



PLANNING COMMISSION MEETING MINUTES SUMMARY STONECREST CITY HALL'S ZOOM-Video MEETING, 6:00 PM

October 5, 2021

I. Call to Order

The Vice Chairman called the Planning Commission meeting to order on Tuesday, October 5, 2021, at 6:04 PM via *ZOOM-Video* meeting. The Secretary, Lillian Lowe, read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

II. Roll Call

Vice Chairman JW Eady was the presiding official at the October 5, 2021, meeting. Chairman Eric Hubbard was not present, an excused absence. Commissioner Joyce Walker, Pearl Hollis, and Cheryl Moore-Mathis were present. There was a quorum.

Planning & Zoning Director Jim Summerbell and Attorney Alicia Thompson were present.

III. Approval of the Agenda

Vice Chairman Eady called for a motion. Commissioner Walker motioned to **APPROVE** the Agenda for the October 5, 2021, Planning Commission Meeting. Commissioner Mathis seconded the motion. The motion was unanimously **APPROVED**.

IV. Presentations - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases (**ATTACHMENT D**) includes:

October 14th – Meet with City Council to discuss Zoning Ordinance text amendments.

October 20th – Planning Information Meeting (Tentatively Scheduled)

November 9th – The next Planning Commission Meeting

Zoning Cases currently being reviewed for consideration for the November 9, 2021, Planning Commission's Agenda:

- *OLD BUSINESS* – RZ-21-006, 4700 Browns Mill Road
- SLUP-21-005, 4460 Idlewood Park
- RZ-21-009 and SLUP 21-006, 2888 Evans Mill Road

V. Public Comments – Secretary Lillian Lowe will read public comments submitted. There were no public comments submitted.

VI. Approval of Minutes: The Planning Commission Meeting Minutes Summary dated September 7, 2021.

Vice Chairman Eady called for a motion. Commissioner Mathis motioned to **APPROVE** the Planning Commission Meeting Minutes Summary dated September 7, 2021. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.

VII. Approval of Schedule – 2022 Planning Commission Meeting Schedule

Vice Chairman Eady called for a motion. Commissioner Walker motioned to **APPROVE** the 2022 Planning Commission Meeting Schedule. Commissioner Mathis seconded the motion. The motion was unanimously **APPROVED**.

VIII. Old Business: None

IX. New Business

1. Public Hearing(s): 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

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-007**. Spoke on the expansion of the Arabia Mountain Conservation Overlay District. Proposed rezoning from Stonecrest Area Overlay, Tier 5 to Arabia Mountain Conservation Overlay. Discussed the permitted and prohibited uses in Tier 5 and prohibited uses in Arabia Mountain Conservation Overlay. Staff recommended **APPROVAL OF PETITION RZ-21-007**.

The Vice Chairman opened the public hearing for those in support. There was one (1) in support. 1. *Spoke-in-person*: Ms. Faye Coffield is in support of this project.

The Vice Chairman opened the public hearing for those in opposition. There were none.

The Vice Chairman closed the public hearing before going into discussion.

The Vice Chairman asked for a motion. Commissioner Mathis motioned to **APPROVE PETITION RZ-21-007 WITH STAFF'S RECOMMENDATIONS**. Commissioner Hollis seconded the motion. The vote was **unanimously APPROVED**.

LAND USE PETITION:
PETITIONER:
LOCATION:

RZ-21-008
ACE Homes LLC
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.

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-008**. Staff recommended **APPROVAL of PETITION RZ-21-008 TO MR-1 AND C-1, WITH THE FOLLOWING CONDITIONS:**

1. The future development of the site shall be in compliance with the general concept plan submitted on September 7, 2021, with this rezoning application prepared by Prime Engineering.
2. A Homeowners Association (HOA) will be established prior to the approval of a final plat for the development. HOA membership will be requirement of all property owners within the development.
3. Prior to the issuance of any land disturbance permit, the Applicant must provide evidence of a legal mechanism under which all land to be held in common and used for greenspace purposes within the development shall be protected in perpetuity.
4. The applicant must submit a tree save and landscaping plan to the Director prior to issuance of building or land development permits.
5. The City Engineer shall review and approve driveway location prior to the issuance of building or land development permits.
6. A minimum 5-foot sidewalk shall be installed along the property frontage on S Stone Mountain Lithonia Road.

