



CITY OF STONECREST, GEORGIA

Honorable Mayor Jason Lary, Sr.

Council Member Jimmy Clanton, Jr. – District 1

Council Member Rob Turner- District 2

Council Member Jazzmin Cobble – District 3

Council Member George Turner- District 4

Council Member Tammy Grimes – District 5

SPECIAL CALLED WORK SESSION MINUTES

VIRTUAL MEETING

September 17, 2021, 6:00 P.M.

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER:

Mayor *Pro Tem* George Turner called meeting to order at 6:04pm

II. ROLL CALL:

Deputy City Clerk Sonya Isom determined that there was a quorum.

Mayor and Council members were all virtually present.,

III. AGENDA DISCUSSION ITEMS:

1. Review of Zoning Ordinance Update Process.

Discussion and general overview led by Planning and Zoning Director Jim Summerbell.

Purpose is to discuss the proposal of upcoming text amendments to update the Zoning Ordinance.

Proposal of text amendments will be brought forth to the Planning Commission in October 2021, dependent upon decision made by City Council.

Councilmember Cobble inquiries about corresponding Agenda Packet. Director Summerbell states that no agenda packet was prepared, as he would like for this to be

an open discussion and PowerPoint slides will get distributed to Mayor and Council.

Councilmember Clanton would like to schedule meeting with Director Summerbell to discuss Article V, to include related recommendations.

Mayor Lary wants to ensure the incorporation of the City's Foundation of Good Industrial, Good Commercial, and Good Housing.

Discussion closed.

2. Cleaning Up Land Use Terms and Definitions Found in the Zoning Ordinance.
Open discussion led by Director Summerbell and City Council.

In consideration of several factors, to include future annexation, Mayor *Pro Tem* Turner and Councilmember Cobble would like to maintain discussed Land Use Terms, oppose to removing said terms.

Councilmember Grimes makes point that there is no harm in leaving Land Use Terms and Director Summerbell notes consensus in keeping Land Use Terms.

Discussion closed.

3. Steps to Mitigate Potential Conflicts Between Industrial and Residential Uses.
Open discussion led by Director Summerbell and City Council.

Councilmember Turner inquiries about access to PowerPoint slides in which Director Summerbell is referencing and Director Summerbell disseminates PowerPoint Slides via email to Mayor and City Council.

Councilmember Turner comments in opposition of the proposed removal of the noise restriction, as some industrial facilities may be noisy, and this restriction may be there for a reason. Director Summerbell reiterates that the noise restriction is broad and reverts to the proposed reviewing of the current noise ordinance.

Director Summerbell proposes a transitional buffer requirement on the Residential Uses. Councilmember Turner urges the buffer requirement on the Industrial Uses and proposes a solution, consisting of the consideration of Future Land Use and protection of the Residential Use Area.

Councilmember Cobble agrees that the buffer requirement should be on the industrial side.

Director Summerbell proposes a different perspective to the transitional buffer requirement, in support of the buffer requirement on the Residential Uses. Councilmember Turner states that this perspective is not reasonable and provides examples.

Councilmember Clanton states that consideration should encourage separation of Industrial and Residential Uses, to protect residents and support Metro Green. Mr. Clanton further agrees with Director Summerbell that everyone has property rights, whether industrial or residential.

City Council provides directive for Director Summerbell to conduct further research, in consideration of expanding the map, and to reach out to Legal.

With respects to Gravel Parking, Councilmember Clayton asserts that those businesses not in compliance with gravel parking should come into compliance, be cited right away, and City Council should look at a moratorium for gravel parking.

Mayor *Pro Tem* Turner would like to know the environmental impact of gravel parking. Director Summerbell will provide information previously gathered from GIS to City Council.

Discussion closed.

4. Steps to Clarify the Uses Allowed and Prohibited in the Overlay Districts.
Open discussion led by Director Summerbell and City Council.

Director Summerbell provided an overview of Stonecrest Area Overlay and deferred to City Council to determine if the opened ended nature of the authorized uses be restrictive.

Councilmember Cobbles inquires to how this impacts the SLUP(S). Director Summerbell responds accordingly and provides the differentiation of SLUP(S) requirements based on the district.

Councilmember Clanton states that the Design Guidelines should be the governing authority – “The Number One Thing”.

Councilmember Turner supports the maintaining of current I-20 Overlay Uses.
Discussion closed.

5. Suggested Changes to the Permitted Use Table.
Open discussion led by Director Summerbell and City Council.

Director Summerbell encourages City Council to review the Permitted Use Table(s). These are current uses allowed in the Industrial Areas.

Comments made by Mayor Lary.

Councilmember Cobble offers reminder to Director Summerbell to provide PowerPoint. Councilmember Turner echoes the same.

Councilmember Grimes offers reminder to Director Summerbell in suggestion of an onsite visit – “Field Trip” of the items discussed.

Discussion closed.

IV. ADJOURNMENT

Motion - Mayor *Pro Tem* Turner moved to adjourn the meeting; seconded by Councilmember Turner.

Motion carried unanimously 5-0.

Meeting adjourned at 8:16pm.