

PLANNING COMMISSION MEETING MINUTES SUMMARY  
Stonecrest City Hall- 6:00 PM \*Spoke-in-Person Meeting  
**November 8, 2023**

*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 [planning-zoning@stonecrestga.gov](mailto:planning-zoning@stonecrestga.gov) by noon the day of the hearing November 8, 2023. 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 Spoke-in-Person meeting to order at 6:00 PM.

II. **Roll Call:** Chairman Hubbard (District 3) called the roll. Commissioner Erica Williams (District I), Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were present.

Planning Deputy Director Matthew Williams and Planner Abeykoon Abeykoon were in attendance. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.

III. **Approval of Minutes: The Planning Commission Meeting Minutes Summary dated October 3, 2023.** Chairman Hubbard called for a motion to approve the Planning Commission meeting Minutes Summary dated **October 3, 2023** by Commissioner Hollis. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.

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

V. **Presentations: Upcoming Cases Presented by Deputy Director Matthew Williams**

- **RZ-23-005**
- **RZ-23-006**
- **SLUP-23-009**

VI. **Old Business:** N/A

VII. **Announcements:** N/A

VIII. **Presentations**

*Planning and Zoning Deputy Director Matthew Williams Presented **RZ-23-005, RZ-23-006 and SLUP23-009***

# RZ23-005

1982 Phillips Road

Lucretia Ramsey

Petitioner is seeking to modify zoning condition(s) from CZ-85127 to allow attached dwellings (duplex).

Future Land Use- Suburban Neighborhood

RSM Small Lot Residential Mix

## Facts and Background

- Subject property was rezoned under Dekalb County in 1985.
- Subject property is currently vacant/undeveloped.
- Applicant desires to develop a duplex (attached dwelling)
- The current zoning of the subject property (RSM) permits attached dwellings.
- Conditions from rezoning case, CZ-85127 prevents applicant from constructing a duplex.

## CZ-85127 Conditions

FILE COPY 254

REV. 12/84 DEKALB COUNTY BOARD OF COMMISSIONERS

ZONING AGENDA/MINUTES  
MEETING DATE September 24, 1985

PREL. <input type="checkbox"/> ACTION <input type="checkbox"/> PUB.HRG. <input checked="" type="checkbox"/>	ITEM NO. <u>11</u> RESOLUTION <input type="checkbox"/> ORDINANCE <input checked="" type="checkbox"/> PROCLAMATION <input type="checkbox"/>
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SUBJECT: Rezoning Application - Thomas A. Arnold, Jr., and Cunningham Properties, Inc.

DEPARTMENT: <u>Planning</u>	PUBLIC HEARING: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
ATTACHMENT: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>6</u> pp	INFORMATION CONTACT: <u>Mac Baggett</u> or <u>Charles Coleman</u> PHONE NUMBER: 371-2155

PURPOSE: CZ-85127 - To consider the application of Thomas A. Arnold, Jr., and Cunningham Properties, Inc., to rezone property located on the north side of Marbut Road, approximately 450' east of Phillips Road, from R-100 to R-A5 (42 acres) and RM-100 (50 acres) (conditional). The application is conditioned by a site plan.

DISTRICT:  1.  2.  3.  4.  5.  N/A

SUBJECT PROPERTY: 16-102-2-2, 4 & 5; 16-123-2-5 (6386 Marbut Road). The property has frontage of approximately 2,000' on Marbut Road, 650' on Phillips Road and contains 92 acres, more or less.

RECOMMENDATION(s): PLANNING DEPARTMENT: Approval with condition (revised 9/3/85). The application has been amended with the attached plan which identifies the location and land area of the two requested zoning districts. Staff supports the RM request as it will provide an intermediate category between the industrial park and the single family developments on Marbut Road. The request for R-A5 is supported as being consistent with zoning on Marbut and Phillips Roads. The condition applied to the R-A5 recommendation is that one-third of all units having access to Phillips Road be constructed with a 1,300 square-foot minimum floor area. Staff does not support approval of the attached plan because it does not comply with the Subdivision Ordinance relative to lengths of cul-de-sacs. The design will double the route for vehicles which provide county services to the development.

