

# 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 ZONING ADVISORY BOARD MEETING

THURSDAY, FEBRUARY 23, 2017 6:00 p.m.

### Board Members

Dr. Renata Hannah - Chair  
 Louis Goglia – Vice Chair  
 Askia Abdullah  
 Stanley Dumas  
 Shirley Wallace

### Administration

Michael Harris, City Manager  
 Justin Kilgore, Planner/GIS  
 Randi Rainey, ZAB Secretary  
 Michael Williams, City Attorney

- I. **Call to Order** -Dr. Renata Hannah at 6:03 p.m.
- II. **Invocation** – City Manager, Michael Harris
- 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_	_____
Shirley Wallace	_X_	_____

- V. **Motion to adopt the Agenda:** Wallace/Goglia- Passed 3-0.
- VI. **Motion to Approve the Minutes of 1/30/2017:** Dumas/Wallace- Passed 3-0.

**OLD BUSINESS****1. Request for Amendment of the City's Zoning Code****In regards to brick façade requirement.****Presented by: Michael Williams, City Attorney**

City Attorney, Michael Williams stated before the board are the revisions to the brick façade requirements; which has gone before Council due to the Public Hearing publicized, but was later recessed to a later meeting date. Mr. Williams introduced Bill Johnston, the City Zoning Consultant.

Mr. Williams read the proposed brick façade requirements which includes:

- For each commercial building, exterior surfaces on those portions of the building that are visible to the public, exclusive of windows and doors, shall be faced with one hundred percent (100%) full-depth first class brick and the front side shall be faced with at-least fifty percent (50%) full-depth first class brick or stone. The remainder of the front side may include wood, stone, decorative glass, decorative block, architectural concrete or precast concrete units, provided that surfaces are molded, serrated, or treated with a textured material in order to give the front side a three-dimensional character. The type, quality and arrangement of all such permitted materials shall be compatible with other development meeting these standards throughout the district.
- All windows shall be consistent with the decorative facade design, considering materials and color.
- Vinyl having a nominal thickness of 0.046 inches, metal, or cementitious composite board siding may be used in the eaves and soffits of a building.
- Metal roofing, if utilized, shall consist of standing seam metal roofing with a minimum 29-gauge rating.
- Facade colors and materials shall be limited to three (3) per facade face.
- Hotels shall be exempt from the brick percentage requirements set forth herein, but shall meet all other standards set forth herein.

Mr. Williams opened the floor for the committee to ask any questions. Mr. Goglia expressed his dislikes for stucco and would like for it to be removed.

Mr. Goglia motioned to remove stucco from the brick façade requirements; Dr. Hannah provided the second. The motion passed 3-0.

Mr. Goglia inquired if older businesses would be grandfathered in. Mr. Williams stated if they are doing a renovation and that's over 50% of value, they would have to obtain a building permit to remodel.

Ms. Wallace inquired about having a particular color palate. Mr. Kilgore, GIS Planner explained the City Ordinance does not allow primary colors or neon colors. Mr. Williams added the color palate was not factored in and the committee could go with the recommendations from Section 12.1101 of the Zoning Code. Ms. Wallace included she would like to see improvements and updates to today's code.

Mr. Johnston inquired if the code allows additions. Mr. Williams explained the language does not address the issue; however, if it is a non-conforming use, it cannot be changed unless it is updated by the code. Mr. Dumas recommended changing the 3 side 100% to 2 side.

Chairperson Dr. Hannah motioned to make all buildings visible from the street to have brick-side; Mr. Dumas provided the second. The motion passed 3-0.

### **NEW BUSINESS**

None

### **STAFF COMMENTS**

City Attorney, Michael Williams noted he has submitted a list of the changes to come with updating the Zoning Codes. Some of the proposed changes includes: Landscaping standards, pawn shops, used car lots, check cashing places, etc.

### **BOARD COMMENTS**

No comments

### **ADJOURN**

Stanley Dumas motioned to adjourn the Zoning Advisory Board meeting at 6:55 p.m.; Shirley Wallace provided the second. The motion passed 3-0.