



CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – AGENDA

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, January 13, 2025 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

II. ROLL CALL: Sonya Isom, City Clerk

III. AGENDA DISCUSSION ITEMS

a. For Discussion - Workplace Wellness Policy - *Leona Durden, Human Resources Director*

b. For Discussion - Code Enforcement Update and Goals - *Ralph Butts, Code Enforcement Director*

c. For Discussion - Ordinance for TMOD 24-001 Truck Parking - *Terry Fye, District 2 Councilmember*

d. For Discussion - HB 581 - *Mayor Jazzmin Cobble & Michael McCoy, Deputy City Manager*

e. For Decision - Intent to Opt Out Homestead Exemption - HB581 - *Mayor Jazzmin Cobble & Michael McCoy, Deputy City Manager*

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

V. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY COUNCIL AGENDA ITEM

SUBJECT: Workplace Wellness Policy

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
- NEW BUSINESS** **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
- OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: **DECISION** **DISCUSSION**, **REVIEW**, or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Monday, January 13, 2025

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Leona Durden, Human Resources Director

PRESENTER: Leona Durden, Human Resources Director

PURPOSE: Discussion - Workplace Wellness Policy

FACTS: Click or tap here to enter text.

OPTIONS: Discussion only Click or tap here to enter text.

RECOMMENDED ACTION: Review Only Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Workplace Wellness Policy
- (2) Attachment 2 - Health and Wellness Center – Rules and Regulations
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

WORKPLACE WELLNESS POLICY

Item III. a.

With the rising onset of physical and mental health problems in Georgia, the City of Stonecrest has a growing concern for their employees' health and wellbeing. Therefore, we are dedicated to helping employees reach optimal health and improve their quality of life.

The City of Stonecrest recognizes the benefits, to both employees and employers, of programs that promote and support workplace health promotion and wellness. The City of Stonecrest's workplace wellbeing program is designed to provide employees with the tools and resources they need to make positive lifestyle changes that result in better physical and emotional health and wellbeing. The program's goals are to:

- Reduce health risks by encouraging preventive care, healthy lifestyle choices, and management of chronic conditions. This can lead to decreased healthcare costs for both the employer and employee.
- Create physical fitness programs that promote physical activity through fitness challenges and on-site exercise facility, leading to improved physical health and reduced risk of chronic illness.
- Address mental health programs that can offer mental health awareness training, stress management workshops, and access to mental health resources, promoting emotional well-being and reducing stress and anxiety.

As part of the City of Stonecrest's commitment to wellness, a Health Promotion Champion has been appointed and a Benefits and Wellness Committee formed that will:

- Assess the well-being needs of employees through surveys, data analysis, and meetings.
- Propose and implement programs and initiatives that address identified needs. This could include workshops on stress management, healthy eating, physical activity, financial literacy, or mental health awareness.
- Actively engage employees in well-being programs and initiatives through communication, incentives, and recognition.

This policy will include up to thirty (30) minutes of the employees scheduled workday to engage in physical activity in support of this philosophy.

ACCOUNTABILITY

1. Supervisors will encourage and support employees in using their wellness break in order to decrease employee stress and help prevent overuse patterns from extended sitting computer use.
2. Employees are responsible for initiating and utilizing the wellness break in order to promote a healthier lifestyle.

PROCEDURES

1. A maximum of 30 minutes (paid break) in a given workday will be used to engage in a wellness activity, at the discretion of the supervisor.
2. Employees are required to work with supervisors/managers to ensure the wellness break does not impair the City's mission. Employees may not be granted a wellness break daily due to obligations and workload.
3. Wellness breaks can be taken in the form of:
 - Two (2) 15-minute paid breaks
 - One (1) 30-minute paid break

WORKPLACE WELLNESS POLICY

Item III. a.

4. Supervisors will encourage and allow staff to combine the designated wellness break with lunch breaks, not to exceed sixty (60) minutes combined break.
5. These wellness breaks would replace any previous breaks taken in the morning and afternoon.
6. Employees are strongly encouraged to engage in heart healthy activities such as walking, jogging, exercise, dancing, meditation, etc.
7. Employees are not permitted to end work early and exercise without returning to their worksite. However, an employee may be excused to exercise at the end of their workday if they report back to work before their departure for that day.
8. Employees must report to work in the morning prior to taking their 30-minute wellness break. Employees cannot report to work 30 minutes late to accommodate the exercise before their scheduled arrival time.
9. Employees must sign a waiver before utilizing the Health and Wellness Center, and follow all rules and regulations.

HEALTH AND WELLNESS CENTER RULES AND REGULATIONS

To ensure the best experience for everyone, we kindly ask that you adhere to the following rules and regulations:

General Conduct:

1. **Respect for All:** Treat all with respect. Harassment, intimidation, or any form of disrespectful behavior will not be tolerated.
2. **Attire:** Always wear appropriate center attire. Closed-toe athletic shoes, shirts, and athletic bottoms are required.
3. **Safety First:** Follow all safety instructions and use equipment only as intended. Report on any unsafe conditions to Facilities immediately.
4. **Cleanliness:** Wipe down equipment after each use with the provided cleaning materials. Keep the facility clean by disposing of trash and returning equipment to its proper place.
5. **Personal Belongings:** Store personal items in designated areas. The center is not responsible for lost or stolen items.

Health and Safety:

1. **Wellness Policy:** Do not use the center if you are feeling unwell or have any symptoms of contagious illnesses.
2. **Hydration:** Stay hydrated by bringing your own water bottle. Use the water stations to refill.

Equipment Use:

1. **Sharing is Caring:** Limit your time on popular equipment to thirty (30) minutes, especially during peak hours, to allow others to use them as well.
2. **Proper Use:** Do not misuse equipment. If you are unsure about how to use something, please do not use it.
3. **Weights:** Return all weights, dumbbells, and other equipment to their designated spots after use.
4. **No Hogging:** Avoid monopolizing machines or equipment. Allow others to “work in” between sets whenever possible.

Facilities:

1. **Noise Level:** Use headphones for personal music. Avoid loud conversations or noises that might disturb others.

Enforcement: Failure to adhere to these rules and regulations may result in a warning, temporary suspension, or termination of use, depending on the severity of the violation. Leadership reserves the right to modify these rules as needed to ensure a safe and positive environment for all employees.

