



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.



AGENDA ZONING ADVISORY BOARD MEETING

Thursday, September 20, 2018 6:00 PM

Board Members

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

Administration

Camilla Moore, Community Dev. Director
Michael Williams, City Attorney
Melinda Davies, Planning GIS Specialist
Bill Johnston, Zoning Consultant
Randi Rainey, ZAB Secretary

- I. Call to Order**
- II. Invocation**
- III. Pledge of Allegiance**

IV. Roll Call

Present

Absent

Askia Abdullah

Stanley Dumas

Louis Goglia

Dr. Renata Hannah

Shirley Wallace

V. Adoption of the Agenda

VI. Approval of Action Minutes of July 19, 2018
Draft Action Minutes of July 19, 2018

NEW BUSINESS

Item # 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 consist of 7.353 +/- acres, and the request is for a mini-storage facility.

Presented by: Camilla Moore

Item # 2 - On-Street Parking Results

Presented by: Camilla Moore

STAFF COMMENTS

BOARD COMMENTS

ADJOURN



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ACTION MINUTES
PLANNING COMMISSION

THURSDAY, JULY 19, 2018 6:00 p.m.

BOARD MEMBERS

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

ADMINISTRATION

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

Call to Order made by Chairperson Abdullah at 6:05 p.m.

Invocation was provided by Stanley Dumas.

Pledge of Allegiance was recited in unison.

Roll Call	Present	Absent
Askia Abdullah	<u> X </u>	<u> </u>
Stanley Dumas	<u> X </u>	<u> </u>
Kathleen Nelson (arrived at 6:06pm)	<u> X </u>	<u> </u>
Shirley Wallace (arrived at 6:11pm)	<u> X </u>	<u> </u>
Harold Thibodeaux	<u> X </u>	<u> </u>

Chairperson Abdullah motioned to approve the agenda as printed; Harold Thibodeaux provided the second. The motion passed 3-0 (Nelson and Wallace were not present for the vote).

Stanley Dumas motioned to approve the minutes of June 21, 2018 Action Minutes; Harold Thibodeaux provided the second. The motion passed 3-0 (Wallace was not present for the vote).

NEW BUSINESS

1. Parking Requirements for Development, Chapter 12

Presented by: Camilla Moore, Asst. City Manager/Community Development Director

Camilla Moore, Asst. City Manager/Community Development Director stated this was given to the planning commission last month for review; and expressed staff has recommended approval pending any additional comments from the City Engineer. Ms. Moore also stated the recommendations would be for new development as well as commercial and will include how many spaces will be allotted.

Stanley Dumas motioned to approve the Parking Requirements for Development, Chapter 12; Harold Thibodeaux provided the second. The motion passed 5-0.

2. Discussion of Recommendations on-street parking within subdivisions and Results of Round Table

Presented by: Camilla Moore, Asst. City Manager/Community Development Director

Camilla Moore, Asst. City Manager/Community Development Director stated the Planning Commission received a memo regarding on-street parking and was broken down into 5 Round Table discussion. Ms. Moore included staff prepared a computation of what each round table recommended. Ms. Moore stated the table will be placed on the City's website for a survey and will allow citizens to make comments. Ms. Moore mentioned most citizens agreed with no parking without a permit and no parking allowed on 27 ft or less without a permit. Ms. Moore concluded an RFP will be put out for towing services to remove the cars parked on streets; with some suggesting the HOA board making the calls.

No action taken.

STAFF COMMENTS

Ms. Moore mentioned for the committee to be paid, they need to submit their W-9's.

BOARD COMMENTS

None.

ADJOURN

Stanley Dumas motioned to adjourn the meeting at 6:45pm; Harold Thibodeaux

provided the second. The motion passed 5-0.

Rezoning Evaluation Report
City of Stockbridge Planning Commission



Henry County Planning & Zoning

RZ-18-12-S

City of Stockbridge

Report Prepared By: Juli Yoder, Planner II

Applicant: Martin Bonea
1108 Patton Way
McDonough, GA 30252
(404) 200-4038

Location: Tributary Parkway off of Highway 138 W
Land Lot 42 of the 12th District

Request: Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial)

Parcel ID: 012-02009051

**Proposed Use
/Purpose:** Self-Storage

Current Land Use: Undeveloped

Future Land Use: Low-Density Residential (1.0 to 2.0 net dwelling units per acre)

Sign Posted: July 19, 2018

ZAB Meeting: August 16, 2018

Lot Size: 7.353+/- acres

Road Access: Tributary Parkway (Local Road)

Zoning History:

The subject property is zoned **C-2 (General Commercial)**. No files or conditions of zoning were found. **Table 1.0** illustrates the current zoning and land uses of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	C-2 (General Commercial)	Undeveloped
East	C-2 (General Commercial) RA (Residential-Agricultural)	Undeveloped/ Single-Family Residences
South	R-3 (Single Family Residential)	Spivey Ridge Subdivision
West	RA (Residential-Agricultural)	Undeveloped

Source: City of Stockbridge Official Zoning Map

Executive Summary:

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) for the purpose of developing a self-storage facility. The requested C-3 zoning is required to allow this use. Self-storage however only permits lots between 2.5 and 5 acres, and the applicant has stated that he will only develop 5 acres for self-storage.

