



## CITY OF STONECREST, GEORGIA

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### *Community Planning Information Meeting (CPIM)*

#### *Summary Minutes*

May 9, 2024, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting, May 8, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Cobi Brown, Planning Administrative Technician, Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, and Planner Fellisha Blair were in attendance.

The meeting was called to order at 6:00 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT**

A review was given by staff.

- III. **Item(s) of Discussion:**

<b>PETITION:</b>	<i>Draft</i> -City of Stonecrest Comprehensive Plan 5-Year Update
<b>PETITIONER:</b>	City of Stonecrest/SIZEMORE Group
<b>LOCATION:</b>	City-Wide
<b>REQUEST:</b>	<b>Public Hearing:</b> Review of the <i>draft</i> City of Stonecrest Comprehensive Plan 5-Year Update.

Director Shawanna Qawiy informed the attendees that the Draft City of Stonecrest Comprehensive 5 -Year Plan updated is available for review.

Dave Marcus a resident made comments on the Plan and referenced density, the future land use map updates, cost estimates of the work program projects and the general fund, the establishment of a city police/public safety department, patrol officers, better response time from DeKalb County police, the historical elements and beaches.



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**Larry Kaiser representing the Stonecrest Industrial Council** referenced Roger Lake and Maddox Road not listed on the roadway functional classification map. Roger Lake and Maddox Road listed as light Industrial and not heavy industrial.

**CASE Nos. RZ 23-011/ RZ 23-012/ RZ 23-014**

**PETITIONER: KEMP WHITE AND ASSOCIATES, INC. D/B/A ADVANCED BUSINESS SOLUTIONS**

**RZ- 23-011 5137 Browns Mill Road, Stonecrest, GA**

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

**RZ- 23-012 3893 Panola Road, Stonecrest, GA**

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

**RZ - 23-014 3893 Panola Road, Stonecrest, GA**

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

The applicant(s) presented all cases under one presentation.

**Ihsan Sharif, the applicant** spoke. He stated that the proposal is a comprehensive development that will be used to increase property values by improving the diminishing area. The (development) team representative stated that he and his team have had several meetings with the community where they solicited a list of what the locals support and did not support. They will partner with BREEAM for this project to incorporate sustainable.

**Herman Howard, the architect**, spoke. His goal is to make sure the site is a quality-built development focused on working, shopping, and playing. Parking will be provided for 300 cars with the decks being covered with garden walls. They also wanted to make sure that access was provided from Browns Mill and Panola Rd. The type of materials ample open space is priority.

**Franklin Kemp, the CEO of Advanced Business Solutions** spoke. He stated that his team has been working on this project for four (4) years and during those years met with the community for input. He stated that the community's priorities are to gain a financial institution, public safety in the area, upscale restaurants, urgent care facility, business center, offices, parking deck, and a Sky Zone. He explained their solution for traffic concerns with proposed GDOT improvements.

The following attendees made comments, questions, and/or stated their concerns.

**Julie Taylor Cobb, a resident**, spoke. She stated that her property value has increased since she bought her home. She liked the idea of the proposal and said that potential traffic issues have been addressed. She gave ideas for the open space and asked about how businesses will be sustained.

**Bola Tolesa a resident**, spoke. She asked about funding for the development and maintaining the longevity of the commercial businesses. She also asked about soil testing to determine the amount of buildable land that is available. She also inquired about the percentage makeup of the proposed uses, sidewalks, overlay districts, and the projected timeline for the development.



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**Anita Aaron, a resident**, came to speak. She wanted to address lighting and security. She also stated that the property values have increased in the area and asked about the type of businesses that will come. Traffic is a concern.

**Dave Marcus, a resident** asked if the developer would accept zoning conditions one including that the land will not be cleared until they have received commitments from businesses that will satisfy the community. He also asked about the effect potential competitors would have on these proposed developments.

**Renee Kale, a resident** asked about the push for the cleanliness of the area and waste management.

**Director Qawi** assisted with facilitating the comments, questions and concerns from the public at this time.

**Franklin Kemp the CEO of Advanced Business Solutions** responded to the comments, questions, and concerns. He stated that they have a partnership with Foris for financing and they expect Phase one (1) to be completed in 18 months. The proposed office spaces will be for medical facilities, retail and dining. Questions about crime, sidewalks, topography, traffic studies, sustaining businesses, and zoning conditions were addressed. The property owners stated that they do not plan to sell the 140,000 square feet upscale development once completed.

**I. ADJOURNMENT The meeting was adjourned at 7:17 p.m.**

**Americans with Disabilities Act**

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities, and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.

*Respectfully submitted by Cobi Brown*

APPROVED:

*Shawanna Qawi*

*May 16, 2024*

**DIRECTOR, PLANNING & ZONING**

**DATE**

ATTEST:

*Cobi Brown*

May 20, 2024

**SECRETARY**

**DATE**



## **CITY OF STONECREST, GEORGIA**