3332 Turner Hill Rd

Follow-up Community Meeting

City of Stonecrest
3120 Stonecrest Blvd.
Stonecrest, GA 30038

Wednesday, January 22, 2020

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Michèle started the meeting off by explaining details of project and going over revisions from the previous community meeting. The revised elevations and site plan were shown and explained.

QUESTIONS AND CONCERNS

- **Community** - Suggested visuals with a back of the project to view the brick wall
  - **Michèle's Response** – The brick wall wouldn't be visual to the general public or adjacent single-family homeowners on the backside of the property so the pictures would not have any representations of it. The brick wall will be discussed with the property owners later. Additional trees will be planted in the buffer area.

- **Community** – There are 3 houses, you all are only using one, correct. Concern about the fencing layout of house down further.
  - **Michèle's Response** - Our property backs up to 3 lots on the other side. The continuality of that, we don't know if the other property owners have fencing now that we can connect on to. (details of where fencing and trees will be was explained)

- **Community** – Will this gas be open 24 hours?
  - **Michèle's Response** – No. The hours will be either 6:00am or 7:00am to 11:00pm.

- **Community** – Concern- This project would be more community centered if it didn't have the gas station attached to it. It was suggested that we have another community meeting after the SLUP approval.
  - **Michèle's Response** – Thanks for your comments.

- **Community** – Why this location, being that it's zoned for residential. Why not go to a property where it's already zoned commercial?
  - **Michèle's Response** – When we started this project it was in Stonecrest overlay district and the overlay district allowed for commercial uses within the tier 4. The commercial uses were anticipated and desirable along this corridor. This corridor had a land use designation as such what the city said that it anticipates what this corridor is geared more toward commercial developing that's in the land use designation for this property. This property current zoning is not consistent with the land use category. The city is saying anyone that would like to develop on this property if you rezone to something that's consistent with that land use is permissible. R100 only allows for a single-family house isn't an appropriate use along this corridor. This corridor is now considered to be a major arterial road. When you look at the land use the rezoning is in line with the city's vision.

- **Community** – A similar application went before the planning commission a couple of weeks ago for a gas station that would be located right next to this property. How does that come into play with your idea? There will be two gas stations and a nursing home right next to this project.
    - **Michèle's Response** – I don't like to discuss other applications. We don't believe that there's room for two. With regards of what they're looking to do is a drastic difference between the two. We feel that our plan is a better plan. The city has to make some decision about what they what to see along that corridor and which project if one is approved makes the most sense. Our project is more in line with vision for this corridor and the use for this gas station is an appropriate one. The gas station is somewhat of a draw to the retail center.

- **Community** – What kind of stores are you all looking to put there.
    - **Michèle's Response** – We are looking for eateries, cafe's, print shops, etc. We're open to other suggestions that you all may have. Certainly, we don't like to over emphasize nail shops and barber salons to the extinct that the community may want these types of businesses, but those not the primary stores that we want to see there. Much more of the cafe's and small eateries, etc. We would like to work with some of the entrepreneurs that are in the area that would like to service their own area. We are willing to put conditions on this property. For example, there won't be a liquor store or late-night establishment and will be making those a condition.

- **Community** – Concerns of the upkeep of the property.
    - **Michèle's Response** - We can craft some conditions with the staff to make sure that it stays nice, it's part of code enforcement. That is a very reasonable concern and something that we would want to stay pristine so that it's attracted to the community and prevent property depreciation. It's intended to enhance the community and be a benefit. Amenities and convenience for some people are important.

- **Community** – Concern of the dumpster location
    - **Michèle's Response** – Due to the unit sizes, we will not be able to have large type restaurants, only café size because of the parking requirements associated with that. (The location was explained and shown)

- **Community** – Concerns of a report study showing a need for a gas station in the area.
    - **Michèle's Response** – No, a report study hasn't been performed. The developer has chosen this location based on experience. There are no competing gas stations in this immediate area. The gas component makes money not only from gas but also from the convenience store. The closest gas stations are QT and BP which are located outside the City of Stonecrest boundary. Meaning any sales tax generated at those locations goes to DeKalb County. The next gas station located within the City of Stonecrest is located at Evans Mills Rd and Mall Parkway.

