CITY OF STONECREST, GEORGIA

Planning Commission Meeting Minutes
Summary
March 5, 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 Tuesday, March 5, 2019 at 6:08 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
Vacant	District 2
Mr. Eric Hubbard	District 3
Ms. Pearl Hollis	District 4
Ms. Lisa Wright	District 5 (Arrived at 6:16 p.m.)

Staff Present:

Mrs. Nicole Dozier	Community Development Director
Mr. Chris Wheeler	City Planner
Ms. Anamaria Hazard	Attorney

Absent:

Mrs. Emily Macheski-Preston	City Attorney

III. Minutes: Approval of the Planning Commission Meeting Minutes Summary dated February 5, 2019

Commissioner J.W. Eady motion to approve the Planning Commission Meeting Minutes Summary dated February 5, 2019. Commissioner Pearl Hollis seconded the motion. **The motion was unanimously carried.**

IV. Old Business: None

V. New Business:

1. Public Hearing(s):

LAND USE PETITION:	RZ-19-003
PETITIONER:	David Miles
LOCATION:	2374 Cove Lake Rd
CURRENT ZONING:	MR-1 (Med Density Residential) District
PROPOSED DEVELOPMENT:	Request to change the zoning to C-1 for the development of Storage Facility.

Mr. Chris Wheeler read the Staff Report and advised the Planning Commissioners that the advertised **Petition RZ-19-003** is requesting to change the 6.50 acres' current zoning MR-1 (Medium Density

Residential) to C-1 (Commercial) for the construction of a 113, 800 square feet self-storage facility. The Staff Report states that the applicant does not meet all criteria for approval and Staff recommended denial.

The Chairman asked if there were questions and opened the floor to the applicant, Mr. David Miles.

Mr. Miles stated that the traffic study revealed that the average traffic would be ten (10) or less cars during the week and twenty (20) cars on the weekend. The proposed storage facility at Cove Lake would have four (4) storage buildings, a twenty-feet (20') setback, native trees will be left, and an eight (8') feet brick wall. The top of a truck, loading and unloading would not be seen or be visible unless you are on the second floor of a home.

Commissioner Lisa Wright asked Mr. Miles if there were any of his facilities located in his neighborhood and why not. Mr. Miles replied, "…No. Have not had the option."

The Attorney interrupted and said to wait for public hearing to close before asking questions.

The Chairman opened the floor to those in **opposition** of **RZ-19-003**.

1. *Submitted a Public Comments - Rules card:* Ms. Sandra Brown Young has lived at 5821 Lakeview Circle for twenty (20) years and wrote "I do not agree to have this facility built…It is a nice quiet community and I value my property value."
2. *Submitted a Public Comments - Rules card:* Ms. Jan E. Stevenson lives at 2402 Cove Lake Road; concern with theft crimes; decrease home value; and is opposed. Ms. Stevenson distributed a handout to the Commissioners and Staff (see **Attachment I**).
3. *Submitted a Public Comments - Rules card:* Ms. Trudy (Hall) Morgan lives at 5750 Cove Lane Road and spoke on a quiet neighborhood; children walking; and wrote, "…this will bring unnecessary traffic and possible crime in. My home faces the proposed storage facility." Ms. Morgan is opposed.
4. *Submitted a Public Comments - Rules card:* Ms. Gail Edwards-Maffett lives at 5650 Lake Trace and wrote, "Please keep the green space…keep as residential."
5. *Submitted a Public Comments - Rules card:* Ms. Cleopatra Warren has lived at 5704 Lakeview Circle for sixteen (16) years and is opposed to the rezoning. Ms. Warren gave a handout to the Secretary for the Commissioners and Staff (see **Attachment II**).
6. *Spoke and did not Submit a Public Comments - Rules card:* Mr. William (?) has lived on Lake View Circle for seven (7) years and stated that Conyers is a commercial area off of Hwy-138 and that Stonecrest has more traffic than Conyers.
7. *Submitted a Public Comments - Rules card:* Mr. Danny Hardie lives at 5650 Lake Trace and spoke on the looks of the prison tower wall -- would be an eyesore; a storage facility does not benefit or improve value and would be detrimental to the subdivision; and wrote, "The area is zoned for residential and should be kept that way." Mr. Hardie is opposed.
8. *Spoke and did not submit a Public Comments - Rules card:* Ms. (?) lives in Cove Lake and spoke on behalf of her grandmother -- do not what property value to go down.
9. *Submitted a Public Comments - Rules card:* Ms. Angelu Sanford lives at 5785 Lakeview Circle and is opposed – would bring down the property value.
10. *Spoke and did not submit a Public Comments* - Rules card: Ms. Marty Garrison lives at 2374 Cove Lake Road and stated that the street is too small.

