

RESOLUTION OF THE MACON-BIBB COUNTY PLANNING AND ZONING COMMISSION AMENDING CHAPTERS 26 AND 27A OF THE COMPREHENSIVE LAND DEVELOPMENT RESOLUTION FOR MACON-BIBB COUNTY TO REQUIRE THAT PARKING AREAS BE ACCESSED BY A CURB CUT AND TO REQUIRE A CERTIFICATE OF APPROPRIATENESS IN DESIGN REVIEW DISTRICTS FOR CONSTRUCTION OR MAINTENANCE OF PARKING AREAS IN RESIDENTIAL AREAS, WHETHER PAVED OR UNPAVED; AND FOR OTHER PURPOSES.

WHEREAS, the Macon-Bibb County Planning and Zoning Commission (the “commission”) finds that the Comprehensive Land Development Resolution for Macon-Bibb County (the “resolution”) from time to time requires amendment and updating to address ongoing public concerns and changed conditions and for other purposes;

WHEREAS, parking areas accessed from curbed streets without curb cuts can create not only aesthetic issues, especially in residential areas, but can negatively impact traffic safety and mobility, as neither passing cars nor pedestrians expect vehicles to be crossing curbs;

WHEREAS, the resolution at Section 4.10, “Control of curb cuts and vision clearance,” currently requires that curb cuts be no wider than fifty (50) feet and no closer than twenty (20) feet to other curb cuts or street intersections and the purposes of this section in promoting traffic safety and mobility, protecting curbs, etcetera, are frustrated if persons regularly enter and leave streets by driving over curbs instead of through curb cuts;

WHEREAS, residential property in design review districts frequently and typically consists of small yards and houses close to the street, so that vehicles parked in front or to the side of such houses can have a significant visual impact from the right-of-way on such properties, as well as properties nearby;

WHEREAS, off-street parking, especially in residential areas of design review districts, where visible from public streets, can affect the ambiance of such districts and, specifically, parking vehicles in front and side yards can negatively impact the aesthetics of such districts and lower the value of surrounding properties unless established and maintained in an appropriate manner, creating a need for consideration of such areas by the design review board for conformance with suitable guidelines;

WHEREAS, the maintenance of parking areas in front and side yards, frequently without curb cuts or improved surfaces, has become an issue of public concern, particularly in residential areas of design review districts, and can have a deleterious effect on the aesthetics of such neighborhoods as well as the value of neighboring properties in such areas.

NOW THEREFORE, THE COMMISSION resolves that:

I. Chapter 26, “OFFSTREET PARKING AND LOADING REGULATIONS,” of the resolution is hereby amended as follows:

In Section 26.02, **“General requirements for off-street parking,”** insert a new [7] to read as follows:

“[7] Where access to a parking area is from a curbed street, access to such area must be provided through a curb cut on such street. Access to any parking area from any public street must be through a delineated driveway.”

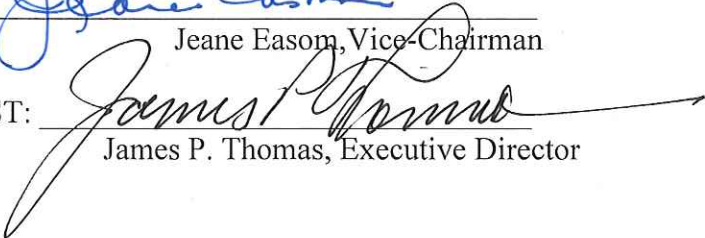
II. Chapter 27A, “DESIGN REVIEW,” of the resolution is hereby amended as follows:
In Section 27A.06[2], **“Landscape,”** insert a new subpart (c) to read as follows:

“(c) The construction, alteration, relocation or establishment of an area used for parking motor vehicles, paved or unpaved and whether formally delineated or not, and located in the front or on the side of a principal building on a residential property.”

SO ADOPTED THIS 11th DAY of DECEMBER, 2017

MACON-BIBB COUNTY PLANNING & ZONING COMMISISON

BY:  _____
Jeane Eason, Vice-Chairman

ATTEST:  _____
James P. Thomas, Executive Director