

PLANNING COMMISSION MEETING MINUTES SUMMARY  
Stonecrest City Hall - 6:00 PM \*Spoke-in-Person Meeting  
November 8, 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](mailto:lillian.love@stonecrestga.gov) by noon the day of the hearing, June 7, 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 (District 3) called the Spoke-in-Person meeting to order at 6:00 PM.
- II. **Roll Call:** Chairman Hubbard called the roll. Commissioners Stefanie Brown (District 1), Joyce Walker (District 2), Pearl Hollis (District 4) and Lemuel Hawkins (District 5) were present. There was a quorum.  
  
Deputy Director Keedra Jackson, Planning and Zoning Department was present. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.
- III. **Approval of the Agenda:** Chairman Hubbard called for a motion to **APPROVE THE AGENDA**. Commissioner Hollis motioned to **APPROVE THE AGENDA**. Commissioner Walker seconded the motion. The motion was unanimously **APPROVED**.
- IV. **Approval of Minutes:** **The Planning Commission Meeting Minutes Summary dated October 4, 2022.** Chairman Hubbard called for a motion to approve the Planning Commission Meeting Minutes Summary dated **October 4, 2022**. Commissioner Hawkins motioned to **APPROVE**. Commissioner Hollis seconded the motion. The motion was unanimously **APPROVED**.
- V. **Presentations: Upcoming Cases Presented by Ms. Keedra Jackson, Deputy Director**
  - **SLU22-007**
  - **SLU22-008**
  - **SLU22-009**
  - **TMOD-012**
- VI. **Old Business:** N/A

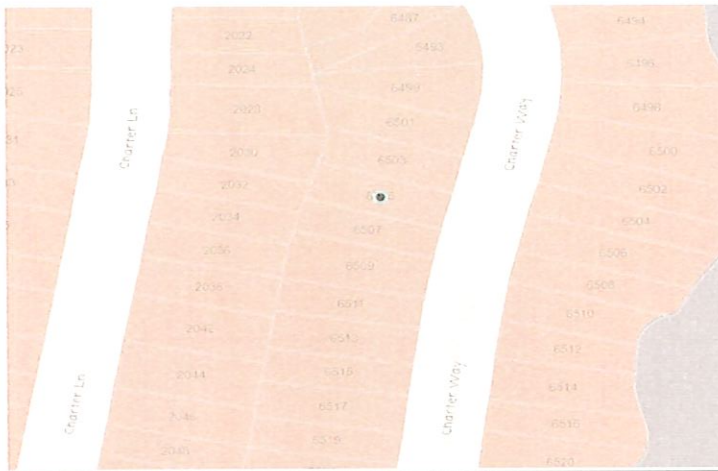
**Public Hearing(s):**

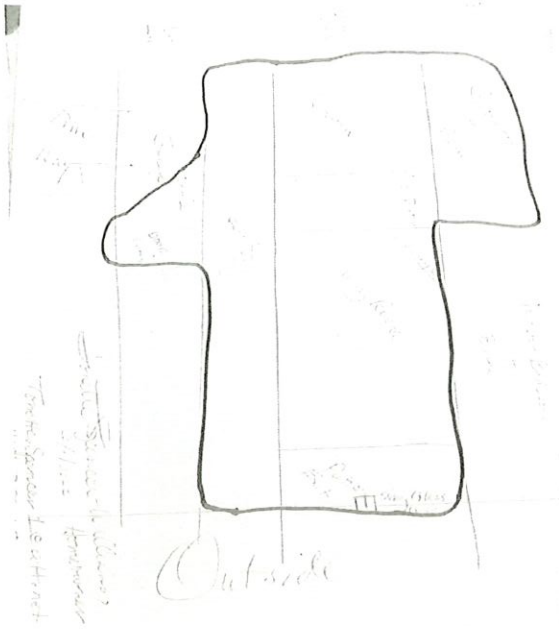
LAND USE PETITION: SLU22-007  
PETITIONER: Tonette Spencer  
LOCATION: 6505 Charter Way, Stonecrest, GA 30058  
**PROPOSED AMENDMENT:** To seek a Special Land Use Permit to operate a short-term rental.

