



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 PLANNING COMMISSION BOARD MEETING

Thursday, May 26, 2022 6:30 PM

Mayor & City Council

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

Administration

Brecca Johnson, Director
Ronnie Anderson, Chief Planner
Linda Logan, Senior Planner
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**
Agenda for the Planning Commission Meeting on May 26, 2022
- VI. APPROVAL OF MINUTES**
March 24, 2022 Minutes

PLAT SIGNATURE FOR WINDING CREEK TOWNHOMES, PHASE 2 (ENCLAVE AT WINDING CREEK)

**Item # 1 - Previously-approved plat needs the Chairman's signature.
To be presented by the Community Development Staff.
Presented by:**

PUBLIC HEARING

Item # 1 - To be presented by the Community Development Staff.

A. REZONING CASE #RZ-2022-01 -- Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, requests the rezoning of certain property from the C-1 (Neighborhood Commercial), C-2 (General Commercial), and PMU (Parkway Mixed-Use Overlay) districts to the PUD (Planned Unit Development) and PMU (Parkway Mixed-Use Overlay) districts to allow for a mixed-use development. The property contains two parcels, as are listed below, with 68.87 +/- total acres within the Stockbridge City Limits.

- Parcel #012-01003000 – The smaller parcel. Currently zoned ‘C-1’ and ‘PMU’. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12.**
- Parcel #012-01002000 – The larger parcel. Currently zoned ‘C-2’ and ‘PMU’. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12.**

B. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-01 -- Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, requests the changing of the Future Land Use Designation of certain property from ‘Low-Density Vertical Mixed-Use’ to ‘High-Density Residential’ to allow for a mixed-use development. The property contains two parcels, as are listed below, with 68.87 +/- total acres within the Stockbridge City Limits.

- Parcel #012-01003000 – The smaller parcel. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12.**
- Parcel #012-01002000 – The larger parcel. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12.**

Presented by:

PROJECT UPDATES

STAFF COMMENTS

BOARD COMMENTS

ADJOURNMENT

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.



AGENDA PLANNING COMMISSION

THURSDAY, May 26, 2022 at 6:30 p.m., via Zoom

BOARD MEMBERS (6):

Askia Abdullah, Chairman
Kathleen Nelson, Vice Chairman
Stanley Dumas
Harold Thibodeaux
David Planchon
Rodney Hornes

ADMINISTRATION:

Brecca Carter, Community Dev. Director
Quinton Washington, City Attorney
Vanessa Holiday, City Clerk
Ryan Anderson, Chief Planner
Linda Logan, Senior Planner / PC Sect'y
Gordon Linton, Planner I

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL (6 members):

~ Askia Abdullah

Present

Absent

~ Kathleen Nelson

~ Stanley Dumas

~ Harold Thibodeaux

~ David Planchon

~ Rodney Hornes

V. ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES – March 24, 2022 Summary Minutes

VII. PLAT SIGNATURE FOR WINDING CREEK TOWNHOMES, PHASE 2 (ENCLAVE AT WINDING CREEK) – Previously-approved plat needs the Chairman's signature.

To be presented by the Community Development Staff.

VIII. PUBLIC HEARING

To be presented by the Community Development Staff.

A. REZONING CASE #RZ-2022-01 -- Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, requests the rezoning of certain property from the C-1 (Neighborhood Commercial), C-2 (General Commercial), and PMU (Parkway Mixed-Use Overlay) districts to the PUD (Planned Unit Development) and PMU (Parkway Mixed-Use Overlay) districts to allow for a mixed-use development. The property contains two parcels, as are listed below, with 68.87 +/- total acres within the Stockbridge City Limits.

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B. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-01 -- Remi Rose Development, LLC, the Applicant, represented by Battle Law, P.C., the Agent, requests the changing of the Future Land Use Designation of certain property from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed-use development. The property contains two parcels, as are listed below, with 68.87 +/- total acres within the Stockbridge City Limits.

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IX. PROJECT UPDATES

To be presented by the Community Development Staff. No action is required.

X. STAFF COMMENTS

To be presented by the Community Development Staff. No action is required.

XI. BOARD COMMENTS

XII. ADJOURNMENT

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.



SUMMARY MINUTES PLANNING COMMISSION

THURSDAY, March 24, 2022 at 6:30 p.m., via Zoom

BOARD MEMBERS (6):

Askia Abdullah, Chairman
Kathleen Nelson, Vice Chairman
Stanley Dumas
Harold Thibodeaux
David Planchon
Rodney Hornes

ADMINISTRATION:

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

I. CALL TO ORDER – By Chairman Abdullah.

II. INVOCATION – Led by Stanley Dumas.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL (6 members): --By Ms. Logan.

	Present	Absent
~ Askia Abdullah	<u>X</u>	<u> </u>
~ Kathleen Nelson	<u>X</u>	<u> </u>
~ Stanley Dumas	<u>X</u>	<u> </u>
~ Harold Thibodeaux	<u>X</u>	<u> </u>
~ David Planchon	<u>X</u>	<u> </u>
~ Rodney Hornes	<u>X</u>	<u> </u>

A quorum of members was achieved.

V. ADOPTION OF THE AGENDA

Ms. Nelson motioned to adopt the agenda, and Mr. Planchon seconded the motion. A vote was taken, and the agenda was adopted unanimously.

VI. APPROVAL OF MINUTES – January 20, 2022 Summary Minutes

Ms. Nelson motioned to approve the minutes from January 20, 2022, and Mr. Hornes seconded the motion. A vote was taken, and the agenda was adopted unanimously.

VII. INTRODUCTION OF NEW STAFF – Ryan Anderson, Chief Planner

To be presented by Brecca Johnson.

Ms. Johnson introduced Ryan Anderson as the City's new Chief Planner. Mr. Anderson expressed his happiness at being with the City and working with the Planning Commission members, and he said that he hopes to meet them in the future.

VIII. PUBLIC HEARING

To be presented by Brecca Johnson and Linda Logan.

VARIANCE CASE #VR-2022-01 for 727 Bethpage Drive—Nitesh Patel, the applicant and owner of a residential lot at 727 Bethpage Drive (Parcel ID #051F01220000), requests a variance to reduce the property's rear yard setback from the required 75 feet (for a golf course-abutting lot) to 50 feet to allow for the construction of a new single-family detached home. The property is located in Land Lot 17 of District 6 within the Stockbridge City Limits. It comprises Lot 14 of Block W within Unit XI of the Eagle's Land Subdivision.

Ms. Johnson gave an introduction, then Ms. Logan gave a PowerPoint presentation. The Planning Commission members had procedural questions about whether to vote on the applicant's original or revised request. (The applicant originally requested a reduction in the rear yard setback from 75 feet to 50 feet. Then in a March 16, 2022 letter, he stated that he agreed to a rear yard setback of 65 feet.)

Faizal Supariwala, the agent/builder for the project, explained the application, then Ms. Logan read the revised request (the applicant's March 16, 2022 letter) into the record. Ms. Planchon inquired about the garage entrance.

Chairman Abdullah opened the public hearing. Ms. Charlene Nichols spoke on behalf of Ms. Leona Apeadu-Siaw, the owner of the property at 733 Bethpage Drive to the east. Ms. Nichols questioned how the proposed variance would affect the neighbors. Mr. Supariwala stated that the subject property is a wooded lot, therefore, he did not foresee any impact on the neighbors' homes. When there were no other public comments, Mr. Abdullah closed the public hearing.

The board members then discussed the case. Mr. Dumas stated that he disagrees with the staff's recommendation of denial to reduce the rear yard setback from 75 feet to 50 feet. He said that since the City Council previously approved a variance request in 2019 at 845

Cog Hill to reduce the rear yard setback to 50 feet, there needs to be consistency, especially since this is the same agent as for the previous application. Mr. Planchon stated that the property owner has provided a choice. (The applicant originally requested a reduction in the rear yard setback from 75 feet to 50 feet, then in a March 16th letter, he stated that he would agree to a rear yard setback of 65 feet.)

Mr. Dumas motioned to approve the applicant's original request to reduce the rear yard setback from 75 feet to 50 feet, and the motion was seconded by Mr. Thibodeaux. A vote was taken, and the motion was approved unanimously.

IX. PROJECT UPDATES

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

Ms. Johnson thanked those members of the Planning Commission who attended the ground-breaking ceremony for the Bridges at D'Argento, which was held on Friday, March 11, 2022. She announced that the City Council had adopted the City's new Unified Development Code (UDC) on March 14, 2022, plus the City's new Zoning Map and Overlay District Map. Ms. Johnson stated that hard copies of the new UDC could be produced for any board members who wanted them. Chairman Abdullah and Mr. Thibodeaux stated that they would like to receive the hard copies of the UDC.

X. STAFF COMMENTS

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

Ms. Johnson announced that the South Metro Development Conference would be held next week at the Georgia International Center in College Park.

XI. BOARD COMMENTS

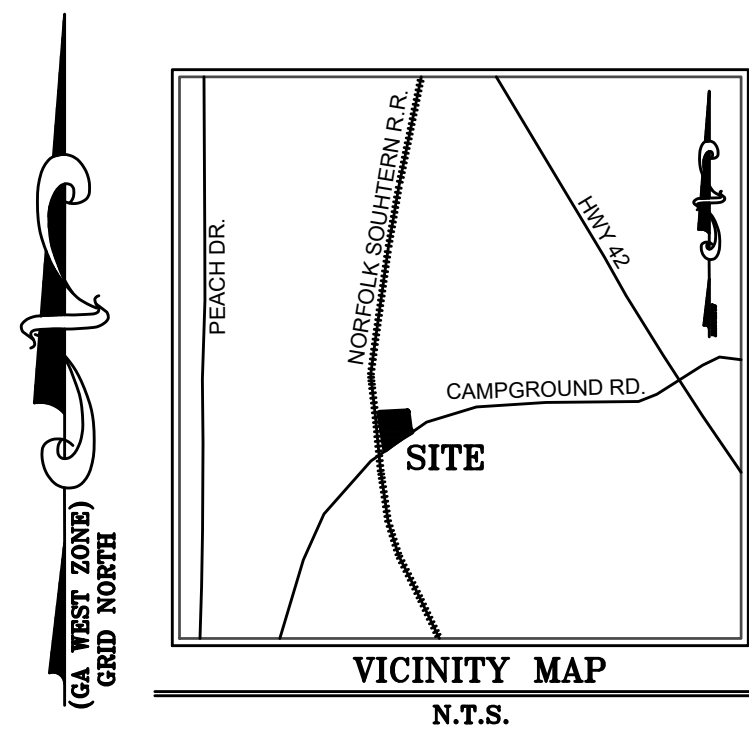
[None.]

XII. ADJOURNMENT

Ms. Nelson motioned to adjourn the meeting, and Mr. Thibodeaux seconded the motion. A vote was taken, and the meeting was adjourned at 7:31 p.m.

FINAL PLAT FOR:
ENCLAVE AT WINDING CREEK
LAND LOTS 33 & 34, 7TH DISTRICT
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

TAX ID INFORMATION
PARENT PARCEL: 071-01034001
NEAR THE INTERSECTION OF
NORFOLK SOUTHERN RAILROAD
AND CAMPGROUND ROAD, 30252



CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECT
LAND PLANNING

FALCON DESIGN CONSULTANTS

STOCKBRIDGE OFFICE
231 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30281
PH: (770) 389-8666 - Fax: (770) 389-8655

NEWNAN OFFICE
40 GLENDALE CT., STE. A
NEWNAN, GEORGIA 30565
PH: (770) 704-0606

CUMMING OFFICE
500 PIERCE STREET, STE. C
CUMMING, GEORGIA 30040
PH: (678) 887-0380

www.fdc-ilc.com

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, amendments or ordinance thereof.

Reviewer: Linda Logan
03/16/2021

CITY OF STOCKBRIDGE
ENGINEERING
REVIEWED FOR COMPLIANCE:

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, amendments or ordinance thereof.

Reviewer: Misha Westwood
03/16/2021

DEVELOPMENT DATA:

- DEVELOPER: MERITAGE HOMES
2700 CUMBERLAND PKWY
SUITE 400
(678) 348-8352
- SURVEYOR: FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DR., STE 200
STOCKBRIDGE, GA 30281
- TOWNHOME CONFIGURATION:
 - SOURCE OF DATA: TOPOGRAPHIC & BOUNDARY SURVEY PERFORMED BY FALCON DESIGN CONSULTANTS, INC.
 - LOCATION: CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA
 - TOTAL TOWNHOME LOTS: 34 LOTS
 - GROSS DENSITY: 7.61 DU/ACRE
 - CURRENT ZONING: MUND AS PER ZONING OR18-458.
TYPE OF SUBDIVISION: TOWNHOME RESIDENTIAL
MINIMUM LOT WIDTH: 100 FEET
MINIMUM UNIT WIDTH: 20 FEET
MAXIMUM BUILDING HEIGHT: 45 OR 4 STORIES
BUILDING SETBACKS: FRONT - 20'
REAR - 27'
DISTANCE BETWEEN BUILDINGS: 40'
- UTILITIES:
 - WATER AND SANITARY SEWER SERVICES PROVIDED BY HENRY COUNTY WATER AUTHORITY (HCWA)
 - ELECTRIC: GEORGIA POWER COMPANY
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF STOCKBRIDGE STANDARDS.
- STREET LIGHTS WILL BE PLACED PER CITY OF STOCKBRIDGE AND GEORGIA POWER STANDARDS AND APPROVAL.
- COMMUNITY AMENITY AREA WILL BE CONSTRUCTED AS PART OF PHASE II OF SINGLE FAMILY RESIDENTIAL AREA
- THIS DEVELOPMENT MEETS REQUIREMENTS OF THE RM-2 DISTRICT, PER THE SPECIFICATIONS OF OR18-458.

MAINTENANCE AGREEMENTS:

A FOUR YEAR STORMWATER MAINTENANCE BOND AND RECORDED MAINTENANCE AGREEMENT SHALL BE PROVIDED PER ORDINANCE 8.24.140.

A FOUR YEAR ROAD AND SIDEWALK PERFORMANCE AND MAINTENANCE BOND SHALL BE PROVIDED PER ORDINANCE 8.04.060.

A FOUR YEAR MAINTENANCE BOND SHALL BE PROVIDED TO ENSURE MAINTENANCE OF ANY STORMWATER SYSTEMS, STRUCTURES OR FACILITIES PER ORDINANCE 8.04.060.

CITY NOTES:

- 20 FOOT STORM SEWER EASEMENTS EXIST ALONG EACH PROPERTY LINE AND ALONG EACH LOT LINE, CENTERED ON THE LOT LINES, FOR FUTURE DRAINAGE.
- ALL STORM DRAINS EASEMENTS SHALL BE EXTENDED TO REAR SETBACK LINE
- DRAINAGE EASEMENTS SHOWN FOR EXISTING PIPES ARE CENTERED ABOUT THE EXISTING PIPE AND THE WIDTH SHOWN IS THE TOTAL WIDTH.

