

PLANNING COMMISSION MEETING MOTIONS

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

May 3, 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, May 3, 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 (District 3) called the in-person meeting to order at 6:09 PM.
- II. Roll Call:** Chairman Hubbard called the roll. Commissioners Stefanie Brown (District 1), Joyce Walker (District 2), and Pearl Hollis (District 4) were present. Commissioner Cheryl Moore-Mathis (District 5) was absent. There was a quorum.

Acting Director/Senior Planner Keedra Jackson, MPA, and Attorney Alicia Thompson, Fincher Denmark, LLC were present.
- III. Approval of the Agenda:** Chairman Hubbard called for a motion to **APPROVE THE AGENDA**. Ms. Hollis motioned to **APPROVE THE AGENDA**. Ms. Walker seconded the motion. The motion was unanimously **APPROVED**.
- IV. Approval of Minutes: The Planning Commission Meeting Minutes Summary dated April 5, 2022.** Chairman Hubbard called for a motion to approve the Planning Commission Meeting Minutes Summary dated April 5, 2022. Ms. Hollis motioned to **APPROVE**. Ms. Walker seconded the motion. The motion was unanimously **APPROVED**.
- V. Presentations: Upcoming Cases Presented by Ms. Keedra Jackson**
The upcoming cases will be heard in June 2022:
 - **TMOD-22-001** – Definitions (Some changes were made to the definitions.)
 - **RZ-22-002** - Rezoning for 2300 and 2330 South Stone Mountain Lithonia Road (Concerning IDI Logistics)
- VI. Old Business:**
 - 1. Public Hearing(s):

LAND USE PETITION:	TMOD-22-008
PETITIONER:	Stonecrest Planning & Zoning Department
LOCATION:	City Wide
PROPOSED DEVELOPMENT:	Text amendment to modify Articles 4 and 9 of the Zoning Ordinance to address Adult Day Center definitions and use regulations.

Special Note: *The original Staff Report for **TMOD-22-008** that was previously included in the May 3, 2022, Agenda Packet and posted to the website, was replaced by the Staff Report that Ms. Jackson distributed and presented to the Commissioners in tonight's meeting. That Staff Report will be included in the May 3, 2022, Planning Commission Meeting Minutes Summary as ATTACHMENT I.*

Ms. Jackson presented **TMOD-22-008** and spoke on the directive from the City Council to analyze the Adult Day Center ordinance. Discussion was on the striking out of the language as shown in *red* during the PowerPoint presentation. Staff recommended **APPROVAL** of the text amendment as drafted by staff.

Adult Day Care Center and Adult Day Care Facility is now called Adult Day Center to reflect the rules and regulations of the State of Georgia. Staff made some changes to how the zoning ordinance is currently written due to the State of Georgia definition of Adult Day Care. The term or the wording 'Care' was dropped from the term and changed to Adult Day Center.

There were no comments. There were none in support and none in opposition.

The Chairman asked for a motion. Ms. Hollis motioned to **APPROVE TMOD-22-008 WITH THE CHANGES AS READ AND APPROVE THE OVERALL NECESSARY CHANGES REMOVED**. Ms. Brown seconded the motion. The vote was **unanimously APPROVED**.

LAND USE PETITION:	RZ-22-001
PETITIONER:	Planning & Zoning Department
LOCATION:	3793, 3801, 3817, 3837, 3859, 3879, 3897, 3917, 3935, 3959, 3079, 3990, 3999, 4029 Evans Mill Road; 5912 Salem Rd, 3848, 3922, 3940, 3960 Evans Mill Rd; 6206, 6190, 6174, 6160, 6144, 6130, 6110, 6090, 6070, 6020, 5989, 6023, 6051, 6067, 6085, 6105, 6125, 6145, 6185, 6205 Rock Springs Rd.
CURRENT ZONING:	RSM (Small Lot Residential Mix)
PROPOSED DEVELOPMENT:	Requesting to rezone properties from RSM to R-100

Ms. Jackson presented **PETITION RZ-22-001**, the City's initiated rezoning from RSM to R-100 for selected properties (within the Arabia Mountain Conservation Overlay) along Evans Mill Road, Salem Road, and Rock Springs Road. These properties are from 3 to 5 acres, and some go up to 8 acres. Those properties, in Staff's opinion, are incorrectly zoned (around 2015 by DeKalb County) and need to match the minimum lot dimensions for that zoning district. Staff recommended a rezone from RSM to R-100.

There were none in support.

There was one in opposition: Mr. Ken Cox lives at 3891 Evans Mill Road in Stonecrest, GA.

The Chairman motioned to **DENY PETITION RZ-22-001, NEED MULTIPLE MEETINGS WITH THE COMMUNITY WHEN WE/STONECREST WANTS TO CHANGE THEIR ZONING.** Ms. Brown seconded the motion to **DENY PETITION RZ-22-001.** The vote was 03-01. The Chairman, Commissioners Walker and Brown voted to **DENY PETITION RZ-22-001.** Commissioner Hollis voted **AGAINST THE MOTION.** The vote was not unanimous.

LAND USE PETITION: **TMOD-22-005**
PETITIONER: Planning & Zoning Department
LOCATION: City Wide
PROPOSED: Amendment to the Stonecrest Zoning Ordinance,
 Chapter 27 to revise supplemental use provisions
 for Towing and Wreckage Service

Ms. Jackson presented **TMOD-22-005** and stated that this was brought before the Commissioners on March 1, 2022, and **TMOD-22-005** was recommended for an approval. There were concerns that some information had been missed, and City Council recommended that it come back to the Commissioners. Staff recommended **APPROVAL** of **TMOD-22-005.**

There were no comments. There were none in support and none in opposition.

The Chairman asked for a motion. Ms. Hollis motioned to **APPROVE TMOD-22-005 - TOWING AND WRECKAGE SERVICE AS AMENDED BY STAFF AND WITH THE LIMIT OF 14-DAYS THAT A CAR CAN SIT/STAY AT A FACILITY AND ON A PROPERTY.** Ms. Brown seconded the motion. The vote was **unanimously APPROVED.**

VIII. New Business: None

IX. Adjournment: The Chairman adjourned the meeting at 7:32 PM. There was no motion.