



CITY OF STONECREST, GEORGIA

Community Planning Information Meeting (CPIM)

Meeting Minutes

March 14, 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, March 13, 2024, to be read into the record at the meeting.

CALL TO ORDER AND INTRODUCTIONS: Cobi Brown, Planning Administrative Technician called the meeting to order at 6 p.m.

I. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING

A review of the purpose and intent of the community planning information meeting was stated.

II. PUBLIC COMMENTS:

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 5 pm the day before the Public Hearing, February 7, 2024, to be read into the record at the meeting.

III. Case(s) of Discussion:

LAND USE PETITION:	SLUP 24-001
PETITIONER:	Jessica Hood of Carter Engineering Consultants, Inc.
LOCATION:	2869 Evans Mill Rd
OVERLAY DISTRICT:	Stonecrest Tier 2
PETITIONER'S REQUEST:	The applicant is seeking a Special Land Use Permit (SLUP) to develop and operate a Popeye's restaurant.

Mark Cambell the applicant gave an overview of the proposed project. He stated that the lot is currently undeveloped commercial property, is not adjacent to any recent developments, is around 0.7 acres of land, and the only structure on the site is a billboard. The proposed restaurant will be a Popeyes with dine-in, carry-out, and drive-thru options.



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There was one attendee who spoke in favor of the petition.

Victor Haydel the franchisee for the Popeyes, mentioned that this petition is the second time seeking approval. The first attempt was six (6) years ago. He stated that this will be the most “high-tech state-of-the-art” Popeyes ever developed and that it will be aesthetically pleasing. They would like to continue to be positive corporate partners for the community.

There was one attendee who spoke against the petition.

Dave Marcus a resident spoke in opposition. He stated his concerns about the quality of restaurants in the city of Stonecrest. He stated various Yelp reviews of the current fast-food restaurants in the area that have low ratings. He also mentioned a concern for traffic.

Victor Haydel stated that the amount of traffic that is generated by Popeyes is not as high as other quick service restaurants. This restaurant will not serve breakfast. The land provides an opportunity to allow more than one (1) ingress and egress besides the existing access points which helps from a traffic flow standpoint.

Dave Marcus asked if they were aware of the design requirements.

Mark Campbell stated that they are aware of the requirements.

Victor Haydel stated that the closest existing Popeyes Restaurant has been in operation since July 31, 2001, and that it is the busiest in the state. He also mentions that this location provides jobs for the community as well as gives back to churches, sports teams, etcetera. He also invited Mr. Marcus to visit the location to meet staff and try the food. Mr. Haydel is aware of the reviews, but the public sales records show the success of this restaurant.

Tre’Jon Singletary, the Senior Planner asked if the applicant had any renderings to share and present at the next meeting.

Mark Campbell stated that he will provide renderings in time for the next meeting.

There were no additional discussions.



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IV. ADJOURNMENT

The meeting was adjourned at 6:28 p.m.

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

March 18, 2024

PLANNING AND ZONING DIRECTOR

Date

ATTEST:

Cobi Brown

3/19/24

SECRETARY

Date