On October 4, 2021, Planning & Zoning Director received the updated site plan, prepared by Prime Engineering, related to RZ-21-008 (**ATTACHMENT ID**). Staff will amend the recommended conditions to include reference to this version of the site plan.

The applicant, Mr. Robert MacPherson, Prime Engineering, stated that the NW corner had townhomes along the spine of road, and single family residential with the commercial parcel too. The South cluster was a bunch of duplexes for senior housing and a single family residential on the South. Requesting two things:

1. Make sure it intersects with the driveway across the street. Make a slight twist in the road to get alignment; slightly adjust the commercial lines to accommodate the single family residential; and work around the stream buffer that is in that area. Trying to clean it up so that it works.
2. The current owner really does not want to build the quadruplex senior housing complex but, rather it be single family.

The amenities will include a clubhouse with a swimming pool, walking trails, amphitheater, soccer field, pavilion, and playground. The applicant wants to build a walking trail around the pond, the

wetlands and come back around the commercial piece and connects with the sidewalks that will be placed within the subdivision. The applicant stated that the city attorney asked to create left turn lanes, there are two points of ingress and egress to enter the subdivision.

The Vice Chairman opened the public hearing for those in support. There was one in support:

1. *Spoke-in-person*: Ms. Faye Coffield is in support of this project.

The Vice Chairman opened the public hearing for those in opposition. There were none in opposition.

The Vice Chairman closed the public hearing before going into discussion.

The Vice Chairman asked for a motion. Commissioner Mathis motioned to **APPROVE PETITION RZ-21-008 BASED ON STAFF'S RECOMMENDATIONS**. Commissioner Hollis seconded the motion. The vote was **unanimously APPROVED**.

LAND USE PETITION:

PETITIONER:

LOCATION:

TMOD-21-009

Planning & Zoning Department

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.

Planning & Zoning Director Jim Summerbell presented **PETITION TMOD-21-009**. Spoke on the Amendment to the Stonecrest Code of Ordinance, Chapter 4 and Chapter 27, special events, temporary outdoor events, late-night establishments, and similar uses. The new definitions and revised supplemental regulations were discussed. Staff recommended **APPROVAL OF TMOD-21-009 TO THE CITY COUNCIL**.

The Vice Chairman opened the public hearing for those in support. There were none in support.

The Vice Chairman opened the public hearing for those in opposition. There were none in opposition.

The Vice Chairman closed the public hearing before going into discussion.

The Vice Chairman asked for a motion. Commissioner Mathis motioned to **APPROVE PETITION RZ-21-008 BASED ON STAFF'S RECOMMENDATIONS**. Commissioner Eady seconded the motion. The vote was **unanimously APPROVED**.

LAND USE PETITION:

PETITIONER:

LOCATION:

TMOD-21-010

Planning & Zoning Department

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.

Planning & Zoning Director Jim Summerbell presented **PETITION TMOD-21-010**. Spoke on the revision to permitted uses. Staff recommended **APPROVAL OF TMOD-21-010, THE AMENDMENTS HIGHLIGHTED IN THE TRACK CHANGES VERSION OF THE ZONING ORDINANCE, TO THE CITY COUNCIL OF PROHIBITED USE LIST AND RESTRICTIONS ON RESIDENTIAL USES IN INDUSTRIAL AREAS.**

The Vice Chairman opened the public hearing for those in support. There were none in support.

The Vice Chairman opened the public hearing for those in opposition. There were none in opposition.

The Vice Chairman closed the public hearing before going into discussion.

The Vice Chairman asked for a motion. Commissioner Mathis motioned to **APPROVE PETITION RZ-21-010 WITH THE SLUP FOR COMMERCIAL PARKING AND STAFF'S RECOMMENDATIONS**. Commissioner Walker seconded the motion. The vote was **unanimously APPROVED**.

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.

Planning & Zoning Director Jim Summerbell presented **PETITION TMOD-21-011**. Spoke on discouraging residential conversion of industrial buildings and residential construction in industrial zones. Staff recommended **Approval of TMOD-21-011 TO THE CITY COUNCIL**.