Development Regulations Relevant to Request:

- City of Stockbridge Code of Ordinances.
- Henry County/Cities Joint 2030 Comprehensive Plan.
- All other City and County Code sections regarding site development standards and requirements.

Analysis of Request (Sec. 12.02.09.C.2):**Criteria point 1: Consistency with the Comprehensive Plan.**

The proposed zoning change is not consistent with the Future Land Use Map (FLUM) of the Henry County/Cities Joint 2030 Comprehensive Plan (Comp Plan) which designates the subject property for Low-Density Residential land uses. However, the subject property is already zoned for commercial uses.

Criteria point 2: The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

The proposed rezoning meets all of the minimum development regulations of the C-3 (Heavy Commercial) zoning district. **Table 2.0** lists the requirements of the C-3 zoning district.

Table 2.0 Ordinance Requirements for C-3 Zoning District

ORDINANCE REQUIREMENTS		PROPOSED	COMPLIANCE
Minimum Lot Area	10,000 sq. ft.	10.63 +/- acres	Yes
Minimum Lot Width	100 feet	1200 +/- feet	Yes
Minimum Front Yard Setback	70 feet		Required
Minimum Side Yard Setback	none		Required
Minimum Rear Yard Setback	20 feet		Required

City of Stockbridge Zoning Code Section 2.04.04.

Criteria Point 3: Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The character of the area is residential, with undeveloped commercial parcels. There is one developed commercial property at the entrance of Tributary Parkway, just north of the subject property.

Criteria Point 4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The site appears to be suitable for the proposed rezoning. Any issues with regard to physical conditions will be addressed during the development plan review process. Issues regarding buffering, topography, drainage, access, size and shape of the property will be addressed through the development plan review.

Criteria Point 5: The impact upon adjacent property owners should the request be granted.

The subject property is currently undeveloped. Any traffic would access the site from Tributary Parkway, away from all residential properties.

Criteria Point 6: The potential impact of the rezoning on City infrastructure including water and sewage system.

Water and Sewer – A letter from the Clayton County Water Authority dated May 3, 2018, states that water and sewer service could possibly be provided at this location.

Criteria Point 7: *The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.*

Streets and Sidewalks – The subject property sits at the end of Tributary Parkway, which takes access from Highway 138 W. Sidewalks are included along this segment Highway 138 W.

Criteria Point 8: *The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Zoning Advisory Board and Board of Commissioners may use in furthering the objective of the comprehensive plan.*

Approval of the request would allow the subject property to be developed for self-storage. The development will have to comply with *Section 4.03.23 Self Storage Facilities* within the UDC.

Criteria Point 9: *The ability of the subject land to be developed as it is presently zoned.*

The subject property can be developed for a use consistent with the current C-2 zoning. Any land use permitted under C-2 could be developed on the subject property.

Recommendation:

Staff recommends **Approval** of the applicant's request.

Attachments:

- Application
- Letter of Intent
- Survey/Site Plan
- Site Photos
- Exhibit Maps

COS

Henry County Planning & Zoning Rezoning Request Application

Name of Applicant MARTIN BONEA Phone: 404 200 4038 Date: 05.03.2018
 Address Applicant: 1108 PATTON WAY Fax _____ Pager/Cell # 404 200 4038
 City: MC DONOUGH State: GA Zip: 30252 E-mail: martinbonea@gmail.com
 Name of Agent _____ Phone: _____ Date: _____
 Address Agent: _____ Fax _____ Pager/Cell # _____
 City: _____ State: _____ Zip: _____ E-mail: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

The property will be POSTED with a Henry County Planning and Zoning Sign. The sign must remain on the subject property for no less than fifteen days prior to either ZAB and/or BOC meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. _____ Acknowledgement

Request from _____ C-2 to _____
 (Current Zoning)
C-3
 (Requested Zoning)

