

City of Stonecrest  
Planning Commission (PC)  
April 2, 2024  
6PM

Planning and Zoning Department  
[Planning-Zoning@stonecrestga.gov](mailto:Planning-Zoning@stonecrestga.gov)



SLUP 24-001

2869 Evans Mill Road

Jessica Hood

Carter Engineering Consultants

The applicant is seeking a Special Land Use Permit (SLUP) to develop and operate a Popeye's drive through restaurant.



# Facts and Background

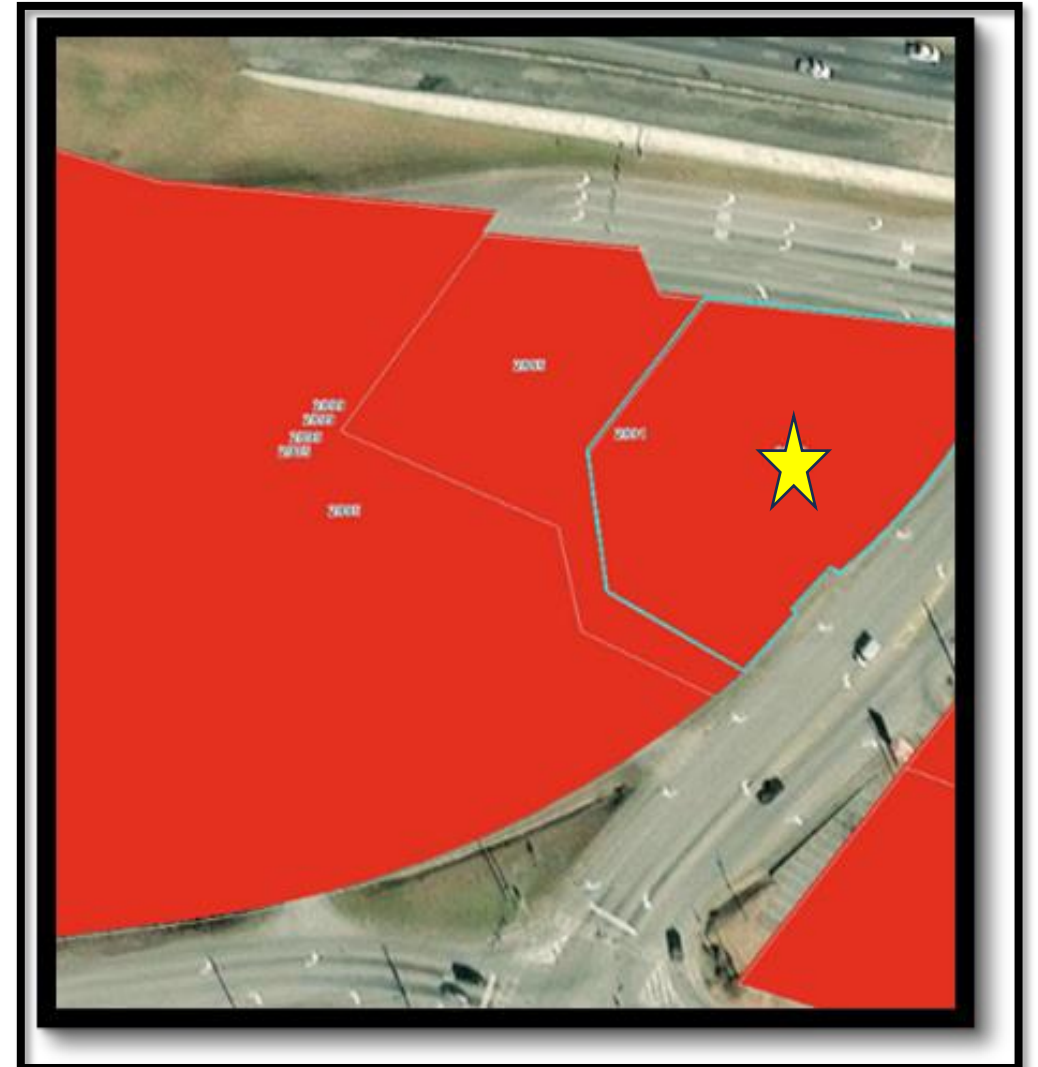
- Property is currently vacant with an existing billboard.
- 0.97 +/- acres
- Adjacent to an existing drive through restaurant.

