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.

AGENDA
ZONING ADVISORY BOARD MEETING

Thursday, October 28, 2021 6:30 PM

Board Members

Askia Abdullah, Chair
Harold Thibodeaux, Vice Chair
Stanley Dumas
Kathleen Nelson
David Planchon
Vacant

Administration

Brecca Johnson, Community Development Director
Linda Logan, Senior Planner
Melinda Davies, Planning/GIS Technician
Gordon Linton, Planner I
Quinton G. Washington, City Attorney

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

V. Adoption of the Agenda

VI. Approval of Minutes

Approval of Minutes 09/23/2021

NEW BUSINESS

Item # 1 - NEW BUSINESS – RECOMBINATION PLAT APPLICATION FOR QUIKTRIP
Requires a decision to approve or disapprove the proposed recombination plat.

RC-2021-01—Recombination Plat Application for Property at the Southeast Corner of Eagles Landing Parkway and Patrick Henry Parkway. **The applicant is**

Eric Bikas of QuikTrip and the property owner is Eagles Landing Partners, LLC. They propose to combine parts of three parcels with a fourth parcel to allow for the development of a QuikTrip gas station and convenience store. Two new parcels would be created, with QuikTrip to purchase and use only one of them. The four existing parcels contain a total of 2.54 acres, and they are identified as follows:

1. **Parcel #051-01011000 with 0.596 acres–Located at 1239 Eagles Landing Parkway in Land Lot 20 of District 6.**

2. Parcel # 051-01011023 with 0.473 acres -- Located at 1235 Eagles Landing Parkway in Land Lot 20 of District 6.

3. Parcel # 051-01011002 with 1.130 acres -- Located at 1231 Eagles Landing Parkway in Land Lot 20of District 6.

4. Parcel #051-01053000 with 0.341 acres--Located in front of 1231 and 1239 Eagles Landing Parkway, in Land Lot 20 of District
Presented by: Linda Logan

PROJECT UPDATES

Item # 1 - Project Updates - ***No Action Required***
Presented by: Brecca Johnson

STAFF COMMENTS

BOARD COMMENTS

ADJOURN

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.

ACTION MINUTES
PLANNING COMMISSION

THURSDAY, September 23, 2021 at 6:30 p.m. (Virtual Meeting)

BOARD MEMBERS (5):
Askia Abdullah, Chairman
Harold Thibodeaux, Vice Chairman
Stanley Dumas
Kathleen Nelson
David Planchon

ADMINISTRATION:
Brecca Johnson, Community Dev. Director
Quinton Washington, City Attorney
Vanessa Holiday, City Clerk
Linda Logan, Senior Planner / PC Sect'y
Gordon Linton, Planner I

I. CALL TO ORDER – Made by Chairman Abdullah

II. INVOCATION – Given by Mr. Thibodeaux

III. PLEDGE OF ALLEGIANCE – Done in unison

IV. ROLL CALL (5 members):

	Present	Absent
~ Askia Abdullah	X	
~ Stanley Dumas	X	
~ Harold Thibodeaux	X	
~ Kathleen Nelson	X	
~ David Planchon	X	

With all five members present, a quorum was achieved.

V. ADOPTION OF THE AGENDA – Motion to adopt by Mr. Thibodeaux; seconded by Ms. Nelson; motion passed, 5-0.

VI. APPROVAL OF MINUTES – February 25, 2021 Action Minutes. Motion to adopt by Ms. Nelson; seconded by Mr. Thibodeaux; motion passed, 5-0.

VII. APPROVAL OF MINUTES – May 27, 2021 Action Minutes. Motion to adopt by Mr. Thibodeaux; seconded by Mr. Planchon; motion passed, 5-0.

VIII. ELECTION OF OFFICERS

An Election of Officers will be held to elect both a Chairperson and a Vice-Chairperson for 2021. There is currently no Vice-Chairperson since Shirley Wallace is no longer a member of the Planning Commission.

Chairman Abdullah nominated himself as Chairman. Mr. Thibodeaux asked for clarification – whether the Chairman would serve for just the remainder of 2021, or whether it would be for both 2021 and 2022. Chairman Abdullah said that he believes that it would be for 2021 and 2022. Ms. Logan, Planning Commission Secretary, said that the Planning Commission's Bylaws require officers to be elected at the beginning of the year. Ms. Johnson, Community Development Director, stated that it would be for the duration of 2021, with the option of voting now or waiting until the beginning of next year to vote.

Chairman Abdullah stated that he would like to have a vote on a Vice-Chairman for the remainder of 2021, and he nominated Mr. Thibodeaux to serve. Mr. Dumas provided the second. The motion passed, 5-0.

IX. PROPOSED DAVIDSON PARKWAY COMMERCE CENTER:
To be presented by Brecca Johnson and Linda Logan.

A. **<u>REZONING CASE #RZ-2021-01 --</u>** The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear a Rezoning Request by EastGroup Properties, L.P., the Applicant, to rezone certain property from 'C-3' (Heavy Commercial) to 'M-1' (Light Manufacturing) to allow for the development of a business distribution center within five new buildings. The property is located in Land Lot 57 of District 12 within the Stockbridge City Limits. It contains three parcels with 79.17 +/- total acres, as follows:

- <u>Parcel #030-01009000 --</u> Contains 73.88 acres. Located to the rear of the southwest corner of Davidson Parkway and Walter Way.

- Parcel #030-01009006 -- Contains 1.66 acres. Located on the south side of Davidson Parkway, one lot west of Walter Way.
- Parcel #030-01009005 – Contains 3.63 acres. Located on the west side of Walter Way, two lots south of Davidson Parkway.

Ms. Logan made a PowerPoint presentation after reading this case into the record. She stated that the applicant is EastGroup Properties, L.P., who is represented by Battle Law, P.C. The applicant requests to rezone the subject property from 'C-3' (Heavy Commercial) to 'M-1' (Light Manufacturing) to allow for the development of a business distribution center within five new buildings on 79.17 +/- acres. Ms. Logan stated that the property is vacant land which is level and mostly wooded, with Reeves Creek traversing the eastern side. The property consists of three (3) parcels: Parcel #030-01009000 with 73.88 acres, located to the rear of the southwest corner of Davidson Parkway and Walter Way; Parcel #030-01009006, which contains 1.66 acres and is located on the south side of Davidson Parkway, one lot west of Walter Way; and Parcel #030-01009005, which contains 3.63 acres and is located on the west side of Walter Way, two lots south of Davidson Parkway. Ms. Logan stated that the applicant wishes to remove Parcel #030-01009006 from consideration.