Voluntary Participation: Employee understands and confirms that participation in the Health and Wellness Center is 100% voluntary. The employee warrants that they are in overall good health and that no bodily or mental condition would create an unreasonable risk of harm to himself or herself in participating in any activities that require physical or mental exertion.

The Assumption of Risk: Employee understands and acknowledges that there may be potential risks involved related to participation in the Health and Wellness Center. Employees assume all risks, known and unknown, in any way connected with the employees' participation. Employee accepts full responsibility for any liability, injury, loss, damage or death in any way connected with participation in the Health and Wellness Center. Employees acknowledge that participation is at the employees' sole risk. Employees release the City of Stonecrest from any and all liability or claims which may arise from participation, to include Workers Compensation.

This is to acknowledge that I have received a copy of the Health and Wellness Center, Rules and Regulations. I understand and agree it is my responsibility to read and abide by the aforementioned.

Employee Name (Print): _____

Employee Signature: _____

Date: _____

Witness Name (Print): _____

Witness Signature: _____

Date: _____



CITY COUNCIL AGENDA ITEM

SUBJECT: Code Enforcement Updates and Goals

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
 NEW BUSINESS **OTHER, PLEASE STATE:** Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: **DECISION** **DISCUSSION**, **REVIEW**, or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. &

Current Work Session: Monday, January 13, 2025

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Ralph Butts, Code Enforcement Director

PRESENTER: Ralph Butts, Code Enforcement Director

PURPOSE: Update only

FACTS: Brief update of the 2024 Code Enforcement accomplishments and Goals for 2025

OPTIONS: Update Only

RECOMMENDED ACTION:

ATTACHMENTS:

- (1) Attachment 1 - 2024 Code Enforcement Accomplishments and 2025 Goals
- (2) Attachment 2 - Code Enforcement 2025 Behind the Seal
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

2024 Code Enforcement Accomplishments and 2025 Goals

- **Over one hundred (100) stores and vendors were visited by Code Enforcement throughout the Mall and Mall Ring for Business License issues.**
- **Full staff participation as we educated the 2024 class in the Citizen Academy.**
- **Code Enforcement Officers have attended, educated and addressed issues of over six (6) H.O.A. communities and at least three (3) town hall/community meetings.**
- **There are approximately five hundred and eighty-nine (589) closed cases and three hundred and fifty-six (356) open cases. Which is a total of nine hundred and forty-five (945) cases in just six months.**
- **Able to gain compliance with several high-profile properties which had been in violation for over a year or so (2504 Panola Rd., 2336 Stone Mountain Rd., 2360 Stone Mountain Rd., 3188 Turner Hill Rd. and 3330 Turner Hill Rd.) just to list a few.**

- **Working with the attorney on trying to come up with better solutions for gaining compliance from all violators. Whether it be assessing a daily fine and possible placement of a lien on their property, tax bill or placing a respondent on probation until they bring their property into compliance.**
- **The primary goal of Code Enforcement is to gain voluntary compliance through education to ensure property and business owners understand their responsibilities to maintain their property and preserve the quality of life in the City of Stonecrest.**



Behind the Seal

City of Stonecrest



MEET OUR TEAM

Ralph Butts
Director of Code Enforcement
470 445 3065 cell
rbutts@stonecrestga.gov

Tasha White
Deputy Director of Code Enforcement
770 500 0754 cell
twhite@stonecrestga.gov

Frank Austin
Code Enforcement Officer III/Trainer
faustin@stonecrestga.gov

Kendrick Nixon
Code Enforcement Officer III
knixon@stonecrestga.gov

George Terrell
Code Enforcement Officer III/Trainer
gterrell@stonecrestga.gov

Desiree Earsley
Code Enforcement Officer II
dearsley@stonecrestga.gov

Keenan Marr
Code Enforcement Officer I
kmarr@stonecrestga.gov

Terrance Stewart
Code Enforcement Officer I
tstewart@stonecrestga.gov



What is Code Enforcement and its purpose

- Code enforcement is a vital part of the service delivery team for the City of Stonecrest.
- Our team works to help educate our citizens, while enforcing the city's ordinances as well as the International Property Maintenance Code. All in part to help maintain a great quality of life for our Stonecrest community.
- To protect property values of residents and business.
- To reduce vandalism and deter crime.
- To establish a framework for community involvement to resolve public nuisances.



Common Code Enforcement Violations

International Property Maintenance Code (IPMC) 302.4: states all premises and exterior property shall be maintained free from weeds, plant growth in excess of 10 inches.

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Inoperable/Unlicensed Vehicles and Parking on Unapproved Surfaces



IPMC 302.8 states no inoperable vehicle or unlicensed vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.



Vacant Property with accumulation of Trash & Debris

IPMC 301.3: All vacant structures and premises or vacant land shall be maintained in a clean, safe, secure and sanitary condition.

Code Enforcement Process

- Cases are started through complaints received at (770)224 - 0200, or Email: codeenforcement@stonecrestga.gov or other media and proactive enforcement by the assigned officer for the designated council district.
- If violations are found, then a Notice of Violation is issued with a 7 Day compliance period to resolve by the Property Owner, or Tenant or Individual with control and custody of the location which includes photos for the file.
- A follow up inspection is done after the 7 Day period and if all the violations are resolved then the case is closed. If the violation(s) are not corrected by the compliance deadline, then a citation can be issued for the violator, Property Owner or Designee to appear at a hearing before the Municipal Judge.

Code Enforcement Program Goals

The goal of this division is to educate, promote and keep the City of Stonecrest a clean, safe and a beautiful place to visit and live. Code Enforcement is responsible for enforcing the city's ordinance, zoning codes, and the International Property Maintenance codes. These code address health and safety issues, including regulations related to rubbish, debris, nuisances, vegetation, abandoned vehicles, etc. We try to be proactive when it comes to violations, however; nearly 85% of the violations come through complaints.

Remember that “voluntary compliance” is our ultimate goal.





QUESTIONS & ANSWERS

Item III. b.





CITY COUNCIL AGENDA ITEM

SUBJECT: Ordinance for TMOD 24-001 Truck Parking

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: Click or tap here to enter text.
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: Click or tap here to enter text.
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 11/25/24 & 12/16/24

Current Work Session: Monday, January 13, 2025

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Terry Fye, District 2 Councilmember

PRESENTER: Terry Fye, District 2 Councilmember

PURPOSE: To have a discussion on the Ordinance for TMOD 24-001 Truck Parking.

FACTS:

OPTIONS: Discussion only Click or tap here to enter text.