Deputy Director Keedra Jackson presented SLU22-007. “The petitioner is Ms. Tonette Spencer. The property is located at 6505 Charter Way, Stonecrest, GA 30058. This property is located in District 1 and is less than 1 acre. The existing zoning of the property is MR-1 residential-medium lot. The proposed request is a Special Land Use Permit to operate a short-term rental. The comprehensive plan for this area is suburban. There is no proposal to change the designation.” *Staff has recommended approval with conditions.*

“The subject property was constructed in 1997. It consists of a two-story traditional frame house of less than 2,000sqft in size. It has 2 bedrooms and 2 1/2 baths. The house is accessed via an apron concrete driveway. Currently, the property has kept its original zoning classification of MR-1. The property was developed in part of a planned development for the Marbut Cummins Subdivision.”

“Here is the zoning map, elevations and floor plans of the property.”





**Sec. 4.2.58. - Short term vacation rental.**

The following applies to all Short Term Vacation Rentals (STVR):

- A. No individual renting the property shall stay for longer than 30 consecutive days.
- B. The STVR shall not be operated in such a way as to change the residential character of the neighborhood in which it is located and shall comply with the noise ordinance.
- C. In every dwelling of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain not less than 70 square feet of floor area, and every room occupied for sleeping purposes two occupant shall contain at least 120 additional square feet of floor area. Maximum occupancy limits for any overnight guests must not exceed two guests for every bedroom located in the STVR.
- D. Every bedroom shall have a window facing directly and opening to the outdoors.
- E. Every bedroom shall have access to not less than one water closet and lavatory without passing through another bedroom. Every bedroom in an STVR shall have access to not less than one water closet and lavatory located in the same story as the bedroom or an adjacent story.
- G.
- J.

# STAFF'S RECOMMENDATION:

## STAFF RECOMMENDATION

Based on the findings and conclusions, it appears the applicant does meet all the criteria for approval. Therefore, Staff recommends *Approval of SLUP-22-007 with the following condition:*

1. The maximum overnight occupancy of a short-term rental shall be limited to two (2) persons for each bedroom, plus three (3) additional persons. The number of bedrooms shall be based upon the DeKalb County Tax Assessor's residential profile of the property, and other documents of record, as needed. In no case shall the maximum total occupancy for any dwelling unit exceed the occupancy limits permitted by the state and local fire and building codes.
2. Between the hours of 10 PM and 7 AM, the occupancy load of the unit may not exceed the maximum allowed number of overnight tenants.
3. Compliance with the Stonecrest Noise Ordinance.
4. All marketing and/or advertising for short-term rental units must contain information concerning the occupancy limit of the short-term rental unit and the maximum parking available on the property. Advertising for more than the allowable occupancy or allowable parking is prima facie evidence of a violation of the city code. Further, failure to include such occupancy limits and maximum parking availability is prima facie evidence of a violation of the city code.
5. Short-term rental units must be properly maintained and regularly inspected by the owner or agent to ensure continued compliance with applicable property maintenance, zoning, building, health and life safety code provisions.
6. No external signage may be permitted on the property.
7. Parked vehicles shall be provided in the driveway and not on-street parking.

*Chairman Hubbard* asked the Board of Commissioners did they have any questions for Deputy Jackson.

*Commissioner Walker* asked will the applicant be living at the home-based property.

*Deputy Director Keedra Jackson* stated supplemental regulations do not hold the homeowner to reside in the property but will defer the question to the applicant. Ms. Jackson also stated that the regulators will be both the city and the homeowner.

*Commissioner Hollis* wanted to follow-up on Commissioner Walker's question that states if someone is at the property for 30 days and they petition to the owner that they need additional days permitted.

*Deputy Director Keedra Jackson* stated that short-term rentals are not only coded by the city but are coded by the state as well. "If you have an individual renting the property longer than 30 days, the homeowner can be in violation based on our code that you cannot stay there longer than 30 consecutive days."

*Commissioner Hollis* asked about the deterrent that is being placed on the homeowner for those violations.

*Deputy Director Keedra Jackson* stated, "You have the autonomy to add a condition that if the homeowner is in violation of any of these supplemental regulations, they can lose the the permit and they can lose a business license."

*Commissioner Brown* asked was there an HOA in that community.

*Deputy Director Keedra Jackson* stated that she was not well informed that there was an HOA in that community but would defer that question to the applicant.

*Commissioner Walker* inquired about how many of the short-term rental homes were in the area.

*Deputy Director Keedra Jackson* stated that she did not find any within 500 feet of the proposed short-term rental in question but staff can do a broader research.

