

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.



ACTION MINUTES PLANNING COMMISSION

THURSDAY, NOVEMBER 16, 2017 6:00 p.m.

Board Members

Askia Abdullah- Chair
 Louis Goglia – Vice Chair
 Kimberly Bragg
 Stanley Dumas
 Harold Thibodeaux
 Shirley Wallace

Administration

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

- I. Oath of Office: Kimberly Bragg and Harold Thibodeaux
- II. Call to Order made by Askia Abdullah at 6:27pm.
- III. Invocation was provided by Harold Thibodeaux.
- IV. Pledge of Allegiance was recited in unison.

V. Roll Call	Present	Absent
Askia Abdullah	_X_	_____
Stanley Dumas	_____	_X_
Kimberly Bragg	_X_	_____
Louis Goglia	_____	_X_
Harold Thibodeaux	_X_	_____
Shirley Wallace	_X_	_____

- VI. **Adoption of the Agenda-** Askia Abdullah motioned to amend the agenda to include appointment of a Chair and Vice Chair; Shirley Wallace provided the second. The motion passed 4-0.
- VII. **Appointment of Chair and Vice Chair-** Kimberly Bragg motioned to appoint Askia Abdullah as Chair and Shirley Wallace as Vice-Chair; Harold Thibodeaux provided the second. The motion passed 4-0.
- VIII. **Approval of Minutes: October 26, 2017-** Shirley Wallace motioned to approve the October 26, 2017 minutes as printed; Kimberly Bragg provided the second. The motion passed 4-0.

NEW BUSINESS

- 1. Proposed 2018 Planning Commission Meeting Schedule
Askia Abdullah motioned to adopt the proposed 2018 Planning Commission Meeting Schedule; Shirley Wallace provided the second. The motion passed 4-0.

- 2. **REZONING**
RZ-17-25-S

STKR Investments, LLC for Fort Lauderdale, FL requests a rezoning from RA (Residential Agricultural) to MUND (Mixed-Use Neighborhood Development) for the property located on Campground Road Extension at the intersection with Highway 42 North, in Land Lot 97 of the 7th District. The property consists of 64.27 +/- acres, and the request is for a mixed-use neighborhood development.

Ms. Moore explained the applicant is requesting a rezoning from RA (Residential Agricultural) to MUND (Mixed-Use Neighborhood Development) for the use of a mixed-use neighborhood development. Ms. Moore expressed Henry County recommends approval with conditions as followed:

- 1. Development plans shall require the approval of GDOT
- 2. Owner/Developer shall coordinate with HCDOT for access and median openings
- 3. All access locations shall be required to have a deceleration lane/acceleration taper, be located to meet the minimum intersection sight distance requirements
- 4. The site shall be developed in such a way to allow room for placement of a future deceleration lane into the site upon the widening of the Campground Road Extension to a four-lane section
- 5. For access into the site from the extended West Campground Road & Right of Way, there shall be a public turnaround inside of dedicated public right-of-way prior to entering into the private property of the development
- 6. To allow for U-turn movements to access the commercial portion of the site to the east of the creek, a U-turn bulb meeting GDOT standards shall be designed and constructed
- 7. Only an emergency entrance shall provide access to the portion of the subject property north of the Campground Road Extension from the Campground Road Extension which shall be included on the approved development plans.

PUBLIC HEARING

In favor: Wanda Moore, Rep for the applicant

Opposed: None

Harold Thibodeaux motioned to approve RZ-17-25-S with the conditions provided by the County; Kimberly Bragg provided the second. The motion passed 3-1 (Shirley Wallace abstained from vote).

3. VARIANCE

VR-17-20-S

Deborah Ross of Stockbridge, GA request a variance from development standards for the property located on 107 Wexford Court, in Land Lot 15 of the 6th District. The property consists of 0.139 +/- acres, and the request is reduction in setbacks.

Ms. Moore expressed the applicant is requesting a Variance to reduce the minimum rear yard setback requirement from 20 ft. to 14ft. to covert the back patio into an enclosed sunroom; and to reduce the minimum side yard setback requirement from 6 ft. to 5ft. Ms. Moore stated the County recommended denial of the requested variance for the rear yard setback reduction and approval of the side yard setback to bring the building into compliance. Ms. Moore also stated staff recommends approval with the following conditions:

1.The owner's agreement to abide by the following:

a. To the site plan received by the Department of Community Development on May 22,2017. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

PUBLIC HEARING

In Favor: None

Opposed: None

Shirley Wallace motioned to approve VR-17-20-S; Kimberly Bragg provided the second. The motion passed 4-0.

STAFF COMMENTS

Ms. Moore expressed starting at the beginning of the year, the board members will begin training for the Planning Commission. Ms. Moore mentioned the board will also start to receive stipend in January 2018 as well as name plates. Ms. Moore also mentioned the board will begin streaming live video mid-February or March 2018.

BOARD COMMENTS

None

ADJOURN

Shirley Wallace motioned to adjourn the meeting at 7:02pm; Kimberly Bragg provided the second. The motion passed 4-0.