HENRY COUNTY WATER AUTHORITY NOTES:

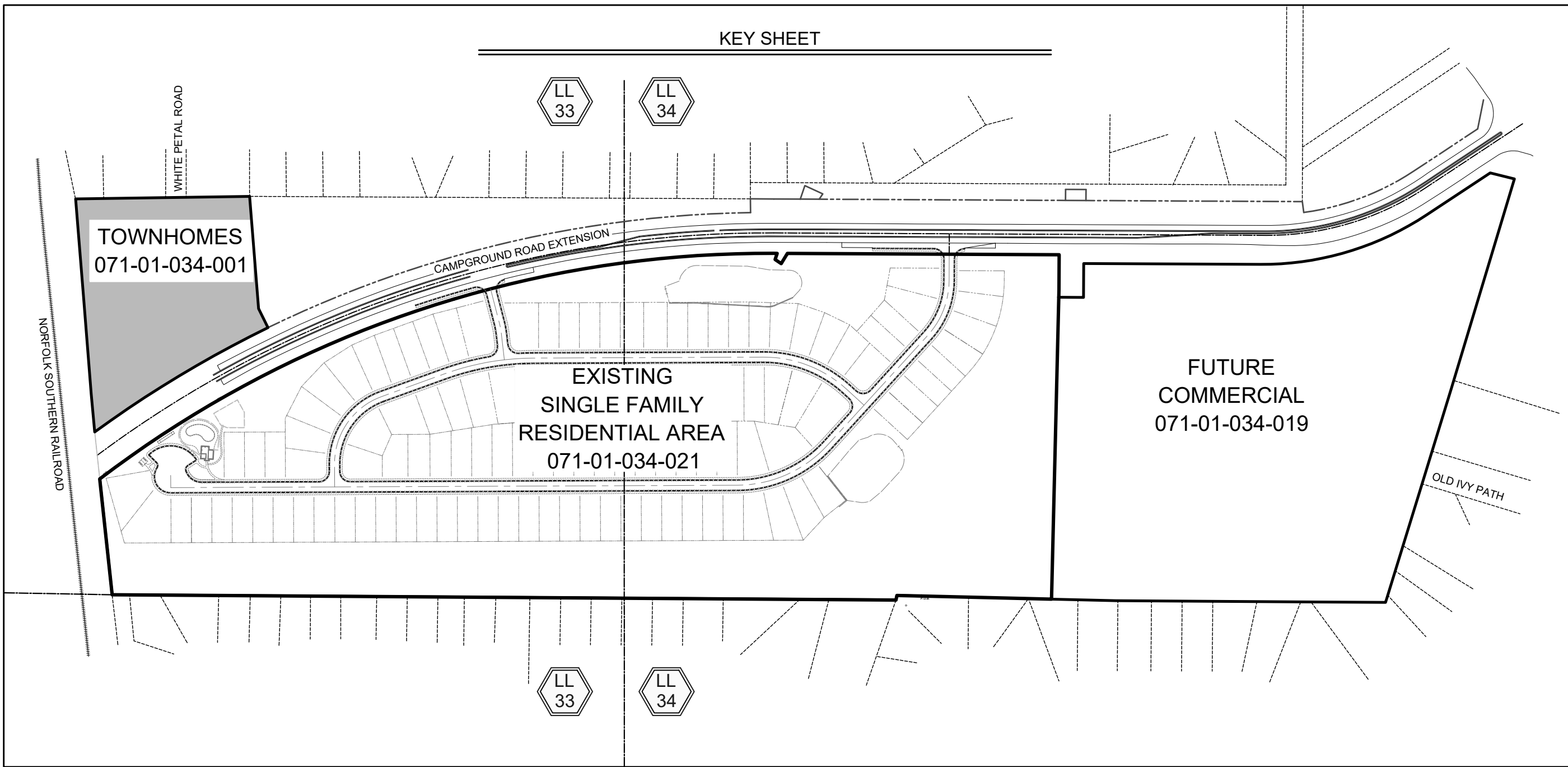
- WATER AND SANITARY SEWER SERVICES PROVIDED BY HENRY COUNTY WATER AUTHORITY.
- A 20' SANITARY SEWER EASEMENT EXISTS ALONG EACH REAR PROPERTY LINE AND A 10' SANITARY SEWER EASEMENT ON ALL SIDE LINES.
- GRANTOR FURTHER GRANTS TO AUTHORITY, ITS AGENTS AND EMPLOYEES, THE RIGHT OF EGRESS AND INGRESS OVER AND ACROSS SAID EASEMENTS TO INSTALL, REPAIR, REPLACE, MAINTAIN AND OPERATE SAID WATER OR SEWER LINES. EACH EASEMENT CONVEYED HEREBY SHALL BE A FREE, PERMANENT AND UNINTERRUPTED USE, LIBERTY AND PRIVILEGE IN, ON, UNDER AND THROUGH THE PROPERTY UPON WHICH SAID EASEMENTS ARE LOCATED.

STATE WATERS BUFFER NOTE:

THERE IS AN ESTABLISHED 25 FOOT BUFFER AND 50 FOOT BUFFER ADOPTED BY CITY OF STOCKBRIDGE ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED; PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

FLOOD NOTE:

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF HENRY COUNTY, GEORGIA. MAP NUMBER: 13151C0152D EFFECTIVE DATE OCTOBER 6, 2016, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD.



THIS MULTIPLE FAMILY RESIDENTIAL AREA IS A PART OF A LARGER DEVELOPMENT WHICH CONTAINS TOWNHOMES AND COMMERCIAL AREAS. THESE AREAS ARE DEPICTED ON THE KEY SHEET.

24 HOUR CONTACT:

CLAY KIRKLEY
PHONE: (678) 348-8352

OWNER/DEVELOPER:

MERITAGE HOMES
2700 CUMBERLAND PKWY
SUITE 400
(678) 348-8352

ENGINEER/SURVEYOR:

FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE,
SUITE 200
STOCKBRIDGE, GA 30281
(770) 389-8666

GENERAL NOTES:

UPON SATISFACTORY INSPECTION BY THE CITY, THE ROADS WILL BE DEDICATED TO THE CITY OF STOCKBRIDGE AFTER 95% OF THE HOMES HAVE BEEN ISSUED CERTIFICATES OF OCCUPANCY AND THE FINAL ASPHALT TOPPING HAS BEEN PUT IN PLACE. A PERFORMANCE AND MAINTENANCE BOND WILL BE SUPPLIED BY THE DEVELOPER TO ENSURE PROPER CONSTRUCTION OF THE ROADS.

AMENITY AREA NOTES:

THE AMENITIES WILL INCLUDE A GAZEBO, A +/-500 LF MULTI-USE PATH, AND A BBQ GRILL.

ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THE ACCURACY OF THE STORMWATER AS-BUILT PLANS AND THAT STORM WATER FACILITIES AND OTHER APPLICABLE IMPROVEMENTS ARE CONSISTENT WITH THE APPROVED DESIGN. THIS INCLUDES CERTIFYING THAT THE VOLUME(S) AND OUTFLOW STRUCTURE(S) OF THE DETENTION AND WATER QUALITY FACILITIES ARE CONSISTENT WITH THE APPROVED DESIGN.

By: Sean Paul Hayes
REGISTERED PROFESSIONAL ENGINEER
DATE: 2/08/2021

THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) ATTACHED HERETO DATED _____, WHICH HEREBY BECOME A PART OF THIS PLAT, AND WHICH WERE RECORDED AT DEED BOOK _____, PAGE _____.

OWNER'S ACKNOWLEDGEMENT:

STATE OF GEORGIA, HENRY COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES HEREIN SHOWN FOR THE PURPOSE(S) THEREIN EXPRESSED.

By: Meritage Homes
OWNER/AGENT
DATE: 2/08/2021

CITY OF STOCKBRIDGE APPROVAL:

CITY OF STOCKBRIDGE ASSUMES NO RESPONSIBILITY FOR THE OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, NOR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THIS PLAT AND AS REQUIRED BY THE MUNICIPAL CODE OF CITY OF STOCKBRIDGE.

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

By: _____
CITY OF STOCKBRIDGE DIRECTOR, PLANNING & ZONING
DATE: _____

THIS PLAT IS HEREBY APPROVED FOR RECORDING:

By: _____
CITY OF STOCKBRIDGE ENGINEERING DEPARTMENT
DATE: _____

SURVEYOR'S CERTIFICATE:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Kevin M. Brown
KEVIN M. BROWN GA. R.L.S. NO. 2960
DATE: 2/08/2021

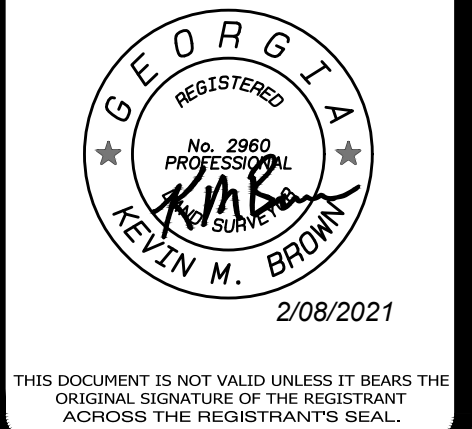
FINAL PLAT
FOR
ENCLAVE AT WINDING CREEK

LOCATED IN:
LAND LOTS 33 & 34, 7TH DISTRICT
STOCKBRIDGE, GEORGIA

REVISIONS	REVISED PER CITY COMMENTS
1.	2-08-21
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON PERSONS, OR FIRM OR FIRMS, WHOSE NAME(S) IS/ARE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS, OR FIRM OR FIRMS, BY THE SURVEYOR NAMING SAID PERSON.

DATE:	12-21-2020
SCALE:	1" = 30'
FILE NUMBER:	207.004
DRAWN BY:	JNEWMAN
REVIEWED BY:	KBROWN



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

OR18-458 WAS ADOPTED AS A RESULT OF THE APPROVAL OF REZONING CASE #RZ-17-25-S ON DECEMBER 19, 2017.

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

These drawings were reviewed under the applicable laws in effect at the time of submittal. Reasonable effort was exercised in checking for code compliance. The stamping of these documents shall not be construed to be a permit for, or an approval of any violation of state and/or local codes, amendments or ordinances thereto.

Reviewer: Linda Logar
03/16/2021

**CITY OF STOCKBRIDGE
ENGINEERING
REVIEWED FOR COMPLIANCE:**
These drawings were reviewed under the applicable laws in effect at the time of substantial completion. Reasonable effort was exercised in checking to code compliance. The stamping of these documents shall not be construed to be a permit, or an approval of any violation of state and/or local codes, ordinances or amendments thereto.

Reviewer: Mikala Weston,DC
3/26/2021

ORDINANCE NO. OK 18-758

Section 1. The property located at Campground Road Extension and Hwy 42 N in Land Lots 33 & 34, of the 7th District more particularly described in Exhibit "A," a copy of which is attached hereto and incorporated herein by reference, is hereby rezoned to MUND (Mixed Use Neighborhood Development (City of Stockbridge's Classification) with conditions, such rezoning to be noted on the City of Stockbridge Official Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance by the Zoning

1. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Community Development on August 11, 2017. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 2. The two site plans, included with these conditions, are conceptual only and subsequent development plans must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
 3. Development plans shall require the approval of HCDOT.
 4. Owner/Developer shall coordinate with HCDOT for access and median openings.
 5. All access locations shall be located to meet the minimum spacing requirements per the Henry County Code, shall meet the minimum intersection sight distance requirements, and where required shall have a deceleration land/acceleration taper.
 6. If utilized, access from Old Ivy Path shall be improved per HCDOT development standards. The improvements may require either the extension of Old Ivy Path right-of-way through the site to connect with Campground Road Extension or a dedicated public turnaround located on site.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified

Michael Williams, City Attorney

**FALCON DESIGN
CONSULTANTS**

STOCKBRIDGE OFFICE
315 CORP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30261
PH: (770) 389-0666 - FAX: (770) 389-0656

NEWMAN OFFICE
40 GLENWAY AVE., STE. A
NEWMAN, GEORGIA 30265
PH: (770) 716-0400

CUMMING OFFICE
500 PIERCE FERRY RD., STE. C
CUMMING, GEORGIA 30040
PH: (678) 307-8895

www.fdc-llc.com

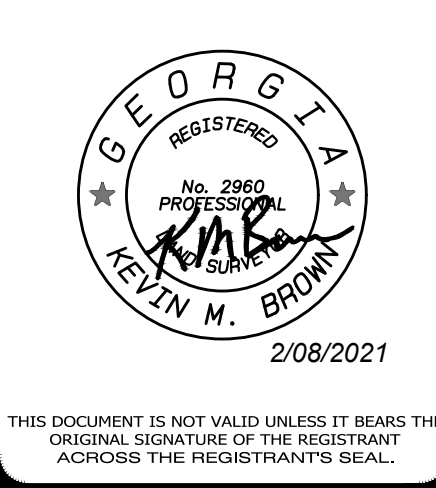
ZONING CONDITIONS
FOR
ENCLAVE AT WINDING CREEK

LOCATED IN:
LAND LOTS 33 & 34, 7TH DISTRICT
STOCKBRIDGE, GEORGIA

REVISIONS	
	2-09-21 REVISED PER CITY COMMENTS
1.	
2.	
3.	
4.	

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) HEREON, SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WHO MAY BE IDENTIFIED OR CLAIMED BY THE SHAVEYOR NAMING SAID PERSON.

DATE:	12-21-2020
SCALE:	1" = 30'
FILE NUMBER:	207.004
DRAWN BY:	JNEWMAN
REVIEWED BY:	KBROWN



SHEET NUMBER

2 of 3

CITY OF STOCKBRIDGE
ENGINEERING
REVIEWED FOR COMPLIANCE
APPLICABLE laws in effect at the time of submission
REASONABLE effort was exercised in checking for
code compliance. The stamping of these
documents shall not be construed to be a permit
for, or an approval of any violation of state and/or
local codes, amendments or ordinances thereof.