Time ran out – those listed below did not speak but, *submitted a Public Comments – Rules card:*

11. *Did not speak. Submitted a Public Comments - Rules card*: Ms. Peaches Moss lives at 5842 Lakeview Circle and wrote, "There is no need for an business to open, enter or exit on Cove Lake Road….Subdivision is 100% residential…there are enough storage facilities…." Ms. Moss is opposed.

12. *Did not speak. Submitted a Public Comments - Rules card*: Mr. William Morgan lives at 5694 Lakeview Circle and is opposed.
13. *Did not wish to speak. Submitted a Public Comments - Rules card*: Mr. Dean A. Gowen lives at 2403 Coke Lake Road and wrote, "We do not want rezoned for storage facility that has been proposed at prior Cove Lake HOA meeting." Mr. Gowen is opposed.
14. *Did not wish to speak. Submitted a Public Comments - Rules card*: Ms. Denise Lewis lives at 2413 Coke Lake Way and wrote, "Please keep the green space – oppose commercial rezoning. Keep as residential." Ms. Lewis is opposed.

The Chairman turned the floor over to the Commissioners for questions and asked Mr. Miles to come forth.

Commissioner Lisa Wright asked Mr. Miles why not place them in his area. Mr. Miles replied, "I have not had the opportunity too – not been proposed with that situation. You have made your point – two (2) people are waiting to purchase the property for townhomes…."

Commissioner Hollis asked Mr. Miles what percentage of auctions occurs at the facility. Mr. Roy Bolt (?), manager from Conyers come forth and replied, less than one (1%) percent.

Commissioner Wright asked about the numbers of break-ins at storage facilities. Mr. Miles replied if you use a chain link fence you are inviting crime. Conyers has zero percent – in the last 30 years, two (2) dozens.

Commissioner Wright asked Mr. Miles as a property owner, do you see the negative effects. Mr. Miles replied, watch any storage facility and you will see ten to twenty 10-20 cars per day. This property is zoned for townhouses -- will generate 180 cars per day and said he do not want to offend anyone.

The Chairman summarized the purpose of the Commission and stated that it is to hear both sides. Commented that the applicant has the right to petition the City for change in zoning and wants is best for this neighborhood and to build Stonecrest. As Mr. Miles stated, the property is zoned for C-1 – townhomes. Commissioners ask questions and they are appointed to see what is going on. The Chairman closed the summary by thanking the opponents.

The Chairman closed the public hearing and asked for a motion. Commissioner Wright motion to deny **RZ-19-003.** Commissioner Eady seconded the motion to deny **RZ-19-003**. **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 6:55 p.m.

Approved:

_____

Chairman

_____

Date

Attest:

_____

Chairman

_____

Date

DRAFT

ATTACHMENT 1

Handout

PLEASE SAVE THE SUBDIVISION OF COVE LAKE

Submitted by

JAN E. STEVENSON

DRAFT

PLEASE SAVE THE SUBDIVISION OF COVE LAKE

- **Cove Lake is a residential subdivision of Upper Middle Class- single family homes-**
  - **Current home listings range from $150,000-$165,000 (Zillow, Trulia, Realtytrac)**
  - **Subdivision is well maintained including the streets and common areas.**
  - **THERE IS ONLY ONE WAY IN AND OUT of the subdivision**
  - **School-aged children varying from Prek-High School reside in Cove Lake. Additionally, we have children with special needs.**
  - **Several Single Females and Retired Residents**

RISK FACTORS TO CONSIDER IF STORAGE UNIT IS APPROVED:

