



PLANNING COMMISSION MEETING `MOTIONS` STONECREST CITY HALL'S *ZOOM MEETING*, 6:00 PM

November 9, 2021

I. **Call to Order**

The Chairman called the Planning Commission meeting to order on Tuesday, November 9, 2021, at 6:02 PM via *ZOOM-Video* meeting. The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings.

II. **Roll Call**

Chairman Hubbard called the roll. Commissioner JW Eady, Joyce Walker, and Cheryl Moore-Mathis were present. Commissioner Pearl Hollis was not present. There was a quorum.

Planning & Zoning Director Jim Summerbell and Attorney Alicia Thompson were present.

III. **Approval of the Agenda**

Chairman Hubbard called for a motion. Commissioner Walker motioned to **APPROVE** the Agenda for the November 9, 2021, Planning Commission Meeting. Commissioner Mathis seconded the motion. The motion was unanimously **APPROVED**.

IV. **Presentations** - Presentation by Jim Summerbell, AICP, Planning and Zoning Director on department activities and upcoming cases includes:

The City Council just recently held a special work session to extend the local state of emergency due to the COVID-19 pandemic to the end of January 2022.

January 2022 – Meet with City Council to discuss Zoning Ordinance text amendments.
November 17th – Planning Information Meeting (Tentatively Scheduled)
November 30th – Zoning Summit Meeting
December 7th – Planning Commission Meeting (TMODs)

V. **Public Comments** – Secretary Lillian Lowe read the public comments submitted.

VI. **Approval of Minutes:** The Planning Commission Meeting Minutes Summary dated October 5, 2021.

Chairman Hubbard called for a motion. Commissioner Walker motioned to **APPROVE** the Planning Commission Meeting Minutes Summary dated October 5, 2021. Commissioner Eady seconded the motion. Commissioner Mathis interrupted the vote and stated unreadiness with one correction, "I'm listed as Gwen Mathis, that's not my name." The correction is the spelling of Commissioner Moore-Mathis' name. Instead of Gwen Mathis, the correct name is Cheryl Moore-Mathis.

Chairman Hubbard called for another motion to approve the Planning Commission Meeting Minutes Summary dated October 5, 2021. Commissioner Walker motioned to **APPROVE** the Planning Commission Meeting Minutes Summary dated October 5, 2021, with the correction. Commissioner Eady seconded the motion. The motion was unanimously **APPROVED** with the one correction.

VII. **Old Business:** None

VIII. New Business

1. Public Hearing(s):

LAND USE PETITION: RZ-21-006
PETITIONER: Ray of Hope Christian Church Disciples of Christ, Inc.
c/o Battle Law, P.C.

LOCATION: 4700 Browns Mill Rd.

PROPOSED AMENDMENT: Proposed change in the zoning conditions, rezoning from RSM (Residential Medium Lot-100) with conditions to RSM (Small Lot Residential Mix) with other conditions for the development of a 73-townhome community with park amenities.

Planning & Zoning Director Jim Summerbell presented **PETITION RZ-21-006**. Spoke on the general information; the undeveloped wooded lot; the site plan; stream on the north side of the development; and the development to be located on the south side. Staff recommended **APPROVAL OF PETITION RZ-21-006 with conditions**.

Attorney Michelle Battle represented the Petitioner, Ray of Hope Christian Church Disciples of Christ, Inc. Attorney Battle spoke on Reverend Dr. Hale's commitment to putting senior housing on this Property; the compromise with the community; the conditions; proposed project and developer.

The Chairman opened the public hearing for those in **support**. There were none in support.

The Chairman opened the public hearing for those in **opposition**. There were six:

1. *Spoke-in-person*: Ms. Bola Tolase
2. *Spoke-in-person*: Ms. Joy Graham
3. *Spoke-in-person*: Mr. Kenneth Taylor

The Secretary read comments submitted by:

4. Ms. Pam Childs
5. Ms. Courtney Killings
6. Ms. Joyce Windsor

Attorney Michelle Battle responded to the comments.

The Chairman closed the public hearing before going into discussion.

The Chairman asked for a motion. Commissioner Mathis motioned to **DENY PETITION RZ-21-006 BASED ON COMMUNITY CONCERNS**. The vote was 1-0 and **DID NOT PASS**. Commissioner Mathis voted to DENY. There were three abstentions, the Chairman, Commissioners Eady and Walker.

The Chairman asked for another motion. Commissioner Eady motioned to **APPROVE PETITION RZ-21-006 WITH STAFF'S FIVE (5) CONDITIONS**. The Chairman seconded the motion. The vote was 3-1 and **PASSED**. The Chairman, Commissioner Eady, and Walker voted for RZ-21-006. Commissioner Mathis voted against RZ-21-006.

IX. Adjournment

The vote was carried unanimously to adjourn the meeting at 7:17 PM. The Chairman motioned to adjourn. Commissioner Eady seconded the motion.