



PLANNING COMMISSION MEETING MINUTES SUMMARY

STONECREST CITY HALL'S **ZOOM-Video* MEETING**, 6:00 PM

August 3, 2021

I. **Call to Order**

The Chairman called the Planning Commission meeting to order on Tuesday, August 3, 2021, at 6:05 PM via **ZOOM-Video*** meeting. The Chairman read the Rules and Procedures for Planning Commission Meetings and Public Hearings.

II. **Roll Call**

Chairman Eric 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, City Planner Tuyanna Daniels, and Attorney Alicia Thompson, Fincher & Denmark, were present.

III. **Swearing in of new Planning Commission member, Cheryl Moore-Mathis.**

The Chairman recognized new Commissioner Mathis.

The Chairman turned the meeting over to Mr. Summerbell.

Mr. Summerbell advised the Chairman that the **Approval of the Agenda** had been skipped.

The Chairman explained that the **Agenda** is a little different now. Mr. Summerbell will do the **Presentations**. The **Public Comments** will be read by the Planning Commission Secretary, Ms. Lillian Lowe. Next, is the approval of the 'Special Called' June 22, 2021 Planning Commission Meeting Minutes Summary, Old Business, and New Business.

IV. **Approval of the Agenda**

Chairman Hubbard asked the Commissioners if they agreed with the said Agenda. The Commissioners were unanimously in **AGREEMENT**.

The Chairman turned the meeting over to Mr. Summerbell.

V. **Presentations** - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases. Planning & Zoning is trying to improve on the City's transparency and openness as to what is on the table. The upcoming cases include:

August 10th Deadline for Rezoning Application

August 13th Staff & City Council to Discuss Zoning Ordinance Text Amendments
This is the 2nd Round (the 1st Round included Personal Care Home, Child Care, SLUPs, and Special Events.):

- Community Council Establishment
- Arabia Mountain Conservation Overlay
- Supplemental Use Provision for Special Event Facilities, etc.
- Private Permitting Pre-qualifications
- Recommended changes to the Adm. Article of the Draft Zoning Ordinance (Article 7)

August 18th Planning Information Meeting (tentatively scheduled)

Zoning Case(s) currently being reviewed for Planning Commission September 7th Agenda:

- RZ-21-005 WSM Associates, R100 to RSM to the Arabia Mtn Conservation Overlay which the applicant is asking to defer from this agenda.
- City initiated rezoning to expand the Arabia Mtn Conservation Overlay District to the side of Plunkett Road.

Chairman Hubbard called for a motion to approve the ‘Special Called’ June 22, 2021 Planning Commission Meeting Minutes Summary before the reading of the **Public Comments** by the Secretary.

Commissioner Hollis motioned to **APPROVE** the ‘Special Called’ Planning Commission Meeting Minutes Summary dated June 22, 2021. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.

VI. Public Comments - Planning Commission Secretary Lillian Lowe read public comments submitted before the meeting.

The following emailed Public Comments were read by the Secretary (**ATTACHMENT D**):

Emailed Public Comments read by the Secretary:

1. Ms. Faye Coffield wish to speak on RZ-21-002, RZ-21-003, CP-21-001, and RZ-21-004.
2. Ms. Dinah A. Roberts was in opposition.
3. Mr. Franklin Eaves was in opposition.
4. Mr. Harold Smith and Ms. Patricia Smith are in opposition.
5. Ms. LaShawnda Walker was in opposition.
6. Ms. Louise Wise was in opposition.
7. Ms. Joys Jazz was in opposition.
8. Mr. Carl Manson was in opposition.
9. Ms. LaShawnda Walker was in opposition.

Time was called by the City Planner Tuyanna Daniels, but the Secretary did not acknowledge hearing the communication and kept reading. The City Planner and Chairman tried several times to gain the Secretary’s attention. All attempts failed and the Secretary’s microphone was turned off.

There was no audio while the Secretary continued the reading of comments from:

10. Ms. Patricia Willis was in opposition.
11. Ms. Betty Sykes was in strong opposition.

Simultaneously, the Chairman took over the microphone and spoke to the Public Hearing audience.

The Secretary’s microphone resumed at approximately 6:35 PM in time to hear the Chairman explain the staff works from various locations, and that Ms. Lowe may be experiencing technical difficulties and cannot hear.