RECOMMENDED ACTION: Approve with conditions

ATTACHMENTS:

- (1) Attachment 1 - Text Amendment Sec. 6.1.3 Parking Regulations, Off-Street Parking Spaces
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

ARTICLE 6. PARKING

TEXT AMENDMENT

TMOD 24-001

SEC. 6.1.3 PARKING REGULATIONS, OFF-STREET PARKING SPACES

Sec. 6.1.1. Introduction.

This chapter establishes the standards for the number, location, and development of motor vehicle parking facilities, standards for on-site loading areas, and standards for bicycle parking.

(Ord. of 8-2-2017, § 1(6.1.1))

Sec. 6.1.2. Interpretation.

- A. *Fractions.* Where a fractional space results during the calculation of required parking, the required number of parking spaces shall be the next lowest whole number.
- B. *Parking space requirement not specified.* Where the parking requirement for a particular use is not described in Table 6.2, and where no similar use is listed, the director of planning shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, or other expected demand and traffic generated by the proposed use. If the director of planning reasonably determines that a parking generation study should be prepared by a qualified professional, the director of planning may require submission of such a study to aid the director of planning in making a determination with respect to the number of required parking spaces.
- C. *Computations for multiple floor uses within a building.* In cases where a building contains some combination of residential use, office space, retail or wholesale sales area, or bulk storage area, the director of planning may determine on a proportional basis the parking and loading requirements based on separate computations for each use.

(Ord. of 8-2-2017, § 1(6.1.2))

Sec. 6.1.3. Parking regulations, off-street parking spaces.

Off-street parking spaces shall be provided in accordance with the following requirements:

- A. Each application for a development permit or building permit, other than for a detached single-family residence, shall be accompanied by a parking plan showing all required off-street parking spaces, driveways, and the internal circulation system for each such parking lot.
- B. All parking lots and spaces shall conform to the following requirements:
 - 1. All vehicles shall be parked on a paved surface that is connected to and has continuous paved access to a public or private street, except as otherwise allowed in this section.

2. Each parking space, except those located on a single-family residential lot, shall comply with the minimum dimensions established in Table 6.1. Each parking lot shall have adequate space for each car to park and exit every parking space and space for internal circulation within said parking lot.
3. Each parking lot, except those parking spaces located on property used for single-family residential purposes, shall comply with section 5.4.4, site and parking area landscaping.
4. All parking lots and parking spaces, except those located on property used for single-family residential purposes, shall conform to the geometric design standards of the Institute of Traffic Engineers.
5. Parking and loading shall not be permitted within the front yard in any MR, HR, O-I, or O-I-T zoning district, except for required handicapped parking. Notwithstanding the previous sentence, parking and loading shall be permitted within the front yard where provision of adequate parking spaces within the rear is impractical and upon issuance of a variance pursuant to article 7 of this chapter.
6. Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage. Within any single-family residential district, not more than 35 percent of the total area between the street right-of-way line and the front of the principal building shall be paved.
7. No parking space, driveway or parking lot shall be used for the sale, repair, dismantling, servicing, or long-term storage of any vehicle or equipment, unless located within a zoning district which otherwise permits such use.
8. The parking of business vehicles on private property located within residential zoning districts is prohibited. This section shall not prohibit:
 - (1) Typical passenger vehicles, with or without logos, including automobiles, pickup trucks, passenger vans, and dually trucks;
 - (2) Vehicles engaged in active farming, construction activities or contractor services on the private property, or the temporary parking (12 hours or less) of vehicles for the purpose of loading/unloading within residential zoning districts; nor
 - (3) The parking of vehicles on property located in residential zoning districts, where such property is used for an authorized nonresidential use such as a church.

Vehicles used in law enforcement are exempt from the restrictions of this subsection.
9. All parking lots shall conform to the requirements of section 6.1.7.

Table 6.1. Minimum Parking Space Dimensions

Minimum Parking Space Dimensions			
Parking Angle	Minimum Stall Width	Minimum Stall Depth	Minimum Parking Aisle Width
Regular-sized vehicles			
90 degrees	9'	18'	24'
75 degrees	9'	19'	21'
60 degrees	9'	17'	14'
45 degrees	9'	15'	11'
Compact vehicles			
90 degrees	8.5'	15'	22'

75 degrees	8.5'	16	20'
60 degrees	8.5'	15'	14'
45 degrees	8.5'	14'	10'






- 10. Notwithstanding any other provisions of chapter 27 or chapter 14, parking areas and/or parking on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage, without services provided, shall be permitted as a principal use on parcels zoned M or M-2, provided that:
 - a. The parking area shall be screened from view of the public street with an opaque fence or wall minimum of six feet in height.
 - b. The parking area shall be at least 25 feet from the street right-of-way.
 - c. A ten-foot-wide evergreen landscape buffer shall be planted around the perimeter of the fence along the public street with at least 75 percent evergreens and at least two rows of plants.
 - d. The soil erosion, sedimentation and pollution requirements of chapter 14, article V of the Code of the City of Stonecrest, Georgia are met;
 - e. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality; and
 - f. The parking lot has a minimum of one acre.

- 11. Unpaved parking areas within the M and M-2 zones permitted under subsection B.10. of this section shall comply with the following specifications:
 - a. The parking area shall be at least 150 feet from the boundaries of a residentially zoned parcel;
 - b. The parking area subgrade must meet a minimum compaction of 95 percent as certified by a registered professional engineer;
 - c. The parking area surface shall be composed of at least eight inches of compacted Graded Aggregate Base;
 - d. The Graded Aggregate Base shall be stabilized and treated to control dust through approved means, which may include but is not limited to, the effective design and operation of the facility, the periodic application of dust suppressant materials such as calcium chloride, magnesium chloride, or lignin sulfonate, reduced operating speeds on unpaved surfaces, or the periodic replenishment of gravel surfaces;
 - e. Parking areas shall be inspected by the City of Stonecrest every two years to ensure continued compliance with the above specifications. Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required;
 - f. Parking areas on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage with existing unpaved areas shall be considered a nonconforming use under section 8.1.5 exempt from the requirements of subsections B.10. and 11 of this section. if the underlying use of the parcel was issued a business license or Motor Carrier Number valid on December 31, 2017;
 - g. All other parcels with existing unpaved areas shall have two years to comply with these specifications with a one-time extension up to 12 months.

