

PLANNING COMMISSION MEETING  
Stonecrest City Hall - 6:00 PM \*In-Person Meeting  
July 2, 2024



**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**

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:04 p.m.

**II. Roll Call**

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), and Commissioner Lemuel Hawkins (District 5) were all present. Commissioner Pearl Hollis (District 4) was absent.

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 in person. City Attorney Alicia Thompson attended the meeting virtually.

**III. Approval of the Agenda**

Chairperson Hubbard made a motion to **APPROVE** the agenda for July 2, 2024. The motion was seconded by Vice Chairperson Willaims. **APPROVED** by a unanimous vote **4-0-0**

**IV. Approval of Meeting Minutes:** Planning Commission meeting minutes dated June 4, 2024. Chairperson Hubbard made a motion to **APPROVE** the meeting minutes dated June 4, 2024. The motion was seconded by Vice Chairperson Willaims. **APPROVED** by a unanimous vote. **4-0-0**

**V. Announcement: None**

**VI. Old 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

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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.

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.

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.

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).

Staff recommends **approving** the land use map amendment with the conditions set for the approved rezoning case of RZ 23 012 located at 3893 Panola Road to C-1 Local commercial.

*Director Qawiy* gave an overview of the cases being heard.

*Chairperson Hubbard* called for a motion to open the public hearing. The motion passed **4-0-0**.

*Ishan Shariff* with Kemp White and Associates, Inc., the applicant came to speak. He stated that his team has completed the task assigned by the commission members and that the development will bring businesses that are not in the area currently.

He also stated that their project is a direct reflection of what the community has asked for in the hosted community meetings. The goal is for residents to not have to travel out of their neighborhood



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for necessities and entertainment.

**Frank Kemp** CEO of Advance Business Solutions came to speak. He stated that the development will be "net" positive where more energy is generated than used through solar production.

**Joe Thibodeaux** a resident came to speak. He stated that many believed that development would be brought to the city as more people moved in. There are enough subdivisions and there should be places where money and time can be spent.

**Ashley Scott**, a resident, came to speak. She stated that she has collaborated with the developer personally for a project in Toombsboro, a town in Wilkinson County and that Mr. White will bring what the community is looking for.

*There were many to speak in opposition.*

**Dave Marcus** a resident, came to speak. He stated that if the applicant does not deliver what is promised the location may be a place for businesses that the citizens are not interested in. He asked for leases from proposed companies to be present, but if not, the development should be rejected.

**Melvin Williams** a resident wants his community to remain as it is. He also stated his concerns about traffic.

**Valencia Miller**, a resident stated that accurate information has not been provided and that proposed high-end tenants have not been relayed to the community. The current community needs to be maintained before a new development is brought in.

**Angela Genus** a resident stated that the project will impact those who live in that area. She wants to know specifically what business will and will not be allowed as tenants. The need for a sound barrier was also mentioned.

**Micheal McQueen** a resident came to speak. He stated his concern about commitments, project timelines, and traffic.

**Frank Kemp** came back to speak. He stated that he sent a list of items to the Planning Commission for review. He stated that the Department of Transportation will be conducting work on the roads near the development. His project will also include sidewalks for the community. He also listed some of the businesses that they are proposing for the development.

Mr. Kemp also mentioned the creation of a community advisory board to receive input and suggestions for businesses the citizens would like to see in their community.

*With no additional comments the public hearing was closed.*

**Commissioner Walker** asked who the target audience would be for the development and if there would be walkable areas.

**Chairperson Hubbard** answered that the development is for the surrounding neighborhoods but

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will also cater to those who live outside the area. He also ensured that the commissioners received the documents and information asked for of the applicants during the last meeting.

*Vice Chairperson Williams* asked about the high-end restaurants and commitments. She also stated her concerns about the traffic.

*Commissioner Hawkins* praised the applicant's submitted site plan and renderings but relayed that there have been many promised developments that were not fulfilled which have had an effect on the trust of the community. He also stated that the city has to make certain advances to move forward and grow.

*Chairperson Hubbard* mentioned that the applicant has agreed to the conditions set by Staff and supplied the information requested by the Planning Commissioners, including a traffic report. The information included the businesses that will not be brought into the community. The applicants are willing to collaborate with the community to make the development a reality.

Commissioner Hawkins made a motion to recommend **APPROVAL** of rezoning cases RZ23 -011, RZ23-012 from R-100 to C-1 and **APPROVAL** of application RZ23-014 for a land use amendment from SUB to NC with the conditions as listed by Staff. The Planning Commission added an additional condition to create a community advisory board to receive input and suggestions for businesses the citizens would like to see in (the)ir community.

**APPROVED** with a vote of 3-0-1 with Vice Chairperson Williams abstaining.

**VII. New Business:** None

**VIII. Adjournment.** The meeting was adjourned at 7:16 p.m.

*Respectfully submitted by Cobi Brown*

APPROVED:

A blue ink signature, likely of Chairperson Hubbard, is written over a horizontal line.

08-06-2024

CHAIRPERSON

Date:

ATTEST:

A black ink signature, likely of Cobi Brown, is written over a horizontal line.

08/06/2024

SECRETARY

Date