*Chairman Hubbard* asked was the applicant present.

*Spoke-in-person:* Applicant, Tonette Spencer who resides at 6505 Charter Way stated that she was the homeowner at 6505 Charter Way, which is her primary home that she lives in everyday but is not usually there. Ms. Spencer stated that she lives in an apartment with her boyfriend and they travel a lot. She stated that someone is at her property most of the time. She also mentioned that she has video cameras in the front and back of the home, great neighbors who truly support her and she has informed them about the short-term rental.

Ms. Spencer stated that she has a neighbor that keep watch of her home and will contact her at any given time. Ms. Spencer does not plan to rent the home out for 30 days. She feels that it will create a problem if she rents or lease the home out to someone for more than 30 days. She stated that her community has never had a Homeowner Association and they have done a great job in keeping the community together.

*Commissioner Walker* asked was the property a townhouse. Ms. Spencer replied, “It’s a townhouse.”

*Chairman Hubbard* asked those in **support** to speak.

Those in **support**:

*Spoke-in-person*: Ms. Leoni Willis, who resided directly across from 6505 Charter Way stated that Ms. Spencer along with the other neighbors watch out for each other and anything that goes on in the neighborhood.

*Chairman Hubbard* asked those in **opposition** to speak. There were none.

*Chairman Hubbard* closed the public hearing before going into discussion.

Chairman Hubbard asked for a motion. Chairman Hubbard motioned to **RECOMMEND APPROVAL OF THE APPLICATION TO CITY COUNCIL WITH CONDITIONS ATTACHED BY THE PLANNING DEPARTMENT**. Commissioner Brown seconded the motion. The vote was **unanimously APPROVED**.

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| LAND USE PETITION:  | SLU22-008  |
| PETITIONER:         | Charmaine Hancock  |
| LOCATION:           | 3434 Bleckley Drive, Lithonia, GA                                |
| PROPOSED AMENDMENT: | To seek a Special Land Use Permit to operate a short-term rental |

Deputy Director Keedra Jackson presented **SLU22-007**. “The petitioner and owner of the property is Ms. Charmaine Hancock. The location of the property is 3434 Bleckley Drive located in district 4. The acreage of the property is 0.47 acres. The current zoning of the property is R-100 residential medium lots. There is no proposal to change the zoning. The proposed request is a Special Land Use Permit to operate a short-term rental. The comprehensive plan of this area is suburban. *Staff’s recommendation is approval with conditions.*”

Here is a zoning map of the subject property. It sits on the corner of Bleckley Drive and Bleckley Court facing Bleckley Drive.



**Location**

The subject property is located at 3434 Bleckley Drive in the Willowbrook Subdivision. The property is bounded by residential development on all sides.

**Description and Background**

The subject property was constructed in 1980. It consists of a two-story, traditional frame house of 1408 square feet in size. It has 4 bedrooms and 2 baths. The house is accessed via an apron concrete driveway fronting a two-car garage. Currently, the property has kept its original zoning classification of R-100 (Residential Medium Lot) under Stonecrest Zoning Ordinance. The property was developed in part of a plan development for Willowbrook Subdivision.



*Deputy Director Keedra Jackson* stated, “I did not find another Airbnb located within 500 feet of this property. Staff is of knowledge that there are other Airbnb’s within the subdivision. As stated before, one of the regulations was that no signs or advertising is permitted for short-term rentals.

## STAFF RECOMMENDATION

Based on the findings and conclusions, it appears the applicant does meet all the criteria for approval. Therefore, Staff recommends *Approval of SLUP-22-008 with the following condition:*

