

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
October 1, 2024



Summary Minutes

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

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

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

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Fellisha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance. City Attorney Alicia Thompson attended the meeting virtually.

III. APPROVAL OF THE AGENDA

Chairperson Hubbard made a motion to amend the October 2, 2024 PC agenda by remove items # 5, #6, #7, #8, #9, and #10. The motion was moved by Commissioner Hollis and seconded by Commissioner Walker. The motion was **APPROVED** by a unanimous vote of **5-0-0**

IV. APPROVAL OF MEETING MINUTES: *Planning Commission meeting minutes dated August 6, 2024.*

Chairperson Hubbard made a motion to **APPROVE** the meeting minutes for August 6, 2024. The motion was made by Vice Chairperson Williams and seconded by Commissioner Hollis. The motion was **APPROVED** by a unanimous vote. **5-0-0**

V. ANNOUNCEMENT(S) None

VI. OLD BUSINESS None

VII. NEW BUSINESS:

1. PUBLIC HEARING CASE #: ZM24-002

APPLICANT: George Booker of G B General Contracting LLC / Construction Works, Inc.

LOCATION: 6513 Marshall Blvd

The request is to amend the approved conditions to develop an automotive glass repair shop.

2. DECISION CASE #: ZM24-002

APPLICANT: George Booker of G B General Contracting LLC / Construction Works, Inc.

LOCATION: 6513 Marshall Blvd

The request is to amend the approved conditions to develop an automotive glass repair shop.

Chairman Hubbard called for the public hearing to open.

Amer Madanat stated that his company has been operating for 25 years and that he currently has 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 he is the contractor for the project. He has a strong record of developing and building.

Derrick Cobert the senior Vice President of Pull-A-Part stated his support.

With no additional comments the public hearing was closed.

Commissioner Hawkins asked if this would be the applicant's second facility.

Amer Madanat answered that it would be the second facility.

Commissioner Walker asked how they planned to control and prevent overnight parking.

Amer Madanat stated that the fast services would prevent the need for most cars to be visibly parked outside the facility, but if a vehicle had to stay on the property the building would be an adequate size to house it.

Vice Chairperson Williams asked for clarification of the location of the Pull-A-Part and the proposed business and if they will be two (2) separate businesses.

Amer Madanat confirmed the two (2) locations.

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

With no additional questions or discussion, *Chairperson Hubbard* made a motion to recommend **APPROVAL of the request WITH CONDITIONS**. The motion was seconded by Commissioner Hollis. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

3. **PUBLIC HEARING CASE #: TMOD 24-001**

APPLICANT: The City of Stonecrest

LOCATION: City-Wide

The City of Stonecrest is seeking approval to amend Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

4. **DECISION CASE #: TMOD 24-001**

APPLICANT: The City of Stonecrest

LOCATION: City-Wide

The City of Stonecrest is seeking approval to amend Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

Chairman Hubbard called for the public hearing to open.

Chairperson Hubbard asked how the proposed TMOD would affect the tractor-trailers that are in the industrial areas of the city.

Director Qawi stated that the TMOD contains exceptions for specific usages and operations. The proposed modification will be used to influence the actions that are in residential areas.

Commissioner Hawkins asked how the amendment would be enforced.

Director Qawi stated that the Code Enforcement department took part in the creation of this TMOD due to the complaints that they were receiving.

Vice Chairperson Williams asked how the regulation will be regulated outside of business hours.

Director Qawi stated that leadership has been in discussion with the Code Enforcement department having staggered hours to monitor activities that may occur later in the day/after hours.

Vice Chairperson Williams asked how the TMOD will be advertised to the public.

Director Qawi stated that the information will be posted on the website and complaints can be submitted or called into the code enforcement department. There may be a consideration to send the information to HOAs.

With no additional questions or discussion, the public hearing was closed.

Chairperson Hubbard made a motion to recommend **APPROVAL of TMOD24-001**. The motion was seconded by Vice Chairperson Williams. The requests was **APPROVED unanimously 5-0-0**.

The items below were amended to be removed from the agenda.

5. PUBLIC HEARING - CASE #: TMOD 24-002

APPLICANT: The City of Stonecrest **LOCATION:**
City-Wide

The City of Stonecrest is seeking approval to amend Section 16-23 Hours of Operation Based on Use to specify hours of operation for businesses operating in the City of Stonecrest.

6. DECISION CASE #: TMOD 24-002

APPLICANT: The City of Stonecrest **LOCATION:**
City-Wide

The City of Stonecrest is seeking approval to amend Section 16-23 Hours of Operation Based on Use to specify hours of operation for businesses operating in the City of Stonecrest.

7. PUBLIC HEARING CASE #: TMOD 24-003

APPLICANT: The City of Stonecrest
LOCATION: City-Wide

The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

8. DECISION CASE #: TMOD 24-003

APPLICANT: The City of Stonecrest
LOCATION: City-Wide

The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

9. PUBLIC HEARING - CASE #: TMOD 24-004

APPLICANT: The City of Stonecrest **LOCATION:**
City-Wide

The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

10. DECISION CASE #: TMOD 24-004

APPLICANT: The City of Stonecrest **LOCATION:**
City-Wide

The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

VIII. ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

Respectfully submitted by Cobi Brown

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date:

PENDING APPROVAL