



Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Yolanda Barber

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilman Alphonso Thomas

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda May 8, 2023 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, MAY 8, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the Retreat Minutes 03/20/2023
- 2 Adoption of the Retreat Minutes 03/21/2023
- 3 Adoption of the Retreat Minutes 03/22/2023
- 4 Adoption of the Work Session Minutes 03/23/2023

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

CEREMONIAL

- 5 Review of the following proclamations: National Mental Health Awareness Month; Public Employee Recognition Week; National Municipal Clerk's Week; National Day of Prayer; National Small Business Week; Asian American-Pacific Islander Month.

PRESENTATION

- 6 FY2024 Budget Process Timeline

OLD BUSINESS

- 7 Council Consideration to appoint the Stockbridge Representative to the Transportation Advisory Group - Presented by: Frederick Gardiner

PUBLIC HEARING

Item # 8 - Adoption of the Combined City of Stockbridge Official Zoning & Overlay District Map for 2023 -#OZM-2023-01. Consideration of amendments to the Official Zoning Map & Overlay District Map in accordance with the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 2202+/- 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. The Zoning & Overlay District Map will be combined as a single document. The previous Zoning Map and Overlay District Map was adopted on March 14, 2022. Presented by:

Item # 9 - 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. The Planning Commission APPROVED this request with amended conditions at the April 27, 2023 meeting.

Presented by:

Item # 10 - 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. The Planning Commission APPROVED the item with four (4) zoning conditions on April 27, 2023.

Presented by:

Item # 11 - 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. The Planning Commission APPROVED the item with three (3) zoning conditions on April 27, 2023.
Presented by:

NEW BUSINESS

- 12 Council Consideration to approve the city's Liability Insurance Policy effective May 19, 2023 - May 19, 2024 - Presented by: Frederick Gardiner, Vanessa Holiday
- 13 Council Consideration to approve the Economic Development Incentives Policy Framework - Presented by: Kimberley Allonce

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber noting some Board/Committee meetings will continue to take place via Zoom. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (May 9)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. at the Welcome Center 130 M L King, Sr. Heritage Trail (May 12)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (May 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (May 16)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (May 25)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council (May 30)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Jun 12)

- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Jun 12)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park 111 Davis Rd. Lots and great food and activities for everyone.
- Save the Date: Carrie May Hambrick Day, Saturday, May 13th. More information to follow. Contact Councilman Thomas at 404-247-4972 for more information.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Henry for Music (HFM) presents the ASEP Violin Classes and Music Program of Cotton Indian, Red Oak, and Fairview Elementary Schools & Students from the HFM Youth Orchestra United "Joy Through Music" Spring Concert 2023 on Tuesday, May 16, 2023 at 7pm at the Merle Manders Conference Center and will feature Mayor Pro Tem Barber on violin.
- Honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank and years of service as Councilman Thomas sends a salute to honor Veterans all year long. Please send pictures to rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.
- The City of Stockbridge Police Department is conducting a "Teddy Bear Drive" to benefit our partners at the Georgia Center for Child Advocacy. New and gently used teddy bears can be left at the Police Department located at 4545 N. Henry Blvd. or scan the QR Code on the city's website to purchase one from Amazon. Bears are used to comfort children receiving services after significant incidents.

Get your tickets for the Maxwell concert taking place Mother's Day weekend at the Stockbridge Amphitheater on Saturday, May 13th, and Sunday May 14th. Visit stockbridgeamp.com for more information on this concert and the 2023 Stockbridge Concert Series.

ADJOURNMENT

COUNCIL RETREAT
March 20, 2023
10:00 a.m.
Action Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Yolanda Barber
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney

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.

The meeting was called to order by Mayor Ford at 10:35 a.m.

Mayor Ford thanked Peachtree City Mayor Leonard, Council Member Mike King, and City Clerk Jasmin Julio for their warm welcome to their city.

Roll Call: All members present for roll call except Councilwoman Gantt and Councilman Blount.

Councilman Blount joined the meeting at 10:45 a.m.

Councilman Alexander motioned to approve the Agenda; seconded by Councilman Thomas. The motion passed 4-0.

DAY ONE AGENDA

Facilitated by Frederick Gardiner – City Manager

Mayor Ford thanked everyone for attending and turned the meeting over to Mr. Gardiner who gave an overview of Retreat with Day One with the Strategic Plan for the City and how we get to the implementation of the Action Plan and the city's Financial Advisor will provide the city's future needs; Day Two with presentations by key departments to include Economic Development, Community Development, Public Works and Police Department updates and financial updates from the Finance Department; Day Three will include the GMA District 3 Representative covering Civility and Governance and a discussion on the Amphitheater; and noted the city's officials and staff would be attending the National League of Cities Congressional Conference in Washington, DC later in the week and meeting with U.S. Senator Warnock and Congressman David Scott to discuss assistance with federal funding resources for city projects during the week of March 27th,

Strategic Plan - Leader Gov – Bill Stark and Joy Marshall

Mr. Stark reviewed the Strategic Plan and solicited input from the Mayor and Councilmembers on how the city can move forward with the desired Action Plan to achieve the goals and objectives for the city.

Councilman Alexander expressed his confidence in the city embarking upon and completing more than one project at the same time, with the Trails and Cultural Arts Center being the city's focus and suggests the city move forward with the current funding.

Councilman Thomas noted the Cultural Arts Center would have a great impact on the community and asked the elected officials to be committed to the project and that staff be accountable with a tracking tool to measure success, noting the center has the potential of being another economic spur for the downtown district.

Mr. Stark noted documents need to be made public utilizing OpenGov to track progress and lay out the milestones.

Mayor Ford noted he believes the Police Department and Court are ahead of schedule, and noted his concerns with the cost and anticipates a tax.

Councilman Blount noted his request to Mr. Wiggins, and former City Manager, Randy Knighton and the city's Financial Advisor, Ed Wall for an analysis regarding the city's sustainability regarding the implementation of the police department, noting the need for long-term funding; and expressed his concern with the city being reactive instead of proactive and the implementation of a millage tax; and subsequent requests for Mr. Wall to attending meetings last year and it did not happen.

Ms. Holiday noted the city's millage form is submitted to the County annually and is currently set at 0.0; noting if a millage is to be assessed the city would need to pass a millage rate at a public meeting.

Attorney Washington noted the city would need to pass by Resolution an amendment to the current SDS (Services Delivery Strategy) Agreement and determine the L.O.S.T. (Local Option Sales Tax) with official action by the Council based on the 2020 census, noting he has been working with the Georgia Department of Revenue.

Mayor Ford agreed.

