner Hollis and **DENIED** by unanimous vote. 0-4-0*

1. CASE #: **SLUP 24-004**

APPLICANT: Theresa Owusu D/B/A G&T Care Services

LOCATION : 5673 La Fleur Trail, Stonecrest, GA

The applicant is requesting a Special Land Use Permit (SLUP) to operate a personal care home.

*This applicant submitted a written request before the meeting to withdraw their application. The Planning Commission voted to accept the withdrawal without prejudice. 4-0-0*

**VII. New Business:**

1. CASE #: **RZ 23-011**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 5137 Browns Mill Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from Residential Medium Lot (R-100) to Local Commercial (C-1) for a commercial business development. Staff recommended conditional approval.

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Staff recommends a **conditional approval** of the rezoning request with the following conditions:

1. Project shall conform to the attached conceptual site plan and comply with all Local Commercial (C-1) zoning and development standards.
2. Any deviations from the approved conceptual site plan to final plan approval shall be resubmitted to the Planning and Zoning Department for review and final approval by City Council.
3. Applicant/developer must submit approval of any/all roadway improvements from the Georgia Department of Transportation.
4. Applicant/developer shall provide a 5FT sidewalk for the entire parcel frontage of the proposed development.
5. Applicant/developer shall submit a Land Disturbance Permit (LDP) for approval prior to groundwork.
6. The proposed development must have the following:
  1. Interactive greenspace amenities.
  2. A minimum of one (1) rooftop dining area.
  3. Adequate lighting throughout development per an approved lighting plan.
  4. An adequate waste management plan to ensure consistent cleanliness of the development.
7. The list of prohibited uses shall include:
  1. Package/Liquor store or similar use(s).
  2. Smoke Shops or similar.
  3. Convenience stores with fuel pumps or similar use(s).

**Herman Howard**, the architect, spoke. He stated that the development would represent healthy living. The development will feature three (3) phases with phase one (1) focused on fresh healthy food and urban agriculture being brought to the community. Phase two (2) may feature a farmers' market. He stated that quality and success will be ensured by the current owners' plans to keep the property after development and grow with the community. There will be space for medical offices as well as creative meeting spaces. There will be access to the site from Panola and Browns Mill Rd.

*There were attendees who spoke in support of the petition.*

**Dave Marcus**, a resident, spoke. He stated that he would like the development to be approved, but there should be conditions placed that no trees are cut unless they can show the contracts for businesses that they will be partnering with.

**Bella Toleshaye**, a resident spoke. She stated that she was in support but had some concerns about the project timeline and cost estimates. She also requested information detailing the percentages of retail shops, restaurants, and other businesses. No tree shall be cut until there is a clearance for financing.

*There were attendees who spoke in opposition of the petition.*

**Faye Coffield**, a resident spoke. She stated that nothing should happen on the land until the applicant shows the financing and that they (should) stick to what is proposed. She also stated that she does not want the development to have convenience stores or take-out restaurants.

**Cornelius Norman**, a resident spoke. He stated that they do not fully understand the totality of the proposed project and are concerned about traffic.



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*Valenica Miller*, a resident, spoke. She stated that the traffic in the area is unbearable, and the street conditions are not maintained. She also stated that the development seems to be targeted to projected demographics rather than the people who currently live there. She asked that more information be provided.

*Melvin Williams*, a resident spoke. He stated that the traffic in the area is horrendous.

*Wilbert Paynes*, a resident, spoke. He stated that what is presented will not be what is developed. He is concerned about the land being used for anything other than what is offered if sold to another entity. He would like the area to remain a neighborhood.

*Mashe Hancock*, a resident, spoke. She stated that the traffic in the area is already bad due to other developments. It is hard for her to access her subdivision. She also believes that the proposed location will not support that type of development and it should be put in an area that is already zoned commercial.

*Micheal McQueen* a resident spoke. He asked if information of mobility measures, volume-to-capacity ratios, travel delays, buffer index, and planning time index were taken into consideration for the congestion issues in the area.

*Angela Genus*, a resident spoke. She stated that there are schools in the area and the congestion in the morning affects the school buses. She also inquired about other businesses that will be associated with this development.

*Franklin Kemp*, the CEO of Advanced Business Solutions spoke (rebuttal). He stated that his company owns the land and that the design of the project as presented reflects what the community has stated they would like to see. He also stated that ingress and egress lanes have been approved by the Department of Transportation. There will also be other travel lanes added in the area as well as sidewalks.

*After no additional comments, the Public Hearing was closed.*

*Commissioner Walker* asked the applicant(s) to have the spoken to to any high-end restaurant companies. She also asked about the timeline of completion for the project.

*Franklin Kemp* stated that he spoke with restaurants and that the development will also feature space for medical offices. He also mentioned that they expect phase one (1) to take 18 to 21 months to be completed. Also, environmental tests have been conducted to see if the land could hold the proposed development.

*Herman Howard* stated that this would be an urban gathering space for people to come together.

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*Commissioner Hawkins* asked if there was a transportation study that was submitted as well as if additional conditions could be placed on the property.

*Director Qawi* stated that there was a study submitted and that the Planning Commission could add additional conditions.