- **Storage Units are easy prey for thieves-**
  - "The locking systems are extremely poor and the ability for people to go into them twenty-four hours a day sort of make them ripe for people to steal items if they have a pass to get in," -Brad Garret, ABC Consultant and former FBI agent. [***excerpt from Good Morning America-"Storage Units Easy Prey for Thieves", May 29, 2013]***
  - **Theft Ring Targets Storage Units in DeKalb, Cobb, and Fulton Counties-** Hundreds of personal items recovered in theft ring targeting storage units in DeKalb, Cobb, and Fulton Police said they have identified 21 cases in the city related to the ring, as well as four in Cobb County and five in DeKalb County. **[excerpts from AJC and 11Alive, November 2018]**
- **Numerous Storage Units already in close proximity of *Cove Lake Road (approx.5 miles or less)-***
  - **Extra Space Storage- Panola Road**
  - **A Citizens Storage- Panola Road**
  - **Metro Self Storage-Hillandale Drive**
  - **Public Storage-Minola Road**
  - **Life Storage-Covington Hwy**
  - **SecurCare Self Storage-Snapfinger Woods Dr.**
  - **Public Storage-Covington Hwy**
  - **Metro Self Storage-Covington Hwy**
  - **U-Haul Moving & Storage- Covington Hwy**
- **Numerous U-Haul Rental Facilities near Cove Lake Road (approx. 5 miles or less)-**
  - **7 in total**
  - **Locations: Panola Rd, Covington Hwy, Stone Mountain-Lithonia Rd, Evans Mill Rd, and Lithonia Industrial Blvd**
- **Residential Property Values predicted to Plummet**
- **Integrity of the neighborhood will be Destroyed**

VOTE "NO" ON THE REZONING OF LAND USE PETITION
RZ-19-003

ATTACHMENT 2

Handout

COVE LAKE SUBDIVISION RESIDENTS

Submitted by

Cleopatra Warren

DRAFT

We the Cove Lake Subdivision **residents** hereby submit this petition to **stop** any rezoning attempts of a parcel of land located at the corner of Cove Lake Road and Covington Highway, Lithonia, GA. 30058 (legally referred to as 2374 Cove Lake Road. Furthermore, we **strongly oppose** any business or townhome establishment from using **Cove Lake Road** as an entranceway.

NAME (please print)	ADDRESS (please print)	SIGNATURE
Betty Chapman	2409 Lake Cove ct.	Betty Chapman
Shondra Weaver	2409 Lake Cove ct.	Shondra Weaver
CHARLES + ALMA COLE	5731 Cove Ln	C J Cole
Alma M Cole	5731 Cove Lane	ALMA M. COLE
Syretta Phelps	5702 Cove Lane	Syretta Phelps
Leroy Cochran	5701 Cove Lane	Leroy Cochran
ALLEN DANIELS	5451 Lake Trace	Allen Daniels
ELENA CASSIE	678-663-2476	[illegible]
Tiffany Thomas	5687 Lake Trace	[illegible]
Kronda Foster	5684 Lake Trace	[illegible]
DOUG CLART	5732 Cove Ln.	DOUG CLART
Fred CLARK JR	5732 Cove Ln	Fred Clark
AMBER L. DUKE	5732 Cove Ln	Amber L. Duke
Sharon Marks	5755 Lakeview	Sharon Marks
Angela Scott	2314 Cove Lake Rd	Angela Scott
Hazel Hughes	2355 Covelake WAY	Hazel Hughes
ERNesta Snyder	2355 Covelake WAY	Ernesta Snyder
CARRIE HAGG	5667 Lake Trace	[illegible]
Ray Smith	2410 Lake Cove Ct.	Ray Smith

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NAME (please print)	ADDRESS (please print)	SIGNATURE
Cleopatra Warren	5704 Lakeview Circle	Cleopatra Warren
WILLIAM MORGAN	5694 LAKEVIEW CIR	William Morgan
Donna Walker	5698 Lakeview	Lithonia 30058
Onome Ojakhine	5703 lakeview cir	[illegible]
Valerie Cartledge	5715 Lakeview Cir	Valerie Cartledge
Barbara Sims	5710 Lakeview Cir	Barbara Sims
CHARLES FRATHER	5733 LAKEVIEW CIR	[illegible]
Bettie Broughton	5135 Lakeview Cr	Bettie Broughton
Jeff. Broughton	5135 Lakeview Cr	Jeffery Broughton
Cecilia Brown	5747 Lakeview Cir	[illegible]
Preston J. Stephens	5747 Lakeview Cir	[illegible]
Joyce Scott	5755 Lakeview Cir	Joyce Scott
Cynthia R Liverpool	5764 Lakeview Cir	[illegible]
LYNDEN LIVERPOOL	5764 LAKEVIEW CIR	[illegible]
Kimberly Leake	5769 Lakeview Cir	[illegible]
Deborah Johnson	5770 Lakeview Cir	D Johnson
Aaron Smoot	5704 Lakeview circle	Aaron Smoot
Gail Moffett	5650 Lake Trace	Gail Moffett-Edwards
Danny Edwards HARDY	5650 Lake Trace	Danny Edwards