Mayor Pro Tem Barber noted the city needs a tax structure in place and the governing body needs to receive routine updates of the city's financial position; noted the Police Department cost is an area of concern and wants to be able to explain to constituents what the city anticipates regarding the city's finances.

Mr. Gardiner explained how the millage is assessed and noted the city's financial advisor is on the Agenda for Day Two.

Mr. Starks suggested the city develop a written Millage Plan.

Mr. Gardiner agreed.

Mayor Pro Tem Barber noted the city needs to do a better job with providing information to the public, specifically regarding economic development, trails and connectivity, and be more proactive and consistent with code enforcement; and noted the lack of communication to the public was quite concerning as she was unable to recall when the city provided residents with a newsletter, noting the city's Public Information Officer needs to be responsible for getting the newsletter out to the public more frequently.

Councilman Alexander referenced the CVB presentation and noted Workforce Housing, Affordable Housing is needed across the board; noted the county has placed a moratorium on apartments, and the city needs to move forward with incentive packages for development.

Mayor Ford noted the city's diversity was solid especially when it comes to city events and initiatives; noting the attendees are well attended by everyone.

Mayor Pro Tem Barber noted wayfinding helps with the branding of the city and it is important to implement a marketing plan to include E-commerce in 2023.

Councilman Alexander agreed with wayfinding being a priority; and noted the Annual HispaniFest has been a positive event bringing diversity to the downtown area of the city.

Councilman Blount questioned the price tag of the event.

The consensus of the Council was to move forward with the event and grandfather the SalsaFest in for 2023 and review the Amphitheater Rental policy for future events.

Councilman Alexander referenced the newly installed EV (Electric Vehicle) Charging Stations located at city hall and asked when they would be ready for use; and noted the city needs to purchase electric vehicles to add to its fleet.

Mr. Gardiner noted the EV Charging Stations are ready to go.

Mr. Stark noted staff questioned what the Council meant by "Best in Class" in their comments regarding the Strategic Plan.

Councilman Alexander responded: Best in Class = Completed Streets.

Councilman Thomas noted he is concerned that the Council is unaware of the city's financial status and needs more frequent reporting from staff; and noted there needs to be a more concerted effort to seek grant funding and asked the City Manager to direct the Grants Administrator to seek grants for the city; and noted the Council needs another format for discussions.

Mr. Gardiner noted staff will present a breakdown of the financials and review the numbers in detail monthly during the Work Session meetings, and Directors will present department quarterly reports during the meetings going forward.

Councilman Alexander noted the governing body previously received a weekly update of information from the prior administrator, which was a great flow of information, keeping the officials informed on the happenings of the city, and would be helpful to the Council if that was added back to keep everyone in the loop.

Mr. Stark noted the Action Plan will address concerns with accountability.

There was a discussion about converting the Work Session to a Work Shop informal setting and not streamed versus a Work Session streamed format, however, there was a consensus who agreed the public has become accustomed to seeing streamed meetings and should continue.

Mayor Pro Tem Barber suggested the use of the Consent Agenda at the Work Session Meeting, monthly updates and a procurement component, noting there were questions regarding the signing of contracts by the Mayor and/or City Manager.

Attorney Washington referenced the language in the Charter as it relates to the signing of contracts, noting the Mayor's signing authority.

The Council directed staff to provide all contracts to the City Clerk for execution, adding the City Manager to the process. The City Clerk shall provide all contracts the City Manager for review prior to obtaining signatures and then forward to either the Mayor or City Manager for signature.

City Manager's Items -Frederick Gardiner

Mr. Gardiner referenced an Invitation for a Request for Qualification for a Mixed-Use Downtown Development; noted the City of Stockbridge in conjunction with the Stockbridge Downtown Development Authority (DDA) will be requesting proposals from well qualified developers or development teams who have the capacity and expertise to develop a new mixed-use development in the heart of Downtown Stockbridge; noted the requests for proposals are made on behalf of the City and the DDA; noted the City of Stockbridge will act as the facilitator/coordinator, and main point of contact during the review of the development proposals.

Mr. Gardiner noted the city encourages teams who have experience with infill and downtown development to submit proposals; noted prior experiences on similar or related projects will be an important consideration in selecting a team for this work and firms or teams with experience designing and building redevelopment sites with a mix of uses, unique architecture, and inviting gathering spaces will be given preference in the selection process; noted proposals will need to include specifics on any such experience of the firm or team and references as well; noted the downtown development project sites are owned by the City of Stockbridge and the properties are available for development as the city has acquired these sites over the last ten years for redevelopment activities; and noted it is anticipated that the site in its entirety would be part of an incentive package to encourage the selected development opportunity. Mr. Gardiner reviewed the Scope of Work; Financial Capacity, Selection Process; Evaluation Criteria and Timeline.

Mr. Gardiner noted the Norfolk Southern is moving forward with the Silent Crossing, noting there will be no upgrades to Valley Hill, only to Love Street, and Love Street will be the priority.

The meeting was adjourned without objection.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

COUNCIL RETREAT
March 21, 2023
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Yolanda Barber
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney

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.

The meeting was called to order by Mayor Ford at 9:04 a.m.

Roll Call: All members present for roll call except Councilwoman Gantt and Councilman Alexander.

Councilman Alexander joined the meeting at 9:15 a.m.

Councilman Blount motioned to approve the Agenda; seconded by Councilman Thomas. The motion passed 3-0.

DAY TWO AGENDA

Facilitated by Frederick Gardiner – City Manager

Economic Development Update - Kim Allonce, Director

Mr. Allonce gave an overview of his background; noted he is the Staff Liaison of the Downtown Development Authority and Citywide Development Authority and has expressed to both boards along with Main Street that all entities move forward together and not separately with the vision of the City.

Mr. Allonce gave a general overview of Economic Development; reviewed his first 60 days of laying the groundwork; gave an overview of the department plans for Business Development, Business Retention, Workforce Development, Local & State Incentives, Market Research & Insights, Creative Placemaking, Marketing & Attraction and Site Selection, with a goal to develop marketing materials by December 2023; noted during his first 60 days he has focused on building relationships with regional leaders, attended new business ribbon cuttings and other are events for business development, is working to rally Main Street, the DDA, CDA and the business community behind *ONE VISION*; working with Southern Crescent Technical College and Clayton State to increase Workforce Development with on-site visits scheduled to local businesses; noted he seeking to identifying opportunities to launch a business newsletter in the upcoming months; noted he will bring

a request to the Council to host and celebrate Stockbridge businesses during National Small Business Week to recognize the critical contributions of small business owners to the local economy; referenced his efforts in support of downtown development and beautification; noted the Wayfinding project being spearheaded by the Main Street Manager, Ms. Harris-Braggs is moving forward and thanked everyone for their participation and support; noted the success of the Main Street Program's success of the last Shop Small with over 30 vendors participating in initiative and 2000 patrons engaging in the App; and noted he plans to bring the Economic Incentive Policy to the next meeting for adoption.

Mayor Pro Tem Barber requested an overview of the TAD (Tax Allocation District).

The TAD map was displayed for view.

Mr. Gardiner noted the emphasis of the TAD would be Burke Street, Love Street, M L King, Sr. Heritage Trail and E. Atlanta Rd. as those streets represent the downtown, the city's heartbeat, and described the heartbeat and currently being weak, and the outer arteries of the city are stronger, and the TAD is the tool that will strengthen the heartbeat/downtown district of the city.

Councilman Blount questioned if the County is going to be agreeable with supporting the city's request for the TAD, noting it must be a collaborative effort, and the city cannot implement the TAD on its own; noted he is in favor of the TAD as an awesome tool, but is concerned that all parties may approve except the County and cause the plan to be halted; and suggests the city do a better job of getting approvals ahead of starting projects.

Councilman Thomas noted there are new players on the County Commission and is hopeful the City and County will work and try to collaborate for the success, noting city residents are also county residents; and expressed the importance of the city re-establishing the Small Business Association.

Mr. Allonce noted that his experience has shown the group requires hands own assistance from the city, and noted he would want the association to be successful, as the group must create value.

Mr. Gardiner referenced his history of working with four Business Associations in the past, and stressed the importance of marketing materials.

Councilman Blount noted the city has history of having a Stockbridge Business Association and the Stockbridge Association of Business that attempted to form.

Mr. Allonce noted it is important for the city not to incentivize what the market is already taking care of.

Councilman Thomas stated he is encouraged with where the Economic Development Department is headed and the future of the city.

Community Development Update - Brecca Carter, Director

Ms. Carter gave an overview of the Community Development Department noting the Four Pillars of Value: to bring value to the Cit of Stockbridge, Council & City Management; to bring value to the residents of Stockbridge; to bring value to business owners and development partners; and to bring value to the employees of the city; and noted the Community Development Divisions: Administration,

Planning & Zoning and Geographic Information Systems (GIS), Building, Permitting & Inspections, Business Services, all in support of economic growth.

Ms. Carter referenced the current positions in the department, noting critical positions that are vacant and the challenges within the department because of staff deficiencies; noted the requests coming to the City Council requesting on-boarding of in-house Building and Permitting positions, and reviewed the costs and benefits of the new structure.

Ms. Carter reviewed the revenue generated by the department for the Fiscal Year 2022 of Occupational Tax & Alcohol in the \$1,531,451; Alcohol Monthly Excise Fees in the amount of \$844,806; New Business License Fees in the amount of \$29,107 and Hotel/Motel Tax in the amount of \$477,045; and noted the Fiscal Year 2023 for the same noting, Occupational Tax & Alcohol in the \$1,199,366; Alcohol Monthly Excise Fees in the amount of \$115,215; New Business License Fees in the amount of \$2,904 and Hotel/Motel Tax in the amount of \$56,641.

Ms. Carter reviewed what is ahead for the remainder of the year that includes streamlining the online Application and Fees portal; resident and business owner education of the UDC (Unified Development Code) and Code Enforcement; 5-year Comprehensive Plan Update; Feasibility Study for Pedestrian Connectivity Downtown; Update Planning & Zoning-GIS and Business License Fee Schedules in comparison to Metro Atlanta; Incentivize Economic Development in downtown area to increase tax/business based and business expansion; Finalize GIS Mapping Interactive Map.

Ms. Carter noted the department seeks to create a sustainable long-term community and is looking into the development of a community garden; noted the department uses the city's platform EnerGov and seeks to utilize the newly added platform OpenGov for transparency reporting; noted the desire to implement a Technical Review Committee to minimize and mitigate Plan Review; and will request a Permitting Consultant, noting the funding in the 2022 budget; noted with the recent annexation, there were 372 businesses annexed into the city and with that, the City will present the new 2023 Official Zoning map for adoption in April.

Mayor Ford asked if the newly adding properties are zoned differently.

Ms. Carter noted state law requires the zoning of the newly annexed properties to be comparable of the city's current zoning.

Councilman Thomas referenced a presentation that he brought forward a couple of years ago regarding the Community Development Department to bring Building & Permitting In-House with a cost savings and benefit to the city.

Ms. Carter acknowledged the prior request and sees the need for the transition.

Councilman Blount asked Ms. Carter what her availability has been to the department as the Director.

Ms. Carter responded she has always been available in person, by phone or by email.

Mayor Pro Tem Barber asked about the request coming to the Council at the April 10th meeting.

Ms. Carter noted she has been in communication with the current contractor noting staffing has been inconsistent and unstable, and will request the contract to end and an emergency vendor be brought in along with the approval and advertising for in-house positions, and noting the Permit Coordinator and Executive Assistant positions were both vacant in the department.

Councilman Thomas noted he and other members of Council have noted they have all received complaints of unanswered calls in city hall and other departments throughout the city and recommended the City Manager pull back on the city's Teleworking Policy; referenced Councilwoman Gantt's highlighting of staff not be in attendance, not answering calls, and not responding to citizens noting they are working from home, and asked the City Manager to look at which positions should not be included in the teleworking program because the level of customer service across the board is currently below the city's standards, noting the policy is being abused.

Mr. Gardiner noted he was made aware of a particular area in city hall, and noted the issue has been addressed.

Councilman Alexander noted that it should not matter where an employee is, the phones need to be answered and staff should always respond to requests and asked the Directors how the policy is administered in their respective departments.

Ms. Holiday noted that while the current policy allows for up to two days each week of teleworking, the Clerk's Office staff schedules one day of teleworking in each week based on the activities and meetings scheduled during that week and requires a summary report to be submitted detailing the job duties performed during the telework day.

Mr. Wiggins noted that similarly, he has authorized one day of teleworking, noting payments cannot be accepted over the phone.

The Council suggested there be a review of the policy and positions that are not feasible for teleworking.

Councilman Alexander noted if there is a solid track record are staff is not abusing the policy, and the public is being served, then those employees should not be punished.

Mr. Gardiner noted the Teleworking Policy is an effective tool for hiring key employees.

Councilman Alexander recommended the creation of a Customer Service Policy specifically for handling phone calls with a specific timeline of returning calls.

The Council agreed.

Ms. Carter presented an update on Major Construction Projects: Eagles Ridge Subdivision, which will need to be renamed due to duplication of the recently annexed subdivision having the same name; Home2Sites Hotel; Argento @Bridges of Jodeco Luxury Apartment homes and Argento @ Bridges of Jodeco Commercial Mixed-Use development; Costco, Holiday Inn Express, TruHilton Hotel, Starbucks, Chick-Fil-A; North side of Hwy. 138 Apartments; South side of Hwy. 138 Townhomes; and noted the Best Western Hotel has been cited with a court date of April 19, 2023.

Councilman Blount asked if 25% is the development requirement for Jodeco project.

Mr. Gardiner noted he was aware of the pods that were allocated in the development and would review the Jodeco Development agreement and report back regarding the conditions.

Councilwoman Gantt joined the meeting at 1:30 p.m.

Executive Session

Motion to convene Executive Session for Personnel, Real Estate and Litigation: Thomas/Gantt passed 4-0 (Blount was not present for the vote).

Councilwoman Gantt exited the meeting at 3:30 p.m.

Motion to adjourn Executive Session: Alexander/Thomas passed 4-0.

Motion to reconvene the meeting: Barber/Alexander passed 4-0.

Public Works - Decius Aaron, Director

Mr. Aaron gave an overview of the Public Works Department referencing Water, Sewer, Stormwater, Sanitation, Facilities Maintenance, and General Maintenance; reviewed completed and ongoing projects by department; noted the challenges resulting from the recent annexation noting the addition of 81 miles of streets, sidewalk maintenance, right of way maintenance, updating street and sidewalk assessments, traffic signals, street signs and staffing; provided a preliminary estimated cost of the LMIG (Local Maintenance Improvement Grant) including the newly annexed properties primarily with Stormwater and Sanitation, noting there are no foreseen challenges with Water or Sewer.

Mr. Aaron referenced the Digital Reader Boards that have been designed by Falcon Design Engineering & Consultants at East Atlanta Rd and North Henry Blvd. and Eagles Landing Pkwy., noting Falcon will provide an update; noting the discussions with the County regarding sub-standard roads that were annexed into the city, specifically, Walt Stephens Rd., Old Conyers Rd., Mt. Zion and Sentry Oak where there are a great deal of existing potholes that were inherited by way of the annexation referendum; and noted the difficulties of obtaining hot mix from the vendor with the city making cold patch repairs as a result.

Councilman Alexander asked Mr. Aaron about the timeline and roll out of sanitation services for the newly annexed residents.

Mr. Aaron noted GFL, the sanitation provider, was only notified of the renewal of their contract two weeks ago.

Councilman Thomas recommended a Sanitation Roll Out Plan to be presented to the Council at the April 10, 2023 Council meeting.

The Council agreed.

Councilman Thomas noted the importance of Code Enforcement to maintain the aesthetics of the city keeping the city free of litter, debris and code violations, noting there are numerous city vehicles that should be riding the city daily making sure residents and business owners are compliant.

Mr. Gardiner noted all city issued vehicles have officers should be utilizing their vehicles to do something when you see something out of order or see litter and debris or infractions and at minimum report and say something when they see infractions; specifically, when they are patrolling city streets; and noted the same applies for all city issued vehicles to public works staff, and always acting in the best interest of the city.

Councilman Blount exited the meeting at 4:00 p.m.

Police Update - Frank Trammer, Chief

Chief Trammer gave an overview of the Police Department referencing a diversity in staff, the 30/30 Gender Ratio for female officers; noted the building renovations have been complete, under budget, and will schedule an official ribbon-cutting for the Police Department building in mid-April; noted the class of the Citizens Police Academy will start April 6th; noted members are still needed for the Citizens Police Advisory Council for appointments; referenced the department's community engagement efforts, securing grant funding, the implementation of a DEA Task Force position; and the Police Foundation.

Chief Trammer noted an increase in the number of calls, auto accidents, an increase in response time, the inability to handle drug charges and relying on the Henry County Police Department or handle fatality accidents; and noted new officers hired post annexation will not be fully trained to serve until late Spring/Summer of this year.

Chief Trammer referenced concerns about the validity of the data received from the County, noting the city's data shows a 32% decrease in crime.

Councilman Alexander was pleased to see the statistic noting the decrease in crime and asked about the parking on the street enforcement.

Chief Trammer noted the city's Parking Ordinance needs to be fixed, noting warnings are being issued, however there are problems with the enforcement.

Councilman Alexander expressed his concern with the Council just being made aware of issues enforcing the Parking Ordinance.

Chief Trammer noted a Clinician will begin working with the department effective July 1st; noted there will be a Special Enforcement Unit in place with Code Enforcement with Staff Sgt. Neal and is under the direction of Captain Anderson; noted there are challenges with ICE Staffing and there will be a need to hire ICE Officers for the (4) four Patrol Zones which will require a budget amendment for enforcing licensing permitting compliance, noting Sgt. Neal's is in addition to the requested positions; and noted all officers are sworn issue citations.

Chief Trammer noted the Speed Detection Cameras are in place with fines of \$75, noting the revenue generated cannot go into the city's General Fund.

Chief Trammer noted he would be making a request for a Full-Time Crime Intelligence Analyst position, Full-time Accreditation Manager and (2) two additional Code Enforcement Officers for a total of (5) Code Enforcement Officers, not including Sgt. Neal or Captain Anderson.

Chief Trammer noted officers are paid overtime after 86 hours worked and suggested the officers work the Amphitheater events as a separate off-duty position.

Chief Trammer noted the police department would be developing an App and implementing an online reporting tool for the public to complete and submit submissions; and noted the Alarm Code/False Alarms issue needs to be addressed with the establishment of fees.

Finance Update – Ed Wall, Financial Advisor

Mr. Wall presented the city's financial report, noting the numbers did not include the newly annexed residents.

Mr. Wall referenced a report prepared June 9, 2021 by the City's Treasurer, John Wiggins and former City Manager, Randy Knighton and was noted as an Aggressive Forecast.

Revenues: Sales Tax collections assume 2% increase for years 2022, 2023, and 2024; other taxes are composed of Franchise Tax, Occupational Tax, Insurance Premium Tax, Alcohol Tax increase of 2% per year in 2022, 2023, and 2024; Property Taxes assumed County Millage Rate for Police levied by the City at 1.824 mills; the City of Stockbridge Tax Digest for 2019 was \$1,005,031,056 – noting one mill equals \$1million; City Extra millage rate of 2.50 mills; Property Taxes will increase by 3% each year; Court Revenues projected at \$1,000,000 per year; Licenses and Permits, Charges for Services and Intergovernmental and Other Revenues will remain constant with no increases; Fines and Forfeitures will be restored to pre-COVID 2019 levels; Interest Earnings are low due to low interest rates; assumer interest rates on investment of cash at 0.05%

Expenses: General Expense items are expected to increase at the rate of inflation annually at 2%; New Expenses are Self-Explanatory; Police Budget will increase with inflation annually at 2%; Court Expenses are projected to increase by \$250,000 to \$500,000 annually; Transfers out are for: Debt Service on City Hall, the Conference Center, Cemetery and Downtown Development Authority.

Mr. Wall referenced the new expenses beginning 2022 included the Police Department at a projected budget in 2022 at \$4.7 million, 2023 at \$4.8 million, and 2024 at \$4.9 million; and Debt Service on 2021 Bonds in 2022 at \$188,045, 2023 at \$1.5 million and 2024 at \$1.5 million; and an Amphitheater Subsidy for 2023 and 2024 of \$250,000.

Mr. Gardiner, Mr. Wiggins and Chief Trammer gave input to the numbers presented where adjustments need to be made in the report.

Mr. Wall advised he would make the changes to the 2023/2024 projections noting the new data.

Mr. Wall referenced the Georgia Department of Revenue report noting Henry County SSD Police at 1.904.

Mr. Wall noted that he expects the 2% sales tax increase to be on point; noted RedSpeed funds collected from the Police Department are limited; however, capitol expenses can be used from RedSpeed funds, and he would advise the city if an Official Intent Resolution could be used for reimbursement of the Police Building; and noted the Truist Money Market Rate as of February 2023 for Big Bonds was 4.25%.

Motion to adjourn made by Mayor Pro Tem Barber; seconded by Councilman Thomas. The motion passed 3-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

COUNCIL RETREAT
March 22, 2023
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Yolanda Barber
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney

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.

The meeting was called to order by Mayor Ford at 9:17 a.m.

Invocation by Councilman Blount

Pledge of Allegiance recited by all in attendance.

Roll Call: All members present for roll call except Councilwoman Gantt.

Councilman Alexander motioned to approve the Agenda; seconded by Mayor Pro Tem Barber. The motion passed 4-0.

DAY THREE AGENDA

Facilitated by Frederick Gardiner – City Manager

Mr. Gardiner gave a recap of Day Two noting the Economic Development Director referenced the implementation of Small Business tools and incentives; noted the DDA, DA, Mains Street, and Henry County are partners of the city along with Southern Crescent Technical College and Clayton State; referenced the Community Development Department has challenges and will bring forward requests for Council approval at the April 10th meeting, and noted the 5-year Comprehensive Plan Update is in the works; noted the Public Works department gave an overview of major projects; noted the Police Department is scheduling a ribbon cutting for the facility and reported crime was down 32%, and will be using city data opposed to county data for reporting; noted the Financial Advisor, Ed Wall presented 2023/2024 projects with changes to be made to the report in light of new data received during the meeting.

Finance Update - John Wiggins, Treasurer

Mr. Wiggins provided an overview of the City noting the city's structure, (Council/Manager), population of 35,577; geography sq. miles of 13.7 and 0.12 sq. miles of water; referenced schools in the city and per avg. per capita income of \$32,772 and avg. median income of \$72,000,

Mr. Wiggins reviewed the Debt Service balances for the GEFA Loans, URA Bonds and PFA Bonds; provided SPLOST (Special Purpose Local Option Sales Tax) balances through March 7, 2023 where it was noted that the majority of projects are currently being funded with SPLOST V revenue and while TSPLOST funds have been collected and allocated, to date no funds have been spent as yet, although Task Orders are scheduled to be presented at the next Council meeting to start the TSPLOST projects.

Mr. Wiggins reviewed the ARPA Funding and Expenditures, noting \$1.1 million dollars of restricted funds remain available.

Mr. Wiggins was tasked to confirm the ARPA deadlines and to contact Becky Taylor with GMA regarding the updated categories for ARPA use and to provide a quarterly report from the Grants Administrator on all grant information.

Mr. Wiggins confirmed the officers hired via the using the grant are recorded under General Ledger account #255 to track payroll separately for three (3) years as required; reviewed the FY23 General Fund Revenues by Class.

Mr. Wiggins was requested to provide a detail of the expenses associated with the Misc. Revenue of \$4,722.024. There was discussion regarding water from both Henry County and Clayton County as both provide water to newly annexed residents and it was requested that a copy of the SDS Agreement for review.

Mr. Wiggins referenced the transfer of funds each year from Fund Balance to cover expenses of the Conference Center, Sanitation and other divisions of the city that had a shortfall. The Council asked Mr. Gardiner to review the Transfer Station contract.

Ms. Holiday referred to a recent meeting with Henry County elections staff and asked the Council if they were amenable to relocating the Stockbridge polling location from the Conference Center to the Library. The Council agreed to have the Conference Center continue to serve as polling location.

Ms. Holiday noted that she is meeting with the Henry County elections staff in April with the goal of having a polling location in each of the 5 districts.

Mr. Wiggins reviewed the city's FY22 and FY23 year-to-date comparisons for revenues and expenses, noting revenue is trending ahead. Mr. Wiggins was tasked with providing detailed revenue and expense comparison for FY22 vs. FY23 for the Amphitheater.

Civility Training - Michael McPherson, GMA

Mr. McPherson thanked the city for adopting the GMA Civility Resolution and becoming a Civility city.

Mr. McPherson noted the importance of organizational culture and building trust, noting leadership starts from the top down.

Mr. McPherson noted he has reviewed the city's Charter and gives it a Grade A, it's good, and knows there are areas in the Charter that need changes.

Mr. McPherson stressed the importance of public perception and advised when making a point it should always be about the issue, and never about the person and that you should know when to dismount and let it go; and noted if it is personal, it has no place in a public meeting.

Mr. McPherson reviewed the 9 Pillars of Civility: **Be considerate of others' opinions.** It's ok to agree to disagree. **Manage your emotions.** Get curious instead of furious. **A silent voice is not always a weak voice.** Sometimes it's ok not to respond. **Be Kind!** Make your point about the issue, not the person; **Actively listen**, to learn how to Engage respectfully! **Think about the impact** of your actions and not the intent. **Ask questions to learn.** Answer questions with respect. **Remember the acronym QTIP** (Quit Taking It Personal). **Have empathy!** Just because have not experienced it, does not mean it does not exist.

Councilwoman Gantt joined the meeting at 11:45 a.m.

Governance Training - Michael McPherson, GMA

Mr. McPherson stated it is critical to good governance to always show collaborative leadership at the Council level.