1. The maximum overnight occupancy of a short-term rental shall be limited to two (2) persons for each bedroom, plus three (3) additional persons. The number of bedrooms shall be based upon the DeKalb County Tax Assessor's residential profile of the property, and other documents of record, as needed. In no case shall the maximum total occupancy for any dwelling unit exceed the occupancy limits permitted by the state and local fire and building codes.
2. Between the hours of 10 PM and 7 AM, the occupancy load of the unit may not exceed the maximum allowed number of overnight tenants.
3. Compliance with the Stonecrest Noise Ordinance.
4. All marketing and/or advertising for short-term rental units must contain information concerning the occupancy limit of the short-term rental unit, and the maximum parking available on the property. Advertising for more than the allowable occupancy or allowable parking is prima facie evidence of a violation of the city code. Further, failure to include such occupancy limits and maximum parking availability is prima facie evidence of a violation of the city code.
5. Short-term rental units must be properly maintained and regularly inspected by the owner or agent to ensure continued compliance with applicable property maintenance, zoning, building, health, and life safety code provisions.
6. No external signage may be permitted on the property.
7. Parked vehicles:
  - Shall not be parked on the city right-of-way or along any roadways at any time; and
  - Shall be parked outdoors on the property only on designated hard surfaced areas with concrete or asphalt surfacing; and shall not be permitted outside such hard-surfaced areas (i.e., no parking in yards or neighbor's properties).
8. Capacity shall be subject to the approval of the Fire Marshal's Office
9. If, during the first one year period, a short-term rental unit becomes in violation of any zoning, building, health or life safety code provision, the special land use becomes void at the completion of one year.
10. The Special Land Use Permit is not transferable and will only be permitted for the owner/operator  
Charmain Hancock



*Chairman Hubbard* asked the Board of Commissioners did they have any questions for Deputy Jackson. There were none.

*Chairman Hubbard* asked was the applicant present. The applicant was not present.

*Chairman Hubbard* asked those in **support** to speak.

Those in **support**:

*Spoke-in-person:* Mr. James Stamps who resides at 3424 Bleckley Drive, Lithonia, GA stated that he lives next door to the proposed short-term rental and is the President of the Willow Brook Neighborhood Association. Mr. Stamps stated that he knew Ms. Hancock before she became Ms. Hancock. They have been neighbors since his kids were small and he knew her father as well. He went on to say that Ms. Hancock is a person of her word, puts in 100% in everything she does and that he has spoken to her about the proposed short-term rental. "I know she is going to make sure the short-term rental occupants adhere to the rule and that she does check on her property. If we have any issues, they will be promptly resolved."

*Chairman Hubbard* asked Mr. Stamp how many years he has known the applicant.

*Spoke-in-person:* Mr. Stamp stated he has known the applicant for 25 years.

*Chairman Hubbard* asked those in **opposition** to speak. There were none.

*Chairman Hubbard* closed the public hearing before going into discussion.

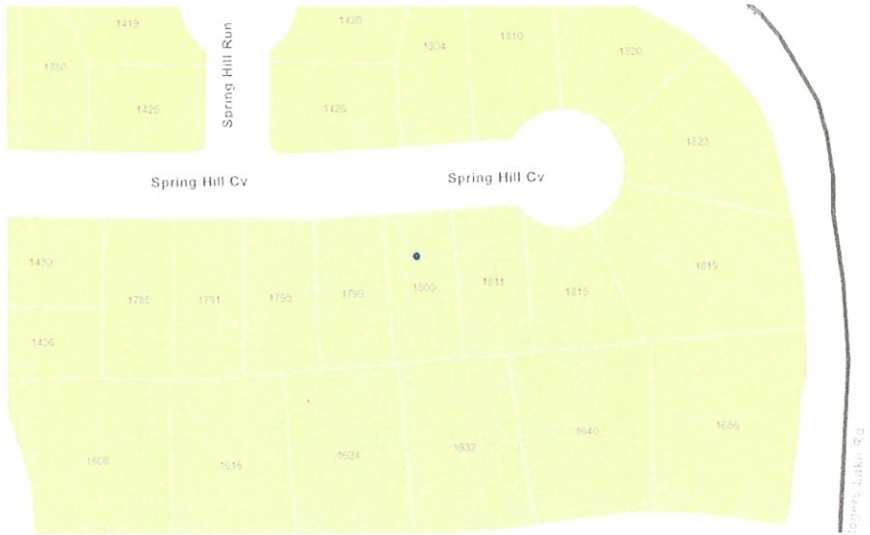
Chairman Hubbard asked for a motion. Commissioner Hawkins motioned to **RECOMMEND APPROVAL OF THE APPLICATION TO CITY COUNCIL WITH CONDITIONS ATTACHED BY THE PLANNING DEPARTMENT**. Chairman Hubbard seconded the motion. The vote was **unanimously APPROVED**.