We are your Neighbors who live 5731 Cove ~~Lake~~ LANE

5700 Block of Cove Lane

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NAME (please print)	ADDRESS (please print)	SIGNATURE
CHARLES J. Cole JR.	LITHONIA GA 30058 5731 Cove LANE	C J Cole Jr
Velma M. Cole	LITHONIA GA 30058 5731 Cove LANE	Velma M Cole
HYACINTH MORRIS	5737 COVE LANE	Hyacinth Morris
DORA A CLARK	5732 Cove LN	Dora A Clark
Fred Clark JR	5732 Cove LN	Fred Clark Jr
AMBER L. Duke	5732 COVE LN	Amber L. Duke
LEROY MASON	5726 COVE LANE	LMason
YVONNE MASON	5726 COVE LANE	Yvonne Mason
WILTON LEE	5713 COVE Lane	[illegible]
DARYL TODD	5713 Cove Lane	[illegible]
2356 →		
5725 Silvester Johnson	5725 Cove Ln	
5725 Johnson	5725 Cove Lane	
LeRoy Collins	5701 Cove Lane	Leroy Collins
Bryan Wilson	5714 Cove Lane	[illegible]
Dion Hairston	5714 Cove Lane	[illegible]
Carolyn McCollum	5738 Cove Lane	Carolyn McCollum
MARY GLASS	5743 COVE LN	Mary Glass

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NAME (please print)	ADDRESS (please print)	SIGNATURE
Christopher Paschal	2351 Cove Lake way	Christopher L. Paschal
Chevetz Paschal	2351 Cove Lake Way	Chevetz Paschal
Angela Sanford	5785 Lakeview Cir.	Angela Sanford
Mya Garrison	2399 Lake Cove Ct	Mya
Suzzette Moore	2404 Lake Cove Ct	Suzzette Moore
Lisa Smith	2401 Lake Cove Ct.	Lisa Smith
Marty Garrison	2399 Lake Cove Ct	Marty Garrison
Annette Robertson	5720 Cove Lane	Annette Robertson
Gertrude Lockhart	5750 Cove Lane	Gertrude Lockhart
Demarcus Matthews	2410 Lake cove	Demarcus Matthews
Sandra Lewis-Gloss	5781 Lakeview Cir	
Tanyuna Hollis	5781 Lakeview Cir	Tanyuna Hollis
L Preston	5771 Lakeview Cir	
Darcia Haynes	5744 cove ln	
Tisha Jackson	5744 cove ln	Tisha
Angelene Scott	2314 Cove Lake Way	Angelene Scott
Leroy Mason	5726 Cove Ln	
Yvonne Mason	5726 Cove Ln	

*

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NAME (please print)	ADDRESS (please print)	SIGNATURE
Trichelle Simmons	5687 Lake Trace Lithonia, GA 30058	
Joseph SCOTT	4308 Round Tree Ln 30038	Joseph Scott
Cheryl Williams-Fisher	5834 Lakeview Cr.	Cheryl Williams-Fisher
Louis Fisher	5834 Lakeview Cr.	Louis Fisher
HYACINTH MORRIS	5731 COVE LANE	Hyacinth Morris
Kimberly Leake	5769 Lakeview Circle Lithonia, GA	Kleake
MICHAEL SMITH	5775 LAKEVIEW CIR	Michael Smith
JACQUETTA SMITH	5775 LAKEVIEW CIR	Jacquetta Smith
CHRIS WILLIAMS	5789 LAKEVIEW CIR	Chris Williams
Doris Savage	5792 Lakeview Cr Lithonia, Ga 30058	Doris Savage
Abie E. Stephens	5797 Lakeview Cr Lithonia, GA 30058	Abie E. Stephens
Kimberly Gower	2403 Cove Lake Rd Lithonia, GA 30058	
Dean Gower	2403 Cove Lake Rd Lithonia, Ga. 30058	
Helen Carter	2391 Cove Lake Rd Lithonia Ga 30058	Helen
Tyrone Johnson	2385 Cove Lake Rd Lithonia GA 30058	Tyrone Johnson
Charlie Johnson	2385 Cove Lake Rd Lithonia, GA 30058	Charlie Johnson
Anton Hawkins	5801 Lakeview Cir	Anton Hawkins
Nathaniel Hawkins	5714 Cove Lane	
Jan Stevenson	2402 Cove Lake Rd	Jan E. Stevenson
Aishah Davis	5717 Lakeview Circle	Aishah Davis

We the Cove Lake Subdivision residents hereby submit this petition to stop any rezoning attempts of a parcel of land located at the corner of Cove Lake Road and Covington Highway, Lithonia, GA. 30058. An Agreement between Cove Lake Homeowners Association, Inc. and William M. Murphey, W. Marshall Murphey, and Michael L. Murphey (collectively owners) entered into June 24, 2003 must remain in effect as agreed.

