

CITY OF STONECREST, GEORGIA

Planning Commission Meeting Minutes

Summary

June 5, 2018, 6:00 P.M.

Stonecrest City Hall's Chambers | 3120 Stonecrest Blvd., Suite 155 | Stonecrest, Georgia 30038 | (770) 224-0200 | www.stonecrestga.gov

The Planning Commission met on Tuesday, June 5, 2018 at 6:04 p.m. in Stonecrest City Hall's Chamber in Stonecrest, Georgia.

I. The meeting was called to order by the Chairman.

II. **Roll Call - The Members**

Present:

Mr. J.W. Eady	District 1
Ms. Wanda McNeal	District 2
Mr. Eric Hubbard	District 3
Ms. Pearl Hollis	District 4
Ms. Lisa Wright	District 5

Staff Present:

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

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

The Chairman asked for motion to accept the Planning Commission Meetings Minutes Summary dated May 1, 2018.

Ms. Wright motion to approve the Planning Commission Meetings Minutes Summary dated May 1, 2018. Mr. Eady seconded the motion. The motion was approved. The vote was unanimously carried.

IV. **Old Business:**

None

V. **New Business**

1. The Chairman call for a vote to adopt the 2018 Revised Planning Commission Meetings Calendar. The revisions were based on the change in the city of Stonecrest meeting dates for Mayor and City Council meetings.

Ms. Wright motion to adopt the 2018 Revised Planning Commission Meetings Calendar. Mr. Eady seconded the motion. The motion was approved. The vote was unanimously carried.

Attorney Preston interjected and advised the Chairman that the applicant is a former client of the law group and is not representing them in this case but, have done work with them in the past.

2. Public Hearing(s)

The following Petition(s) located within the city of Stonecrest are scheduled for Public Hearing.

LAND USE PETITION:	SLUP-18-003
PETITIONER:	Beverly J. Searles Foundation
LOCATION:	6721 Covington Hwy
CURRENT ZONING:	MR-2 (Medium Density Residential) District
PROPOSED ZONING:	MR-2 (Medium Density Residential) District Conditional
PROPOSED DEVELOPMENT:	Request Special Land Use Permit to construct senior living

Mr. Wheeler read the Staff Report out loud and stated that the applicant is requesting a Special Land Use Permit to develop a two hundred-fifty (250) unit senior housing development. For the age of fifty-five (55) and up. Previously the applicant had the subject property rezoned from C-1 (Local Commercial) to MR-2 (Medium Density Residential) on May 2018 per zoning case RZ-18-002. The applicant intends to develop the property for senior housing and needed to rezone the property to a zoning, which would allow the applicant to apply for a Special Land Use Permit.

The project, 9.3 acres, will be developed within two (2) to three (3) phases. The first phase will be one hundred twenty-eight (128) units comprise of brick veneer, fiber cement siding, and fiber cement panels. The property has approximately six hundred (600') of frontage on Covington Highway and approximately four hundred (400') frontage on Hillvale Road. All access will be on Covington Highway. The Community Development department recommends approval of SLUP-18-003.

The Chairman asked the applicant to come forth.

Mr. Chaz Coleman(?), development manager of the Beverly J. Searles Foundation, stated that the company is 501c3 and will build affordable housing at market rate. Handouts were distributed to the Commissioners depicting existing communities the Searles Foundation have today. Stonecrest projection to break ground around mid-November 2018.

The Chairman asked those in support to come forth and state name and address.

Ms. Cassie Canady(?) said she lives off Covington Highway and was in support of SLUP-18-003. Ms. Canady is concerned about the traffic and how senior facility will look mainly? Ms. Canady wants this area to look good. Want to make sure this senior facility and remain a senior facility forever. The traffic, what is the plan? They are redeveloping Covington Highway, have you spoken with GDOT? Covington Highway is like an Audubon? What about traffic lights? How will it look? Do we have pictures?

The Chairman interjected and advised Ms. Canady that the Planning Commission is to meet, put things in motion. The questions you are asking can be answered by Mr. Coleman. The Chairman suggested Ms. Canady to sit next to Mr. Coleman and talk. The Chairman was sure Mr. Coleman would not object to questions. The Chairman gave Ms. Canady the photos given to him by Mr. Coleman. Mr. Coleman had distributed earlier. The Chairman applauded Ms. Canady (?) for coming up.

