

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, MARCH 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
Randi Rainey, ZAB Secretary
Michael Williams, City Attorney

Call to Order by Chairwoman Dr. Hannah at 6:07pm.

Invocation was provided by Stanley Dumas.

Pledge of Allegiance was recited in unison.

Roll Call	Present	Absent
Askia Abdullah (arrived at 6:25pm)	<u> X </u>	<u> </u>
Stanley Dumas	<u> X </u>	<u> </u>
Louis Goglia	<u> </u>	<u> X </u>
Dr. Renata Hannah	<u> X </u>	<u> </u>
Shirley Wallace	<u> X </u>	<u> </u>

Adoption of the Agenda: Wallace/ Dumas- Passed 3-0

Approval of Minutes 2/23/2017: Dr. Hannah/ Wallace- Passed 3-0

OLD BUSINESS

None

NEW BUSINESS**1. REZONING: RZ-17-01-S – PUBLIC HEARING**

WetSet Scuba and Water Sports, Inc. of Stockbridge, Ga requests a rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial) for the property located at 5104 N. Henry Blvd in Land Lot 59 in the 12th District. The property consists of .75 +/- acres and the request is for a swim school.

Michael Williams, City Attorney noted the applicant is requesting rezoning from C-1 (Neighborhood Commercial) to C-2 (General Commercial) to add a swimming school to the established scuba shop. Mr. Williams also noted the only issue is, the shop cannot operate just as a swimming school per the code. Applicant Bruce Brown added the retail part of the store has diminished, and the swimming school brings in about 80 % of business.

Public Hearing**Speakers in Favor:**

Bruce Brown
Dean Dorminey

Speakers Opposed:

None

Stanley Dumas motioned to approve staff recommendation to rezone RZ-17-01-S- WetSet Scuba and Water Sports Inc.; Shirley Wallace provided the second. The motion passed 4-0.

2. VARIANCE: VR-17-02-S – PUBLIC HEARING

Station Two, LP of Atlanta, Ga requests a variance from development standards for signage for the property located at 4475 N. Henry Blvd. The property is located in Land Lot 61 in the 12th District. The property consists of .89 +/- acres and the request is for signage.

Mr. Williams, City Attorney explained this has been reviewed by Henry County Planning and Zoning and is a unique case where ODOD (Old Downtown Overlay District) comes into play. Mr. Williams noted the applicant is requesting the following:

Variance from signage regulations:

1. Decrease distance ground sign can be from ROW
2. Exemption from sign ordinance on maximum allowable sign-able area on canopy
3. Exemption from sign ordinance on maximum height for lettering on canopy
4. Increase the allowable height of one (1) ground sign
5. Increase the max sq.ft. of ground sign

6. Remove 3' landscape buffer strip on ground sign

Variance from Old Downtown District Overlay (ODOD) regulations:

7. Allow the use of primary colors in "ODOD" for station
8. Allow the use of primary colors in "ODOD" for emissions building
9. Exemption for separate businesses on same lot
10. Exemption from rear setback requirement for Emissions building
11. Exemption from "ODOD" requirement for tree lined parking
12. Exemption from prohibition of painted masonry in "ODOD"
13. Exemption from requirement of maximum lot area
14. Exemption from the maximum side yard setback
15. Exemption of "ODOD" on-street and off-street parking requirements

Mr. Williams noted staff recommends denial of certain ones and approval of items 9-15.

Public Hearing

Speakers in favor:

Steven Barger

Speakers Opposed:

None

Mr. Williams expressed there are a few items (9,10,13,14,15) that should have been grandfathered in and would not need a variance. Mr. Williams also suggested to the board to make a motion to accept the recommendations made by the planning staff. Dr. Hannah motioned to approve items 9,10 & 13-15 recommended by staff; Mr. Abdullah provided the second. The motion passed 4-0.

Mr. Williams noted because of a new sign being put into place, the grandfather provision would not apply. Mr. Johnston added the Ordinance provision states applicants cannot get a variance for a property less than 10 acres, and most commercial properties are less than 10 acres.

After some discussion on the different sign variances and where the sign could be placed; Stanley Dumas motioned to approve items 1-8, 11 & 12; Askia Abdullah provided the second. The motion passed 4-0.

STAFF COMMENTS

No Comments

BOARD COMMENTS

No Comments

ADJOURN

Stanley Dumas motioned to adjourn the ZAB Meeting at 7:25pm; Askia Abdullah provided the second. The motion passed 4-0.