

CITY OF STONECREST, GEORGIA

Planning Commission Meeting Minutes

Summary

February 6, 2018, 6:00 P.M.

Stonecrest City Hall's Chambers | 3120 Stonecrest Blvd., Suite 190 | Stonecrest, Georgia 30038 | (770) 224-0200 | www.stonecrestga.gov

The Planning Commission met on Wednesday, February 6, 2018 at 6:05 p.m. in Stonecrest City Hall's Chamber in Stonecrest, Georgia.

I. The meeting was called to order by Chairman Eric Hubbard.

II. Roll Call - The Members

Present:

Mr. J.W. Eady	District 1
Ms. Wanda McNeal	District 2
Mr. Eric Hubbard	District 3
Ms. Lisa Wright	District 5

Staff Present:

Mrs. Nicole Dozier	Community Development Director
Mrs. Emily Macheski-Preston	City Attorney
Mr. Chris Wheeler	City Planner
Mr. Michael Harris	Interim City Manager

Absent:

Ms. Michelle Emanuel (Excused)	District 4
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III. The Honorable Mayor Jason Lary, Sr. administered the Oath of Office to Ms. Wanda McNeal, District 2. Ms. McNeal read and signed a copy of the Oath of the Office.

Chairman Eric Hubbard completed the roll call and read the Rules and Procedures for Planning Commission Meetings and Public Hearings for the City of Stonecrest, Georgia. There was a quorum.

IV. **Old Business:** The email address for the Planning Commissioners, PlanningCommission@Stonecrestga.gov, is active.

The Chairman asked the Planning Commissioners for a motion to accept the Agenda. Mr. Eady motion to accept the Agenda. Ms. McNeal seconded the motion. The Agenda was accepted. The motion was unanimously carried.

V. **New Business:**

The Chairman opened the floor to re-appoint the Planning Commissioners' positions: Chairman, Vice Chairman, and Secretary.

1. Mr. Eady motion to reappoint The Chairman to remain in the Chairman's position. Ms. Wright seconded the motion. The motion was unanimously carried.
2. The Chairman motion to reappoint Mr. Eady to remain in the Vice Chairman's position. Ms. Wright seconded the motion. The motion was unanimously carried.
3. Ms. Wright motion to reappoint Ms. Lillian Lowe to remain in the Secretary's position. Mr. Eady seconded the motion. The motion was unanimously carried.

Attorney Macheski-Preston told the Planning Commissioners that the term of each position ended December 2017.

4. The Chairman asked the Planning Commissioners for a motion to accept and approve the Planning Commission Meeting Minutes Summary dated November 8, 2017.

Ms. Wright motion to accept and approve the Planning Commission Meeting Minutes Summary dated November 8, 2017. Mr. Eady seconded the motion. The motion was unanimously carried. Minutes were approved.

5. The Chairman opened the floor for the Public Hearings by asking City Planner, Mr. Chris Wheeler, to begin the presentation.

The following Public Hearings SLUP 17-0002, SLUP 17-0003, SLUP 17-0004, and TMOD 18-001 were presented to the Planning Commissioners.

Mr. Wheeler presented SLUP 17-0002:

LAND USE PETITION:	SLUP 17-0002
PETITIONER:	Alfie Igbadume
LOCATION:	3185 Evans Mill Road
CURRENT ZONING:	R-100 (Residential Med Lot) District
PROPOSED ZONING:	R-100 (Residential Med Lot) District
PROPOSED DEVELOPMENT:	Request Special Land Use Permit to operate child care institution.

Mr. Wheeler stated that the applicant is requesting a Special Land Use Permit (SLUP) to operate a child caring home for young males, four to six (4-6) residents, ages 10-17, within a R-100 (Residential Medium Lot) District, in accordance with Chapter 2-Article 4.1 Use Table and Sections 4.2.41. D & E of Stonecrest Zoning Code. Mr. Wheeler asked the Planning Commissioners to look at the Staff Report and that the property next to the 3185 Evans Mill Road is not vacant, it was Stonecrest's error. The staff Analysis is consistent in use. Mr. Wheeler read out loud the Staff Report, the Project Overview, Standards of Review,

Analysis, and Recommendation(s). Staff recommends the approval of SLUP 17-0002 to operate a child care institution.

Mr. Wheeler asked the Planning Commissioners and staff if there were questions. There were no questions from the Planning Commissioners or staff.