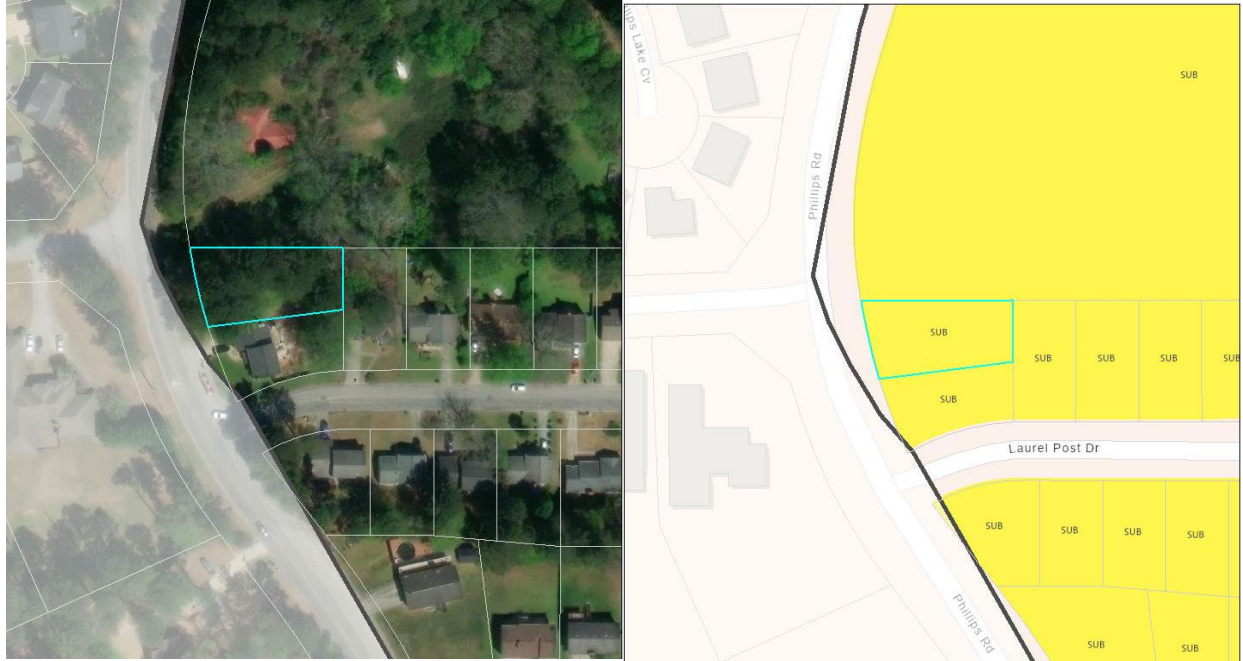
NOTE: Conditions applied to the R-A5 zoning at the northwest corner of Marbut and Phillips are as follows:

1. Detached residential at 4.5 units per acre.
2. Houses to face Phillips Road.
3. No vinyl or aluminum siding.

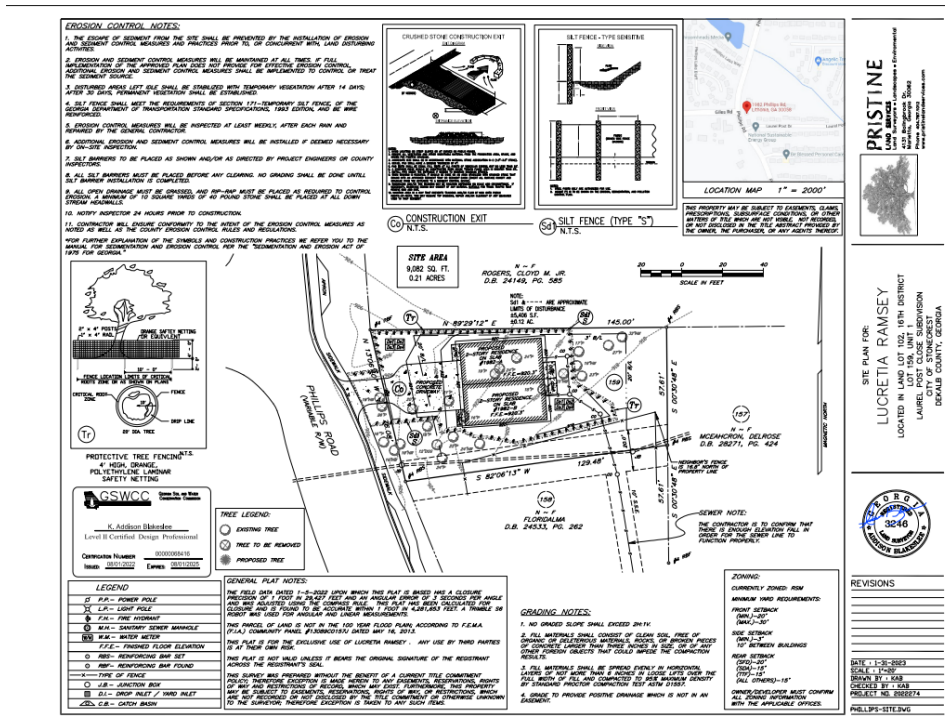
PLANNING COMMISSION: Denial.

