



**CITY OF LITHONIA
MINUTES–ZONING PUBLIC HEARING** for review and discussion of
proposed text amendments to the City’s Zoning Ordinance
Wednesday, September 1, 2021 @ 3:00 PM

I. Call to Order and Roll Call

The Zoning Public Hearing was called to order at 3:00 PM by Mayor Shameka S. Reynolds. A roll call was taken, and the following City Council Members were present: Diane Howard, Darold Honore, and Vanerriah Wynn. Zoning Administrator Bill Johnston was present on the call. Amelia Inman, and Ric Dodd were absent.

II. This Public Hearing concerns review and discussion of proposed text amendments to the City’s Zoning Ordinance.

LAND USE PETITION:	Lithonia Code of Ordinances, Updates, Revision and Deletion of various portions of the Zoning Code.
PROPOSED AMENDMENT:	Text amendments to update outdated references throughout the Zoning Ordinance and revise others. Revision of Sec. 27-763. – Applicability, Sec. 27-764 – Definitions, Sec. 27-766 – Residential areas – Animal vocalizations . . . , Sec. 27-768 Commercial, Industrial Areas in Mixed – Use Developments . . . Deletion of single dwelling and multi dwelling family dwelling language throughout noise ordinance.

a. Report from Bill Johnston, Zoning Administrator

The most significant feature of the proposed noise ordinance is simplification. The Dekalb County Noise Ordinance was adopted and is 7 pages long, the proposed ordinance is much shorter and still covers the essentials regarding acceptable decibel levels. Single Family and Multifamily will be treated the same and identifies the monitoring devices that are used. The penalty starts at \$200 for first offense, \$500 for second offense, and \$1,000 for the third offense. The City Attorney informed that the business license cannot be revoked, and that language was removed. Property owners will be protected from noise levels after 11:00 pm. Both Legal and Zoning agree this ordinance is more compatible for the City of Lithonia than Dekalb’s Zoning Ordinance.

Councilwoman Howard asked for clarity on the Zoning Ordinance versus the Noise Ordinance.

Bill Johnston: The existing Noise Ordinance is in the Zoning Ordinance, Section 27-762, we are repealing that entire section. An argument can be made to separate the section such as the Alcohol, and Sign Ordinances, but what is proposed at this time is a substitution, that is condensed as 7 pages is excessive. The amendment does address Residential, Commercial, Industrial, and Mixed Use with various time limits not to exceed a certain decibel level.

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

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

There were no persons present to oppose the application.

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

There were no persons present in-favor of the application.

e. Closing of Public Hearing

Councilwoman Howard motioned to close the public hearing, the motion was seconded by Councilwoman Wynn and approved by a vote of 3-0.

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

There was no deliberation amongst council.

g. Decision

Councilman Honore motioned to accept the changes of the proposed amendment of the city's Zoning Ordinance, the motion was seconded by Councilwoman Howard and approved by a vote of 3-0.

III. Adjournment of Zoning Hearing

Councilwoman Howard motioned to adjourn the zoning public hearing, the motion was seconded by Councilwoman Wynn; the motion was approved by a vote of 3-0, and the meeting was adjourned at 3:20 pm.