CITY OF STONECREST, GEORGIA

Planning Commission Meeting Minutes
Summary
January 3, 2019, 6:00 P.M.
Stonecrest City Hall's Chambers | 3120 Stonecrest Blvd., Suite 155 | Stonecrest, Georgia 30038 |
(770) 224-0200 | www.stonecrestga.gov

The Planning Commission met on Thursday, January 3, 2019 at 6:07 p.m. in Stonecrest City Hall's Chamber in Stonecrest, Georgia.

I. The meeting was called to order by Chairman Eric Hubbard.

II. Reappointments to the Planning Commission (Chair, Vice-Chair, and Secretary)

Mrs. Nicole Dozier, Community Development Director, opened the floor for reappointments of the Planning Commission Board.

The Chairman asked for a motion to reappoint the Chair. Commissioner J.W. Eady nominated Commissioner Hubbard for the Chair's position and Commissioner Lisa Wright seconded the motion. The motion was Unanimously carried.

The Chairman asked for a motion to reappoint the Vice-Chair. Commissioner Wright nominated Commissioner Eady for the Vice-Chair's position and Commissioner Pearl Hollis seconded the motion. The motion was unanimously carried.

The Chairman asked for a motion to reappoint the Secretary. Commissioner Hubbard nominated Ms. Lillian Lowe for the Secretary's position and Commissioner Wright seconded the motion. The motion was unanimously carried.

The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings and completed the roll call for the City of Stonecrest, Georgia. There was a quorum.

III. Roll Call

Present:

Mr. J.W. Eady	District 1
Vacant	District 2
Mr. Eric Hubbard	District 3
Ms. Pearl Hollis	District 4
Ms. Lisa Wright	District 5

Staff Present:

Mrs. Nicole Dozier	Community Development Director
Mrs. Emily Macheski-Preston	City Attorney

Staff Absent:

Mr. Chris Wheeler	City Planner

IV. Minutes: Approval of the Planning Commission **Called** Meeting Minutes Summary dated December 19, 2018

Commissioner Wright motion to approve the Planning Commission **Called** Meeting Minutes Summary dated December 19, 2018. Commissioner Hollis seconded the motion. The motion was unanimously carried.

V. Old Business: None

VI. New Business:

1. Public Hearing(s):

Mrs. Dozier was the presenter and advised the Planning Commissioners that City Planner Mr. Chris Wheeler was not feeling well and that the advertised **Petition RZ-18-008** | David Miles | 2374 Cove Lake Rd has been moved to the February 5, 2019, Planning Commission public hearing meeting. The application was not deemed complete and that the applicant was present to speak. **Petition RZ-18-008** was opened for public comments because, it has been advertised.

