

**PLANNING COMMISSION MEETING**  
Stonecrest City Hall - 6:00 PM *\*In-Person Meeting*  
October 4, 2022



**A G E N D A**

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 their request via email address [kjackson@stonecrestga.gov](mailto:kjackson@stonecrestga.gov) by noon the day of the hearing, October 4, 2022.*

- I. Call to Order**
- II. Roll Call**
- III. Approval of the Agenda**
- IV. Presentations** - Presentation by Senior Planner Keedra Jackson, Planning and Zoning Department on department activities and upcoming cases.
- V. Approval of Minutes** - Planning Commission Meeting Minutes Summary dated August 2, 2022
- VI. Old Business:**

**Public Hearing(s):**

LAND USE PETITION: RZ-22-004  
PETITIONER: 592 Lounge, LLC – Calvin Chan  
LOCATION: 7301 Stonecrest Concourse, Suite 123  
PROPOSED AMENDMENT: To seek a rezoning from the C-1 (Local Commercial Business) Stonecrest Overlay Tier 3 to the C-1, Stonecrest Overlay Tier 1 to allow for a late-night establishment.

LAND USE PETITION: RZ-22-005  
PETITIONER: Dossey, LLC, c/o Battle Law PC  
LOCATION: 3266 Hayden Quarry Road and 7407 Hayden Quarry Road  
PROPOSED AMENDMENT: Is seeking to rezone the subject properties from R-100 (Residential Medium Lot) to MR-1 (Medium Density Residential) to develop 55 single-family attached townhomes to be owned fee simple on +/- 6.9 acres of land being Tax Parcel Nos. 16 182 03 001 and 16 182 02 003 having frontage on 3266 and 7407 Hayden Quarry Road.

**VII. New Business:**

LAND USE PETITION: RZ-22-007  
PETITIONER: Smith, Gambrell, and Russell, LLC  
LOCATION: 3310, 3320 and 3330 Turner Hill Road, Stonecrest, GA 30038  
PROPOSED AMENDMENT: To seek a rezoning from R-100 (Single-family medium lot) to C-1 (Local Commercial)

LAND USE PETITION: SLU22-009  
PETITIONER: Beris and Meveta Henry  
LOCATION: 1805 Spring Hill Cove, Lithonia, GA  
PROPOSED AMENDMENT: To seek a special land use permit for a personal care home

LAND USE PETITION: TMOD-22-009 Winery/Vineyard  
PETITIONER: Planning & Zoning Department  
LOCATION: Arabia Mountain Overlay  
PROPOSED AMENDMENT: To promote business and agritourism in the City by allowing the development of wineries and associated uses, including vineyards, tasting rooms, wholesale trade and limited retail trade.

LAND USE PETITION: TMOD-22-010 Agriculture District  
PETITIONER: Planning & Zoning Department  
LOCATION: Arabia Mountain Overlay  
PROPOSED AMENDMENT: To encourage the continued use of farmland for agricultural production in the Arabia Mountain Overlay. Intended for agricultural activity as well as single-family living in a detached house with a minimum lot size of 5 acre. Lots typically have access to and are served by a public water supply but do not necessarily have access to public sanitary sewer.

LAND USE PETITION: TMOD-22-013  
PETITIONER: Planning & Zoning Department  
LOCATION: City Wide  
PROPOSED: An Ordinance Amending Article 2- District Regulations, Article 4- Permitted Use Table, Article 9- Definitions, and Division 1- Subdivision Ordinance To Provide Descriptions, Purpose, and Revised Standards For Fee Simple and Rental Properties, And For Other Purposes.

## **VIII. Adjournment**