Reviewed: MUSA WASSUDD
3/26/2021

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE
These drawings were reviewed under the
applicable laws in effect at the time of submission.
REASONABLE effort was exercised in checking for
code compliance. The stamping of these
documents shall not be construed to be a permit
for, or an approval of any violation of state and/or
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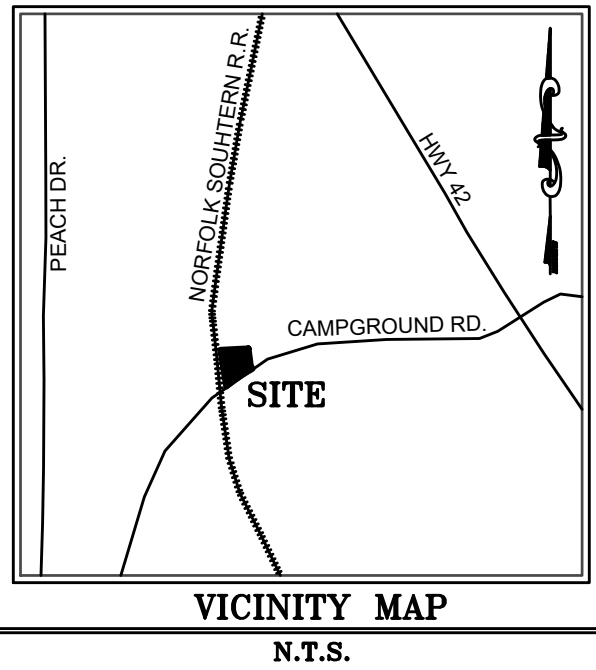
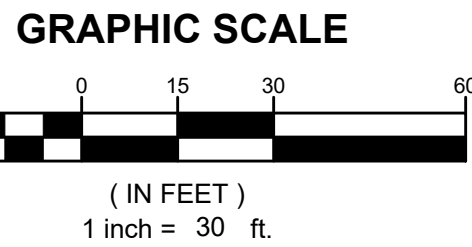
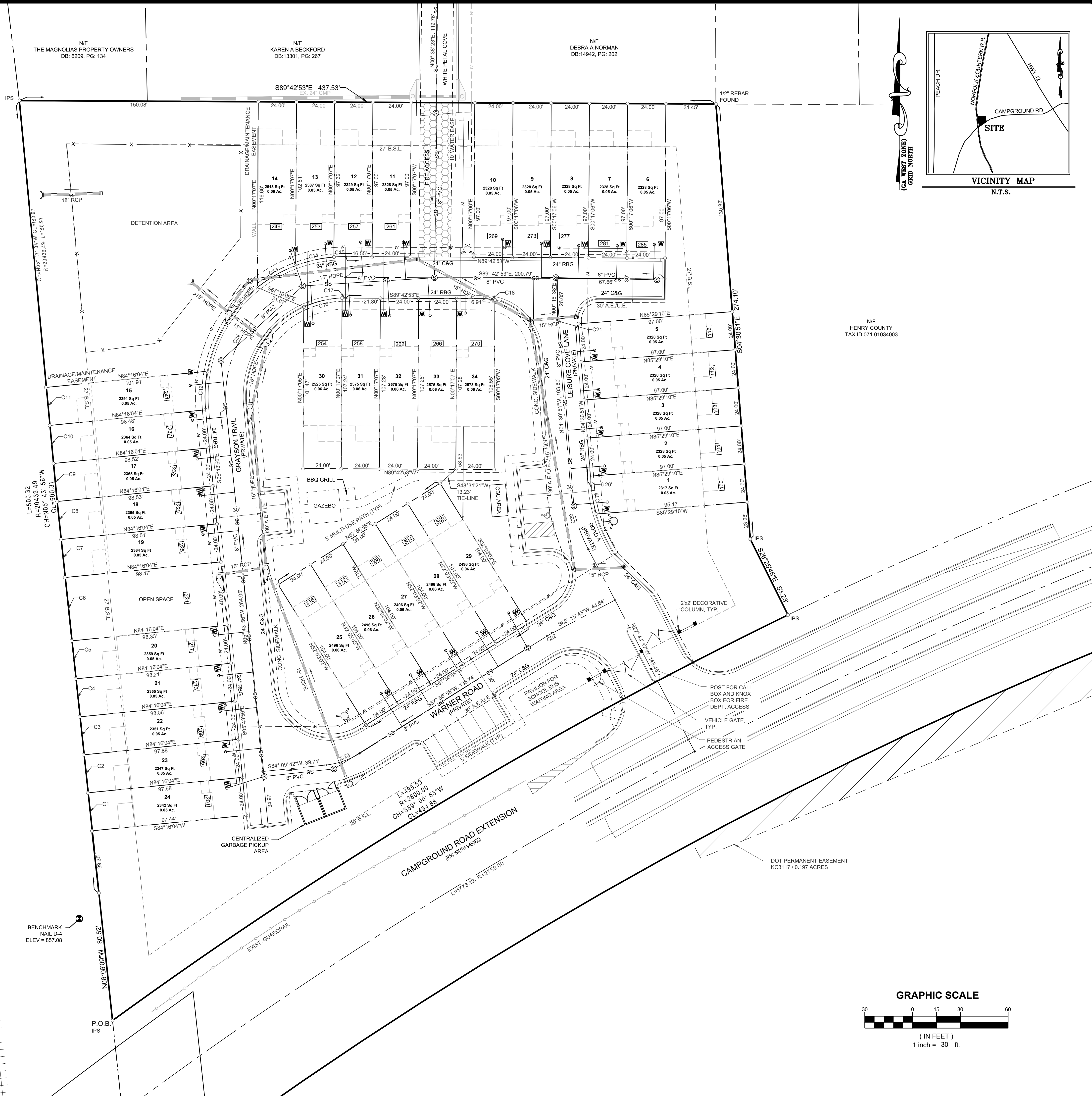
Reviewed: Linda Logan
03/16/2021

Curve Table				
Curve #	Arc Length	Radius	Chord	Length
C1	24.00'	20439.49'	N6° 17' 22"W	24.00'
C2	24.00'	20439.49'	N6° 13' 20"W	24.00'
C3	24.00'	20439.49'	N6° 09' 18"W	24.00'
C4	24.00'	20439.49'	N6° 05' 16"W	24.00'
C5	24.00'	20439.49'	N6° 01' 13"W	24.00'
C6	40.00'	20439.49'	N5° 55' 50"W	40.00'
C7	24.00'	20439.49'	N5° 50' 27"W	24.00'
C8	24.00'	20439.49'	N5° 46' 25"W	24.00'
C9	24.00'	20439.49'	N5° 42' 23"W	24.00'
C10	24.00'	20439.49'	N5° 38' 21"W	24.00'
C11	24.00'	20439.49'	N5° 34' 19"W	24.00'
C12	24.33'	88.10'	N2° 33' 42"E	24.25'
C13	27.83'	88.00'	N60° 17' 23"E	27.71'
C14	24.70'	88.00'	N77° 23' 25"E	24.62'
C15	7.45'	88.00'	N87° 51' 31"E	7.45'
C16	24.85'	62.00'	S76° 46' 23"W	24.68'
C17	2.20'	62.00'	S89° 16' 12"W	2.20'
C18	7.14'	35.00'	N83° 52' 25"W	7.12'
C19	17.87'	87.00'	S10° 23' 52"E	17.84'
C20	40.53'	100.00'	N16° 07' 34"W	40.26'
C21	2.17'	26.00'	N2° 07' 06"W	2.17'
C22	3.76'	50.00'	S60° 06' 21"W	3.76'
C23	22.87'	50.00'	S71° 03' 20"W	22.68'
C24	125.69'	75.00'	N42° 16' 35"E	111.49'

LEGEND

- DB DEED BOOK
PG PLAT BOOK
PAGE PAGE
LL LAND LOT
OTP OPEN TOP PIPE
RB REBAR
IPF IRON PIN FOUND
IPS 1/2" REBAR W/ FDC 000995
CTP CRIMP TOP PIPE
C&G CURB & GUTTER
RBC ROLL BACK CURB
R/W RIGHT OF WAY
N/F NOW OR FORMERLY
-E- OVERHEAD POWER LINE
sq ft SQUARE FOOT
REF REFERENCE
TBM TEMPORARY BENCHMARK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
CMP CORRUGATED METAL PIPE
PL PROPERTY LINE
CL CENTERLINE
ID IDENTIFICATION
B.S.L. BUILDING SETBACK LINE
B.O.C. BACK OF CURB
C CURVE LABEL
C.I. CURB INLET
EOP DRAINAGE EASEMENT
FH EDGE OF PAVEMENT
L FIRE HYDRANT
N/F NOW OR FORMERLY
PKS PK NAIL SET
SSE SANITARY SEWER EASEMENT
UE UTILITY EASEMENT
SWMF STORMWATER MANAGEMENT FACILITY
SC SEWER CLEAN OUT
IPF IRON PIN FOUND
IPF IRON PIN SET
CP CALCULATED POINT
PP POWER POLE
FH FIRE HYDRANT
WV WATER VALVE
WM WATER METER
JB JUNCTION BOX
SS SANITARY SEWER MANHOLE
DI DROP INLET
RM ROW MONUMENT
SWS SINGLE WING CATCH BASIN
DWS DOUBLE WING CATCH BASIN
CI CURB INLET
HW HEADWALL
FE FLARED END SECTION
GM GAS METER
GV GAS VALVE
ET ELECTRIC TRANSFORMER
TP TELEPHONE PEDESTAL
LP LIGHT POST
AS ASPHALT
CONCRETE

NORFOLK SOUTHERN RAIL ROAD
15' N/F N/F PLAT BOOK 53 PAGE 279



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CONSTRUCTION MANAGEMENT
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LAND PLANNING

FALCON DESIGN CONSULTANTS

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CUMMING OFFICE
500 PIERCE STREET, STE. C
CUMMING, GEORGIA 30040
PH: (770) 875-0880

FINAL PLAT - SITE
FOR
ENCLAVE AT WINDING CREEK
LOCATED IN:
LAND LOTS 33 & 34, 7TH DISTRICT
STOCKBRIDGE, GEORGIA

REVISIONS		REVISIONS
1.	2-09-21	REVISED PER CITY COMMENTS
2.		
3.		
4.		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR FIRM, WHOSE NAME IS APPEARED HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR FIRM, WHOSE NAME IS NOT BY THE SURVEYOR NAMING SAID PERSON.

DATE:	12-21-2020
SCALE:	1" = 30'
FILE NUMBER:	207.004
DRAWN BY:	JNEWMAN
REVIEWED BY:	KBROWN

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

2/08/2021

REGISTERED
No. 2960
PROFESSIONAL SURVEYOR
KEYLIN M. BROWN

SHEET NUMBER
3 of 3



***REZONING FOR THE PROPOSED CRESCENT COMMUNITIES MIXED-USE
DEVELOPMENT--FROM 'C-1', 'C-2' TO 'PUD'***

CASE FACTS

- Applicant:** Remi Rose Development, LLC
- Agent:** Battle Law, P.C.
- Location:** Located on Highway 138 West, west of I-75 and Mount Zion Parkway, in Land Lots 55 and 42 of District 12.
- Parcel ID:** Includes two parcels:
- Parcel #012-01003000 – The smaller parcel. Currently zoned 'C-1' and 'PMU'. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12. Owned by Melissa Russell.
 - Parcel #012-01002000 – The larger parcel. Currently zoned 'C-2' and 'PMU'. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12. Owned by West Henry Land Corporation, et al.
- Lot Size/Acres:** 68.874 +/- total acres within two parcels.
- Request:** Rezone property from the 'C-1' (Neighborhood Commercial) and 'C-2' (General Commercial) districts to the 'PUD' district to allow for a mixed-use development project with apartments, townhomes, and small commercial uses. The applicant has also submitted a Comprehensive Plan Amendment application (CP-2022-01), which is running concurrently with the rezoning application.
- Proposed Use/Project Description** The applicant proposes to build a mixed-use development containing approximately 48,000 square feet of commercial/retail space within 2 buildings, 360 apartment units within 8 buildings, and 102 townhomes within 22 buildings.
- The main entrance to the development would occur through a new driveway off Lake Spivey Parkway, across from Spivey Road, where a traffic signal is present. A secondary access would occur across from Tributary Parkway, but it would be limited to right-in and right-out turning movements due to the presence of a median in the

center of Lake Spivey Parkway. Sidewalks and deceleration lanes would be provided along Lake Spivey Parkway.

Existing Land Uses:	Mostly vacant, except for a very small cemetery off Highway 138 West. The site is mostly wooded, except for Reeves Creek and its associated floodplain.
Future Land Use Designation:	'Low-Density Vertical Mixed-Use'. This designation does not allow the proposed development. It needs to be changed to 'High-Density Residential'. The applicant has simultaneously applied for a Comprehensive Plan Amendment via CP-2022-01 for this purpose.
Road Access:	Via Highway 138 West.
Application Received:	April 4, 2022.
Community Meetings Held by Applicant:	March 16, 2022 and May 4, 2022.
Public Notices:	On May 6, 2022, signs were posted on the property and the applicant mailed notices to 29 adjacent property owners. Public Notices in the Henry Herald were scheduled to appear on May 4 and June 18, 2022.
Planning Commission Meeting:	May 26, 2022, via Zoom.
Council Meeting:	June 13, 2022, in the Council Chamber.

Development Regulations Relevant to Request:

- City of Stockbridge Unified Development Code, adopted on March 14, 2022.
 - All other City Code sections regarding site development standards and requirements.
-

ANALYSIS OF REQUEST (Sec. 12.02.09.C.2):

CRITERION #1: Consistency with the Comprehensive Plan.

The proposed rezoning of the subject property from C-1, C-2, and PMU to PUD and PMU would not be consistent with the specifications of the Comprehensive Plan since the proposed development would be of a much higher density than is envisioned within the property's current land use designation of Low-Density Vertical Mixed-Use. The more

appropriate land use designation is High-Density Residential, which allows some commercial uses in addition to residential uses. Its allowable density is 6 to 16 units per acre, and the proposed development would comply with this range by having a gross density of about 6.9 units per acre and a net density of 8.3 units per acre within the buildable areas (to account for the presence of Reeves Creek, the floodplain areas, and other open space).

The merits of CP-2022-01, which is to be considered simultaneously during the Planning Commission and City Council meetings, comprises a separate staff report.

CRITERION #2: The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Zoning Code.

Section 1.4 provides the Purpose and Intent of the Stockbridge Unified Development Code, and it identified several objectives to accomplish. Among them are the following, which the proposed project is envisioned to accomplish:

- Promote the health, safety, aesthetics, convenience, order, prosperity, and general welfare of the present and future residents of the City of Stockbridge;
- Secure safety from fire, flood, and other dangers;
- Provide adequate light and air;
- Facilitate the adequate provision of transportation, water, sewage collection, schools, parks, and other public requirements;
- Encourage the most appropriate and best use of land, buildings, and other structures throughout the City;
- Preserve natural resources.

CRITERION #3: Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas.

The commercial component would be well-suited to its planned location on Highway 138 West between the extensions of Spivey Road and Tributary Road. This would make use of the existing traffic signal and would be compatible with other commercial uses in the vicinity.

The proposed townhome and multifamily uses would represent a good transition between the existing commercial uses to the east and the existing single-family detached homes to the west, along Glen Devon Road.

CRITERION #4: The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The presence of an existing traffic signal on Highway 138 West across from Spivey Road offers the developer the opportunity to provide a convenient access to the development site by constructing the main project driveway there. This would allow for entry and exit turning movements in both directions. The proposed secondary access across from Tributary Parkway would not have a traffic signal, and the presence of a median within the center of Highway 138 West would prohibit left-turning exit movements from the site.

The subject property is physically challenged due to the presence of Reeves Creek and its surrounding floodplain areas. The land also slopes downward from west to east toward Reeves Creek, allowing drainage. The developer plans to protect these areas by leaving them in their natural state. The remainder of the development site is relatively level and suitable for the proposed mixed-use development. A 50-foot-wide vegetative buffer would be provided along the western side of the site. The applicant's landscape architect has explained that due to the large parking lots which the proposed apartments would require, the apartments need to be located on the western side of the site in order to allow for maximum drainage on the eastern side of the site.