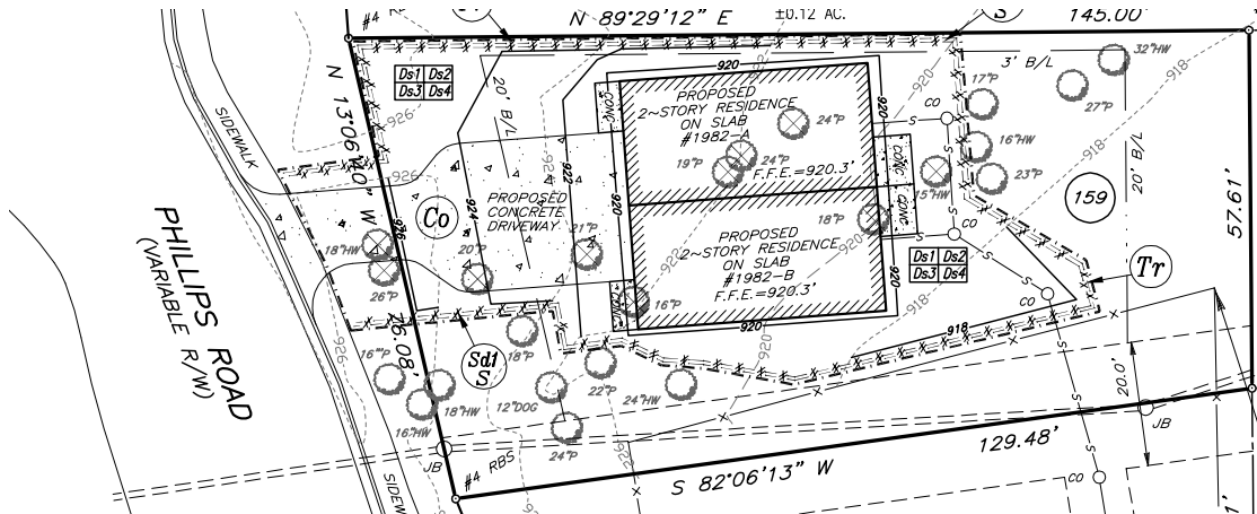
COMMUNITY COUNCIL: Denial of RM-100; approval of R-A5 for entire tract subject to a 1,400 square-foot minimum.

Use	RE	RLG	R-100	R-85	R-75	R-60	RSM
Dwelling, two-family							P



Site Plans-





**Property Renderings-**



www.houseplans.pro  
 Bruinier & associates, inc. building designers @  
 1304 SW Bertha Blvd. Portland, Oregon 97219 (503-246-3022)

**Staff's Recommendations-**

- Approval of Modification of Condition 1

**Lucretia Ramsey** the applicant came to the stand. She is a resident and realtor in the area who has also worked on another property in Stonecrest. She believes that this property will enhance the city. Her daughter will live in one side and she will rent out the other. It is not your typical duplex, but it is more designed to look similar to a townhouse. She is in the correct zoning, just needs the modification removed.

**Commissioner Hollis** asked if she spoke with neighbors about the project.

**Lucretia Ramsey** stated that she did speak with the neighbors. One of the residents she spoke to came to the first meeting and was excited about the project. She also believes it will lead to an enhancement.

**Commissioner Walker** asked if there would be other things involved along with the proposed project and or if anything different would be used

**Lucretia Ramsey** stated some of the materials that will be used and that it will be nice. She also mentioned that there have been a lot of townhomes that have been built over the years in the city

**Chairman Hubbard** motioned to open a Public Hearing. **Approved** by unanimous vote.

There were none to speak for or against the application. Public hearing was closed.

**Commissioner Hollis** complimented on the renderings for the proposed project

**Commissioner Hawkins** asked about the off-street parking requirements because the renderings of the duplex featured two one-car garages (one for each side of the duplex).

**Deputy Director Matthew Williams** stated that the requirements are met because there are also parking pads in front of the garages.

**Chairman Hubbard** made a motion to recommend approval of this application to City Council. The motion was moved by Erica Williams and **APPROVED** by unanimous vote.