Mr. Igbadume came forward and recognized the Planning Commissioners and Mayor. Mr. Igbadume stated that good things are happening in Stonecrest. Mr. Igbadume said that he has a group home in Cobb County. Mr. Igbadume said that he purchased the property to open a personal care home to help youth, between the ages of ten-to-seventeen (10-17) years, be reintroduced into society. This facility would be similar, to the one in Cobb County. Mr. Igbadume stated that he was homeless as a young boy, age eleven (11), and was raised up by others. The property will not change the community and will have one (1) staff on call all times.

Mr. Igbadume gave to the Commissioners a packet to review and stated:

- a) "I have a home in Cobb County too and is expanding to Stonecrest. As a child, I was left alone, and the community provided care for me.
- b) Like Jeremiah White who is now at home with family and enrolled at college. EJ is in college. Alonzo Fowler is doing well and is a mechanic in South Carolina. They say it takes a village to raise a child. I am here as a partner, we live in the community. Had first business here in Lithonia, beauty supply. I saw the need in the community.
- c) The second packet are layout photos of the home. We have all the rooms set with beds.
- d) I am, we are excited to be a part of you and need your help, to work together not just for us but, for generations and generations to come. Our concept of group home is to be able to help our young adult move on, to the next level. That is what we are all about. We look forward to having ten-to-fifteen (10-15) local staff that will contribute to employment here. Children can build the community.
- e) I am excited to have Shelton here. He owns a personal care home. I told him, we together can make it work. Gbenga saw what we have done in Cobb County, he was excited and said, I am with you on this. Thank you so much for your time."

The Chairman asked Commissioners if there were questions for the applicant.

Ms. Wright asked, "If you only get the children from foster care?"

Mr. Igbadume responded, "Yes, from foster care."

Ms. Wright asked, "Is there an average time they stay or it various according to their age?"

Mr. Igbadume replied, "We only take from the age fourteen-to-seventeen (14-17). If they are below the age of fourteen (14), they will have to be two siblings from the same home."

The Chairman asked, "I noticed that there is a group home in Cobb County but, for this child care institution it going to be only four-to-six (4-6) kids up to seventeen (17) years of age. In

looking at your package, certification for Cobb County, have you had any incidents, with your group home that required the State to come into, look at, to investigate?"

"No," replied Mr. Igbadume.

The chairman asked if there were anyone in favor of the application if so, approach the front, state name and address.

- 1) Gbenga Kuku(?) at 915 Field Point Way, Stone Mountain, GA, from Realty Professional stated that he was retired from the Atlanta Watershed Management. He was excited at what he, Mr. Igbadume, is trying to do. I sold him the property.
- 2) Shelton Sateen(?) from Golden Bridges, has a personal care home across the street, said that his initial concern was thinking of this as another personal care home for servicing the elderly. Mr. Sateen said that there need to be some type of document or legislation to provide or regulate proximity to personal care home to one another. Mr. Sateen stated that this is something to consider and that he is in support with Stonecrest's oversight.
- 3) Mr. Charles (?) at 6539 Rebecca Lane stated that it was an honor working with this man. He likes the way he reached out to kids.

Attorney Macheski-Preston interjected and advised the Chairman that Stonecrest has regulations regarding personal care home proximity and it can be found in Section 4.2.31.

The chairman asked if there were any public objections of the petition if so, approach the front, state name and address.

- 1) Arthur Ruffin(?) at 3152 Evans Mill Road stated that his concern is supervision. As a stable, long- time resident he has had no problems. When the elderly personal care moved in, I did not object. Mr. Ruffin's concern is young people's supervision and there have been no break-ins in the area over thirty years. Mr. Ruffin stated, "I object! "I met this gentleman briefly and we did not discuss the security part. I have a wife at home and a thirteen-year-old granddaughter that constantly visit. My main concern is not having (twenty-four/seven) 24/7 supervision of the young folk at this location."
- 2) An unidentified speaker approached the front and gave a handout to the Chairman to pass around and, stated that, "The announcement listed the date and location for this meeting and did not post the time. But, I will not go into that right now."

Mr. Wheeler interrupted the speaker and asked speaker to state her name and address before continuing.