Ms. Logan stated that there have been multiple rezonings for the Northbridge Crossing Development and that a Reeves Creek Development of Regional Impact (DRI) Review was previously completed for a portion of the subject property. She said that the Future Land Use Designation of the property is 'Low-Density Vertical Mixed-Use', which does not allow the proposed M-1 zoning district, thus it needs to be changed to 'Light Industrial'. Ms. Logan stated that the road access for the proposed development would be via a driveway through the small parcel off Davidson Parkway, with the site traffic coming and going to I-75, I-675, and Highway 138 via the Clayton County portion of Davidson Parkway to the north; with emergency access being available through the small parcel off Walter Way. Ms. Logan stated that the Staff recommends the denial of this rezoning request.

Ms. Logan stated that two community meetings were held by the applicant on August 18 and September 15, 2021, and that zoning sings were posted on the subject property on September 2, 2021.

Ms. Johnson, Community Development Director, read into the record the applicant's request that Parcel #030-01009005 be removed from consideration rather than Parcel #030-01009006.

Ms. Logan stated that a Livable Centers Initiative (LCI) study was previously completed, which identified the area as being part of the "I-75 Activity Center", which would develop as a major employment center.

Mr. Dumas noted his concerns with the traffic within the subdivision. Ms. Johnson stated that the applicant recently conducted two community meetings with residents of the surrounding area, and that the residents had the same traffic concerns.

After Ms. Logan gave the Staff's presentation, the applicant, John Coleman of EastGroup Properties, described his development proposal. He stated that the proposed buildings would represent a business distribution center which would create over 2,000 new job opportunities. It would not be a truck terminal, but it would use FedEx/UPS types of delivery trucks, which would turn left onto Davidson Parkway rather than driving through the neighborhood. The projected tenant size would range from 30,000 to 50,000 square feet. Businesses such as Wayfair and Best Buy could locate their operations there. The driveway could be extended to the south. He would donate a one-acre park to the City.

Ms. Nelson inquired as to whether there were any restrictions on the types of business that could located within the proposed development. Mr. Coleman stated that businesses having chemical discharges would not be allowed.

Mr. Planchon inquired as to how may truck bays would be located behind each building. He remarked that about 400 trucks per day would Mr. Coleman stated that his company is looking for maximum flexibility with the site plan.

Ms. Johnson noted that the applicant has exceed his 10 minutes of speaking time, and that he would need a vote to proceed.

Stanley Dumas motioned to allow the applicant two additional minutes to speak. Ms. Nelson seconded the motion, and it passed by a vote of 4-0.

PUBLIC HEARING – Chairman Abdullah opened the Public Hearing.

Public Comments In Favor:

1. Danita Minnis – Ms. Minnis inquired about the timeframe for completion. Mr. Coleman stated that they would start immediately with the first two buildings and with the proper permits and plats in place, and that the total development should take three to five years to complete.

2. Evan Atkinson – Mr. Atkinson is a resident of the Northgate Crossing Subdivision. He expressed his concern about the proposed emergency exit being located so close to the HOA amenities, and his concern about the company truck drivers adhering to rules. Mr. Coleman noted the emergency exit would be gated with a notch box, and they would be restricted to only emergency personnel.
3. Danita Minnis – Ms. Minnis asked whether the applicant was aware of homelessness in the area. Mr. Coleman said that he was not aware of it, but that the development site would be cleared once construction began.

Public Comments in Opposition: None.

Chairman Abdullah closed the public hearing.

Mr. Thibodeaux asked whether an amendment could be added to the Staff's list of recommended zoning conditions, whereby traffic from the adjacent Drivetime automobile reconditioning business [at 3000 Walter Way] could be rerouted through the subject property to relieve the neighborhood from this excess traffic. He stated that it is the Board's responsibility to look at possible forms of relief. Ms. Logan pointed out that the applicant has included on his site plan a driveway stub for possibly extending the driveway to the south, which could also connect with the Drivetime property. Ms. Johnson stated that amendments could be included as stipulations by adding the following verbiage: "the applicant shall coordinate with Drivetime owners to consider rerouting vehicular traffic out of [the Northbridge Crossing] subdivision, if feasible." Mr. Coleman stated that there are certain State and environmental issues that may destroy the restricted preserve areas and prevent Drivetime owners from agreeing with any such amendment. But Mr. Thibodeaux said that this amendment would be an opportunity to try to do something for the neighborhood (relieving it of truck traffic).

Mr. Dumas stated that Staff has prepared a detailed report on this project, and that he wanted to applaud the staff for all of the information. He rarely goes against the staff recommendation. He said that he looked forward to the meeting to hear from the applicant and the community to hear reasons to possibly be in favor of the project, but he did not hear anything to cause him to approve the development. He felt that the project would cause adverse impacts on the businesses in the area.

Mr. Thibodeaux stated that the Board should look at tradeoffs. The proposed project would be an asset to the area, he said, by bringing more revenues to the City and jobs for employees living in this area. Mr. Planchon said that he would hate to see the project not succeeed due to the surrounding infrastructure and impacts on existing businesses.

Chairman Abdullah stated that Ms. Johnson and Mr. Thibodeaux had laid out conditions for approval. Mr. Thibodeaux stated that businesses should have an opportunity, due to the property's location next to interstates. He made a motion to approve the applicant's rezoning request, with the condition to relieve traffic added to the staff's list of conditions for approval. The motion was seconded by Mr. Abdullah. A vote to approve the rezoning was taken, and it failed by a vote of two in favor and three against (2-3). Mr. Thibodeaux and Mr. Abdullah voted in favor of approving the rezoning, while Mr. Planchon, Mr. Dumas, and Ms. Nelson were opposed. Ms. Johnson confirmed that the vote was to deny the rezoning.

B. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2021-01--The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will hear a Comprehensive Plan Amendment Request by EastGroup Properties, L.P., the Applicant, to change the future land use designation of certain property from 'Low-Density Vertical Mixed-Use' to 'Light Industrial' to allow for the development of a business distribution center within five new buildings. The property is located in Land Lot 57 of District 12 within the Stockbridge City Limits. It contains three parcels with 79.17 +/- total acres, as follows:

- Parcel #030-01009000 -- Contains 73.88 acres. Located to the rear of the southwest corner of Davidson Parkway and Walter Way.
- Parcel #030-01009006 -- Contains 1.66 acres. Located on the south side of Davidson Parkway, one lot west of Walter Way.
- Parcel #030-01009005 – Contains 3.63 acres. Located on the west side of Walter Way, two lots south of Davidson Parkway.