The Vice Chairman opened the public hearing for those in support. There were none in support.

The Vice Chairman opened the public hearing for those in opposition. There were none in opposition.

The Vice Chairman closed the public hearing before going into discussion.

The Vice Chairman asked for a motion. Commissioner Mathis motioned to **DEFER PETITION TMOD-21-011 BACK TO CITY COUNCIL AND STAFF'S RECOMMENDATIONS**. Commissioner Walker seconded the motion. The vote was **unanimously APPROVED**.

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.

Planning & Zoning Director Jim Summerbell presented **TMOD-21-012**. Spoke on the amendment to gravel parking lot provisions. Staff recommended **APPROVAL OF TMOD-21-012, THE AMENDMENTS HIGHLIGHTED IN THE TRACK CHANGES VERSION OF THE ZONING ORDINANCE.**

In preparing for tonight's meeting, Mr. Summerbell stated that the track changes version of the code related to Gravel Parking, **TMOD-21-012 Stonecrest Zoning Code Update, REVISIONS and NEW ORDINANCES, Revision to Sec. 6.1.3. – Parking regulations, off-street parking spaces** did not PDF correctly. The PDF did not highlight the changes, but just showed the recommended text. Attached is the corrected version, highlighting the changes with strikethrough and underline. All of the changes can be found on page 4 and relate to subsection **6.1.3.B.10 (ATTACHMENT III).**

The Vice Chairman opened the public hearing for those in support. There were none in support.

The Vice Chairman opened the public hearing for those in opposition. There were none in opposition.

The Vice Chairman closed the public hearing before going into discussion.

The Vice Chairman asked for a motion. Commissioner Mathis motioned to **APPROVE TMOD-21-012 AS PRESENTED**. Commissioner Hollis seconded the motion. The vote was **unanimously APPROVED**.

X. Adjournment


The vote was carried unanimously to adjourn the meeting at 8:09 PM. Commissioner Mathis motioned to adjourn. Commissioner Hollis seconded the motion.

The meeting can be viewed on [Stonecrest YouTube Live Channel](#).

APPROVED:

Vice Chairman


Date

 11-29-2021

ATTEST:

Secretary

Date

 11-29-2021



PLANNING COMMISSION MEETING

October 5, 2021

ATTACHMENT I

PowerPoint Presentation on Upcoming Cases

by

Planning & Zoning Director
Jim Summerbell, AICP

Presentation on Upcoming Cases



Upcoming Cases

- Staff is tentatively scheduled to meet with City Council on October 14 to discuss Zoning Ordinance text amendments. Amendments under consideration include:
 - Arabia Mtn Conservation Overlay – Agri-tourism Facility Supplemental Use Criteria
 - Supplemental use provisions for uses of special concern
 - Transitional buffer zones between residential and industrial uses
 - Design guidelines for the I-20 and Stonecrest Area Overlays
- Planning Information Meeting tentatively scheduled on October 20 to review Planning and Zoning Activities and upcoming cases with the community
- Note the next PC meeting will be held on the second Tuesday of the month, November 9, due to the City elections
- Zoning Cases currently being reviewed for consideration for November 9 PC Agenda, include:
 - Old business, RZ-21-006, 4700 Browns Mill Road, Proposed change in conditions for a townhome community in an RSM District
 - SLUP-21-005, 4460 Idlewood Park. Property owner, Special Land Use Permit to operate Adult Day Care in a single-family home in an RSM District.
 - RZ-21-009 and SLUP-21-006, 2888 Evans Mill Rd, rezoning from Stonecrest Area Overlay, Tier 1 to Tier 3, and Special Land Use Permit for a gas station and convenience store.



