



PLANNING COMMISSION MEETING
Stonecrest City Hall's *Zoom Video* - 6:00 PM
December 7, 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, December 7, 2021, and 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. Approval of Minutes:** The Planning Commission Meeting Minutes Summary dated November 9, 2021.
- VI. Old Business:** None
- VII. New Business**

1. Public Hearing(s):

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.

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

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.

LAND USE PETITION: TMOD-21-013
PETITIONER: Planning & Zoning Department
LOCATION: Citywide

PROPOSED AMENDMENT: Amendments to the Stonecrest Zoning Ordinance, Chapter 27, to mitigate the potential conflicts between residential and industrial land uses.

LAND USE PETITION: TMOD-21-014
PETITIONER: Planning & Zoning Department
LOCATION: Citywide

PROPOSED AMENDMENT: Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 7 – Administration concerning the actions by the Planning Commission.

LAND USE PETITION: TMOD-21-015
PETITIONER: Planning & Zoning Department
LOCATION: Citywide – Overlay Districts

PROPOSED AMENDMENT: Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 3, Overlay Districts to address the rezoning and recording of property developed as permitted by an overlay district which is inconsistent with the uses permitted by the underlying zoning.

LAND USE PETITION: TMOD-21-016
PETITIONER: Planning & Zoning Department
LOCATION: Citywide

PROPOSED AMENDMENT: Amendment to Stonecrest Zoning Ordinance, Chapter 27, Article 4, revisions to supplemental use provisions, including the provisions for Solar

Energy, Distilleries, and Breweries, and Towing
and Wreckage Services.

VIII. Public Comments – The Secretary, Lillian Lowe, will read public general comments submitted before the meeting not related to any particular matter already discussed, if any were received.

IX. Adjournment