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| LAND USE PETITION:  | SLU22-009   |
| PETITIONER:         | Beris and Meveta Henry                                      |
| LOCATION:           | 1805 Spring Hill Cove, Lithonia, GA                         |
| PROPOSED AMENDMENT: | To seek a Special Land Use Permit for a personal care home. |

Deputy Director Keedra Jackson presented **SLU22-009**. "The applicant is Beris and Meveta Henry. The address again is 1805 Spring Hill Cove, Stonecrest, Georgia located in Council District 1. The acreage is 0.4 acres. The property is zoned RSM residential small lot. There is no proposal to change this zoning, however, the request here is a Special Land Use Permit to operate a personal care home or for a resident within a RSM residential small lot."

*Staff's recommendation is approval with conditions.*



**Aerial Map**

*Subject property highlighted here with the black dot.*





### Supplemental Regulations

- The owner must reside in the property of the personal care home
- The personal care home must be a person sole proprietor single owner limited liability company or a single owned business entity
- The owner operator must own and reside in the group Personal Care Home.
- Each Personal Care Home must obtain a city license as well as license and or permits by the State of Georgia before beginning to operate
- Each Personal Care Home must be licensed and permitted by the State of Georgia and must display a state issued and city issued licenses on the premises and it must be in plain view
- No Personal Care Home may display any exterior signage that violates the sign ordinance in chapter 21 of the code or the signed provisions and the zoning regulations for the underlying zoning District
- Personal Care Homes may apply for FHA accommodation variants as provided for in section 7.5.9 of this chapter
- No City permit for the operation of personal care home shall be transferable.
  
- Person Care Homes can allow up to six persons
- Two of complete architectural plans for the subject property.

- Personal Care Homes must be submitted to the Director of Planning prior to the issuance of a building permit or a business license.
- Each group Personal Care Home must provide at least four parking spaces within the driveway, garage or carport.
- They must comply with any applicable requirements in article 6. the home must be at least eighteen hundred square feet and per our records the home is over 2 000 square feet.
- In order to prevent any institutionalization of the residential neighborhood or group Personal Care Homes located in a residential zoning district, may be operated within 1 000 feet 1500 feet of another Personal Care Home.

### STAFF RECOMMENDATION

Based on the findings and conclusions, it appears the applicant does meet all the criteria for approval and the supplemental regulations. Therefore, staff recommends **Approval/Conditions of SLUP-22-009**; However, if the Planning Commission choose to approve the application staff recommend the following conditions;

- Limit the use of personal care home only to (4) persons.
- Access shall be limited to the existing curb cut off Springhill Cove.
- All refuse containers shall be screened from public view except during pick up.
- No identification sign for personal care home shall be posted on the property.
- Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
- The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
- The Special Land Use Permit shall be issued to (operator) for the operation of a personal care home and shall not be transferable.

*Chairman Hubbard* asked did the applicant receive a copy of the supplemental regulations and was the conditions on the city application.

*Deputy Director Keedra Jackson* stated it is required that staff have a Pre-Application Meeting with the applicant before an application is submitted to the city. The Planning and Zoning staff go over supplemental regulations at Pre-Application Meetings.

*Commissioner Walker* wanted to know does the house have six bedrooms as stated on the application.

*Deputy Director Keedra Jackson* stated she would like for the applicant to clarify, considering the pictorial view of the property does not reflect that but there could have been some alteration made inside the home that was not updated with DeKalb County Tax Assessors.

*Commissioner Hollis* inquired about the maximum number of Personal Care Homes for the City of Stonecrest and wanted to know what percentage of homes has been approved.

*Deputy Director Keedra Jackson* stated the code does not provide a maximum number of Personal Care Homes and may have taken three to council that were approved.

*Commissioner Walker* asked did they discuss the Community Information Meeting.

*Deputy Director Keedra Jackson* stated, "We did not but they did attend the September 13th Community Information Meeting and there were no oppositions."

*Commissioner Hawkins* asked was the proposed Personal Care Home for children and what were the age requirements.

*Deputy Director Keedra Jackson* stated "Normally, for children you have a group daycare or group child day care by the State of Georgia. When you exceed the age of 18 for the childcare, then it moves to the adult Personal Care Home age range."

*Commissioner Hawkins* asked will the proposed Personal Care Home going to be open daily or was it an overnight/extended living.

*Deputy Director Keedra Jackson* stated that the question was more appropriate for the applicant so they can describe the intended use.

*Chairman Hubbard* asked was the applicant present.