CRITERION #5: The impact upon adjacent property owners should the request be granted.

The proposed mixed residential development with townhomes and apartments would represent an acceptable land use transition between the existing single-family detached housing to the west, within the Glen Devon Subdivision, to the existing retail uses along Highway 138 West and Mount Zion Parkway. Since the proposed apartments would represent a much higher density than the homes within the Glen Devon Subdivision, a vegetative buffer with a width of 50 feet would be provided along the western boundary of the site. A fence or wall with a height of at least eight (8) feet would be desirable. In addition, Section 4.6.5 of the UDC states that for each 50 linear feet of buffer, one canopy tree, two understory trees, and ten screening shrubs with a mature height of at least four feet would be required.

CRITERION #6: The potential impact of the rezoning on City infrastructure including water and sewage system.

The applicant has obtained a letter from the Clayton County Water Authority, dated October 4, 2021. It states that a twelve (12)-inch water main is present along the north side of Highway 138 West, adjacent to the subject property. In addition, an eighteen (18)-inch sanitary sewer main is present along the east side of Reeves Creek, although this might need to be extended to serve the proposed development. This may require easements and it would be at the owner's or developer's expense.

CRITERION #7: The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant's submitted trip generation memorandum states that the proposed development would generate an estimated 7,390 total trips per day. A breakdown of those trips by peak hours was presented in Table 4 above. But a full traffic impact study has not been done, which would make projections on the actual road and traffic impacts that the development would have on the surrounding street network. Such a study should be completed. It should include consultations with officials from Georgia DOT and Henry County DOT to determine whether any road improvements or traffic signalization adjustments need to be made along Highway 138 West.

Regarding access to the site, Section 4.5.1 of the UDC states that any improvements along major highways are subject to Georgia DOT approval. Further, Section 16.4(J) states that any developments which have an entrance onto a state highway must provide deceleration lanes, and that these must meet Georgia DOT's design requirements.

Internally, the streets would be 28 feet wide, from the back of the curb on one side of the street to the back of the curb on the other side of the street. This would meet the requirements of the Unified Development Code (UDC), and it would meet the specifications of the Stockbridge Fire Marshal.

Pedestrians would be able to use the one-mile multi-use trail surrounding the site, and sidewalks would be provided along all of the internal streets. Sidewalks must be at least ten (10) feet wide along Highway 138 West. The Streetscape Design Standards of the UDC also specify that along a major highway, a building frontage zone, a pedestrian travel zone, and a fixtures/planting zone must all be provided. Internally, sidewalks must be at least eight (8) feet wide on commercial streets and at least five (5) feet wide on residential streets.

Regarding parking, the Illustrative Rezoning Exhibit indicates that the proposed development would have provide approximately 689 parking spaces for the 360 total apartment units. Additional parking would be provided for the two commercial buildings, and guest parking would be provided adjacent to the two proposed clubhouses on the property. The townhome properties would be large enough to accommodate four parked vehicles per unit, including two vehicles within the two-car garages and two vehicles parked on the driveway.

CRITERION #8: The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

The proposed development would meet purposes of the Parkway Mixed-Use Overlay District. In particular, it would feature a balanced mixed of retail and residential uses, where residents could both live and shop. The retail uses would provide jobs and bring needed services to residents of the project and within the surrounding area. The proposed development would also help to improve public health by encouraging physical activity via walking along the proposed one-mile multi-use trail around the subject property.

CRITERION #9: The ability of the subject land to be developed as it is presently zoned.

The applicant has requested that a portion of a smaller parcel, as well as a larger parcel, be rezoned. The smaller parcel is zoned 'C-1', which allows for the development of many types of neighborhood commercial uses. Although these uses would be allowed, they are less likely to be developed than larger commercial uses due to this parcel's location on a State highway, and the lack of pedestrian access for customers who are seeking neighborhood retail products and services. The development of such larger commercial uses would be more realistic, and the proposed rezoning of a portion of this parcel to PUD would allow for such action.

The larger parcel is currently zoned 'C-2', which allows for general commercial uses. They could be developed on the site under the C-2 zoning, but it is likely that this would only occur along Highway 138 West due to the large size of this parcel and the substantial site limitations that are due to the presence of Reeves Creek and its associated floodplain areas.

The rezoning of the subject property to PUD would allow for flexibility in design and the greater usage of the total site area than would the existing commercial zoning or the MFR (Multiple Family Residential) district.

RECOMMENDATIONS

The Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for the proposed rezoning of the subject property from C-1, C-2, and PMU to PUD. The recommended **ZONING CONDITIONS** are listed below.

1. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
2. **Regarding the Property's Future Land Use Designation --** The approval of Case #CP-2022-01 to change the property's future land use designation from Low-Density Vertical to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-01 for the rezoning of the property.
3. **Regarding the Parcels Comprising the Development Site -** If the applicant wishes to include only a portion of the smaller parcel (Parcel #012-01003000) with the larger parcel (Parcel #012-01002000) to form the project development site, then the rezoning shall not be finalized until that portion of the smaller parcel is subdivided from the remainder of the smaller parcel and combined with the larger parcel simultaneously; and this shall not be finalized until a new plat is officially recorded by the Henry County Super Court (Real Estate Records Division).
4. **Regarding Environmental Matters -** The applicant shall comply with the following:
 - a. Take appropriate steps for the environmental protection of Reeves Creek, the

floodplain areas, and other sensitive site areas.

b. Submit an acceptable landscape plan to the Community Development Department.

c. Preserve and maintain the existing cemetery and provide adequate access to it.

5. **Regarding the Issuance of Land Disturbance and Building Permits** – No land disturbance or building permit shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat to the Community Development Department.
-

City of Stockbridge Planning and Zoning Staff

RECOMMENDATION:

APPROVAL WITH CONDITIONS

City of Stockbridge Planning Commission

RECOMMENDATION:

City of Stockbridge Mayor and Council:

ACTION:



**COMPREHENSIVE PLAN AMENDMENT FOR THE PROPOSED CRESCENT
COMMUNITIES MIXED-USE DEVELOPMENT--FROM 'LOW-DENSITY
VERTICAL MIXED-USE' TO 'HIGH-DENSITY RESIDENTIAL'**

CASE FACTS

- Applicant:** Remi Rose Development, LLC
- Agent:** Battle Law, P.C.
- Location:** Located on Highway 138 West, west of I-75 and Mount Zion Parkway, in Land Lots 55 and 42 of District 12.
- Parcel ID:** Includes two parcels:
- Parcel #012-01003000 – The smaller parcel. Currently zoned 'C-1'. Contains 3.131 +/- acres and comprises the property at 1036 Highway 138 West, across from Spivey Road. Located in Land Lot 55 of District 12. Owned by Melissa Russell.
 - Parcel #012-01002000 – The larger parcel. Currently zoned 'C-2'. Contains 65.743 +/- acres. Situated adjacent to the western side of the smaller parcel, with frontage on Highway 138 West, across from Tributary Parkway. Located in Land Lot 42 of District 12. Owned by West Henry Land Corporation, et al.
- Lot Size/Acres:** 68.874 +/- total acres within two parcels.
- Request:** Change the property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed-use development project with apartments, townhomes, and commercial/retail uses. The applicant has also submitted a rezoning application (RZ-2022-01), which is running concurrently with this Comprehensive Plan Amendment application.
- Proposed Use/Project Description:** The applicant proposes to build a mixed-use development containing approximately 48,000 square feet of commercial/retail space within 2 buildings, 360 apartment units within 8 buildings, and 102 townhomes within 22 buildings.

The main entrance to the development would occur through a new driveway off Lake Spivey Parkway, across from Spivey Road, where a traffic signal is present. A secondary access would occur across from Tributary Parkway, but it would be limited to right-in and right-out turning movements due to the presence of a median in the center of

	Lake Spivey Parkway. Sidewalks and deceleration lanes would be provided along Lake Spivey Parkway.
Existing Land Uses:	Mostly vacant, except for a very small cemetery off Highway 138 West. The site is mostly wooded, except for Reeves Creek and its associated floodplain.
Zoning:	The applicant has simultaneously requested to rezone the subject property from the 'C-1' (Neighborhood Commercial), 'C-2' (General Commercial), and 'PMU' (Parkway Mixed-Use Overlay) districts to the 'PUD' (Planned Unit Development) and PMU districts. The rezoning application is running concurrently with the Comprehensive Plan Amendment application.
Road Access:	Via Highway 138 West.
Application Received:	April 4, 2022.
Community Meetings Held by Applicant:	March 16, 2022 and May 4, 2022.
Public Notices:	On May 6, 2022, signs were posted on the property and the applicant mailed notices to 29 adjacent property owners. Public Notices in the Henry Herald were scheduled to appear on May 4 and June 18, 2022.
Planning Commission Meeting:	May 26, 2022, via Zoom.
Council Meeting:	June 13, 2022, in the Council Chamber.

Development Regulations Relevant to Request:

- City of Stockbridge Unified Development Code, adopted on March 14, 2022.
 - All other City Code sections regarding site development standards and requirements.
-

COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

The City of Stockbridge adopted the [City of Stockbridge Comprehensive Plan 2018-2038](#) as a guide for the future development of the City, and its Land Use Element provides a vision for the development or redevelopment of land in the City over the 20-year period. Further, the Future Land Use Map provides a "future land use designation" for every parcel of land within the City. The subject property has a future land use designation of "Low-Density

City of Stockbridge, GA Community Development Department (770) 389-7900 May 26, 2022

Vertical Mixed-Use.” The Comprehensive Plan provides the description below for this designation.

[Low-Density Vertical Mixed-Use]

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

From this description, the proposed development would not be compatible with the future land use designation of the property since it would feature very different types of uses, including multiple-building apartment and townhome projects, as well as community-oriented commercial/retail uses. Therefore, a Comprehensive Plan Amendment is required to change the land use designation of the property to ‘High-Density Residential’, which is described below. The allowable residential densities of this designation range from 6 to 16 units per acre, while the proposed development’s densities are anticipated to include a gross density of 6.9 units per acre (accounting for the presence of Reeves Creek and its adjacent floodplain areas) and a net density of 8.3 units per acre.

[High-Density Residential Designation]

This designation is intended primarily for residential and uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.

ANALYSIS OF REQUEST

A. Consistency with the Comprehensive Plan. The requested Comprehensive Plan Amendment of the subject property from its current future land use designation of ‘Low-Density Vertical Mixed-Use’ to ‘High-Density Residential’ is necessary because the current land use designation does not allow the types of development which the applicant is proposing, with large multifamily uses and commercial uses in separate buildings. Further, the proposed densities would not be allowed under the existing land use designation.

B. Relation to the Zoning of the Property. The applicant has requested the rezoning of the subject property (via RZ-2022-01) from C-1 and C-2 to PUD in order to allow for the proposed mixed-use development project. These zoning districts are not permitted within under the property’s existing land use designation. But there is no need to change the property’s land use designation unless the property is rezoned in contemplation of a land development proposal. Therefore, any approval of the requested Comprehensive Plan

Amendment via CP-2022-01 must be contingent upon the simultaneous approval of the requested rezoning of the property via RZ-2022-01.

C. Suitability of the Site's Location. Although there are no other properties in the vicinity which have the requested High-Density Residential land use designation, the subject property is nevertheless suitable for this designation due to the following:

1. Its large size, whereby the High-Density Residential designation would not represent a small, "spot" designation relative to the surrounding area.
2. Its location along a State highway, making it suitable for high-density development.
3. Its proximity to a large C-3 (Heavy Commercial) zoning district on its eastern side, where major commercial uses could be developed.
4. Its proximity to a low-density use (single-family detached residential) on only one of its sides.

D. Maintaining the Current Land Use Designation. Due to the location of the subject property along a State highway, as well as its large size, it is unlikely that the types of land uses that are intended for areas having the Low-Density Vertical Mixed-Use designation would actually be developed on this property. Such uses would include locally-owned retail uses, low-intensity offices, and apartment/condo/loft uses in two-story buildings in a pedestrian-friendly environment.

RECOMMENDATIONS

This Staff Report has demonstrated that the requested Comprehensive Plan Amendment, via CP-2022-01, would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property, via RZ-2022-01, to allow for the proposed mixed-use development. The Planning and Zoning Staff therefore recommends the **APPROVAL** of the requested change in the subject property's future land use designation from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential'.

City of Stockbridge Planning and Zoning Staff
RECOMMENDATION:
APPROVAL

City of Stockbridge Planning Commission
RECOMMENDATION:

City of Stockbridge Mayor and Council:
ACTION:

Rezoning Application

City of Stockbridge, Georgia



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR REZONING APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION.

PLEASE NOTE: ALL FEES ARE NON-REFUNDABLE. THERE ARE NO EXCEPTIONS.

ALL APPLICANTS ARE REQUIRED TO SCHEDULE AND ATTEND A PRE-APPLICATION MEETING WITH THE CITY OF STOCKBRIDGE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PLEASE CALL THE OFFICE AT (770) 389-7900 TO SCHEDULE AN APPOINTMENT.

NO PRE-APPLICATION MEETING WILL BE CONDUCTED WITHOUT AN APPOINTMENT.

SHOULD YOU NEED FURTHER ASSISTANCE, PLEASE FEEL FREE TO CONTACT THE PLANNING AND ZONING DIVISION OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (770) 389-7900.

MEETING LOCATIONS—ALL PLANNING COMMISSION MEETINGS WILL BE HELD VIRTUALLY (BY ZOOM) UNTIL FURTHER NOTICE.

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.

ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK/INITIAL
Pre-Application Review Form (Meeting Notes)	1	Must be obtained from a current planner, prior to submitting your application. (by appointment only)	/
Application Form	1	1. Signed and notarized by owner. Original signature 2. In lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	/
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents filed with an application, and must be notarized .	/
Letter of Ownership	01	Letter stating that the owner is aware of the rezoning request and owns the property in question.	/
Letter of Intent	1	Must clearly state the proposed use and development intent.	/
Site Plans (24 x 36) and (11 x 17)	1 10	Must show minimum details: Buildings, setbacks, buffers, road frontage, correct scale, north arrow, present zoning classification, topographic information to show elevation and drainage, location and extent of required buffers, and the proposed lot layout.	/
Survey Plat (8 ½ x 11) Or (11 x 17)	1	Subject Property, prepared and sealed <i>within the last five years</i> by a professional engineer, landscape architect, or land surveyor who is registered in the State of Georgia. Said survey plat shall: 1) indicate the complete boundaries of the subject property and all buildings and structures existing therein; 2) Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and 3) include a notation as to the total acreage or square footage of the subject property.	/
Water and sewer availability letter	1	This letter must accompany the application at the time of submittal. It should state that water and sewer are available to serve the property, or such services can be extended to the site. Please obtain the letter from the appropriate office which serves the property, such as Henry County Water Authority, City of Stockbridge Public Works Department, or a Clayton County office.	/
Form from the Health Department	1	This letter must accompany the application at the time of submittal <i>(Only needed if property is not on sewer)</i> .	/

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Remi Rose Development, LLC Phone: 678-983-4657 Date: January 13, 2022

Address Applicant: 11 Lumpkin Street, Suite 200 Fax _____ Cell # 678-983-4657

City: Lawrenceville State: Georgia Zip: 30046 E-mail: roros@provisionholdings.com

Name of Agent Battle Law, P.C. Phone: 404-601-7616 Date: January 13, 2022

Address Agent: 3562 Habersham at Northlake Building J, Suite 100 Fax _____ Cell # 404-601-7616

City: Tucker State: Georgia Zip: 30084 E-mail: mlb@battlelawpc.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT HE OR SHE IS THE OWNER, OR AGENT OF THE OWNER, OF THE PROPERTY DESCRIBED BELOW, AND IS REQUESTING A REZONING OF THE PROPERTY.