Ms. Logan stated that the applicant wished to remove Parcel #030-01009005 from consideration, then she gave a PowerPoint presentation. She said that a proposed zoning district must be permitted by a property's future land use designation, and that new development should promote a better sense of place and preserve valued elements of community character.

Ms. Logan stated that the Staff recommends the denial of the requested Comprehensive Plan amendment. However, if the Mayor and City Council decide to approve the request, such approval should be conditioned upon the conditions that are listed in the staff report, as follows:

1. The Comprehensive Plan Amendment shall only be approved if the requested rezoning RZ-2021-01 is also approved, simultaneously or prior to the Comprehensive Plan amendment.

2. Approval of the Comprehensive Plan Amendment shall be contingent upon the developer meeting the zoning conditions that are specific to RZ-2021-01.

At this point, Chairman Abdullah left the meeting, placing Mr. Thibodeaux, Vice Chairman, in charge of the remainder of the meeting. Michele Battle stated that she was extremely disappointed with the last vote [on RZ-2021-01], but that she respected it.

Mr. Thibodeaux opened the public hearing.

PUBLIC HEARING:

Public Comments in Favor: None.

Public Comments Opposed: None.

Mr. Thibodeaux closed the public hearing since no one from the public wanted to speak. Mr. Dumas asked whether it was common, or how frequently, does someone make a request for a Comprehensive Plan amendment. Ms. Johnson asked Ms. Logan to answer that question. Ms. Logan stated that this was the first Comprehensive Plan amendment application that the City has had since the City took over planning and zoning functions from Henry County. Further, cities and counties have different views on whether their Comprehensive Plan is mandatory or just a guide.

Mr. Thibodeaux asked for a vote on the requested Comprehensive Plan amendment. Mr. Dumas motioned to deny the requested amendment in CP-2021-01, and Ms. Nelson seconded the motion. The motion passed, 3-0-1. Mr. Dumas, Mr. Planchon, and Ms. Nelson voted to deny the amendment; Mr. Thibodeaux voted to approve the amendment; and Mr. Abdullah, who had left the meeting, did not vote.

X. UNIFIED DEVELOPMENT CODE (U.D.C.)

To be presented by Brecca Johnson and representatives from The Collaborative Firm, the City's consultant for the UDC.

Ms. Logan read the advertised notice into the record:

> The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will review the Community Development Department's proposed new UDC, which includes the City's Zoning Code. The new UDC would comprise both an update and a rewriting of the existing Zoning and Development ordinances for the purposes of 1) making needed corrections and clarifications; 2) revising the available zoning districts in the city; and 3) making the document more user-friendly.

Ms. Johnson introduced Ms. Kc Krzic of the Collaborative Firm, the City's consultant for this project. Ms. Krzic gave a PowerPoint presentation. She stated that the current UDC and Zoning Code have had many sections adopted between 1997 and 2016; the organization of the document is not consistent; referenced codes are no longer in existence or are located with the Henry County codes; and there are outdated engineering standards. Ms. Krzic stated that the goal is to improve the organization, update the zoning and overlay districts, integrate architectural and site design requirements, and define and streamline the review process.

Ms. Krzic explained how she came up with new zoning districts. She stated that many residential districts are not being used; there are no apartment districts shown on the Zoning Map; and over 31 percent of the PD (Planned Development) district area has been deleted; but that there are some properties still under that code. Ms. Krzic proposed to combine and expand some districts, such as merging the RA and R-1 districts to form the new RR (Rural Residential) district; merging the R-2 and R-3 districts to form the new SR (Suburban Residential) district; merging the RM, RM-1, RM-2, and RM-3 districts to form the new MFR (Multiple Family Residential) district; and expanding the existing RD (Residential Duplex) district to form the new CCR (City Center Residential) district. Ms. Krzic also stated that a new PUD (Planned Unit Development) district was drafted. As a result of these changes, the existing 19 zoning districts would be condensed to just 13 zoning districts. Ms. Krzic illustrated a new format for displaying, for each zoning district, the district intent, its permitted uses, and its conditional uses. This should be a much clearer presentation of each district.

Ms. Krzic explained that the new City Center district would allow for additional housing types, such as duplexes, triplexes, quadraplexes, accessory dwellings (such as in-law suites) and senior housing. Also, the new PD (Planned Development District) would allow preliminary concept plan review by the Planning Commission and City Council; if approved, the applicant must create a Master Development Plan. Such Master Development Plan must include a full site plan, property information, existing conditions, proposed development conditions, and a written report with the approval of the Master Development Plan conditions.

Ms. Johnson stated that the Downtown Main Street District standards were built around the new amphitheater, to insure and allow for uses that will be attractive.

Ms. Krzic stated that the existing overlay districts were combined to create new Citywide development standards, and that the new Parkway Mixed-Use District was created to include the existing High-Rise Mixed-Use Overlay District, the Highway 138 Overlay District, and the Highway Corridor Overlay District.

Ms. Krzic discussed the City's Landscaping, Buffers, and Tre Ptorection ordinance, stating that its standards were now being incorporated into the UDC, including tree density provisions. She also solidified the subdivision regulations, included environmental protection measures to reflect federal and state requirements, and included infrastructure improvements. Other housekeeping changes were made, and the City is now seeking final comments.

Ms. Nelson inquired as to whether existing businesses would be grandfathered in. Ms. Krzic stated that there are transition rules, and that if a property is fully developed and not seeking permits, the business would continue on the same path until construction is completed, and that only new zoning cases would go under the new requirements.

Mr. Dumas applauded Ms. Krzic's presentation, saying that it was very detailed and thorough, and that the new UDC would be of great benefit to the City. He asked whether existing zoning districts would automatically be changed to the new zoning districts. Ms. Krzic replied that the new Zoning Map already identifies the new districts for properties that would change zoning districts, and that the property owners won't have to do anything. Mr. Dumas also asked whether the Zoning Code was the proper mechanism regarding rental properties. Would the new UDC stop certain builders who are building single-family subdivisions from changing the option to buy to renting? Ms. Johnson stated that the moratorium is still in place, and that she will have that discussion with the City Attorneys to make sure that the City does not violate the federal Fair Housing Act. The City wants properties to be well-maintained. Mr. Dumas said that he was happy to brin things together with this new UDC, moving the City up to the 21st Century.

