

City of 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.



PLANNING COMMISSION MEETING AGENDA

Board Members

Askia Abdullah – Chair
Shirley Wallace – Vice Chair
Stanley Dumas
Kathleen Nelson
David Planchon
Harold Thibodeaux

Administration

Randy Knighton - City Manager
Linda Logan - Senior Planner
Melinda Davies, Planning/GIS Technician
Gordon Linton - Planner I

ZOOM INFORMATION - <https://zoom.us/j/95324871816>

- II. Call to Order
- III. Invocation
- IV. Pledge of Allegiance

V. Roll Call

Present

Absent

Askia Abdullah

Stanley Dumas

Louis Goglia

Dr. Renata Hannah

Shirley Wallace

VI. Adoption of the Agenda

VII. Approval of Minutes 11/19/2020
Action Minutes November 19, 2020

NEW BUSINESS

Item # 1 -

Recombination Case #RC-2020-03—Neil Koelbl requests the recombination of five contiguous parcels, as are listed below, into one parcel, creating a new plat. The parcels are located within Land Lot 29 of District 7 within the Stockbridge City Limits, along Brannan Road and North Salem Drive. All five parcels currently have the same zoning classification, RA (Residential-Agricultural), which allows the proposed recombination to be considered.

- **732 Brannan Road—Parcel #088-02049000**
- **664 Brannan Road—Parcel #088-02050000**
- **618 Brannan Road—Parcel #088-02051000**
- **Large parcel on Brannan Road—Parcel #088-02049005**
- **Small parcel on North Salem Drive—Parcel #088-02045000**

Presented by: Linda Logan

PUBLIC HEARING

Item # 1 -

Rezoning Case #RZ-2020-02 (Deferred from the November 19, 2020 meeting) – Neil Koelbl requests the rezoning of certain property from RA (Residential-Agricultural District) to R-3 (Single-Family Residential District) to allow for the development of a single-family residential subdivision. The property is located in Land Lot 29 of District 7 within the Stockbridge City Limits, along the southeast corner of Brannan Road and North Salem Drive. It contains 73.71 total acres within five parcels, as follows:

- **732 Brannan Road—Parcel #088-02049000**
- **664 Brannan Road—Parcel #088-02050000**
- **618 Brannan Road—Parcel #088-02051000**
- **Large parcel on Brannan Road—Parcel #088-02049005**
- **Small parcel on North Salem Drive—Parcel #088-02045000**

Presented by: Linda Logan

Item # 2 -

Zoning Modification Case #ZM-2020-01 -- Rick Martin of Pulte Group/Pulte Georgia Homes Division requests a Zoning Modification for the purpose of modifying the previously-approved 1996 Development Agreement and Master Plan for the former Aberdeen Village / Brentwood Subdivision to allow for the construction of a residential development containing single-family detached and single-family attached units. The property is located in Land Lots 25, 40, and 41 of District 12 within the Stockbridge City Limits, with frontage on the north side of Walt Stephens Road, between Speer Road and Brentwood Parkway. It contains 155.2 +/-acres and is identified as Parcel #013-01019000.

Presented by: Linda Logan

STAFF COMMENTS

BOARD COMMENTS

ADJOURN



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ACTION MINUTES PLANNING COMMISSION

THURSDAY, November 19, 2020 at 6:30 p.m. (Virtual Meeting)

BOARD MEMBERS:

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

ADMINISTRATION:

Randy Knighton, City Manager
Linda Logan, Senior Planner / PC Sect'y
Melinda Davies, GIS Tech. / Planner
Gordon Linton, Planner I
Michael Williams, City Attorney

I. CALL TO ORDER – Made by Chairman Abdullah at 6:30 p.m.

II. INVOCATION -- Led by Harold Thibodeaux.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL – Taken by Linda Logan:

	Present	Absent
h ~ Askia Abdullah	<u>X</u>	<u> </u>
~ Stanley Dumas	<u>X</u>	<u> </u>
~ Kathleen Nelson	<u>X</u>	<u> </u>
~ Shirley Wallace	<u>X</u>	<u> </u>
~ Harold Thibodeaux	<u>X</u>	<u> </u>
~ David Planchon	<u>X</u>	<u> </u>

With all PC board members present, a quorum was achieved.

Zoom Participants--Since this was a virtual Zoom meeting, the twenty-nine (29) meeting "Participants" were designated by Zoom as being either "Panelists" or "Meeting Attendees", as are listed below.

