

CITY OF STONECREST, GEORGIA

Planning Commission Meeting Minutes

Summary

October 9, 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, October 9, 2018 at 6:09 p.m. in Stonecrest City Hall's Chamber in Stonecrest, Georgia.

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

II. **Roll Call - The Members**

Present:

Mr. J.W. Eady	District 1
Mr. Eric Hubbard	District 3
Ms. Pearl Hollis	District 4 (Arrived at 7:50PM; did not vote)
Ms. Lisa Wright	District 5

Staff Present:

Mr. Michael Harris	City Manager
Mr. Emily Macheski-Preston	City Attorney
Mr. Chris Wheeler	City Planner

Staff Absent:

Ms. Wanda McNeal	District 2
Mrs. Nicole Dozier	Community Development Director

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.

III. **Minutes:** The Chairman asked for motion to accept the Planning Commission Meetings Minutes Summary dated September 11, 2018. Commissioner J.W. Eady motion to approve the Planning Commission Meetings Minutes Summary dated September 11, 2018. Commissioner Lisa Wright seconded the motion. The motion was approved. The vote was unanimously carried.

IV. **Old Business:**

Ms. Michelle Battle, Attorney for LDG Development, distributed to the Commissioners and Staff a copy of the *"Proposed Revisions Conditions of Zoning For RZ-18-003, October 9, 2018"* (see Attachment 1).

1. **Public Hearing(s):**

The following Petition(s) located within the city of Stonecrest was presented by City Planner Mr. Chris Wheeler.

TEXT AMENDMENT:	RZ-18-003 (July 10, 2018)
PETITIONER:	LDG Development
LOCATION:	6554 & 6560 Chupp Rd 2616 & 2601 Macedonia Road 7247 & 7257 Covington Hwy
CURRENT ZONING:	C-1 (Local Commercial R-100 (Residential Medium LOT) O-I (Office-Institutional)
PROPOSED AMENDMENT:	Request to change the conditions of zoning to construct a mixed-use development with residential (240 townhome units) and commercial components

Mr. Wheeler advised the Commissioners that this item was originally heard at the August 7, 2018 Planning Commission meeting and was recommended for deferral. The application was heard at the August 20, 2018 City Council hearing and was referred “back” to the Planning Commission.

Mr. Wheeler read out loud the Staff Report and stated that the applicant is requesting to change four (4) conditions of CZ-04019 to construct 240 townhome units with commercial components.

The proposed townhome units will be between 1050’ and 1200’ square feet and gated at Chupp Road and Covington Highway. The Subject Property is 58.216 acres and sits in Stonecrest Tier 4 Overlay District. And, a neighborhood meeting was held on July 26, 2018 with the community, approximately fifteen (15) citizens attended.

Staff agrees some of the conditions can be removed while others can be modified and recommends the approval of RZ-18-003 with conditions.

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

The Chairman asked the applicant to come forth.

Ms. Battle stated that the applicant requested that the following condition be modified:
Proposed Revisions Condition No. 3 - Leave the capitalized text in - - “...NOTWITHSTANDING THE FOREGOING, THE FINAL SITE PLAN SHALL BE REVIEWED AND APPROVED IN WRITING BY THE COUNCIL MEMBER FOR THE DISTRICT IN WHICH THE PROJECT SITE IS LOCATED PRIOR TO THE ISSUANCE OF THE LAND DEVELOPMENT.”

Ms. Battle stated that the applicant requested the following condition be eliminated:
Proposed Revisions Condition No. 12 – Eliminate “All dwelling units shall have an attached garage for at least one (1) car...” and keep “...have parking for 1.5 cars per unit in a common parking area(s).”

Ms. Michelle Battle stated that a meeting was held with others over the last thirty (30) days working through the issues raised. With regards with the overall project, LDG is very please. The site plan makes modification for “Right-In” and Right-Out” only with a raise median on Lithonia Industrial Boulevard. As for the garage, Ms. Battle stated that these are rental properties and that it is rare to have garages; a clean look is wanted; and not have people hanging-out in that space or pad. LDG wants a pedestrian favor. Ms. Battle disclosed that this is a \$25 Million investment by LDG and respectfully requests approval of the application based on the conditions submitted and dated October 9, 2018.

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

Commissioner Wright asked, "The Transportation Study, can you give a summary as we have not had time to review of what it shows? Ms. Battle replied, "Yes."