- **Community** – Concern of an Impervious study of a detention pond done by Site Engineers on this site.
    - **Michèle's Response** – I believe that there will be an underground detention on the site and they haven't done a hydrology study. This isn't required until it goes to Land Development process. That the point where we are required to do hydrology study for stormwater detention and water quality.

- **Community** – Concern for the residence adjacent to the property not knowing about water runoff.
    - **Michèle's Response** – We can't have water runoff that is in excess of the current runoff of the property in its current status. In The City of Stonecrest you have to have detention at 110% of the current runoff. It should decrease over what it is now. We are looking at underground detention and to my knowledge there will not be any traditional or earthly pond that will be shown here.

- **Community** – Will there be an increase in the water table.
    - **Michèle's Response** – That would be a question for the engineer. I don't believe that any type of underground water detention would be designed that negatively impact the surrounding properties and therefore the detention pond is simply there underground in which there will be in inlet where water would be released at a rate that's less of what is being released now. I can't say definitely but based on my interactions and knowledge that I have with engineers I deal with that's what I think.

- **Community** – Concerns of the engineer's reports being submitted to neighbors that's going to be directly impacted.
    - **Michèle Response** - There's isn't any engineer's report by any city that requires a hydrology study of any sort to be done prior to an application being approved. They cost typically anywhere around $10,000.00 to do and they are not required until a property is submitted for a Land Development permit. There are both state and local requirements that protect adjacent property owners in terms of water runoff and the requirements under the ordinance with regards to the detention of water and pertaining it in a method that does not negatively impact the adjacent property owners.

Conclusion

The date for Planning Commission is February 4th. Any further questions or concerns, please don't hesitate to call our office. Our contact information is located at the bottom of the Community Notice sent to you.

COMMUNITY MEETING

SIGN IN SHEET

Subject Property: 3332 Turner Hill Road, Stonecrest, GA 30038

City of Stonecrest City Hall, 3120 Stonecrest Blvd., Stonecrest, GA 30038

Wednesday, January 22, 2020 6:30 PM – 8:00 PM

Please print legibly

First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
Bertha	Thirkill	7846 White Oak Loop	Lithonia	30038		bthirkill@bellsouth
JW	EADY	3465 Dogwood PASS	STONECREST	30038	678-836-6495	jweady@bellsouth.net
Christopher	Colbert	3586 Brook Park Trl SW	Conyers	30094	678-590-2023	adroitist@gmail.com
Kenneth	Reaves	P.O. Box 1163	Lithonia	30058		
WINSTON	MCDONALD	3899 PINE OAK ST.	STONECREST	30038		
Trudy	Morgan	3773 Shady Maple Dr	Stonecrest	30038		trulyn16@yahoo.com
Harold	Grant	3370 Dogwood Pass	Stonecrest	30038		grant4610@yahoo.a
Joyce	Cavener	3546 Dogwood Pass	"	"		JoyceCavener@gmail
Terry	Lee	3366 Dogwood Pass	"	"		TerryLee_@comcast.n
Michelle	Stephens-Smith	7648 Sugar Plum Lane	Stonecrest	30038		michelle_saunders@yahoo.co
Ramonda	Raven	3713 Shady Maple Dr	Stonecrest	30038		ramonda_raven@yahoo.com

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First Name	Last Name	Address	City, State	Zip Code	Phone Number	Email Address
Aubrey	August	7588 Summer Berry Lithonia	Ga	30038	770318 8496	aubrey7588@gmail.com
	Clevelands	7692 Wild Cherry	Stonecrest			
Stacey	Thibodeaux	5429 Savoy Chase Way	Stonecrest	30038	404 395-4698	stacey thibodeaux @ gmail.com