The speaker complied and said her name was Faye Coffield at 3261 Chaparral Way, a quarter mile from this location. Ms. Coffield stated that this is a solid residential area. Her concern was the same concern already been expressed. Ms. Coffield stated:

- a) "When I came here, I was expecting to hear about a child care facility and not a group home. There is already a group home on Evans Mill Road, I understand down the street from this one. On the big lot, green house. My problem with group homes, they are not dealing with children that are well-mannered and adjusted to society.
- b) I am a retired police sergeant, had twenty-two (22) years there and fifteen (15) years on my own dealing with the community. When I brought my home, I brought in a solid R-100 area. That is what I looked for and it took over a year and half to find an area, as you stated, that was R-100. You talk about the elderly care house across the street, we objected to that. That was approved by DeKalb County. When it was approved there, we were led to believe there would be no more rezoning of single-family homes on Evans Mill Road, passed what was already there. Now, we are entitled to live in a community that represents what we brought into and what is there.
- c) This changing and allowing for houses to be converted into group homes is not in conjunction with what the neighborhood is. What we need to know from Cobb County is what has been the interaction between the residents of this home and Cobb County police department, Cobb County Juvenile facilities, and other agencies. Because, to be perfectly honest, I do not want it in my neighborhood."

Ms. Coffield stated that the neighborhood did not have a lot of traffic. It was safe with few break-ins in the neighborhood. She is in favor of juveniles being in a safe neighborhood and is tired of seeing group homes coming into their neighborhood. Also, the youth must be repeat offenders if fifteen (15) people are needed for four-to-six (4-6) children. A residential area is not the kind of place suitable for this. At one time, Lithonia was one of the second wealthiest city in the United States. Listed in the President's 21st Century interim report and final report.

Ms. Coffield stated that her background was in criminal justice and know that residential neighborhoods are not suitable for this type of facility, personal care. This house was not dilapidated, it went into foreclosure five or six years ago and then there was a for sale sign. This is a R100 house. He knew it when he bought it, that it was not conducive with the neighborhood. Most people thought you were talking about a child care facility and after school care. Ms. Coffield said that she saw a sign in the yard, it was hard to read so, she had to get out of her car to read the sign.

Ms. Coffield stated that the sign faced the wrong way and was too small. She has the rights to not have a personal care home in her neighborhood and Stonecrest should have advertised better. If this is allowed, we, Stonecrest will become another Panola Road down to Stone Mountain, not a very safe neighborhood. We are not talking about child care. Ms. Coffield said that all of these are concerns and that she loves black people.

Ms. Coffield stated that if there had been more advertising, there would have been more opposition. If you keep putting these in our neighborhood you will have another Panola Road. Ms. Coffield is totally opposed and said, "You continue to put this type of

facility in our neighborhood, we must reconsider this petition and we are not talking about child care but, delinquents. You need police reports. DFAC is not the ones to respond to police. Police need to pull the site for this home. Thank you very much."

After Ms. Coffield 's comments, she handed the Secretary a *City of Stonecrest Public Comments Card*.

- 3) Doctor Evans stated, "I live next door and is tired of trash, disrespect, and cigarette butt droppings. When I parked my car, I heard noise outdoors and there stood young men looking at me. Someone asked, "What are you are looking at?" The Police and ambulance have been out there three (3) times."

The Chairman asked the Planning Commissioners if there were any questions. There were no comments. The Chairman asked for motion to closed Public Hearing SLUP-17-0002 for comments.

Ms. Wright motion to close the public hearing for Petition SLUP-17-0002. Ms. McNeal seconded the motion. The motion was unanimously carried.

The Planning Commissioners went into discussion:

Mr. Eady asked, "Where in the community to put a personal care home? Must have a little compassion and the community should work together on this. This is how I see it."

Ms. Faye Coffield stated that it is the type of children you are dealing with. It need to be on a bus route. Need resources like a psychological services and DeKalb County health facility is not close by. This type of facility would not be put in Buckhead. Put on the fringe of restaurant where there are business and places to eat. Make use of an abandon building, houses undergoing changes can be converted, like the Convent House. Solid residential area is not appropriate, at this time.

The Chairman asked Mr. Igbadume, "Allegations that the Doctor made, that the law enforcement had been called over to this location for a child being delinquent toward an animal. Has there been an incident occurred there?"

Mr. Igbadume replied, "No, absolutely no." Group home, we have the wrong ideals. Children have drug problems, nobody to care for them are brought to us, this staffing is supervised strictly by DFAC. We have on staff at all given times, four (4) staff members for ratio of six (6), a psychologist comes in there during the day, and a behavior specialist."

