



Planning Commission Meeting 'MOTIONS'

Stonecrest City Hall's Chambers | 3120 Stonecrest Blvd., Suite 155
October 1, 2019, 6:00 P.M

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MReid@stonecrestga.gov

I. Call to Order

The Chairman called the Planning Commission meeting to order on Tuesday, October 1, 2019 at 6:18 PM in Stonecrest City Hall's Chamber, Stonecrest, Georgia. The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

II. Roll Call

Commissioner Eric Hubbard, JW Eady, Lisa Wright, and Joyce Walker were present. Commissioner Pearl Hollis was absent. There was a quorum.

Planning & Zoning Director Chris Wheeler and City Attorney Emily Macheski-Preston were present.

III. Minutes

The September 4, 2019 Planning Commission Meeting Minutes Summary was **unanimously APPROVED**.

IV. Old Business:

1. Public Hearing(s):

LAND USE PETITION:	RZ-19-007 <i>*Full cycle deferral Aug City Council Meeting</i>
PETITIONER:	Rocklyn Homes c/o Battle Law
LOCATION:	1794 Phillips Road
CURRENT ZONING:	R-100 (Residential Med Lot) Zoning District
PROPOSED DEVELOPMENT:	Applicant is requesting to rezone 30 acres to RSM (Small Lot Residential Mix) Zoning District for the development of 240 fee simple single attached units at a density of 8 units per acre.

The Planning & Zoning Director Christopher Wheeler presented **PETITION, RZ-19-007**. Staff recommended **APPROVAL** with the thirteen (13) conditions listed in the Staff Report.

The Chairman closed the public hearing for **RZ-19-007** and asked for a motion. Commissioner Lisa Wright motion to **APPROVE RZ-19-007** with the thirteen (13) conditions listed in the Staff Report and the three (3) additional conditions: 1) Mandatory HOA; 2) No more than 30% rental at any given time; and 3) Privacy fencing. Commissioner JW Eady seconded the motion to **APPROVE RZ-19-007** with Staff's recommended conditions and the three (3) additional conditions. **The motion was unanimously carried.**

LAND USE PETITION: RZ-19-008
PETITIONER: Salim Damani
LOCATION: 4623 Klondike Road
CURRENT ZONING: R-85 (Residential Med Lot) Zoning District
PROPOSED DEVELOPMENT: Applicant is requesting to rezone 3.0 acres to C-2 (General Commercial) Zoning District for future commercial development.

The Planning & Zoning Director Christopher Wheeler presented **PETITION, RZ-19-008**. Staff recommended **APPROVAL** with the six (6) conditions listed in the Staff Report.

The Chairman closed the public hearing and gave a motion to **DENY RZ-19-008**. Commissioner Wright seconded the motion to **DENY RZ-19-008**. The Chairman, Commissioners Wright and Joyce Walker voted against **RZ-19-008**. Commissioner JW Eady was for **RZ-19-008**. **The vote was 03-01 and not unanimously carried.**

V. New Business

1. Public Hearing(s):

LAND USE PETITION: TMOD 19-0003 Stonecrest Overlay
LOCATION: Stonecrest Overlay
PROPOSED AMENDMENT: Text amendment to the Overlay to amend the prohibited and permitted uses and a map amendment to change the boundaries of the Overlay as a whole and the boundaries of Tiers 1-5.

The Planning & Zoning Director Christopher Wheeler presented **PETITION, TMOD 19-003**. Staff recommended text amendment for the removal of the area to the North, above I-20, along Lithonia Industrial Boulevard and place in a new overlay district “Stonecrest Industrial Overlay District” or “Viewshed.”

The Chairman closed the public hearing for **TMOD 19-003** and motion to **APPROVE with additional text: 1) Add a map; 2) Add text referencing and minus package stores; and 3) Add text referencing and minus self-storage units in the Overlay**. Commissioner Walker seconded the motion to **APPROVE TMOD 19-003 with the additional text: 1) Add a map; 2) Add text referencing and minus package stores in the Overlay; and 3) Add text referencing and minus self-storage units in the Overlay**. **The motion was unanimously carried.**

LAND USE PETITION: TMOD 19-0004 Stonecrest Zoning Ordinance
LOCATION: City-Wide
PROPOSED AMENDMENT: Define “Small Box Discount Store” and amend the City of Stonecrest Zoning Ordinance Table 4.1 (“Use Table”)

to prohibit Small Box Discount Stores in the City of Stonecrest.

Attorney Emily Macheski-Preston presented **PETITION, TMOD 19-004.**

The Chairman closed the public hearing and motion to **APPROVE TMOD-19-004.** Commissioner Wright seconded the motion to **APPROVE TMOD-19-004. The motion was unanimously carried.**

LAND USE PETITION:	TMOD 19-0005 Stonecrest Zoning Ordinance
LOCATION:	City-Wide
PROPOSED AMENDMENT:	Amending the City of Stonecrest Zoning Ordinance Table 4.1 (“Use Table”), to define “Party House” permit Party Houses only via Special Administrative Permit in Zoning Districts “RE” and “RLG,” and prohibited Party Houses in every other zoning district.

Attorney Emily Macheski-Preston presented **PETITION, TMOD 19-005.**

The Chairman closed the public hearing and motion to **APPROVE TMOD-19-005 with additional text: 1) Sec. 4.2.58 (C) – Parking - guests cannot be shuttled in; and 2) Add city and county parks and nature spaces.** Commissioner Eady seconded the motion to **APPROVE TMOD-19-005 with additional text: 1) Sec. 4.2.58 (C) – Parking - guests cannot be shuttled in; and 2) Add city and county parks and nature spaces. The motion was unanimously carried.**

VI. Adjournment

The vote was carried unanimously to adjourn the meeting at 9:47 PM.