Ms. Battle turned the floor over to Speaker Ms. Theresa Wiley (?). Ms. Wiley stated that the Transportation Study was conducted in the Summer and after school started. It measured the level of services; how traffic operated; determined that the impact was at the access; and indicated the number of lanes required. Details of findings are in the traffic study. Ms. Battle asked Mr. Wheeler if he had printed copies.

Commissioner Wright asked, "What did the transportation or traffic impact study show?" Speaker Ms. Wiley (?) replied, "We found that traffic operations continued to operate with acceptable levels..."

Mr. Wheeler excused himself and went to print copies of the "*Traffic Impact Study for Chupp Road Multi-Use Development, Stonecrest, GA; September 25, 2018, Revised on October 5, 2018*" that Ms. Battle sent earlier via email and distributed to the Commissioners and Staff.

Commissioner Wright asked about the commercial aspect in the future. Ms. Battle replied that at a later date the 90,000' square feet will be developed, selling off the two smaller commercial components.

Commissioner Wright asked, "Can you revisit who you are trying to have for the rental properties?" Ms. Battle turned the floor over to Mr. Chris Byrd, LDG Development, from Louisville, KY. Mr. Byrd stated that folks that works in entry level jobs as such, teachers, firefighters, police officers, folks who works at schools and serviced the community; and making an income of \$60,000 to \$25,000 per year qualifies. These are working folks having to pay rent, and this is not public housing. A two-bedroom rent is under \$900.00 and three-bedroom rents for a little over \$1000.00, very affordable, Per Mr. Byrd.

Commissioner Wright asked, "The last time we met, we asked about crime stats regarding your other properties so we can have a level of comfort." Per Mr. Byrd, "We do not have crime stats today. What we have done - - we have cluster parking between units and agreed to sidewalks on both sides of the street; it is pedestrian friendly and family oriented, minimum of three (3) playgrounds; a walking path fully equipped with benches; a business and fitness center -- we have fifty (50) acres and on site management, Gateway Management Group."

The Chairman put out the following disclaimer, "There are only three (3) Commissioners here tonight. Therefore, we do constitute a quorum. However, in order -- for anything to pass for tonight, we have to have all three (3) votes. So, I should have asked earlier; my apologies -- I thought another member would be here -- if you all wanted to proceed tonight with the hearing or want to defer?" Ms. Battle clarified and stated, "So, if for some reason you do not get the majority-- saying that it is 2-1, it fails?"

The Chairman stated, "That is correct. The applicant has the right to wait for a full board or go with the members present. Meaning, all members must vote three to zero (3-0) for the petition to be approved otherwise, a vote of two to zero (2-0) fails." Ms. Battle acknowledged the Chairman's statement and decided to proceed with the public hearing.

The Chairman asked those in support to come forth. None came forth.

The Chairman asked those in opposition to come forth.

Mr. Bernard Knight, Attorney at Law, stated that Ms. Battle and Mr. Byrd worked very hard with Councilman Jimmy Clanton and the Steering Committee to make sure industrial parks are protected and the Boulevard. As for this project, Mr. Knight supports and is not opposing. Ms. Battle opposing modification of Condition #3 is where Mr. Knight has concerns with the traffic and the Boulevard. Mr. Knight stated, "The boulevard traffic is steadily growing; and the trucking industry will continue to grow. The traffic conditions need to be looked at very carefully and closely. Negotiated with Councilman Clanton, Mr. Byrd, and Ms. Battle. We like Condition #2 as is. Our concerns are for Condition #3, should remain as is...we support this application."

Speaker Ms. Wiley(s) stated that the traffic study deals with classifications and volume and do not predict accidents at future access or access points.

Ms. Rose Stewart(?) came forth and stated that she lives at 2093 County Vale Lane (?) and wanted to speak on another property, 7247 and 7257 Covington Hwy. Mr. Wheeler advised Ms. Stewart that this was not for public hearing tonight and that was another case in the future. Ms. Stewart thanked the Commissioners for listening.

The Chairman closed Public Hearing RZ-18-003 before the Commissioners went into the discussion.

The Chairman asked for a motion for RZ 18-003. Chairman Hubbard motion to approve RZ 18-003 with conditions "As-Is" from the applicant. Commissioner Eady seconded the motion to approve RZ-18-003. The motion was unanimously passed.