## **RZ23-006**

7467 Covington Highway

Floyd Sullivan

Petitioner is seeking to rezone the subject property from R-75 (Residential Medium Lot -75) to C-1 (Local Commercial). Future Land Use- Suburban Neighborhood

R-75 Residential Medium Lot

Future Land Use- City Center (CC)

### *Facts and Background*

- Applicant is proposing to rezone to operate electrical business and use as office space

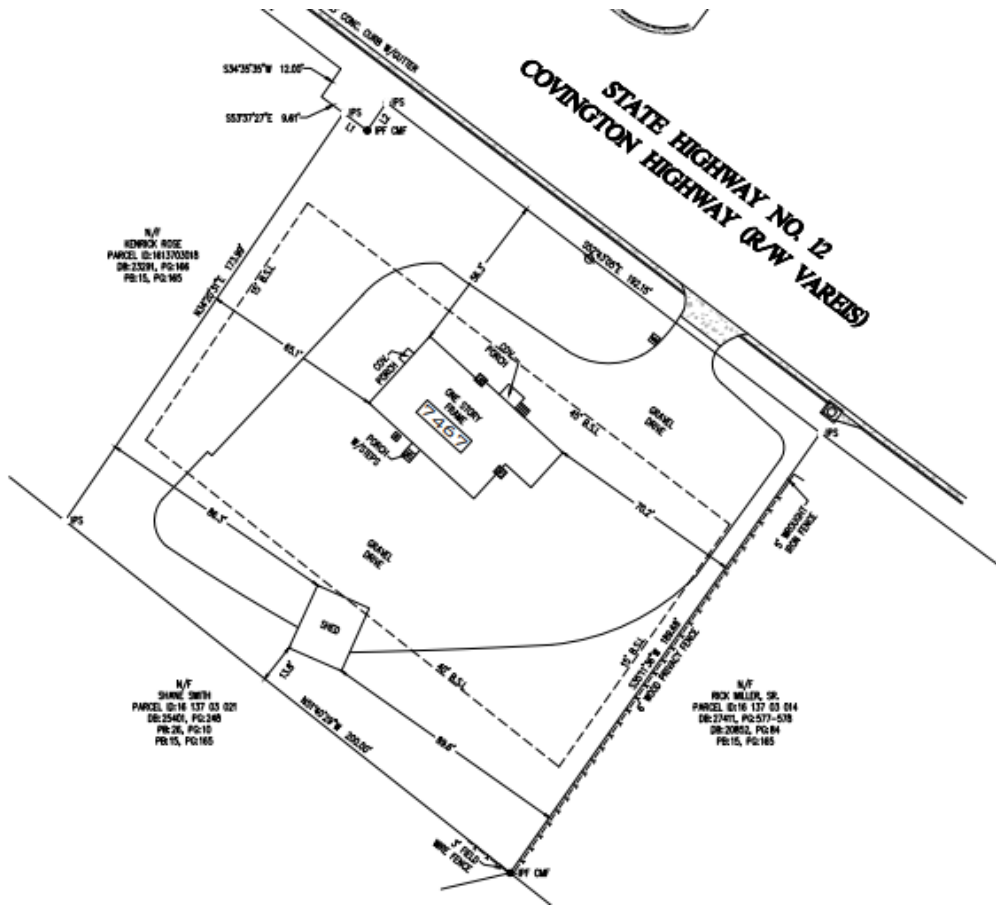
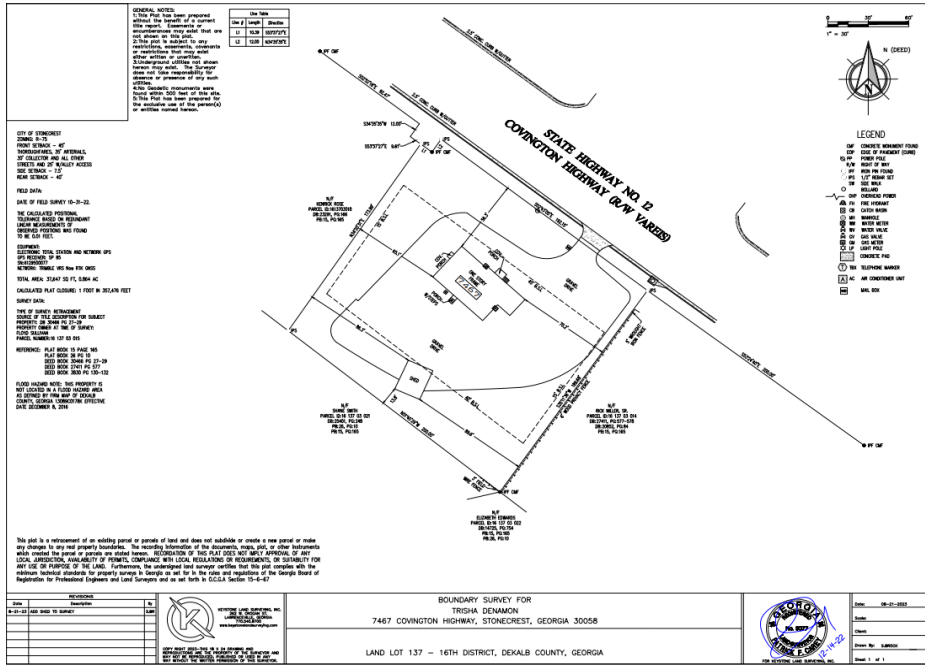
- Surrounding uses are:
  - Place of Worship
  - Tire Shop
  - Auto Parts Retail Store