*The Chairman opened to the floor to those in **opposition** of RZ-18-008.*

1. *Submitted a Public Comments - Rules card:* Ms. Jan E. Stevenson lives at 2402 Cove Lake Road. Ms. Stevenson passed out a handout to the Planning Commissioners and Staff and stated that the material was presented to the Cove Lake HOA from the proposed builder of the storage facility unit. Ms. Stevenson is opposed to the building of the storage unit because: 1) will bring down the property value; 2) the way the property is drawn, it encroaches inside the neighborhood; and 3) would be unsafe. Ms. Stevenson spoke on the property's rezoning for townhomes, approximately nine years ago, and what the material show, Page 1, the statistics presented by Mr. Miles. According to Ms. Stevenson, Mr. Miles' presentation show there are 72 townhomes that equates to 180 kids and 180 cars. According to Ms. Stevenson's opinion, this is an attempt to frighten the neighbors to go his way. Ms. Stevenson stated to have seen no more than twenty to thirty (20-30) children tops and asked the Commissioners to read the materials and consider what is best for the neighborhood.
2. *Submitted a Public Comments - Rules card*: Ms. Barbara Hall lives at 6909 Beacon Mountain Drive and spoke on behalf of her mother and daughter, that lives at the corner -- 5750 Cove Lake Lane -- and that is where the storage facility is to be built. Ms. Hall stated that the traffic going in and out would be a disturbance; spoke on the HOA's covenant; children taking the bus; and is opposed to having the storage shed built in the community.
3. *Submitted a Public Comments - Rules card:* Ms. Marty Garrison lives at 2399 Lake Cove Road spoke on the sixty (60) signatures out of one hundred thirteen113 units that are against the storage facility; and the entrance way is too close to Cove Lake. Mr. Miles stated that the presentation said five (5) storage facilities but, there are nine (9) facilities already in the area; that there is one-way in and has no outlet; feels too much of a commercial business in a residential area.
4. Mr. Charles Cole lives at 5731 Cove Lane, there one year and is opposed and spoked on Cove Lane -- does not need a storage facility; concerns with the increase traffic, and chaos that it will bring.
5. Ms. Peaches Moss (?) lives at 5842 Lake View Circle -- since 2004. Ms. Moss is opposed to the storage facility being built there. Ms. Moss stated that the location – one-way in/out of the community -- is a problem. There are numerous parcels for commercial development available on Covington Hwy, Panola Road, Lithonia Industrial, and Chupp Way. Does not have to come into Cove Lake.
6. Ms. Hyacinth Morris(?) lives at 5737 Cove Lake and agreed with everything said. Ms. Morris is opposed and spoke on the increase in traffic. Do not need in a residential area.
7. Ms. Cleopatra Wine(?) lives at 5404 Lake View Circle, said that they really love and like the subdivision and do not want it in the community…a hidden neighborhood that is loved and is open to speaking with Stonecrest and would like to see a greenspace there, if that is possible.

8. Ms. Kimberly Leek(?) lives at 5769 Cove Lake Circle. In 2008 moved into the neighborhood because of the peacefulness, quietness, and neighbors. Most people do not know that small children are in the house. Want to ensure it is safe -- and the gas station across the street is high crime area. The MARTA station is there and adds to the crime.
9. Ms. Angela Sanford(?) lives at 5785 Lake View Circle; has been in the community for ten (10) years; and love the peacefulness and quietness. The storage facility would bring down the property value if she decides to sale. Feels it would take away the beauty of one of the nicest subdivisions in the area and is opposed to the storage facility.
10. Ms. Clements(?) lives at 5687 Lake Trace and in 2005 purchased the home and stated it is a quiet neighborhood; thinks they should have a voice; and want something that is right for the community.
11. *Did not wish to speak. Submitted a Public Comments - Rules card*: Ms. Trudy Morgan lives at 5750 Cove Lane and is opposed. Ms. Morgan wrote the following comments, " Will bring property values down; will not observe the covenant rules, etc."
12. *Did not wish to speak. Submitted a Public Comments - Rules card:* Ms. Gertrude Lockhart lives at 5750 Cove Lane and is opposed. Ms. Lockhart wrote the following comments. "Do not want this in our sub-division right across from my bedroom. Will bring unwanted people into community. Children gets off bus; and walking into community."

The Community Development Director advised the Commissioners that **RZ-18-008** must be deferred.

The Chairman closed the public hearing for **RZ-18-008** and asked for a motion to defer **RZ-18-008**. Commissioner Hollis motion to defer **RZ-18-008** to the February 5, 2019 public hearing. Commissioner Wright seconded the motion to defer **RZ-18-008** to the February 5, 2019 public hearing. The motion was unanimously passed.

LAND USE PETITION:	RZ-18-007 / SLUP-18-007
PETITIONER:	Beverly J Searles Foundation
LOCATION:	6807 Covington Hwy
CURRENT ZONING:	C-1 (Local Commercial)
PROPOSED DEVELOPMENT:	Request to change the zoning to MR-2 and Special Land Use permit for the development of Senior Housing.

