



Planning Commission Meeting Summary
Stonecrest City Hall's Chambers | 3120 Stonecrest Blvd., Suite 155
August 6, 2019, 6:00 PM

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) or email MReed@stonecrestga.gov.

Call to Order

The Chairman called the Planning Commission meeting to order on Tuesday, August 6, 2019 at 6:04 PM in Stonecrest City Hall's Chamber, Stonecrest, Georgia. The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

Roll Call

Commissioner Eric Hubbard, J.W. Eady, Lisa Wright, Joyce Walker, and Pearl Hollis (arrived at 6:14 PM), were present. There was a quorum.

Planning & Zoning Director Christopher Wheeler and City Attorney Anamaria Hazard were present.

Minutes

The Chairman asked the Planning Commissioners to make a motion for the July 2, 2019 Planning Commission Meeting Minutes Summary. Commissioner Lisa Wright motion to **APPROVE** the Planning Commission Meeting Minutes Summary dated July 2, 2019. Commissioner J.W. Eady seconded the motion to **APPROVE**. The motion was **unanimously APPROVED**.

A. Old Business: None

New Business

1. Public Hearing(s):

LAND USE PETITION:	RZ-19-006
PETITIONER:	Halpern Enterprises, Inc c/o Battle Law
LOCATION:	6024 Covington Highway
CURRENT ZONING:	MR-2 (Med Density) Conditional Zoning District
PROPOSED AMENDMENT:	Applicant is requesting to rezone 3.78 acres to C-1 (Local Commercial) for future commercial development.

The Planning & Zoning Director Christopher Wheeler presented **PETITION RZ-19-006**. The Subject project is in the Neighborhood Center area and its character of the Stonecrest Comprehensive Plan. The property was annex into the City. Covington Highway is the major arterial and has the capacity to handle additional commercial use.

Staff recommended approval of **PETITION RZ-19-006** with the following six (6) conditions listed in the Staff Report, Page 9:

1. The use of the Subject Property for any of the following shall be strictly prohibited:

- a. Convenience Store;
 - b. Child day care center and/or kindergarten;
 - c. Blood collection center;
 - d. Check cashing establishment to include automobile title loan and pay day loan establishment;
 - e. Gold-Buying establishment;
 - f. Heavy truck and equipment and materials storage;
 - g. Outdoor open flea market;
 - h. Truck Stop and terminal;
 - i. Automobiles, boats, and trailers new and used sales;
 - j. Funeral home and/or crematory;
 - k. Fraternity or sorority house;
 - l. Boarding or rooming house;
 - m. Self-storage or mini warehouses, specifically excluding high rise climate controlled self-storage;
 - n. Liquor and/or package stores;
 - o. Pawn shops;
 - p. Pool hall and/or sports bar;
 - q. Adult Entertainment or bookstores, etc.;
 - r. Nightclub;
 - s. Skating rink; and
 - t. Indoor and/or outdoor recreation
2. The site shall be developed in general conformance with the site plan received by the City on May 7, 2019.
 3. Final elevations shall be subject to review and approval of the Community Development Director.
 4. Owner/Developer shall install a five foot (5') wide sidewalk along the entire frontage of Covington Highway.
 5. Owner/Developer shall obtain all permits required by the City of Stonecrest in accordance with the development of the subject property.
 6. Water and sewer approval are required by the DeKalb County Department of Watershed Management.

The Chairman asked the applicant to come forth. Attorney Michelle Battle, Battle Law, P.C. at One West Court Square, Suite 750, Decatur, GA 30030 stated that Halpern Enterprises, Inc. had owned mass majority properties at the intersection of Panola Road and Covington Highway but, with the economic downturn, some of the property was sold out. A Lidl grocery store (to be built at 6038 Covington Highway), out of Germany, is coming to that location within the next two (2) years. Halpern Enterprises, Inc. is requesting to rezone the 3.78 acres to C-1 for future commercial development and this is an opportunity to clean up what had been started last year.

The Chairman opened the floor to those in **support** of **RZ-19-006**. There were none.

The Chairman opened the floor to those in **opposition** of **RZ-19-006**. There were none.

The Chairman turned the floor over to the Commissioners for questions and discussion.

The Chairman closed the public hearing and asked for a motion. Commissioner Lisa Wright motion to **APPROVE RZ-19-006 WITH CONDITIONS 1, 2, 3, 4, 5, AND 6**.

Commissioner Joyce Walker seconded the motion to **APPROVE WITH CONDITIONS 1, 2, 3, 4, 5, AND 6. The motion was unanimously carried.**

City Attorney Anamaria Hazard clarified **Condition 2** for the Commissioners. See Staff Report for PETITION RZ-19-006, Page 4, Conceptual Site Plan.