Land Use Designation	Use Description	Maximum Density Units/Acre	Permitted Districts	
<b>Commercial</b>	<b>Neighborhood Center (NC)</b>	Townhomes; Condominiums; Apartments; Local Retail and commercial; Office; Park & Rec; Institutional; Civic	Up to 24	MU 1-2-3, MR-1-2, NS, C1, OI, OIT, RSM
	<b>City Center (CC)</b>	Condominiums; Apartments; Retail and Commercial; Office; Park & Rec; Entertainment & Cultural; Health Care	Up to 24	MU 1-2-3-4-5, MR-1-2-3, NS, C1, OI, OIT, RSM
	<b>Regional Center (RC)</b>	Townhomes; Condominiums; Apartments; Retail and commercial; Office; Park & Rec; Institutional; Civic; Entertainment & Cultural; Health Care, Technology Centers	Over 60	MU 1-2-3-4-5, HR 1-2-3, C1, C2, OI, OIT
	<b>Office Professional (OP)</b>	Business Parks; Research and Development; Mixed Use Structure, Self-storage units, Technology Centers and Corporate Headquarters	N/A	MU 1-2-3, NS, C1, OI, OIT
<b>Industrial</b>	<b>Light Industrial (M-LI)</b>	Warehouse Distribution; Wholesale/Trade; Automotive; Entertainment	N/A	OD, C2, MU 4-5, M
	<b>Heavy Industrial (M-HI)</b>	Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive	N/A	OD, C2, M, M2

Figure LU-08 – Character Area/Land Use Summary—Continued



# Submitted Site Plans-



Staff recommends the following:

- **APPROVAL with conditions**

1. The project shall conform substantially to the attached site plan; and
2. Prior to the issuance of a Certificate of Occupancy, the Applicant shall apply for and receive a Business License.

**Commissioner Hawkins** asked about the number of work trucks that will be stored on the property

**Deputy Director Matthew Williams** stated that the city does not require screening for C-1 zoning districts. He deferred to the applicant for the number of company vehicles.

**Commissioner Hollis** asked if they would be able to view the new site plan when it is submitted

**Matthew Williams** stated that after approval the site plan will be evaluated internally by staff

**Commissioner Walker** asked for Matthew Williams to expound on the concept of the city center and if residential properties are also in this area. She also asked if they had any public meetings to discuss the project.

**Matthew Williams** defined City Center and also explained that there are residential properties in the area and that they attended the Community Planning Information Meeting.

There was a motion to open public hearing. It was moved unanimously.

**Floyd Sullivan** the applicant came to the stand. He stated that he had been doing electrical work for 17 years and this is the first property he has owned. He currently owns three vans. There is enough space to park in the back of the property if needed. He also mentioned that they have new employees.

**Chairman Hubbard** asked if he was in agreement with the conditions placed on the applications.

**Floyd Sullivan** stated that he is willing to comply with any requirement asked. He wants to contribute to enhancing the community and he has contributed so far

There was no one to speak for or against the application.

Public Hearing was closed.

**Commissioner Hawkins** made a motion to recommend **APPROVAL** to the city council. It was seconded by Commissioner Williams and **APPROVED** unanimously.



## SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship

R-100 Residential Medium Lot

Future Land Use- Suburban Neighborhood (SN)

Use	RE	RLG	R-100	R-85
Places of worship	SP	SP	SP	SP

### Facts and Background

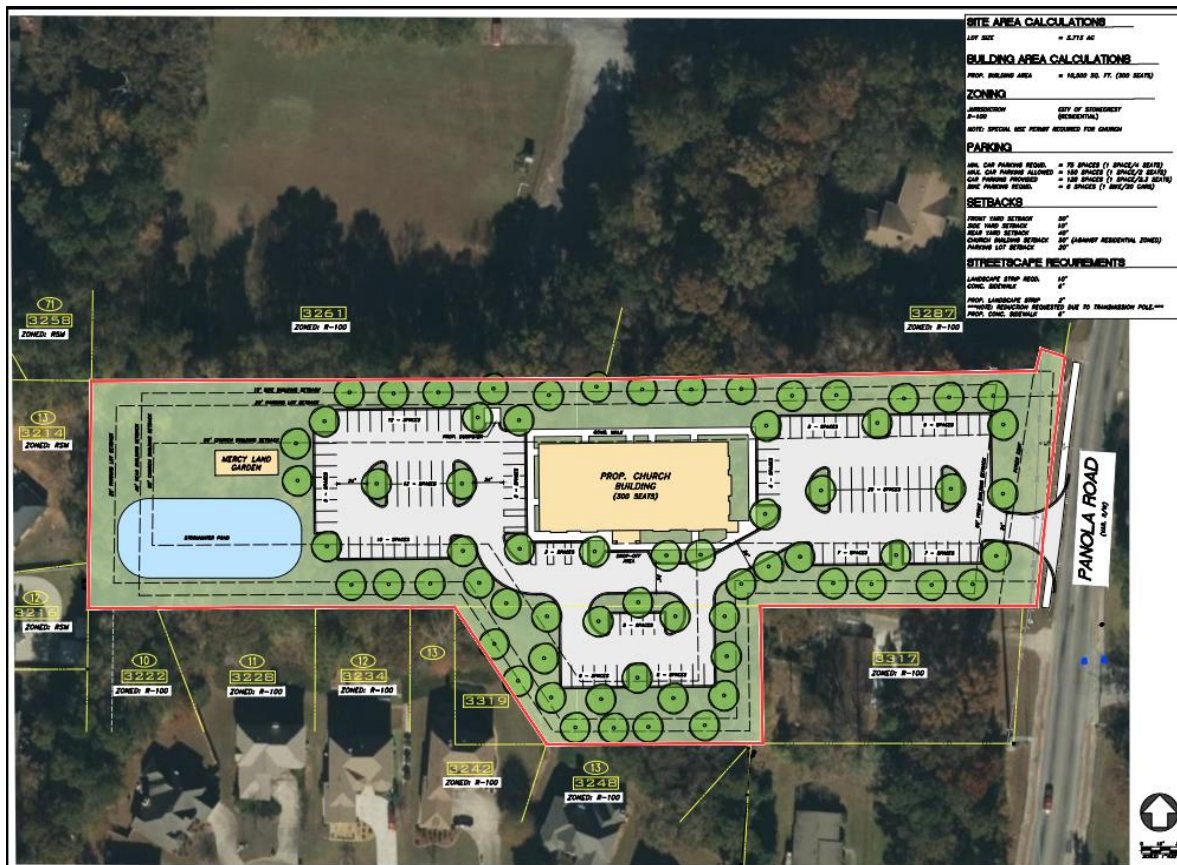
- Applicant is proposing to operate a Place of Worship (POW) at subject property
- The POW will be approximately 10,500 sq ft
- The POW will have approximately 300 seats
- Total acres is 3.7 +/-
- Vacant/undeveloped land

### Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

The following subsections shall apply to places of worship, convents and monasteries and their related uses, buildings and structures located in a residential district:

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side-yard and no less than 30 feet for a rear-yard.
- B. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
- C. The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
- D. Places of worship, convents and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.
- E. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
- F. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

### Site Plans-



**SITE AREA CALCULATIONS**  
 LOT SIZE = 0.718 AC

**BUILDING AREA CALCULATIONS**  
 FROM BUILDING AREA = 10,000 SQ. FT. (200 SEATS)

**ZONING**  
 JURISDICTION: CITY OF STONINGHAM (RESIDENTIAL)  
 ZONE: R-100  
 NOTE: SPECIAL USE PERMIT REQUIRED FOR GARAGE

**PARKING**  
 MIN. CAR PARKING REQ. = 75 SPACES (1 SPACE/1 SEAT)  
 MAX. CAR PARKING ALLOWED = 100 SPACES (1 SPACE/2 SEAT)  
 CAR PARKING PROVIDED = 100 SPACES (1 SPACE/2 SEAT)  
 AND PARKING REQ. = 0 SPACES (1 SPACE/2 SEAT)

