

PLANNING COMMISSION MEETING MINUTES ‘MOTIONS’
STONECREST CITY HALL’S **ZOOM-VIRTUAL MEETING**, 6:00 PM
October 6, 2020

I. Call to Order

The Chairman called the Planning Commission meeting to order on Tuesday, October 6, 2020 at 6:06 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, and Joyce Walker were present. There was a quorum. Planning & Zoning Director Chris Wheeler, Attorney Emily Macheski-Preston, and Attorney Anamaria Hazard were present.

III. Approval of Minutes: ‘Special Called’ Planning Commission Meeting Minutes Summary dated September 16, 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):

Planning & Zoning Director Chris Wheeler advised the Commissioners that a notice was received on October 6, 2020, from Parkland Communities, Inc., c/o Battle Law P.C. requesting a **Withdrawal Without Prejudice of Rezoning Application (RZ-20-005)**. Mr. Wheeler made a request to move **Petition RZ-20-005** to the front of the Public Hearings.

LAND USE PETITION:	RZ-20-005
PETITIONER:	Parkland Communities, Inc c/o Battle Law PC
LOCATION:	6251 Rock Springs Road & 3810 Evans Mill Road
CURRENT ZONING:	R-100 (Residential Med Lot) District
PROPOSED DEVELOPMENT:	Requesting to rezone 178.10 acres to RSM (Small Lot Residential Mix) District to develop a 367-unit mixed residential community.

Planning & Zoning Director Chris Wheeler presented **PETITION RZ-20-005** and since this case has been advertised, the Commissioners voted on tonight’s agenda on whether to permit the withdrawal.

There were none in support of **PETITION RZ-20-005**. There were several residents in opposition of **PETITION RZ-20-005**.

The Chairman motioned to **Approve RZ-20-005 Withdrawal Without Prejudice**. Commissioner Wright seconded the motion. The vote was **unanimous**.

LAND USE PETITION: RZ-20-004
PETITIONER: Brightstone Apartment c/o Prestwick Co
LOCATION: 2654 Dekalb Medical Parkway
CURRENT ZONING: M (Light Industrial) Zoning District
PROPOSED DEVELOPMENT: Requesting to rezone the subject property from M (Light Industrial) to HR-1 and Future Land Use Character area from Light Industrial to Neighborhood Center for existing Senior Housing Development.

Planning & Zoning Director Chris Wheeler presented **RZ-20-004** and stated that the applicant has two (2) requests. The *first application* is requesting to rezone the subject property from M (Light Industrial) to HR-1; and the *second application* is requesting Future Land Use Character area from Light Industrial to Neighborhood Center for existing Senior Housing Development. Staff recommended **Approval of RZ-20-004**.

Applicant Mr. Edrick Harris presented **PETITION RZ-20-004**.

There were none in support of **PETITION RZ-20-004**. There were none in opposition of **PETITION RZ-20-004**.

The Chairman called for a motion requesting to rezone the subject property from M (Light Industrial) to HR-1. Commissioner Eady motioned to **APPROVE RZ-20-004 with staff recommendations**. Commissioner Joyce Walker seconded the motion. The vote was **unanimous**.

The Chairman called for a motion to rezone the Future Land Use Character area from Light Industrial to Neighborhood Center for existing Senior Housing Development. Commissioner Pearl Hollis motioned to **APPROVE RZ 20-004 with staff recommendations**. Commissioner Walker seconded the motion. The vote was **unanimous**.

LAND USE PETITION: SLUP-20-005
PETITIONER: Tomika Turner
LOCATION: 2831 Hillvale Cove Dr
CURRENT ZONING: RSM (Small Lot Residential Mix)
PROPOSED DEVELOPMENT: To operate a personal care home up to three people.

Planning & Zoning Director Chris Wheeler presented **SLUP-20-005** and stated that the applicant is requesting to operate a personal care home for up to three (3) people. Staff recommended **Approval of SLUP-20-005 with conditions** (see the Staff Report).

Applicant Ms. Tomika Turner presented a PowerPoint. A Community Meeting was held and there were none in attendance.

There were one in support of **PETITION SLUP-20-005**. There were several in opposition of **PETITION SLUP-20-005**.

The Chairman called for a motion. Commissioner Eady motioned to **Approve SLUP-20-005 to operate a personal care home up to three (3) people with conditions**. Commissioner Hollis seconded the motion. The vote was 04 to 01 and not **unanimous**. The Chairman and Commissioners Eady, Wright, and Hollis voted to approved SLUP-20-005 with conditions. The Chairman noted Commissioner Walker's abstention.

LAND USE PETITION: SLUP-20-006
PETITIONER: Jodie-Anne Goulborne
LOCATION: 6763 Hill Creek Cove
CURRENT ZONING: R-100 (Small Lot Residential Mix)
PROPOSED DEVELOPMENT: To operate a personal care home up to six people

Planning & Zoning Director Chris Wheeler presented **PETITION SLUP 20-006** and stated that the applicant is requesting to operate a personal care home up to four (4) people and not six (6) as listed. Mr. Wheeler stated six (6) was a typo. Staff recommended **Approval of SLUP 20-006 with conditions** (see the Staff Report).

Applicant Ms. Judith Goulborne, RS Covington Development, and Owner, Mr. Tyrell Carty presented SLUP-20-006.

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

The Chairman motioned to **Approve SLUP 20-006 to operate a personal care home up to four (4) people with Staff Recommendations** (see the Staff Report). Commissioner Eady seconded the motion. The vote was **unanimous**.

2. Adoption of the 2021 Planning Commission Meeting Schedule

Commissioner Eady requested to keep Tuesdays as the Planning Commission meeting dates and change the Wednesday, November 3, 2021 meeting date to Tuesday, November 9, 2021. Mr. Wheeler advised the Commissioners that November 3rd will occur during Election Week. There will be **NO** Wednesday meetings for the Planning Commissioners.

The Chairman called for a motion. Commissioner Wright motioned to **Approve** the Adoption of the 2021 Planning Commission Meeting Schedule with the one change: Change the Wednesday, November 3, 2021 meeting date to Tuesday, November 9, 2021. Commissioner Walker seconded the motion. The vote was **unanimous**.

VI. Adjournment

The vote was carried **unanimously** to adjourn the meeting at **7:53 PM**. Commissioner Hubbard motioned to adjourn, and Commissioner Wright seconded the motion.