For the Purpose of MINI STORAGE 400-500 UNITS
 (Type of Development)
 Address of Property: TRIBUTARY PKWY Nearest intersection to the property: 138 W & Snivey Rd.
 (Street Address)
 Size of Tract: 5 acre(s), Land Lot Number(s): 42, District(s): _____
 Gross Density: _____ units per acre Net Density: _____ units per acre
 Property Tax Parcel Number: 012 - 02 - 0090 - 51 (Required)

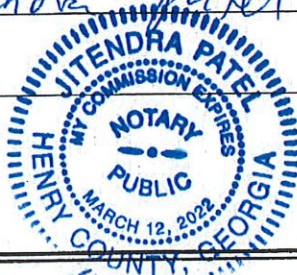
Witness' Signature _____
 Printed Name of Witness Jitendra Patel

Signature of Applicant/s Bonea Martin
 Printed Name of Applicant/s MARTIN BONEA

Notary

Signature of Agent _____

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ 117.65 Cash _____ Check # 1052 Received by: JPR (FEES ARE NON-REFUNDABLE)

Application checked by: JPR Date: 6-14-18 Map Number(s): 12

Pre-application meeting: 5/4 Date: 5-1-18

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

Letter of Intent

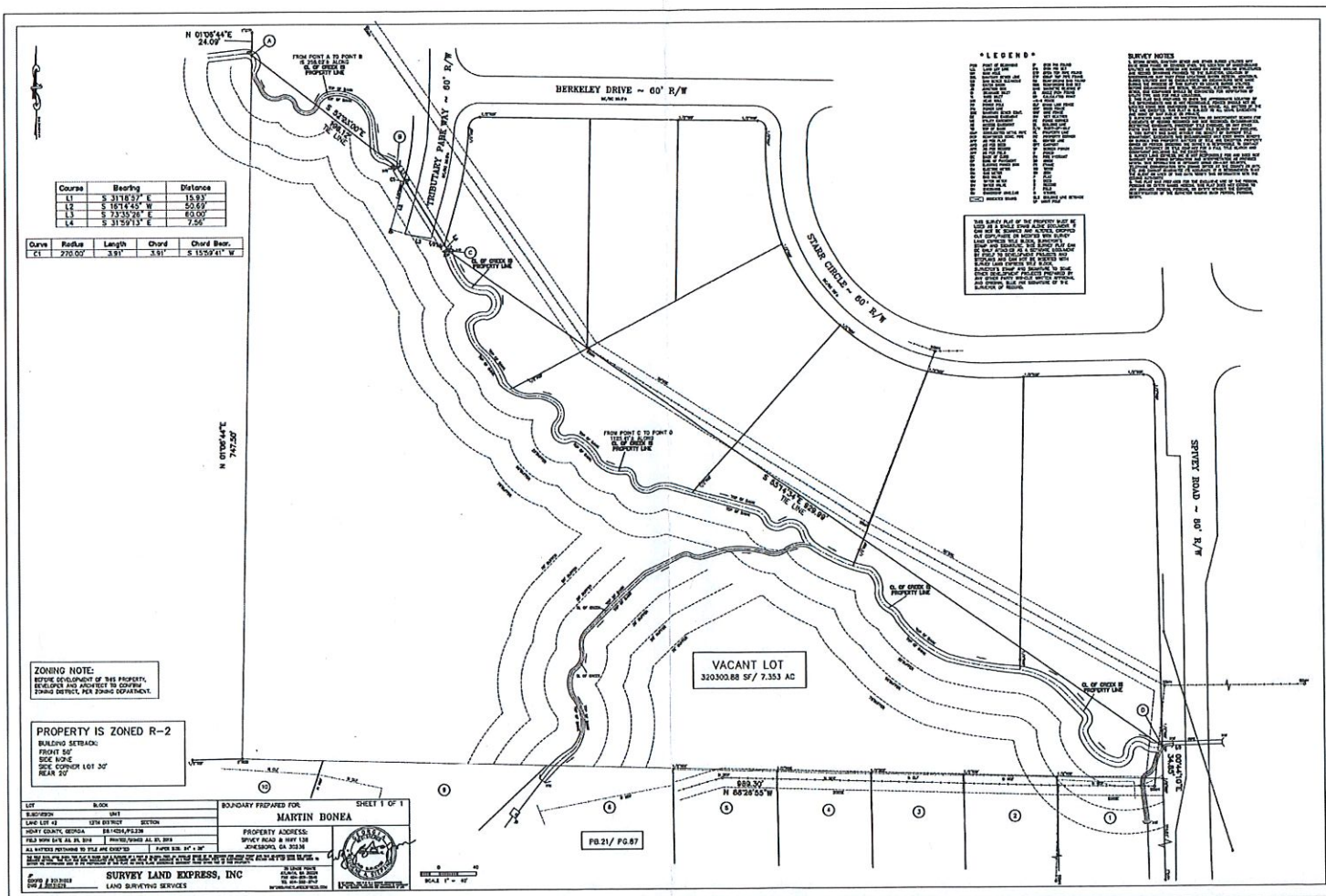
Intent for Land Lot:42, District:12, Parcel ID:012-02009051. The intent for the land is to build a Mini Storage Unit with around 300-400 units plus parking. The land that would be used for building the Storage units plus parking would be under 5 Acres.