- 12. Commercial trucks, tractor trailers and semi-trailers: A commercial truck (including medium and heavy-duty trucks, semi-trucks, tractor trailer flatbed trucks, tow trucks, box trucks, and delivery trucks) and semitrailer are prohibited from parking in all residentially zoned properties. Commercial trucks, tractor trailers or semitrailers shall not be parked or stored in any O-1 (Office Institutional), OD (Office Distribution), C-1 (Local Commercial), C-2 (General Commercial), MU-1 (Mixed Use Low Density), MU-2 (Mixed Use Low Density, MU-3 (Mixed Use Medium Density), MU-4 (Mixed Use High Density) and NS (Neighborhood Shopping) districts.

- C. No Semi Truck allowed signs/ and/or Weight limit signs shall be posted on the designated streets that are not classified as truck routes. (See Table 6.1 a No Semi Truck/Weight limits signs examples.)

Table 6.1 a No Semi Truck/Weight limits signs.

The following are exceptions;

- a. The vehicle is engaged in loading or unloading activity where the driver is present and in charge thereof.
- b. The vehicle is owned or is being used by a business located on the property.
- c. A business on the property is conducting operations and the vehicle is being used in connection with such activity. Where a commercial vehicle is parked in an O-I, C-1, C-2, or MU district, it shall park only in areas designated and posted as loading zones and/or loading docks.
- d. Using loading zones and unloading docks by commercial vehicle operators for sleeping or parking overnight is strictly prohibited.
- e. If any vehicle found upon a parking lot, driveway or entrance drive, in violation of this Section regulating the parking and/or storage of commercial trailers, the owner or person in possession of any real property or the vehicle operator, or both may be punished as provided in this code section.

(Ord. of 8-2-2017, § 1(6.1.3); Ord. No. 2018-07-02, § 1(6.1.3), 7-16-2018)

Sec. 6.1.4. Off-street parking ratios.

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one required space per 200 square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios. Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent by the director of planning pursuant to an administrative variance in compliance with article 7 of this chapter. If the use is within 1,000 feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by 25 percent in accordance with article 7 of this chapter.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards shall be met:
 - 1. At least five percent of the parking spaces on-site must be reserved for carpool use.
 - 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
 - 3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Residential</i>		
Detached single-family dwelling	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Two-family and three-family dwellings	One space per dwelling unit.	Four spaces per dwelling unit.
Detached single-family condominium	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Attached single-family dwelling	1½ spaces per dwelling unit, plus one-quarter space per dwelling	Three spaces per dwelling unit, plus one-quarter space per

	unit to accommodate guest parking.	dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	1½ spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.	Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.
Multifamily dwellings	1½ spaces for every dwelling unit.	Three spaces for every dwelling unit.
Mobile Homes	Two spaces per mobile home lot.	Four spaces per mobile home lot.
Multifamily dwellings, supportive living	One-half space per dwelling unit.	One space per dwelling unit.
Fraternity house or sorority house	One space per bed.	1¼ spaces per bed.
Rooming house or boarding house, shelter	One space per four beds.	One space per 1½ beds.
Senior housing	One-half space per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.	Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.
Assisted Living	One-half space per dwelling unit.	One space per dwelling unit.
Personal care home, group	Two spaces.	Four spaces
Personal care home, community	One space for every 3 beds.	One space for every 2 beds.
Child daycare facility	Two spaces.	Four spaces.
Child care institution, group	Two spaces.	Four spaces.
Child care institution, community	One-half space for each employee and resident.	Three-quarters space for each employee and resident.
Live Work dwelling	Two spaces per unit.	Four spaces per unit.
<i>Institutional</i>		
Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services	One parking space for each fleet vehicle plus one-half space for each administrative or service employee.	One parking space for each fleet vehicle plus three-quarter space for each administrative or service employee.
Child daycare center	One space for each 400 square feet of floor area.	One space for each 300 square feet of floor area.
Convent or monastery	One space for each 400 square feet of floor area.	One space for each 200 square feet of floor area.
Funeral home	One space for each 400 square feet of floor area	One space for each 200 square feet of floor area.
Hospital and similar institutional use	One space per three beds.	No maximum.
Nursing care facility, nursing or convalescent home, and similar institutional use	One-quarter space per bed	One-half space per bed
Kindergarten	One space per 300 square feet of floor area.	One space per 200 square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums,	One space for each four seats in the largest assembly room.	One space for each two seats in the largest assembly room.

auditoriums, live performance theaters, conference centers and cultural facilities		
Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries	One space for each 40 square feet of floor space in the largest assembly room.	One space for each 20 square feet of floor space in the largest assembly room.
Private elementary and middle school	1½ spaces for each classroom.	Two spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Private high school	Three spaces for each classroom.	Five spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Colleges, including trade, vocational, and commercial vocational schools	Ten spaces per classroom, plus 2½ spaces for each 1,000 square feet of floor area in the library or assembly area.	No maximum.
<i>Recreational</i>		
Athletic Field	20 spaces per field.	60 spaces per field.
Bowling alley	Four spaces for each alley.	Five spaces for each alley.
Driving range	One space per tee	1½ spaces per tee
Miniature Golf	12 spaces	20 spaces
Noncommercial club, lodge, or fraternal or social organization (other than fraternity and sorority houses)	One space for each 200 square feet of floor area.	One space for each 100 square feet of floor area.
Public or private swimming pool, neighborhood recreation club/subdivision clubhouse and amenities (recreation and meeting rooms, swimming, and playground), or similar use	One space per 10 homes.	One space per five homes.
Public or private golf course	15 spaces per nine holes.	30 spaces per nine holes.
Indoor recreational facilities, not including bowling alley, swimming pool, tennis courts, or neighborhood recreation centers	One space for each 300 square feet of floor area.	One space for each 125 square feet of floor area.
Special events facilities	One space for each 200 square feet of space used for such activity.	One space for each 100 square feet of space used for such activity.
Temporary outdoor social, religious, seasonal, entertainment or recreation activity	One space for each 300 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 300 square feet of area within the tent enclosure.	One space for each 200 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 200 square feet of area within the tent enclosure.
Public or private tennis courts	Three spaces per court.	Four spaces per court.
Outdoor recreational uses, waterparks, amusement parks	One space for each 3,000 square feet of gross site area.	One space for each 1,000 square feet of gross site area.