Mrs. Dozier interjected and stated that the petition **SLUP 18-007** is an extension of SLUP-18-003. This item was heard by the Planning Commission on June 5, 2018 and was recommended for approval. On June 18, 2018, **SLUP 18-007** was approved for two-hundred and fifty (250) units for senior housing to be developed on 9.3 acres. The project has been extended. The applicant returned to add an additional two (2) acres to this project, see the blue area. Staff recommends approval for both and ask Commissioners to vote on RZ-18-007 first.

The applicant returned to the podium and corrected Mrs. Dozier by saying that there will be two-hundred forty (240) units built and will not be open only to seniors but, to the community as well.

The Chairman asked if there were questions. There were none and the Chairman asked the applicant to come forth.

The Applicant stated that they want to support the seniors by adding insight to building a senior center in the red outlined area.

The Chairman asked those in **support** to come forth. There were none.

The Chairman asked those in **opposition** to come forth. There were none.

The Chairman asked if there were questions before closing public hearing **RZ-18-007**.

The Chairman asked for a motion for **RZ-18-007**. Chairman Hubbard motion to approve **RZ-18-007** for the development of Senior Housing as stated in the application. Commissioner Hollis seconded the motion to approve **RZ-18-007**. The motion was unanimously passed.

The Chairman asked for a motion for **SLUP-18-007**. Chairman Hubbard motion to approve **SLUP-18-007**. Commissioner Hollis seconded the motion to approve **SLUP-18-007.** The motion was unanimously passed.

LAND USE PETITION:	TMOD 18-0007
PETITIONER:	Community Development Department
LOCATION:	City Wide
PROPOSED AMENDMENT:	Minor modifications to Chapter 27 Article IV Supplemental Uses; Minor modification to Chapter 7 Building Code.

Mrs. Dozier stated that the Staff is requesting and presenting some modifications and clarifications made to **Chapter 7** Building Code and **Chapter 27**, Article IV Short Term Vacation Rental (STVR) Ordinance. In **Chapter 7** [22798671], there are minor modifications of the zoning ordinance. The document provides strikes outs in the document. See **Page 1**, Section 1, Section 7.24(b)(2)(f). See **Page 2**, Section 2, Section 7.143(e)(1) and **Page 3** (2). See **Page 5** (1)(d). Must be sent to DCA first. In **Chapter 27** [2740566/1], Article IV Short Term Vacation Rental (STVR) Ordinance, there are minor modifications of the zoning ordinance. The document is highlighted on Page 1, Section 1, Section 4.2.58, Item C. The Building Official asked for clarifications and there might be tweaks in the future.

The Chairman asked if there were questions. There were none.

The Chairman opened the public hearing.

The Chairman asked those in **support** of Chapter 7 to come forth. There were none.

The Chairman asked those in **opposition** of Chapter 7 to come forth.

1. *Submitted a Public Comments - Rules card:* Mr. Bernard Knight came forth and spoke on behalf of clients, Kelly Land Company, and others. Mr. Knight stated that he was in opposition because he has not seen the proposed TMOD document and that it was not posted on the website; and routinely these have not been posted on the website for viewing by the public. Mr. Knight stated that he was not sure what these documents say and if they are up for public viewing.

   Attorney Macheski-Preston gave Mr. Knight a printed copy of Chapter 27 and Chapter 7. Mr. Knight thanked the Attorney and stated that no one else have a copy.

The Chairman asked if there were questions before going into discussion and closing public hearing **TMOD-18-0007, Chapter 7**.

Commissioner Wright asked Staff to expound more on the language.

Mrs. Dozier read out loud text from Chapter 7, Item F (deleted section) and Section E (text strike outs; deleted language that is already covered as stated by the Stonecrest Building Inspector). Petition must go to DCA first before final approval.

Commissioner Wright asked Staff why it was not posted.

Mrs. Dozier stated that it was late. We had a holiday and times off. It has been posted prior to the hearing. We apologies for the delay in posting the information and that information is currently available.