# Future Land Use/Character Area

## Regional Center (RC)

The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial, office, employment areas, high density residential and higher-education facilities.

These areas are characterized by high vehicular traffic, and high transit use, including stops, shelters and transfer points. The proposed density for areas of this type allows up to 120 dwelling units per acre. The Regional Center will allow certain permitted zoning districts to help shape the character.



# Zoning Map

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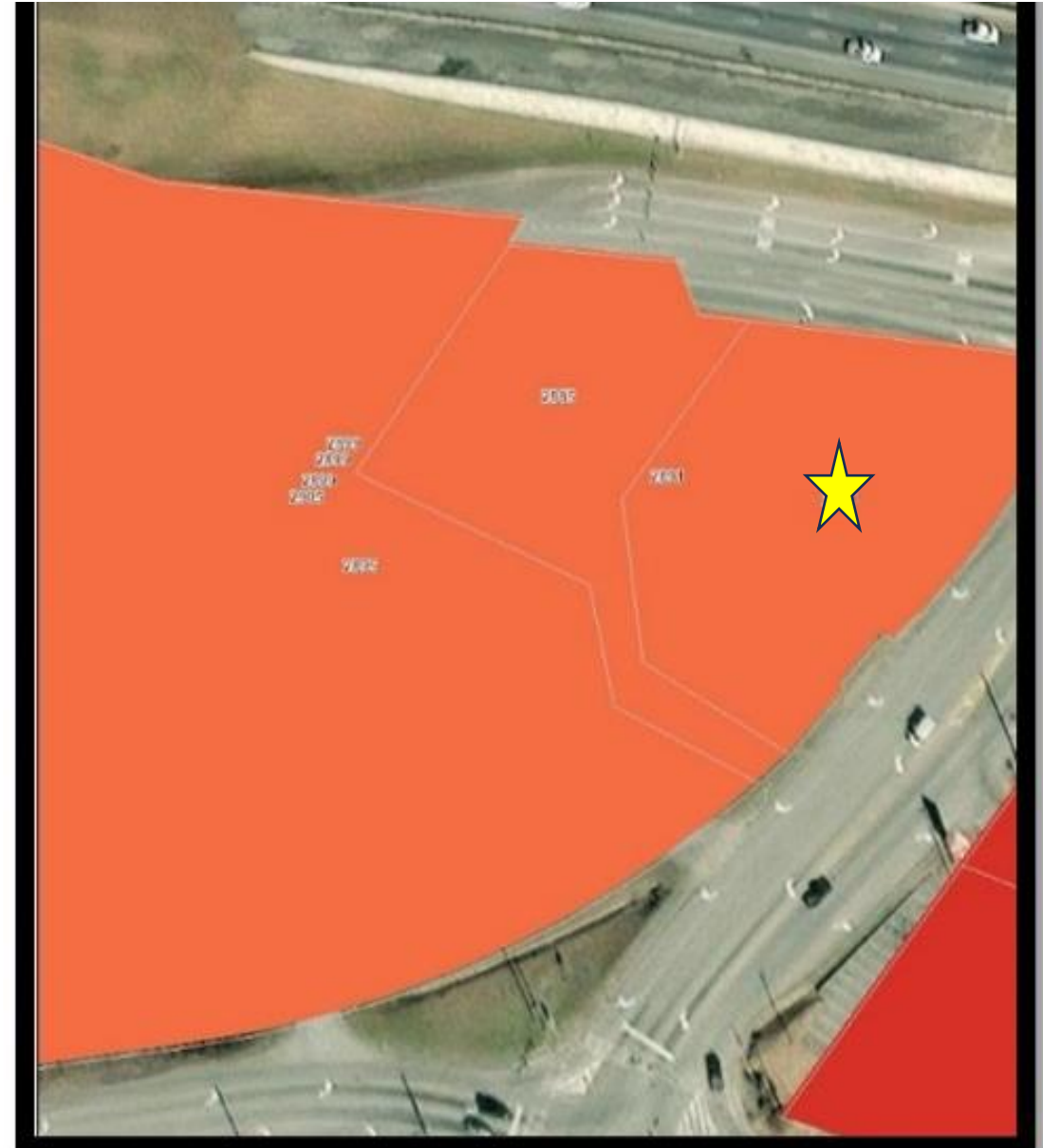
C-2  
General Commercial



# Overlay District Map

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## Stonecrest OVD Tier 2



# Aerial/Location Maps



# Submitted Landscape Plan

### LET 215 - Grading and Landscape Requirements

**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, CODES AND ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF STONECREST, GEORGIA.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE CITY OF STONECREST, GEORGIA.

6. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, SPECIFICATIONS.

7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, STANDARDS.

8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, REGULATIONS.

9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, ORDINANCES.

10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF STONECREST, GEORGIA, CODES AND ORDINANCES.

LOCATION MAP  
SCALE: 1"=50'

### Plant List:

| Fostered Name           | Common Name          | Size - DBH  | Quantity  | Spacing  |
|-------------------------|----------------------|-------------|-----------|----------|
| Trees                   |                      |             |           |          |
| Quercus sp.             | Yellow Oak           | 4" Caliber  | 4         | SEE PLAN |
| Castanopsis sp.         | Red Bayonet Maple    | 4" Caliber  | 5         | SEE PLAN |
| Liquidambar styraciflua | Crape Myrtle         | 2" Caliber  | 5         | SEE PLAN |
| Shrubs                  |                      |             |           |          |
| Philadelphus sp.        | Anthony's Blueberry  | 1 1/2" High | 12        | 3' x 3'  |
| Hydrangea sp.           | Endless Summer       | 3/4" High   | 24        | 3' x 3'  |
| Bambusa sp.             | Bambusa              | 3/4" High   | 8         | 4' x 4'  |
| Yucca sp.               | Yucca                | 3/4" High   | 24        | 4' x 4'  |
| Phlox sp.               | Phlox                | 3/4" High   | 41        | 4' x 4'  |
| Grass/cover             |                      |             |           |          |
| Soil                    | As Directed by Owner |             | 3975 S.F. |          |
| Grass/cover             | Big Blue S.P.        |             | 1430 S.F. |          |

PERMIT NUMBER: LD22-030020

SCALE: 1"=50'

### SITE DEVELOPMENT PLANS FOR VILO PROPERTIES, LLC

ISSUE DATE: 07/17/23

**CARTER ENGINEERING CONSULTANTS**

1000 W. BRUNNEN ROAD, SUITE 100, STONECREST, GA 30086

PH: 770-441-1111  
F: 770-441-1112  
WWW.CARTERENGINEERING.COM

PROJECT NAME: VILO PROPERTIES, LLC

PROJECT NUMBER: LD22-030020

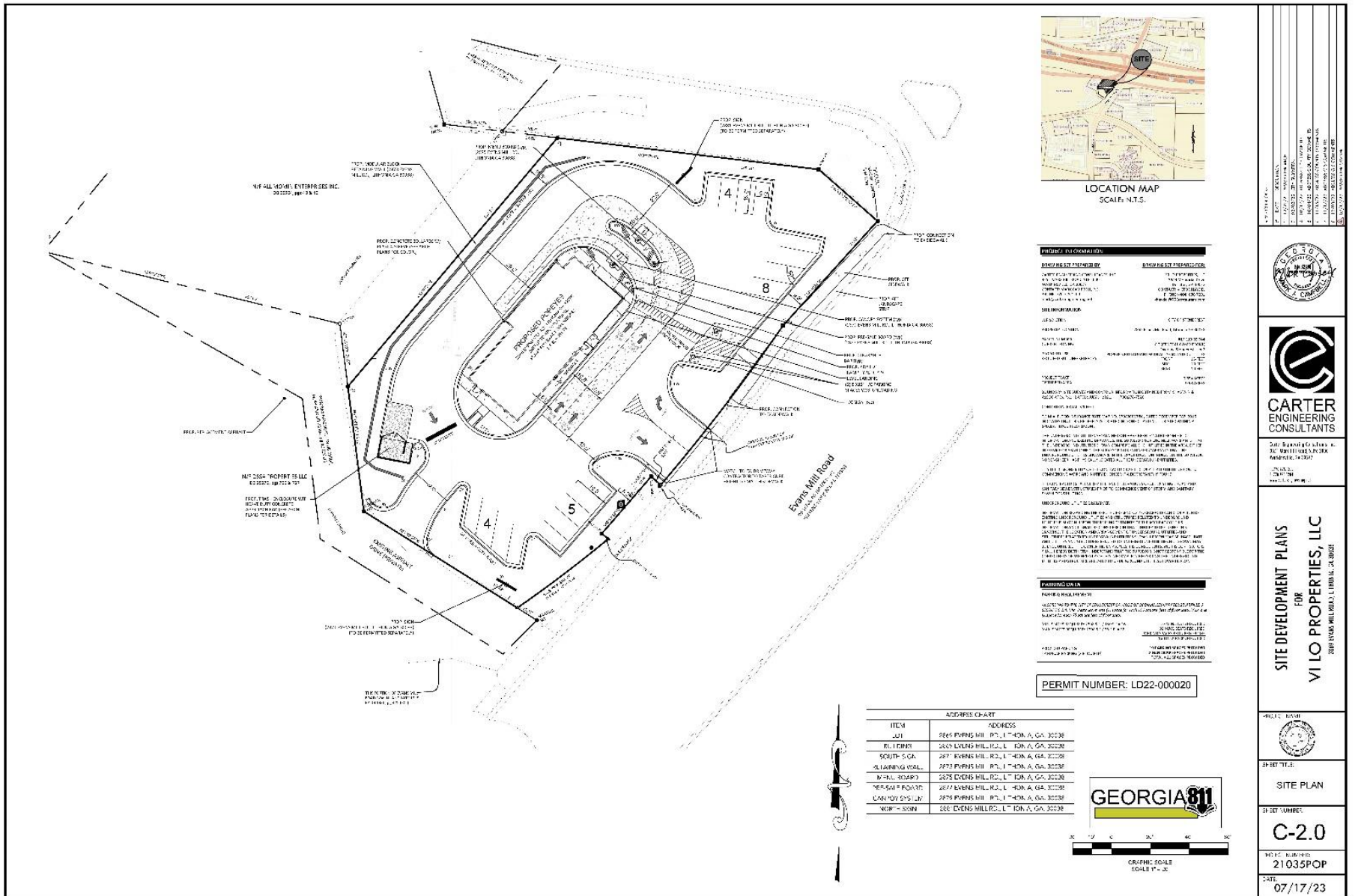
DATE: 07/17/23

SCALE: 1"=50'





# Submitted Site Plan



**PERMITS IN COMPLIANCE:**

| PERMITS BY | PERMITS BY |
|------------|------------|
| CONTRACTOR | ...        |
| ...        | ...        |

**DESCRIPTION:**

...

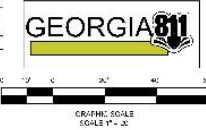
**PERMITS IN COMPLIANCE:**

...

**PERMIT NUMBER: LD22-000020**

**ADDRESS CHART**

| ITE# | ADDRESS                                   |
|------|---|
| 101  | 2645 EVANS MILL RD., L. IGA, A. GA. 30238 |
| 102  | 2655 EVANS MILL RD., L. IGA, A. GA. 30238 |
| 103  | 2677 EVANS MILL RD., L. IGA, A. GA. 30238 |
| 104  | 2673 EVANS MILL RD., L. IGA, A. GA. 30238 |
| 105  | 2675 EVANS MILL RD., L. IGA, A. GA. 30238 |
| 106  | 2677 EVANS MILL RD., L. IGA, A. GA. 30238 |
| 107  | 2679 EVANS MILL RD., L. IGA, A. GA. 30238 |
| 108  | 2681 EVANS MILL RD., L. IGA, A. GA. 30238 |



|   |  |
|---|--|
| <p><b>PROJ. NO.</b></p> <p><b>DATE</b></p> <p><b>SCALE</b></p> <p><b>BY</b></p> <p><b>CHECKED</b></p> <p><b>APPROVED</b></p>  |  |
| <p><b>CARTER ENGINEERING CONSULTANTS</b></p> <p>301 BARKING GULLS AVE.<br/>301 WOODLAND LANE, SUITE 100<br/>ANNISTON, AL 36812</p> <p>TEL: (205) 938-1234<br/>FAX: (205) 938-1234</p> |  |
| <p><b>SITE DEVELOPMENT PLANS FOR VIO PROPERTIES, LLC</b></p> <p>2309 EVANS MILL RD., L. IGA, A. GA. 30238</p>   |  |
| <p><b>PROJECT NO.</b></p> <p><b>DATE</b></p> <p><b>SCALE</b></p> <p><b>BY</b></p> <p><b>CHECKED</b></p> <p><b>APPROVED</b></p>  |  |
| <p><b>PROJECT TITLE:</b> SITE PLAN</p> <p><b>PROJECT NUMBER:</b> C-2.0</p> <p><b>PROJECT NUMBER:</b> 21035POP</p> <p><b>DATE:</b> 07/17/23</p>  |  |

# Recommendations

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Staff recommends **APPROVAL** with the following conditions:

1. Rear setback shall be a minimum of 20 feet.
2. Appropriate signage shall be installed to confirm that there shall be a right in/right out only from Evans Mill Road. Vehicles shall not turn left from the site.
3. Applicant must comply with Section 4.2.23 Drive-through facility, restaurant.
4. There shall be a minimum of 16 parking spaces per [Sec. 6.1.4. – Off-street parking ratios](#).
5. Sidewalks must be provided on all public streets fronting the property. Sidewalks must be at least five feet in width.
6. Must comply with all permitting and signage requirements as outlined in the Stonecrest Zoning Ordinance.

# Questions? Comments?

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**STONECREST  
COMPREHENSIVE PLAN  
5-YEAR UPDATE**



# Comprehensive Plan 5-Year Update Schedule

| Date              | Event/Meeting                                 | Location                            | Time |
|-------------------|---|-------------------------------------|------|
| January 2, 2024   | Planning Commission Meeting #1                | City Hall                           | 6 PM |
| January 22, 2024  | City Council Meeting #1                       | City Hall                           | 6 PM |
| January 25, 2024  | Community Meeting #1                          | Browns Mill Recreation Center       | 6 PM |
| February 8, 2024  | Community Meeting #2                          | Dope Coffee Roastery & Brewery      | 6 PM |
| February 20, 2024 | Community Meeting #3                          | Stonecrest Library                  | 6 PM |
| February 22, 2024 | Community Meeting #4                          | Farrington Elementary School        | 6 PM |
| February 27, 2024 | Community Meeting #5                          | Browns Mill Recreation Center       | 6 PM |
| February 29, 2024 | Community Meeting #6                          | New Birth Missionary Baptist Church | 6 PM |
| April 4, 2024     | Community Meeting #7                          | City Hall                           | 6 PM |
| May 9, 2024       | CPIM (Community Planning Information Meeting) | City Hall                           | 6 PM |
| June 4, 2024      | Planning Commission #2                        | City Hall                           | 6 PM |
| June 24, 2024     | City Council Meeting #2                       | City Hall                           | 6 PM |

