

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

THURSDAY, SEPTEMBER 20, 2018 6:00 p.m.

BOARD MEMBERS

Askia Abdullah- Chairperson
Shirley Wallace- Vice Chair
Stanley Dumas
Kathleen Nelson
Harold Thibodeaux
Lawrence Wilbon

ADMINISTRATION

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

- I. Call to Order – **Chairperson Abdullah at 6:08pm.**
- II. Invocation **was provided by Harold Thibodeaux.**
- III. Pledge of Allegiance **was recited in unison.**

IV. Roll Call	Present	Absent
Askia Abdullah	<u> X </u>	<u> </u>
Stanley Dumas	<u> </u>	<u> X </u>
Kathleen Nelson	<u> </u>	<u> X </u>
Shirley Wallace	<u> X </u>	<u> </u>
Harold Thibodeaux	<u> X </u>	<u> </u>
Lawrence Wilbon	<u> X </u>	<u> </u>

- V. Adoption of the Agenda; **Shirley Wallace motioned to adopt agenda as**

printed; Harold Thibodeaux provided the second. The motion passed 4-0.

- VI. Approval of Minutes:** July 19, 2018 Action Minutes; **Shirley Wallace motioned to adopt agenda as printed; Harold Thibodeaux provided the second. The motion passed 4-0.**

NEW BUSINESS

1. RZ-18-12-S

Martin Bonea of McDonough, Ga requests a rezoning for the property located on Tributary Parkway, in Land Lot 42 of the 12th District. The property consists of 7.353+/- acres, and the request is for a mini-storage facility. City of Stockbridge

Presented by: Camilla Moore, Asst. City Mgr./Community Development Dir. Camilla Moore, Asst. City Mgr./Community Development Dir. noted the applicant has requested a rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) on Tributary Parkway off Highway 138 W.; the proposed use is for a self-storage facility. Ms. Moore also noted the County completed its analysis and recommends approval of the request; however, the City recommends denial. Ms. Moore explained the applicant intends to rezone 7.353 +/- acres on the south side of Highway 138 W from C-2 (General Commercial) to C-3 (Heavy Commercial). However, the adjacent properties are zoned "residential" and developed with Single-Family homes with undeveloped parcels zoned C-2 (General Commercial). Ms. Moore further explained the adjacent zoning classifications and land uses are consistent with the intent to encouraging residential development with supportive general commercial development. Ms. Moore concluded it is the opinion of staff the requested zoning change is not consistent; and, allowing the site to be developed with a self-storage home, removes the opportunity for additional general commercial development with a residential mix.

PUBLIC HEARING

In Favor: None

Opposed:

1. Nicky Ford- Representative and President of Spivey Glen Subdivision
2. Ciggy Phillips- Representative of Spivey Ridge Subdivision
3. Kerwin Davis- Representative of Lake Spivey Country Club
4. Ryan Morris- Representative of Northshore Subdivision
5. Benny Conkright-Representative Spivey Ridge Circle
6. Emma Simpson
7. Paul Goodson-Representative of Lake Jodeco Subdivision

Mr. Abdullah expressed he is shocked to see the County approved it and feels if approve, it would have adverse effects on the City. Ms. Wallace inquired if the City was notified before the applicant went to the County. Ms. Moore explained the City has an SDS agreement until December 31st with the County, which allows applicants to apply with the County first; when the County completes the analysis, the results are sent to the City to be heard before the Planning Commission.

Shirley Wallace motioned to Deny RZ-18-12-S in its entirety; Harold Thibodeaux provided the second. The motion passed 4-0.

2. On-Street Parking Results

Presented by: Camilla Moore, Asst. City Mgr./Community Development Dir. Camilla Moore, Asst. City Mgr./Community Development Dir. noted this is an update to the online survey for citizens to complete regarding how they would like to address On-Street Parking in subdivisions. Ms. Moore expressed the results are still coming; and was tasked by Mayor and Council at the last Work Session meeting to send out mailers to citizens encouraging them to complete the online survey. Ms. Moore noted staff will bring back more information around the beginning of November, so Mayor and Council will have enough information to adopt a policy for all the subdivisions. Ms. Moore concluded there was an RFP (Request for Proposal) for towing services for the City to be able to control the areas. Mr. Abdullah suggested mailing the survey out to citizens and expressed some citizens may not own or use computers.

STAFF COMMENTS

No Comments.

BOARD COMMENTS

No comments.

ADJOURN

Askia Abdullah motioned to adjourn the meeting at 6:40pm; Shirley Wallace provided the second. The motion passed 4-0.