

PLANNING COMMISSION MEETING MINUTES SUMMARY

Stonecrest City Hall's *Zoom Video* - 6:00 PM
February 1, 2022



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 a request via email address lillian.love@stonecrestga.gov by noon the day of the hearing, February 1, 2022. The 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

Chairman Eric Hubbard called the meeting to order at 6:00 PM.

II. Roll Call

Chairman Hubbard called the roll. Commissioners JW Eady, Joyce Walker, Pearl Hollis, and Cheryl Moore-Mathis were present. There was a quorum.

Planning & Zoning Director, Jim Summerbell, AICP, Senior Planner Keedra Jackson, and Attorney Alicia Thompson, Fincher Denmark, LLC were present.

The Chairman adjusted the Agenda and added item #1; and changed the order of #2 and #3:

- 1) Mayor Pro Tem George Turner;
- 2) IV. Presentation (**is now III. Presentation**); and
- 3) III. Approval of Minutes (**is now IV. Approval of Minutes**)

The Chairman asked for a motion. Mr. Eady motioned to **APPROVE THE ADJUSTMENTS**. Ms. Hollis and Ms. Walker seconded the motion. The vote was **unanimously APPROVED**.

Mayor Pro Tem Turner thanked the Chairman and Commissioners for what they do. It is not to be taken lightly, it is appreciated, and it is important to the city of Stonecrest. Some of the Commissioners have been on this commission since day one. Commissioner Cheryl Mathis is the newest member. Vice Chairman Eady has been on the commission since day one. The new council member Tara Graves wants to appoint Ms. Stephanie Brown to the Planning Commission in District 1. Ms. Brown must go to training, be sworn-in, and will replace Vice Chairman Eady. In the meantime, Vice Chairman Eady will continue to serve in his current role.

Mr. Eady responded to Mayor Pro Tem comments, "I am committed to Stonecrest...This is my retirement... I want to make sure that Stonecrest continually grow...I will continue to do everything to help in the mission."

Ms. Mathis called a **Point-of-Order** and spoke on the Municode referencing the elections of new officers.

III. Presentation: Mr. Summerbell, AICP, Planning and Zoning Director presented department activities and upcoming cases:

January 24th – City Council deferred several items back to the Planning Commission:

- **AX-21-002** Annexation at 1724 Rogers Lake Rd, for truck gravel parking lot.
- **SLUP-21-005** 4460 Idlewood Park for an adult daycare
- **TMOD-21-013** Amendments to mitigate the potential conflicts between residential and industrial uses. This TMOD will be split into 3 TMODS:
 - **TMOD-21-002** Removal of light industrial uses from Tier 3 of the Stonecrest Area Overlay
 - **TMOD-21-003** Revision of residentially zoned land rezoned by DeKalb County from light industrial that is not used for residential purposes
 - **TMOD-21-004** Buffers for newly developed or rezoned residential tracts next to industrial uses
- **TMOD-21-016** Supplemental Uses. This TMOD will be split into 3 TMODS:
 - **TMOD-21-005** Towing and Wrecking Services
 - **TMOD-21-006** Distilleries and Breweries
 - **TMOD-21-007** Solar Energy

At the January 24th meeting, the Council requested that the Staff present to them, at their next work session, the consideration for revisions to the adult daycare supplemental use regulations.

Staff met with IDI Warehouses, off of Mountain Industrial Road. and reviewed the conditions of zoning that were in place on that property, back in the 80s, and it was realized that there are a couple of provisions that will and/or have to rezone conditions of zoning.

IV. Approval of Minutes

Chairman Hubbard called for a motion to approve the **Planning Commission Meeting Minutes Summary dated January 4, 2022**. Ms. Mathis motioned to **APPROVE**. Ms. Walker seconded the motion. The motion was **unanimously APPROVED**.

V. Old Business: None

VI. New Business

1. Public Hearing(s):

LAND USE PETITION:	TMOD-21-017
PETITIONER:	Planning & Zoning Department
LOCATION:	City-Wide

PROPOSED AMENDMENT: Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to remove inconsistencies in land use terms and definitions, and to clarify and update the uses allowed in each zoning district.

Mr. Summerbell, Planning & Zoning Director presented **PETITION TMOD-21-017 (is now referred to as PETITION TMOD-22-001)**. Many amendments have been

made and many questions related to how the Zoning Ordinance reads and is interpreted since 2017. Twelve text amendments were adopted in 2021. The Municode is not up to date as of this writing report. Staff addressed this by preparing two versions of the code dated November 22, 2021 (can be found on the city website.) and the January 13, 2022, draft version.

Numerous terms describe the same land use and many terms used are not defined. There are additional definitions added to help with document clarity. **TMOD-22-001** is primarily a much-needed housekeeping that helps all gain a better understanding of the City's adopted Zoning Ordinance.

Staff recommends that the entire Zoning Ordinance be adopted as a whole as presented, or a newer version that incorporates any changes made by the City Council on January 24, 2022. If a newer version of the Zoning Ordinance is prepared, an addendum will be prepared and distributed, highlighting the final council actions. Staff recommended **APPROVAL TO THE CITY COUNCIL**.

The Chairman asked if there were any in support. There were none.

The Chairman asked if there were any in opposition. There were none.

The Chairman asked for a motion to close the public hearing before going into discussion.