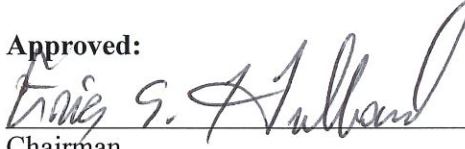
IV. New Business:

Mr. Wheeler stated that the LAND USE PETITION: RZ-18-005 | 7056 Maddox Road, requesting to rezone subject property from RE to M (Light Industrial), has been ADMINISTRATIVELY HELD.

V. Adjournment

There being no further business, Commissioner Eady moved to adjourn. Commissioner Wright seconded the motion. The vote was carried unanimously to adjourn the meeting at 7:03 p.m.

Approved:


Chairman

11-7-2018
Date

Attest:


Secretary

11-7-2018
Date

ATTACHMENT 1

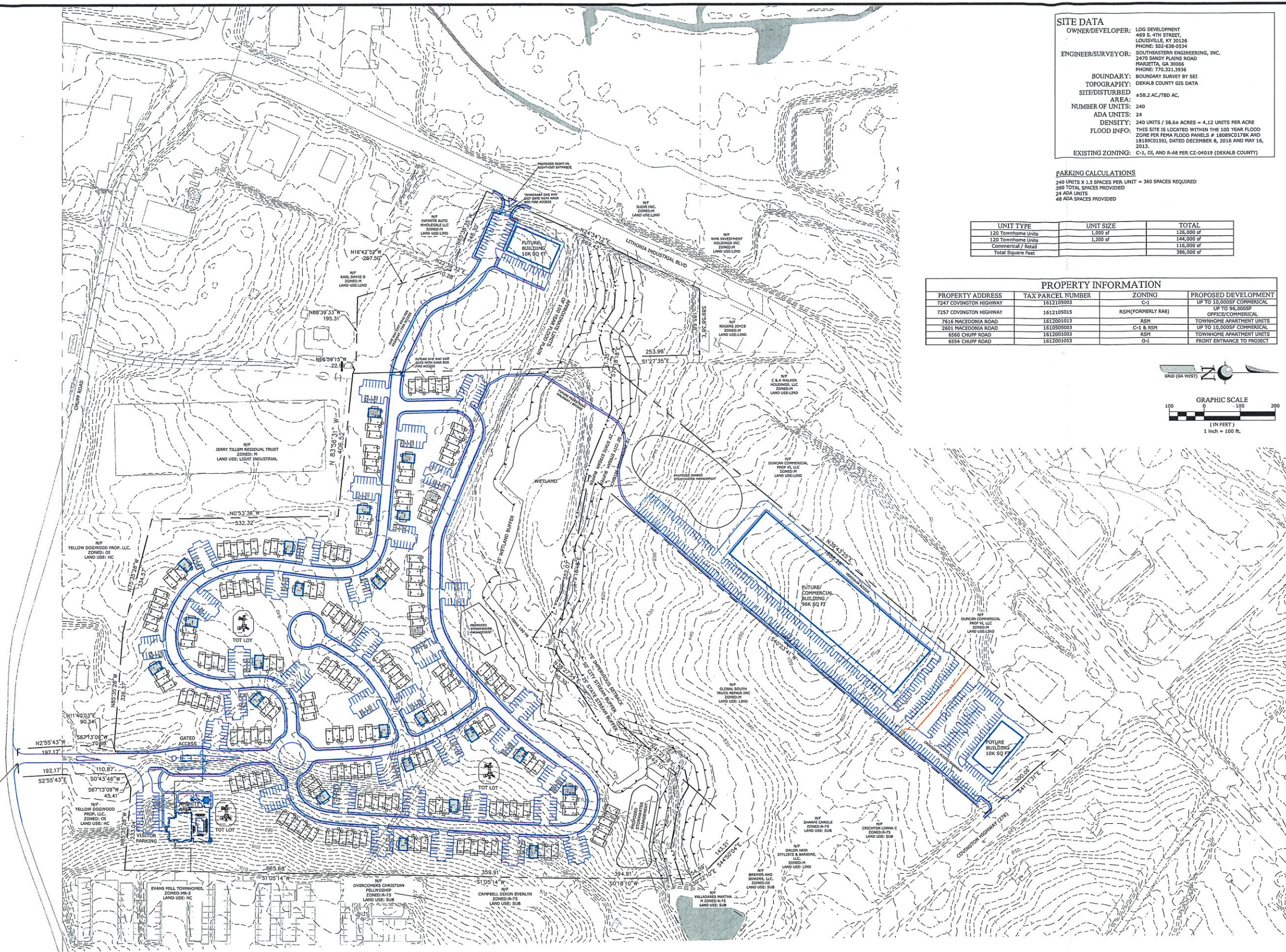
Submitted by
Michelle Battle, Battle Law LLC