Mr. Thibodeaux opened the public hearing.

PUBLIC HEARING:

Public Comments In Favor -- None

Public Comments Opposed -- None

Since there were no public comments about this case, Mr. Thibodeaux closed the public hearing. He then made a motion to adopt the changes that were presented to combine and streamline the UDC. The motion was seconded by Mr. Planchon, and the motion passed by a vote of 4-0-1, with Mr. Abdullah not being present for the vote.

XI. OFFICIAL ZONING MAP – The City of Stockbridge Planning Commission and the City of Stockbridge Mayor and City Council will review the proposed Official Zoning Map to be amended in conjunction with the Unified Development Code (UDC), which includes the City's Zoning Ordinance. This item will run concurrently with the UDC.

Ms. Logan read the item announcement into the public record.

Ms. Krzic thanked the Board members for their vote to approve the UDC, then she presented the new Zoning Map, which has some new colors, and a new Overlay District Map. She stated that the proposed amended Official Zoning Map will be used in conjunction with the Unified Development Code (UDC), which includes the City's Zoning Ordinance, and will run concurrently with the UDC.

Mr. Thibodeaux opened the public hearing.

PUBLIC HEARING:

Public Comments in Favor -- None.

Public Comments Opposed -- None.

Mr. Thibodeaux motioned to approve the Official Zoning Map. The motion was seconded by Ms. Nelson. The motion passed by a vote of 4-0-1, with Mr. Abdullah not being present for the vote.

XII. PROJECT UPDATES:

To be presented by Brecca Johnson. No action is required.

Ms. Johnson gave updates on three projects, as follows:

1. Bridges at Jodeco Apartments—Ms. Johnson stated that the developer for the Bridges at Jodeco project has submitted applications for land disturbance and

building permits to begin developing 306 multi-family apartment units, whose buildings would have mixed uses on the bottom levels. The project would occupy 15 acres.

2. Amphitheater--Ms. Johnson stated that the City's new Amphitheater will hold its first concert on Saturday, September 25, 2021, featuring Gladys Knight and Patty Labelle. Tickets are sold out, she said.
3. Annexation--Ms. Johnson stated that in late October, staff will start looking at annexation opportunities for the City.

XIII. STAFF COMMENTS

To be presented by Brecca Johnson. No action is required.

Ms. Johnson thanked her staff, the consultant, and the Board for their help with the UDC.

XIV. BOARD COMMENTS – None.

XV. ADJOURNMENT

Mr. Thibodeaux motioned to adjourn the meeting. The motion was seconded by Ms. Nelson. The motion passed by a vote of 4-0-1, with Mr. Abdullah not being present for the vote. The meeting was adjourned at 8:58 p.m.

STAFF REPORT FOR A RECOMBINATION PLAT APPLICATION FOUR PARCELS AT THE SOUTHEAST CORNER OF EAGLES LANDING PARKWAY AND PATRICK HENRY PARKWAY

CASE FACTS

Applicant / Agent: QuikTrip / Eric Bikas.

Property Owner: Eagles Landing Partners, LLC.

Location: Southeast corner of Eagles Landing Parkway and Patrick Henry Parkway.

Parcel ID: Includes four parcels with approximately 2.54 acres:

- Parcel #051-01011000 at 1239 Eagles Landing Parkway
  Contains approximately 0.596 acres.
- Parcel #051-01011023 at 1235 Eagles Landing Parkway
  Contains approximately 0.473 acres.
- Parcel #051-01011002 at 1231 Eagles Landing Parkway
  Contains approximately 1.130 acres.
- Parcel #051-01053000, located in front of 1231 and 1239 Eagles Landing Parkway. Contains approximately 0.341 acres.

Request: Combine four parcels to form two new parcels.

Proposed Use/ Purpose One of the new parcels would be purchased and used by QuikTrip to develop a QuikTrip gas station and convenience store.

Existing Land Uses: Vacant land. The property features a dirt embankment and two retaining walls.

Zoning: C-2 (General Commercial).

Site Access: The main driveway is proposed from Eagles Landing Parkway. A proposed secondary driveway would connect with a driveway serving the office building to the south, which has access from Patrick Henry Parkway. A proposed third driveway would have internal access from the office park to the east.

Application Received: September 2, 2021.

Planning Commission Meeting: October 28, 2021.

ANALYSIS OF REQUEST

Applicant's Proposal. QuikTrip plans to build a 4,993-square-foot QuikTrip gas station and convenience store (QuikTrip #1743) at the southeast corner of Eagles Landing Parkway and Patrick Henry Parkway, where four vacant parcels of land are located. All four parcels are zoned C-2 (General Commercial) and they have the same property owner, Eagles Landing Partners, LLC. In order to form one development site for QuikTrip's use, four parcels first need to be combined to form two new parcels. Then, QuikTrip would purchase and develop one of the new parcels, while the property owner would retain ownership of the second new parcel.

Applicant's Request. QuikTrip requests that four parcels be combined to form two new parcels, as is shown on its "Combination Plat", which was prepared on September 1, 2021 by Alliance Land Surveying, Inc. Parts of Parcel #051-01011023, Parcel #051-01011002, and Parcel #51-010153000 would be combined with Parcel #051-01011000 (at 1239 Eagles Landing Parkway) to form "Tract 1" and "Tract 2." QuikTrip would then purchase and develop Tract 1.

Staff Analysis. The subject property qualifies for consideration of the requested recombination of its parcels because 1) all four parcels have the same property ownership; and 2) all four parcels have the same zoning classification. Further, the applicant's proposed "Combination Plat" has been reviewed and approved for zoning compliance by the City of Stockbridge Planning and Zoning Division, and the proposed plat has been reviewed and approved for engineering compliance by the City of Stockbridge City Engineer. However, if the Planning Commission approves this request, no land disturbance permit or building permit shall be issued for this property until the applicant has submitted proof that the aforementioned Combination Plat has been successfully recorded by Henry County Superior Court.

Staff Recommendation. Since the subject property has qualified for consideration of the requested recombination of its parcels, and since the City has determined that the proposed plat meets all pertinent zoning and engineering requirements, the Planning and Zoning Staff recommends the APPROVAL of this recombination plat request.