Rezoning being requested from C1 and C2 to PUD for the purpose
of a residential development

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject property for no less than fifteen days prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason. MB Acknowledgement

Address of Property: 1036 Highway 138 West

Nearest intersection to the property: Highway 138 and Spivey Road
(Street Address)

Size of Tract: _____ acre(s), Land Lot Number(s): 42, 55, District(s): 12

Property Tax Parcel Number(s): 012-01002000, 012-01003000 (Required)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Remi Rose Development, LLC
Printed Name of Applicant

Notary

Signature of Agent

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____



Battle Law

STATEMENT OF INTENT

and

Other Material Required by
City of Stockbridge Zoning Ordinance
For
A Rezoning From C-1 and C-2 to PUD and
a Future Land Use Change from
Low Density Vertical Mixed Use to High-Density Residential

of

**Remi Rose Development, LLC.
c/o Battle Law, P.C.**

for

+/-65.743 Acres of Land
Being 1036 Highway 138 West
Stockbridge, Georgia and
Parcel Nos. 012-01002000 and 012-01003000

Submitted for Applicant by:

Michèle L. Battle, Esq.
Battle Law, P.C.
Habersham at Northlake, Building J, Suite 100
Tucker, Georgia 300384
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com



Battle Law

I. LETTER OF INTENT

Remi Rose Development, LLC. (the “Applicant”) is seeking to develop on +/- 65.743 acres of land being Tax Parcel Nos. 012-01002000 and 012-01003000 having frontage on Georgia State Highway 138 (the “Subject Property”) with a mixture of multi-family apartments, and fee simple townhomes. The development will include other parcels that will be used for neighborhood commercial. The Applicant is seeking a rezoning of the Subject Property from C-1 and C-2 to PUD and a Future Land Use Change from Low-Density Vertical Mixed Use to High-Density Residential.

This document serves as a statement of intent, analysis of the criteria under the Steinberg Act, and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

II. STEINBERG CRITERIA

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The zoning proposal will allow fee simple townhomes, apartments, and commercial uses. Nearby uses include single-family detached homes, a Kohl’s Department Store, a CVS drug store, and a package store. The proposed homes would serve the dual purpose of supporting the existing and new commercial businesses while also providing a diversity of housing types in the area. By introducing both fee simple townhomes and apartments, the zoning proposal would attract young professionals who seek smaller, more sustainable, housing solutions. Therefore, the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;



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The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. Commercial uses already exist in this area. This zoning proposal creates an opportunity to introduce different commercial uses that complement what already exists, while also considering uses that are needed and desired by the existing community members. The townhomes and apartments proposed would not be unsuitable in this area either. They would serve as an appropriate transitional buffer between the single-family homes to the West and the commercial center to the East.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The property does currently have a reasonable economic use as currently zoned, but commercial applicants are not interested in this site. The Subject Property is zoned C1 and C2 and has been vacant for quite some time. The Subject Property contains a creek and the accompanying stream buffer. The stream and its buffer make the Subject Property less desirable for a fully commercial applicant to develop this property. Commercial developers bring a much higher level of impervious surface due to the large parking lots and buildings needed to house their businesses. A residential development, on the other hand, is much more able to break up impervious surfaces with yards, trees, and open space. These additions provide much more protection to the sensitive environmental assets on the Subject Property than a fully commercial development would. The zoning proposal provides that protection while still providing the benefit of new commercial businesses in the area by placing the commercial uses close to the road, far away from the stream and the accompanying buffer, and placing the residential development behind the commercial uses to shield the stream from the commercial uses stormwater runoff. Therefore, while the Subject Property has a reasonable economic use, it is by no means the best use of the Subject Property.



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4. *Whether the zoning proposal will result in a use which will or would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The zoning proposal will not result in a use which will cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The Subject Property fronts on a major Highway which is more than capable of taking on any additional trips that might be caused by this proposed community.

5. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and*

The zoning proposal, by itself, is not in conformity with the policy and intent of the land use plan. However, paired with the future land use change, the entire request is in conformity with the policy and intent of the land use plan.

6. *Whether there are any other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The Applicant is not aware of any other existing or changing conditions affecting the use and development of the property which might give supporting grounds for either approval or disapproval of the zoning proposal.

III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a rezoning from C-1 and C-2 to PUD and the accompanying future land use change be approved. The Applicant welcomes any questions and feedback from the planning staff.

IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS



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The portions of the City of Stockbridge Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the City of Stockbridge Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the City of Stockbridge City Council to amend the land use and/or rezone the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or rezoning in questions would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.



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A refusal to allow the land use amendment and/or rezoning in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Michele L. Battle, Esq.
Attorney for the Applicant



Battle Law

05/02/2022

VIA: Email

RE: Crescent Communities Proposed Rezoning at Highway 138

ATT: Linda Logan (llogan@cityofstockbridge-ga.gov)

Ms. Logan:

This letter is meant to memorialize Crescent Communities' intention to subdivide and recombine property located off Highway 138 for the purpose of including that property with its proposed development off Highway 138.

The property in question is a portion of property owned by Melissa Russell, bearing the parcel number 012-01003000 (the "Subject Property"). The Subject Property is currently 3.131 acres. Crescent Communities owns, or is under contract to purchase, property immediately adjacent to the Subject Property which bears the parcel number 012-01002000 (the "West Henry Land Corp. Property"), and which is currently the subject of a pending zoning application.

To satisfy the City of Stockbridge's Universal Development Code, Crescent Communities plans to subdivide the Subject Property according to the plan shown in Exhibit A. Exhibit A shows that the Subject Property will first be subdivided to split +/- 1.26 acres from the Subject Property on the portion of the Project Site Boundary that runs North to South on the Subject Property in Exhibit A. That portion of the Subject Property will then be combined with the West Henry Land Corp. Property.

Additionally, Crescent Communities recognizes it will not be possible to combine the Subject Property with the West Henry Land Corp. Property until both properties bear the same zoning designation, but rezoning the Subject Property before subdividing it will leave a non-conforming PUD parcel. Therefore, Crescent Communities recognizes that the subdivision of the Subject Property and the subsequent recombination with the West Henry Land Corp. Property must take place before the rezoning.

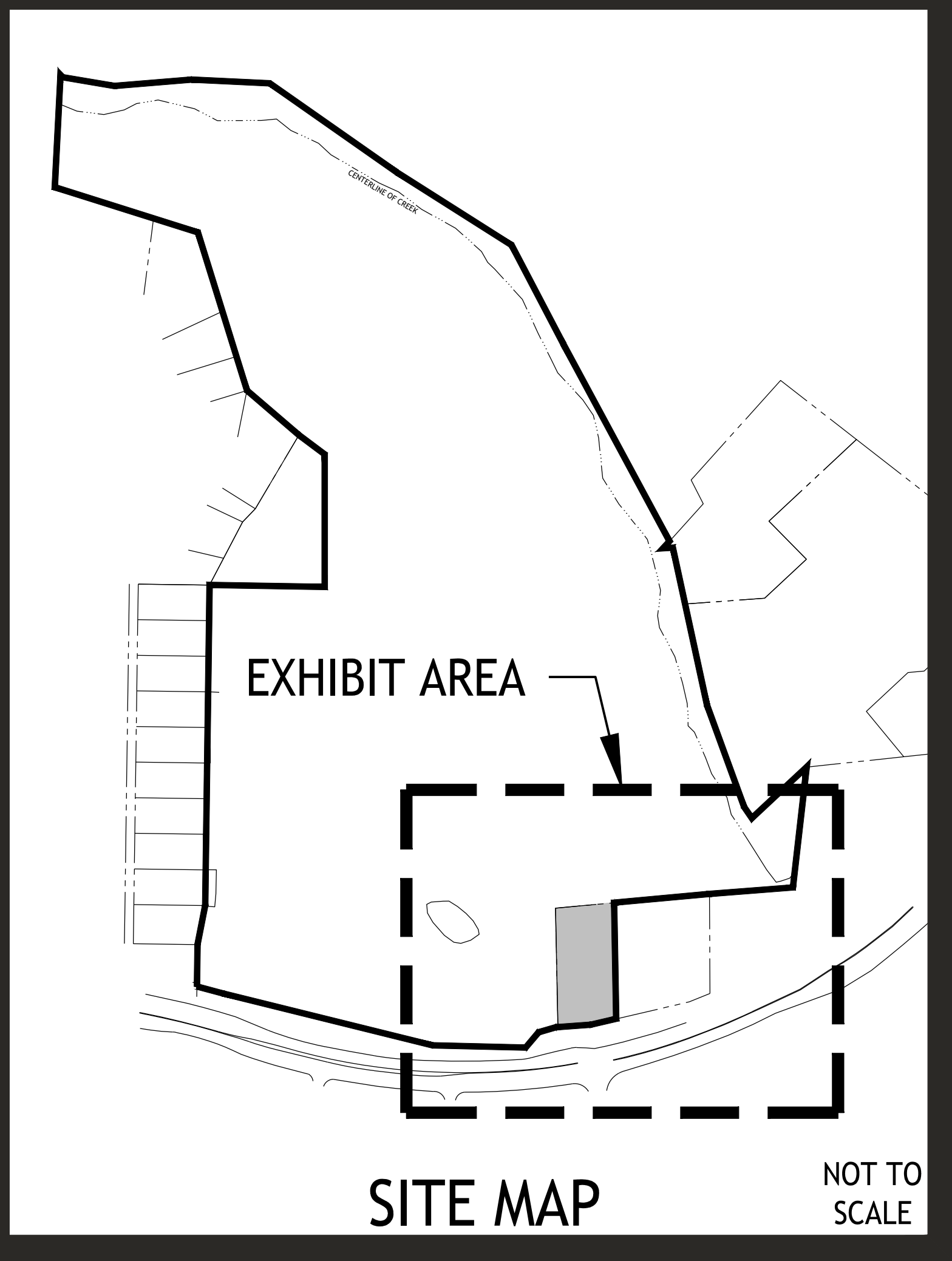
Crescent Communities welcomes any comments from Staff.

Prepared By:

Joshua Mahoney

For Battle Law, P.C.

Exhibit A



N/F
WEST HENRY LAND CORP ET AL
DB 2472/PG 176
DB 1494/PG 312
ID:012-01002000

AREA
2,863,746 SQ FT
65.743 ACRES

N/F
MANISH INC.
DB 14351/PG 317
ID:012-01005000

FLOODPLAIN

FLOODPLAIN
ZONE "AE"
(DOTTED AREA)

N/F
138 FAMILY
INVESTMENT, LLC
DB 14205/PG 131
ID:012-01004000

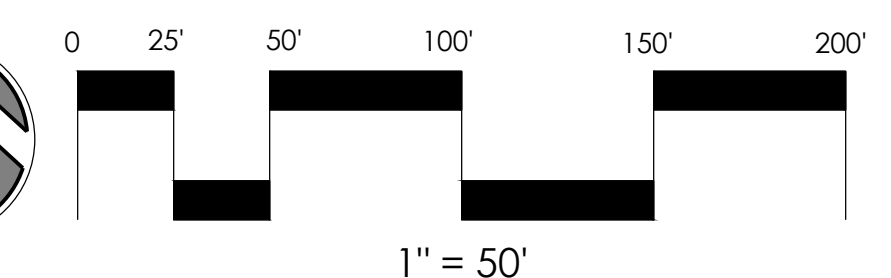
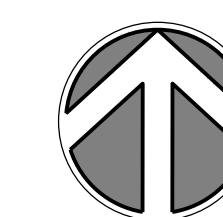
N/F
MELISSA RUSSEL
DB 15315/PG 142
ID:012-01003000

PROJECT SITE
BOUNDARY

ORIGINAL MELISSA
RUSSEL PARCEL
(3.131 AC) BOUNDARY

50' FRONT SETBACK

+/- 1.26 ACRES TO BE SUBDIVIDED
FROM MELISSA RUSSEL PARCEL
~THEN~
COMBINED WITH THE
WEST HENRY LAND CORP ET AL
PARCEL FOR A TOTAL PROJECT
SITE OF +/- 67 ACRES



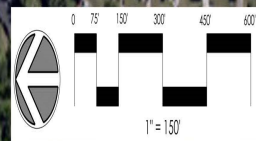
PREPARED FOR: PROVISION HOLDINGS

HIGHWAY 138 SITE
SUBDIVISION/RECOMBINATION EXHIBIT
STOCKBRIDGE, GA
4/4/2022

THOMAS
&
HUTTON

5553 PEACHTREE ROAD • SUITE 175
ATLANTA, GA 30341
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only. Does not limit or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the appreciation or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with out notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.



PREPARED FOR: PROVISION HOLDINGS

- PROJECT SITE: +/- 67 AC
- WETLANDS & FLOODPLAIN: +/- 11.2 AC (17%)
- NET DENSITY: +/- 8.3 UNITS/ACRE (+/- 55.8 AC)
- GROSS DENSITY: +/- 6.9 UNITS/ACRE (+/- 67 AC)

- NEIGHBORHOOD COMMERCIAL: +/- 4.1 AC
- TOWNHOMES: +/- 102 FRONT LOAD (24'x50' UNITS)
- APARTMENTS: +/- 360 (689 PARKING SPACES)
(1 BR: 208 / 2 BR: 104 / 3 BR: 48)
- MULTI-USE TRAIL: +/- 1 MILE

- COMMERCIAL: +/- 4.1 AC (6%)
- TOWNHOMES: +/- 22.0 AC (33%)
- APARTMENTS: +/- 22.1 AC (33%)
- SHARED OPEN SPACE: +/- 17 AC (25%)
- SHARED ENHANCED GREENSPACE: +/- 1.8 AC (3%)

HIGHWAY 138 SITE ILLUSTRATIVE REZONING EXHIBIT STOCKBRIDGE, GA

4/4/2022



PREPARED FOR: PROVISION HOLDINGS

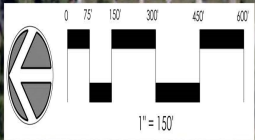
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HIGHWAY 138 SITE
IMAGERY REZONING EXHIBIT
STOCKBRIDGE, GA

4/4/2022



5555 PEACHTREE ROAD • SUITE 175
ATLANTA, GA 30341
www.thomasthutton.com

This map illustrates a general plan of the development which is for discussion purposes only. It is not to be used for any other purpose and is subject to change and/or deletion of any portion thereof without notice. The information contained in this map is based on data provided to the preparer of this map and is not to be used for any other purpose. Values were provided by outside sources and have not been verified.