Proposed Revisions Conditions of Zoning For RZ-18-003
October 9, 2018

PROPOSED REVISIONS CONDITIONS OF ZONING FOR RZ-18-003
October 9, 2018

1. The Subject Property shall be developed in general conformity with the Zoning Exhibit dated October 9, 2018 (the "Zoning Exhibit") prepared by Southeastern Engineering, Inc. for LDG Development and submitted to the Stonecrest Planning Department on October 9, 2018.
2. The primary entrance to the residential component of the Development shall be located off of Chupp Road. Access points to the non-residential future development shall be located off of Covington Highway and Lithonia Industrial Boulevard in the determined by the Georgia Department of Transportation ("GDOT") and/or the City of Stonecrest. The access point off of Lithonia Industrial Boulevard shall be right in/right out only for all traffic, and shall provide emergency vehicle access to the residential component of the Development, as well as serve as a secondary vehicular exit only for residents. A raised rollover shall be located at the entrance off of Lithonia Industrial Boulevard to discourage left turns onto Lithonia Industrial Boulevard. The driveway from the residential component of the Development shall also contain a sidewalk for pedestrian ingress and egress to the residential component of the Development. Prior to the development of the non-residential improvements along Lithonia Industrial Boulevard, the Developer shall install a gate across the secondary entrance at the nearest point to Lithonia Industrial Boulevard as allowed by the City Engineer, taking into consideration the length of the driveway needed from the public right of way to the emergency vehicle access pad for entrance into the residential component of the Development. The gate may be relocated, if necessary, upon the development of the non-residential improvements.
3. Final site plan to be approved by the Planning Director, which plan shall be consistent with the Zoning Exhibit, subject to modifications required by the City Engineer. **NOTWITHSTANDING THE FOREGOING, THE FINAL SITE PLAN SHALL BE REVIEWED AND APPROVED IN WRITING BY THE COUNCIL MEMBER FOR THE DISTRICT IN WHICH THE PROJECT SITE IS LOCATED PRIOR TO THE ISSUANCE OF THE LAND DEVELOPMENT.**
4. Prior to the issuance of a Land Development Permit, the City of Stonecrest Planning and Development Department shall be provided with a copy of the recorded unified development agreement for the Development.
5. Developer shall provide for at least one recreation area that shall feature a playground and gazebo for resident use.
6. Developer shall provide interior sidewalks/pathways/trails linked to the recreation area(s).

7. Developer shall install sidewalks on both sides of the internal streets of all parcels of the Development.
8. All residential dwelling units shall have a minimum heated square footage of 1050sq. ft. for 2 bedroom and 1200 sq. ft. for 3 bedroom. The total number of residential units shall not exceed 240 units.
9. Dwelling units shall have a minimum of at least 5 different designs and staggered facades.
10. Developer shall plant at least 1 hardwood shade tree of 8-10 feet in height in the front yard of each dwelling unit prior to issuance of a certificate of occupancy for that dwelling. If planting should occur off season, Developer may enter into escrow arrangements with the City of Stonecrest.
11. Development shall comply with the City of Stonecrest tree ordinance.
12. All dwelling units shall have an attached garage for at least one (1) car OR have parking for 1.5 cars per unit in a common parking area(s).
13. All facades shall consist of brick, stucco, stone, shake shingles, or hardiplank; no vinyl or wood except on eaves, dormers, gables and similar architectural accents.
14. Detention facilities shall be screened from view by a 6-foot fence and evergreen trees and shrubs.
15. All utilities shall be underground.
16. Developer shall provide landscaping and entry treatment for each public road entrance to the Development.
17. Developer shall construct deceleration lanes as required by the City of Stonecrest, and/or by GDOT.
18. The front façade of the commercial buildings in the Development shall consist of brick masonry, stone masonry and/or textured face concrete block. Additionally, a minimum of 50% of the two sides of the building shall consist primarily of brick masonry, stone masonry and/or textured face concrete block.
19. Aluminum security fencing or other screening may be erected around the perimeter of the Development. No wooden fencing shall be allowed.
20. Developer shall extend the sidewalk along Chupp Road to at least one MARTA bus stop and provide a designated area near the front entrance off of Chupp Road for the school bus stop.
21. The unopened portion of Macedonia Road shall not be abandoned.



THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED.