



Where Community Connects

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Askia Abdullah, Chair

Stanley Dumas

Kathleen Nelson

Harold Thibodeaux

David Planchon

Vacant

ADMINISTRATION

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
April 27, 2023 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, APRIL 27, 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 -- January 26, 2023 Summary Minutes**
Approval of the January 26, 2023 Summary Minutes

CITY OF STOCKBRIDGE -- ADOPTION OF THE COMBINED OFFICIAL ZONING & OVERLAY DISTRICT MAP (#OZM-2023-01)

Item # 1 - Adoption of the Combined Official Zoning & Overlay District Map for 2023

Presented by:

FINAL PLAT CASE #PL-2023-01

Item # 1 - Consideration of a Final Plat for the proposed Eagles Hill Townhomes (f.k.a. Eagles Ridge Townhomes), entitled "Final Plat For: Eagles Hill", which was prepared by Falcon Design Consultants and dated March 3, 2023. The project would be a component of the Winding Creek Master Plan, as approved by City Council via Ordinance #OR18-458, which requires the development to comply with the specifications of the City's previous RM-2 (Multiple Family Residence District – Townhouses) zoning district. The applicant proposes to develop 80 townhome lots on 19.57 acres, at a density of 4.08 units per acre. Applicant: Falcon Design Consultants. The property is located on Campground Road and Highway 42 in Land Lots 33 & 34 of District 7.

To be presented by the Community Development Staff.

Presented by:

CONSIDERATION OF THREE CASES FOR 576 DAVIS ROAD

Item # 1 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-06

Consideration of a Comprehensive Plan Amendment Request to assign the future land use designation of property located at 576 Davis Road (Parcel #S05-01002000) to 'High-Density Residential' 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.

To be presented by the Community Development Staff.

Presented by:

Item # 2 - REZONING CASE #RZ-2022-07

Consideration of a Rezoning Request to assign the zoning district of 'MFR' (Multiple Family Residential) to property located at 576 Davis Road (Parcel #S05-01002000) 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.

To be presented by the Community Development Staff.

Presented by:

Item # 3 - VARIANCE CASE #VR-2022-03

Consideration of a Variance Request to grant a variance for property at 576 Davis Road (Parcel #S05-01002000) in order to allow for the construction of a townhome development. The requested variance would reduce the front yard setback from the required minimum of 50 feet to 25 feet. 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.

To be presented by the Community Development Staff.

Presented by:

PROJECT UPDATES

STAFF COMMENTS

BOARD COMMENTS

ADJOURNMENT