

CITY OF STONECREST, GEORGIA

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Zoning Board Meeting Minutes Summary

May 21 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 Zoning Board of Appeals met on Tuesday, May 21, 2019 at 6:00 PM in Stonecrest City Hall's Chamber in Stonecrest, Georgia.

I. The meeting was called to order by Chairwoman Erica Williams.

II. **Roll Call - The Members**

**Present:**

Ms. Erica Williams	District 1
Mr. Michael Armstrong	District 4
Ms. Louise E. Alexander	District 5

**Staff Present:**

Mr. Chris Wheeler	City Planner
Ms. Anamaria Hazard	City Attorney

**Absent:**

Ms. Sonja Hicks	District 3
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The Chairwoman read the Rules and Procedures for Zoning Board Meetings and Public Hearings for the City of Stonecrest, Georgia and completed the roll call. There was a quorum.

III. **Minutes:**

The Chairwoman asked the Zoning Board for a motion to approve the Zoning Board Meeting Minutes Summary dated January 16, 2019. Ms. Louise Alexander motion to approve the Zoning Board Meeting Minutes Summary dated January 16, 2019. Mr. Michael Armstrong seconded the motion. **The motion was unanimously carried.**

The Chairwoman asked for a motion to add to the Agenda the appoint of a Vice Chair to the vacant position on the Zoning Board. Ms. Alexander motion to add to the Agenda the appointment of a Vice Chair. Mr. Armstrong seconded the motion. **The motion was unanimously carried.**

The Chairwoman motion to appoint Mr. Michael Armstrong to the Vice Chair's vacant position on the Zoning Board. Ms. Alexander seconded the motion. **The motion was unanimously carried.**

IV. **Old Business:** None

V. **New Business:**

1. Public Hearing(s):

The Chairwoman asked for a motion to open the floor for the Public Hearing(s).

Mr. Armstrong motion to open the Public Hearing. Ms. Alexander seconded the motion. **The motion was unanimously carried.**

Mr. Wheeler advised the Zoning Board that **LAND USE PETITION: V-19-002** would not be heard at tonight's meeting. The applicant failed to properly install notification sign of the actual application. **LAND USE PETITION: V-19-002** will be rescheduled for next month.

The Chairwoman opened the floor for **Petition V-19-001**.

LAND USE PETITION:	V-19-001
PETITIONER:	Franklyn Champagne
LOCATION:	5714 Southcrest Lane
CURRECT ZONING:	R-100 (Residential Med Lot) District
PROPOSED DEVELOPMENT:	To encroach into the 75' stream buffer for the construction of a concrete driveway.

The City Planner, Mr. Chris Wheeler, advised the Zoning Board that **VARIANCE PETITION: V-19-001** | Franklyn Champagne, requests to encroach into the 75' stream buffer for the construction of a 75' square feet transitional buffer. Mr. Wheeler presented the Staff Report and explained the concrete pad, buffers (25', 50', and 75' square feet), the newly poured driveway, and the level of water in the nearby creek. The driveway is already in the buffer at two areas, 10' and 14' square feet, a total of 140 square feet. Mr. Champagne is trying to get approval through the variance process. Staff does not believe approval is warranted and that portion of the concrete padding must be removed.

The applicant came forth and stated he did not know it would be a problem and that he did not want his utility trailer seen by the public.

The Chairwoman asked the Zoning Board and Staff if there were questions. There were none.

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

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

1. *Submitted a Public Comment Card:* Minister Richard Stone, lives at 5706 Southcrest Lane, stated that on a Sunday saw a Bob Cat in Mr. Champagne's driveway and made it clear it was not right -- to not do it -- need to follow proper procedures. Minister Stone spoke on the driveway encroachment into the buffer; the call to DeKalb County Police and Stonecrest Code Enforcement; and is opposed. According to Minister, Mr. Champagne cut the driveway on Sunday and poured driveway on Monday.

The Chairwoman asked for a motion to close the public hearing for **V-19-001**. Mr. Armstrong motion to close the public hearing. Ms. Alexander seconded the motion. **The motion was unanimously carried.**

The Zoning Board went into discussion.

The Chairwoman asked for motion to deny **V-19-001**. Ms. Alexander motion to deny applicant's **PETITION: V-19-001**. Mr. Armstrong seconded the motion. **The motion was unanimously carried.**

## VI. Adjournment

There being no further business, Ms. Alexander moved a motion to adjourn the meeting. Mr. Armstrong seconded the motion. **The vote was carried unanimously** to adjourn the meeting at 6:43 PM.

**Approved:**

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Chairwoman

\_\_\_\_\_  
Date

**Attest:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

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