Commissioner Wright amended the previous motion for PETITION RZ-19-006 by removing **Condition 2** and gave motion to **APPROVE RZ-19-006 WITH CONDITIONS 1, 3, 4, 5, AND 6.** Commissioner Joyce Walker seconded the motion to **remove Condition 2 and APPROVE WITH CONDITIONS 1, 3, 4, 5, AND 6. The motion was unanimously carried.**

LAND USE PETITION:	RZ-19-007
PETITIONER:	Rocklyn Homes c/o Battle Law
LOCATION:	1794, 1800 & 1850 Phillips Road
CURRENT ZONING:	R-100 (Residential Med Lot) Zoning District
PROPOSED AMENDMENT:	Applicant is requesting to rezone 30 acres to RSM (Small Lot Residential Mix) Zoning District for the development of 240 fee simple single attached units at a density of 8 units per acre.

The Planning & Zoning Director Christopher Wheeler presented **PETITION RZ-19-007.** Subject's project is currently zoned R-100; and the land is an open pasture with two entrance points off Phillips Road. The proposed homes (240 fees simple units) starting price will be \$190,000.00 for a two-story, twenty (20) square feet wide unit with a minimum of 1450' square feet lot size, a one (1) car garage and parking pad for two cars. The exterior will be comprised of mostly fiber cement siding and vinyl. There will accent on front elevation. Staff recommended **DEFERRAL** to allow applicant time to submit a traffic analysis and to deal with parking issues.

The Chairman asked the applicant to come forth. Attorney Michelle Battle stated that the Rocklyn product is totally different. As for price, the appetite is for townhomes which are more manageable with less maintenance, and empty nesters like the product. There will be 35% percent enhanced greenspace on site, a pond, and thirty-seven (37) additional guest parking spaces down by the mail kiosk and amenity area. Attorney Battle acknowledged that the concerns for the 'road width' to be install and emergency vehicles were heard. Rocklyn Homes is willing to put in private streets. Private streets have the same width as the public streets.

The time ran out and the Chairman motion to extend the time, eight (8) additional minutes, for both the applicant and those in opposition. Commissioner Wright seconded the motion. **The motion was unanimously carried.**

Attorney Battle continued speaking on the 'road width' and stated that cars are being parked on both sides of the street and it is difficult to move through the streets. Attorney Battle asked for a deferral to address questions raised and to meet with the community. The RSM is appropriate for this area.

The Chairman opened the floor to those in **support** of **RZ-19-007**. There were none.

The Chairman opened the floor to those in **opposition** of **RZ-19-007**.

1. *Did not Submit a Public Comments Card*: Ms. Glenda Lowe lives at 1028 Shield Crest Road in Forest Park, GA; own four (4) horses; is interested in the property; wants to keep it and redevelop the area; and is opposed.
2. *Submitted a Public Comments Card*: Ms. Florena Oliver lives at 1979 Corners Circle; is affiliated with New Covenant Christian Ministries. Wants the community to know what is going on especially with the traffic, safety, and is opposed.
3. *Submitted a Public Comments Card*: Ms. Melinda Dudley(?) lives at 1760 Phillips Road and is affiliated with New Covenant Christian Ministries. The Church does not support or oppose. We are offering input and is glad to hear deferral of this case to do further studies.
4. *Submitted a Public Comments Card*: Mr. Charles Caldwell lives at 6342 Phillips Place and is opposed.
5. *Submitted a Public Comments Card*: Ms. Diane Caldwell lives at 6342 Phillips Place and is opposed.
6. *Submitted a Public Comments Card*: Mr. Joseph Hunter lives at 6336 Phillips Place and is opposed.
7. *Submitted a Public Comments Card*: Ms. Ricki Bluett (Jacobs Ladder) lives at 2944 Rosebud Road, Loganville, GA 30052; is affiliated with Equestrian Community, and is opposed. Ms. Bluett stated that Jacobs Ladder is a special needs organization that uses horse therapy.
8. *Submitted a Public Comments Card*: Ms. Gwendolyn D. Little lives at 1028 Shieldcrest Road, Forest Park, GA 30297; is affiliated with Equestrian Community, and is opposed.

Attorney Battle returned to the podium to address opposition comments and apologized to the church's speakers for not returning call; the owners put property on the market; willing to go out and meet with the community to address concerns.

The Chairman turned the floor over to the Commissioners for questions and discussion before closing the public hearing and asking for a motion. Commissioner Wright motion to **DEFER PETITION RZ-19-007** to allow the applicant time to deal with various issues highlighted: traffic, additional parking, units per acre, width of the street, and community impact. The Chairman seconded the motion to **DEFER PETITION RZ-19-007** to the next cycle. **The motion was unanimously carried.**

VI. Adjournment

There being no further business, Commissioner Eady moved to adjourn. Commissioner Hollis seconded the motion. **The vote was carried unanimously** to adjourn the meeting at 7:35 PM.

Approved:

Chair

Date

Attest:

Secretary

Date