

# Community Planning Information Meeting (CPIM)

Planning and Zoning Dept.

November 9, 2023



# 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 2<sup>nd</sup> Thursday of each month



# Please Keep In Mind

- Please be respectful to applicants, citizens, and staff
- Keep questions, comments, and/or concerns relevant to agenda items
  - Staff is available to answer questions for other matters after the CPIM has concluded
- Please wait to ask questions after staff has concluded presenting each petition
- Each citizen/residents will have a maximum of two (2) minutes to ask his/her questions or make statement

**V23-006**

2799 Evans Mill Road

Naureen Lalani of Atai  
Construction

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



# Facts and Background

- Applicant desire to operate a convenience store with fuel pumps at subject property
- Applicant requested a variance to encroach 3% into the stream buffer and was approved on November 15, 2022 (V22-004)

# Submitted Letter of Intent

## 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





# Future Land Use/Character Area

## Regional Center (RC)

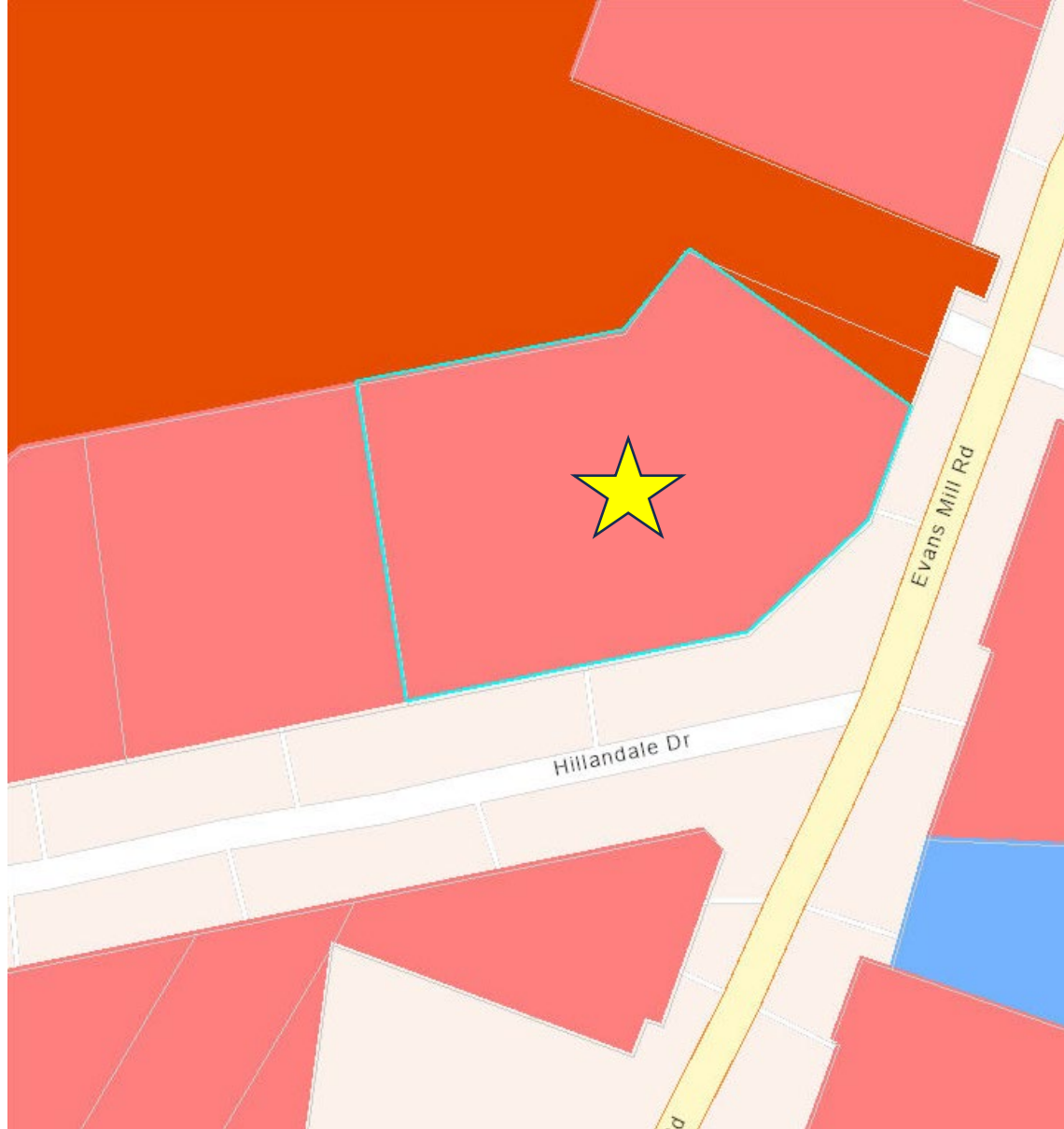
The intent of the Regional Center is to promote the concentration of regional service activities to a centralized location that allow for a variety of uses while reducing automobile travel, promoting walkability and increased transit usage. These areas consist of a high intensity of regional commercial,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

