



COMMUNITY PLANNING INFORMATION MEETING SUMMARY

Stonecrest City Hall's *Zoom Video** - 6:00 PM

November 30, 2021

**Meeting was held virtually via the www.zoom.com, see link below. Meeting can also be viewed on the City of Stonecrest YouTube page.*

The meeting was called to order at 6:02 PM by Planning & Zoning Director Jim Summerbell. The goal of the Community Planning Information Meeting (CPIM) is to gain feedback from the community regarding upcoming cases.

I. Introductions

An overview of each case was presented by Planning & Zoning Director Jim Summerbell. The audience was told to be respected of presentations.

The presenters, besides Jim Summerbell, included Marie Colson (RZ-21-009), Chantelle Morrison (SLUP-21-005), and Jody Campbell (AX-21-002). Attorney Campbell said that other members from the firm and the applicant would be speaking. Mr. Summerbell confirmed their participation.

II. Presentations –

- a. Presentation by Jim Summerbell, on Planning and Zoning Department activities and upcoming cases.

- b. **Upcoming Cases**

LAND USE PETITION:

AX-21-002

PETITIONER:

GBG 2 Lithonia Group, LLC on behalf of the property owners Charles M. Bettis and J. Ed Seagraves

LOCATION:

1724 Rodgers Lake Rd (Parcel ID 16 157 05 003)

PROPOSED AMENDMENT:

Proposed annexation of 19.28 acres and rezoning from Light Industrial (M-DeKalb County) to Light Industrial (M-City of Stonecrest) for a gravel parking lot.

- **Attorney Jay Gills**, representing the applicant, spoke on the future land use map for DeKalb County; regulations in the city; asphalt, and gravel parking lots. Mr. Gills stated that in City Council meetings, the Council recently amended the gravel parking requirements.

This new law would help those environments to include having a corrugated metal fencing around the perimeter, six feet evergreen trees and shrubs landscaping aesthetic, and stream. It should look fairly appealing, have to maintain all the standard based aggregates, all the stormwater, and everything regarding the development. The basic location is off of Rogers Lake Road and Lithonia Industrial Boulevard. Right now, it is light industrial, tract South, which is M2 (Heavy Industrial).

The application and the concept plans, various surveys and graphs were used to show the project's intent. Attorney Campbell with the law firm GBG 2 Group LLC, represented the applicants.

The project is 19.28 acres according to the survey. The property is in the intersection of Rogers Lake Road in Mountain Industrial Boulevard, and the proposed use is a commercial outdoor parking facility for larger vehicles, tractor trailer trucks, and mobile homes.

Several uses of the other properties being used for this exact purpose in the city. We obviously want to be the gold standard out there. As Mr. Summerbell mentioned, when we introduced this project to the city, the city indicated to us that they were in the process of updating their gravel parking lot ordinance. Our submissions complied with those revised requirements even before they had been adopted. because we certainly want to let know city know that we intend to create a project. Use out there. That is to the highest standards possible.

We are not asking in changing the zoning classification, and this is a zoning use that is already permitted on the property. We come to the city of Stonecrest because the regulations are frankly more favorable for such a project. Mr. Gills continued to speak on the proposed concept plan; property to the direct South of it--a strip and access strip; to the East a waste transfer station; the landfill property. It's not really an imminently developable property but, we think that this project provides an ample opportunity for this to be a very valuable income producing commercial property, which of course would benefit the City of Stonecrest tax base. And it is consistent with other uses. There would be no infrastructure, transportation feature, transportation infrastructure improvements necessary. There is already existing curb and access point (off of Lithonia Industrial Boulevard) cuts. Changes already existing acceleration lanes. Per Mr. Gills, if the property is contiguous on the other side, Rogers Lake Road on this side, over here, in terms of the new requirements for row parking lots, the 10' foot corrugated metal fencing will be no problem.

Additionally, we do intend to have plants that are 6' foot high. Two rows of 69 Evergreen trees and bushes, which will be watered, cared for, and maintained. The topography actually alleviates any aesthetic concerns one might have when traveling from East to West on like the Industrial Blvd. The property rises from to the intersection of Rogers Lake Road and then it floats down to the South. The natural topography enables us to create a buffer. There will be no other business operations on the property. There is parking only; no repairs; and no overnight staying. Purely a parking facility that will support other businesses.

For every acre of commercial income producing property, that is generating property taxes for the city of Stonecrest. Stonecrest flexibility with one existing acre of property that maybe needs redevelopment. The city can be a little bit more creative and flexible with those properties because they are not to sacrifice or trade off any kind of commercial tax base. Per Mr. Gills, another parking lot facility is located down along the Lithonia Industrial Boulevard, closer to the 124-highway corridor. These are people who understand the business, understand security concerns, customer needs, community needs, and they would welcome anyone to go and visit their existing facilities so that you can see just what kind of property owners they are and how they do their business.

Mr. Summerbell asked for comments. There were no comments in the Chat Box.

There was a comment from Mr. Bernard Knight.

