



Where Community Connects

**STOCKBRIDGE
PLANNING COMMISSION**

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Brecca Carter

Community Development Director

Ryan Anderson

Chief Planner

Linda Logan,

Senior Planner, Secretary

Gordon Linton, Planner I

Quinton Washington, City Attorney

**Planning Commission
Meeting
Agenda
January 26, 2023 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, JANUARY 26, 2023 6:30 PM

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. ADOPTION OF THE AGENDA**
- VI. APPROVAL OF MINUTES -- October 27, 2022 Summary Minutes
October 27, 2022 Summary Minutes**

ADOPTION OF 2023 PLANNING AND ZONING SCHEDULE

Item # 1 - 2023 Planning and Zoning Schedule
Presented by:

PUBLIC HEARINGS:

**Item # 1 - CITY OF STOCKBRIDGE -- ADOPTION OF THE OFFICIAL ZONING MAP, #OZM-2022-01. To consider Staff amendments to the Official Zoning Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.
*To be deferred until further notice.***

Presented by:

Item # 2 - CITY OF STOCKBRIDGE – ADOPTION OF THE OVERLAY DISTRICT MAP, #ODM-2022-01. To consider Staff amendments to the Overlay District Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

To be deferred until further notice.

Presented by:

Item # 3 - CITY OF STOCKBRIDGE – ADOPTION OF THE FUTURE LAND USE MAP, #FLUM-2022-01. To consider Staff amendments to the Future Land Use Map, in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 1640+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, and parcels primarily consisting of 1507+/- single-family residential, 105 combined commercial and industrial, etc.

To be deferred until further notice.

Presented by:

Item # 4 - CITY OF STOCKBRIDGE -- UNIFIED DEVELOPMENT CODE -- TEXT AMENDMENT, #TX-2022-01. To allow the use of “Computer and data processing services” within the C-3 Heavy Commercial District as a permitted use, and to update other applicable references to this use throughout the Unified Development Code.

Presented by: Brecca Carter

Item # 5 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-06. To consider a change to the future land use designation of property at 576 Davis Road (Parcel #S05-01002000) from Henry County’s designation of ‘Low-Density Residential’ to the City of Stockbridge’s designation of ‘High-Density Residential’ in order to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27.635 +/- acres.

Presented by: Brecca Carter

Item # 6 - REZONING CASE #RZ-2022-07. The City of Stockbridge Planning Commission will hold a public hearing on Thursday, January 26, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, February 13, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request to rezone property at 576 Davis Road (Parcel #S05-01002000) from Henry County's 'RA' (Residential-Agricultural) district to the City of Stockbridge's 'MFR' (Multiple Family Residential) district in order to allow for the construction of a townhome development. Applicant: Forestar Real Estate Group (USA), Inc. Agent: Alex Brock of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 91 of District 12, and it contains 27.635 +/- acres.

Presented by: Brecca Carter

Item # 7 - VARIANCE CASE #VR-2022-03. The City of Stockbridge Planning Commission will hold a public hearing on Thursday, January 26, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, February 13, 2023 at 6:00 p.m. in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider three Variance Requests for property at 576 Davis Road (Parcel #S05-01002000) in order to allow for the construction of a townhome development. The three requested variances are as follows: 1) reduce the front yard setback from the required minimum of 50 feet to 25 feet; 2) reduce the side yard setbacks from the required minimum of 15 feet to 10 feet; and 3) increase the maximum lot coverage from the allowable maximum of 50 percent to 75 percent.

Presented by: Brecca Carter

Item # 8 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-07. The City of Stockbridge Planning Commission will hold a public hearing on Thursday, January 26, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, February 13, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a Comprehensive Plan Amendment Request to change the future land use designation of certain property on the north side of Hudson Bridge Drive, comprising Parcel #032-01-26000, from 'Medium-Density Vertical Mixed-Use' to 'High-Density Residential' in order to allow for the construction of an apartment development. Applicant: Carter Acquisitions, LLC, c/o Battle Law, P.C. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

Presented by: Brecca Carter

Item # 9 - REZONING CASE #RZ-2022-08. The City of Stockbridge Planning Commission will hold a public hearing on Thursday, January 26, 2023 at 6:30 p.m., and the City of Stockbridge Mayor and City Council will hold a public hearing on Monday, February 13, 2023 at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request to rezone certain property on the north side of Hudson Bridge Drive, comprising Parcel #032-01026000, from the C-2 (General Commercial) district to the MFR (Multiple Family Residential) district in order to allow for the construction of an apartment development. Applicant: Carter Acquisitions, LLC, c/o Battle Law, P.C. Agent: Battle Law, P.C. The property is located in Land Lot 21 of District 6, and it contains 20.367 +/- acres.

Presented by: Brecca Carter

PROJECT UPDATES

STAFF COMMENTS

ADJOURNMENT