



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Summary Minutes

September 12, 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 p.m. the day before the meeting, September 11, 2024, to be read into the record at the meeting.

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

The meeting was called to order at 6:09 p.m.

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

III. Item(s) of Discussion:

LAND USE PETITION: *ZM24-002*
PETITIONER: George Booker of G B General Contracting LLC / Construction Works, Inc.
LOCATION: 6513 Marshall Blvd
PETITIONER'S REQUEST: The request is to amend the approved conditions to develop an automotive glass repair shop.

George Booker and Amer Madanat made a presentation.

Amer Madanat stated that his company has been operating for 25 years and that they currently have other shops in the metro Atlanta area which are both partnered with the Pull-A-Part in that area. The proposed auto glass facility will offer same-day services and will employ certified technicians.

George Booker stated that the proposed 7,000 sqft building will feature a drive-thru feature for the repairs and layout to efficiently provide services to the customers.

Director Qawiy clarified that the applicants are petitioning for the removal of a condition placed on the property from a previously approved zoning case which prevents the addition of another building on the parcel for their proposed project.

There were no attendees to comment on the petition.



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Director Qawiy presented the cases related to TMOD 24-001, TMOD 24-002 and TMOD 24-003 individually.

PETITION: *TMOD 24-001*
PETITIONER: The City of Stonecrest
LOCATION: City-Wide
PETITIONER'S REQUEST: The City of Stonecrest is seeking approval to modify Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

There were no attendees to comment on the petition.

PETITION: *TMOD24-002*
PETITIONER: The City of Stonecrest
LOCATION: City-Wide
PETITIONER'S REQUEST: The City of Stonecrest is seeking approval to modify Section 16-23 Hours of Operation Based on Uses to specify hours of operation for businesses operating in the city.

PETITION: *TMOD24-003*
PETITIONER: The City of Stonecrest
LOCATION: City-Wide
PETITIONER'S REQUEST: The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

Bernie Knight Chairman of the Stonecrest Industrial Council and the local council for Heidelberg Materials Southeast LLC asked if the city has gotten any inquiries from citizens about blasting and noise. He also asked if there were any other quarry facilities in the city and shared some information as to the operations of this business he represents.

Director Qawiy replied that the city had not received a direct complaint, but there was a citizen that mentioned at a previous CPIM meeting that she had heard blasting. She also informed Mr. Knight that the proposed text modifications were produced from research of other municipalities coded and their operations and was not targeted to a particular business in the City.

She also asked Mr. Knight if he had any recommendations for the hours of operation for the business he represents.

Bernie Knight asked that only the hours and operations for blasting be considered and not quarry work.

PETITION: *TMOD24-004*
PETITIONER: The City of Stonecrest
LOCATION: City-Wide
PETITIONER'S REQUEST: The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

Director Qawiy made a presentation stating that the city currently has an active Tree Ordinance. She stated that the proposed Guide for Tree Removal will be a beneficial resource in effectively implementing the tree ordinance.



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There were no attendees to comment on the petition.

IV. ADJOURNMENT

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.

APPROVED: [Shawanna Qawiy](#)

[September 17, 2024](#)

DIRECTOR, PLANNING & ZONING

DATE

ATTEST:

Cobi Brown

09/17/2024

SECRETARY

DATE



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