



PLANNING COMMISSION MEETING
Stonecrest City Hall's **Zoom Video*** - 6:00 PM
September 7, 2021

A G E N D A

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).

****Meeting will be held virtually via the www.zoom.com. Meeting can be viewed on the City of Stonecrest YouTube page. Citizens wishing to make public comment may submit their questions in writing to read at the meeting, or those who wish to make live comments during the public hearing may submit a request for a zoom link via email address lillian.lowe@stonecrestga.gov. Requests must be submitted by noon the day of the meeting, September 7, 2021.***

- I. Call to Order**
- II. Roll Call**
- III. Approval of the Agenda**
- IV. Presentations** - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases.
- V. Public Comments** – Lillian Lowe will read public comments submitted before the meeting.
- VI. Approval of Minutes:** The Planning Commission Meeting Minutes Summary dated August 3, 2021.
- VII. Old Business**
 - 1. Withdrawals – The following 2 cases are requested to be withdrawn by the Applicant:**

LAND USE PETITION:	CP-21-001
PETITIONER:	Duke Realty
LOCATION:	SE Corner of Lithonia Industrial Blvd and I-20 (official address of 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.

LAND USE PETITION:	RZ-21-004
PETITIONER:	Duke Realty
LOCATION:	SE Corner of Lithonia Industrial Blvd and I-20 (Official address of 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.

2. Public Hearing:

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.

VIII. New Business

1. Public Hearings:

LAND USE PETITION: RZ-21-005
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.

LAND USE PETITION: RZ-21-006
PETITIONER: Ray of Hope Christian Church Disciples of Christ, Inc
c/o Battle Law, P.C.
LOCATION: 4700 Browns Mill Rd
PROPOSED AMENDMENT: Proposed change in zoning conditions, rezoning from RSM (Residential Medium Lot-100) with conditions to RSM (Small Lot Residential Mix) with other conditions for the development of a 73-townhome community with park amenities.

LAND USE PETITION: TMOD-21-007
PETITIONER: Stonecrest Planning & Zoning Dept
LOCATION: Citywide
PROPOSED AMENDMENT: Amendment Stonecrest Code of Ordinances, Chapter 7 – Building and Construction. Adoption of the GMA model ordinance for Private Permitting Prequalification for review and inspection.

LAND USE PETITION: TMOD-21-008
PETITIONER: Planning & Zoning Department
LOCATION: Citywide

PROPOSED AMENDMENT: Amendments to Stonecrest Zoning Ordinance, Chapter 27Article 7 – Administration regarding application procedures, training requirements for commission and board members, and public notification of the rezoning and building activity.

IX. Adjournment