

COMMUNITY PLANNING INFORMATION MEETING MINUTES SUMMARY  
Stonecrest City Hall- 6:00 PM *\*Spoke-in-Person Meeting*  
**November 9, 2023**

*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)*

*Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address [planning-zoning@stonecrestga.gov](mailto:planning-zoning@stonecrestga.gov) by noon the day of the hearing November 9, 2023. The Zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.*

I. **Introductions:** Senior Planner Tre'Jon Singletary and Planning Administrative Technician Cobi Brown were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.

II. **Presentations:** Upcoming Cases Presented by Matthew Williams, Deputy Director

- **V23-006**

III. **Presentations**

*Senior Planner Tre'Jon Singletary Presented **V23-006***

**Purpose and Intent**

An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;

Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;

Bridge the relationships between developers, residents, and staff

Occurrence

Every 2nd Thursday of each month

**V23-006**

2799 Evans Mill Road

Naureen Lalani of Atai Construction

The petitioner is seeking a second variance to encroach into the stream buffer for the construction of a new gas station and convenience store.

Future Land Use- Regional Center (RC)

Zoning Overlay- Stonecrest Tier 2

Zoned- C-1 Local Commercial

## **Letter of Intent**

To whom it may concern

As per the previously approved variance, the existing encroachment into the 50-foot buffer was 1,445 square-feet and the proposed (approved encroachment) was 902 square-feet (per the previously proposed plan we had aimed to reduce this encroachment). According to the recent survey the existing encroachment in the 50-foot buffer is 2815.6 square-foot, and proposed to encroach 1197.2 square-foot.

As per the previously approved variance, the existing encroachment into the 75-foot buffer was 3,314 square-feet and the proposed encroachment was 3,996 square-feet (this calculates to an increase of encroachment of only 3% and was limited to the 75-foot buffer.). According to the recent survey the existing encroachment in the 75-foot buffer is 3448.7 square-foot, and proposed to encroach 1909.1 square-foot.

There are no water quality measures on-site currently. If the requested variance is granted, improved landscaping and stormwater management can be achieved with improvements via an underground water quality system and by providing enhanced landscaping strips and buffer areas.

The proposed improvements to the site have the potential to greatly improve the site and its character for the surrounding area. In addition to mitigating water quality and landscaping, which do not currently exist on the site, the proposed improvements will design for stream bank protection that does not currently exist either and will allow for discharge mitigation that is not in place currently.

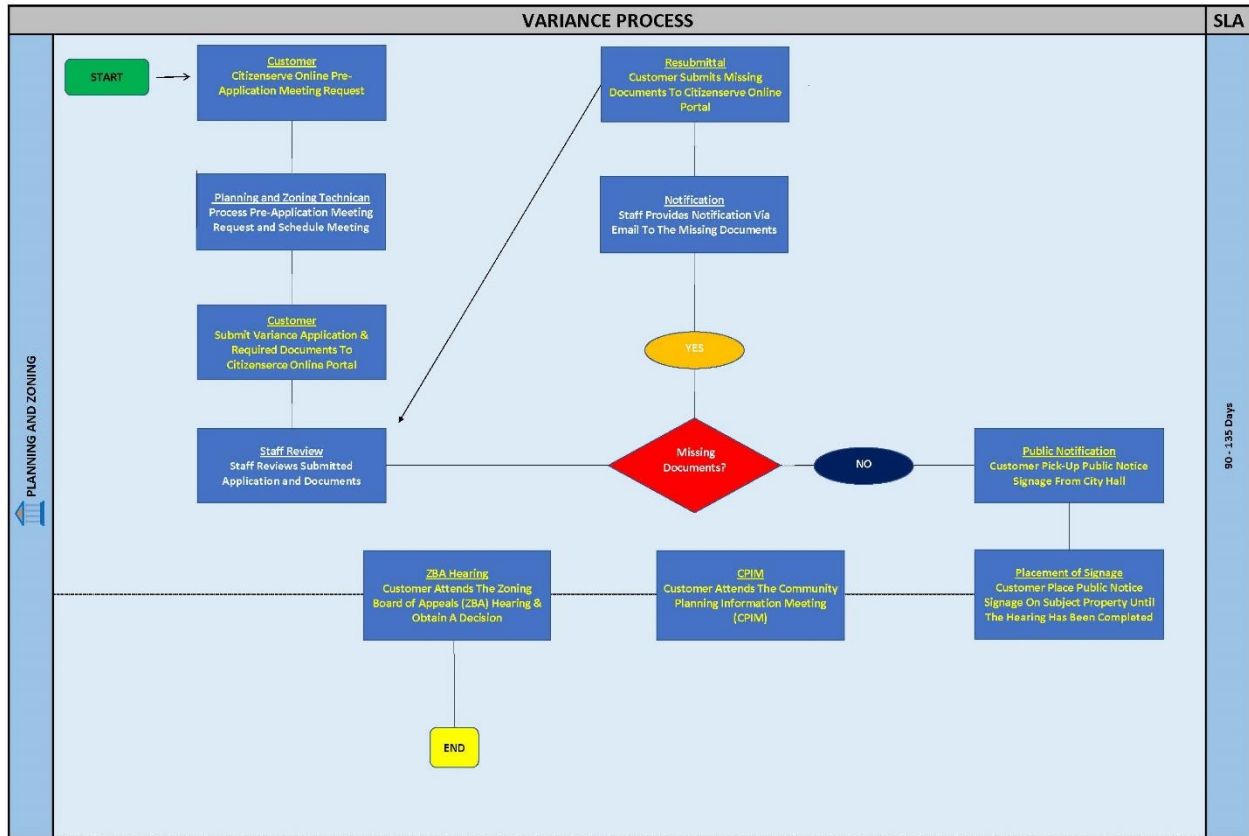
If granted, the proposed variance will not create or cause excessive or burdensome use of existing infrastructure, transportation facilities, or schools, and will have no adverse effects on the environment or surrounding natural resources.

We appreciate your consideration of our request.

Please contact me anytime with questions or thoughts you may have and thank you.

Sincerely,  
Atai Construction





**Roel Hada** of Atai Construction the applicant’s representative came to the stand. He mentioned that the first variance request application was approved the first time they went through this process. More surveys were conducted, and it was discovered that the stream and buffer had changed. They are now reducing encroachment and plan to improve the particular area by putting water quality devices and systems in place to make sure the water is treated and to monitor the location it goes to.

**Tre’Jon Singletary** the senior planner asked if the gas station is currently in operation.

**Roel Hada** The applicant stated that it is in operation, but the owner wanted to expand and improve the gas station as well as bring in more business

*There were no attendees who spoke for or against the petition.*

Upcoming Meetings-

- Public Hearing will be held for presented items during: **Zoning Board of Appeals**
  - December 19, 2023
  - 6:30 PM
  - Council Chamber

**Meeting ended at 6:10 pm**