City of Stockbridge Planning and Zoning Staff
RECOMMENDATION:

APPROVAL

City of Stockbridge Planning Commission
RECOMMENDATION:

RC-2021-01: Proposed Recombination Plat For QuikTrip

To Be Located At the Southeast Corner Of Eagles Landing Parkway And Patrick Henry Parkway

Presented to the City of Stockbridge
Planning Commission
October 28, 2021

Linda Logan, Senior Planner,
Planning and Zoning Division
City of Stockbridge
Community Development Department

RC-2021-01 PROPOSAL

APPLICANT / AGENT – QuikTrip / Eric Bikas.

PROPERTY OWNER – Eagles Landing Partners, LLC., who owns four parcels comprising the proposed development site.

REQUEST – Combine parts of three parcels with a fourth parcel to form a development site for a new QuikTrip gas station and convenience store. Two new parcels would be created. QuikTrip would purchase and use only one new parcel (with 1.482 acres). The property owner would keep the remaining new parcel (with 1.049 acres).

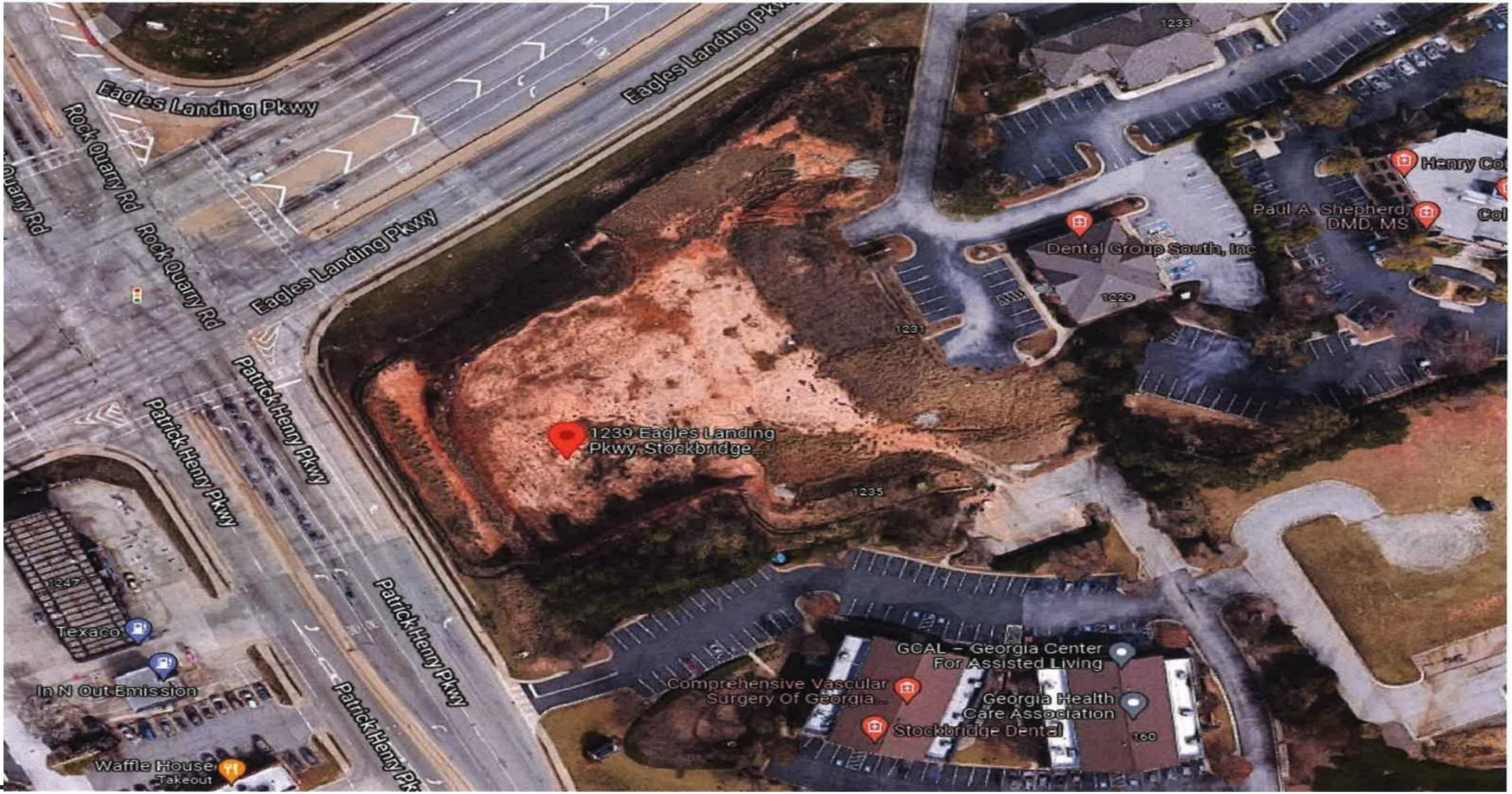
EXISTING PARCELS (all are located within Land Lot 20 of District 6):

- **Parcel # 051-01011000 with 0.596 acres –** At 1239 Eagles Landing Parkway.
- **Parcel # 051-01011023 with 0.473 acres –** At 1235 Eagles Landing Parkway.
- **Parcel # 051-01011002 with 1.130 acres –** At 1231 Eagles Landing Parkway.
- **Parcel # 051-01053000 with 0.341 acres--** Located in front of 1231 and 1239 Eagles Landing Parkway.

ZONING—All four parcels are zoned 'C-2' (General Commercial), which allows the proposed use.

