



CITY OF LITHONIA
MINUTES–Zoning Public Hearing VIRTUAL MEETING
Wednesday, August 18, 2021 @ 3:00 PM

I. Call to Order and Roll Call

The Zoning Public Hearing Virtual Meeting was called to order at 3:03 pm by Mayor Shameka S. Reynolds. A roll call was taken, and the following City Council Members were present: Diane Howard, Darold Honore, Amelia Inman, Vanneriah Wynn, and Ric Dodd.

II. This application concerns a special exception use that would allow a pawnshop at 2618 Max Cleland Boulevard, Suite C.

a. Report from Bill Johnston, Zoning Administrator

Mr. Bill Johnston provided findings as identified by the Form Based Code, Pawn Shop provisions, standards for review for special exception, and conditions.

b. Presentation by Applicant (10-minutes allotted, including rebuttal)

Mr. Fabian Nelson provided a very thoughtful presentation, provided definition of a pawn shop and his intentions, hours of operation would be 10am until 6pm Monday-Saturday, signage would be on the designed kiosk and not a store front look, security bars, 3 years in the industry, staff 7 years, operating with integrity, traditional resale items. Conducting business integrity in lending, educating the consumer, environmental for recycling in providing a recycling kiosk for the community, giving back to the community upon becoming profitable, 2% of profits would be considered for contributions to annual events. Maintaining a healthy relationship with the police department. To be a good steward, chose the location because of the proximity of the police department, will use a system called pawn master which tracks stolen product. To be more retail friendly, goal to dispel the connotation of a pawn shop, honorably holding integrity, having a good relationship with the city, abiding by all laws and in compliance with all ordinances.

c. Presentation by Persons Opposed to the Application (10 minutes allotted)

Ms. Dawn Massey (resident/business owner) expressed a concern as the goal of the city is to maintain and promote an attractive residential and commercial area, preserve the value of property, and prevent neighborhood blight. City Council should be held to the standard of whether this would be a positive or negative impact, and feels personally this is not the direction that the city wants to go in.

d. Presentation by Persons In-Favor of the Application (10 minutes allotted)

No one was present in-favor of the application.

e. Closing of Public Hearing

Councilman Dodd motioned to close the public hearing, the motion was seconded by Councilwoman Inman and approved by a vote of 5-0.

f. Deliberation by Council on Zoning Administrator's Recommendations and Presentations

Councilwoman Howard expressed concern of the community impact and the negative connotation that a pawn shop can have on a community. Additionally asking the applicant about his process of obtaining items.

Councilman Honore does not see a negative connotation with the existence of a pawn shop in the community and is in favor.

Councilwoman Inman is not in favor and expressed concern regarding the industry and type of people the business may attract.

Councilwoman Wynn, main concern is the property value for homes and proximity.

Councilman Dodd, concern how property values may be affected as indicated in the Zoning Administrators report, not the direction the city wants the go in.

g. Decision

Councilwoman Inman motioned to discuss the approval or denial of the pawn shop special exception use; the motion was seconded by Councilwoman Howard.

Councilman Honore welcomes business in the city and is in favor.

Councilwoman Inman does not like the industry of the business and leaning towards opposing.

Councilwoman Wynn agrees with Councilwoman Inman.

Councilman Dodd is basing his opinion on Mr. Johnston's report and does not see where a pawn shop will fit into the downtown area based on the form-based code.

Councilman Dodd motioned to deny the SLUP for 2618 Max Cleland Boulevard, Suite C, the motion was seconded by Councilwoman Inman; the motion was approved by a vote of 4-0. Councilman Honore was opposed.

III. Adjournment of Zoning Hearing

Councilwoman Howard motioned to adjourn the public hearing, the motion was seconded by Councilwoman Inman; the motion was approved by a vote of 5-0, and the meeting was adjourned at 4:00 pm.