The Chairman asked Mr. Igbadume again, "Have law enforcement been out to this location for any incidents involving children or minor at this facility, Lithonia or Stonecrest?"

Mr. Igbadume replied, "Yes, was called to Lithonia location. Yes, that the law enforcement came regarding stabbing of a dog. Some kids were having some issues and were removed. They, kids, are not to leave out."

The Chairman asked Mr. Igbadume, "Have you had a community meeting with the neighborhood?" "Yes. Visited his house, neighbor, nine (9) times, more than once" replied Mr. Igbadume.

Mr. Wheeler advised that Mr. Igbadume submitted a copy of the summary sent out to neighbors regarding the meeting to be held.

Ms. Wright asked Mr. Igbadume, "You reached out to the neighborhood across the street and subdivision to discuss the personal care, how did you notify?"

Mr. Wheeler answered and stated that Mr. Igbadume sent a notice. Not aware of Ms. Coffield's location, Mr. Igbadume submitted a copy of the group home minutes, that a meeting was held. Ms. Coffield's location had to be within the 250-500 radius to received notification. Mr. Igbadume sent out post card in the 250-500 radius, and that there were no attendees present at the meeting.

The Chairman asked if there were any questions. There were none.

The Chairman asked for motion to recommend the petition go before the City Council, to approve, deny or defer SLUP-17-0002 for 3185 Evans Mills Road because, adequate information not given and is needed regarding the distinction between child care services and group care services.

Attorney Macheski-Preston explained defer as this petition will be heard by the City Council at the next meeting. The options for the City Council is either to approved, deny or defer back to the Planning Commission.

Mr. Eady motion to defer Petition SLUP-17-0002 to City Council. Ms. Wright seconded the motion. There was a 2-1 decision. Mr. Hubbard voted against SLUP-17-0002. The motion failed.

There was no further discussion and Petition SLUP-17-0002 was deferred to the City Council for the following reasons:

- 1) The Planning Commissioners could not come to a 3-0 decision.
- 2) The newly sown-in Commissioner, Ms. Wanda McNeal, could not vote due to her not completed training. The City Planner apologized for the confusion on staff part for not making that clear at the beginning of the meeting.
- 3) The citizens in attendance expressed concerns regarding the operation and safety issues in the community and with neighbors.
- 4) The application will be scheduled to be heard by the City Council

Mr. Wheeler presented SLUP-17-0003:

LAND USE PETITION: SLUP 17-0003

PETITIONER:	RCG Ventures, LLC
LOCATION:	8200 Mall Parkway
CURRENT ZONING:	C-2 (General Commercial) District
PROPOSED ZONING:	C-2 (General Commercial) District
PROPOSED DEVELOPMENT:	Request Special Land Use Permit to construct Popeyes restaurant with drive-thru.

Mr. Wheeler stated that, "The applicant is requesting a Special Land Use Permit (SLUP) to construct a Popeyes drive-thru restaurant in Regional Center, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.23 of Stonecrest Zoning Code. The property's location is zoned as C-2 and the subject's area is in Stonecrest overlay. The proposed Popeyes will be comprised of mostly glass, side bricked eifs. Originally recommended by DeKalb County a sit-down restaurant. Petition is in consistent with surrounding property prefer eateries in Stonecrest area shopping center to be such as Panera Bread, Fletcher, and Olive Garden."

Mr. Wheeler read out loud the Project Overview, Standards of Review, Analysis, and Staff Recommendation.

Staff recommendations are the approval of SLUP 17-0003 with conditions:

- 1) Popeyes without a drive-through would be more suitable in the development; and
- 2) Prefer the original development of a casual sit-down restaurant instead of a drive-through.

The Chairman asked the applicant, RCG Ventures, LLC, to come forth and state name and address.

Mark Campbell(?) at 3651 Morris Hill Road, a Civil Engineer, thanked the Board for considering this application request and allowing him to speak and stated that, "A restaurant is allowed at this location by the current zone. The reason we are here tonight is to discuss the Special Land Use Permit, specifically a drive-through. Originally contacted staff about this."

Mr. Campbell asked to approach the bench and gave a handout to the Chairman. Mr. Campbell stated that:

- a) The parcel was developed in 2002 and has remain vacant.
- b) Popeyes' drive-through creates fifty percent (50%) of revenues.
- c) No tenant has occupied the outer space, still grassy.
- d) This is Popeyes verses the existing vacant lot. Popeyes has the option to sit down. I love Popeyes, only people I know that love Popeyes more than me are my children. We love Popeyes and is not a resident in Stonecrest.