[To be completed by City Staff,
prior to and during the meeting]

PRE-APPLICATION FORM

DATE March 25, 2022

APPLICANT: Remi Rose Development, LLC _____

TYPE OF APPLICATION: Rezoning and Comprehensive Plan Amendment

PROPERTY ADDRESS: 1036 Highway 138 West and an adjacent large parcel to the west

DISTRICT: 12 LAND LOT(S): 42 PARCEL I.D.(S): 012-01002000 and 012-01003000

CURRENT ZONING: C-1, C-2, & PMU PROPOSED ZONING: PUD and PMU

FUTURE LAND USE MAP DESIGNATION: Low-Density Vertical Mixed-Use

REQUEST/ITEMS DISCUSSED:

1. SITE PLAN – A revised site plan is forthcoming. It will contain a chart with a breakdown of acreage by land uses. City staff requested that the site plan be shifted slightly to include the intersection of Highway 138 with Mount Zion Parkway. The applicant questioned the required minimum lot width.
2. LETTER OF INTENT -- Is needed. The applicant will include an impact analysis of the Steinberg Criteria.
3. TRIP GENERATION REPORT – Has already been prepared and will be submitted with the final application.
4. EXTERIOR CONSTRUCTION MATERIALS – Will consist of brick, stone, and hardiplank.
5. CONCEPTUAL ELEVATIONS DRAWINGS – Requested by City Staff.

[Continued]

6. APPLICATION FILING FEES – The total amount will be determined by the number of acres for each type of land use, including a base fee and a per-acre fee for each land use (accounting for the total site acres).

7. MAILED NOTICES – The applicant is required to mail notices of the proposed rezoning to adjacent property owners.

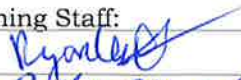
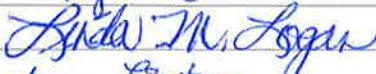
ZONING OF ADJACENT PROPERTIES:

NORTH: C-3 & PMU SOUTH: C-1, C-2, & PMU EAST: C-3 & PMU WEST: Clayton County

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS: The proposed development site is part of a
an approved annexation and rezoning (on May 13, 1996) of a large tract with approximately
178.06 acres by Sid M. Kresses, Larry E. Wilensky, West Henry Land Corporation, Et Al, of
which approximately 116.92 acres were zoned 'C-3' and approximately 60.64 acres were zoned
'C-2', within Land Lots 42 and 55 of District 12 Henry County.

[Continued]

MEETING ATTENDANTS:

City of Stockbridge Planning and Zoning Staff:		(Name and Signature)
Ryan Anderson, Chief Planner		(Name and Signature)
Linda Logan, Senior Planner		(Name and Signature)
Gordon Linton, Planner I		(Name and Signature)

PLEASE NOTE:

No application will be accepted unless all necessary documentation is complete and a pre-application meeting has been held (No exceptions).

[The pre-application/pre-submittal meeting was conducted by Linda Logan on March 25, 2022. This form was subsequently completed by Ms. Logan.]

The property will be POSTED with a City of Stockbridge rezoning sign. The sign must remain on the subject ~~property~~ for no less than fifteen days Prior to either Planning Commission or City Council meeting(s). The applicant or property owner shall not remove or alter the sign for any reason.



District Office
33 N. Zack Hinton Parkway
McDonough, GA 30253
770.957.6601



Henry County
Board of Education

Holly Cobb
Board Chair
District 3

Annette Edwards
Board Vice-Chair
District 5

Dr. Pam Nutt
District 1

Makenzie McDaniel
District 2

Sophe Pope
District 4

Mary Elizabeth Davis, PhD
Superintendent

We share a **VISION** to ensure a high-quality, world-class education for every student.

Our **MISSION** is to empower all students with exceptional opportunities and access that lead to success in a global society.

www.henry.k12.ga.us

To: Brittney Butler

Date: 3/15/2022

Re: Remi Rose Development LLC

Property Address and Nearest Intersection: HWY 138 & Spivey Rd

Projected Number of Dwelling Units: 462

Estimated Period of Construction: 30 Months

The below information is provided in response to your request.

Schools Serving Proposed Development	Current Number of Trailers	Projected Number of School Children for Development	Projected Number of Additional Classrooms to Serve Proposed Development	Projected Capital Improvement Costs
Red Oak Elem	0	462 Units	158 students ÷ 25 per class	If Modular \$25,000 per Classroom
Dutchtown MS	6	x .34 Children per unit		If Permanent \$300,000 per Classroom
Dutchtown HS	2	158 students	7 Classrooms	

Respectfully,

Jim Jones
Planning and Growth Coordinator
Operations
Jim.Jones@henry.k12.ga.us



5553 PEACHTREE ROAD, SUITE 175
ATLANTA, GA 30341 | 470.893.1700
WWW.THOMASANDHUTTON.COM

MEMORANDUM

TO: Ryan Oros, Managing Partner, Provision Holdings, LLC

FROM: Danielle Easterling, P.E.

DATE: March 15, 2022

RE: Trip Generation – Highway 138 Site
Thomas & Hutton Engineering Co. J-28501

This memo shows the traffic generated for the proposed mixed-use development on Georgia Highway 138 in Stockbridge, Georgia. The site is proposed to have 102 townhomes, 360 apartment dwelling units, and 48,000 square feet of commercial building space.

Trips generated by the proposed development are estimated using the standard rates and equations from the Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021.

Land Use: 215 – Single-Family Attached Housing “includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.” Also includes “townhomes/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).” The 102 townhomes fall into this category.

Land Use: 220 – Multifamily Housing (Low-Rise) “includes apartments, townhomes, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels).” The 360 apartments are within 3-floor buildings; therefore, the apartment trips are generated using this category.

Land Use: 821 – Shopping Plaza (40-150k) “is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit...Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.” The commercial property is envisioned to have a supermarket and falls into this category.

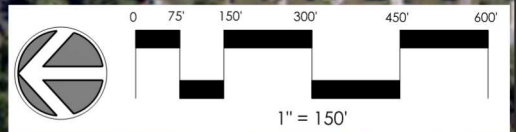
Since the development is mixed-use, the NCHRP 684 Internal Trip Capture Estimation Tool is utilized to remove the projected internal trip from the generated trips. ITE states “a key characteristic of a mixed-use development is that trips between the various land uses can be made on site and these internal trips do not utilize the major street system.”

Some trips produced by the development are considered pass-by trips. Pass-by trips are defined by ITE as intermediate stops “on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from traffic passing the site on the adjacent street or roadway that offers direct access to the generator. Pass-by trips are not diverted from another roadway not adjacent to the site.”

Table 1 shows the trip generation for the development. The trip generation calculations are attached.

Table 1. Trip Generation

Land Use Code	Land Use	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
215	Single-Family Attached Housing 102 dwelling units	734	15	34	33	25
220	Multifamily Housing (Low-Rise) 360 dwelling units	2,426	35	109	116	68
821	Shopping Plaza (40-150k) 48,000 square feet	4,536	105	64	209	227
Total Unadjusted Trips		7,696	155	207	358	320
Internal Capture Trips		-164	-2	-2	-80	-80
Pass-By Trips		-142	0	0	-75	-67
Total Primary Trips		7,390	153	205	203	173



PREPARED FOR: PROVISION HOLDINGS

- | | |
|---|---|
| - PROJECT SITE: +/- 70.0 AC | - NEIGHBORHOOD COMMERCIAL: +/- 4.1 AC |
| - WETLANDS & FLOODPLAIN: +/- 14.5 AC (21%) | - TOWNHOMES: +/- 102 FRONT LOAD (26'x50' UNITS) |
| - NET DENSITY: +/- 8.3 UNITS/ACRE (+/- 55.5 AC) | - APARTMENTS: +/- 360 (717 PARKING SPACES) |
| - ENHANCED GREENSPACE: +/- 1.75 AC (2.5%) | - MULTI-USE TRAIL: +/- 1 MILE |
| - OPEN SPACE: +/- 19.5 AC (28%) | |

HIGHWAY 138 SITE
CONCEPTUAL LAND USE EXHIBIT - FINAL
STOCKBRIDGE, GA
2/15/2022

HIGHWAY 138 SITE -TRIP GENERATION CALCULATIONS

J-29535.0000

ITE LAND USE CODE	ITE LAND USE DESCRIPTION	"X"	SIZE	ADT		AM PEAK HOUR		PM PEAK HOUR	
215	Single-Family Attached Housing	Dwelling Units	102 Units	T = 7.20(X) T = 7.20(102)		T = 0.48(X) T = 0.48(102)		T = 0.57(X) T = 0.57(102)	
				T = 734		T = 49		T = 58	
				Enter 50% 367	Exit 50% 367	Enter 31% 15	Exit 69% 34	Enter 57% 33	Exit 43% 25
220	Multi Family Housing (Low-Rise)	Dwelling Units	360 Units	T = 6.74(X) T = 6.74(360)		T = 0.40(X) T = 0.40(360)		T = 0.51(X) T = 0.51(360)	
				T = 2426		T = 144		T = 184	
				Enter 50% 1213	Exit 50% 1213	Enter 24% 35	Exit 76% 109	Enter 63% 116	Exit 37% 68
821	Shopping Plaza (40-150k) Supermarket - Yes	ksf	48 ksf	T = 94.49(X) T = 94.49(48)		T = 3.53(X) T = 3.53(48)		T = 9.08(X) T = 9.08(48)	
				T = 4536		T = 169		T = 436	
				Enter 50% 2268	Exit 50% 2268	Enter 62% 105	Exit 38% 64	Enter 48% 209	Exit 52% 227
Total Unadjusted Trip Generation Volumes				3848	3848	155	207	358	320
Internal Trips									
Retail				22	60	1	1	21	59
Residential				60	22	1	1	59	21
Total Internal Trips				82	82	2	2	80	80
Pass-By Trips									
821	Shopping Plaza	AM = 0, PM = 40%		75	67	0	0	75	67
Primary Trips				3691	3699	153	205	203	173

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Highway 138 Site			Organization:	Thomas & Hutton
Project Location:	Stockbridge, GA			Performed By:	DPE
Scenario Description:	AM Street Peak Hour			Date:	3/10/2022
Analysis Year:	2022			Checked By:	MB
Analysis Period:	AM Street Peak Hour			Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	48	ksf	169	105	64
Restaurant				0		
Cinema/Entertainment				0		
Residential	215,220	102,360	dwelling units	193	50	143
Hotel				0		
All Other Land Uses ²				0		
				362	155	207

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	1	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	362	155	207
Internal Capture Percentage	1%	1%	1%
External Vehicle-Trips ⁵	358	153	205
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	1%	2%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	2%	1%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Highway 138 Site
Analysis Period:	AM Street Peak Hour

Table 7-A: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	105	105	1.00	64	64
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	50	50	1.00	143	143
Hotel	1.00	0	0	1.00	0	0

Table 8-A (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	19		8	0	9	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	3	1	29	0		0
Hotel	0	0	0	0	0	

Table 8-A (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		34	0	0	0	0
Retail	0		0	0	1	0
Restaurant	0	8		0	3	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	18	0	0		0
Hotel	0	4	0	0	0	

Table 9-A (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	104	105	104	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	49	50	49	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-A (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	1	63	64	63	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	142	143	142	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
² Person-Trips
³ Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Highway 138 Site	Organization:	Thomas & Hutton		
Project Location:	Stockbridge, GA	Performed By:	DPE		
Scenario Description:	AM Street Peak Hour	Date:	3/10/2022		
Analysis Year:	2022	Checked By:	MB		
Analysis Period:	PM Street Peak Hour	Date:			

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	821	48	ksf	436	209	227
Restaurant				0		
Cinema/Entertainment				0		
Residential	215,220	102,360	dwelling units	242	149	93
Hotel				0		
All Other Land Uses ²				0		
				678	358	320

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		0	0	59	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	21	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	678	358	320
Internal Capture Percentage	24%	22%	25%
External Vehicle-Trips ⁵	518	278	240
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	10%	26%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	40%	23%
Hotel	N/A	N/A

¹ Land Use Codes (LUCs) from <i>Trip Generation Manual</i> , published by the Institute of Transportation Engineers.
² Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.
³ Enter trips assuming no transit or non-motorized trips (as assumed in <i>ITE Trip Generation Manual</i>).
⁴ Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.
⁵ Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.
⁶ Person-Trips
*Indicates computation that has been rounded to the nearest whole number.
Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Highway 138 Site
Analysis Period:	

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	0	0	1.00	0	0
Retail	1.00	209	209	1.00	227	227
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	149	149	1.00	93	93
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	5		66	9	59	11
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	4	39	20	0		3
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		17	0	0	6	0
Retail	0		0	0	69	0
Restaurant	0	105		0	24	0
Cinema/Entertainment	0	8	0		6	0
Residential	0	21	0	0		0
Hotel	0	4	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	21	188	209	188	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	59	90	149	90	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	0	0	0	0	0	0
Retail	59	168	227	168	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	21	72	93	72	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Table 7.1a Adjusted Internal Trip Capture Rates for Trip Origins within a Multi-Use Development

Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Office	0.0%	0.0%
	To Retail	28.0%	20.0%
	To Restaurant	63.0%	4.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	1.0%	2.0%
	To Hotel	0.0%	0.0%
From RETAIL	To Office	29.0%	2.0%
	To Retail	0.0%	0.0%
	To Restaurant	13.0%	29.0%
	To Cinema/Entertainment	0.0%	4.0%
	To Residential	14.0%	26.0%
	To Hotel	0.0%	5.0%
From RESTAURANT	To Office	31.0%	3.0%
	To Retail	14.0%	41.0%
	To Restaurant	0.0%	0.0%
	To Cinema/Entertainment	0.0%	8.0%
	To Residential	4.0%	18.0%
	To Hotel	3.0%	7.0%
From CINEMA/ENTERTAINMENT	To Office	0.0%	2.0%
	To Retail	0.0%	21.0%
	To Restaurant	0.0%	31.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	8.0%
	To Hotel	0.0%	2.0%
From RESIDENTIAL	To Office	2.0%	4.0%
	To Retail	1.0%	42.0%
	To Restaurant	20.0%	21.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	0.0%
	To Hotel	0.0%	3.0%
From HOTEL	To Office	75.0%	0.0%
	To Retail	14.0%	16.0%
	To Restaurant	9.0%	68.0%
	To Cinema/Entertainment	0.0%	0.0%
	To Residential	0.0%	2.0%
	To Hotel	0.0%	0.0%

Table 7.2a Adjusted Internal Trip Capture Rates for Trip Destinations within a Multi-Use Development

Land Use Pairs		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Office	0.0%	0.0%
	From Retail	4.0%	31.0%
	From Restaurant	14.0%	30.0%
	From Cinema/Entertainment	0.0%	6.0%
	From Residential	3.0%	57.0%
	From Hotel	3.0%	0.0%
To RETAIL	From Office	32.0%	8.0%
	From Retail	0.0%	0.0%
	From Restaurant	8.0%	50.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	17.0%	10.0%
	From Hotel	4.0%	2.0%
To RESTAURANT	From Office	23.0%	2.0%
	From Retail	50.0%	29.0%
	From Restaurant	0.0%	0.0%
	From Cinema/Entertainment	0.0%	3.0%
	From Residential	20.0%	14.0%
	From Hotel	6.0%	5.0%
To CINEMA/ENTERTAINMENT	From Office	0.0%	1.0%
	From Retail	0.0%	26.0%
	From Restaurant	0.0%	32.0%
	From Cinema/Entertainment	0.0%	0.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To RESIDENTIAL	From Office	0.0%	4.0%
	From Retail	2.0%	46.0%
	From Restaurant	5.0%	16.0%
	From Cinema/Entertainment	0.0%	4.0%
	From Residential	0.0%	0.0%
	From Hotel	0.0%	0.0%
To HOTEL	From Office	0.0%	0.0%
	From Retail	0.0%	17.0%
	From Restaurant	4.0%	71.0%
	From Cinema/Entertainment	0.0%	1.0%
	From Residential	0.0%	12.0%
	From Hotel	0.0%	0.0%



Providing Quality Water and Quality Services to Our Community

October 4, 2021

Adam Kirk
Thomas & Hutton
5553 Peachtree Road
Suite 175
Atlanta, GA 30341

Re: Highway 138
Parcel 012-01002000
Henry County, Georgia

Mr. Kirk,

Clayton County Water Authority owns and maintains a 12-inch water main running along the north side of Highway 138 at the above referenced property. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 23.84 MGD.

