

PLANNING COMMISSION MEETING MOTIONS

Stonecrest City Hall - 6:00 PM *In-Person Meeting

June 7, 2022



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).

Citizens wishing to actively participate and make a comment during the public hearing portion of the meeting please submit a request via email address lillian.lope@stonecrestga.gov by noon the day of the hearing, June 7, 2022. The zoom link for the meeting will be sent to you, or you can also submit comments and questions to the same email address by the same deadline to be read into the record at the meeting.

I. Call to Order: Chairman Eric Hubbard (District 3) called the in-person meeting to order at 6:09 PM.

II. Roll Call: Chairman Hubbard called the roll. Commissioner Joyce Walker (District 2), and Pearl Hollis (District 4) were present. Commissioners Stefanie Brown (District 1) was absent. District 5 is currently **VACANT**. There was a quorum.

Acting Director/Senior Planner Keedra Jackson, MPA, was present. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.

III. Approval of the Agenda: Chairman Hubbard called for a motion to **APPROVE THE AGENDA**. Ms. Hollis motioned to **APPROVE THE AGENDA**. Ms. Walker seconded the motion. The motion was unanimously **APPROVED**.

IV. Approval of Minutes: The Planning Commission Meeting Minutes Summary dated May 3, 2022. Chairman Hubbard called for a motion to approve the Planning Commission Meeting Minutes Summary dated May 3, 2022. Ms. Hollis motioned to **APPROVE**. Ms. Walker seconded the motion. The motion was unanimously **APPROVED**.

V. Presentations: Upcoming Cases Presented by Ms. Keedra Jackson

The upcoming cases will be heard in July 2022:

- **SLUP-22-005** - The applicant is seeking to operate a short-term rental
- **RZ-22-004** - The applicant seeking a rezoning to be a late-night establishment
- **TMOD-22-002** - To remove the light industrial use from **Tier 3** of the Stonecrest Overlay (have heard this TMOD before). Staff is making some amendments to it.
- **TMOD-21-005** - Regarding the base zoning of the Stonecrest Overlay

VI. Old Business:

1. Public Hearing(s):

LAND USE PETITION:

RZ-22-002

PETITIONER:

Nick Faber of IDI Logistics

LOCATION:

2300 2330, 2368, 2376 South Stone Mountain Lithonia Road and 1801 Coffee Road

PROPOSED DEVELOPMENT:

To rezone 205.2 +/- acres of land from M (Light Industrial) and M-2 (Heavy Industrial) to M (Light Industrial) for the amendment of zoning conditions CZ-81143: #7, 10, 11, 14,

and 17 to allow for the construction of three- building warehouse development to include truck parking.

Ms. Jackson presented **PETITION RZ-22-002**. The applicant is seeking a rezoning to rezone parcels 2300, 2330, 2368, and 2376 from light industrial and heavy industrial to light industrial for the construction of three warehouse buildings totaling over 1 million square feet. It will also consist of parking and associated site improvements. In 1981 there was a rezoning of the subject's property, and the property was subject to 17 conditions. Staff recommended **APPROVAL/CONDITIONS**.

The Chairman asked those in **support** to speak.

Those in **support**:

Spoke-virtually: Mr. Alex Brock, with Smith, Gambrell & Russell, 1105 West Peachtree Street, Atlanta, Georgia came forward and presented on behalf of the applicant, Mr. Nick Faber of **IDI** Logistics. Mr. Brock stated that **IDI** is requesting a deferral of this application for 60 days to correct the legal description for the property and obtain additional surveying.

The Chairman asked those in **opposition** to speak.

Those in **opposition**:

Spoke-in-person: Ms. Renee Cail is concerned about this project because of the devastation that it will do, to the environment. Hopes that it is not approved.

Email Sent: The Secretary read the email sent from Ms. Sandra Honore.

Email Sent: Ms. Genetha Woods was virtually connected to the meeting and did raise hand to speak. Ms. Woods sent an email to the Secretary.

The Chairman motioned to **DEFER RZ-22-002 for 60-DAYS**. Ms. Hollis seconded the motion. The vote was **unanimously APPROVED**.

LAND USE PETITION:

TMOD-22-001

PETITIONER:

Planning & Zoning Department

LOCATION:

Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27 to remove inconsistencies in land use terms and definitions, and to clarify and update the uses allowed in each zoning district.

Ms. Jackson presented **PETITION TMOD-22-001** and stated that this was presented back in March 2022. The Commissioners recommended **APPROVAL**. When we make a large change to a document it is the goal to bring it back to the Commissioners to get the true representation before it goes to City Council. Staff recommended **APPROVAL of TMOD-21-001**.

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

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

The Chairman asked for a motion. Ms. Hollis motioned to **APPROVE TMOD-22-001 WITH THE RECOMMENDATIONS FROM STAFF PERTAINING TO THE AMENDMENT OR ZONING**. Ms. Walker seconded the motion. The vote was **unanimously APPROVED**.

LAND USE PETITION: TMOD-22-006
PETITIONER: Planning & Zoning Department
LOCATION: Citywide

PROPOSED AMENDMENT: To clarify the terms and definitions used to describe land uses associated with breweries and distilleries found in Article 9, Definitions, Sec 9.1.3 Defined terms and to create Supplemental Regulations for the use.

Ms. Jackson presented **PETITION TMOD-22-006**, dealing with distilleries and breweries. Staff is making a recommendation or change to the distillery and is adding a new text amendment regarding distilleries and breweries. Staff is asking to add a section in the code that defines what is a brew pub, craft brewery, craft distillery, growler, growler store, large-scale brewery, and large-scale distillery. That was in the previous document that Commissioners just recommended approval. Those definitions are listed there. Staff is asking to revise the **Permitted Use Table, Section 4.3.1**.

The zoning ordinance permits several uses that need further definition and supplemental use criteria for proper administration. Staff would need to create an ordinance to allow a proposed distillery to come to the city of Stonecrest.

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

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

The Chairman closed the public hearing before going into discussion.

The Chairman motion to **APPROVE TMOD-22-006**. Ms. Hollis seconded the motion. The motion was **unanimously APPROVED**.

Attorney Alicia Thompson addressed the Commissioners and stated, “Is *Permitted!* That is one thing that we will be looking into before the item becomes the ordinance and brings it before city council. That is just one thing that we are still going to look into. We are going to confirm that the language is correct.”

VIII. New Business:

The Chairman welcomed Commissioner candidate Mr. Lemuel Hawkins for District 5. After training and getting sworn-in, Mr. Hawkins will be serving on the Planning Commission.

The Chairman congratulated Stonecrest’s newly elected Mayor Jazzmin Cobble who has taken over the reigns as mayor on May 24, 2022.

IX. Adjournment: The Chairman motioned to adjourn the meeting. Ms. Hollis seconded the motion. The meeting was adjourned at 7:32 PM.