

CITY OF STONECREST, GEORGIA

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**Planning Commission Meeting Minutes Summary**

May 7, 2019, 6:00 P.M.

Stonecrest City Hall's Chambers | 3120 Stonecrest Blvd., Suite 155 | Stonecrest, Georgia 30038 |  
(770) 224-0200 | [www.stonecrestga.gov](http://www.stonecrestga.gov)

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The Planning Commission met on Tuesday, May 7, 2019 at 6:02 p.m. in Stonecrest City Hall's Chamber in Stonecrest, Georgia.

**I. Call to Order**

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.

**II. Roll Call**

**Present:**

Mr. J.W. Eady	District 1
Ms. Joyce Walker	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
Mr. Chris Wheeler	City Planner
Mrs. Emily Macheski-Preston	City Attorney

**III. Minutes:**

**1. Approval of the April 2, 2019 Planning Commission Meeting Minutes Summary**

Commissioner Pearl Hollis motion to approve the Planning Commission Meeting Minutes Summary dated April 2, 2019. Commissioner J.W. Eady seconded the motion. **The motion was unanimously carried.**

**2. Approval of the April 9, 2019 Planning Commission Called Meeting Minutes Summary**

Commissioner Hollis motion to approve the Planning Commission Called Meeting Minutes Summary dated April 9, 2019. Commissioner Lisa Wright seconded the motion. **The motion was unanimously carried.**

**IV. Old Business: None**

**V. New Business:**

1. Public Hearing(s):

LAND USE PETITION: TMOD 19-0001 Stonecrest Overlay  
LOCATION: Stonecrest Overlay  
PROPOSED AMENDMENT: Staff is recommending modification to the Overlay to allow Gas Station By right with specific development standards in Tiers 1, 2, 4, and by SLUP in Tiers 3 and 5. Self-Storage facilities and Minor Auto repair via Special Land Use Permit (SLUP) in Tiers 1 through 5.

Community Development Director Mrs. Nicole Dozier presented **TMOD 19-0001** and spoke on three (3) significant things recommended: 1) Requiring Mixed-Use in Tiers 1, 2, and 3, based on the proposed 2038 Overlay Map; 2) Allowing gas stations to be conditionally prohibited within Tiers 1, 2, 3, and permitted via SLUP in Tiers 4 and 5; and 3) To approve the revision of the Overlay Map. The Staff did include some commercial and residential design standards which are not included as part of the ordinance text. Commercial and residential design standards can be added at a later time. The Staff was directed to bring forth all the potential modifications to the Overlay Districts.

Mrs. Dozier defined Mixed-Use as residential and commercial use and explained the Mixed-Use Requirements in **Tier 1: High-Rise Mixed-Use Zone** (highlighted in yellow area); **Tier 2: Mid-Rise Mixed-Use Zone** (highlighted in blue area); and **Tier 3: Low-Rise Mixed-Use Zone** (highlighted in green area), and by Special Land Use Permit (SLUP) in **Tiers 4 and 5**.

The Proposed Stonecrest Overlay 2038 map on Page 5 and Pages 3, 6, 7, 8, and 9 were discussed. Mrs. Dozier stated that gas stations, auto repair facilities and self-storage cannot be within 500' square feet of the same use. Staff modifications and recommendations are listed in the Planning Commission Staff Report, TMOD 19-0001, as the demands from Mayor and Council for upscale type development in Stonecrest. Mrs. Dozier use Stonecrest Mall as an area being right for redevelopment, an ideal location.

The Chairman asked the Commissioners if there were questions.

The Chairman opened the floor to those in **support** of **TMOD 19-0001**. There were none.

The Chairman opened the floor to those in **opposition** of **TMOD 19-0001**.

1. Attorney Bernard Knight requested that the Chairman and Commissioners allow all opponents present to speak by setting aside the ten (10) minutes allotted. Mr. Knight is opposed.

The Chairman motion to extend the time by 10 minutes for each side, the supporters and opposers. Commissioner Wright seconded the motion. **The vote was unanimously carried.**

2. Mr. Dave Marcus lives at 6501 Rockland Road; Ms. Faye Coffield lives at 3261 Chaparral Way; Rep for Citizen Effect Development, Ms. Cheryl Matthews, Ms. Louise Alexander, Ms. Renee Coil address is PO Box 384; and Mr. Andrew Wells, lives at 3322 Hunters Hill Drive, are opposed to **TMOD 19-0001**.

The Chairman turned the floor over to the Commissioners for questions.

The Chairman closed the public hearing before turning the floor over to the Commissioners for discussion and calling for a motion.