Mr. Wheeler stated that questions of this nature, the staff can answer those type questions prior to meetings.

Ms. Wright reminded everyone that the Staff Reports are online and can read.

The Chairman asked those in opposition to come forth and state name and address. Ms. Beth Abbott lives at 3648 Klondike Road had two questions for the Commissioners. First, will there be interference with front frontage? Do not want them sitting on the road. Second, will there be adequate parking? Parking in back, is it sufficient? Ms. Abbott wants the senior facility back from the road and pretty.

Mr. Wheeler answered that Staff does review regulations for parking.

Mr. Coleman stated that the good news with senior is less driving. There is less parking and less driving by the seniors. Per Mr. Coleman, most of the parking spaces will be unutilized.

Mr. Eady motion to close the public hearing. Ms. Hollis seconded the motion. The motion was approved. The vote was unanimously carried.

The Commissioners went into discussion.

The Chairman asked for a motion.

Ms. Hollis motion to approve SLUP-18-003. Mr. Eady seconded the motion. The motion was approved. The vote was unanimously carried.

TEXT AMENDMENT:	TMOD 18-0002 (Deferred April 16, 2018 by City Council)
PETITIONER:	City Council
PROJECT LOCATION:	City-Wide
PROPOSED AMENDMENT:	Amendment to (Industrial) "Parking Regulations" Chapter 27 Article VI Sec. 6.1.3

Mrs. Dozier stated that the Mayor and City Council has requested that staff review and modify Chapter 27 Article VI Sec. 6.1.3 of the Parking Regulations to address industrial parking areas. The current city ordinance requires that all parking lots and spaces shall be paved and have continuous paved access to public and private streets (as adopted from DeKalb County). Review recommendations from the public. Met with some industrial partners in the city of Stonecrest and making sure there is balance. Modification has been made to the original document. The

administrative permit requirement has been removed. The staff recommend approval of TMOD 18-0002, as drafted, with the following text amendment:

10. Parking lots on unpaved surfaces for transportation equipment and vehicle storage, without services provided, shall be permitted as approved by the City Engineer or Community Development Director through an administrative permit on parcels zoned M or M-2, provided that:
 - a. The parking area shall be screened from view of the public street with an opaque fence wall minimum of six (6') feet in height.
 - b. The parking area should be at least fifty (50') feet from the street right of way.
 - c. A ten (10') foot wide evergreen landscape buffer around the perimeter of the fence along the public street.
 - d. The soil erosion, sedimentation and pollution requirements of Chapter 14, Article V of the Code of the City of Stonecrest, Georgia are met.
 - e. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality.
 - f. The parking lot has a minimum of one (1) acre.
11. Unpaved parking areas within the M and M-2 zones shall comply with the following specifications:
 - a. The parking lot shall be at least two hundred feet (200') from the boundaries of a residentially zoned parcel.
 - b. The parking lot subgrade must meet a minimum compaction of ninety-five percent (95%) as certified by a registered professional engineer.
 - c. The parking lot surface shall be composed of at least eight inches (8") of compacted Graded Aggregate Base.
 - d. The Graded Aggregate Base shall be stabilized with a surface treatment such as Calcium Chloride or other material approved by the City Engineer to control dust and provide stabilization of the stone.
 - e. Parking lots shall be inspected by the City of Stonecrest every two (2) years to ensure continued compliance with the above specifications. Additional maintenance such as grading. Graded Aggregate Base (gravel), or surface treatment may be required.

The City will allow existing unpaved areas, in industrial parking, up to two (2) years extension to come into compliance. A one-time, up to twelve (12) months, extension to be bought in to compliance. The purpose of this modification is to allow the utilization of the current gravel unpaved lots which is currently unpaved. Staff and the City Engineer are available to answer questions.

The Chairman asked those in favor to come forth and state name and address.

- 1) Ms. Gena Mangum(?) at 8979 Pleasant Hill Road said that she lives in the industrial park area and supports the ordinance and concept. It is a good start and headed in the right step. Making a major change. Support the ordinance and concept.

The Chairman asked those in opposition to come forth and state name and address.

- 1) Mr. Bernard Knight representing the Kelley's Land Company (since 1959) asked everybody whose is here in opposition to the ordinance to please stand. Mr. Knight stated that the folks we see are business owners and operators. Mr. Knight stated that they are just a fraction of the opposition of this matter. Mr. Knight believe this commission has the discretion to allow more than 10 minutes on certain circumstance, as for discretion to allow everyone who want to speak to do so. Mr. Knight asked Mr. Chairman to formally accept for the records.