The Chairman asked for a motion for **TMOD-18-0007, Chapter 7**. Commissioner Hollis motion to approve the corrections to **TMOD-18-0007, Chapter 7**. Commissioner Eady seconded the motion to approve the corrections to **TMOD-18-0007, Chapter 7**. The motion was unanimously passed.

The Chairman asked if there were questions before closing public hearing **TMOD-18-0007, Chapter 27**.

Mr. Knight came forth and stated that on the face – does not appear any differences between Chapter 7 and Chapter 27 which was not available to the public prior to the meeting. It would be helpful to get these in advance to review.

The Chairman asked for a motion for **TMOD-18-0007, Chapter 27**. Commissioner Wright motion to defer in order to allow citizens time to review the documents not posted on Stonecrest's website. Commissioner Hollis seconded the motion to defer **TMOD-18-0007** in order to give citizens time to review the documents not posted on Stonecrest's website. The vote was 02-02, Commissioners Wright and Hollis voted to defer and Chairman Hubbard and Commissioner Eady voted against deferral. The motion did not pass.

The Chairman asked for a motion to reconsider/rescind **TMOD-18-0007, Chapter 27**. Commissioner Hollis motion to approve of TMOD-18-0007, Chapter 27. Commissioner Wright seconded the motion to reconsider/rescind **TMOD-18-0007** in order to give citizens time to review the documents not posted on Stonecrest's website. The vote was 02-02, Chairman Hubbard and Commissioner Wright voted for reconsider/rescind and Commissioners Hollis and Eady voted against reconsider/rescind. The motion did not pass.

The Chairman asked for a motion to defer **TMOD-18-0007, Chapter 27** to the February 5, 2019 Planning Commission meeting. Chairman Hubbard motion to defer in order to give citizens time to review the documents not posted on Stonecrest's website. Commissioner Wright seconded the motion to defer **TMOD-18-0007** in order to give citizens time to review the documents not posted on Stonecrest's website. The motion was unanimously passed.

LAND USE PETITION:	TMOD 18-0008
PETITIONER:	Community Development Department
LOCATION:	City Wide
PROPOSED AMENDMENT:	Review of the proposed Arabian Mountain Overlay district and map.

Mrs. Dozier read out loud the Staff Report and turned the floor over to Ms. Mera Cardenas.

Ms. Mera Cardenas presented a PowerPoint and stated that the Mayor and City Council appointed the Arabian Mountain Overlay committee to first establish map(s) and text. The committee makes up the stakeholders and comes with recommendations. In 2018, the committee met fifteen (15) times; discussed greenspace is the biggest asset; public access; Stonecrest Overlay district; maps; protection of natural and scenic views; reasonable and creative features to not take away or damage areas; protecting trees and land forms; and goals. A Georgia State study was used. The Committee conducted three (3) public meetings.

The Chairman asked if there were questions. There were none.

The Chairman asked the Ms. Cardenas to come forth.

Ms. Cardenas stated that there are three things: 1) the recommendations versus the process; 2) the red-lined copy; 3) Mr. Knight's grandfathered-in comments; and discussion on what is proper notice procedures for zoning matters - - advertising.

Mrs. Dozier stated for clarification purposes and summarization -- there is no Arabian Overlay boundaries and the intent now is to get one. The text amendment is needed and must go before the Mayor and City Council. Per Ms. Dozier, Ms. Cardenas held public meetings to educate the public and community. Staff did the proper advertisings and that there was an outreach to allow communities to make comments as it related to the document. We are just trying to establish it and once established, can move from one Overlay, and put into another Overlay. Attorney Macheski-Preston had no comments.

Commissioner Hollis asked about what Mr. Knight's statements on cutting down trees; improvement of property; installation of pools. What would be the effects of cutting down trees; improvements; installing pools -- remedy would go before the Mayor and City Council?

Attorney Macheski-Preston commented that twenty-five percent (25%) of the lot is for building on parcel. Might limit building by owners and would require a variance. Legally, there is no conforming and that the Planning Commission can add language to clarify.