Panelists:

Randy Knighton, City Manager
Linda Logan, PC Secretary
Askia Abdullah, PC Chairman
Stanley Dumas, PC Board Member
Kathleen Nelson, PC Board Member
Shirley Wallace, PC Board Member
Harold Thibodeaux, PC Board Member
David Planchon, PC Board Member
Melinda Davies, GIS Tech./Planner
Gordon Linton, Planner I
Alex McCart, RC-2020-03/RZ-2020-02 Developer
KC Krzic, The Collaborative Firm
Nikki Washington, The Collaborative Firm

Meeting Attendees:

Witty Invent
Verna Ferrie
Charlease Turner
Clayton Carte
cp 3705AS
Dr. Smith
Irene Emanuel
Karen Robbins
La Tonya
LaToya Blackmon
Leon Young
Mark
Momo
Sara
Vaughn Jackson
Yolanda Allen

V. ADOPTION OF THE AGENDA – Stanley Dumas motioned to approve the Agenda and Shirley Wallace seconded the motion. The motion was adopted unanimously.

VI. APPROVAL OF MINUTES – June 25, 2020 Action Minutes. Shirley Wallace motioned to approve the Minutes and Stanley Dumas seconded the motion. The motion was adopted unanimously.

VII. NEW BUSINESS:

- 1. Adoption of the 2021 Planning & Zoning Schedule**—This Schedule will be posted on the City's website. It shows the application deadlines and public meeting dates for each application cycle.

Shirley Wallace motioned to approve the Schedule and David Planchon seconded the motion. The motion was adopted unanimously.

- 2. Recombination Case #RC-2020-03**—Neil Koelbl requests the recombination of five contiguous parcels, as are listed below, into one parcel, creating a new plat. The parcels are located within Land Lot 29 of District 7 within the Stockbridge City Limits, along Brannan Road and North Salem Drive. All five parcels currently have the same zoning classification, RA (Residential-Agricultural), which allows the proposed recombination to be considered.

- 732 Brannan Road—Parcel #088-02049000
- 664 Brannan Road—Parcel #088-02050000
- 618 Brannan Road—Parcel #088-02051000
- Large parcel on Brannan Road—Parcel #088-02049005
- Small parcel on North Salem Drive—Parcel #088-02045000

Alex McCart, the developer for RC-2020-03, stated that he needed more time to consider the recommendations of the Staff Report. He therefore asked that this case be tabled (deferred), along with the rezoning case for this property (RZ-2020-02), until the next Planning Commission date (December 17, 2020).

Stanley Dumas made a motion to table this case until December 17, 2020, and David Planchon seconded the motion. The motion was adopted unanimously.

- 3. Rezoning Case #RZ-2020-02 –** Neil Koelbl requests the rezoning of certain property from RA (Residential-Agricultural District) to R-3 (Single-Family Residential District) to allow for the development of a single-family residential subdivision. The property is located in Land Lot 29 of District 7 within the Stockbridge City Limits, along the southeast corner of Brannan Road and North Salem Drive. It contains 73.71 total acres within five parcels, as follows:

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Alex McCart, the developer for RZ-2020-02, stated that he needed more time to consider the recommendations of the Staff Report. He therefore asked that this case be tabled (deferred), along with the recombination case for this property (RC-2020-03), until the next Planning Commission date (December 17, 2020).

Stanley Dumas made a motion to table this case until December 17, 2020, and Shirley Wallace seconded the motion. The motion was adopted unanimously.

4. Overview of Unified Development Code Project – Presentation

The City initiated a contract to create a Unified Development Code that will implement the recommendations of the City's newly-adopted 2018 Comprehensive Plan. Presented by: Kc M. Krzic – The Collaborative Firm, LLC.

Kc Krzic and Nikki Washington of The Collaborative Firm made a PowerPoint presentation as an Introduction to the work that they plan to do, in conjunction with the City's Planning and Zoning Staff, over the next year in creating a new Unified Development Code (UDC) for the City. The projected schedule shows an anticipated finish in July 2021. Shirley Wallace stated that she would like for everything in the UDC to be "catalogued" to make it easier to find things.

No action was needed, nor taken, on this matter.

VIII. STAFF COMMENTS – [None]

IX. BOARD COMMENTS – [None]

X. ADJOURNMENT – Shirley Wallace motioned to adjourn the meeting and Harold Thibodeaux seconded the motion. The motion was approved unanimously. Chairman Abdullah adjourned the meeting at 7:18 p.m.