<i>Commercial</i>		
Adult daycare center	Two spaces	Four spaces
Automobile repair garage, minor repair, and maintenance establishments	One space for each 400 square feet of floor space.	One space for each 150 square feet of floor space.
Automobile service station	Two spaces for each service bay, with minimum of ten spaces required.	Three spaces for each service bay, with maximum of 15 spaces required.
Bed and breakfast establishment	One space for the owner-operator plus one per guest bedroom.	Two spaces for the owner-operator plus one per guest bedroom.
Car wash	Two stacking spaces for each car wash lane plus two drying spaces per lane.	Three stacking spaces for each car wash lane plus three drying spaces per lane.
Convenience Store without gas pumps	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Convenience Store with gas pumps	One space per 500 square feet of floor area	One space per 150 square feet of floor area.
Grocery Store	One space per 500 square feet of floor area.	One space per 200 square feet of floor area.
Hotel or motel	One space per lodging unit, plus one space per each 150 square feet of banquet, assembly, or meeting area.	1 2/10spaces per lodging unit, plus one space per each 100 square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One space for each 1,000 square feet of floor area	One space for each 300 square feet of floor area
Office, Professional	One space for each 500 square feet of floor area.	One space for each 250 square feet of floor area.
Offices, Doctor and Dentist	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One space for each 150 square feet of floor area, but not less than ten spaces.	One space for each 75 square feet of floor area, but not less than ten spaces.
Late Night Establishment	One space for each 300 square feet of floor area with a minimum of ten spaces.	One space for each 150 square feet of floor area with a minimum of ten spaces.
Nightclub	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 150 square feet of floor are, but not less than ten spaces.
Restaurant, drive-through, without seating area for patrons	One space for each 250 square feet of floor area.	One space for each 150 square feet of floor area.
Restaurant where accessory to hotel or motel	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 175 square feet of floor area, but not less than ten spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Retail uses, personal service uses, and other commercial and general business uses, but not including	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.

Convenience Stores or Grocery Stores or other uses described more particularly herein		
Sexually Oriented Businesses	One parking space for each 400 square feet of floor area in the building.	One parking space for each 25 square feet of floor area in the building.
Storage facilities (mini-warehouse)	One space for each 8,000 square feet of floor area	One space for each 5,000 square feet of floor area.
<i>Industrial</i>		
Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales	One space for each 2,000 square feet of floor area.	One space for each 1,300 square feet of floor area.
Warehouse, distribution	One space for each 2,500 square feet of floor area.	One space for each 500 square feet of floor area.
Wholesale membership club	One space for each 500 square feet of floor area	One space for each 200 square feet of floor area.
Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses	One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area.	One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area.

(Ord. of 8-2-2017, § 1(6.1.4); Ord. No. 2022-05-01 , § 1(Exh. A), 5-23-2022; Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

Sec. 6.1.5. Off-street parking reduction for shared parking.

Parking spaces for any existing or new mixed-use development may be based upon a shared parking formula as set forth in Table 6.3.

Shared parking may be utilized for any of the combinations of uses shown in Table 6.3. If shared parking is to be used to satisfy the requirements of this article, an application shall be submitted to the director of planning seeking approval of a shared parking plan. The applicant must submit a scaled site plan for each site that will participate in the shared parking showing zoning, use, and existing parking facilities. Shared parking agreements approved by the director of planning shall be executed prior to issuance of any certificates of occupancy for the development.

In any shared parking agreement, at least 50 percent of shared parking spaces must lie within 700 feet of the main entrance to the principal use for which the parking is provided, and all shared parking spaces must lie within 1,000 feet of the main entrance to the principal use for which the parking is provided. Shared spaces shall not be separated from the site by a roadway with more than four through-travel lanes, unless there is a well-marked, safe pedestrian crossing such as a pedestrian hybrid beacon, a signalized crosswalk, or a refuge median.

Any change in the use of a building, shop or leased area that relies on a shared parking agreement to meet its parking requirements shall require compliance with the parking standards in this article based on the new use in order to obtain a certificate of occupancy. No right to shared parking shall vest in a property where the use of the property changes. In the event that property on which the shared parking is located has a different owner than the owner of the principal development, a written shared parking agreement between all relevant property owners, approved by the director of planning and filed on the deed records in the office of the Clerk of Superior Court for

DeKalb County, shall be provided prior to approval of a certificate of occupancy for the principal development. Expiration for any reason of a shared parking agreement, on which compliance with this article is based, shall automatically terminate the related certificates of occupancy and place the property owners in violation of this zoning ordinance.

The steps for determining parking requirements in a mixed use development are:

- A. Determine the minimum amount of parking required for each separate use (Table 6.2).
- B. Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- C. Calculate the column total parking requirement for each time period.
- D. The largest column total is the shared parking requirement.
- E. Example of shared parking calculation:

If the following uses were proposed with the following example number of parking spaces in accordance with the individual use:

- Office: 400 spaces;
- Retail: 300 spaces; and
- Restaurant uses: 100 spaces;
- With a total parking for individual use on-site: 800 spaces.

Then these same land uses under the provisions for shared parking would require the number of parking spaces shown in the example Table 6.4 (by applying the percent reduction in Table 6.3):

Table 6.3. Shared Parking Reduction Table

Shared Parking Reduction Table					
Land Use Type	Weekdays		Overnight	Weekends	
	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.	1:00 a.m.— 6:00 a.m.	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.
Office	100 percent	10 percent	5 percent	10 percent	5 percent
Retail	60 percent	90 percent	10 percent	100 percent	70 percent
Hotel	75 percent	90 percent	100 percent	75 percent	90 percent
Restaurant	50 percent	100 percent	100 percent	100 percent	100 percent
Entertainment/Recreational	40 percent	100 percent	10 percent	80 percent	100 percent
Church	25 percent	60 percent	10 percent	100 percent	100 percent

Table 6.4. Example of Shared Parking Reduction Calculation

Shared Parking Reduction Table EXAMPLE					
Land Use Type	Weekdays		Overnight	Weekends	
	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.	1:00 a.m.— 6:00 a.m.	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.
Office	400	40	20	40	20
Retail	180	270	30	300	210
Hotel	0	0	0	0	0
Restaurant	50	100	10	100	100
Entertainment/Recreational	0	0	0	0	0

Church	0	0	0	0	0
Total	630	410	60	440	330

As shown in the weekdays 6:00 a.m.—5:00 p.m. column, 6:30 parking spaces would be needed for this example development. This is a reduction of 170 required spaces.

(Ord. of 8-2-2017, § 1(6.1.5))

Sec. 6.1.6. Shared driveways and interparcel access.