Mr. Bernard Knight spoke on being Chairman of the Industrial Council, stated that Mr. Gill and his company are members of the Industrial Council, and are very valued members. They are engaged with the city of Stonecrest to be responsible and maintain sustainable industrial development within the city of Stonecrest. This existing lot is the state of the art. A beautiful facility and very organized. Mr. Gills is committed to going ahead with the aesthetic upgrades that will be required by the revisions to the Gravel Parking ordinance, which were recently adopted by City Council last week. I think this is a real win for the city. That area is very problematic. There are no fewer than four landfills very close to this area.

The major one is the Rogers Lake Landfill, is right across the street from the proposed annexation. In addition, the proposed annexation property is right next to the Dekalb County Waste Transfer Station, which was recently expanded by the county. These parking lots are a great interim solution to unused property which really cannot be used for all that much.

Infrastructure alongside Lithonia Industrial Boulevard is a designated truck route by both the county and the city. It is a developmental highway and always been the intention to do that.

It needs more infrastructure before we can build things like a Home Depot, warehouse, or anything else there. And really, any of these parking lots that are going in can be easily relatively converted later on to do structures to warehouses, to manufacturing plants and whatever. Mr. Knight stated that this is a great proposal and is going to be a great addition to the city. Mr. Gills' family, which is already engaged with the city, respects the city, and that they are great corporate citizens.

LAND USE PETITION: RZ-21-009
PETITIONER: City of Stonecrest (on behalf of the property owner Marie Colson)
LOCATION: 6547 Chupp Road (Parcel ID 16 120 02 004)
PROPOSED AMENDMENT: Proposed rezoning from Stonecrest Area Overlay, Tier 6, Viewshed to Stonecrest Area Overlay Tier 2, Mid-Rise Mixed-Use Zone

Ms. Marie Colson, the applicant, spoke on the City Council meetings and work session in November and the site. The rezoning issue was brought up regarding potential housing development (multi-family homes) next to the property.

Mr. Summerbell spoke on the tax records, Mixed-use permits (C-1, C-2, O-I, O-D and HR-2 except as prohibited in Sub-Sec.3.5.1B). Mr. Summerbell displayed the 2008 and 2009 Stonecrest Area Overlay map. Ms. Colson's concerns about some text modifications are the heart of her concerns. There was a rezoning done back in 2018 that created or revised Stonecrest's area overlay. They did change Tier 2 and Tier 6 took away some of the abilities or capabilities of the potential site.

The base underlying zoning in the area South of the road is industrial to the North. Hearing recently that this tract East was recently approved by the Housing Authority for some senior housing. The Overlay guidelines, not sure where they are in that process.

Mr. Summerbell asked if there were comments.

Mr. Bernard Knight stated that in 2001 the County created the Overlay and there was a Tier 2. In response, the Viewshed was proposed. Attorney Michelle Battle subdivided three (3) parcels and asked for the lines to be drawn and not The Kelley's. Not in opposition or property, put back in Tier 1. In the meantime, do not want another Metro Green. If, Colson is rezoned, need advisory committee to look at Chupp Road and I-20.

Commissioner Cheryl Moore- Mathis, District 5, stated that Councilwoman Tammy Grimes is looking into this matter.

Ms. Renae Cail had a question regarding the parking lot; emission coming from the area and asked who will monitor the site. Also, wants the project to be attractive and not just to put in as a tax-base.

Mr. Summerbell stated this being a challenge of any community, know that added site inspections for erosion at minimum and stormwater regulations will meet the codes.

Ms. Jody Campbell spoke on inspection, the code, and denial of renewal. Ms. Campbell agrees to attract businesses but where?

Ms. Cail asked to put all in writing.

Mr. Dave Marcus responded to Ms. Cail’s question about having a comprehensive plan. Mr. Marcus spoke on key questions to be happy, the ARC study, jobs, and the 2038 Comprehensive Plan.

Mr. Summerbell recommended putting updates in the next comprehensive plan.

LAND USE PETITION:	SLUP-21-005
PETITIONER:	Courageous Care Home LLC, c/o business and property owner Chantelle Morrison
LOCATION:	4460 Idlewood Park
PROPOSED AMENDMENT:	Special Land Use Permit for an Adult Day Care Facility in a Small Lot Residential District (RSM) within the Arabia Mountain Conservation Overlay District.

Courageous Care Homes LLC is requesting a permit for an Adult Day Care in a small lot residential district within the Arabia Mountain Conservation Overlay District, on a 0.2-acre lot.

Ms. Morrison spoke on being a certified medical assistant and having an associate degree in Science in Pre-Nursing. The desire to operate in adult day care. Taking care of the seniors, grandmas, and grandpas during the day. There will be no overnight stay.

Mr. Summerbell advised that the next steps in all these cases is going to the Planning Commission on Tuesday, December 7th, 6:00 PM. All comments will read into the record. The meeting will be held virtually. The Planning Commission set times for comments and time is limited on both sides. Please feel free to contact Lillian.Lowe@stonecrestga.gov for the link.

Other upcoming cases:

- **City Council Work Session** will be on **Monday, December 13, 2021.**
- **Zoning Board of Appeals** will be on **Tuesday, December 21, 2021.**
- **Regular Council meeting** has been moved up a week this month, due to holidays, to **Monday, December 20, 2021**

III. **Adjournment**

The meeting adjourned at 7:05 PM.