The Authority also owns and maintains an 18-inch sanitary sewer main running along the east side of Reeves Creek east of the referenced property. Sanitary sewer may need to be extended, may require easements and be at the owner's expense. Wastewater generated from your development would receive treatment at the WB Casey WRF. This facility has a design capacity of 24.0 MGD and is presently treating 11.85 MGD. The Authority does not guarantee capacity of plant or infrastructure; capacity is allocated only when purchased.

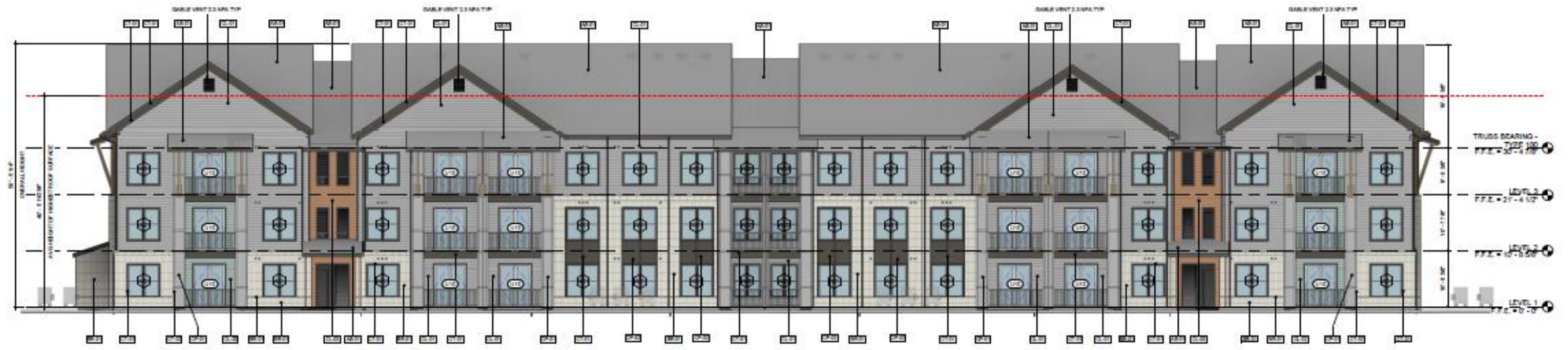
The data contained in this letter is for informational purposes only indicating location and size. A survey, by the above referenced property owner, may be necessary to determine connection to the Authority's system.

Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

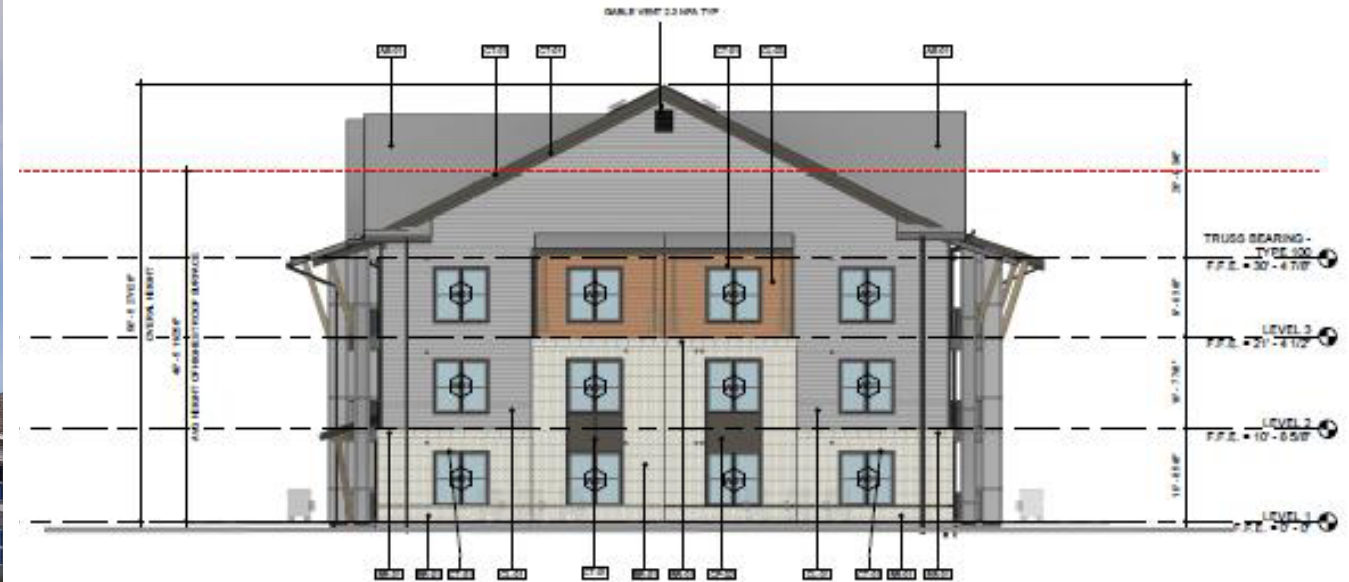
Sincerely,

A handwritten signature in blue ink that reads "Keith Watkins".

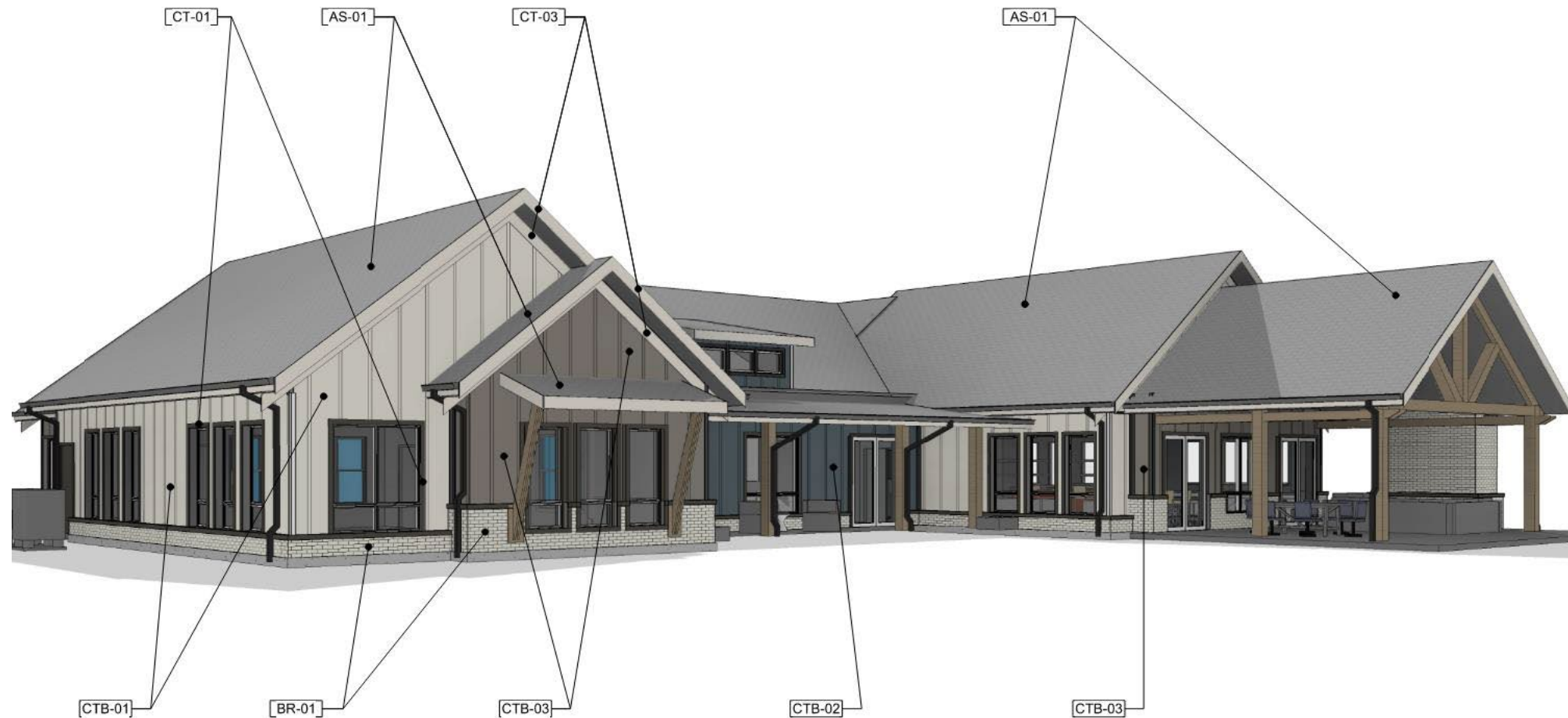
Keith Watkins
Engineering Supervisor



2 BUILDING TYPE 100 - FRONT ELEVATION
1/8" = 1'-0"



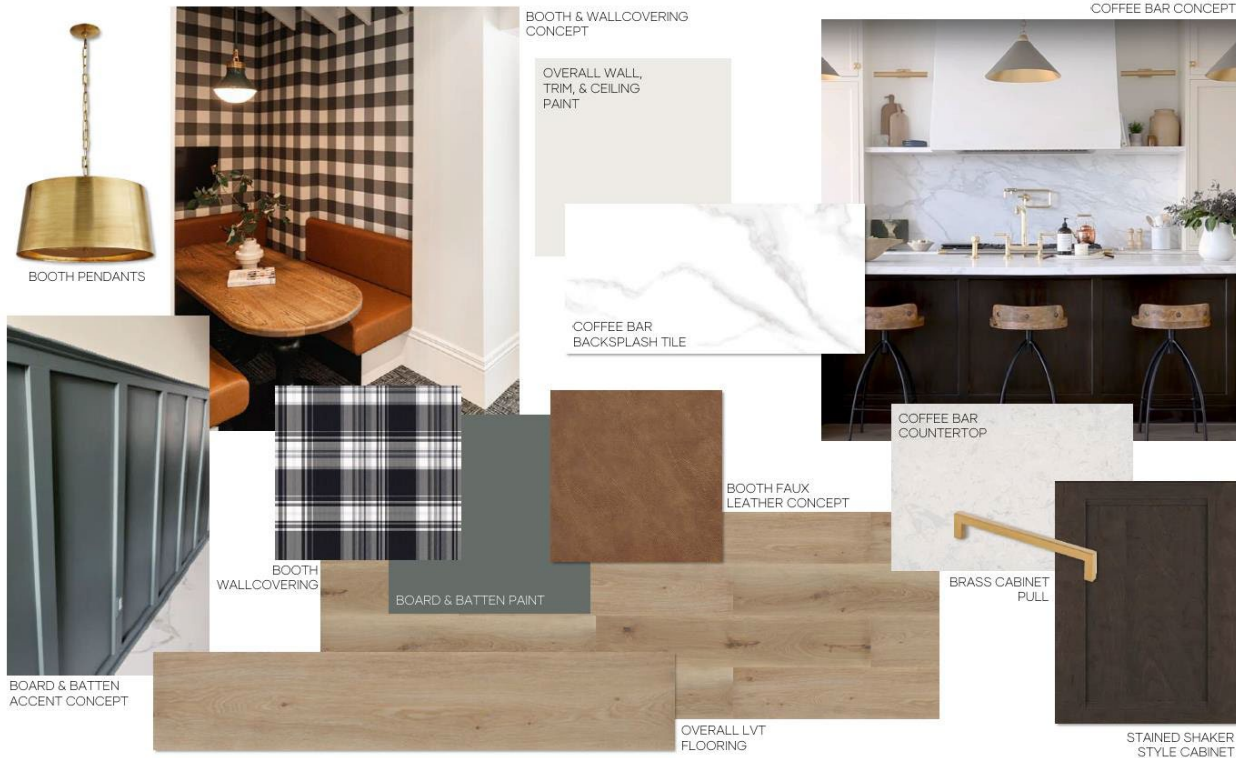
1 BUILDING TYPE 100 - RIGHT ELEVATION
1/8" = 1'-0"



EXTERIOR FINISH LEGEND

NO.	MATERIAL DESCRIPTION
BR-01	BRICK VENEER: WHITE RUSTIC BRICK / PAINTED BRICK : WHITE FLOUR SW7102
CL-01	HARDIE: 6" CEMENTITIOUS LAP SIDING: ARGOS SW7065
CL-02	HARDIE: 6" CEMENTITIOUS LAP SIDING: SLATE TILE SW7624
CL-03	ASHPHALT SHINGLES
CL-03	6" CEMENTITIOUS LAP SIDING: WOODTONE RUSTICSERIES: ASPEN RIDGE
CP-01	HARDIE: CEMENTITIOUS PANEL: ARGOS SW7065
CT-01	HARDIE: CEMENTITIOUS TRIM: URBANE BRONZE SW7048
CT-03	HARDIE: CEMENTITIOUS TRIM: WHITE FLOUR SW7102
CTB-01	HARDIE: CEMENTITIOUS BOARD & BATTEN : WHITE FLOUR SW7102
CTB-02	HARDIE: CEMENTITIOUS BOARD & BATTEN: SLATE TILE SW7624
CTB-03	HARDIE: CEMENTITIOUS BOARD & BATTEN: DOVETAIL SW7018