- A. *Applicability.* This section shall apply to all new office, commercial, institutional, mixed use, and industrial developments and any building renovations and repaving projects of office, commercial, institutional, or industrial developments for which a land disturbance permit is required.
- B. *Shared driveways.* Shared driveways between two parcels along a common property line may be required by the planning commission during subdivision plat review or by the director of planning during the land disturbance permitting process. In such cases, each property owner shall grant an access easement to facilitate the movement of motor vehicles and pedestrians across the site. The property owner's obligation to comply with this requirement shall be limited to the extent legal permission to construct and utilize the required shared drive can be obtained from the neighboring property owner.
- C. *Interparcel access requirements.* Interparcel access for vehicles between abutting and nearby properties shall be provided so that access to individual properties can be achieved between abutting and nearby developments as an alternative to forcing all movement onto highways and public roads, unless the director of planning during the land disturbance permitting process determines that it is unnecessary to provide interparcel access due to the unlikelihood of patrons traveling among abutting or nearby sites, or due to inability after reasonable efforts by the property owner to obtain legal permission from the abutting property owners for such interparcel access.

(Ord. of 8-2-2017, § 1(6.1.6))

Sec. 6.1.7. Number of handicapped parking spaces required.

The minimum number of and dimensions for handicapped parking spaces shall comply with the requirements of the Americans with Disabilities Act (ADA) (Public Law 101—136), the State Building Code, and the American National Standards Institute, and any other applicable state or federal law.

(Ord. of 8-2-2017, § 1(6.1.7))

Sec. 6.1.8. On-street parking.

On-street parking spaces located immediately abutting the subject property, entirely within the extension of the side lot lines into the roadway and not within any required clear sight triangle, may be counted toward meeting the required parking ratios for all uses occurring on such abutting lots facing a local street or minor collector street. Where streets have been designated "no parking" by the city, no credit for on-street parking shall be available.

(Ord. of 8-2-2017, § 1(6.1.8))

Sec. 6.1.9. Parking structures.

The following requirements shall apply for parking structures:

- A. *Minimum setbacks.* Parking structures shall comply with the setback requirements for accessory structures established for the zoning district in which they are located.
- B. *Maximum height.* Parking structures shall comply with the maximum height requirements established in the zoning district in which they are located.
- C. *Architectural features and facades.*
 - 1. Parking structures shall utilize materials such as brick, glass, stone, cast stone, poured-in-place concrete, hard coat stucco or precast concrete with the appearance of brick or stone on facades facing public rights-of-way.
 - 2. Architectural features and facades for parking structures shall be compatible with abutting structures.
- D. *Orientation.* Parking structures shall be oriented to the interior of the parcel by adhering to the following:
 - 1. Residential dwelling units, retail storefronts or office facades shall line the parking structure along all first floor facades adjacent to a street, excluding alleys and driveways.
 - 2. Parking structures, when added to an existing residential development, shall not be located between the building front and the street.

(Ord. of 8-2-2017, § 1(6.1.9))

Sec. 6.1.10. Parking area landscaping.

See parking area landscaping requirements in section 5.4.4.

(Ord. of 8-2-2017, § 1(6.1.10))

Sec. 6.1.11. Paving surfaces.

- A. *Typical paving surfaces.* The paving surface of required minimum on-site and off-site parking areas shall be a dust-free, all-weather material (e.g., asphalt, concrete, or pavers). The paving surface shall have the parking stalls, loading and unloading zones, fire lanes and any other applicable designations delineated in white or yellow paint.
- B. *Alternative paving surfaces may be used for the number of spaces that exceed 105 percent of the minimum required spaces subject to the confirmation by the director of planning of the pervious nature of the alternative paving material and the numerical calculations.*
 - 1. Alternative paving surfaces may include living turf grass or similar ground cover, pervious pavers or concrete, stabilized grass lawn, or other pervious parking surfaces.
 - 2. Driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or other pervious parking surface serving:
 - a. Uses within 50 feet of environmentally sensitive areas identified in the comprehensive plan;
 - b. Uses which require parking for less than five days per week during a typical month; and

c. Parks, playgrounds, and other similar outdoor recreation areas with less than 200 parking spaces.
 (Ord. of 8-2-2017, § 1(6.1.11))

Sec. 6.1.12. Stacking spaces.

All driveway entrances, including stacking lane entrances, must be at least 50 feet from an intersection. The distance is measured along the street from the junction of the two street curb lines to the nearest edge of the entrance.

(Ord. of 8-2-2017, § 1(6.1.12))

Sec. 6.1.13. Valet parking requirements.

All valet parking services shall meet the following requirements:

- A. Valet parking services shall only use off-street parking to park customer vehicles.
- B. A valet parking service shall be allowed only where the business establishment being served possesses the minimum required parking spaces either on-site or through a shared off-site parking agreement.

(Ord. of 8-2-2017, § 1(6.1.13))

Sec. 6.1.14. Off-street loading requirements.

- A. Off-street loading spaces shall be provided as indicated in Table 6.5.

Table 6.5. Off-street loading space requirements

Off-street loading requirements		
Type of Use	Gross Floor Area (Sq. Ft.)	Loading Spaces Required
Single retail establishment services	0 to 19,999	0
	20,000 to 49,999	1
	50,000 to 250,000	2
	Over 250,000	3
Shopping centers	0 to 9,999	1
	10,000 to 24,999	2
	25,000 to 39,999	3
	40,000 to 99,999	4
	Each additional 100,000	1 additional
Office buildings, multifamily residential over four stories, hospitals, health care establishments, hotels and motels	10,000 to 49,999	1

(Supp. No. 3)

	50,000 to 99,999	2
	100,000 to 199,999	3
	200,000 to 999,999	4
	Each additional 1,000,000	1 additional
Manufacturing, warehousing, wholesaling, etc.	10,000 to 24,999	1
	25,000 to 39,999	2
	40,000 to 99,999	3
	Each additional 100,000	1 additional
Recycling centers		2