The Chairman continued speaking and stated that the City Council has a new agenda format, that has not been tested, beforehand, by the Planning Commissioners. The Chairman apologized for the confusion on behalf of the City. It was not fair to the citizens and applicants to have all things coming at the same time. Some citizens are here to speak-in-person. The Chairman asked Ms. Daniels how much time was spent on this, Public Comments? Per Ms. Daniels, ten minutes.

The Chairman turned the floor over to Ms. Coffield for comments.

Ms. Coffield stated that she has attended lots of meetings and during the first part of the meeting, citizens are allowed to speak on any subject. This does not take away from the ten minutes for comments. Letters should have been distributed to Commissioners before the meeting. Also, it should have never been advertised as a Public Hearing.

The Chairman said Ms. Coffield was correct. The Planning Commission has never done Public Comments. The Planning Commission meetings did not have time set aside for Public Comments. The Chairman stated that this is something new the City wanted to try out. There was a mixture of letters that were not in a specific order. It is not fair for the citizenship or Commissioners to go through writing down information. Due to COVID, the City is not able to allow public comments. Everyone wanting to speak will be heard. Time will be extended.

The Chairman made the decision to change the Agenda and have Ms. Lowe read comments according to the specific case when going through each of the Agenda items. The Planning Commission does not want the applicants or citizens to feel cheated. Ms. Coffield was thanked for the comments.

VII. Approval of Minutes: The ‘Special Called’ Planning Commission Meeting Minutes Summary dated June 22, 2021.

Chairman Hubbard called for a motion to approve the June 22, 2021, ‘Special Called’ Planning Commission Meeting Minutes Summary before the **VI. Public Comments** were read by the Secretary.

VIII. Old Business

1. Public Hearing:

Land use Petition: RZ-21-002
Petitioner: Alphabet Daycare c/o Shanteria Vaughn, and Titus Hood
LOCATION: 3174 Miller Rd

Proposed amendment: Proposed rezoning from R-100 (Residential Medium Lot) to OI (Office-Institutional) for a child day care center.

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-002**. This is not a new petition, and it was heard at the March 22nd and March 24th City Council meetings and deferred back to the Planning Commission. Staff recommends **APPROVAL OF PETITION RZ-21-002 WITH CONDITIONS:**

1. Access shall be limited to the existing curb cut off at Miller Rd.
2. All refuse containers shall be screened from public view except during pick up.
3. The applicants shall secure the necessary certification by the State of Georgia, and the license of business required building permits and certificates of occupancy from the city of Stonecrest.
4. The property shall only be used as a Childcare Center or a Private kindergarten, Elementary, Middle or High School, as it was in the past.
5. Any future modifications or improvements to the existing structure will be consistent with the residential character of the surrounding neighborhood, and for all outward appearances, except signage and driveway configuration will look like a single-family home.

The Planning Commissioners added a condition:

6. *The Child Day Care Center located on 3174 Miller Rd must revert back to the original zoning, R-100 in the event of an ownership change and/or if the applicant decides to sale the business. This is unique to this business only. “If a business license is not applied for within a year for a*

child day care or private school, or if such a business license is not renewed for a childcare center or private school within a year of expiration that the rezoning would revert back to R-100.”

The applicants, Ms. Shanteria Vaughn and Mr. Titus Hood were not present at the meeting.

There were none in **support** of **PETITION RZ-21-002**.

There were two not in **opposition** that spoke-in-person:

1. Ms. Faye Coffield asked that conditions be more specific and say this cannot change. Say specifically that it *must stay as a day care*.
2. Ms. LaShawnda Walker followed-up with what Ms. Coffield said. Zoning stays with this day care, R-100.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **APPROVE** with the conditions recommended by the Planning & Zoning Department. Commissioner Hollis seconded the motion to **APPROVE PETITION RZ-21-002 WITH CONDITIONS RECOMMENDED BY PLANNING & ZONING DEPARTMENT THAT IS UNIQUE TO THIS BUSINESS ONLY. IF APPLICANT DECIDES TO SALE THE BUSINESS, THE DAYCARE CENTER LOCATED AT 3174 MILLER ROAD MUST REVERT BACK TO R-100, THE ORIGINAL ZONING**. The motion was unanimously **APPROVED**.