NOVEL Upper Westside
Atlanta, GA



NOVEL Riverwalk
Tampa, FL



NOVEL Montford Park
Charlotte, NC



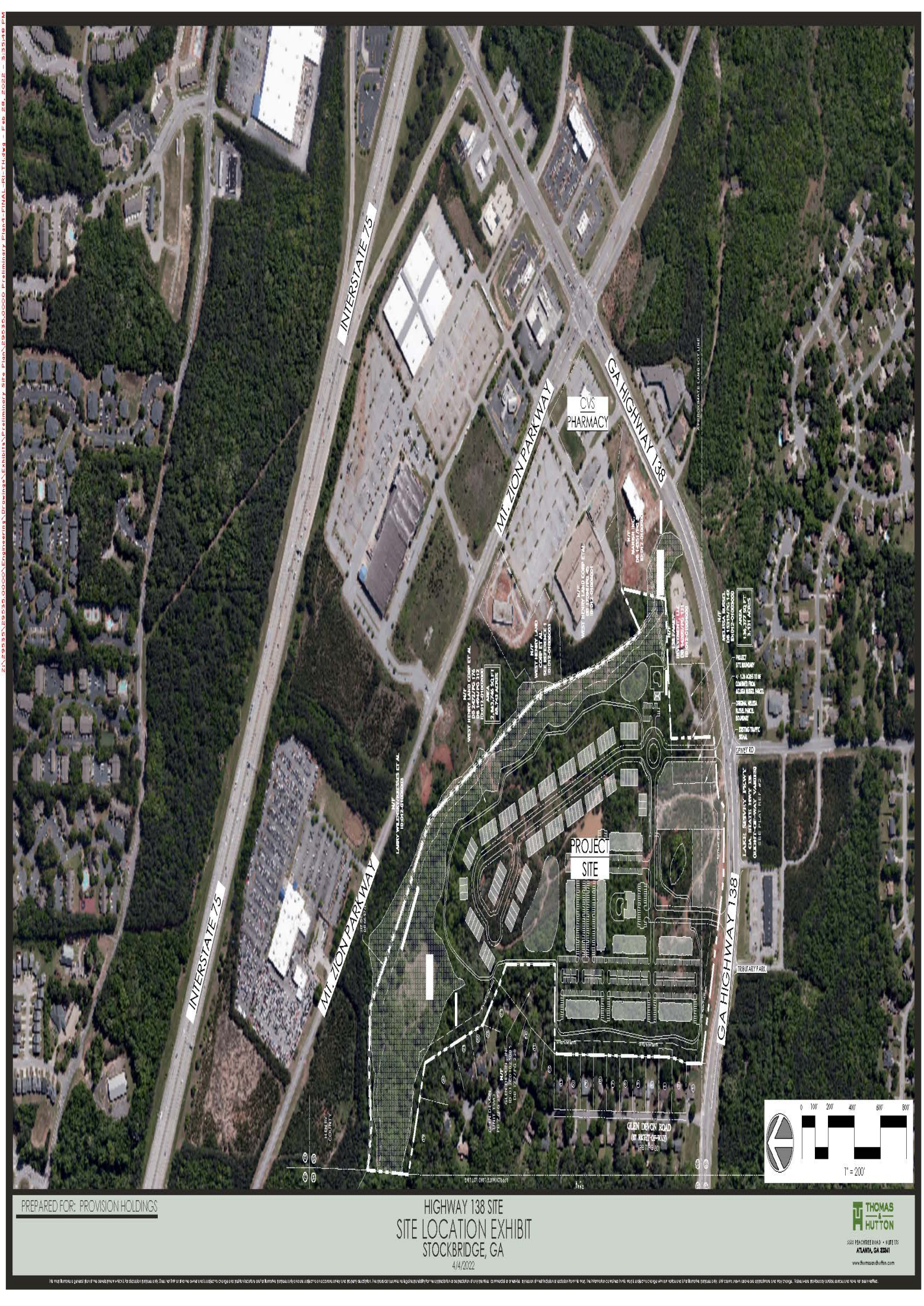
NOVEL Atherton
Charlotte, NC



NOVEL Providence Farms
Charlotte, NC







PREPARED FOR: PROVISION HOLDINGS

HIGHWAY 138 SITE
SITE LOCATION EXHIBIT
STOCKBRIDGE, GA
4/14/2022

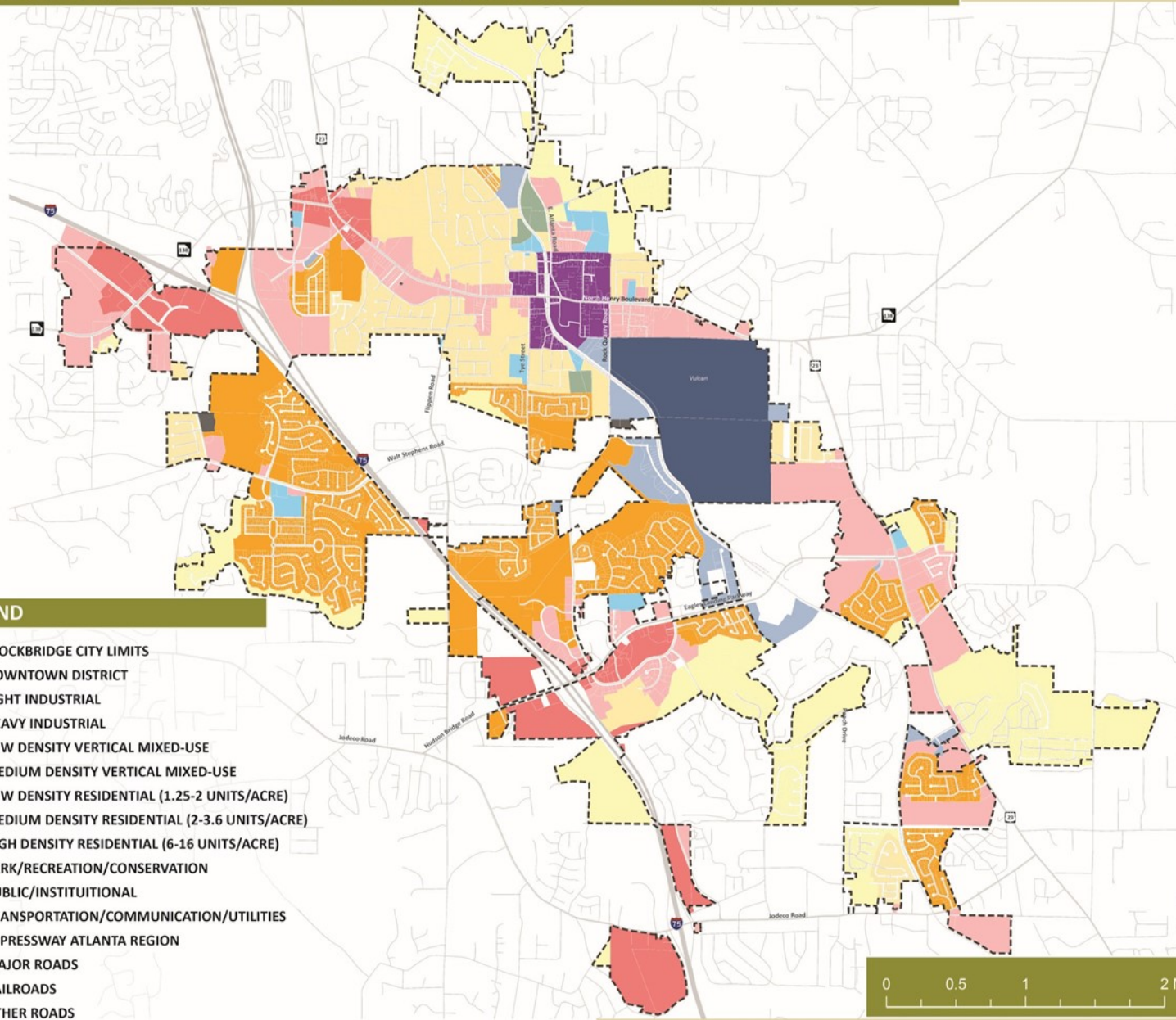
THOMAS
HUTTON
1011 Peachtree Road • Suite 130
Atlanta, GA 30341
www.thomashutton.com

21-23-033-N-E9-033-0000-Engineering-Drawings-Exhibits-Preliminary Site Plan-E9-033-00000 Preliminary Plan-4-FINAL-RI-T4-048 - Feb 28, 2022 - 3:35:46 PM

STOCKBRIDGE FUTURE LAND USE MAP

LEGEND

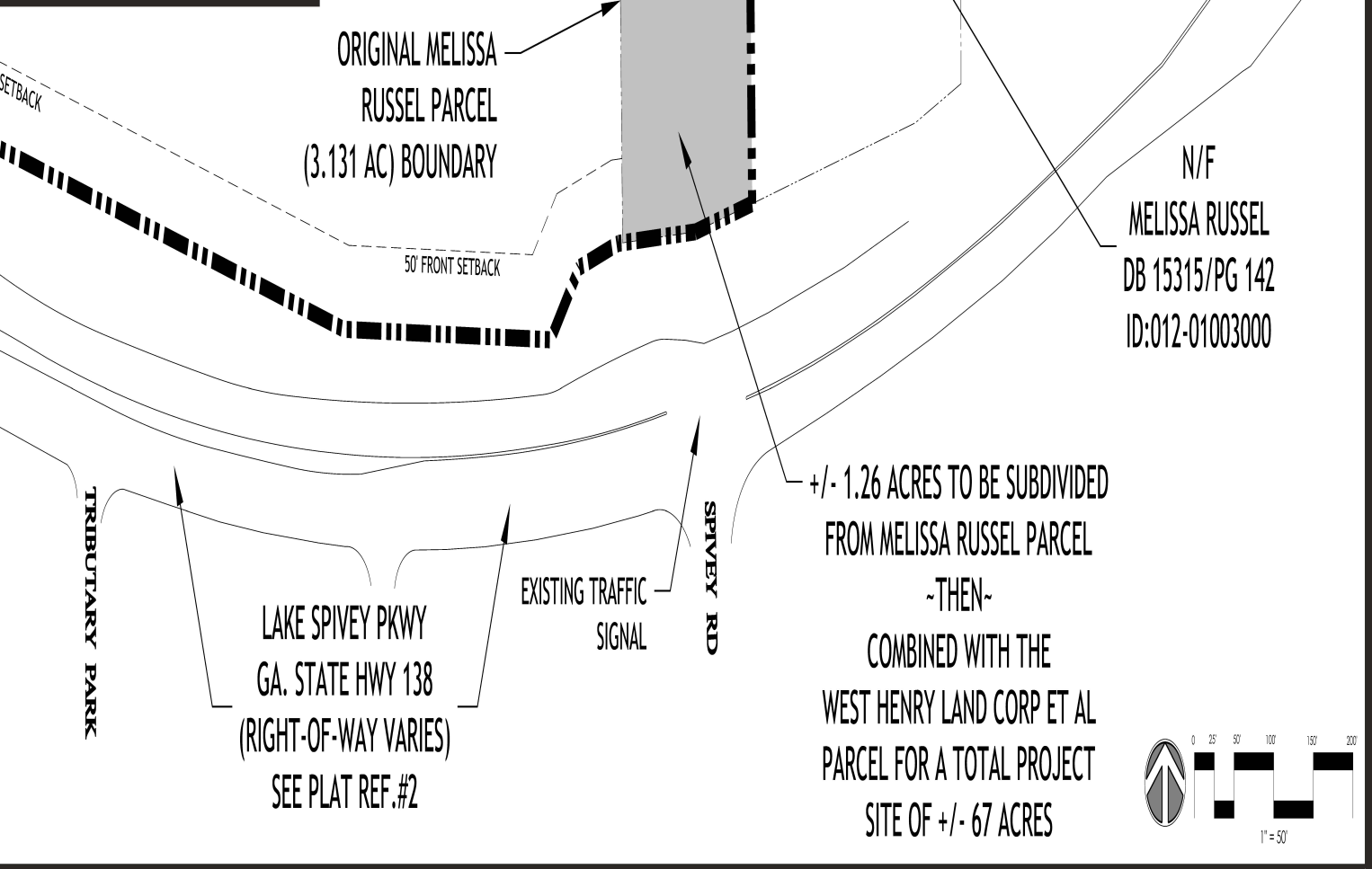
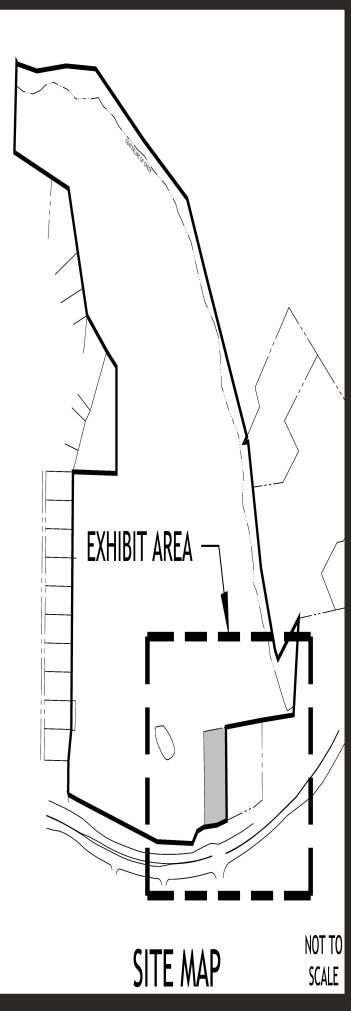
- STOCKBRIDGE CITY LIMITS
- DOWNTOWN DISTRICT
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- LOW DENSITY VERTICAL MIXED-USE
- MEDIUM DENSITY VERTICAL MIXED-USE
- LOW DENSITY RESIDENTIAL (1.25-2 UNITS/ACRE)
- MEDIUM DENSITY RESIDENTIAL (2-3.6 UNITS/ACRE)
- HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)
- PARK/RECREATION/CONSERVATION
- PUBLIC/INSTITUTIONAL
- TRANSPORTATION/COMMUNICATION/UTILITIES
- EXPRESSWAY ATLANTA REGION
- MAJOR ROADS
- RAILROADS
- OTHER ROADS



City of Stockbridge
Comprehensive Plan



2:825535N:29555.0000N Engineering Drawing Exhibit N Preliminary Site Plan 25535.0000 Preliminary Plat 4 FINAL-RI-TH.dwg - Feb 28, 2022 - 3:35:48 PM



N/F
WEST HENRY LAND CORP ET AL
DB 2472/PG 176
DB 1494/PG 312
ID:012-01002000

N/F
MANISH INC.
DB 14351/PG 317
ID:012-01005000

AREA
2,863,746 SQ FT
65.743 ACRES

N/F
138 FAMILY
INVESTMENT, LLC
DB 14205/PG 131
ID:012-01004000

N/F
MELISSA RUSSEL
DB 15315/PG 142
ID:012-01003000

+/- 1.26 ACRES TO BE SUBDIVIDED
FROM MELISSA RUSSEL PARCEL
~THEN~
COMBINED WITH THE
WEST HENRY LAND CORP ET AL
PARCEL FOR A TOTAL PROJECT
SITE OF +/- 67 ACRES