PLANNING COMMISSION MEETING

October 5, 2021

ATTACHMENT II

PETITION RZ-21-008

Updated Site Plan



PLANNING COMMISSION MEETING

October 5, 2021

ATTACHMENT III

Gravel Parking, TMOD-21-012

Stonecrest Zoning Code Update

REVISIONS and NEW ORDINANCES
Revision to Sec. 6.1.3. – Parking Regulations



PLANNING & ZONING STAFF REPORT

MEETING DATE: October 5, 2021

GENERAL INFORMATION

Petition Number: TMOD 21-012

Applicant: Stonecrest Planning and Zoning Department

Project Location: City-Wide

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

FACTS AND ISSUES:

The 2018 revision of Section 6.1.3. to allow parking on gravel has succeeded in encouraging creation of new standalone truck parking lots, but the appearance of the lots from the public right of way needs improvement. The street frontage fencing and landscaping of S & W Automotive Parts and Encore Recycling were installed to a higher standard which should be observed by new standalone truck parking lots, and current lots should be retrofitted to the new standard as of the beginning of 2025.

PROPOSAL:

Revise Subsection B.10. to improve the appearance of parking lots. Fences along street frontage would be upgraded to the standard of fences which are currently in place along the LIB and Chapman Road frontages of S & W Automotive Parts and Encore Recycling. Frontage fences of new parking lots could not be made of chain link or wood, and must be ten feet high.

Vegetation between streets and fences would have to be 100% evergreen trees at least six feet high and/or two-inch caliper, and would have to be mulched, watered, and maintained, and replaced where necessary. All existing parking lots would have to upgrade to this new standard no later than January 1, 2025.

TMOD-21-012
STONECREST ZONING CODE UPDATE
REVISIONS and NEW ORDINANCES

Revision to Sec. 6.1.3. – Parking regulations, off-street parking spaces

Proposal:

- Revise Subsection B.10. to improve the appearance of parking lots. Fences along street frontage would be upgraded to the standard of fences which are currently in place along the LIB and Chapman Road frontages of S & W Automotive Parts and Encore Recycling. Frontage fences of new parking lots could not be made of chain link or wood, and must be ten feet high.
- Vegetation between streets and fences would have to be 100% evergreen trees at least six feet high and/or two-inch caliper, and would have to be mulched, watered, and maintained, and replaced where necessary. All existing parking lots would have to upgrade to this new standard no later than January 1, 2025.

Photos illustrating the recommended fencing type for Gravel Parking



Reason for proposal:

The 2018 revision of Section 6.1.3. to allow parking on gravel has succeeded in encouraging creation of new standalone truck parking lots, but the appearance of the lots from the public right of way needs improvement. The street frontage fencing and landscaping of S & W Automotive Parts and Encore Recycling were installed to a higher standard which should be observed by new standalone truck parking lots, and current lots should be retrofitted to the new standard as of the beginning of 2025.

- (1) Typical passenger vehicles, with or without logos, including automobiles, pickup trucks, passenger vans, and dually trucks;
- (2) Vehicles engaged in active farming, construction activities or contractor services on the private property, or the temporary parking (12 hours or less) of vehicles for the purpose of loading/unloading within residential zoning districts; nor
- (3) The parking of vehicles on property located in residential zoning districts, where such property is used for an authorized nonresidential use such as a church.

Vehicles used in law enforcement are exempt from the restrictions of this subsection.

- 9. All parking lots shall conform to the requirements of section 6.1.7.

Table 6.1. Minimum Parking Space Dimensions

Minimum Parking Space Dimensions			
Parking Angle	Minimum Stall Width	Minimum Stall Depth	Minimum Parking Aisle Width
Regular-sized vehicles			
90 degrees	9'	18'	24'
75 degrees	9'	19'	21'
60 degrees	9'	17'	14'
45 degrees	9'	15'	11'
Compact vehicles			
90 degrees	8.5'	15'	22'
75 degrees	8.5'	16'	20'
60 degrees	8.5'	15'	14'
45 degrees	8.5'	14'	10'

sulfonate, reduced operating speeds on unpaved surfaces, or the periodic replenishment of gravel surfaces;

- e. Parking areas shall be inspected by the City of Stonecrest every two years to ensure continued compliance with the above specifications. Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required;
- f. Parking areas on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage with existing unpaved areas shall be considered a nonconforming use under section 8.1.5 exempt from the requirements of subsections B.10. and 11 of this section. if the underlying use of the parcel was issued a business license or Motor Carrier Number valid on December 31, 2017;
- g. All other parcels with existing unpaved areas shall have two years to comply with these specifications with a one time extension up to 12 months.