AERIAL PHOTO OF VICINITY

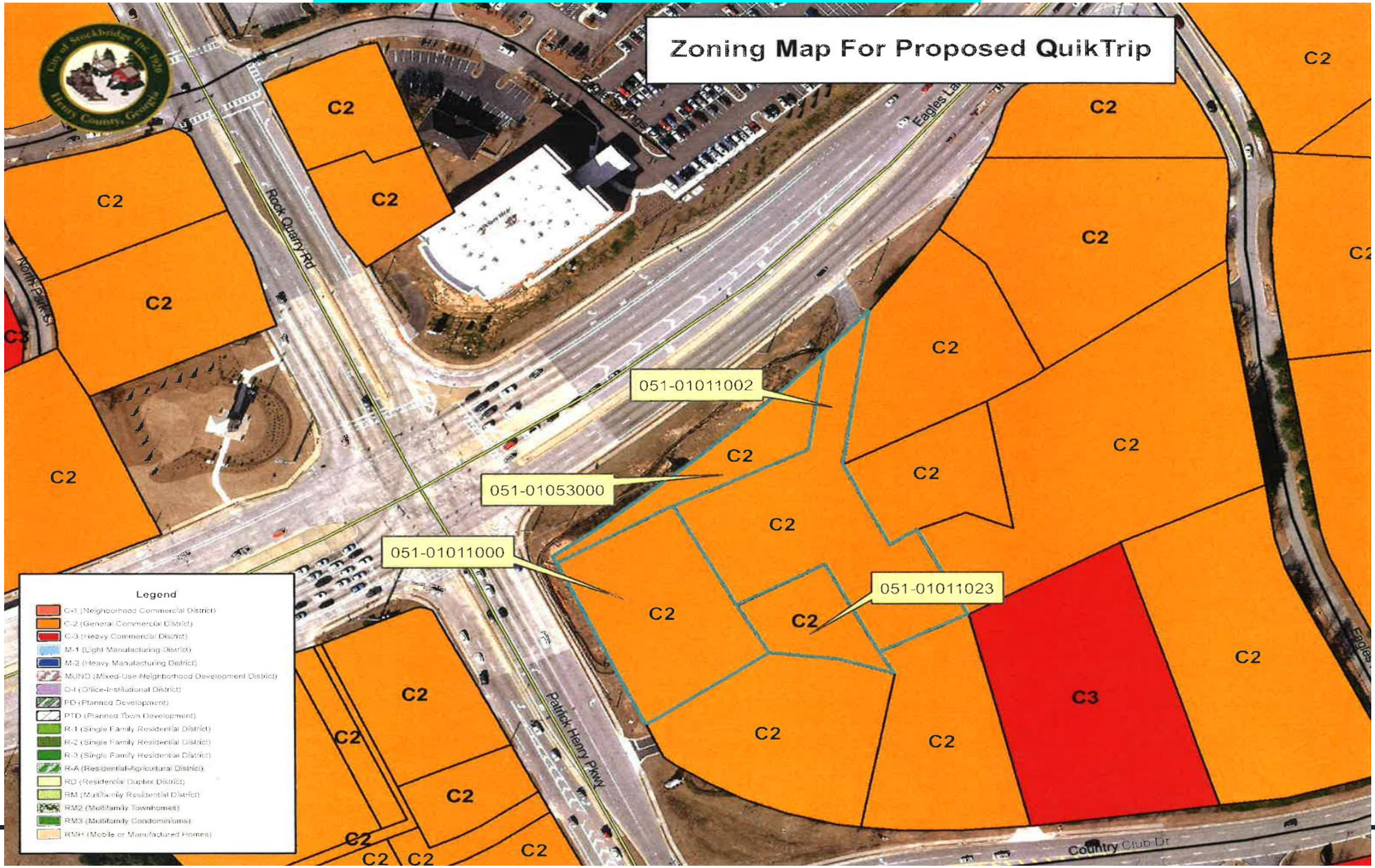
EXISTING LAND AREA



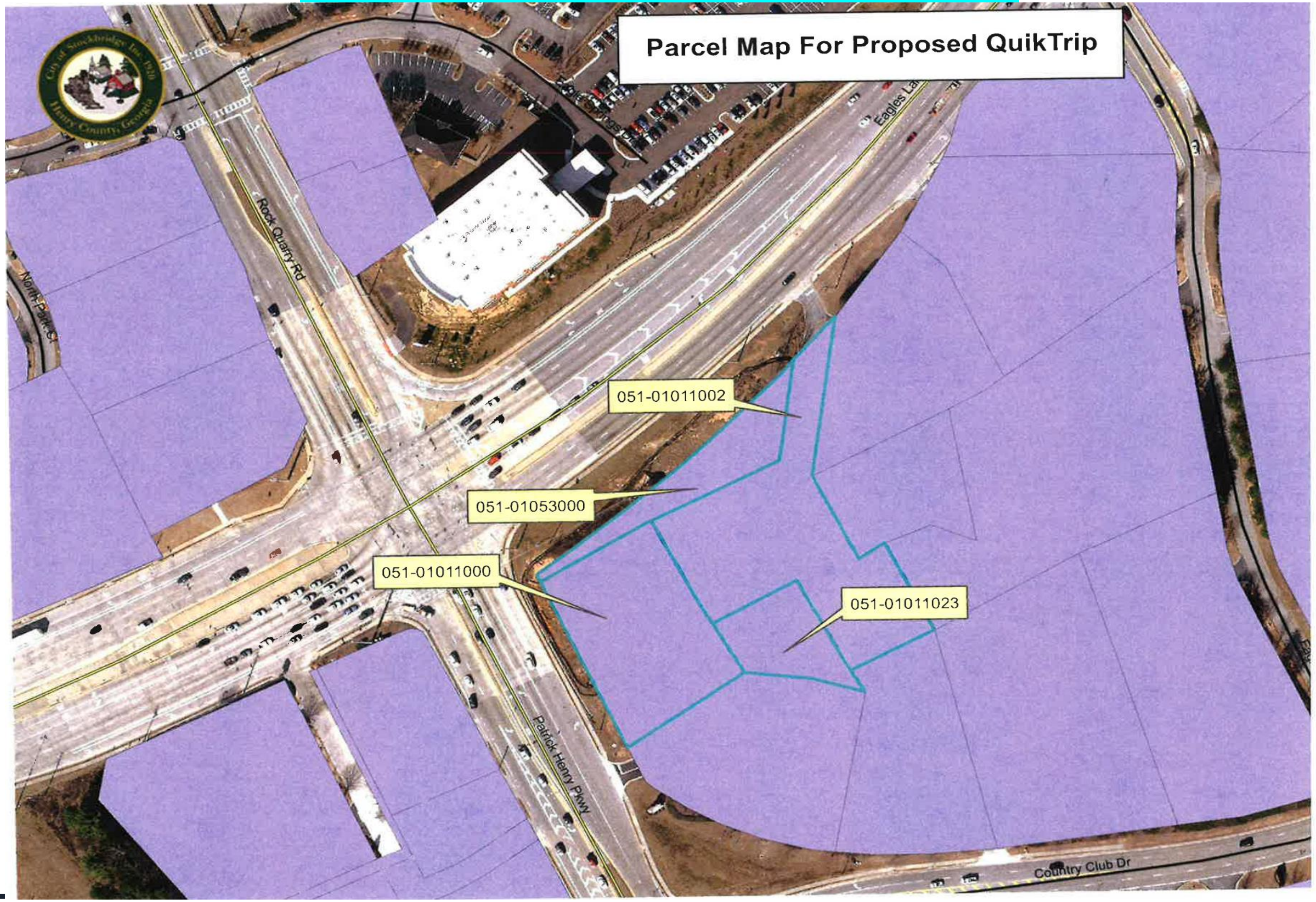
VIEW FROM EAGLES LANDING PARKWAY

VIEW FROM PATRICK HENRY PARKWAY

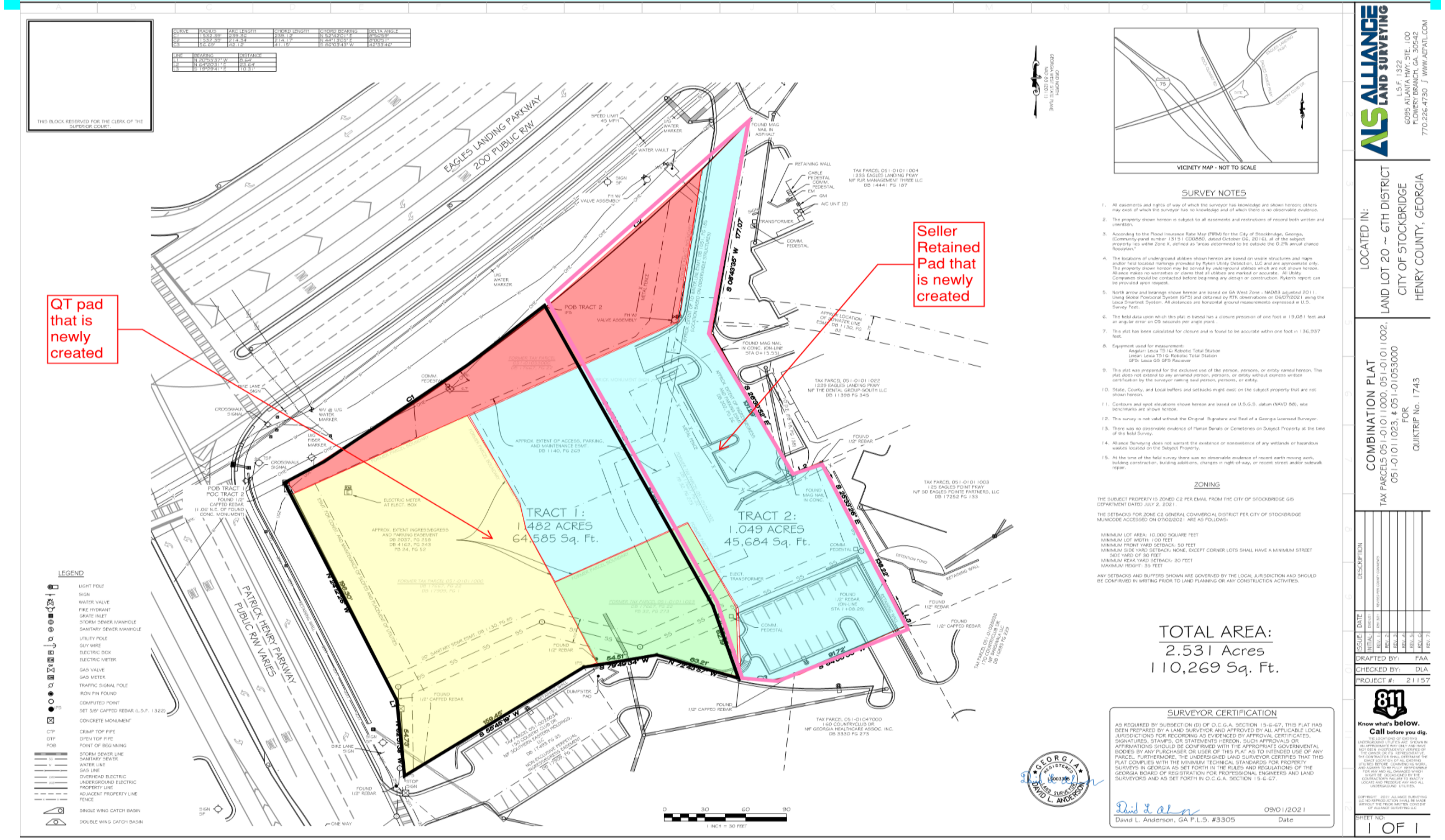
GIS ZONING MAP



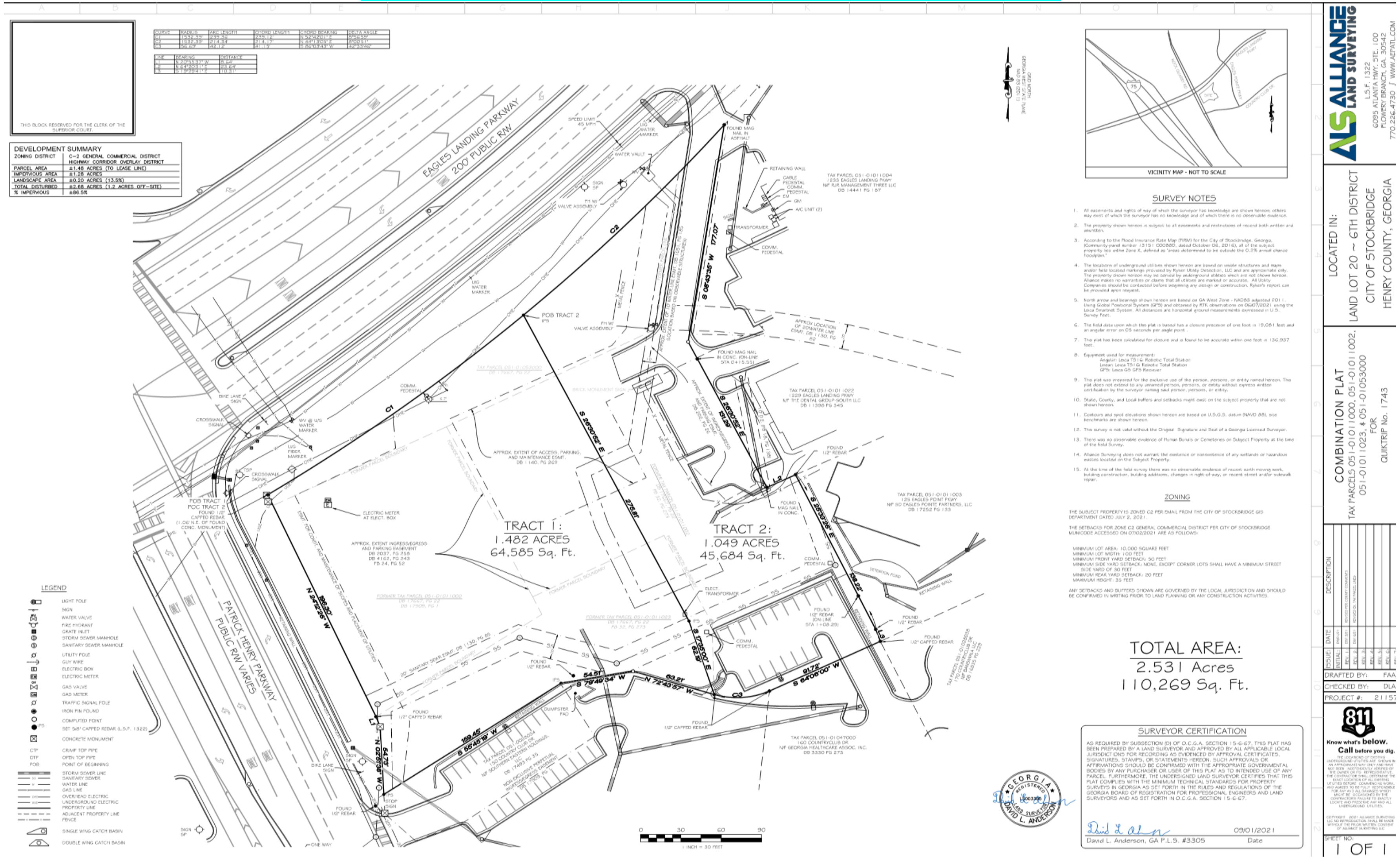
GIS PARCEL MAP



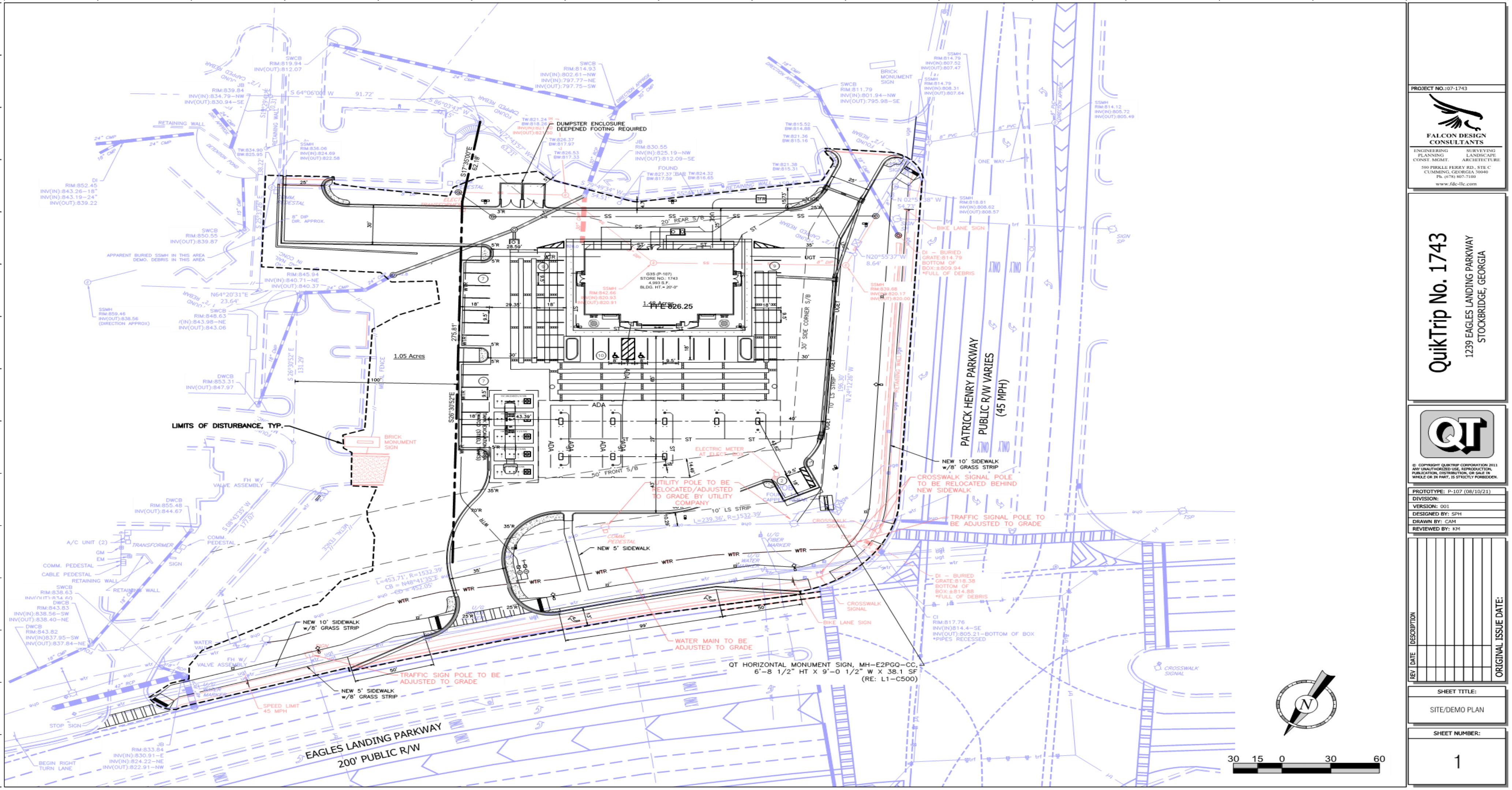
FOUR PARCELS SHOWN IN COLORS



PROPOSED PLAT



PROPOSED SITE PLAN



RC-2021-01 ANALYSIS & RECOMMENDATION

QUALIFICATIONS:

1. All four parcels need to have the same property owner. (They do.)

2. All four parcels need to have the same zoning classification. (They do.)

3. The preliminary plat needs to be approved by Planning and Zoning. (It was.)

4. The preliminary plat needs to be approved by the City Engineer. (It was.)

ANALYSIS--All four qualifications above have been met.

RECOMMENDATION—Approval.

STIPULATION FOR PERMITS—No land disturbance permit or building permit may be issued by the City until the applicant submits proof that the plat has been officially recorded by the Henry County Superior Court.