Mayor Pro Tem Barber expressed her concerns with not having all the documents received or in the Agenda Packets timely causing her to abstain from the vote due to the lack of information and not allowing for sufficient time to review the documents; and impressed upon the importance of staff doing the job in which they were hired to do, and not get involved with the politics.

Councilman Blount, Councilman Alexander, and Councilwoman Gantt agreed documents should be provided timely, noting there will sometimes be extenuating circumstances; and agrees questions should be asked of staff in advance, preferably in email form, no grandstanding, not be repetitive, and agreed there is no need for rebuttals.

Mayor Ford reminded everyone that the meetings held in the Council Chamber are always on camera and archived.

Mr. McPherson advised that you should not ask in public, noting everyone is watching; and suggested whenever it is allowable in the Open Meetings guidelines, some issues should be reserved for Executive Session to iron out your differences behind the scenes, noting the public needs to see Team Stockbridge.

Councilman Thomas noted when the line is crossed, trust becomes an issue; stated that in order to be accountable and successful, one needs to be accountable to the role, and together, click on all cylinders; noting, trust is earned.

Mr. McPherson noted questions should be funneled through the City Manager, and the officials should expect to receive a timely response.

Councilman Blount noted he meets with the City Manager and the Director is also aware of any questions.

Mayor Ford referenced the GMA Civility bullet point #3 – Cities need a plan to counteract the growing polarization and challenges caused by incivility.

Councilman Blount noted the Governing Body needs to hold the City Manager accountable, and the City Manager needs to hold staff accountable.

Mr. McPherson reiterated how you must lead from the top down and iron it out, and noted the Council must use Best Practices; suggested the Governing Body hold a Retreat following an election with a focus on priorities for the city.

Amphitheater - Harold Young, Consultant

Mr. Young noted the Stockbridge Amphitheater is getting a great deal of buzz, noting the Amphitheater was mentioned in the magazine Pollstar, a trade publication for the concert and live music industry; and presented the 2023 concert series lineup, noting there would be a date change for the Tower of Power/Robert Cray concert.

A discussion ensued regarding alcohol being brought into the Amphitheater.

Attorney Washington read the Georgia Code 51.1.50 pertaining to alcohol consumption.

Mr. Young noted licensed bartenders would control alcohol consumption, and noted the current vendor has bartenders who are licensed and bonded; and noted there would be signage and information made available for the public to know the city's policy as it pertains to alcohol.

There was a consensus of the Council to allow patrons to bring alcohol in small cooler; Councilman Blount, Councilman Thomas and Councilwoman Gantt were in support; Mayor Pro Tem Barber, Councilman Alexander were not in support. Mayor Ford expressed he was not in favor.

Amphitheater Rental Policy

Mr. Young presented a comparison of amphitheater venues showing those facilities who have the option to rent and those who do not; noting promoters are using ticket companies and get their monies off ticket sales off the top.

Councilman Thomas noted the city's rental policy needs to be amended and the amended policy needs to be approved by the City Council; and noted recommendations have been submitted to the City Manager as requested.

After discussion, the Council agreed to amend the Amphitheater Rental Policy to allow Educational entities and Religious groups to rent the facility for a special discounted rate of \$5,000.00 and to be responsible for Security, Janitorial and Parking. Motion to approve: Alexander/Barber Passed 4-0

Mr. Young noted Amphitheater concession vendors have been selected for 2023.

Mr. Wiggins noted only one vendor responded and was not qualified.

Mayor Pro Tem Barter noted the request to post the RFPs for Amphitheater vendors was made in October, November, and December 2022, however, the RFP was not posted until February 2023, and this has forced the Council to make a rushed decision, noting the three weeks where the RFP posted was not long enough for solicitations to come back for review and re-advertise, if necessary.

Councilman Thomas referenced the agreement for HispaniFest/SalsaFest and noting the event has progressed and should be grandfathered in. By consensus, the Council agreed.

Councilman Thomas displayed an article in the Henry County Times newspaper where it was advertised that Southern Crescent Technical College is hosting their 2023 graduation ceremony at the Stockbridge Amphitheater, noting an agreement has not been presented to the Council for approval.

Mr. Gardiner noted he would consult with Mr. Young and have the amendments made to the Amphitheater Rental Policy and bring the policy back to the Council for approval at the April 10, 2023 Council meeting.

The meeting was adjourned without objection.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



WORK SESSION MEETING SUMMARY MINUTES

THURSDAY, MARCH 23, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Yolanda Barber
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, City Attorney

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.

The meeting was called to order by Mayor Ford.

Invocation by Councilman Blount.

The Pledge Of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with roll call. All members were in attendance except Councilwoman Gantt.

Councilman Blount motioned for the Approval of the Agenda: seconded by Mayor Pro Tem Barber. The motion passed 4-0.

Councilman Alexander motioned for the Approval of the following Minutes: seconded by Mayor Pro Tem Barber. The motion passed 4-0.

1. Minutes 01/09/2023
2. Minutes 01/31/2023

Review of the Minutes – No Action Taken

3. Minutes 02/13/2023
4. Minutes 02/28/2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

No Public Comments

OLD BUSINESS

5. Cemetery Administration Fee Update

Presented by: Vanessa Holiday, City Clerk

Ms. Holiday noted the Clerk's Office was tasked at the February 28, 2023 meeting with comparing cemetery administration fees to the sister cities in Henry County; noted the City of Hampton does not have any city cemeteries; noted the City of McDonough has an excavation fee of \$100 and the current Clerk was unaware of how long the fee has been in place, and noted Mr. Gardiner, McDonough's former City Administrator confirmed the \$100 fee had been in place prior to his tenure; and noted the City of Locust Grove has an administrative fee of \$200, and is the same amount the City of Stockbridge just implemented.

Councilwoman Gantt joined the meeting.

6. Council Consideration to approve the Stockbridge Wayfinding Master Plan Presented by: Kira Harris Braggs and Tiffany Chen of Sky Design.

Ms. Chen noted that wayfinding's purpose is to unify the identity and city, and acts as a visual guide and provides wayfinding's through the city; noted the design development began with the primary monument, also known as the Interstate gateway at the northern and southern ends of the city; note she received good feedback from the Council and GDOT with concerns or restrictions and noted GDOT's new height requirements of having a 25'ft. maximum; and noted staff inquired on retrofitting signs and that Sky Design has proposed to use the base and some of the existing structural elements of existing signs; noted being in the final stages of design with the next steps being the creation of a technical package that will allow the start of the Bid procurement process. Ms. Chen noted once the vendor is selected, the council would identify the mock-ups that are included as part of the process.

Mayor Ford inquired if the Council gave feedback on the parking signs.