**SETBACKS**  
 FRONT YARD SETBACK: 30'  
 SIDE YARD SETBACK: 5'  
 REAR YARD SETBACK: 5' (GARAGE RESIDENTIAL ZONES)  
 CORNER BUILDING SETBACK: 5'  
 PARKING LOT SETBACK: 5'

**STREETSCAPE REQUIREMENTS**  
 LANDSCAPE STRIP REQ.: 10'  
 CONC. SIDEWALK: 5'  
 PROP. LANDSCAPE STRIP: 5'  
 MINIMUM REDUCTION REQUESTED DUE TO TRANSMISSION POLE: 10'  
 PROP. CONC. SIDEWALK: 5'

**JDM CONSULTANTS**  
 433.853.8887  
 1000 N. 10th St.  
 Stoneham, MA 01559  
 www.jdmconsultants.com  
 jdm@jdmconsultants.com

PROJ. NO.:  
 DATE:  
 REVISION:  
 NO. DATE DESCRIPTION

PROJECT:  
**CELESTIAL CHURCH OF CHRIST**  
 1000 N. 10th St.  
 STONINGHAM, MA 01559  
 TEL: 413-853-8887

SHEET TITLE:  
**CONCEPT PLAN**

DESIGNED BY: JDM  
 DRAWN BY: DJ  
 CHECKED BY: DJ  
 APPROVED BY: JDM

SCALE: AS SHOWN  
 DATE: 07-16-2023  
 PROJECT NO.:  
 SHEET NO.:  
**CSP3**

Renderings-

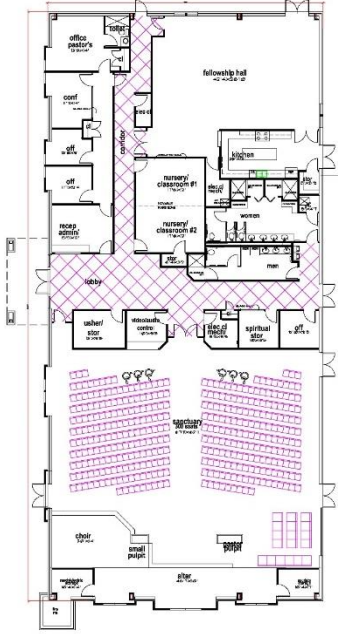
**PROPOSED NEW CHURCH BUILDING FOR**  
**CELESTIAL CHURCH OF CHRIST**  
**3309 & 3313 PANOLA RD, STONECREST, GA**