IX. New Business

1. Public Hearings:

Land use Petition:	RZ-21-003
Petitioner:	APEX Land Company, LLC
LOCATION:	3177 Panola Road and 5207 Thompson Mill Road
Proposed amendment:	Proposed rezoning from NS (Neighborhood Shopping) and R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) for the development of a 76-unit townhome community.

Planning & Zoning Director Jim Summerbell presented PETITION RZ-21-003. Staff recommends **APPROVAL OF PETITION RZ-21-003 with conditions**:

1. The future development of the site shall be in compliance with the general concept plan submitted with this rezoning application prepared by Contineo Group and dated 6/7/21.
2. A Homeowner’s Association (HOA) will be established prior to the approval of a final plat for the development. HOA membership will be a requirement of all property owners within the development.
3. The HOA will work with the DeKalb County Police Department to install and maintain a camera security system, such as FLOCK Safety system, to monitor motor vehicle traffic in and out of the subdivision.

Today, Michelle Battle of Battle Law, PC, representing the applicant, submitted an alternative set of proposed conditions which will be presented as part of the applicant’s presentation.

Attorney Michelle Battle, Battle Law Firm, 3562 Habersham at Northlake, Tucker, GA addressed

the Commissioners. A PowerPoint presentation was shown (**ATTACHMENT II**). Attorney Battle stated being extremely familiar with the property area of the single-family, multi-family residence, and is seeking RSM zoning.

Attorney Battle discussed the proposed conditions; maintenance of property; LEED accreditation; School Capacity for 2021; School Capacity October 4, 2011- Enrollment Report by School/Grade; Trip Generation Report; Renting vs, Buying; Market Study; and Appreciation Comparison – Recent Construction. Attorney Battle requested a recommendation of approval.

There were none in **support of PETITION RZ-21-003**.

There were several in **opposition** that spoke-in-person:

1. Ms. Faye Coffield was in opposition. Concern it is a Townhome. Do not see any – and later sold to investors. The greenspace not best for the community.
2. Ms. LaShawnda Walker was in opposition. See a crime problem. There are no improvements to the existing area.
3. Mr. Dean Phillips' only concern is, "What type of commercial buildings would be there?"

The Chairman replied that the question, should be addressed to the applicant/developer. The answer to your question is any retail space. The land is approved for retail space and can be used for a Small Strip Mall, Coffee Shop, FedEx, or Subway can be done now. Every applicant will have a Community Meeting to address questions. Suggested talking with Attorney Battle off-line.

4. Mr. Carl Manson was in opposition to the development. How developer has made no indication how deficiencies will be corrected. Existing storm drains have constant overflow. There are plans to put in septic tanks not feasible for common use. It is a mechanism to bypass DeKalb County. Major cuts to bypass. This is not accessible.
5. Betty's iPad is opposed. Deny based on the traffic environment, no value, adding to density, etc.
6. Dee Sykes (Betty's wife). Long-time resident said that resident waits 5 minutes to turn left because of density of traffic. Concerns with HOA, after 5 years seen to fade away.

Comments read by the Secretary (**ATTACHMENT III**)

7. Ms. Michelle Stallworth was in opposition.
8. Ms. Alicia Miller was in opposition.
9. Ms. LaShawnda Walker was in opposition.
10. Ms. Donna Priest-Brown was in opposition.

Attorney Battle returned to give rebuttal and closing remarks. A challenging location. A lot of businesses have left the area. The mandatory HOA will not have ; access to maintain green space; writing in the conditions; and we have done everything to show We are doing these things: sustainability, enhancing open spaces (area is too small for a clubhouse). A lot of people are very passionate about this project. We believe this project brings value. Traffic in the area has sufficient frontage. We are consisted with the requirements. Respectfully request recommendation of approval.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **DEFER PETITION RZ-21-003 and hopes the applicant reaches back out to the community; holds another community meeting; and does a traffic study**. Commissioner Hollis seconded the motion. The motion was not unanimously **DEFERRED**. The vote was 04-01. The Chairman and Commissioners Eady, Walker, and Hollis voted for the **DEFERRAL**. Commissioner Mathis voted against the **DEFERRAL**.

Due to the large number of comments received for **Duke Realty (PETITION CP-21-001 and RZ-21-004)**, Chairman Hubbard **EXTENDED** the time from 10 minutes to 20 minutes for the applicant and those with public comments.