The Chairman motion to defer **TMOD 19-0001** and send to Mayor and City Council. Commissioner Eady seconded the motion. **The motion was unanimously carried.**

LAND USE PETITION:	TMOD 19-0004 Telecommunications Regulations
LOCATION:	City-Wide
PROPOSED AMENDMENT:	Updating 4.2.57 Wireless Telecommunications of Article IV (Use Regulations) of Chapter 27 (Zoning) of the code of The City of Stonecrest, Georgia to Comply with requirements of Federal rulings and State and Federal Laws on Telecommunications Facility Regulations. Small Cell Tower regulations, Revised Special Administrative Review Process And Tracking of Telecommunications Facilities.

Mr. Leonard Felgin Esq. presented **TMOD 19-0004 Wireless Telecommunications Regulations** with rewrites and the updates for Sec. 4.2.57. The Staff recommended approval.

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

The Chairman opened the floor to those in **support** of **TMOD 19-0004**. There were none.

The Chairman opened the floor to those in **opposition** of **TMOD 19-0004**.

1. Attorney Bernard Knight, Ms. Faye Coffield, Mr. Dave Marcus, and Ms. Sharon Vinson are opposed.

The Chairman motion to extend the time by 5 minutes to the opposers. Commissioner Wright seconded the motion. **The vote was unanimously carried.**

2. *Submitted a Public Comments - Rules card:* Ms. Renee Coil is opposed.

The Chairman turned the floor over to the Commissioners for questions.

The Chairman turned the floor over to the Commissioners for discussion and closed the public hearing before calling for a motion.

The Chairman motion to approve **TMOD 19-0004** with the following modifications: 1) Post a

sign on the site; 2) The public must be given notification by running an Ad in Own Common Ground News, the City's legal section; 3) Put back the language to post sign and run an Ad in the Telecommunications Regulations Ordinance. Commissioner Pearl Hollis seconded the motion. **The motion was unanimously carried.**

LAND USE PETITION: TMOD 19-0002(B)  
LOCATION: City Wide  
PROPOSED AMENDMENT: Revision to the Home Occupation- Sec. 4.2.31. Child and Personal Care Home Sec 4.2.41 regulations and Definitions Article 9 Amend IV, Table 4.1 Use Table as to the permitted locations for Child and Personal Care Home.

Community Development Director Mrs. Nicole Dozier presented **TMOD 19-0002(B)** and spoke on the modifications made to the Use Table 4.1 in the Zoning Ordinance, see the highlighted red areas. The Staff recommended approval.

The Chairman asked if there were questions and opened the floor to the applicant.

The Chairman opened the floor to those in **support** of **TMOD 19-0002(B)**. There were none.

The Chairman opened the floor to those in **opposition** to **TMOD 19-0002(B)**.

1. *Submitted a Public Comments - Rules card:* Mrs. Faye Coffield opposed and spoke on not rezoning property; waiting one year; having owner complete application and living on the property for one year.

The Chairman turned the floor over to the Commissioners for questions.

The Chairman closed the public hearing before the Commissioners went into discussion.

Chairman Hubbard motion to approve **TMOD 19-0002(B)**. Commissioner Eady seconded the motion. **The motion was unanimously carried.**

LAND USE PETITION: SLUP-19-002  
PETITIONER: Franklyn Champagne  
LOCATION: 5714 Southcrest Lane  
CURRENT ZONING: R-100 (Residential Med Lot) District  
PROPOSED DEVELOPMENT: Applicant is requesting a Special Land Use Permit to operate a personal care home for four to six individuals.

Mr. Wheeler presented **SLUP 19-002** with the following conditions:

1. Limit the use to a personal care for up to six (6) persons.
2. Access shall be limited to the existing curb cut off Southcrest Lane.
3. All refuse containers shall be screen from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.

5. The applicant shall secure the necessary certification by the state of Georgia and the necessary business license, building permit and certificated of occupancy for six persons from the city of Stonecrest.
6. SLUP issued to Mr. Franklyn Champagne is nontransferable.
7. Refer to the 4.1 Use Table, Sec. 4.2.31 and 4.2.41

Mr. Champagne currently house two patrons. The first application was with DeKalb County is when it was put on the application 1-3 residents and did complete a Special Land Use permit.

The Chairman turned the floor over to the Commissioners for questions before going into discussion.

1. *Submitted a Public Comments - Rules card: Minister Richard Stone lives at 5706 Southcrest Lane and submitted a comment card in opposition to SLUP 19-002.*
2. *Submitted a Public Comments - Rules card: Lyndol Benjamin, V. J. Rhodes, Zephрина Zauban(?), G. Benjamin III, J. Health(?), D. Powell, E. Powell, N. Allen, and Ralph Cooper are opposed.*

The Chairman closed the public hearing and asked for a motion. Commissioner Wright motion to deny **SLUP 19-002**. Commissioner Eady seconded the motion to deny. **The motion was unanimously carried.**

## VI. Adjournment

There being no further business, Commissioner Wright moved to adjourn. Commissioner Hollis seconded the motion. **The vote was carried unanimously** to adjourn the meeting at 9:27 p.m.

**Approved:**

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Chairman

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Date

**Attest:**

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Chairman

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Date