



'SPECIAL CALLED'
PLANNING COMMISSION MEETING MINUTES SUMMARY
STONECREST CITY HALL'S ***Zoom-Video**** **MEETING**, 6:00 PM
June 22, 2021

I. Call to Order

The Vice Chairman called the ***'SPECIAL CALLED'*** Planning Commission meeting to order on Tuesday, June 22, 2021, at 6:04 PM via ***Zoom-Video**** meeting. The Vice Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

II. Roll Call

The presiding official at the June 22, 2021, meeting was Commissioner/Vice Chairman JW Eady. Commissioner/Chairman Eric Hubbard had an excused absent and was not present. Commissioner Joyce Walker, Pearl Hollis, and Lisa Wright were present. There was a quorum. Planning & Zoning Director Jim Summerbell and Attorney Michael Huening were present.

III. Approval of Minutes

The Planning Commission Meeting Minutes Summary dated April 6, 2021.

Vice Chairman Eady called for a motion.

Commissioner Lisa Wright motioned to **APPROVE** the Planning Commission Meeting Minutes Summary dated April 6, 2021. Commissioner Pearl Hollis seconded the motion. The motion was unanimously **APPROVED**.

IV. Old Business: None

V. New Business

1. Public Hearing(s):

LAND USE PETITION: TMOD 21-001 Stonecrest Code of Ordinances, Update of Outdated Code References
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Text amendments to update outdated code references in the Zoning Ordinance and other city codes in City Code of Ordinances to the former City Comprehensive Plan, to old city staff titles, and certain county boards and committees and the city does not have.

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-001, outdated code references. The definitions and regulations related to permitted uses are very confusing and the issues are being addressed. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**).

Staff recommended that all direct references to particular character areas in the code be removed. Recommend Approval of TMOD 21-001 to the City Council.

The Vice Chairman asked for a motion.

Commissioner Wright motioned to APPROVE PETITION TMOD 21-001 with the staff recommendations and changing of wordings. Commissioner Hollis seconded the motion. The vote was unanimously **APPROVED**.

LAND USE PETITION: TMOD 21-002 Stonecrest Zoning Ordinance, Modifications to Child and Personal Care Home Supplemental Use Regulations
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Revision to the Home Occupation- Sec. 4.2.31. Child and Personal Care Home – Sec 4.2.41 regulations and Definitions Article 9

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-002 to modify Articles 4 and 9 of the Zoning Ordinance and to other necessary changes identified by Council and staff. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**). Staff recommended Approval of TMOD 21-002.

Mr. Summerbell spoke on **Sec. 4.2.41.-Personal care homes, and child caring institutions, A. Personal care homes, general requirements, 1.** “...the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.” Currently there are 62 Personal Care Homes in Stonecrest. Owner(s) must live in the place, on the property, in order to operate a personal care home. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**).

Mr. Summerbell spoke on **Sec. 4.2.41.-Personal care homes, and child caring institutions, D. Child Care Home, and Child Care Facility general requirements, 1.** “...the state license application must reside in the child care home, facility. If owned by an individual, the individual owner must reside in the childcare facility, and 2. “...No child care home or child care facility shall be located within 1,250 feet of another child care home or child care facility...measured by a straight line...shortest distances...” View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**).

The Vice Chairman asked for a motion.

Commissioner Wright motioned to APPROVE PETITION TMOD 21-002 with the recommendations as presented and for the change of 1,250 feet to 1,500 feet distance. Commissioner Joyce Walker seconded the motion. The vote was unanimously **APPROVED**.

LAND USE PETITION: TMOD 21-003 Stonecrest Zoning Ordinance, Modification to Gas Service Station Supplemental Use Regulations
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Revision to Article 4. Division 2 Supplemental Use Regulations, and to Article 5. Site Design and Building Form Standards, as they relate to the siting, building form, and design of gas service stations.

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-003 to modify Chapter 27 of the Zoning Ordinance to address Gas Service Stations. There have been concerns for a number of years regarding the proliferation of gas service stations in the city. We are trying to tighten up where gas stations can be placed. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**). Twenty-six gas stations have been identified along I-20 and Panola Road.

Staff offered the following recommended changes:

- Removing the exemption for a Special Land Use permit for Alcohol outlets accessory to conveniences stores and gas pumps.
- Modifying the location criteria for facilities with fuel pumps, requiring that they be located at the corner of arterial roadways as designated on the City's functional classification map in the comprehensive plan.
- Requiring that such facilities include at least a 5,000 sf of retail space.

Staff recommended Approval of TMOD 21-003.

The Vice Chairman asked for a motion.

Commissioner Hollis motioned to APPROVE PETITION TMOD 21-003 with the recommendations as presented and with the modification of bathrooms. Commissioner Wright seconded the motion. The vote was unanimously **APPROVED**.

LAND USE PETITION: TMOD 21-004 Stonecrest Zoning Ordinance, Deletion of the exemption of Special Land Use Permits in Overlay Zones
PETITIONER: Planning & Zoning Department
LOCATION: City-wide

Proposed amendment: Deletion of Sub-Section 3.1.1.D. Overlay Districts generally, that exempts the requirement for a special land use permit in all overlay districts in the city when the underlying district requires a special land use permit for the same use.

Planning & Zoning Director Jim Summerbell presented the PowerPoint for PETITION TMOD 21-004 to deleted Subsection 3.1.1.D. of the Zoning Ordinance. View the text amendments highlighted in the track changes (June 17, 2021 - DRAFT) attached to the staff report (**ATTACHMENT I**).

Sec..3.1.6.- Overlay Use Table discuss a new overlay use table, **Table 3.1**, and removes the exemption (applies to all of the city's overlay districts, the Stonecrest Overlay, I-20 Overlay, and the Arabia Mountain Overlay) for the requirement of SLUPs within the City Overlay Districts. The impact shown in the "red box" requiring a SLUP, was by-right before. Staff recommended Approval of TMOD 21-004 to the City Council.

The Vice Chairman asked for a motion.

Commissioner Wright motioned to **APPROVE PETITION TMOD 21-004** with the recommendations as presented by the Planning & Zoning Department. Commissioner Walker seconded the motion. The vote was unanimously **APPROVED**.

VI. Adjournment

The vote was carried unanimously to adjourn the meeting at 7:06 PM. The Vice Chairman motioned to adjourn. Commissioner Wright seconded the motion.

APPROVED:

Vice Chairman

Date

ATTEST:

Secretary

Date

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ATTACHMENT I

Staff Reports & PowerPoints

Presented by
Planning & Zoning Director Jim Summerbell

TMOD 21-001 Correction of Outdated References
(Track Changes of the City Code Ordinances as they relate to TMOD 21-001.)

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TMOD 21-002 Child and Personal Care Homes
(Track Changes version of the City Code Ordinances as they relate to TMOD 21-002 with summarizing tables, and map showing known locations of existing personal care homes.)

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TMOD 21-003 Gas Service Stations
(Track Changes version of the City Code Ordinances as they relate to TMOD 21-003.)

&

TMOD 21-004 SLUP Exemptions
(Track Changes of the City Code Ordinances as they relate to TMOD 21-004 and Overlay District Maps by Council District for reference.)