

# *Stockbridge*

## *Bringing People Together*

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### SUMMARY MINUTES SPECIAL CALLED MEETING ZONING ADVISORY BOARD

MONDAY, JANUARY 30, 2017 6:00 p.m.

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**Board Members**

Askia Abdullah  
Stanley Dumas  
Louis Goglia  
Dr. Renata Hannah  
Quaneisha Robinson-Green

**Administration**

Michael Harris, City Manager  
Vanessa Holiday, City Clerk  
Randi Rainey, Deputy City Clerk  
Michael Williams, City Attorney  
Justin Kilgore, GIS/Planning

I. **Call to Order** - City Manager, Michael Harris 6:10 p.m.

II. **Invocation** - Dr. Hannah

III. **Pledge of Allegiance** – All in attendance

IV. Roll Call	Present	Absent
Askia Abdullah	__X__	_____
Stanley Dumas	__X__	_____
Louis Goglia	__X__	_____
Dr. Renata Hannah	__X__	_____
Quaneisha Robinson-Green	_____	__X__

V. **Motion to Adopt the Agenda:** Abdullah/Goglia – Passed 4-0.

**VI. Motion to Approve the Minutes for 10/27/2016 and 11/28/2016:  
Abdullah/Hannah – Passed 4-0.**

**OLD BUSINESS**

1. Discussion and appointment of ZAB Chair. Motion to appoint Dr. Hannah as Board Chair through 12/31/2017: Abdullah/Goglia – Passed 3-0 (Dr. Hannah abstained).
2. Discussion and appointment of ZAB Vice-chair. Motion to appoint Mr. Goglia as Board Vice-Chair through 12/31/2017: Dumas/Hannah – Passed 3-0 (Mr. Goglia abstained).
3. Discussion and appointment of ZAB Secretary. Motion to appoint City Clerk or Designee as Secretary through 12/31/2017: Hannah/Abdullah – Passed 4-0.

**NEW BUSINESS**

**4. Variance Request  
VR-16-14-S**

Waffle House Inc., of Norcross GA requests a variance from development regulations for the property located at the Southeast Corner of the intersection of Eagles Landing Parkway and Parkside Lane, Land Lot 1 of the 11th District. Parcel ID no. 069-01-008-009. The property consists of 0.898+/- acres, and the request is for wall and ground signs.

**Presented by: Michael Harris, City Manager**

**PUBLIC HEARING** – Applicant Sanford McAllister spoke on behalf of Waffle House noting request of the monument sign was smaller than the sign variance granted McDonald's across the street; 42' grass right-of-way; 50' setback and noted the building was 92' from the street. Mr. McAllister further noted, code allows 10% if wall facing, and their request is for a 30sq. ft. wall sign.

Discussion from Board Members: Abdullah and Goglia and City Manager Michael Harris and City Attorney Michael Williams.

Mr. Abdullah referenced the code requirement of 10 acres and the property was less than an acre, and asked if there were extenuating circumstances. Mr. Abdullah further stated that in urban areas, or major arteries, when you amend the code, you are opening Pandora's Box.

Attorney Williams noted that variances can be sought, and believes the reference to 10 acres was intended for owners of large parcels – the frontage on large parcels and that the language was not meant to disallow.

Mr. McAllister noted he was not aware of the 10 acre issue.

Mr. Abdullah stated that he accepted that the language was unclear.

Mr. Goglia asked to move forward and to make the corrections as part of the zoning code update.

The Public Hearing was closed.

Motion to approve: Goglia/Hannah – Passed 3-0-1 (Dumas abstained)

**5. Annexation Request**

**AX17-51**

City-Initiated annexation request consisting of 2.87+/- acres of parcel no. 030-01002000 415 Flippen Rd. in Land Lot 38 of the 12 District.

**Presented by: Michael Harris, City Manager**

Mr. Harris referenced this as a housekeeping item and identified the property adjacent to Reeves Creek Trail on Flippen Rd. and owned by the City and simply needed to be annexed.

PUBLIC HEARING – No Speakers. The Public Hearing was closed.

Motion to approve: Dumas/Abdullah – Passed 4-0.

**6. Update of the City's Official Zoning Map**

**Presented by: Michael Harris, City Manager**

Mr. Harris stated the goal of the City is to re-adopt the Official Zoning map on an annual basis and to layer the map throughout the year as changes are made.

Attorney Williams note the new X1 Railroad Zoning Designation as part of the zoning code pertaining to railroads and railroad buildings.

PUBLIC HEARING – No Speakers. The Public Hearing was closed.

Motion to approve: Abdullah/Dumas – Passed 4-0.

**7. Request for Amendment of the City's Zoning Code**

**In regards to brick façade requirement.**

**Presented by: Michael Williams, City Attorney**

Attorney Williams noted the request from a member of Council to improve the appearance of commercial and industrial buildings throughout the City.

Mr. Abdullah agreed with commercial buildings, but questioned if the code should also apply to industrial buildings.

Mr. Harris noted the grandfather clause for existing buildings that are non-conforming, no modifications, or transfer of property and where the use remains the same. Any changes/modifications would require meeting the current code.

Mr. Dumas recommended tabling the item for further review and discussion.

Motion to Table to the next meeting of the board: Hannah/Abdullah – Passed 4-0.

**STAFF COMMENTS**

*Michael Harris introduced Mr. Bill Johnson who will be assisting with updating the City's Zoning Code.*

**BOARD COMMENTS**

*The board addressed attendance of board meetings.*

*Attorney Williams noted the By-Laws typically state missing (3) three regular meetings will result in removal from the board.*

Motion to adjourn: Dumas/Abdullah – Passed 4-0. 7:30pm

Respectfully submitted by:

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Vanessa Holiday, City Clerk, CMC

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Dr. Renata Hannah, Board Chair