



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

April 11, 2024, at 6:00 P.M.

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 by 2 pm the day before the meeting, April 10, 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 and Zoning Administrative Technician Abeykoon Abeykoon 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.** A review was given by staff.

III. PUBLIC COMMENTS: The printed criteria was read by Cobi Brown.

IV. Case(s) of Discussion:

LAND USE PETITION:	SLUP 24-002
PETITIONER:	Terry Boomer of LJA Engineering
LOCATION:	6350 Hillandale Drive, Stonecrest, GA
OVERLAY DISTRICT:	Stonecrest Tier 6
PETITIONER'S REQUEST:	The applicant is seeking a Special Land Use Permit (SLUP) to construct a new gas station with a convenience store.

Brian Banderas representing the applicant spoke. He stated that the 7.81 +/-acre(s) property has utilities such as sewer. He stated the submitted plan features all buffers that will ensure that the development will not be located within a floodplain. The 5000-square-foot food mart will feature six (6) fuel pumps and four (4) diesel pumps for trucks.

Tyrone Mccray, Shamaine Phillips, Monica Willaims, Karen Harris, and Mia Folks are attendees who expressed their concerns and asked questions about the proposal. Some of the concerns included traffic impacts, compatibility with the surrounding properties, impacts to the surrounding properties from noise and vibrations. Comments also questioned the effect the proposal will have on the environment, safety of



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pedestrian walking, and the existing gas stations in the area.

Terry Boomer the applicant spoke. He stated the proposal would improve the vacant and abandoned property near the interstate. The convenience store will offer products compared to QuikTrip or Circle K. Idling, overnight parking, and truck stop activities will not be permitted on the property. Diesel will be offered for the trucks traveling the interstate which is currently not available in that area. A public sidewalk will also be developed for the property. There will be a 50-foot undisturbed buffer and 25-foot impervious setback. He also stated that a traffic study is conducted for all of his proposed projects.

LAND USE PETITION: SLUP 24-004
PETITIONER: Theresa Owusu of G&T Care Services
LOCATION: 5673 La Fleur Trail, Stonecrest, GA
PETITIONER'S REQUEST: The applicant is seeking a Special Land Use Permit (SLUP) to operate a personal care home.

Theresa Owusu the applicant spoke. She stated that she is a registered nurse, and all services will be provided by qualified licensed professionals. They would like to offer care for up to four (4) individuals ages 18 and up. She also explained the target population which includes individuals who can walk and do not require restraint.

Dana Oneil, Judy Evans, Tamika Vincent, Eddie Willaims, Sandra White, Willaim Oneil and Rosie Parker were attendees who spoke in reference to the petition. Their concerns included businesses taking in residents with mental illnesses, the safety of the current neighborhood residents, traffic, the facility being located in a residential area, usage of the home if the permit is not issued, the number of working staff members, hours of operation, parking, and the number of residents that will live on the property.

Theresa Owusu the applicant spoke. She stated that she and her husband (Grant) will be living on the property and will work with agencies to receive assigned clients. She also stated that the targeted clientele are elderly people of the same sex who do not require extensive supervision but will require continuous monitoring. If it is discovered that a resident does not meet their requirements they will be removed from the home. If the application for the SLUP is not approved, they will make the home solely their place of residence.

Grant Owusu the applicant spoke. He stated that he is a healthcare administrator and clarified how the residents will be roomed. He also stated the request is to help people who cannot live on their own.

V. ADJOURNMENT

The meeting was adjourned at 7:22 pm.



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Americans with Disabilities Act

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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 Qawiy

April 19, 2024

PLANNING AND ZONING DIRECTOR

Date

ATTEST:

Cobi Brown

April 19, 2024

SECRETARY

Date