



**'SPECIAL CALLED'**  
**PLANNING COMMISSION MEETING MINUTES SUMMARY**  
STONECREST CITY HALL'S **ZOOM-VIRTUAL MEETING**, 6:00 PM  
November 10, 2020

**I. Call to Order**

The Chairman called the Planning Commission meeting to order on Tuesday, November 10, 2020 at 6:04 PM via **ZOOM-Virtual** meeting. The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

**II. Roll Call**

Commissioner Eric Hubbard, JW Eady, Lisa Wright, Pearl Hollis (joined call at 6:15 PM), and Joyce Walker were present. There was a quorum. Planning & Zoning Director Chris Wheeler, and Attorney Anamaria Hazard were present.

**III. Approval of Minutes:** Planning Commission Meeting Minutes Summary dated October 6, 2020 was **unanimously APPROVED**. Commissioner Lisa Wright motioned to approve and Commissioner JW Eady seconded the motion.

**IV. Old Business:** None

**V. New Business:**

**1. Public Hearing(s):**

LAND USE PETITION:	RZ-20-006
PETITIONER:	Casswell Design Group LLC
LOCATION:	2547 Lithonia West Drive
CURRENT ZONING:	M (Light Industrial) Zoning District
PROPOSED DEVELOPMENT:	Applicant is requesting to rezone 3.0 acres to M-2 (Heavy Industrial) Zoning District for a concrete recycling operation.

Planning & Zoning Director Chris Wheeler presented **PETITION RZ-20-006**. Staff recommended **DENIAL of RZ-20-006**.

Property Owner Mr. Ron Kennebrew and Ms. Hanna Casswell presented a PowerPoint presentation for **PETITION RZ-20-006**.

Mr. Wheeler called time after the allotted ten (10) minutes had passed. The Chairman motioned to extend time for an additional five (5) minutes to allow Ms. Casswell to complete closing remarks. Commissioner Wright seconded the motion.

There were none in support of **PETITION RZ-20-006**. There were none in opposition of **PETITION RZ-20-006**.

The Chairman closed the public hearing before the Commissioners went into discussion.

The Chairman called for a motion. Commissioner Wright motioned to **APPROVE RZ-20-006 with the Staff recommended conditions**, listed on Page 7 of the Staff Report and below.

1. The use of the Subject Property for any other use beside the request use shall be strictly prohibited.
2. The owner/Developer must obtain all required federal, state, and local permits to the operation asphalt plant.
3. Owner/Development must obtain a building permit and land disturbance permit for the construction of the proposed mobile concrete plant.

4. Operations hours shall be limited to 7 am – 7 pm.
5. Owner/Developer shall provide detention, water quality, and channel protection in accordance with the Georgia Stormwater Manual. Detention shall be provided for the 1 thru 100-year storm events with no increased runoff. For the purpose of these calculations, the existing runoff rate shall be considered to be a wooded, predeveloped condition.
6. Owner/Developer shall comply with the City of Stonecrest Tree Protection Ordinance concerning tree protection and replacement. A minimum on-site tree density of fifteen (15) units/acre shall be required. Any specimen trees removed during the redevelopment shall require additional tree recompense units as required in the ordinance.

The Chairman seconded the motion. The vote was 04 to 01 and not unanimous. The Chairman and Commissioners Eady, Wright, and Pearl Hollis **APPROVED PETITON RZ-20-006**. Commissioner Joy Walker opposed the approval of PETITION RZ-20-006.

<p>LAND USE PETITION:          LOCATION:          PROPOSED AMENDMENT:</p>	<p>TMOD 20-0001          City Wide          CHAPTER 21, ARTICLE I, SECTION 21-2          (DEFINITIONS) To add a definition for freestanding sign;          To add a new subparagraph (4) To CHAPTER 21, ARTICLE III, SECTION 21-65 (Restrictions in residential zoning district) To prohibit freestanding signs in residential zoning districts; To amend CHAPTER 21, ARTICLE III, To add SECTION 21-85 (Freestanding Sign) To establish regulations for freestanding signs; and for other purpose.</p>
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Planning & Zoning Director Chris Wheeler presented **TMOD-20-0001**, an ordinance of the City of Stonecrest, Georgia to amend Chapter 21, Article I, Section 21-1 (Definitions). Staff recommended **APPROVAL of TMOD-20-0001**.

There were none in support of **PETITION TMOD-20-0001**. There were none in opposition of **PETITION TMOD-20-0001**.

The Chairman closed the public hearing before the Commissioners went into discussion.

The Chairman motioned to **APPROVE TMOD-20-0001**. Commissioner Eady seconded the motion. The vote was **unanimously APPROVED**.

**VI. Adjournment**

The vote was carried **unanimously** to adjourn the meeting at **6:48 PM**. The Chairman motioned to adjourn, and Commissioner Wright seconded the motion.

**APPROVED:**

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Chairman

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Date

**ATTEST:**

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Secretary

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Date