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CITY OF STONECREST, GEORGIA

Planning Commission Meeting Minutes Summary

November 8, 2017, 6:00 P.M.

Stonecrest Library, 3123 Klondike Road, Stonecrest, Georgia 30038, www.stonecrestga.gov

The Planning Commission met on Wednesday, November 8, 2017 at 6:00 p.m. in the Stonecrest Library's Auditorium in Stonecrest, Georgia.

I. The meeting was called to order by Community Development Director Mrs. Nicole Dozier.

II. The Members

Present:

Mr. J.W. Eady	District 1
Ms. Lisa Wright	District 5
Mr. Eric Hubbard	District 3

Staff Present:

Mrs. Nicole Dozier	Community Development Director
Mrs. Macheski-Preston	City Attorney
Mr. Chris Wheeler	City Planner
Mr. Michael Harris	Interim City Manager

Absent:

Ms. Wanda McNeil	District 2
Ms. Michelle Emanuel	District 4

III. The Honorable Mayor Jason Lary, Sr. administered the Oaths to Mr. Eady, Ms. Wright, and Mr. Hubbard and gave each member a copy of the Oath of the Office to read and sign.

IV. **Old Business:** There was no old business. This was the First Planning Commission meeting and training.

V. **New Business:**

1. Mrs. Dozier open the floor to the election of the Planning Commission Board positions: Chairman, Vice Chairman, and Secretary.

- a. Mr. Eady nominated Mr. Hubbard for the Chairman's position and Ms. Wright seconded the motion. The motion was unanimously carried.

Mrs. Dozier distributed the script for the Board Chairman to follow.

- b. Ms. Wright nominated Mr. Eady for the Vice Chairman's position and Mr. Hubbard seconded the motion. The motion was unanimously carried.
- c. Ms. Wright nominated Ms. Lillian Lowe for the Secretary's position and Mr. Hubbard seconded the motion. The motion was unanimously carried.

Mrs. Preston informed the Planning Board that the term of each position ends December 2017. Mrs. Preston explained the duties of the three positions.

- d. The vote to adopt the 2018 calendar was approved with the following changes:

Changed Tuesday, January 2, 2018 to Wednesday, January 3, 2018

Changed Tuesday, July 3, 2018 to Monday, July 2, 2018

Changed Tuesday, September 4, 2018 to Wednesday, September 5, 2018.

Mr. Eady motion to approve the 2018 calendar and Mr. Hubbard seconded the motion. The motion was unanimously carried.

2. Mrs. Dozier open the floor to adopt the Planning Commission Rules and Procedures. Mrs. Preston told the Board that all meetings are open to the public and is subject to the Georgia Open Records Act and the Robert's Rule. Section 4 addresses professional manner. It is the law that the public can ask and direct questions to the PC Board. The applicant and opposition get 10 minutes each to present case.

Ms. Wright motion to approve the Planning Commission Rules and Procedures and Mr. Hubbard seconded the motion. The motion was unanimously carried.

Mrs. Dozier open the floor for the Public Hearing by asking Chairman Hubbard to read from the opening script provided.

3. Public Hearing dated 11-08-17, EZ-17-2001, was presented to the Planning Commission Board by City Planner, Mr. Chris Wheeler.

Land Use Petition:	RZ-17-001
Applicant:	Rizwan A. Syed and Saira T. Naiaz
Site Address:	2523 Panola Road
Current Zoning:	C-1 (Local Commercial) Conditional

Mr. Wheeler stated that, “The applicant is requesting to change a condition to allow the use of a medical office. The address is 2523 Panola Road. Current zoning of said property is C-1. The handout in front of you provides general information and maps (Zoning, Aerial, and Future Land Use). On page 8 is a picture of the front elevation of subject property. Page 9 is a view from Panola Road. Page 10 is the First Lithonia Medical Center (North of the subject Property). Page 11 shows the BA Accounting and Tax Service (South of the subject property), and Clarence Custom Collision (East of the subject property) is on page 12.”

Mr. Wheeler read out loud, to the audience, the Standards of Review, Staff Analysis, and Staff Recommendation.

The Planning Board vote to approve this request with the following conditions:

1. Permitted Local Commercial (C-1) uses: accounting office, general business office, finance or banking office, insurance office, legal office, medical office, real estate office, engineering or architectural office, health service clinic, and hair salon.
2. Obtain any other required permits form the Community Development Department.

Mr. Wheeler asked the Planning Board if there were questions. There were no questions from the Planning Board.

The Chairman asked the applicant, Rizwan A. Syed and Saira T. Naiaz, to come forth.

Mr. Syed thanked the Board for allowing him to speak and stated that he purchased the property in September for his wife, who has a medical practice that sees a lot of patients from the Lou Walker Senior Center. The property will not change and is an eye sore.

The Chairman asked if there were questions. There were no questions.

The Chairman closed the Public Hearing and stated that, “Based on the Staff Report with conditions, the Planning Commission Board vote to approve the application with conditions.”

Mr. Hubbard motion to approve the Land Use Petition RZ-17-001, Applicants Rizwan A. Syed and Saira T. Naiaz at 2523 Panola Road. Ms. Wright seconded the motion. The motion was unanimously carried.

4. Mrs. Dozier announced the Email Rollout for Planning Commissioners, PlanningCommission@Stonecrestga.gov . Mrs. Dozier stated that emails are subject to Open Records and instructed the Board to use the City’s email address setup for the Planning Commission members to ask questions and communicate. Per Mrs.

Dozier, Lillian Lowe will monitor the emails and she will forward emails to all members.

The Chairman asked when would they know if there is a meeting.

Mrs. Dozier stated that if there are no cases, there will not be a meeting.

Mrs. Preston explained the importance of attending the Planning Commission meetings, a required to be on the Board. Planning Commission members cannot miss more than three-in-a-row meetings or seventy-five (75%). If a PC member does not meet the 75% status, member may be subject to dismissal.

VI. Staff Comments

None

VII. Adjournment

It was moved by Mr. Eady and seconded by Mr. Hubbard that the meeting adjourn. The vote was carried unanimously to adjourn the meeting at 6:46 PM.