The Chairman acknowledged Mr. Knight's request to allow everyone to speak and extended the time for an additional ten (10) minutes.

- 2) Mr. Knight stated, "We disagree one hundred ten percent (110%) with the assertion that the DeKalb County ordinance prohibited parking on gravel in industrial areas. That is not true. Admittedly, the ordinance was technical. For decades, decades, and decades, that dumb planning department parking was approved for unpaved surfaces. Ask Mr. Jack Phillips, he pulled the permits. DeKalb County allowed it. As for parking, we were surprised and is trying to work with the City on this matter. We received no explanation of why Calcium Chloride should be the required surface. Our research shows it is not available. We were not told how much to put down. That is a receipe for failure and is expensive. We want no more surprises and do not drive us out of business."
- 3) Mr. Bill Wikle(?) stated that the surface gravel is very important and referred to the Georgia Manual, Sec. 9.2, soil erosion.

With two (2) minutes remaining, the Chairman extended time to ten (10) additional minutes.

- 4) Mr. Jack Phillips stated that despite what the Community Development stated, they were surprised and is trying to work with the City of Stonecrest. Before, required some asphalt. Why fifty (50') feet as opposed to one hundred (100') feet? Why is Calcium Chloride required? It is expensive and think there should be exemption in this ordinance. Do not drive us out-of-business! Recommend deferral.
- 5) Mr. Jim O'Kelly(?) stated that no specification on Calcium Chloride, which is primarily used for snow. We do not know the cost. Need to see specifics and cost.
- 6) Mr. Jim Kelley stated that we have a bad parking problem issue with people parking on the property.
- 7) Mr. Emerson Grimes(?) stated that he was a former navy veteran and business owner in the city of Atlanta, parking business. Mr. Grimes(?) wish to expand to Stonecrest to offer safe parking for truck drivers as needed.
- 8) Ms. Alisha Smith lives at 21__ (?) Rock Chapel Road, commercial zoned property, stated that she supports the gravel parking. Ms. Smith lives next door to these properties and a lot of African American businesses. Ms. Smith do not want to see a lot of change on what have been done over the years. Not affecting anybody. Many, financially, cannot afford to pay and is struggling in general.

- 9) Ms. Dee Crosswell(?), representing Ms. Derrick at 7215 Maddox Road, stated that gravel works well. Near the Mall the grass is not mowed. The focus should be on the grass cutting and not gravel parking.
- 10) Ms. Marsha Hammond stated that she has a trucking company and that her yard maintains gravel parking. Ms. Hammond supports gravel parking.
- 11) Mr. ____ (?) lives at 6597 Margaret Road and been in the trucking business for ten (10) years. Support the use of gravel.

The Chairman extended time to ten (10) additional minutes to those in favor and Mrs. Dozier stated, "The purpose of this ordinance is to allow gravel parking. Want to bring back to your attention that the approval by the City Engineer specifically addresses instances where there may be changes to the buffer and residential setback. There could be modification, made by the City Engineer. Staff completed additional research, that the Calcium Chloride includes dust control, reduces maintenance cost, reduces gravel replacement cost, reduces construction cost, and reduces susceptibility. As it relates to availability, additional research was done and found Augusta, GA base provides Calcium Chloride for sale. Language is already included in the information provided."

Commissioners went into the discussion.

The Chairman asked for a motion on TMOD 18-0002. Mr. Eady motion to defer TMOD 18-0002. Ms. McNeal seconded the motion. The motion to defer was approved. The vote was unanimously carried.

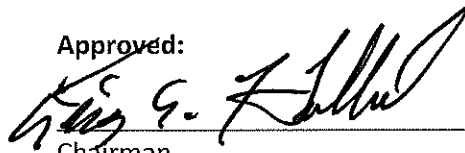
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- e. Parking lots shall be inspected by the City of Stonecrest every two (2) years to ensure continued compliance with the above specifications. Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required.

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 7:06 p.m.

Approved:

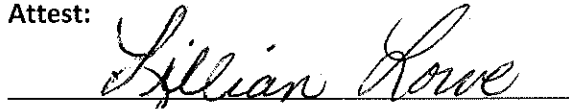


Chairman

7-10-18

Date

Attest:



Secretary

7-10-18

Date