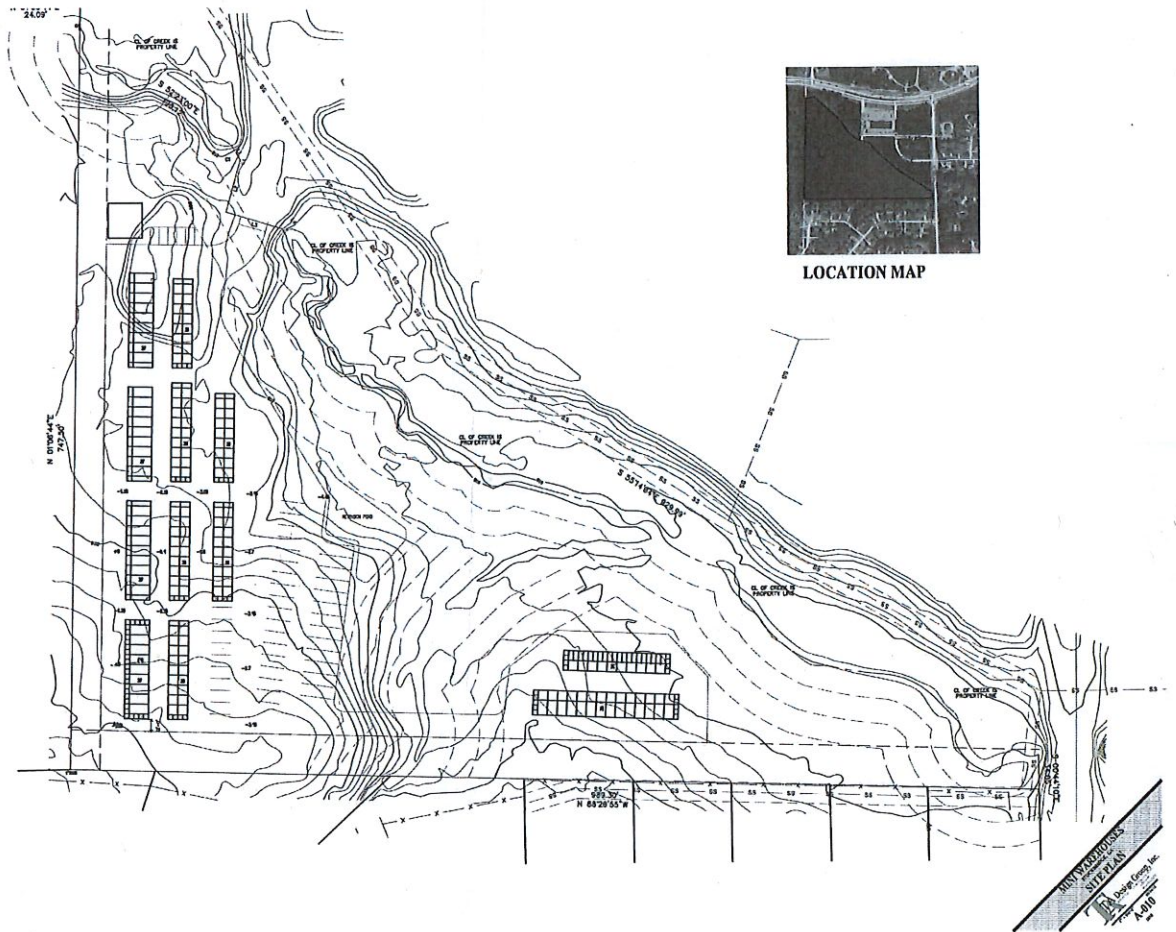
Borja Mendez

Owner Signature

6.19.2018

Date





REZONING

CITY OF STOCKBRIDGE PUBLIC HEARING

RE: C-2 to C-3

DATE: ZAB: AUG 16 / Council: SEP 10

TIME: 6:00 p.m.

LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA

FOR MORE INFO:

770-288-7526 / www.hcpz.org

07/19/2018

REZONING
CITY OF STOCKBRIDGE PUBLIC HEARING
FROM C-2 to C-3
DATE: ZAB AUG 16 / Council: SEP 10
TIME: 6:00 PM
LOCATION: Stockbridge City Hall
4640 North Henry Blvd., Stockbridge, GA
FOR MORE INFO:
770-288-7526 / www.hcpz.org

07/19/2018



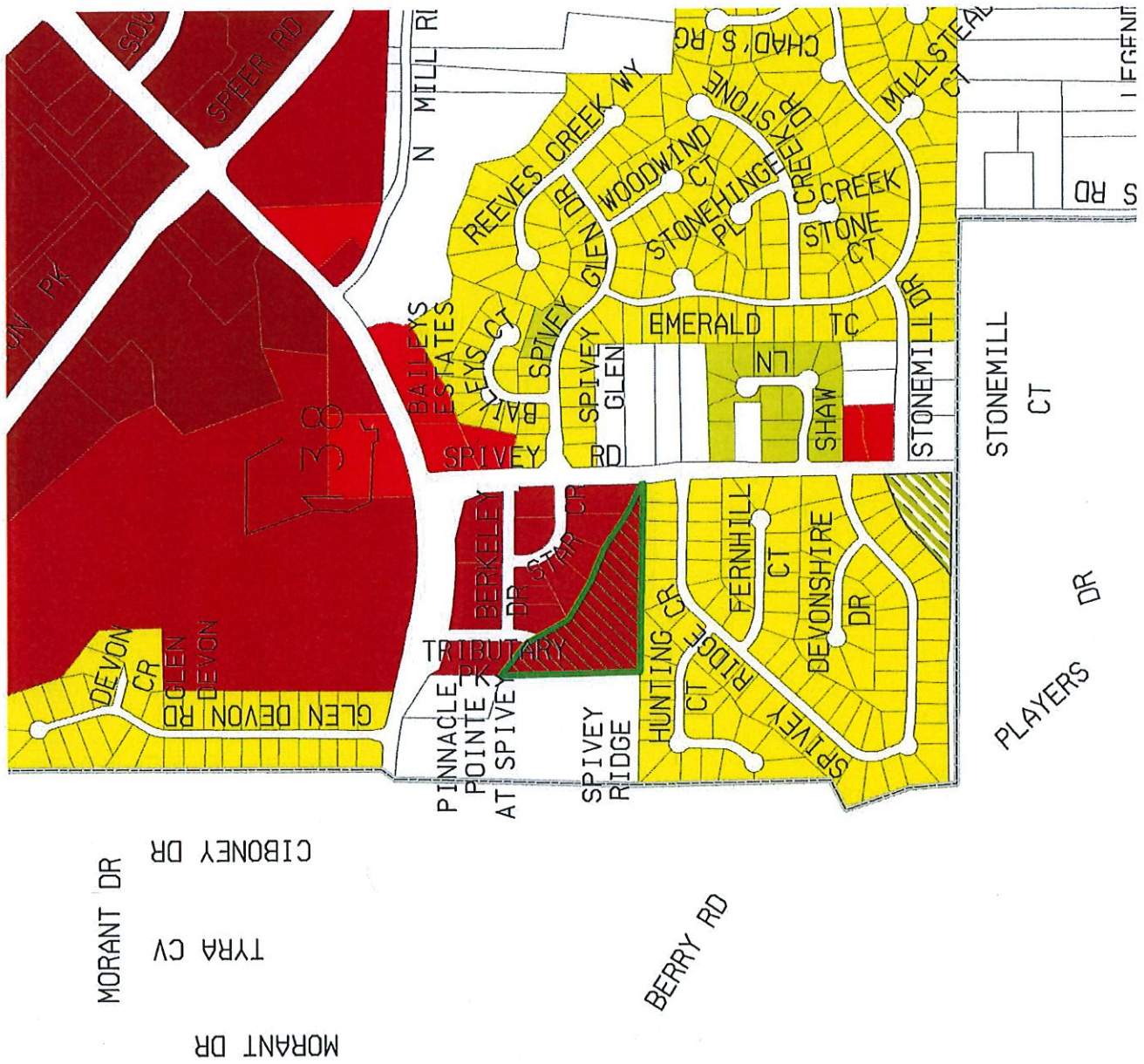


Legend	Request
	RZ-18-12-S
	RA
	R-1
	R-2
	R-3
	R-4
	RD
	RM
	RMH
	OI
	C-1
	C-2
	C-3
	M-1
	M-2
	PD
	CITY