- B. Design and arrangement of off-street loading areas. The following standards shall apply to off-street loading areas, which shall be comprised of loading spaces and maneuvering areas:
 - 1. A loading space shall measure no less than 12 feet by 35 feet and have no less than 14 feet of vertical clearance.
 - 2. For any use required to furnish three or more loading spaces, at least one in every three shall measure no less than 12 feet by 55 feet.
 - 3. For manufacturing and warehousing uses, all loading spaces shall measure no less than 12 feet by 55 feet.
 - 4. Maneuvering areas shall not include required parking spaces or any portion of a public right-of-way. No off-street maneuvering area shall require vehicles to back in from or out to a public street.
- C. Off-street loading and maneuvering location limitations. Off-street loading spaces and maneuvering areas shall be located only in those portions of a lot where off-street parking areas are allowed with the following additional limitations:
 - 1. Industrial zoning districts. If the off-street loading spaces and maneuvering areas are across from, or adjacent to, any non-industrial zoning district, a 50-foot landscaped strip shall be established between the nonindustrial zoning district and the off-street loading spaces and maneuvering area.
- D. Screening of loading areas. Loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground-level or sidewalk-level outdoor dining area, public sidewalk, public right-of-way, private street or any adjacent residential use.
- E. Enclosure of dumpsters and trash compactors. All external dumpsters and loading areas shall be enclosed with opaque fence or walls at least six feet in height.

(Ord. of 8-2-2017, § 1(6.1.14))

Sec. 6.1.15. Parking of trailers in residential districts.

- A. In a residential zoning district, no trailer or recreational vehicle shall be parked in front of the principal structure; within the side yard setback or ten feet from side property line, whichever is less; or within ten feet of the rear lot line.
- B. No recreational vehicle or trailer may be occupied for human habitation for more than 14 consecutive days while parked within a residential zoning district.
- C. Recreational vehicles and trailers may be parked, for the limited purpose of storage between travel, on unpaved surfaces, including gravel or a similar material that prevents the vehicle's or trailer's tires from making direct contact with the earth, soil, sod or mud, so long as the unpaved surface prevents tracking of earth, soil, sod or mud onto public streets when the vehicle or trailer is moved from the property.
- D. Within any residential zoning district, no recreational vehicle, trailer or storage container may be parked on a lot that does not contain a permanent dwelling unit or other structure intended for permanent human habitation as its principal use.
- E. No portable storage container may be parked or stored in a residential zoning district for a period of a time exceeding 15 consecutive days, or a total of 30 days during any calendar year. A container used during active construction under a valid permit may remain for the duration of the active construction, counting toward the time restrictions of this subsection.

(Ord. of 8-2-2017, § 1(6.1.15))

Sec. 6.1.16. Alternative fuel vehicles parking.

- A. *Where required.* Preferential parking for alternative fuel vehicles shall be provided for all new nonresidential parking areas containing 100 or more parking spaces, and for new parking areas of mixed-use projects where the nonresidential portion of the project requires 100 or more parking spaces. The parking spaces shall be striped with green paint to distinguish the spaces as preferential parking spaces, and in accordance with the Georgia Department of Transportation requirements.
- B. *Required number of spaces.* At least two percent of all parking spaces in parking lots identified in subsection A. of this section shall be designated for preferential parking for alternative fuel vehicles.
- C. *Location of parking spaces.* The required alternative fuel preferential parking spaces shall be located as close as possible to the primary entrance without conflicting with the Americans with Disability Act requirements, or other state or federal law. In the event the priority described in this subsection shall conflict with the priority described in section 6.1.4, section 6.1.4 shall prevail.
- D. *Signage required.* Each alternative fuel preferential parking space shall be provided with a sign that identifies the parking space as designated for use by alternative fuel vehicles. The sign shall be in compliance with chapter 21, signs.
- E. *Existing vehicle recharging stations.* Existing parking spaces with vehicle recharging stations may be used to meet the requirements of this section.

(Ord. of 8-2-2017, § 1(6.1.16))

Sec. 6.1.17. Bicycle/moped parking requirements.

- A. A building, commercial establishment, recreation area, or other property, whether privately or publicly-owned or -operated, that is required to provide automobile parking facilities, whether free of charge or for a

fee, to any employees, tenants, customers, clients, patrons, residents, or other members of the public shall provide at least one bicycle/moped parking space for every 20 required automobile parking spaces. No such building, commercial establishment or other property subject to the provisions of this section shall have fewer than three, nor be required to have more than 50 bicycle/moped parking spaces. The requirements of this section shall not apply to properties being operated primarily as commercial parking facilities, residences, or churches.

- B. All bicycle/moped spaces shall be located within 250 feet of a regularly used building entrance and shall not interfere with pedestrian traffic. Each space shall include a metal anchor that will secure the frame and both wheels of a bicycle or moped in conjunction with a user-supplied lock. If bicycle/moped parking is not visible to the general visiting public, then a sign no larger than ten inches by 15 inches shall be displayed that directs cyclists to the bicycle/moped parking.
- C. The provisions of this section shall apply to property owners, persons occupying the property pursuant to a leasehold interest, or other managers or operators of buildings, commercial establishments and property subject to the provisions of this section.
- D. The provisions of this section shall apply to any building, commercial establishment or property for which a permit for new construction is issued following the effective date of this part, and to the alteration of existing buildings in all cases where sufficient space exists to provide such parking facilities.

(Ord. of 8-2-2017, § 1(6.1.17))



CITY COUNCIL AGENDA ITEM

SUBJECT: HB581

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
- NEW BUSINESS** **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
- OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: **DECISION** **DISCUSSION**, **REVIEW**, or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Monday, January 13, 2025

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Mayor Jazzmin Cobble

PRESENTER: Mayor Jazzmin Cobble & Michael McCoy, Deputy City Manager

PURPOSE: To discuss HB581 Homestead Exemption

FACTS: Supporting documents are included with the following agenda item, Intent to Opt Out Homestead Exemption - HB581.

OPTIONS: Approve, Deny, Defer Opt Out or Not

RECOMMENDED ACTION: Approve Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 -
- (2) Attachment 2 -
- (3) Attachment 3 -
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



CITY COUNCIL AGENDA ITEM

SUBJECT: Intent to Opt Out Homestead Exemption – HB581

AGENDA SECTION: *(check all that apply)*

- PRESENTATION** **PUBLIC HEARING** **CONSENT AGENDA** **OLD BUSINESS**
- NEW BUSINESS** **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

- ORDINANCE** **RESOLUTION** **CONTRACT** **POLICY** **STATUS REPORT**
- OTHER, PLEASE STATE:** Click or tap here to enter text.

ACTION REQUESTED: **DECISION** **DISCUSSION**, **REVIEW**, or **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Monday, January 13, 2025

Current Council Meeting: Click or tap to enter a date.