The Chairman asked for a motion. Ms. Mathis motioned to **TABLE TMOD-22-0001 TO GET AN UPDATE FROM DIRECTOR SUMMERBELL**. Mr. Eady seconded the motion. The motion was **unanimously TABLED**.

VII. Public Comments

Secretary Lillian Lowe did not receive any public comments for the February 1, 2022, meeting.

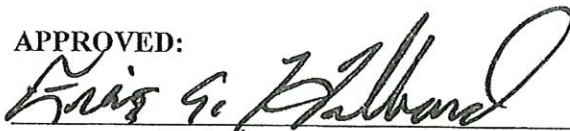
VIII. Adjournment

The Chairman asked for a **motion to adjourn**. Commissioner Mathis motioned to adjourn the meeting at 6:32 PM. Mr. Eady seconded the motion. The vote was carried **unanimously to adjourn**.

Ms. Mathis recommended that her colleagues, the commissioners, all look into the Muncodes.

Follow the link to view the meeting: [2 1 2022 Planning Commission 6:00pm - YouTube](#)

APPROVED:



Chairman

03-01-22

Date

ATTEST:



Secretary

03-01-22

Date



Planning Commission

February 1, 2022

ATTACHMENT 1 TMOD-22-001

POWERPOINT PRESENTATION

by

Planning & Zoning Director, Jim Summerbell, AICP
Planning and Zoning Department



Planning Commission

February 1, 2022



Presentation on Upcoming Cases

Upcoming Cases

- At their regular meeting January 24, City Council deferred several items back to the Planning Commission including:
 - AX-21-002 Annexation at 1724 Rodgers Lake Rd, for a truck gravel parking lot,
 - SLUP-21-005 4460 Idlewood Park for an adult care
 - TMOD-21-013 Amendments to Mitigate the potential conflicts between residential and industrial uses. This TMOD will be split into 3 TMODs:
 - TMOD-22-002 Removal of light industrial uses from Tier 3 of the Stonecrest Area Overlay
 - TMOD-22-003 Revision of residentially zoned land rezoned by DeKalb County from industrial that is not used for residential purposes
 - TMOD-22-004 Buffers for newly developed or rezoned residential tracts next to industrial uses
 - TMOD-21-016 Supplemental Uses. This TMOD will also be split into 3 TMODs:
 - TMOD-22-005 Towing and Wrecking Services
 - TMOD-22-006 Distilleries and Breweries
 - TMOD-22-007 Solar Energy
- Council also would like staff at their next work session to consider revisions to the Adult Day Care supplemental regulations



TMOD-22-001
Standardization of Terms and
Definitions

TMOD-22-001

Standardization of Terms and Definitions

Proposed amendment:

Amendment to the Stonecrest Zoning Ordinance, Chapter 27 to standardize terms and definitions used throughout the Chapter and to clarify uses allowed in the districts.

Issues being addressed:

- Multiple terms used for the same use
- Missing definitions
- Too fine a detail in lists of allowed commercial uses
- Difficulty in reading the permitted use table
- General inconsistencies in cross references caused by multiple text amendments and changing section numbers

TMOD-22-001

Summary of Proposed Changes

- There is a 16-page Summary Table of all the changes to help guide the reviewer
- Changes can be found throughout the Zoning Ordinance, but specifically in Chapters 2, 3, 4, 6, 7 and 9
- Highlights of the changes include:
 - Use lists added to Chapter 2 under each of zoning district provisions
 - Updated Use Tables with the shorter list of uses
 - Listed of commercial uses were simplified
 - Some housekeeping items due to the multiple 2021 text amendments were also addressed such as section numbering, deletion of some outdated tables and clarification of terms

Zoning Ordinance with Proposed Text Amendments was included in your packet.

Note that TMOD-21-013 and TMOD-21-016 were not approved by the Council.

TMOD-21-014 and TMOD-21-015 were approved.



City of Stonecrest, Georgia
Code of Ordinances
Chapter 27 - Zoning Ordinance

January 13, 2022 DRAFT

As codified in MuniCode (September 13, 2021) with the addition of the following approved amendments:

- TMOD-19-004 - Telecommunications
- TMOD-19-005 - Party House Ordinance
- TMOD-19-006 - Small Box Retail Store Ordinance
- TMOD-21-001 - Outdated references to the Comprehensive Plan
- TMOD-21-002 - Personal Care Homes Ordinance
- TMOD-21-003 - Gas Service Stations Ordinance
- TMOD-21-004 - Removal of Special Land Use Plan Exemptions in Overlays
- TMOD-21-005 - Allowance for Car Dealerships in the Stonecrest Area Overlay
- TMOD-21-006 - Replacement of outdated references to zoning districts in Stonecrest Area Overlay
- TMOD-21-007 - Private Permitting
- TMOD-21-008 - Administration
- TMOD-21-009 - Special Events
- TMOD-21-010 - Prohibited Uses
- TMOD-21-011 - Restrictions on Residential Conversion of Industrial Buildings
- TMOD-21-012 - Gravel Parking

And proposed amendments as recommended for approval by Staff or the Planning Commission (Highlighted):

- TMOD-21-013 - Mitigation between residential and industrial uses
- TMOD-21-014 - PC Administration
- TMOD-21-015 - Overlay and Base Zoning Conflict Mitigation
- TMOD-21-016 - Supplemental Uses
- TMOD-22-001 - Standardization of Definitions and Terms