- e) The nearest Popeyes is on Panola Road and in Conyers.
- f) We, civil engineers, looked at several things for evaluating criteria: disability, accessibility, parking, and traffic. This location has all those attributes. There are many places with challenges. There is opportunity in this area.
- g) There is more than enough parking at this location. Experienced drive-through peak hours, you need more than twenty (20) cars at Popeyes to back-up a public drive way.

Mr. Campbell concluded by saying, "I am passionate about this development and is looking forward to working in Stonecrest. Respectfully asked that the request to approve this application without condition of a drive-through be granted. Do not take away the drive-through."

The chairman asked if there were any public comments in favor of the proposal if so, come to the front, state name and address.

- 1) Victor Hido(?), 755 Corporation, is working with Hank Aaron, the owner, stated that, "We operates Popeyes and drive-through is important to us. The drive-through represents fifty percent (50%) of the business. We cannot operate successfully without a drive-through. It is important to us and not having one would cause use not to operate here."
- 2) Charles Swain, RCG, LLC, stated that Toys R US and Best Buy were brought because some tenants were struggling. The Popeyes would help local tenants.
- 3) Director of Operations stated that Popeyes brings in jobs and that the drive-through is important to us.

The Chairman asked the Planning Commissioners if there were any questions. There were no comments.

The Chairman asked for objections from the public to come forward.

- 1) Received a *City of Stonecrest Public Comments Card* from Ms. Saidah Inniss(?) at 7541 Roseberry Way. Ms. Inniss stated that she was opposed to Popeyes unhealthy franchise, lowering the reputation and good standing of a promising community. We already have Bojangles (fried chicken). Would prefer a healthier fast food alternative like Fresh-to-Order.
- 3) Ms. Leslie Parker stated that she has concerns about the impact it will do and the general business approach. The overall impact of a drive-through in that area and we already have enough fast foods. We have junk foods. We need healthy food and should be upscale. This is a negative development approach.
- 3) Received a *City of Stonecrest Public Comments Card* from Ms. Faye Coffield at 3261 Chaparral Way. Ms. Coffield stated that, "My concern is we are going toward fast food. Hank Aaron has other; fast food is not needed in the Stonecrest's city limits. Will have

effects on traffic. Let them come there as a sit-down restaurant. Like Smokey Robinson says, 'Try something new.'"

With three (3) minutes remaining, Mr. Charles Swain(?) returned to the podium and stated that it would bring big investment and healthy choices should be the customer's decision. He wants the opportunity to invest in Stonecrest.

There were no further comments or questions regarding Popeyes and drive-through so, RCG Ventures, LLC forfeit the one minute and fifty-six seconds (1:56) remaining on the clock.

The Chairman asked the Planning Commissioners if there were any questions. There were no comments.

The Chairman asked for motion to closed Public Hearing SLUP-17-0003 for comments.

Mr. Eady motion to close the public hearing comments for Petition SLUP-17-0003. Ms. Wright seconded the motion. Motion to close the public hearing was unanimously carried.

The Planning Commissioners went into discussion:

The Chairman summarized that the opposition says, "We want to bring over this restaurant and got to have a drive-through if not, we are not coming to Stonecrest. This is what I gathered. Looking at the opposition, hey, we do not want to see another fast food restaurant over here. We say if they come, make it a sit-down restaurant."

Mr. Eady said you are talking about fifty percent (50%) of your business. Why say no when other fast food locations have a drive-through. Why say they cannot have a drive-through. This is an investment. As for health concerns, the individual makes the decision on their own. I do not know what other type of restaurant to put at that location.

Ms. McNeal stated that she agrees with a restaurant of this nature, you would need a drive-through. Ms. McNeal do understand we do not have a lot of restaurants in this community. Those are personal preferences. As we stated, there is a Bojangles and Chick-fil-A with drive-through. Some people may not like Bojangles and like Popeyes and vice versa. Ms. McNeal think there should be a drive-through there.

Ms. Wright stated that her concern is this lack of choice in the area. She appreciates the business want to come to Stonecrest but, her concern is what are we saying about our city. We are trying to grow in a different direction. Are there any other restaurant options you could put in that space? Stonecrest is interested in attracting different businesses.

The Attorney interjected and told the Commissioners that they must make decisions based on the standards and not based on opinions.