*Spoke-in-person:* Applicant, Beris Henry who resides at 1805 Spring Hill Cove stated the proposed property would not be used for a daycare but for a personal care home.

*Chairman Hubbard* asked those in **support** to speak. There were none.

*Chairman Hubbard* asked those in **opposition** to speak. There were none.

*Chairman Hubbard* closed the public hearing before going into discussion.

Chairman Hubbard asked for a motion. Chairman Hubbard motioned to **RECOMMEND APPROVAL OF THE APPLICATION TO CITY COUNCIL WITH CONDITIONS RECOMMENDED BY THE PLANNING DEPARTMENT**. Chairman Hollis seconded the motion. The vote was **unanimously APPROVED**.

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LAND USE PETITION:           TMOD-22-012  
PETITIONER:                 Planning & Zoning Department  
LOCATION:                     City-Wide (C-1 and C-2 Districts)  
PROPOSED AMENDMENT:     To recommended zoning language at the request of the City in response to an applicant, in the City of Stonecrest, who desires to operate an “Animal Exhibition” as defined by the USDA “Animal Welfare Act and Animal Welfare Regulations”.

*Deputy Director Keedra Jackson* presented TMOD-22-012. “The applicant is the Planning and Zoning Department. The property is zoned C1 but the project location will consist of C1 and C2 zoning districts. The proposed development request is to create a conditional use for outdoor and indoor exhibition as defined by USDA to operate as an animal exhibition.” *Staff’s recommendation is approval of this TMOD-22-012.*

“Early part of this year, we were contacted a few times by SeaQuest and the request consisted of adding more animals to the facility. At that time, we received the second request. Staff begin to look to see if they were able to operate. Per our findings, we found that they were not permitted to operate as a under C1 at the mall so we had several discussions with SeaQuest. We worked on this several months with the city attorney’s office and recreated an ordinance to allow them to operate.”

“Our Planning Director, Mr. Ray White, visited this location and he was very impressed. He stated that the facility was clean and there were many kids and parents visiting. He felt that everything was of ordinance or in compliance with what the state requires. We wanted to create a T-MOD that will allow them to continue to operate. We welcome SeaQuest to our city. This is an entertainment attraction for the City of Stonecrest and we want to support SeaQuest in their endeavors.”

“The recommended definition that we are bringing before you are indoor animal exhibition. We did not have that definition in our ordinance and we want to place that in the ordinance.”

### **Stonecrest Zoning – Indoor Animal Exhibition**

The following document includes recommended zoning language at the request of the City in response to an applicant, in the City of Stonecrest, who desires to operate an “Animal Exhibition” as defined by the USDA “Animal Welfare Act and Animal Welfare Regulations”.

Recommended Use: *Indoor Animal Exhibition*

Recommended Definition: An *Indoor Animal Exhibition* shall be any person, company or organization displaying any animals in an enclosed structure or building to the public, for compensation, whether operating for profit or not. This use includes, but is not limited to indoor zoos, petting zoos, educational centers, carnivals, circuses, and animal sanctuaries. This use shall not include retail pet stores, owners of domesticated household pets for personal enjoyment, county fairs, livestock shows, purebred dog or cat shows, or other similar events.

**Outdoor Animal Exhibition** means any sanctioned agricultural fair where animals are displayed on the exhibition grounds for physical contact with humans. It involves animal gathering organized for the purpose of comparing and judging the qualities of animals or presenting them for educational purposes and the main purpose of which is not to market “for sale”, but for exhibition; facilities shall include zoos, wildlife or fauna parks, aquariums and museums with live exhibits.

Recommended Zoning District: *C-1 and C-2* are the recommended districts as this is the current location where the applicant, SeaQuest, has been operating as an aquarium and desires to add additional animals other than aquarium-based wildlife.

Recommended Zoning Classification – *Conditional Use*. A Special Land Use Permit will allow the city to prescribe use standards to ensure appropriate operation and location and that it does not negatively impact surrounding businesses and residents.

**Recommended Supplemental Regulations:** As it relates to *Indoor Animal Exhibitions*, such use shall:

1. Be conducted wholly within an enclosed building or structure.
2. Not produce noise, liquids or odors that affect surrounding businesses or property owners.
3. Be properly insured and provide proof of that insurance to the City.

