



PLANNING COMMISSION MEETING MINUTES SUMMARY
Stonecrest City Hall – ZOOM-VIRTUAL* - 6:00 PM

April 6, 2021

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).

I. Call to Order

The Chairman called the Planning Commission Meeting to order on Tuesday, April 6, 2021 at 6:00 PM via **ZOOM-Virtual*** meeting. The Chairman read the Rules and Procedures for Planning Commission Meetings and Public Hearings.

II. Roll Call

Commissioner Eric Hubbard, JW Eady, Joyce Walker, Pearl Hollis, and Lisa Wright were present. There was a quorum. Planning & Zoning Director Chris Wheeler, City Planner Tuyanna Daniels, and Attorney Michael Huening were present.

III. Minutes: The Approval of the Planning Commission Meeting Minutes Summary dated March 2, 2021.

Chairman Hubbard called for a motion. Commissioner Lisa Wright motioned to **APPROVE** the Planning Commission Meeting Minutes Summary dated March 2, 2021. Commissioner JW Eady seconded the motion. The motion was unanimously **APPROVED**.

IV. Old Business: None

V. New Business:

1. Public Hearing(s):

**Citizens wishing to make public comment can come to City Hall and make comments on a laptop running the Zoom application at the podium in Council Chambers or submit their questions via email address llowe@stonecrestga.gov.*

LAND USE PETITION:	RZ-20-002
PETITIONER:	Baldwin Paving Company Inc.
LOCATION:	6892 Maddox Road
CURRENT ZONING:	M (Light Industrial) Zoning District
PROPOSED DEVELOPMENT:	Applicant is requesting to rezone 52 acres to M-2 (Heavy Industrial) for the operation of an existing Asphalt Plant

Planning & Zoning Director Chris Wheeler advised the Commissioners that the applicant for **PETITION RZ-20-002 submitted an email withdrawal letter (ATTACHMENT I)**.

The Chairman asked the applicant to come forth.

The applicant, Mr. Ryan Teague, formally asked the Commissioners for the withdrawal of **PETITION RZ-20-002** at this time.

The Chairman asked those in **support** to come forth. There were none in **support**.

The Chairman asked those in **opposition** to come forth. There were none in **opposition**.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **accept the request of withdrawal for PETITION RZ-20-002**. Commissioner Wright seconded the motion. The motion was unanimously **ACCEPTED**.

Mr. Wheeler requested to move **PETITION AX-21-001** to last on agenda to be heard and advised he did not see applicant on online. The Chairman agreed.

LAND USE PETITION:	SLUP-21-0003
PETITIONER:	Tami Boyd
LOCATION:	6674 Chupp Rd
CURRENT ZONING:	MR-2 (Medium Density Residential-2)
PROPOSED:	Request to operate a Transitional Home.

Planning & Zoning Director Chris Wheeler presented the Staff Report and advised the Commissioners that the applicant for **PETITION SLUP-21-0003** meets the requirements. Staff recommends approval with the following conditions:

1. Limit the number of occupants (6) six.
2. Access shall be limited to the existing curb cut off Chupp Rd.
3. All refuse containers shall be screened from public view except during pick up.
4. Such Transitional Home shall comply with all applicable City of Stonecrest building, housing, and fire codes and shall fully comply with O.C.G.A. § § 30-3-1 et seq. before a certificate of occupancy can be issued. The loss of any state license or permit shall result in an automatic revocation of that city issued permit or license.
5. Transitional housing facilities may apply for an FHA Accommodation Variance as provided for in [section 7.5.9](#) if the residents would constitute disabled persons under the FHA.

The Chairman asked the applicant to come forth.

The applicant, Ms. Tami Boyd, advised the Commissioners that the transitional home is for women only; provides housing up to six months; includes incarcerated women; the goals are set to move women to independent living; have partnerships with other agencies; a furnished duplex; and supplies food. No visitors or drugs or men allowed on premises while there. Ms. Boyd stated that she is a Spelman College graduate, very involved in running transitional homes, and her involvement in advocacy.

The Chairman asked those in **support** to come forth. There were none in **support**.