*Commissioner Hollis* stated her concerns about the lack of information in the presentation, ensuring that they have been in conversations with high-end restaurant businesses.

*Herman Howard* stated that one of their contractors, a vegan restaurant, has several different locations and one of them features a high-end restaurant design.

*Vice Chairperson Williams* stated that the application has too many gaps and that there needs to be more committed contractors present to be a part of the development.

*Commissioner Hawkins* stated that current development has moved away from the mall model and if built, people would come. He also stated that there was not enough information for him to move forward.

*Commissioner Hollis* stated that she agrees with the concept, but additional information is needed.

*Chairperson Williams* stated that she would like more information on traffic, commitments, surety of all phases, financing, the design, no convenience stores, and partnerships with surrounding facilities. She also asked for the applicant to have another community meeting to hear the concerns of the citizens who reside in the surrounding neighborhoods.

*Chairperson Williams* made a motion to **DEFER/TABLE** this application to the next planning commission meeting. The motion was seconded by Commissioner Pearl Hollis. It was recommended to **DEFER/TABLE** to the July 2<sup>nd</sup> Planning Commission meeting by a unanimous vote. **4-0-0**

2. CASE #: **RZ 23-012**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 3893 Panola Road, Stonecrest, GA

The applicant is seeking a rezoning and map amendment of the parcel from Residential Medium Lot (R-100) to Local Commercial (C-1) for commercial business development.

*Chairperson Williams* made a motion to **DEFER/TABLE** this application to the next planning commission meeting. The motion was seconded by Commissioner Hollis. It was **DEFERRED/TABLED** by a unanimous vote. **4-0-0**



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3. CASE #: **RZ 23-014**

APPLICANT: Kemp White and Associates, Inc. D/B/A Advanced Business Solutions

LOCATION: 3893 Panola Road, Stonecrest, GA

The applicant is seeking a future land use map amendment to change the land use of the parcel from Suburban Neighborhood (SUB) to Neighborhood Center (NC) for a commercial business development.

Commissioner Hawkins made a motion to DEFER this application to the July 2<sup>nd</sup> 2024 planning commission meeting. The motion was seconded by Commissioner Hollis. It was **DEFERRED** by a unanimous vote. **4-0-0**

4. **Public Hearing: DRAFT** -City of Stonecrest Comprehensive Plan 5-Year Update

APPLICANT: City of Stonecrest/SIZEMORE Group, LLC

LOCATION: City-Wide

A public hearing to discuss the *DRAFT* City of Stonecrest Comprehensive 5-Year Update Plan.

*The public hearing was opened and there were attendees who spoke in support.*

**Dave Marcus**, a resident, spoke. He stated that the plan is missing several things and that there were not any work items to preserve natural resources and thinks that certain goals should be set to do so. There should be work items and studies for crime reduction. A template should be created for the progress that has been made by the city to reach the stated goals. The future land use map and zoning should have been changed for applicable locations. He also stated that there was not enough opportunity for citizens to discuss the plan after it was drafted.

**George Kalechech** Chairperson for the Basin Advisory Council spoke. He stated that he represents six (6) counties including Dekalb. He also stated that the comprehensive plan did not include information about the water supplies and the South River. He questioned if development or sustainability is being looked at over the next five (5) years.

*There were attendees who spoke in opposition.*

**Bernie Knight**, an attorney, spoke representing Heidelberg Materials Southeast LLC and Brett Miller the Director of Environmental, Sustainability, and Land. He stated that the land that the company sits on was split in half when the city was created. There are 13 parcels associated with the company in total, but 10 are classified incorrectly under the comprehensive plan which should be heavy industrial. He stated that the company has been in the area for around 100 years. He asked if it could be changed. He also stated there needs to be a meeting that will allow dialogue about the draft of the comprehensive plan. He also expressed concerns about CID.

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*The public hearing was closed.*

**Commissioner Hawkins** asked for more similar municipalities to be included in the comprehensive plan for (municipality) comparison data. He also asked about the concerns of the conversion of the future land use for the industrial areas and meetings to allow (more) dialogue about the draft plan.

**Director Qawiy** stated that the meetings for dialogue and discussion have been scheduled.

**Vice Chairperson Williams** stated that she feels that the comp(prehensive) plan has been rushed and the citizens may not have had enough time to discuss it with staff.

**Director Qawiy** stated that the document is still being revised by the ARC/DCA and the comments that are made are being taken into consideration. She also mentioned that staff in not the only reviewing (body) for comments and recommendations. There are other entities and governing bodies.

**Commissioner Hawkins** made a motion to **APPROVE** the Draft 2038 Comprehensive Plan with conditions that revisions are made after discussion with the citizens before the next public meeting. This motion was seconded by Commissioner Hollis. It was **APPROVED** by unanimous vote. **4-0-0**.

Before adjournment Attorney Thompson requested that the Planning Commission members use the word DEFER for cases RZ 23-011, RZ 23-012, RZ23 -014.  
The Planning commission revisited the motion to defer cases RZ 23-011, RZ 23-012, RZ23-014 Unanimously. **4-0-0**

### VIII. Adjournment

The meeting was adjourned at 9:26 p.m.

*Respectfully submitted by Cobi Brown*

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date



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