The Chairman reiterate the staff recommends approval without a drive-through. The Chairman asked, "Will this bring an added plus or negative burden to the city. Will it benefit the city? Could the owner bring in another business at this location?" We are the recommending body to the City Council.

The Chairman asked if there are more discussion from the Commissioners. There were none.

The Chairman asked the 755 Corporation, "Have there been any community meetings to talk with people, in the community, about the propose?"

Mr. Wheeler answered and stated that by law, 755 Corporation is required by law to send notice to residents located within the 500' radius. If residential homes are not located in that radius area, they would get notice. 755 Corporation did do a mailed out, held a post-participation meeting, and submitted documentation of proof. The 755 Corporation held a public meeting at Stonecrest Library. The public did not show up.

The representative from 755 Corporation stated that there is a time when a property backs up to a neighborhood. There is no neighborhood in the 500' radius area of this property which is completely surrounded by commercial businesses. Business owners usually do not show up. I was there on a cold night but, no one showed up. This property is located within the mall area and residents did not show up.

The Chairman asked for a motion to recommend denial or defer Petition SLUP-17-0003 with conditions.

Mr. Eady motion to approve Petition SLUP-17-0003 with a drive-through as a condition. The Chairman seconded the motion. The Chairman and Mr. Eady were in favor. Ms. Wright opposed. The vote was 2 to 1. The motion was not unanimously carried. Motion was denied.

The City Attorney interjected and stated that the law requires 3 affirmative votes to pass. The motion failed.

Mr. Eady asked for motion to rescind the motion to approve SLUP-17-0003 with a drive-through.

The Chairman motion to rescind the motion to approve SLUP-17-0003 with a drive-through. Ms. Wright seconded the motion to rescind the motion to approve SLUP-17-0003 with a drive-through. The motion was unanimously carried.

The Chairman asked for a motion to defer SLUP-17-0003 with a drive-through to the City Council. Recommends the components hold another community meeting, not required.

Mr. Eady motion to defer SLUP 17-0003 with a drive-through to City Council and recommends the components hold another community meeting, not required. Ms. Wright seconded the motion. The motion was not unanimously carried.

The Chairman clarified that there were only three (3) voting Commissioners.

The Planning Board voted to defer this request with the following conditions:

- 1) Additional information is needed regarding the possibility of other restaurant franchise associated with RCG Ventures.
- 2) The citizens in attendance expressed concerns regarding the desire to have more healthy food choices and a more upscale type of sit down restaurant.
- 3) Site shall be used for casual dining and/or fast food restaurant without a drive-through.

Mr. Wheeler presented SLUP-17-0004:

LAND USE PETITION:	SLUP 17-0004
PETITIONER:	Willie Jenkins
LOCATION:	4185 Panola Road
CURRENT ZONING:	R-100 (Residential Med Lot) District
PROPOSED ZONING:	R-100 (Residential Med Lot) District
PROPOSED DEVELOPMENT:	Request Special Land Use Permit to operate personal care home.

Mr. Wheeler stated that, "The applicant is requesting a Special Land Use Permit (SLUP) to operate a personal care home for four-to-six (4-6) residents within a R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. D&E of Stonecrest Zoning Code. Staff recommendations is the approval of SLUP 17-0004 to operate an Adult Personal Care home for four-to-six (4-6) residents."

Mr. Wheeler read out loud the Staff Report's Project Overview, Standards of Review, Analysis, and Recommendation.

Mr. Wheeler asked the Planning Commissioners if there were questions. There were no questions from the Planning Commissioners.

The Chairman asked the applicant, Willie Jenkins, to come forth.

Willie Jenkins thanked the Board for allowing him to speak and stated that, "The purpose of the personal care home is for veterans to be reintroduce to society."

The Chairman asked the Planning Commissioners if there were questions.

Ms. Wright asked about psychological services. Mr. Jenkins stated the main purpose is getting veterans to and from the veteran's office and giving them a place to stay.

Ms. Wright asked, "Is this long-term care?"
Mr. Jenkins replied, "Yes."

Ms. Wright asked, "Is there job training?"
Mr. Jenkins replied, "No, we are providing a roof until they can acclimate back into society."

Ms. Wright asked, "Is there required training?"

Mr. Jenkins replied, "Veteran will go to the VA and the personal home is just a place to stay."

The Chairman asked if there were questions or oppositions if so, to come forth.