CLIENT  
**CELESTIAL CHURCH OF CHRIST**  
 PASTOR FAYAKINUA

ARCHITECT  
  
**BOYE ARCHITECTURE**

100% PRELIMINARY DESIGN SUBMITTAL - MAY 31, 2023



**FIRST FLOOR PLAN-**  
 1/8"=1'-0"  
 FIRST FLOOR AREA - 10,500 SF



**RIGHTSIDE ELEVATION**  
 1/8"=1'-0"



**FRONT ELEVATION**  
 1/8"=1'-0"

NO.	DESCRIPTION	DATE

NEW SANCTUARY  
 CELESTIAL CHURCH OF  
 CHRIST  
 3309 & 3313 PANOLA RD.  
 STONECREST, GA

  
 BOYE ARCHITECTURE

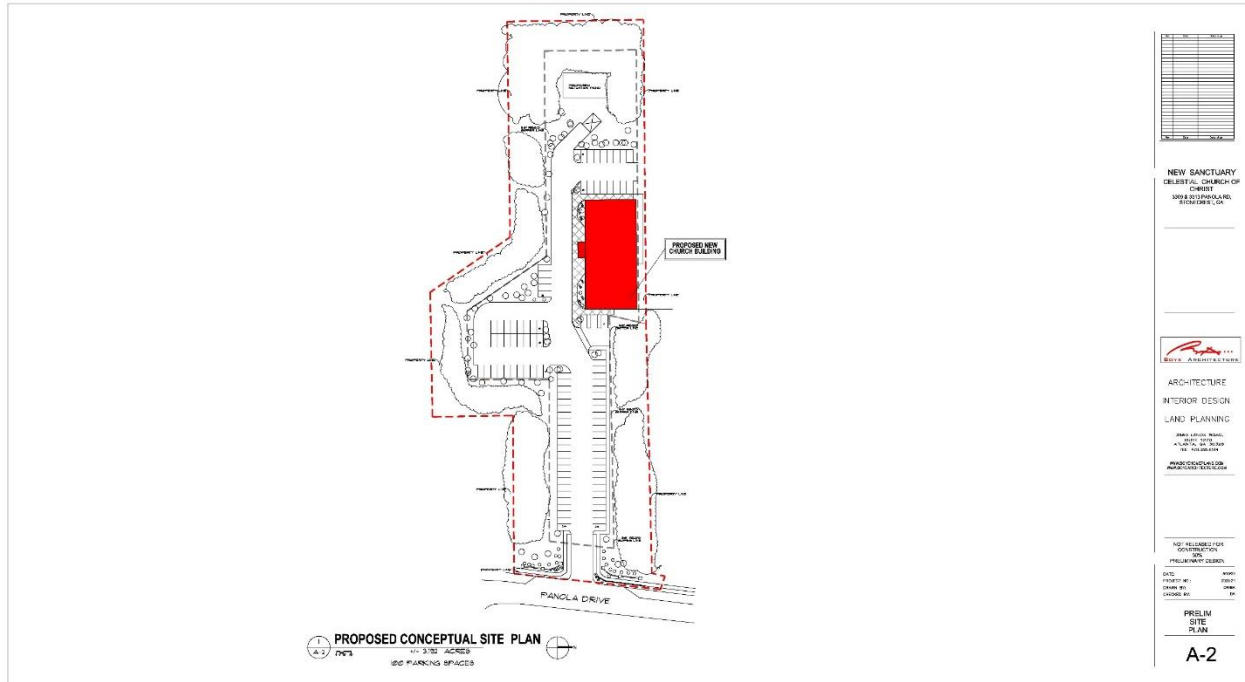
ARCHITECTURE  
 INTERIOR DESIGN  
 LAND PLANNING  
 3840 GLENVIEW ROAD  
 #100 ATLANTA, GA 30328  
 TEL: 404.252.9000  
 WWW.BOYEARCHITECT.COM  
 WWW.PANORAMA3D.COM

NOT BE RELEASED FOR  
 CONSTRUCTION  
 WITHOUT  
 PROFESSIONAL DESIGN

DATE: 05/21/23  
 DRAWN BY: JAV  
 CHECKED BY: JAV  
 APPROVED BY: JAV

FLOOR  
 PLAN

A-1



Staff recommends the following:

- **Approval with condition(s):**

1. Applicant must submit a Lot Consolidation (Minor Plat) Application prior to LDP (Land Disturbance Permit) being issued;
2. Applicant must comply with parking regulations in [ARTICLE 6. - PARKING](#); and
3. The proposed development shall be within general conformity with the applicant’s submitted survey/site plan (dated 07-16-2023).

Three additional conditions were obtained from the city’s engineer

- 4) Add an acceleration and deceleration lane off of Panola Road
- 5) Dedicate a portion of the property that is in line with neighboring property for the roadway dedication
- 6) Reposition the Detention Pond for better water flow

**Commissioner Walker** asked about the number of churches in the area and the other construction projects in the area. She also asked about the time frame of the development.

**Deputy Director Matthew Williams** stated that the ingress and egress requirements should help alleviate traffic if the site is developed.

**Commissioner Williams** asked about the buffer requirement for noise considering that the proposed project is near a neighborhood.

A motion was made to open a public hearing which was moved and approved by a unanimous vote.

**Darrel Johnson**, a representative of the applicant came to the stand. He stated that there is a 50-80 ft buffer between the proposed church and surrounding properties. They are speaking with a surveyor about merging the properties. The detention pond will be evaluated further during the Land Disturbance Permit application stage, but it is located at the lowest point of the property. They will ensure that there are no increased flows on the property. They can add acceleration and deceleration lanes to the project. Expecting traffic on Wednesday, Friday, and Sunday but the lanes should assist with that.

**Commissioner Hollis** stated that she had no objections to the church being there and them confirming to the requirements of the staff

**Commissioner Walker** asked about the size of the church (10,000 sqft) and its contribution to the traffic.

**Matthew Williams** stated that the deceleration and acceleration lane should help with the traffic

He was also able to find that there is a church located 1 mile south of the proposed project and another church 500 feet from the proposed property.

**Chairman Hubbard** made a motion to recommend Approval to the city council. It was seconded by Commissioner Hollis and **APPROVED** by a unanimous vote.

#### **IX. Announcements:**

N/A

**The meeting ended at 6:44 PM**

APPROVED:

*Erin G. Zuber*

01-02-24

CHAIRMAN

Date

ATTEST:

*Cabi Brown*

1/03/2024

SECRETARY

Date