Land use Petition:	CP-21-001
Petitioner:	Duke Realty
LOCATION:	2975 Evans Mill Rd and 6378 East Glen Rd
Proposed amendment:	Proposed amendment to the 2038 Stonecrest Comprehensive Plan, amending the Future Land Use Map from City Center to Light Industrial.

Planning & Zoning Director Jim Summerbell presented **PETITION CP-21-001. Staff recommends DENIAL.**

At approximately 8:24 PM, Commissioner Mathis apologized for the interruption and advised the Commissioners that she has been very active in meetings with the attorneys and developers, lives in the area, and with all fairness, must reclude herself from the meeting because of the interactions.

The applicant, Mr. Harold Buckley Jr. addressed the Commissioners. Mr. Buckley spoke on the behalf of Duke Realty. The following topics were covered: Traffic C Resources Analog; Survey, Site Drawing, Building Evaluations; Comp Plan (Page. 173/204), Land Use, IDT Trip Table, Press Release, AJC Press Release.

The 329,280 square foot building proposed project is directly adjacent to I-20; the Site Plan shows the vehicular access will come from Lithonia Industrial Boulevard; trucks can access it without traveling through communities; and is consistent with the Comprehensive Plan. There will be a 75-foot undisturbed tree buffer that protects residents from industrial light and noise.

Discussed the Warehouse Trip Generation analysis.

Mr. Buckley spoke on 4 Dirty Little Secrets:

- 1) Warehouse consistent with the economic development policy; Retails/Restaurants are lacking on the; before the pandemic
- 2) The Staff Report states and lists uses. This is raw land – back in 1964; less traffic in ; New Birth Church is across the street; did not see it in the Staff Report; retirement community – Villages East Duplexes and single-family residences are along E. Glen Road.
- 3) Warehouses like this created DeKalb County Development work source classes. Look at the size it will create 100+ jobs, pay \$10-17 hours; and
- 4) Industrial use like this generates the largest.

Mr. Buckley spoke on the revenue this project would bring to Stonecrest yearly.

There were none in **support of PETITION CP-21-001.**

There were several in **opposition** that spoke-in-person:

1. Ms. Faye Coffield was in opposition and asked Mr. Buckley, “Do you want this in your neighborhood?” We can hear the noise. This property never had a for sale sign up. The notice posted does not show the correct address.
2. Mr. Dave Marcus stated that these are issues to keep separate. Has nothing to do with the Comp Plan.

The Chairman asked Mr. Buckley to share the Slide from the presentation. Mr. Buckley’s associate, Mr. David Sprinkles shared the slide depicting Lithonia Industrial Boulevard with much green and little red areas.

3. Ms. Renee Cail was in opposition and read a letter (**ATTACHMENT IV**).

Comment read by the Secretary (**ATTACHMENT V**):

4. Mr. Matthew Barnes

The Chairman called on Mr. Buckley for rebuttal.

Mr. Buckley said that it is hot right now; maybe exhibits were not accurate – people did not talk to us. If you know me – have a family that lives here.
Merit – First thing I heard...What are the right study?
– spent months getting heavy study.
So, if we did the wrong study; nobody else tried. The government gave this property an address.

The Chairman closed the public hearing before going into discussion.

The Chairman asked Mr. Summerbell is the address correct according to DeKalb County GIS?

Mr. Summerbell stated that signs were posted and that he posted them. The address is on the application.

Chairman Hubbard motioned to **DEFER PETITION CP-21-001** to give the applicant time to meet with the Community to have another Community Meeting. Commissioner Eady seconded the motion. The motion was unanimously **DEFERRED**.

Land use Petition: RZ-21-004

Petitioner: Duke Realty

LOCATION: 2975 Evans Mill Rd and 6378 East Glen Rd

Proposed amendment: Proposed rezoning from R-100 (Residential Medium Lot-100) Stonecrest Overlay Tier 4 to OD (Office/ Distribution) for the development of 329,280 sf Distribution Center. The rezoning would remove the subject property from the Stonecrest Overlay District.

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-004. Staff recommends DENIAL based on findings and conclusions.** If the Commissioners choose to approve the request in whole, staff recommends approval with the following conditions:

1. The use of the subject project for any other use beside the request use shall be strictly prohibited.
2. Future development of the site shall be in compliance with the general concept plan submitted with this rezoning application prepared by Haines, Gipson & Associates, dated

February 23, 2021.