- 1) Received a *City of Stonecrest Public Comments Card* from Mr. Baker Blanding. Mr. Blanding lives at 5103 Twin Lakes Drive, Lithonia, GA 30038. Mr. Blanding stated, "There is no public transportation and no adequate parking. I am concern with the value of property. The community was not designed for this type of business." Mr. Blanding wrote on the *Comments Card* the following: "The proposed location is R-100, I am opposed to any zoning change to accommodate this business proposal."

Mr. Jenkins replied, "There is one (1) person to transport, not an issue with parking, and the home was vacant for ten (10) years."

The Chairman asked the Planning Commissioners if there were any questions. There were no comments and the Chairman asked for motion to closed hearing SLUP-17-0004 for comments.

Ms. Wright motion to close the public hearing for Petition SLUP-17-004. Mr. Eady seconded the motion. The motion was unanimously passed.

The Planning Commissioners went into discussion:

The Commissioners addressed Mr. Jenkins with the following questions:

The Chairman asked, "Thank you for servicing our veterans. There is no clear metric on residence, so they can stay there ten (10), twenty (20), or thirty (30) years? Is this more an open and end program?

Mr. Jenkins replied, "It is open and end until they can go back into society. They take programs at the Veteran Administration (VA). Supply transportation."

The Chairman asked, "Will there be any type of services that will be granted at this place like a doctor, psychologist, someone to deal with Post Traumatic Syndrome Disorder (PTSD) symptom on staff?"

Mr. Jenkins replied, "No, they will be transported to the VA for treatment. We will have lodging only and twenty-four/seven (24/7) staff. The veteran will never be left along. My home will only give them lodging to stay?

Ms. Wright asked, "Need background. How long working in this environment?"

Mr. Jenkins replied that he started his career in law enforcement and was a probation officer. Did community services. When working oversea came across homeless veterans. I wanted to help them."

Ms. Wright asked, "You mention a staff will be there, is there management to make sure they are taken care of and not wandering outside."

Mr. Jenkins stated that they make sure they are taking their medication. Making sure they have food, clothes, and transportation to and from the VA, as necessary.

The Chairman asked, "Have you had any community meetings?"

Mr. Jenkins stated yes and said that nobody showed up.

Mr. Wheeler replied that all applicants are requirement to submit a public participation report. Mr. Jenkins submitted a public participation report and in his summarization of his meeting, show proof of public notices mailed in the 500' radius of said property.

The Chairman asked, "You say the one (1) staff is there to watch over veterans and this staff is not specially trained to deal with veterans?"

Mr. Jenkins replied, "One (1) staff is there to watch over and only CPR required training."

The Chairman asked, "Will you be at the house?"

Mr. Jenkins replied, "No, not going to live there. Not my primary resident. I have own resident."

The Chairman asked if there were any further discussion. There were no comments.

The Chairman asked for motion to approve SLUP-17-0004.

Mr. Eady motion to approve Petition SLUP-17-0004. The Chairman seconded the motion. The motion was not unanimously carried. Mr. Eady and the Chairman approved. Ms. Wright opposed. The vote was 2 to 1. Motion was denied and did not pass.

Petition SLUP 17-0004 was denied with conditions:

1. Need more structured environment
2. Need more reinforcement in the home
3. Need to acquire specialized training, other than CPR

Mrs. Nicole Dozier presented TMOD-18-0001:

TEXT AMENDMENT:	TMOD 18-0001
PETITIONER:	City Staff
PROPOSED AMENDMENT:	Amendment to "Stonecrest Area Overlay District." Chapter 27 Article III, Sec 3.5.2, Sec. 3.5.3, Sec.3.5.15, Sec. 3.5.15.1, and Article IX, Section 9.1.3.

Mrs. Dozier stated that Stonecrest Area Overlay District is in Sec. 3.5.2, Sec. 3.5.3, Sec. 3.5.15, Sec. 3.5.15.1, and Article IX, Section 9.1.3. Does the city want to do the same to ensure consistency between the City and the County until such time that the City revises the Stonecrest Overlay district? The Staff seeks direction on how to proceed with this item.

Mrs. Dozier stated that this item is being presented for general informational purposes only. The proposed changes are in the document before you this evening. DeKalb County is considering making modification in Stonecrest Area Overlay in Tier III. Has been deferred to February 28, 2018. DeKalb County's proposed changes to the Stonecrest Overlay has not been heard.