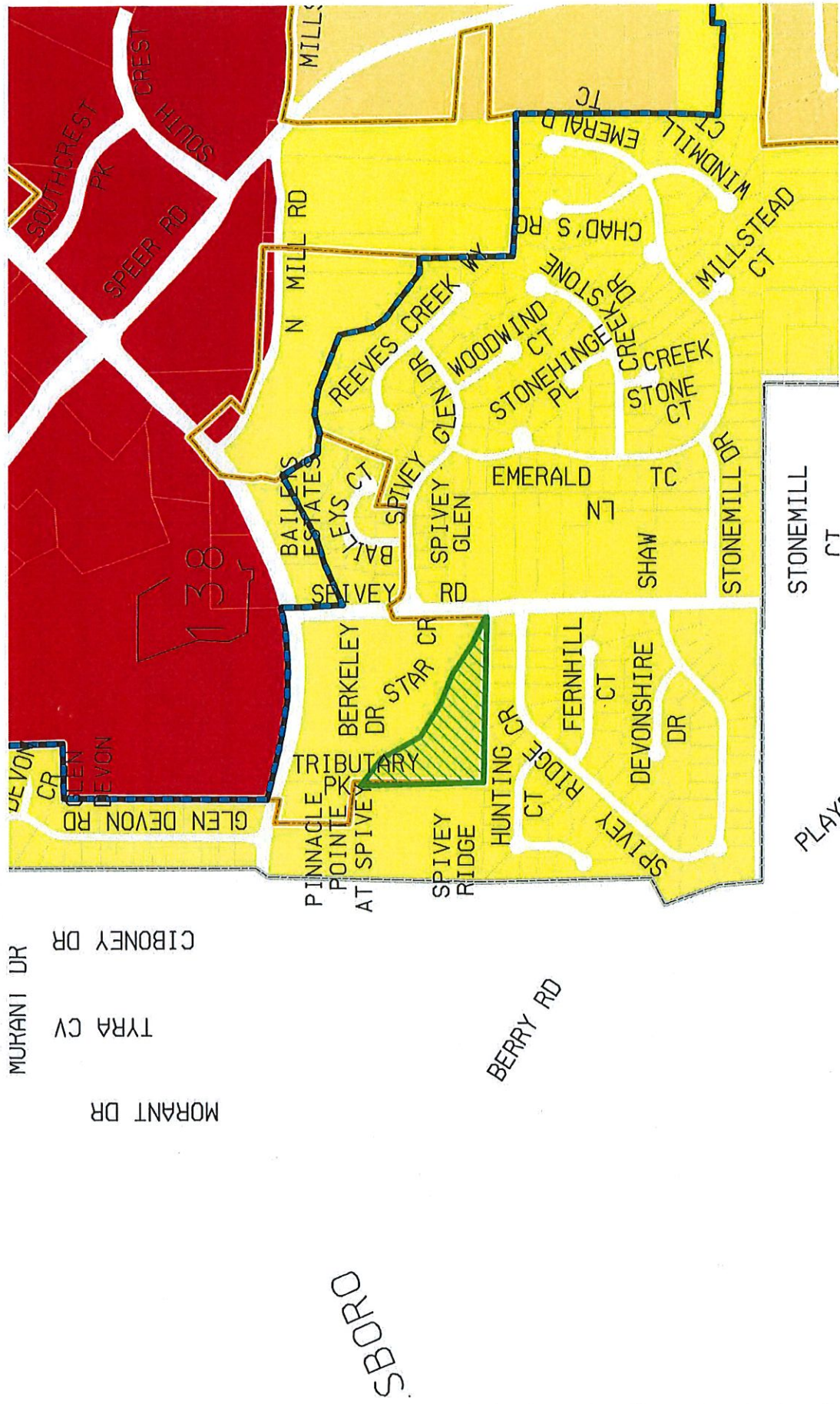
Scale: 1"= 800'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.



Future Land Use Map



- Request**
- RZ-18-12-S
 - FLU
 - RR - Rural Residential
- LD - Low Density Residential**
- MD - Medium Density Residential**
- HD - Medium-High Density Residential**
- RR - Rural Residential**
- COM - Commercial**
- OI - Office Institutional**
- INDUS - Industrial**
- PI - Public/Institutional**
- PRC - Park/Recreation/Conservation**
- TCU - Transportation/Communication/Utilities**



Legend

Request

RZ-18-12-S



AERIAL MAP

Scale: 1"= 800'



This map is for graphical representation only. It is not a legal document.