SUBMITTED BY: Michael McCoy, Deputy City Manager

PRESENTER: Mayor Jazzmin Cobble & Michael McCoy, Deputy City Manager

PURPOSE: To consider and take action on opting out of HB581 Homestead Exemption

FACTS: HB581 limits how much property taxes can increase each year for homesteaded properties (homes where the owner lives as their primary residence). The increase is capped at a small percentage based on inflation, using the Consumer Price Index (CPI). For non-homesteaded properties (such as rental properties or businesses), these limits do not apply, meaning their taxes could increase more significantly over time.

OPTIONS: Approve, Deny, Defer Opt Out or Not

RECOMMENDED ACTION: Approve Click or tap here to enter text.

ATTACHMENTS:

- (1) Attachment 1 - Cover Letter
- (2) Attachment 2 - Opt Out Schedule
- (3) Attachment 3 - Opting Out vs Not Opting Out Example



CITY COUNCIL AGENDA ITEM

- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

Subject: Cover Letter for HB581 Intent to Opt-Out Homestead Exemption Agenda Item

Dear Mayor and City Council,

This email serves as a cover letter for the HB581 opt-out agenda item that you will consider at the **January 13, 2025, Council Meeting**. I want to provide a simple overview to ensure everyone is prepared for the discussion and decision.

What is HB581?

HB581, also called the **Save Our Homes Act**, limits how much property taxes can increase each year for **homesteaded properties** (homes where the owner lives as their primary residence). The increase is capped at a small percentage based on inflation, using the Consumer Price Index (CPI).

For **non-homesteaded properties** (such as rental properties or businesses), these limits do not apply, meaning their taxes could increase more significantly over time.

Why Consider Opting Out?

If the City does not opt out, property taxes for homesteaded properties will grow more slowly, but this could limit the City’s ability to generate revenue for essential services. Opting out allows the City to align revenue with rising costs and avoid shifting the tax burden to non-homesteaded property owners.

Examples Using Stonecrest's Tax Rate (1.257%)

If the City Does Not Opt Out (HB581 Applies):

- **Home Value:** \$100,000
- **Market Growth:** 10% increase (value becomes \$110,000)
- **CPI Cap:** 3% increase (assessed value for tax purposes becomes \$103,000)
- **Tax Rate:** 1.257%
- **Property Tax:** Increases from \$1,257 to \$1,294.71

If the City Opt Out (HB581 Does Not Apply):

- **Home Value:** \$100,000
- **Market Growth:** 10% increase (value becomes \$110,000)
- **Assessed Value:** Matches market value at \$110,000

- **Tax Rate:** 1.257%
- **Property Tax:** Increases from \$1,257 to \$1,382.70

In this example, opting out allows the City to collect **\$87.99 more per homeowner**, which adds up across all properties and helps the City maintain services without shifting the tax burden unfairly.

What Happens at the January 13 Meeting?

At the meeting, the Council will decide whether to take formal action on the **intent to opt out of HB581**. If you choose to move forward, here's the process:

1. **Public Hearing Notifications:**
 - The City must publish notices for three public hearings in a local newspaper and on the City website at least one week before each hearing.
2. **Public Hearings Schedule:**
 - **First Hearing:** January 27, 2025, at 6:00 PM
 - **Second Hearing:** February 10, 2025, at 6:00 PM
 - **Third Hearing:** February 24, 2025, at 6:00 PM
3. **Final Vote:**
 - After the third public hearing on **February 24, 2025**, the Council will take final action to adopt the resolution to opt out.

Things to Consider

- HB581 may appeal to homeowners as it limits how much their property taxes can increase.
- However, opting out ensures the City can collect enough revenue to meet its financial obligations and maintain services without overburdening non-homesteaded property owners.

Attached is the **comprehensive opt-out timeline schedule** for your review.

We will be available to support your discussion and answer questions during the January 13 meeting. Please feel free to reach out beforehand if you need additional information.

Best regards,

Michael McCoy
Deputy City Manager

Intent to Opt-Out of Homestead Exemption -HB581
Schedule
City of Stonecrest
Draft 2
January 6, 2025

Date	Action
January 13, 2025	Council Meeting: M&C takes formal action on the intent to opt out of HB581.
January 15, 2025	Publish notification for the first public hearing in a newspaper of general circulation and on the City website, including meeting time (6:00 PM).
January 27, 2025	First Public Hearing: Held during the regular Council meeting at 6:00 PM .
January 29, 2025	Publish notification for the second public hearing in a newspaper of general circulation and on the City website, including meeting time (6:00 PM).
February 10, 2025	Second Public Hearing: Held during the regular Council meeting at 6:00 PM .
February 12, 2025	Publish notification for the third public hearing in a newspaper of general circulation and on the City website, including meeting time (6:00 PM).
February 24, 2025	Third Public Hearing and Final Action: Held during the regular Council meeting at 6:00 PM . M&C will vote on the resolution to adopt the opt-out.
March 1, 2025	Submit opt-out resolution to the Secretary of State’s Office.

Notes:

1. **Meeting Times:** All public hearings will be held at **6:00 PM**, ensuring compliance with the requirement for one meeting to be held on a weekday between 6:00 PM and 7:00 PM.
2. **Notifications:**
 - o Each public hearing notification will be published **at least one week prior** to the hearing date.
 - o Notifications must include the meeting date, time, and location.
 - o Notifications must be prominently displayed (minimum size: 30 square inches), not placed in the legal notices section, and posted on the City website.
3. **Final Action:** The final resolution vote will occur immediately following the third public hearing on **February 24, 2025**, eliminating the need for a special called meeting.

Opt-Out vs. Not Opt-Out: Property Tax Impact Example

Scenario	Initial Home Value	Taxable Value (40%)	Tax Rate (1.257%)	Property Tax
Initial Tax	\$100,000	\$40,000	1.257%	\$502.80
Not Opting Out (CPI Cap)	\$100,000	\$41,200 (3% Growth)	1.257%	\$517.88
Opting Out (Market Growth)	\$100,000	\$44,000 (10% Growth)	1.257%	\$553.08

Key Takeaways:

- **Not Opting Out (CPI Cap):** Property taxes increase by **\$15.08** under the CPI cap (3% growth).
- **Opting Out (Market Growth):** Property taxes increase by **\$50.28** based on market growth (10% growth).
- **Difference:** Opting out allows the City to collect **\$35.20 more per homeowner**, helping fund City services and operations.