

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. TX-2024-03 *OR24563*

AN ORDINANCE TO AMEND TITLE 12 (UNIFIED DEVELOPMENT CODE), SECTION 2.5.2(C) AND SECTION 2.5.2(D), OF THE CODE OF ORDINANCES, CITY OF STOCKBRIDGE, GEORGIA RELATING TO THE PARKWAY MIXED-USE (P.M.U.) OVERLAY DISTRICT, SO AS TO REMOVE CERTAIN USES FROM THE LIST OF PROHIBITED USES AND ALLOW THEM TO NOW BE PERMITTED USES, PROVIDED THAT CERTAIN REQUIREMENTS ARE MET; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

SECTION 1. Ordinance. That Title 12, Section 2.5.2(C) and Section 2.5.2(D) of the current Stockbridge Code be deleted, and that new Title 12, Section 2.5.2(C) and Section 2.5.2(D) be added to the Code of Ordinances, City of Stockbridge, Georgia, so as to read as follows:

C. Permitted Uses. Any combination of uses permitted in C1, C2, OI, CCR, and MFR are permitted in the Parkway Mixed-Use (PMU) Overlay District, provided that they are not among the Prohibited Uses in Section 2.5.2(D) below, and provided that they meet the stated Requirements for the Select Uses that are listed in Section 2.5.2(C)(1) and Section 2.5.2(C)(2) below.

1. List of Select Uses

- a. Gasoline Stations, Minor Automotive Service/Repair/Maintenance Centers, Car Washes, Convenience Stores, and Other Associated Uses.
- b. Restaurants with Drive-Through (a.k.a. "drive-thru") Facilities or Windows.
- c. Other special uses, to be determined by the Community Development Director.

2. Requirements for Select Uses

- a. A Select Use must be located on a property which has frontage on either a collector or an arterial road, as is classified by the Georgia Department of Transportation or the Henry County Department of Transportation.
- b. The property must have a base zoning district which allows such uses.
- c. All property design standards of the base zoning district must be met.
- d. Any existing non-conforming structures may not be enlarged.
- e. Building facades for both primary and accessory structures must be constructed of brick on all sides.
- f. At gasoline stations, an equal number of electric charging stations as gas pumps must be provided on the site, and covered canopies must be provided over gas pumps and electric charging stations.
- g. An acceptable means of access and internal circulation must be provided, to be determined by the Fire Marshal.

- h. The required number of parking spaces must be provided.
- i. The required buffers must be provided.
- j. Other special requirements, to be determined by the Community Development Director.

D. Prohibited Uses.

- 1. Adult entertainment establishments.
- 2. Ambulance service.
- 3. Automobile broker (no vehicle storage), except for office uses.
- 4. Automobile rental and leasing facilities.
- 5. Automotive service repair and maintenance facilities – major.
- 6. Building and lumber supply establishments, providing that there is no outside storage of materials or equipment.
- 7. Daycare centers.
- 8. Funeral home, mortuaries, and crematoriums.
- 9. Greenhouses and nurseries including landscape service.
- 10. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers.
- 11. Retail warehouses/ wholesalers providing sales of merchandise with no outdoor storage.
- 12. Rooming and boarding houses.
- 13. Self-service storage, mini-warehouses, or warehousing and storage.
- 14. Tattoo and piercing parlors.
- 15. Trade shops, including electrical plumbing, heating/ cooling, and roofing siding, having no outside storage.
- 16. Truck terminals, truck trailer storage lots, truck parking lots, and truck repair.
- 17. Industrial uses, warehouses, and business distribution centers.
- 18. Vape stores.
- 19. Veterinary clinic.

SECTION 2. Repeal. The existing Title 12, Section 2.5.2(C) and Section 2.5.2(D) are hereby repealed. From the Code of Ordinances, City of Stockbridge, Georgia. All ordinances in conflict with this Ordinance are repealed, except as otherwise provided herein.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall be come and be made a part of the Code of Ordinances, City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to enact this Ordinance.

SECTION 5. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 6. Authority to Amend. The City Attorney is granted authority to amend or correct this Ordinance, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 7. Effective Date. This ordinance becomes effective immediately upon adoption and recording by the City Clerk.

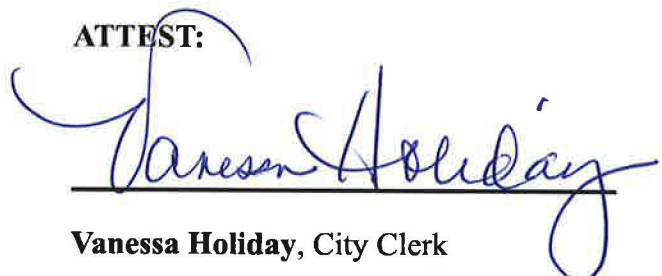
SO BE IT ORDAINED this 13th day of May, 2024.

CITY OF STOCKBRIDGE, GEORGIA




Anthony S. Ford, Mayor

ATTEST:



Vanessa Holiday, City Clerk

APPROVED AS TO FORM:



Quinton G. Washington, City Attorney