Ms. Chen noted there was multiple feedback, but nothing clear.

Mayor Pro Tem Barber inquired on the location study and signage of Hwy. 42 and Hwy. 138.

Ms. Chen noted Hwy. 42 location would have tertiary gateway signs and Hwy. 138 would have secondary gateway signs.

Councilman Alexander noted favored approval of the wayfinding signs and not necessarily implementing the digital signs at N. Henry and E. Atlanta Rd, in the downtown area until developed and to place a digital sign at the at Jodeco Rd.

Councilman Blount noted staying focused on signage near the interstates and entrances into the city.

Councilwoman Gantt suggested parking signs to be visible and clear for patrons in the downtown area.

Councilwoman Gantt motioned to approve the Stockbridge Wayfinding Master Plan: seconded by Councilman Alexander. The motion passed 5-0.

7. Council consideration to approve SprintCom LLC fka T-Mobile five year lease renewal at 4617 North Henry Blvd (Million-Gallon Water Tank) at a rate of Four Thousand Five Hundred and 00/100 Dollars (\$4,500) per month as License Fee, partial calendar year to be prorated in advance, by the fifth (5th) day of each calendar month. Thereafter, notwithstanding anything to the contrary in the Agreement, the Rent will continue to escalate by 3% of the Rent in effect for the previous year on February 16, 2024, and each anniversary thereafter.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted staff was tasked with negotiating with Sprint to lease space for the city water tower tank. Mr. Aaron noted the city was previously receiving \$3,500/month with a charge up to \$5,000/month and was able to settle for an amount of \$4,500/month with SprintCom LLC.

Councilman Blount motioned to approve SprintCom LLC formerly known as T-Mobile five-year lease renewal at 4617 North Henry Blvd (Million-Gallon Water Tank) at a rate of Four Thousand Five Hundred and 00/100 Dollars (\$4,500) per month as License Fee: seconded by Councilman Alexander. The motion passed 5-0.

NEW BUSINESS

8. Council Consideration to approve the purchase 2024 Isuzu Chassis Landscape Truck under Georgia statewide contract number 99999-001-SPD0000155-0001 with Rush Truck Center of GA, Inc. in the amount of \$66,983.00. Funding source is from Public Works Department budgeted funds.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted staff is seeking approval of a purchase of a 2024 Isuzu Chassis Landscape Truck which has been budgeted in the FY2023 General Maintenance Budget.

Councilman Alexander motioned to approve purchase 2024 Isuzu Chassis Landscape Truck with Rush Truck Center of GA, Inc. in the amount of \$66,983.00: seconded by Mayor Pro Tem Barber. The motion passed 5-0.

Councilman Alexander asked the City Manager to provide an overview of the 3-day Planning Retreat meetings.

Mr. Gardiner reported a wonderful 3-day Retreat and gave an overview of each day:

Day One – The focus was on the Strategic Plan with a process that began last year with the Mayor & Council, then staff and now bringing the plan forward to implement the Action Items for the Team to work on over the next nine months and translate over to the OpenGov platform which will be forward facing to the public with transparency, and being able to see where the city is with meetings its goals and objectives.

Day Two – Overview from the Economic Development regarding Small Business Incentives, Community Development and the projects such as the Bridges of Jodeco and others that are underway along with the 5-year update and Comprehensive Plan; Public Works gave an update on implementing SPLOST and Road programs as well as update the Water & Sewer infrastructure moving forward; the Police Department updated on the goals and objectives, awards and grants received, noting a 32% reduction in crime and hopes to continue the trend noting the new technology and equipment that is helping to aid the department; there was a finance update from the city's Financial Advisor who provided good information on the city's future needs.

Day Three - GMA District 3 Representative, Michael McPherson spoke about Civility, a big issue that is happening now; noted the city has adopted and submitted a Resolution to GMA, noting this will be a key component for local governments as this issue of civility has been seen as problematic in higher government and noted the city of Stockbridge is focused on maintaining civility among officials and staff and getting the business of the city completed; the Amphitheater was the last item with a rundown of the upcoming concert series, and the management consultant's role; and thanked the Council for the feedback to him, and noted the City Clerk and City Treasurer will funnel the information to staff.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Apr 10)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Apr 10)

- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Apr 11)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. at the Welcome Center 130 M L King, Sr. Heritage Trail (Apr 14)
- Downtown Development Authority Meeting - 3rd Tuesday of each month Via Zoom (Apr 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Apr 18)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council Chamber (Apr 25)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Apr 27)

UPCOMING CITY EVENTS/INITIATIVES

- Meet the Mayor, Thursday, March 30th 10:00 a.m. – 12:00 p.m. Please contact Rosalynd Rawls for an appointment: 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber in Partnership with JJ Smiles for the 2023 Annual Cookout & Fundraiser on April 15th from 2 pm to 6 pm at Clark Community Park. Community members are encouraged to donate backpacks and school supplies. Monetary donations are welcome with 100% of the proceeds going directly to JJSMILES, Inc. This event is free and open to the public. Please email ybarber@cityofstockbridge-ga.gov for more information.
- Join Councilman Blount on Wednesday, April 19th at the Merle Manders Conference Center for Bingo from 10am - noon. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilman Blount on Thursday, April 20th at the Windsong Clubhouse for a District 3 Townhall meeting at 7:00 p.m. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilman Blount on Saturday, April 22nd at Clark Community Park from 12pm – 3pm for the Stockbridge Motorsports Safety Ride. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around the education highlighting the cause and effects of Littering and Illegal Dumping. More information to follow.
- Save the Date: Carrie May Hambrick Day, Saturday, May 13th. More information to follow. Contact Councilman Thomas at 404-247-4972 for more information.
- A Continuous Salute to Veterans: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!

MAYOR'S COMMENTS

Mayor Ford welcomed spring and noted COVID -19 is still among us and encouraged everyone to get vaccinations and boosters, noting there are several ways to do so; and wished everyone a Happy Easter and to enjoy this religious holiday.

ADJOURN

Mayor Pro Tem Barber motioned to adjourn: seconded by Councilman Blount. The motion passed unanimously.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S, Ford, Mayor

National Mental Health Awareness Month



City Manager's FY 2024 Budget Process

A decorative graphic at the top of the slide featuring several stacks of coins, including gold and silver ones, and a portion of a yellow ruler. The background of the slide is dark blue with a yellow and grey geometric design element.