3. Operation hours shall be limited to 7 AM – 7 PM.
4. That the property remains within the Stonecrest Area Overlay but, as a part of Tier 6, Viewshed.

The applicant, Mr. Harold Buckley, addressed the Commissioners. Mr. Buckley said he was a firm believer, what he said the first time, you better believe them. Also, stated that he had full support from his institutional partners (New Birth Missionary Baptist Church, The Allen Institute, and DSSA Properties) whose businesses and organizations borders the Duke Realty project.

Imposed additional money/funds

You right

Did any Planning Commissioner? “No” answered Mr. Buckley.
Din a City Council’s office asked for help? “Yes” answered Mr. Buckley.

The Chairman asked promulgation public/private
building a relationship
make sue we are talking to you

There were none in **support** of **PETITION RZ-21-004**.

There were several in **opposition** spoke-in-person:

1. Ms. Faye Coffield was in opposition and said that Lithonia Industrial is a new road. Every place is not the right place; he said it was a waste of money to hold another meeting; instead of a deferral, go back and deny.
2. Mr. Dave Marcus was in opposition and said he was surprise with Mr. Buckley’s answers; did hear of a second meeting; thirty people attended; the site is in Tier 4;

Mr. Buckley stated that he had spoken with someone, did not mention name.

The Chairman turned the floor over to Councilwoman Jazzmin Cobble.

Councilwoman Cobble asked Mr. Buckley, “Who did you reach out to in the office of City Council? Who said that?” We are a collective body. I want clarity.

Mr. Buckley responded by saying, “I will share that information with Councilwoman Cobble privately.”

Mr. Buckley thanked Mr. Marcus for his comments.

The Chairman turned the floor over to Ms. Owners.

3. Ms. Owners was in opposition.

Time was called and the following comments were not read by the Secretary (**ATTACHMENT VI**):

1. Ms. Lucia Maddix was in opposition.
2. Ms. Lorna Lindsay was in opposition.

3. Mr. Jorani Thomas was in opposition.
4. S. Thomas was in opposition.
5. Ms. Alice Taylor was in opposition.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **DEFER PETITION RZ-21-004**. Commissioner Eady seconded the motion. The motion was unanimously **DEFERRED**.

At 10:24 PM, after Duke Realty's petitions were heard, the Chairman asked Commissioner Mathis to rejoin the meeting.

Land use Petition:	RZ-21-005 – DEFERRED AT THE REQUEST OF THE APPLICANT
Petitioner:	WSM Associates, LLC c/o Battle Law, P.C.
LOCATION:	6301 Browns Mill Rd
Proposed amendment:	Proposed rezoning from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) for the development of a 31 single family detached house community. The subject property is within and is proposed to remain within the Arabia Mountain Overlay District.

Planning & Zoning Director Jim Summerbell stated that at the request of the applicant, **PETITION RZ-21-005 has been DEFERRED**.

On behalf of the applicant, Ms. Jahee Prince stated she was a Planner and has concerns with the employees' parking space not allowed out front. Ms. Prince is supportive of the Draft.

There were none in **support** of **PETITION RZ-21-005**.

There were one in **opposition** that spoke-in-person:

1. Ms. Faye Coffield was in **opposition**.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **DEFER PETITION RZ-21-005**. Commissioner Walker seconded the motion to **DEFER PETITION RZ-21-005**. The motion was unanimously **DEFERRED**.

Land use Petition:	TMOD-21-005
Petitioner:	Ashbury Automotive Group
LOCATION:	Stonecrest Overlay District
Proposed amendment:	Amendment Stonecrest Zoning Ordinance, Chapter 27, Article 3, Division 5, Stonecrest Area Overlay District text to allow automotive dealerships as a permitted use.

Planning & Zoning Director Jim Summerbell presented **TMOD-21-005**. Planning & Zoning is simply updating the outdated codes and addressing housekeeping issues. Mr. Summerbell referred to the track changes in the Staff Report, **Slide 59**.

The applicant, Ms. Jahnee Prince, addressed the Commissioners. Ms. Prince stated that she was not a lawyer but, is a Planner. Represents auto dealerships like Nalley Toyota, Kia, Hyundai, and is helping to grow their business. Did not draft these text amendments; like them; and is concerned only with the employees' parking spaces out front. Recommend these changes to the City Council for approval.

