

PLANNING COMMISSION MEETING MINUTES
Stonecrest City Hall - 6:00 PM *In-Person Meeting
April 2, 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).

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 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 6:01 PM.

II. Roll Call

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

Senior Planner Tre'Jon Singletary, Planner Felisha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance. Planning/Zoning Director Shawanna Qawiy and Attorney Alicia Thompson, Fincher Denmark, LLC, attended the meeting virtually.

III. Approval of the Agenda

Vice Chairperson Erica Williams called for a motion to **APPROVE** the agenda. Chairperson Hubbard made the motion to **APPROVE** the agenda. Commissioner Hollis seconded the motion. The motion was unanimously **APPROVED. 4-0-0**

IV. Approval of Minutes - Vice Chairperson Williams called for a motion to approve the Planning Commission Meeting Minutes dated March 5, 2024. Chairperson Hubbard made the motion to **APPROVE** the meeting minutes dated March 5, 2024. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED. 4-0-0**

V. Announcement: Senior Planner Singletary gave an update on the final community meeting scheduled for the Stonecrest 5-Year Comprehensive Plan update.

VI. Old Business

There was no old business.

VII. New Business:

Senior Planner Singletary presented case SLUP 24-001 and staff conditions.

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LAND USE PETITION: **SLUP 24-001**
PETITIONER: Jessica Hood of Carter Engineering Consultants, Inc.
LOCATION: 2869 Evans Mill Road, Stonecrest, GA 30038
OVERLAY DISTRICT: Stonecrest Tier 2
PROPOSED AMENDMENT: The applicant is seeking a Special Land Use Permit (SLUP) to develop and operate a Popeye's drive-thru restaurant.

Staff recommends **APPROVAL** with the following conditions:

1. Rear setback shall be a minimum of 20 feet.
2. Appropriate signage shall be installed to confirm that there shall be a right in/right out only from Evans Mill Road. Vehicles shall not turn left from the site.
3. Applicant must comply with Section 4.2.23 Drive-through facility, restaurant.
4. There shall be a minimum of 16 parking spaces per [Sec. 6.1.4. – Off-street parking ratios](#).
5. Sidewalks must be provided on all public streets fronting the property. Sidewalks must be at least five feet in width.
6. Must comply with all permitting and signage requirements as outlined in the Stonecrest Zoning Ordinance.

Vice Chairperson Erica Williams asked for a motion to open the public hearing. Chairperson Hubbard made the motion, and it was seconded by Commissioner Hawkins. The motion was unanimously **APPROVED. 4-0-0**

Mark Campbell with Carter Engineering (the applicant) was called to speak. He stated that the request is an opportunity for the property owner and developer to expand operations and serve those who live in and outside of the community. The existing billboard on the property will be removed. There will be dine-in seating and a drive-through.

One(1) attendee spoke in support of the petition.

Victor Hadel the franchisee, spoke. He stated that this is an important development for (them) and they have been doing business in the county since 1997.

There was one letter that was forwarded to staff via email in opposition to the petition that was read into the record.

Victor Hadel made additional comments. He stated the Popeyes franchise located on Panola Road is one of the highest volume locations in the state. He also invited the commissioners to visit the restaurant.

Mark Campbell spoke. He stated that from a design standpoint, he believes that the location will be (a) positive for the proposed restaurant and the community.

Vice Chairperson Erica Williams made a motion to close the public hearing. The motion was unanimously **APPROVED. 4-0-0**

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Commissioner Hawkins complimented the completeness of the application. He stated the city is lacking other fast-food options. The use proposed is not the most appropriate use for this property.

Chairperson Hubbard mentioned the other food options in the area as well and the benefit of partnerships that would come from a new restaurant opening in the area.

Vice Chairperson Williams also complimented the proposed design. She stated that she visited the location on Panola Rd and her experience has her concerned. She also asked if the applicant(s) plan to re-invest in the location on Panola Rd.

Victor Hadel stated that the location on Panola Rd will be remodeled to resemble the proposed Evans Mill location.

Commissioner Walker asked how this development aligns with the comprehensive plan.

Tre'Jon Singletary stated that the applicant meets the requirements.

Commissioner Hawkins asked about the other franchises Mr. Hadel operates.

Victor Hadel mentioned that they currently operate several Popeyes throughout the Atlanta Metropolitan Area, but have operated other companies in the past.

Chairperson Hubbard made the motion for **APPROVAL** of the rezoning request. There was not a second. The motion **FAILED**.

Commissioner Hawkins made the motion to **DENY** the rezoning request. The motion was seconded by Commissioner Walker. **DENIAL 3-1-0**

VIII. Adjournment The meeting was adjourned at 6:42 PM

Respectfully submitted by Cobi Brown

APPROVED:

Quen L. Williams

6-4-2024

CHAIRPERSON

Date

ATTEST:

Cobi Brown

6/4/2024

SECRETARY

Date