

PLANNING COMMISSION MEETING *MOTIONS*

Stonecrest City Hall's *Zoom Video* - 6:00 PM

March 1, 2022



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 a request via email address lillian.lowe@stonecrestga.gov by noon the day of the hearing, March 1, 2022. The zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

I. Call to Order

Chairman Eric Hubbard called the meeting to order at 6:04 PM.

II. Roll Call

Chairman Hubbard called the roll. Commissioners JW Eady, Joyce Walker, Pearl Hollis, and Cheryl Moore-Mathis were present. There was a quorum.

Planning & Zoning Director, Jim Summerbell, AICP, Acting Director/Senior Planner Keedra Jackson, MPA, and Attorney Alicia Thompson, Fincher Denmark, LLC were present.

The Agenda was approved.

III. Presentations - Presentation by Acting Director/Senior Planner Keedra Jackson, MPA on department activities and upcoming cases. Ms. Jackson spoke on:

- a. Staff Updates
- b. Welcome Stefanie Brown
- c. Planning Commission Training – March 31, 2022, Carl Vinson Institute
- d. TMOD-22-001 for April 5th Planning Commission Meeting; and
- e. Adult Day Center Ordinance – Changes made to Zoning Ordinance

IV. Approval of Minutes: The Planning Commission Meeting Minutes Summary dated February 1, 2022.

Chairman Hubbard called for a motion to approve the **Planning Commission Meeting Minutes Summary dated February 1, 2022**. Ms. Mathis motioned to **APPROVE**. Ms. Walker seconded the motion. The motion was **unanimously APPROVED**.

V. Old Business: None

1. Public Hearing(s):

LAND USE PETITION:	AX-21-002
PETITIONER:	GBG 2 Lithonia Group, LLC on behalf of the property owners Charles M. Bettis and J. Ed Seagraves
LOCATION:	1724 Rogers Lake Rd (Parcel ID 16 157 05 003)
PROPOSED AMENDMENT:	Proposed annexation of 19.28 acres and rezoning from Light Industrial (M-DeKalb County) to Light Industrial (M-City of Stonecrest) for a gravel parking lot.

Ms. Jackson presented **AX-21-002**. Staff recommended **APPROVAL of AX-21-002**.

The Chairman asked if there were any in support. There were none.

The Chairman asked if there were any in opposition. There were none.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. The Chairman motioned to **APPROVE AX-22-002**. Mr. Eady seconded the motion. The vote was 04-01 and was **not unanimous**. The Chairman, Commissioners Eady, Walker, and Hollis voted yea. Commissioner Mathis voted nay.

LAND USE PETITION: TMOD-22-002
PETITIONER: Planning & Zoning Department
LOCATION: Citywide
PROPOSED AMENDMENT: Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to remove light industrial uses from Tier 3 of the Stonecrest Area Overlay

Mr. Summerbell presented **TMOD-22-002**. Staff recommended **APPROVAL of TMOD-22-002**.

The Chairman asked if there were any in support. There were none.

The Chairman asked if there were any in opposition. There were none.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Ms. Mathis motioned to **APPROVE TMOD-22-002 WITH THE RECOMMENDATION STAFF REVISE THE STONECREST DESIGN STANDARDS**. The Chairman seconded the motion. The motion was **unanimously APPROVED**.

LAND USE PETITION: TMOD-22-003
PETITIONER: Planning & Zoning Department
LOCATION: Citywide
PROPOSED AMENDMENT: Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to allow for the revision of residentially zoned land rezoned by DeKalb County from industrial that is not used for residential purposes

Mr. Summerbell presented **TMOD-22-003**. Staff recommended **APPROVAL of TMOD-22-003**.

The Chairman asked if there were any in support. Ms. Renee Cail spoke.

The Chairman asked if there were any in opposition. There were none.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Ms. Hollis motioned to **APPROVE TMOD-22-003**. Mr. Eady seconded the motion. The motion was **unanimously APPROVED**.

LAND USE PETITION: TMOD-22-004
PETITIONER: Planning & Zoning Department
LOCATION: Citywide
PROPOSED AMENDMENT: Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to require buffers for newly developed or rezoned residential tracts next to industrial uses.

Mr. Summerbell presented **TMOD-22-004**. Staff recommended **APPROVAL of TMOD-22-004**.

The Chairman asked if there were any in support. There were none.
The Chairman asked if there were any in opposition. There were none.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Ms. Mathis motioned to **APPROVE TMOD-22-004 REVISIONS TO THE ZONING ORDINANCE RELATED TO SLUP REQUIREMENT FOR RESIDENTIAL DEVELOPMENT ADJACENT TO INDUSTRIAL ZONES**. Mr. Eady seconded the motion. The motion was **unanimously APPROVED**.

LAND USE PETITION: TMOD-22-005
PETITIONER: Planning & Zoning Department
LOCATION: Citywide
PROPOSED AMENDMENT: Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to revise supplemental use provisions for Towing and Wrecking Services

Mr. Summerbell presented **TMOD-22-005**. Staff recommended **APPROVAL of TMOD-22-005**.

The Chairman asked if there were any in support. There were none.
The Chairman asked if there were any in opposition. There were none.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Mr. Eady motioned to **APPROVE TMOD-22-005**. Ms. Walker seconded the motion. The motion was **unanimously APPROVED**.

LAND USE PETITION: TMOD-22-006
PETITIONER: Planning & Zoning Department
LOCATION: Citywide
PROPOSED AMENDMENT: Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to revise supplemental use provisions for Distilleries and Breweries

Mr. Summerbell presented **TMOD-22-006**. Staff recommended **APPROVAL of TMOD-22-006**.

The Chairman asked if there were any in support. There were none.
The Chairman asked if there were any in opposition. There were none.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Ms. Mathis motioned to **APPROVE TMOD-22-006**. Ms. Hollis seconded the motion. The motion was **unanimously APPROVED**.

LAND USE PETITION: TMOD-22-007
PETITIONER: Planning & Zoning Department
LOCATION: Citywide
PROPOSED AMENDMENT: Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to revise supplemental use provisions for Solar Energy

Mr. Summerbell presented **TMOD-22-007**. Staff recommended **APPROVAL of TMOD-22-007**.

The Chairman asked if there were any in support. There were none.
The Chairman asked if there were any in opposition. There were none.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Ms. Mathis motioned to **APPROVE TMOD-22-007 WITH THE EXPANSION OF THE ACREAGE TO 20 ACRES INSTEAD OF 15 ACRES**. Mr. Eady seconded the motion. The motion was **unanimously APPROVED**.

VI. New Business: None

VII. Adjournment:

The Chairman stated that this was Commissioner Eady's last meeting with the Planning Commission and recognized Eady's contributions to the city of Stonecrest. Ms. Stefanie Brown is the new representative, from District 1, appointed to the Planning Commission.

The Chairman motioned to adjourn the meeting. Ms. Mathis seconded the motion. The vote was carried **unanimously** to adjourn the meeting at 8:16 PM.