There were none in **support** of **TMOD-21-005**.

Spoke in-person: Mr. Dave Marcus was not in opposition but, commented that TMOD -21-005 has no impact on the dealerships currently in place, and that this may apply to new dealerships. Have concerns with the effects on the walking trails and paths.

There was one in **opposition**:

1. Ms. Faye Coffield was in opposition and asked why/what the changes were. Heard that the dealerships wanted to expand.

The Chairman asked Mr. Summerbell to explain, "Why change current dealership and should this apply to new dealerships?"

Mr. Summerbell asked Ms. Prince.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **RECOMMEND APPROVAL TO THE CITY COUNCIL**. Commissioner Hollis seconded the motion to **RECOMMEND APPROVAL OF PETITION TMOD-21-005 TO THE CITY COUNCIL AND MAYOR**. The motion was unanimously **APPROVED**.

Land use Petition:

TMOD-21-006

Petitioner:

Planning & Zoning Department

LOCATION:

Stonecrest Overlay District

Proposed amendment:

Replacing outdated references in the Stonecrest Zoning Ordinance, Chapter 27, Article 3, Division 5, Stonecrest Overlay District text to the OCR (Office-Commercial-Residential) District with MU-4 (Mixed Use High Density) District, and RM-HD (Multifamily Resident High Density) with HR-2 (High Density Residential-2) District.

Planning & Zoning Director Jim Summerbell presented **TMOD-21-006**. Planning & Zoning is simply updating the outdated zoning codes and addressing simple housekeeping issues. Correction of outdated text references are highlighted in the track changes.

Commissioner Walker welcomed Commissioner Mathis to the Board. Commissioner Mathis stated it is a pleasure being here, learned a lot, and is looking forward to working with the Board.

The Chairman thanked Commissioner Walker and Mathis for the commercial before closing the public hearing and going into discussion.

Commissioner Mathis asked if the Chat comments would be included in the minutes. The Chairman stated that no comments sent directly to Commissioner but, Chat to everyone

would be included.

There were none in **support** of **TMOD-21-006**.

There were none in **opposition**.

Chairman Hubbard motioned to accept **TMOD-21-006, RECOMMEND APPROVAL TO THE CITY COUNCIL TO CORRECT THE OUTDATED REFERENCES IN THE CODE SECTION**. Commissioner Eady seconded the motion. The motion was unanimously **APPROVED**.

LL THIS Jim's language RECOMMEND APPROVAL TO THE CITY COUNCIL. TMOD-21-006 TO CORRECT THE OUTDATED REFERENCES. Commissioner Eady seconded the motion. The motion was unanimously **APPROVED**.

OTHER COMMENT NOT READ (ATTACHMENT VII):

1. Ms. Nadine White, Wellington Manor Subdivision, 5842 Trent Walk Drive, Lithonia, GA was in opposition.

X. Adjournment

The vote was carried unanimously to adjourn the meeting at 10:49 PM. Commissioner Mathis motioned to adjourn. Commissioner Hollis seconded the motion.

SPECIAL NOTE:

All comments received are included in the August 3, 2021, Planning Commission Meeting Minutes Summary (see **ATTACHMENTS I and III-VI**).

APPROVED:

Chairman

Date

ATTESTED:

Secretary

Date



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT I

EMAILED PUBLIC COMMENTS

Read by

Secretary Lillian Lowe



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT II

**POWERPOINT PRESENTATION
RZ-21-003**

By

Attorney Michelle Battle, Battle Law Firm
3562 Habersham at Northlake
Tucker, Georgia



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT III

**EMAILED COMMENTS FOR
RZ-21-003**

Read by

Secretary Lillian Lowe



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT IV

**EMAILED COMMENTS FOR
CP-21-001**



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT V

**EMAILED COMMENTS FOR
CP-21-001**

Read by

Secretary Lillian Lowe



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT VI

**EMAILED COMMENT FOR
RZ-21-004**

Not Read by

Secretary Lillian Lowe



**Planning Commission Meeting
August 3, 2021**

ATTACHMENT VII

OTHER EMAILED COMMENT FOR

Not Read by

Secretary Lillian Lowe