Legend

Request

RZ-18-12-S

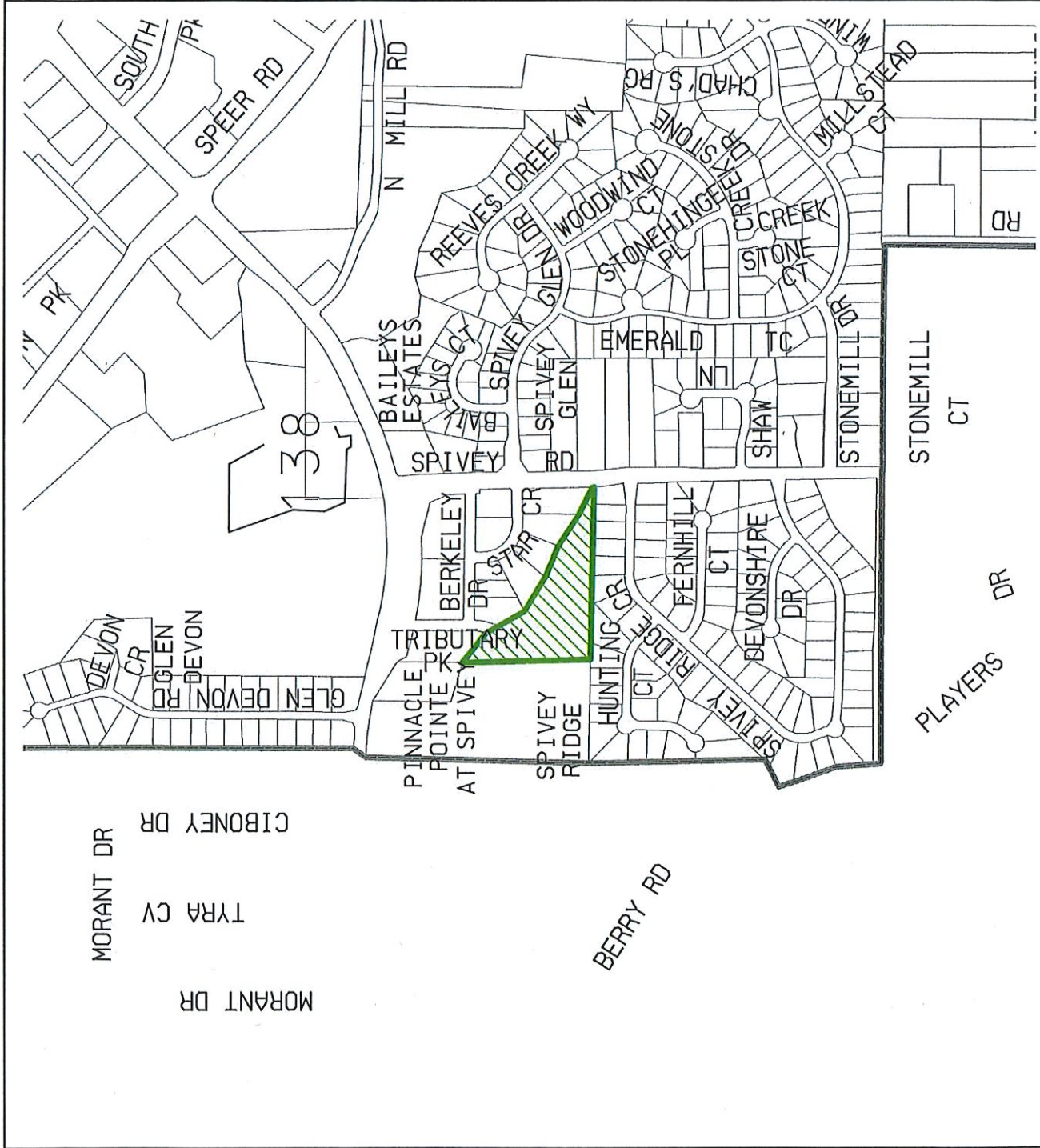


TAX MAP

Scale: 1" = 800'



This map is for graphical representation only. It is not a legal document.

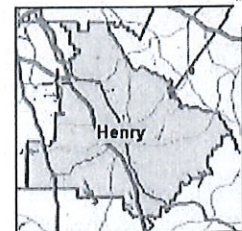




Henry County Assessor

Parcel: 012-02009051 Acres: 7.4

Name:	BONEA MARTIN, PATEL JINAL & JITENDRA	Land Value:	\$56,400.00
Site:	SPIVEY RD	Building Value:	\$0.00
Sale:	\$26,400 on 10-2015 Reason=LW Qual=U	Misc Value:	\$0.00
Mail:	619 HIGHWAY 138 W STOCKBRIDGE, GA 30281	Total Value:	\$56,400.00



Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.