4. Provide written permission from the owner or property manager of the building being occupied to the City.
5. Display a copy of all required valid licenses and permits in a prominent place on premises.
6. Be licensed and comply with all rules and regulations for a “Licensed Class C – Exhibitor” under the Animal Welfare Act (7 U.S.C. 2131 et seq.) and as regulated by the United States Department of Agriculture (USDA) regulations established in the most recent issue of “USDA Animal Care – Animal Welfare Act and Animal Welfare Regulations” (aka the USDA Blue Book).  
[https://www.aphis.usda.gov/animal\\_welfare/downloads/bluebook-ac-awa.pdf](https://www.aphis.usda.gov/animal_welfare/downloads/bluebook-ac-awa.pdf).  
 This license shall be renewed prior to expiration and a copy provided to the City. Upon expiration or non-renewal of the license, the use shall immediately cease operations until a copy of a valid license is provided to the City.
7. The outdoor exhibition shall not exceed 5 hours of display.
8. Comply with the Georgia The Department of Agriculture Animal Health Division regulations as established in the [Rules and Regulations of the State of GA Chapter 40-13](#).
9. Comply with applicable standards of the Georgia Department of Natural Resources (DNR) for the regulation of non-native species as per the regulated wild animals/exotics types (<https://gadnrle.org/exotics>), and restricted non-native species found in O.C.G.A. §27-5-4.
10. Comply with applicable regulations and standards for regulated native species as per the Georgia DNR's laws related to native wildlife (<https://gadnrle.org/laws-native-wildlife>). The Georgia DNR shall be notified prior to adding additional regulated species prior to acquisition. Proof of notification and approval may be required at any time by the City of Stonecrest to ensure compatibility.
11. Comply with the Georgia Department of Agriculture (GDA) regulations for general requirements for animal health and disease prevention, including following all requirements for importing animals from out of state, for intrastate transportation, vaccination and quarantine requirements, as applicable, as per the Rules and Regulations of the State of Georgia Chapter 40-13 (<http://rules.sos.state.ga.us/GAC/40-13>).
12. Comply with the Georgia Department of Public Health regulations pertaining to reporting rabies exposure.
13. Comply with DeKalb County requirements for "hazardous animals" as per DeKalb County Code of Ordinances, Chapter 5 – Animals ([https://library.municode.com/ga/dekalb\\_county/codes/code\\_of\\_ordinances?nodeId=CODECO\\_CH5AN](https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH5AN)).

*Chairman Hubbard* asked the Board of Commissioners did they have any questions for Deputy Jackson.

*Commissioner Hollis* asked does the insurance policy cover errors and omissions.



*Deputy Director Keedra Jackson* stated, “We can get with the City Attorney just to see what should be included. When we did our research on animal exhibitions, many of the code requirements was that the owner, operator provide proof of insurance to the city.”

*Commissioner Hawkins* asked what kind animals will be permitted.

*Deputy Director Keedra Jackson* stated that the State of Georgia has a list of animals that are allowed on the site. If they want to add one of those animals, they can.

*Commissioner Walker* asked did the State of Georgia agree to the list of animals allowed at SeaQuest.

*Deputy Director Keedra Jackson* stated, “We had a lengthy meeting with the previous City Manager, Janice Jackson, City Attorney and other staff members. Everyone was aware of this Text Amendment and the supplemental regulations that go with it and this use will require a Special Land Use Permit.”

*Commissioner Walker* asked will the aquarium or animal exhibition be the same as Atlanta’s aquarium.

*Deputy Director Keedra Jackson* stated that she believes the City of Stonecrest would welcome that scale of aquarium.

*Chairman Hubbard* asked those in **support** to speak. There were none.

*Chairman Hubbard* asked those in **opposition** to speak. There were none.

*Chairman Hubbard* closed the public hearing before going into discussion.

Chairman Hubbard asked for a motion. Commissioner Hollis motioned to **RECOMMEND APPROVAL OF THE APPLICATION TO CITY COUNCIL WITH CONDITIONS RECOMMENDED BY THE PLANNING DEPARTMENT**. Commissioner Brown seconded the motion. The vote was **unanimously APPROVED**.

**VII. Adjournment:** Chairman Hubbard motioned to adjourn the meeting. Ms. Hollis seconded the motion. The meeting was adjourned at 7:01PM.

APPROVED: *Erin S. Hubbard* 01-03-2023  
Chairman Date

ATTEST: *Kimberly Peterson* 01-03-2023