



PLANNING COMMISSION MEETING
 Stonecrest City Hall's *Zoom Video** - 6:00 PM
 October 5, 2021

A G E N D A

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 their request via email address lillian.lowe@stonecrestga.gov by noon the day of the hearing, October 5, 2021. A 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**
- II. Roll Call**
- III. Approval of the Agenda**
- IV. Presentations** - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases.
- V. Public Comments** - Lillian Lowe will read public comments submitted.
- VI. Approval of Minutes** - The Planning Commission Meeting Minutes Summary dated September 7, 2021.
- VII. Approval of Schedule** - 2022 Planning Commission Meeting Schedule
- VIII. Old Business**
- IX. New Business**

1. Public Hearings:

LAND USE PETITION:	RZ-21-007
PETITIONER:	City of Stonecrest, Planning & Zoning Dept.
LOCATION:	17 parcels of land east of Klondike Rd and Plunkett Rd, south of Hayden Quarry Road, and north of Rockland Road

Parcel ID	Address
16 139 02 010	6815 Hayden Quarry Road
16 139 02 017	3216 Klondike Road
16 139 02 020	3220 Klondike Road

16 139 02 008	3230 Klondike Road
16 139 02 016	3240 Klondike Road
16 139 02 007	3278 Klondike Road
16 139 02 019	3304 Klondike Road
16 140 03 018	3280 Plunkett Road
16 140 03 027	3310 Plunkett Road
16 140 03 016	3350 Plunkett Road
16 140 03 019	3332 Plunkett Road
16 140 03 020	3418 Plunkett Road
16 140 03 028	3466 Plunkett Road
16 140 03 008	6900 Rockland Road
16 140 03 026	6914 Rockland Road
16 141 06 001	3582 Plunkett Road
16 141 06 002	6888 Rockland Road

PROPOSED AMENDMENT: Proposed rezoning from Stonecrest Area Overlay, Tier 5 to Arabia Mountain Conservation Overlay

LAND USE PETITION: RZ-21-008
 PETITIONER: ACE Homes LLC
 LOCATION: 2241 South Stone Mountain Lithonia Road

PROPOSED AMENDMENT: Rezoning of 2241 South Stone Mountain Lithonia Road (part) from C-1 (Local Commercial) to MR-1 (Medium Density Residential), and change in conditions for a proposed Medium Density Residential (MR-1) development at 2241 South Stone Mountain Lithonia Road, 2261 South Stone Mountain Lithonia Rd, and 1780 Phillips Rd.

LAND USE PETITION: TMOD-21-009
 PETITIONER: Planning & Zoning Department
 LOCATION: Citywide

PROPOSED AMENDMENT: Amendment to the Stonecrest Code of Ordinance, Chapter 4 – Alcoholic Beverages, and Chapter 27 – Zoning Ordinance to further define and regulate special events, temporary outdoor events, late-night establishments, and similar uses.

LAND USE PETITION: TMOD-21-010
 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.

LAND USE PETITION:
PETITIONER:
LOCATION:

TMOD-21-011
Planning & Zoning Department
Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27 to remove language encouraging residential conversion of industrial buildings and allowing residential construction in industrial zoning districts.

LAND USE PETITION:
PETITIONER:
LOCATION:

TMOD-21-012
Planning & Zoning Department
Citywide

PROPOSED AMENDMENT:

Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 6 - Parking to amend the parking regulations concerning gravel truck parking lots.

X. Adjournment