NAME (please print)	ADDRESS (please print	SIGNATURE
Kay Johnson	5681 Lake Trace	
Tyrone Johnson	2385 Cove Lake Rd	Tyrone Johnson
Charles Johnson	2385 Cove Lake Rd	Charles Johnson
Jacquie Webster	5805 Lakeview Cir	
David		
MICHAEL D SMITH	5775 LAKEVIEW CIR	
JACQUETTA SMITH	"	
Nathaniel Cobb	2709 Alabama WAY WASH. DC 20001	
Bianca Jones	2759 Lakeview Cir	B Jones
Lucita	5749 Cove Lane	
RODNEY NORWOOD	5689 COVE LANE	
Waymon Norwood	5305 Georgian Woods	Waymon Norwood
Odane Adams	2314 Cove Lake Way	
Mitchell Waller	2313 Covelake way	
Essie Crawford	5656 Lake Trace	Essie X Crawford
Cheryl O. Lewis	5672 Lake Trace	Cheryl O. Lewis
Loyd Fisher	5634 Lake Trace	
Britteny Washington	5690 Cove Lane	Britteny Washington
Celan Washington	5690 Cove Lane	

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NAME (please print)	ADDRESS (please print)	SIGNATURE
Clive Cassie	5673 Lakeface	Cassie
Henry Mitchell	5684 Lake trace	Henry Mitchell
~~Dav~~ DAVID LEWIS	2413 COVE LAKE WAY	David Lewis
Iavonia Hill	5201 Farrington Village	L. Hill
Carolyn McCollum	5738 Cove lane	Carolyn McCollum
David T. Williams	5809 Lakeview cir	[illegible]
Kyneshia Williams	5804 Lakeview	Kyn[illegible]
Yolanda Robinson	5813 Lakeview cir	[illegible]
Helen Carter	2391 Cove lake	[illegible]
Taahira Semble	5736 Lakeview	[illegible]
Abram Cartledge	5715 Lakeview	[illegible]
Chile Chytiogen	5805 Lakeview Cir.	[illegible]
Hertch Brown	755 Beaves Ave	[illegible]
Joseph Brown	5769 Lauren Cir	[illegible]
Mary Johnson		Mary Johnson
Jacquette Carter		[illegible]
Bradford Fleming		[illegible]
Alphonso Dowell	5817 Lakeview cir	Alphonso Dowell
Annette Roberson	5720 Cove Lane	Annette Roberson

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NAME (please print)	ADDRESS (please print)	SIGNATURE
Tracy Williams	5709 Lakeview Circle Lithonia, GA 30058	
ELENA CASSIE	5673 LAKE TRACE LITHONIA GA 30058	
Tishanna McCutchen	2317 Cove Lake Way Lithonia, GA 30058	
Shelita L. Gardner	2318 Cove Lake Way Lithonia, GA 30058	
HYACINTH MORRIS	5737 COVE LANE LITHONIA GA 30058	
W. Oscar Smith/Di'ann	2381 Cove Lake Way 30058	Mrs. W. Oscar Smith
Sierra Frazier	2397 Cove Lake Way Lithonia, GA 30058	
Gail L. Edwards-Maffett	5650 LAKE TRACE LITHONIA GA 30058	Gail L. Edwards-Maffett
DANNY HARDIE	" " " " " " " " " "	Danny Hardie
Reginald Moss	5872 Lakeview Circle	
R. Jordan	5922 Spring wood Dr	
L. Preston	5717 Lake Cove Circle	
C. DUKE	COVE LN LITHONIA GA 30058	
Elois Kee	2327 Cove Lake Way	
Tammy White	2321 Covelake Way	
John Foster	232 Covelake Way	JOHN FOSTER
Sandra Brown Young	5821 Lakeview Cir	Sandra Brown Young

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NAME (please print)	ADDRESS (please print)	SIGNATURE
James Leake	5769 Lakeview Cir	James Leake
Takayla Brevard	5775 Lakeview Cir	[illegible]
Lillie Nelson	2390 Cove Lake Way	[illegible]
Nathan Nelson	" " " "	Nathan Nelson
Denise Lewis	2413 Cove Lake Way	Denise Lewis
Queen Gaither	5763 Lakeview Circle	Queen [illegible]
Lelan Washington	5690 ~~5770~~ Cove Ln	[illegible]
Britteny Washington	5690 Cove Ln	Britteny Wash
Deborah Johnson	~~55~~ 5770 Lakeview	Johnson