

Stockbridge

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES PLANNING COMMISSION

MONDAY, JANUARY 22, 2018 6:00 p.m.

BOARD MEMBERS

Askia Abdullah- Chairperson
Shirley Wallace- Vice Chair
Kimberly Bragg
Stanley Dumas
Louis Goglia
Harold Thibodaux

ADMINISTRATION

Camilla Moore, Community Dev. Dir.
Melinda Davies, GIS/Planning Tech.
Randi Rainey, Secretary
Michael Williams, City Attorney

- I. Call to Order made by Chairperson Abdullah at 6:03pm.
- II. Invocation was provided by Stanley Dumas.
- III. Pledge of Allegiance was recited in unison.

IV. Roll Call	Present	Absent
Askia Abdullah	<u> X </u>	<u> </u>
Stanley Dumas	<u> X </u>	<u> </u>
Louis Goglia	<u> </u>	<u> X </u>
Shirley Wallace	<u> X </u>	<u> </u>
Kimberly Bragg	<u> X </u>	<u> </u>

Harold Thibodaux

_____ X _____

V. Adoption of the Agenda

Camilla Moore, Community Development Director explained staff has requested to add and amend the agenda to include: moving item #1 Public Hearing to item #6; and to add the adoption of Plats and the adoption of amending Code Section 12.02.0888.

Shirley Wallace motioned to adopt the amended agenda as presented by Ms. Moore; Stanley Dumas provided the second. The motion passed 3-0.

VI. Approval of Minutes: November 16, 2017

Stanley Dumas motioned to approve the minutes as printed for November 16, 2017; Shirley Wallace provided the second. The motion passed 3-0.

NEW BUSINESS

1. Adoption of By-Laws

Camilla Moore, Community Development Director explained the By-laws will help govern the meetings going forward.

Chairperson Abdullah expressed he noticed thon page 5, there were two (2) 4.1.4 sections that needs to be changed.

Shirley Wallace motioned to approve the By-Laws with changes to page 5; Stanley Dumas provided the second. The motion passed 3-0.

2. Adoption of Plats

Camilla Moore, Community Development Director expressed back in October, the Committee approved a Variance and Rezoning for Green Front Café. Ms. Moore explained it will now require the subdivisions to agree to a final Plat for the Green Front Café to operate on one end and to maintain a structure on the other Plats.

Stanley Dumas motioned to approve the Adoption of Plats; Shirley Wallace provided the second. The motion passed 3-0.

3. Discussion of staggered terms

Camilla Moore, Community Development Director explained the Planning Commission has 6 members with a 4 -year staggered terms. Ms. Moore expressed the terms begins on January 1st and ends December 31st every two (2) years.

Stanley Dumas motioned to approve the staggered terms; Shirley Wallace provided the second. The motion passed 3-0.

4. Amend Code Section 12.02.0888

Camilla Moore, Community Development Director explained there have been many developers that has met with staff regarding Code Section 12.02.088 which deals with Mixed Use Neighborhood Development (MUND). Ms. Moore expressed some of the concerns developers have are with sub-section A.1.a-d which requires the homes façade to consist of almost all brick, stone or stucco. Ms. Moore expressed instead of abolishing A-D, staff decided to add Section E which deals with custom homes. Ms. Moore mentioned staff has recommended having the minimum of 2,500 sq. Ft.; while developers are requesting to take it to 2300 sq. ft. Ms. Moore stated staff has also requested to have all architectural designs submitted to the Community Development Department for review; to now allow any vinyl, metal or aluminum on any houses, and to have the houses staggered and not row houses.

Robyn Moore, Applicant Representative has asked if this Rezoning could be postponed and heard at the next meeting due to the developer received the revisions earlier during the day and has not had the time to digest the new information. Ms. Moore expressed staff is asking to move forward with the recommendation of approving the amendment.

Shirley Wallace motioned to approve the amendment to Code Section 12.002.088 (MUND); Stanley Dumas provided the second. The motion passed 3-0.

5. **CONDITIONAL USE**
CU-17-09-S

Arkos Engineering, McDonough GA on behalf of applicant Reggie Sylvain requests a Conditional Use for funeral home in C-2 (General Commercial) zoning located at 3952 Walt Stephens Road, in Land Lots 7 and 26th of the 12th District. The property consists of 3.935 +/- acres.

Camilla Moore, Community Development Director explained the applicant is requesting a Conditional Use for a Funeral Home on the C-2 zoning area. Ms. Moore stated the property was rezoned from RA to C-2 in 2006. Ms. Moore also stated Henry County staff recommended approval with conditions in August 2006. Ms. Moore expressed everything surrounding the property is planned development; and the property itself should have been a part of a Master Plan when it was rezoned in 2006. Ms. Moore stated City staff went back to look at the history of how it was supposed to be developed, which was light retail. However, developers found it quicker and easier to the residential portion instead of commercial. Ms. Moore included the purpose of rezoning in 2006 was to add commercial components that would assist with nearby commercial businesses. Ms. Moore concluded staff has recommended denial based on the intent the community would rezone the property back to RA. Ms. Moore mentioned if the Planning Commission approves the Conditional Use; staff stated all the conditions that were reinstated in 2006 will reimpose the conditions; and will return to the original adoption made by Mayor and Council in 2006.

PUBLIC HEARING

In Favor:

1. Charles Richards-Agent
2. Reggie Sylvian- Applicant
3. Kevin Evans
4. Kathrine Schwenger
5. Keith Evans

Opposed:

1. Bryan Bailey
2. Taccoa Kelly
3. Vincent Beaser
4. Clementine Beasley
5. Walter Vernardo
6. Oswin Jackson
7. William Curry
8. Carmen Reese

Ms. Moore explained staff does not know the intent of the land use and recommends denial.

Shirley Wallace motioned to deny the Conditional use; Stanly Dumas provided the second. The motion passed 3-0.

STAFF COMMENTS

Ms. Moore mentioned the Ordinance Update Schedule will be placed on the February agenda.

BOARD COMMENTS

ADJOURN

Shirley Wallace motioned to adjourn the meeting at 7:31pm; Stanley Dumas provided the second. The motion passed 3-0.