

PLANNING COMMISSION MEETING
Stonecrest City Hall* - 6:00 p.m.
*In-Person Meeting
August 6, 2024



A G E N D A

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).

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

Citizens wishing to make a comment during the public hearing portion of the meeting can do so by attending the hearing in-person or submitting their comment(s) to Planning and Zoning Staff via email Planning-Zoning@stonecrestga.gov on the day of hearing, no later than 2:00 PM, to be read into the record at the hearing.

When it is your turn to speak, please place your comment card on the podium, state your name, address, and relationship to the case. There is a ten (10) minutes time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

I. CALL TO ORDER

Chairperson Eric Hubbard (District 3) called the meeting to order at 6:00 p.m.

II. ROLL CALL

Chairperson Eric Hubbard (District 3) called the roll. Vice Chairperson Erica Williams (District 1), Commissioner Joyce Walker (District 2), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were all present.

Planning/Zoning Director Shawanna Qawiy, Deputy Director Ellis Still, Planner Felliha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance. City Attorney Alicia Thompson attended the meeting virtually.

III. APPROVAL OF THE AGENDA

Chairperson Hubbard made a motion to **APPROVE** the agenda for August 6, 2024. The motion was moved by Vice Chairperson Williams and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

IV. APPROVAL OF MEETING MINUTES:

Planning Commission meeting minutes dated July 2, 2024.

Chairperson Hubbard made a motion to **APPROVE** the meeting minutes for August 6, 2024. The motion was moved by Vice Chairperson Williams and seconded by Commissioner Walker. It was **APPROVED** by a unanimous vote. **5-0-0**

V. ANNOUNCEMENT(S): National Night Out Event – August 6, 2024

VI. OLD BUSINESS: None

VII. NEW BUSINESS:

PUBLIC HEARING(S)

A. PUBLIC HEARING- CASE #: SLUP 24-006

APPLICANT: Dean Hodge D/B/A Go Solar Power

LOCATION: 2929 Turner Hill Rd, Stonecrest, GA

The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

Deputy Director Still gave an overview of SLUP 24-006 and SLUP 24-007.

Evan Pfretzschner Director of Commercial Operations with Go Solar Power presented his presentation. It was stated that they are proposing to install 2,866 595-watt solar panels on the rooftop of the Stonecrest Mall. The installation will include 2,274 panels on the main mall and 592 panels on the movie theater. Installation will take two (2) to three (3) weeks.

Commissioner Hollis asked about the underage for the solar production that would be produced for the mall. She also asked about a cost-effective report that will show the benefits of the solar panel's installation.

Evan Pfretzschner stated that the number of solar panels that will be placed on the roof is less than the demand due to there not being enough space to place a greater amount on the roof to offset the utility bill by 100%. He stated it would be a benefit of +/- 64%.

The cost-effective report was proposed to Craig Delasin CEO of Urban Retail Properties (Stonecrest Mall).

Commissioner Walker inquired about sunlight dependency

Evan Pfretzschner responded by stating that the solar panels do not operate with batteries and that there will be no energy storage due to there being fewer panels than demand. Production will be offset during daytime hours.

There was one (1) participant in attendance to speak in support of the application(s).

Faye Coffield stated that this is a modern and attractive proposal. She has experience with seeing the benefits of solar power when living in Africa. This will attract businesses to the mall, including a new owner for the currently vacant movie theater and inspire more people to consider this source of energy production in the City of Stonecrest.

Ms. Coffield also stated that she is speaking in support of SLUP 24-007.

With no additional comments from the public, the public hearing was closed

Commissioner Hollis made a motion to recommend for **APPROVAL WITH CONDITIONS** as outlined by staff the application for **SLUP24-006**. The motion was seconded by Chairperson Hubbard. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

B. PUBLIC HEARING - CASE #: SLUP 24-007

APPLICANT: Dean Hodge D/B/A Go Solar Power

LOCATION: 8060 Mall Parkway, Stonecrest, GA

The applicant is seeking a Special Land Use Permit (SLUP) to install rooftop solar panels.

The public hearing was opened. With no additional comments from the public, the public hearing was closed.

Commissioner Hawkins made the motion to recommend **APPROVAL WITH CONDITIONS** as outlined by the staff for **SLUP24-007**. The motion was seconded by Commissioner Hollis. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

VIII. ADJOURNMENT

The meeting was adjourned at 6:29 p.m.

Respectfully submitted by Cobi Brown

APPROVED:

CHAIRPERSON

Date:

ATTEST:

SECRETARY

Date

Pending Approval

Pending Approval