The Chairman asked those in **opposition** to come forth. There were none in **opposition**.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard called for a motion. Commissioner Eady motioned to **APPROVE PETITION SLUP-21-0003 with conditions**. Chairman Hubbard seconded the motion. The motion was unanimously **APPROVED**.

LAND USE PETITION:	SLUP-21-0004
PETITIONER:	Lallymay Rose-Burrell
LOCATION:	3301 Corktree Trail
CURRENT ZONING:	R-100 (Residential Medium Lot-100)
PROPOSED:	Request to operate a Personal Care Home.

Planning & Zoning Director Chris Wheeler presented the Staff Report and advised the Commissioners that applicant(s) for **PETITION SLUP-21-0004** is requesting to operate a personal care home. Staff recommends approval with the following conditions:

1. Limit the use of personal care home only to (4) persons.
2. Access shall be limited to the existing curb cut off Goldenchain Drive.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to (operator) for the operation of a personal care home and shall not be transferable.

The Chairman asked the applicant(s) to come forth.

The applicants, Ms. Jennifer Mincy and Ms. Lallymay Rose-Burrell, will be the operators of the personal care home and are not the owners.

Ms. Mincy stated that she is operating a personal care home and there will be no increase in noise or traffic. Ms. Mincy stated that she works as a PA at DeKalb Schools.

Ms. Rose-Burrell stated that she has been a nurse for over 30 years, worked with Gerontology, and does everything to keep healthy.

The Chairman asked those in **support** to come forth. There were none in **support**.

The Chairman asked those in **opposition** to come forth. There were none in **opposition**.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard motioned to **APPROVE PETITION SLUP-21-0004 with conditions**. Commissioner Eady seconded the motion. The motion was unanimously **APPROVED**.

LAND USE PETITION: AX-21-001
PETITIONER: Nu Ground Studio
LOCATION: 2935 Miller Road
CURRENT ZONING: M (Light Industrial)
PROPOSED: Request to annex subject property into the City of Stonecrest with zoning classification of Light Industrial.

Planning & Zoning Director Chris Wheeler advised the Commissioners that the applicant for **PETITION AX-21-001** is requesting to annex 7.4 acres from unincorporated DeKalb County to M (Light Industrial) District, into the city of Stonecrest. Applicant meets all criteria. Nothing will change in that area. Nothing new to the area and currently in use. That area is already heavily used for movies productions. This is an existing development. Staff recommends approval.

The Chairman asked the applicant to come forth.

The applicant, Mr. Dennis Carter, stated that since 2018, have been in business and actively filming. There will be no impact on the community and roads. Being more part of Stonecrest family and less part of the town of Decatur.

The Chairman asked those in **support** to come forth. There were none in support.

The Chairman asked those in **opposition** to come forth. There were none in opposition.

The Chairman closed the public hearing before going into discussion.

Chairman Hubbard called for a motion. Commissioner Wright motioned to **APPROVE PETITION AX-21-001**. Commissioner Hollis seconded the motion. The motion was unanimously **APPROVED**.

VI. Adjournment

The vote was carried unanimously to adjourn the meeting at 7:15 PM. Commissioner Wright motioned to adjourn. Commissioner Eady seconded the motion.

APPROVED:


Chairman

06-25-2021
Date

ATTEST:


Secretary

06-25-2021
Date



PLANNING COMMISSION MEETING

APRIL 6, 2021

ATTACHMENT I PETITION RZ-20-002

Emailed Withdrawal Request

from

Mr. Ryan Teague
Owner/Co-President
of
Baldwin Paving Company, Inc.

From: Ryan Teague <rteague@baldwin-paving.com>

Sent: Tuesday, April 6, 2021 1:39 PM

To: Chris Wheeler <cwheeler@stonecrestga.gov>

Subject: RE: Rezoning Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr. Wheeler –

As discussed, please accept this as Baldwin Paving Company's formal request to withdraw our zoning application that we filed last year.

Best regards,
Ryan Teague

Ryan Teague
Owner/Co-President
Baldwin Paving Company, Inc.
1014 Kenmill Drive NW
Marietta, GA 30060
404.358.7390