## C-1 Local Commercial





# Overlay District

## Stonecrest Tier 2



# Aerial Map

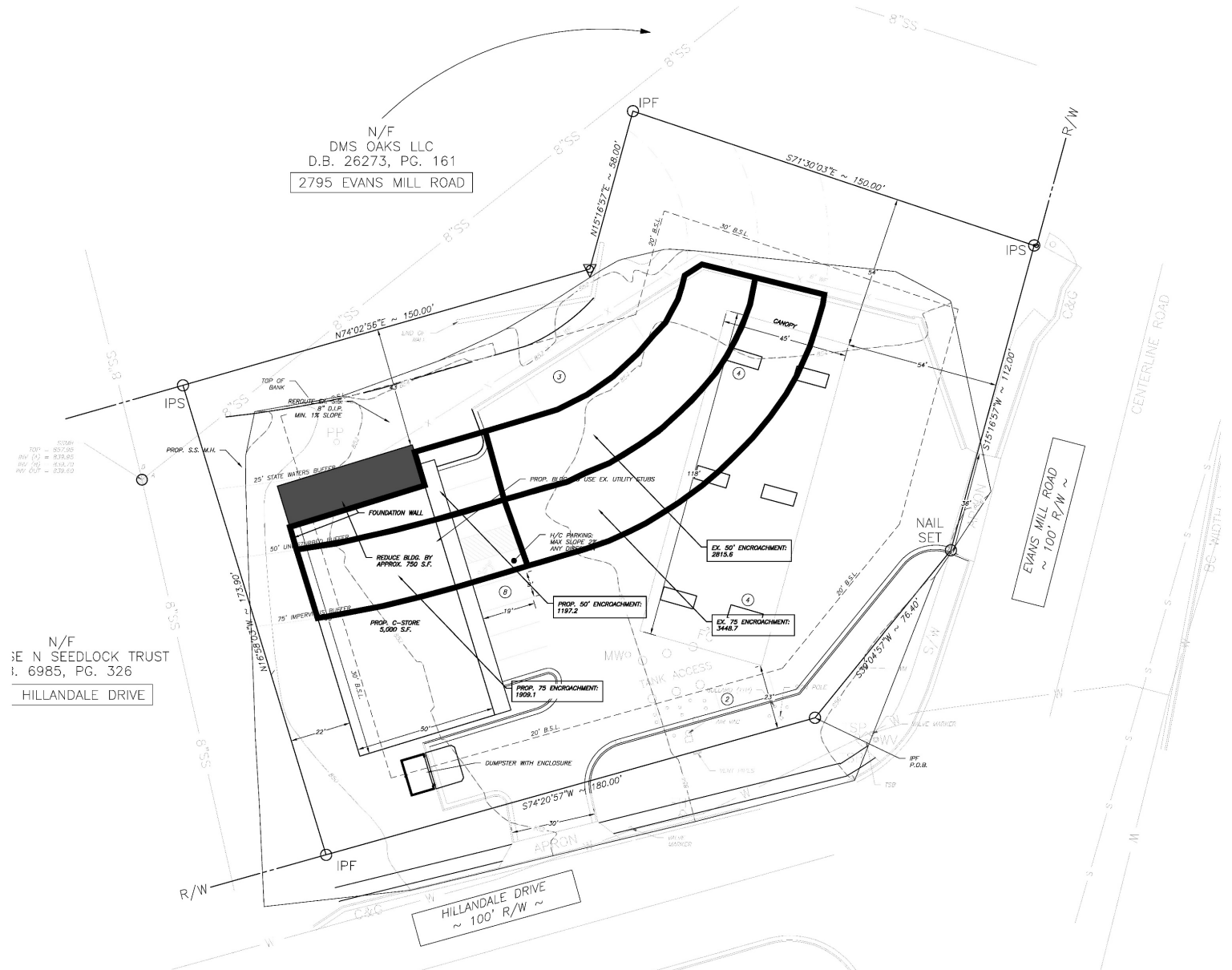




# Site Photo



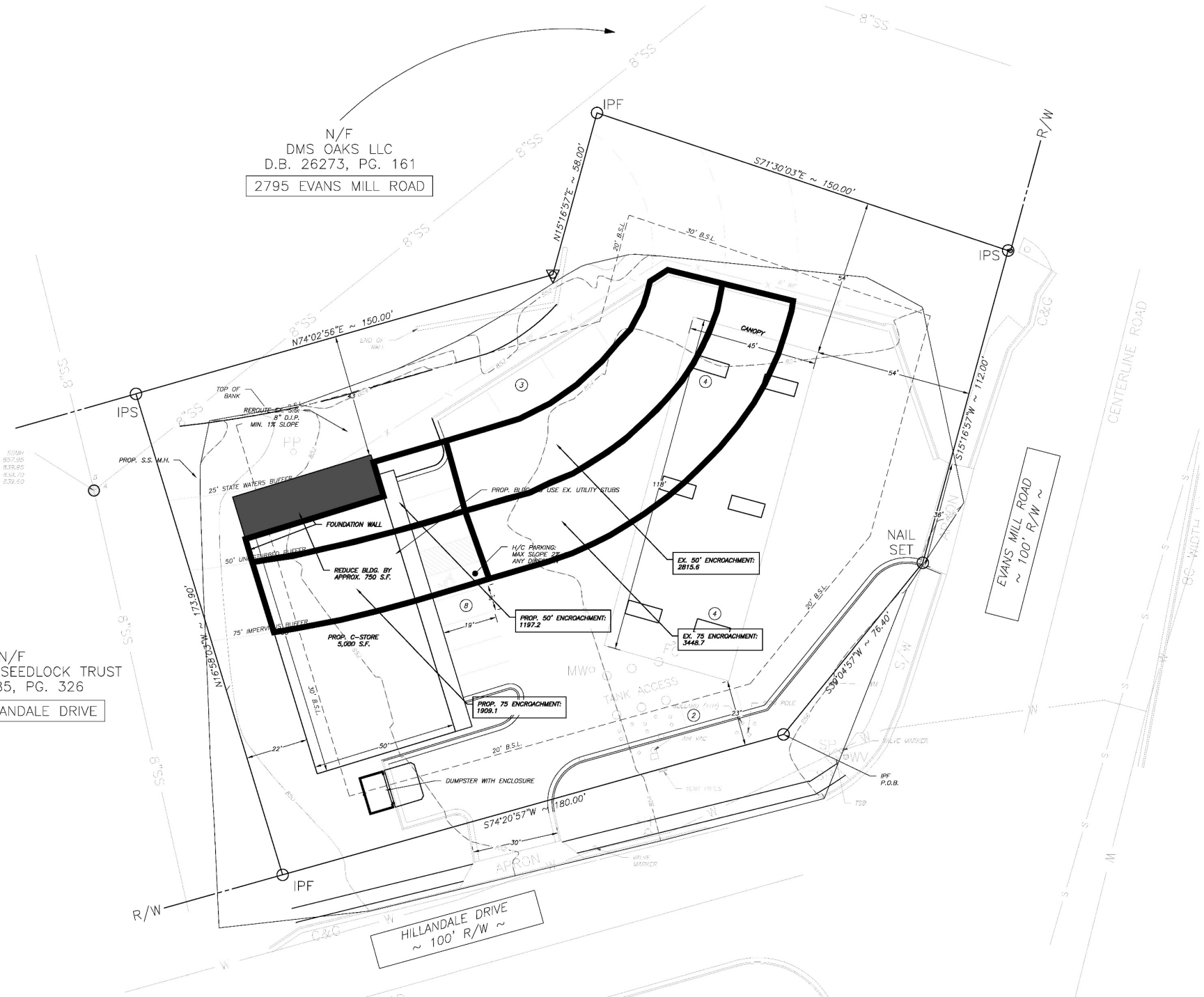
# Submitted Site Plan



N/F  
DMS OAKS LLC  
D.B. 26273, PG. 161  
2795 EVANS MILL ROAD

N/F  
SE N SEEDLOCK TRUST  
D.B. 6985, PG. 326  
HILLDALE DRIVE

SUM  
TOT = 957.95  
INV (1) = 938.95  
INV (2) = 933.73  
INV (3) = 839.63



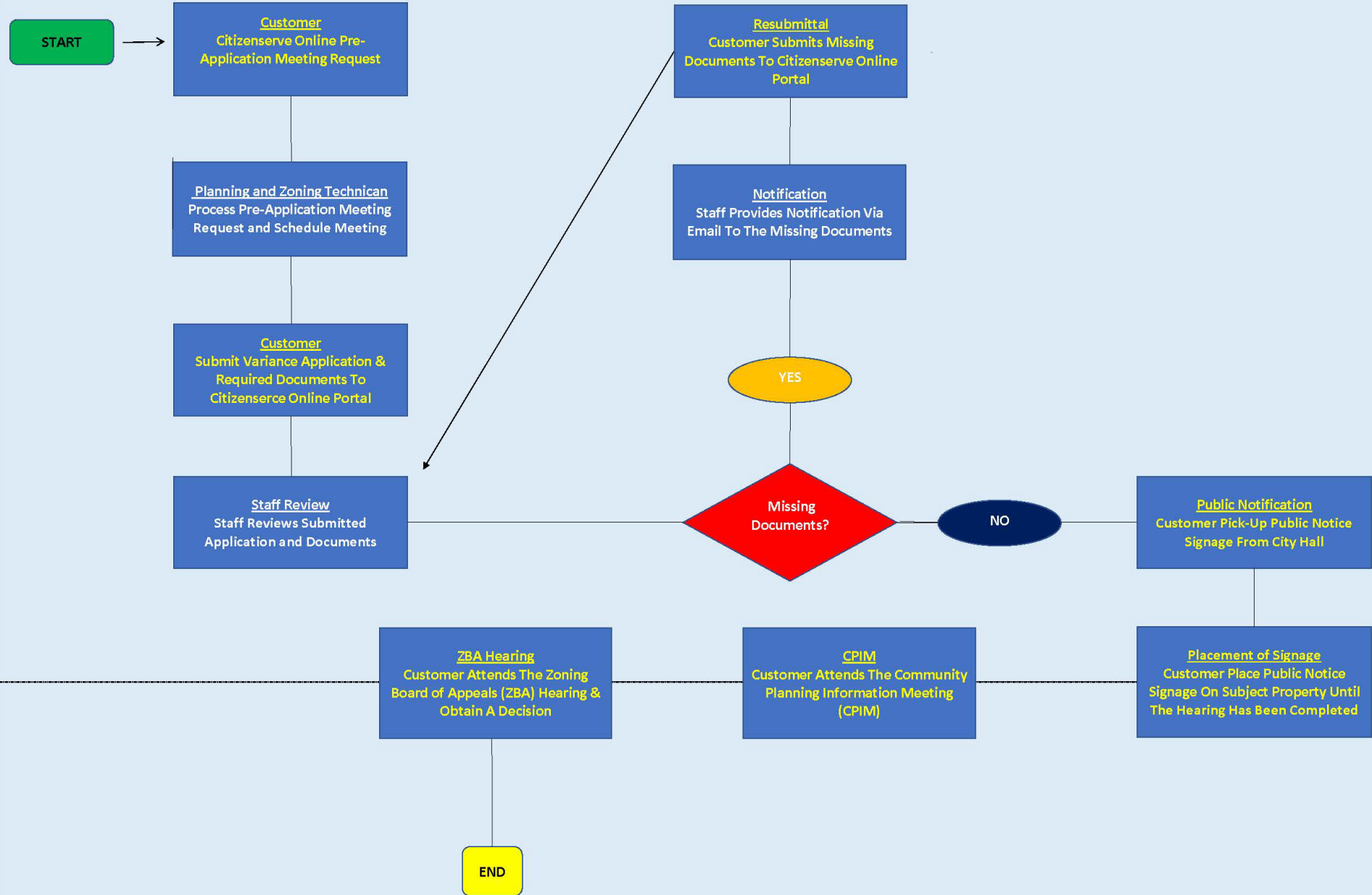


# VARIANCE PROCESS

SLA

PLANNING AND ZONING

90 - 135 Days





Questions? Comments!



# Upcoming Meeting(s)

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





THE CITY OF

**STONECREST**

GEORGIA