Date printed: 05/01/18 : 08:03:10

City of Stockbridge Community Development

Survey Report

Survey Statistics

Survey Name: On-Street Parking, City of Stockbridge BME
Copy

Total
Records **353**

1. For street width 27 feet or less (curb to curb), what type of on-street parking should be allowed? Please select one.		Responses	Ratio
No Parking allowed. Permit required	52%	185	52.41%
Limited parking (set time)	20%	69	19.55%
Limited parking on left side of street	28%	99	28.05%
No Responses		0	0.00%
Response totals for this question		353	100.00%

2. For streets widths 27 feet to 34 feet, what type of on-street parking should be allowed? Please select one.		Responses	Ratio
Parking allowed on left side	51%	181	51.27%
Parking allowed on both sides	10%	34	9.63%
Limited parking (set time) on both sides	39%	138	39.09%
No Responses		0	0.00%
Response totals for this question		353	100.00%

3. For street widths greater than 34 feet, what type of on-street parking should be allowed? Please select one.		Responses	Ratio
Parking on both sides	55%	193	54.67%
HOA Guidelines	45%	160	45.33%
No Responses		0	0.00%
Response totals for this question		353	100.00%

4. Overnight Parking		Responses	Ratio
Yes	34%	121	33.99%
No	66%	235	66.01%
No Responses		0	0.00%
Response totals for this question		356	100.00%

5.Overnight Parking with Permit.		Responses	Ratio
Yes	 53%	187	52.82%
No	 47%	167	47.18%
No Responses		0	0.00%
Response totals for this question		354	100.00%

6.Special Event Parking Permits (required for parties, graduations, etc.) Monday-Friday		Responses	Ratio
Yes	 69%	246	69.49%
No	 31%	108	30.51%
No Responses		0	0.00%
Response totals for this question		354	100.00%

7.Emergency Waiver Permits (medical)		Responses	Ratio
Yes	 79%	278	78.75%
No	 21%	75	21.25%
No Responses		0	0.00%
Response totals for this question		353	100.00%

8.Holiday & Weekend Exemptions (No Permit required to park)		Responses	Ratio
Yes	 62%	219	61.86%
No	 38%	135	38.14%
No Responses		0	0.00%
Response totals for this question		354	100.00%

9.Towing of vehicles by HOA		Responses	Ratio
Yes	 49%	174	49.01%
No	 51%	181	50.99%
No Responses		0	0.00%
Response totals for this question		355	100.00%

10.Towing by vehicles by City of Stockbridge		Responses	Ratio
Yes	 65%	231	65.44%

No	 35%	122	34.56%
No Responses		0	0.00%
Response totals for this question		353	100.00%

11.A graduated fee structure to be determined.		Responses	Ratio
Yes	 60%	212	59.89%
No	 40%	142	40.11%
No Responses		0	0.00%
Response totals for this question		354	100.00%

12.Cost of Permit.		Responses	Ratio
\$10-25	 87%	308	87.25%
\$25-50	 13%	45	12.75%
No Responses		0	0.00%
Response totals for this question		353	100.00%

13.Short Time Parking		Responses	Ratio
Yes	 71%	253	71.27%
No	 29%	102	28.73%
No Responses		0	0.00%
Response totals for this question		355	100.00%

14.Two Courtesy Permits per house.		Responses	Ratio
Yes	 73%	262	73.39%
No	 27%	95	26.61%
No Responses		0	0.00%
Response totals for this question		357	101.00%

15.Clear signage will be provided in order to provide adequate notice to residents and visitors as to the restrictions being imposed.		Responses	Ratio
Agree	 100%	353	100.00%
No Responses		0	0.00%

	Response totals for this question	353	100.00%
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16.Exemption for "trade workers" performing work at a home.		Responses	Ratio
Yes	 88%	313	88.17%
No	 12%	42	11.83%
No Responses		0	0.00%
Response totals for this question		355	100.00%

17.First Name	Responses	Ratio
Individual Responses	353	100.00%
Response totals for this question	353	100.00%

18.Last Name	Responses	Ratio
Individual Responses	353	100.00%
Response totals for this question	353	100.00%

19.Phone Number	Responses	Ratio
Individual Responses	353	100.00%
Response totals for this question	353	100.00%

20.ADDRESS	Responses	Ratio
Individual Responses	352	100.00%
Response totals for this question	352	99.00%

21.CITY		Responses	Ratio
Stockbridge	 87%	305	86.65%
Jonesboro	 1%	2	0.57%
McDonnough	 13%	45	12.78%
No Responses		0	0.00%
Response totals for this question		352	99.00%

22.ZIP	Responses	Ratio

30281	84%	296	84.09%
30236	1%	3	0.85%
30253	15%	53	15.06%
No Responses		0	0.00%
Response totals for this question		352	99.00%

8/25/2018 7:32:00 PM