Mrs. Dozier replied that it is done on purpose to limit space or area to build or development, and it is now eighty-five percent (85%).

Attorney Macheski-Preston commented that seventy-five percent (75%) of the lot is covered (legally there is no conforming), and that the Planning Commission can add language to clarify.

The Chairman asked those in **support** to come forth.

1. *Submitted a Public Comments - Rules card:* Mr. Scott Plackhahn(?) lives at 7241 S. Goddard Road and supports TMOD 18-0008.
2. *Submitted a Public Comments - Rules card:* Mr. K. King – Klondike Civic Association, lives at 4200 Coley Ct. and supports TMOD 18-0008.
3. Mr. Sheen(?) lives at 6434 Rockland Road is in support of TMOD 18-0008.
4. *Submitted a Public Comments - Rules card:* Mr. Alex Hoffman lives at 4405 Roundtree Lane and is in support of TMOD 18-0008.
5. *Submitted a Public Comments - Rules card:* Ms. Cheryl Moore-Mathis lives at 3181 Chaparral Way and is in support of TMOD 18-0008.
6. Mr. Tim Starks(?) has lived in the area for a long time and states that Arabian is a resource and deserves protection and is in favor of the overlay. Also, Mr. Starks stated attendance at two (2) of the meetings.
7. Ms. Tina Grimes lives at 3640 Trinity Place and loves it - - brought in economic development; is a natural resource - - allows residents to preserve area. Ms. Grimes chose not to move downtown.

The Chairman asked those in **opposition** to come forth.

1. *Submitted a Public Comments - Rules card:* Mr. Bernard Knight is a Stonecrest Business Owner and is opposed to the Arabia Mountain Overlay. Concerns with strict use of property; restrictions of cutting trees; building swimming pools; dissatisfied property owners; and legal notices.
2. *Submitted a Public Comments - Rules card:* Ms. Lori Brown lives on 2982 Arabian Wood Drive; spoke on having two maps and is opposed to TMOD 18-0008.

3. *Submitted a Public Comments - Rules card:* Mr. Ed Wasil lives at 4394 Roundtree Lane and is opposed. Mr. Wasil is against the changes associated with Arabian Mountain -- fix the roads and sewers; and improve the schools prior to the proposed changes.

The Chairman had a discussion with the Staff before he expanded the time for public comments to:

1. Mr. Knight stated that Stonecrest was created in 2001 and in 2008, Stonecrest was expanded to include Arabian Woods. Mr. Knight spoke on Arabian Mountain, Tier V as a very protected area, and highly -- unlikely -- of any development.
2. Ms. Brown to came forth and spoke on the Commissioners approval of the map. Ms. Brown wants to get the process started and get Arabian Woods in the Overlay. Ms. Brown restated the steps as 1) must get the map first to distinguish between the two maps and 2) without the map, cannot start the process. Ms. Brown asked the Commissioners to vote on the matter now with the recommendation of the Staff and legal team to advertise.
3. Mr. Alex Hoffman to came forth. Mr. Hoffman lives at 4405 Roundtree Lane and stated the process works and think the message sent from the audience is that they are ready for the next step. Would like to see the Commissioners recommend to the next level and feels delaying it is not in the collective best interest.

The Chairman asked if there were questions before closing public hearing **TMOD-18-0008**.

The Chairman asked for a motion for **TMOD-18-0008**. Commissioner Wright motion to approve Arabian Mountain Overlay with the recommendation that they remove Arabian Woods from the Stonecrest Overlay and place it into the Arabian Mountain Overlay. Commissioner Hollis seconded the motion. The motion was unanimously passed.

VI. Adjournment

There being no further business, Commissioner Wright moved to adjourn. Commissioner Eady seconded the motion. The vote was carried unanimously to adjourn the meeting at 8:08 p.m.

Approved:

Eric E. Hollis

Chairman

2-5-2019

Date

Attest:

Lillian Lowe

Chairman

02-05-2019

Date