



'SPECIAL CALLED'
PLANNING COMMISSISON MEETING MINUTES SUMMARY
STONECREST CITY HALL, SUITE 155, 6:00 PM
March 10, 2020

I. Call to Order

The Chairman called the *'Special Called'* Planning Commission meeting to order on Tuesday, March 10, 2020 at 6:02 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, Joyce Walker, and Pearl Hollis (arrived at 6:03 PM), were present. There was a quorum.

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

III. Approval of Minutes

Planning Commission Meeting Minutes Summary dated February 4, 2020 was **unanimously APPROVED**. Commissioner Lisa Wright motion to approve and Commissioner JW Eady seconded the motion.

IV. Old Business: None

V. New Business:

1. Public Hearing(s):

LAND USE PETITION:	RZ-20-001
PETITIONER:	Blue Ridge Atlantic Development
LOCATION:	6086-6100 Hillandale Drive
CURRENT ZONING:	MR-1 (Med Density Residential) District
PROPOSED DEVELOPMENT:	Requesting to rezone subject property from MR-1 (Med Density Residential) to MR-2 (Med Density Residential) and Future Land Use Character to Urban Neighborhood for the development of 120 units of workforce housing.

Planning & Zoning Director Chris Wheeler presented **PETITION RZ-20-001**. Due to technical difficulties, the **RZ-20-001** PowerPoint presentation was not shown. The Applicant requested to rezone the subject's property from MR-1 (Med Density Residential) to MR-2 (Med Density Residential). The community meeting was held on February 20, 2020 at Stonecrest City Hall and several residents attended. Staff recommended **APPROVAL** of **RZ-20-001** with the following eight (8) conditions:

1. The site shall be developed in general conformance with the site plan received by the City on January 7, 2020.
2. The development shall be limited to the 12.0 units per acre.
3. Exterior elevations shall be substantially similar to the elevations received by the City on January 7, 2020. Final elevations shall be subject to review and approval of the Planning and Zoning Director.

4. The project shall be limited to one (1) full access curb cut on Hillandale Drive. The location shall meet all requirements for spacing and sight distance and is subject to the approval of the City Engineer.
5. Owner/Developer shall install 5' sidewalk, curb and gutter, and drainage improvements along the entire frontage of Hillandale Drive.
6. Owner/Developer shall dedicate, at no cost to the City of Stonecrest, additional right-of-way along the entire frontage of Hillandale Drive such that there is at least thirty feet (30') from centerline, twelve feet (12') from back of curb, or two feet (2') from back of sidewalk, whichever is greater.
7. Owner/Developer shall construct a deceleration lane on Hillandale Drive at the project entrance per Section 14-200 (9)a of the City of Stonecrest Development Regulations, subject to the approval of the City Engineer.
8. Owner/Developer shall construct a left turn lane on Hillandale Drive at the project entrance per Section 14-200 (9)b of the City of Stonecrest Development Regulations, subject to the approval of the City of Engineer.

Representatives for Blue Ridge Atlantic Development, Mr. Chris L. Eisenzimmer and Mr. Greg Taylor(?) addressed the Commissioners. Mr. Eisenzimmer spoke on the development of 150 projects; 35 years of history; works to bring class amenities to workforce housing; cost and size of workforce housing; sunrooms and not balconies; and community officer will be installed to live on-site. The workforce housing would include a 1 BR (\$770-810); 2 BR (\$910-1050); and 3 BR (\$1020-1200). There were no issues with Dekalb County sewer capacity. The \$8Mil project will create approximately one hundred twenty-two (122) jobs and is seen as a need and opportunity for the Stonecrest area. The development is not Section 8 and everyone living there must pass a background check.

Mr. Taylor spoke on the renderings displayed before the Commissioners and Staff. The Hillandale project has a gate.

Mr. Eisenzimmer advised the Commissioners that a community meeting was held and that eight (8) people attended. Mr. Wheeler commented there were over 10 residents in attendance.

The Chairman asked for those in **support** of RZ-20-001 to come forth.

1. *Submitted a Public Comment Card:* Ms. Maxine D. Williams lives at 2722 Penwood Place and is in support of RZ-20-002.

The Chairman asked for those in **opposition** of RZ-20-001 to come forth:

1. *Submitted a Public Comment Card:* Ms. Faye Coffield lives at 3261 Chaparral Way and is opposed.
2. *Submitted a Public Comment Card:* Ms. Stacey Bondar lives at 100 Camellia Lane and is the Agent/Owner of Belle Vista Apartments. Ms. Bondar said more information and time is needed. Ms. Bondar asked the Commissioners to defer RZ-20-001.
3. *Submitted a Public Comment Card:* Attorney Bernie Knight, PO Box 29156, Atlanta, GA 30359, is opposed.
4. *Did not speak - Submitted a Public Comment Card:* Ms. Elsie Askew lives at 2728 Penwood Place and is a Somerset HOA Member (Homeowner). Ms. Askew is opposed.

The Chairman closed the Public Hearing before going into discussion.

The Chairman asked for a motion. Commissioner Pearl Hollis motion to **APPROVE RZ-20-001 based on the Staff recommended conditions** (listed in the Staff Report, *Page 12*). Commissioner Joyce Walker motion to **amend condition to 'include a gate.'** Commissioner Wright second the motion to amend conditions to 'include a gate.' **The vote was unanimously APPROVED.**

Commissioners motion to **APPROVE RZ-20-001 based on the Staff recommended eight (8) conditions** and the **amended condition, "9. Include a gate."** **The vote was unanimously APPROVED with nine (9) conditions.**

VI. Adjournment

The vote was carried **unanimously** to adjourn the meeting at 7:02 PM. Commissioner Eady motion to adjourn and Commissioner Wright seconded the motion.

APPROVED:

Chairman

Date

ATTEST:

Secretary

Date