Mrs. Preston stated that the Commissioners will still have a public hearing tonight and the staff recommends deferring to March 2018. Going forward, as Dekalb County make recommendations, staff will bring to your attention.

The Chairman asked the Planning Commissioners if there were questions

The Chairman asked if there were oppositions, to TMOD 18-0001, to come forth.

- 1) Ms. Mia (?) at 3350 Klondike Road stated that, "Stonecrest overlay is a hot button. Amendments made by DeKalb County committee were not completed before Stonecrest became to be. The character areas are very different. By changing Tier III, a big change coming down into buffer areas, the park, and with residential. Hope as time allows, that staff looks at the recommendations. Stonecrest overlay's characters are very different above North of I-20/ South I-20 changes to Tier III. A dated change is coming down to the buffer area, park, and residential.
- 2) Received a *City of Stonecrest Public Comments Card* from Mr. Bernard Knight. Mr. Knight is from Stonecrest Business Alliance (Mira (?) and Edwina Clanton were present too) stated that to promote quality economic development to help and oversee master plan of overlay (15-20 years ago) it been the approach that any changes would be brought to the Alliance. The North side, North of I-20, is very different from the South side, unincorporated DeKalb, is consistent. We have the Wesley Providence, 1500 units, beautiful first-class apartments and Arabia Mountain park. Tier III, South of the overlay, is 50% of overlay. A big and major change in policy. Bring the business stakeholders together. Do not oppose convenience stores. We are not opposed to change and worked two (2) years with a task force. We want to proceed with extreme caution. Can bring in convenience store on the North side of I-20 and beer/wine stores. Thank you very much.
- 3) Faye Coffield stated that it would help if we understood what you guys are talking about. All you said in the announcement is some A, B, C numbers and you did not explain what this is. Need to mark this down on the calendar, the first time me and Mr. Knight will be on the same side. For once, agrees with Mr. Knight. There is a different between the North side and South side of I-20. South side is zoned R-100, single family homes, and came with a master plan. The Cousins group were building property. We have been working very hard to maintain the South side of I-20. On the South side there is New Birth Road. Not a dumping ground. People are entitled to live in community with high end area. She watched East Atlanta. Grant Park, and Fourth Ward grow. We got to have a plan and backbone. The mall is dying.
- 4) Mr. Moore stated that the Mall is dying. Look at the community, it is not Prince George. There were two (2) rivers, now gone.

The Chairman asked the Commissioners if there were questions. There were no questions

The Chairman asked motion to close the Public Hearing for TMOD 18-0001, Stonecrest Overlay District.

Mr. Eady motioned to close Public Hearing for TMOD 18-0001. Ms. Wright seconded the motion.

The Chairman asked if there was any discussion from the Planning Commissioners. There were no comments.

The Chairman gave a summation:

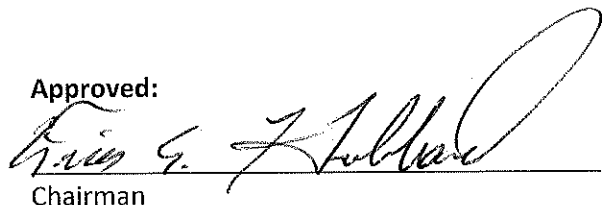
"Our public hearing is the fullest it has been. Stonecrest is a new city. What we expect from the developers and each other cannot be all lump-sided. Go in get what you want and then get out. We must have a comprehensive master plan. Residents must be included in the public hearings. We must make sure the meetings are adequately posted. List the subject, time, place, and the applicant would come out. Applicants must be made aware. Residents must be included in meetings and make sure the subject, times and dates are posted. Many do not come to meetings because residents are unaware. Citizens of Stonecrest must get involved. People do not want to see fifty-million gas stations and liquor stores on every corner. In all fairness, we must voice that opinion but, in fairness property owners can do what they want with their property. If you want a special permit, you must get permission. Let us build up Stonecrest."

The Chairman asked for motion to defer TMOD 18-0001 to the City Council.

Ms. Wright motioned to defer Public Hearing for TMOD 18-0001 to the City Council. Mr. Eady seconded the motion. The motion was unanimously passed.

There being no further business, Mr. Eady moved to adjourn the meeting. Ms. Wright seconded the motion. The vote was carried unanimously to adjourn the meeting at 8:16 PM.

Approved:



Chairman

04-03-2018

Date

Attest:


Secretary

04-03-2018

Date