Purpose for Meeting

- **Get an understanding of Manager's Budget Philosophy**
-
- **Learn about the Budget Process per the City Charter**
- **Discussion on Council's Budget Priorities**
- **Outline the FY 2024 Budget Milestones to Adoption**



City Council Stockbridge

Strategic Priorities



Quality of Life

Create an environment that fosters an enjoyable life for our citizens and visitors, so they want to stay here, build businesses here and retire here



Culture and Brand Development

Invest in and support things that positively affect the culture and brand of our staff and the city so that people will want to work and live here



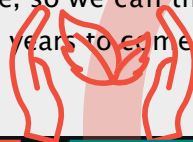
Economic Growth

Support activities that stimulate the local economy, so the city can provide a higher standard of living for the citizens



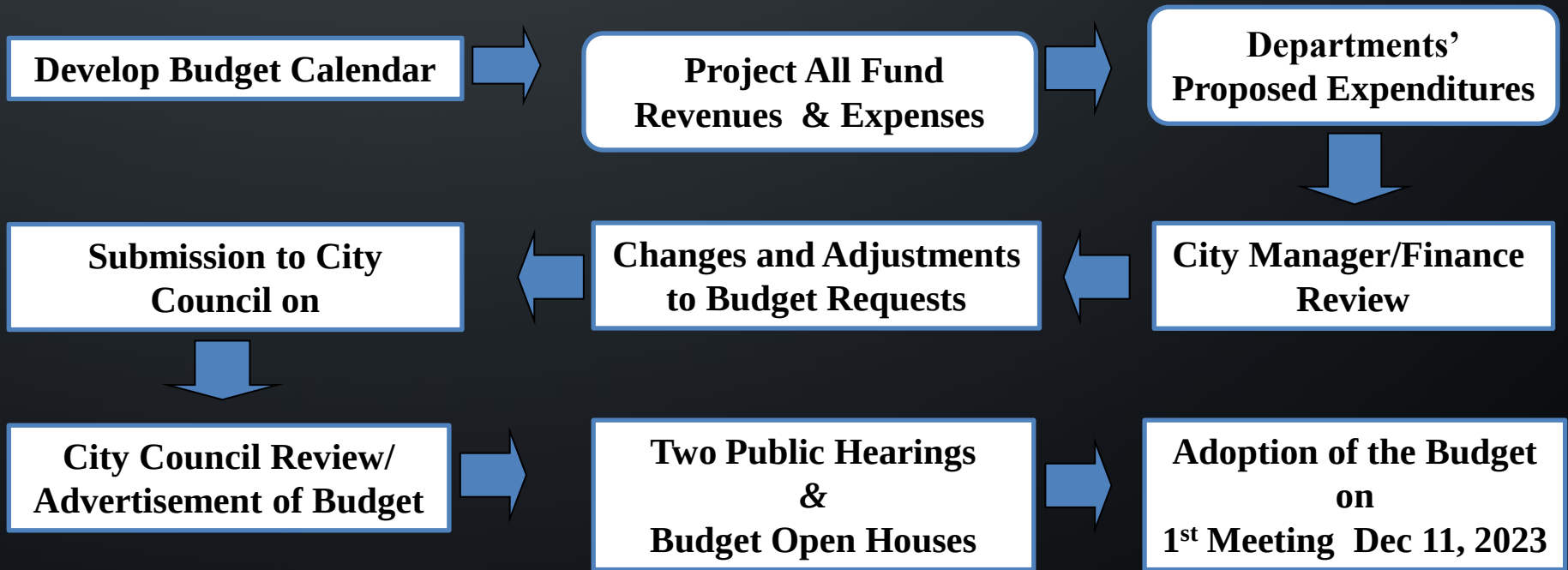
Sustainability

Be sustainable in how we address our assets, our services, our finances, the environment, and our people, so we can thrive for many years to come





Budget Development Flowchart





FY 2024 Budget Highlights

Set City Budget Priorities

Water and Sewer
infrastructure
improvements

Improvements to
existing Parks

Implementation
of All SPLOST
Funded Projects

Street
Improvements

New Paving and
sidewalks
improvements

Downtown
Redevelopment

Rehabilitation of
Merle Manders
Center

Funding for
Cultural Arts
Center

Funding for
Stockbridge
Police



FY 2024 Budget Process Timeline

- **May 5 - Distribute Budget worksheets**
- **May 10-11th – City Manager Budget Retreat**
- **June 2nd - Capital budgets due to City Manager & Finance Officer**
- **July 7th - Capital budget submission to City Council**
- **July 21 - Draft Budget Review by Manager & Finance Officer**
- **August 10-11th – Mayor & City Council Budget Retreat**
- **October 9th – Submit Final Draft Budget to Mayor and Council**
- **Public Hearings – November 13th & November 28th 2023**
- **December 11th - Budget Adoption @ City Council Meeting**



Stockbridge

Where Community Connects

Questions



Where Community Connects

City of Stockbridge Representative Transportation Advisory Group

Dear Representative:

Please express your interest in being the Stockbridge Representative.

— Thank You!

Name: Eniel Gonzalez

Contact Address: 280 Corporate Center Drive, Suite B

City: Stockbridge **State:** GA **Zip:** 30281

Cell Phone: [REDACTED] **Business Phone:** 470-819-2916

Email Address: [REDACTED]

Name of Business(es) or Current Employer: DRMP, Inc.

Position Held on the Board: Appointed Member

Office Held on the Board (If Applicable.): N/A

It is my intention to:
☒ **Remain on the Board.**
☐ **Terminate my Board term**
☐ **Other:** _____

Signature: Eniel Gonzalez **Date:** 4/18/2023

Please complete and return this form to the Stockbridge City Clerk:

Vanessa Holiday at vholiday@cityofstockbridge-ga.gov or deliver in person to:
City Clerk 4640 N. Henry Blvd.
Stockbridge, GA 30281



HENRY COUNTY GOVERNMENT

(<https://www.co.henry.ga.us/>) Q X

TRANSPORTATION PLANNING

🏠 (<https://www.co.henry.ga.us/>) Departments (<https://www.co.henry.ga.us/Departments>) > S - Z (<https://www.co.henry.ga.us/Departments/S-Z>) > Transportation Planning (<https://www.co.henry.ga.us/Departments/S-Z/Transportation-Planning>)

Transportation Planning Department

[Home](#) [Transportation Projects](#) [Transit Planning](#) [Trails Planning](#) [Freight Planning](#)
[Connected & Autonomous Vehicle Planning](#) [Transportation Demand Management](#) [Committees](#)
[Georgia Smart Communities Challenge](#)

Address: 140 Henry Parkway, McDonough, GA 30253

Tel: 770-288-7669 Fax: 770-288-7440

Director: Sam Baker, AICP (/Departments/S-Z/Transportation-Planning/Transportation-Planning-Director)

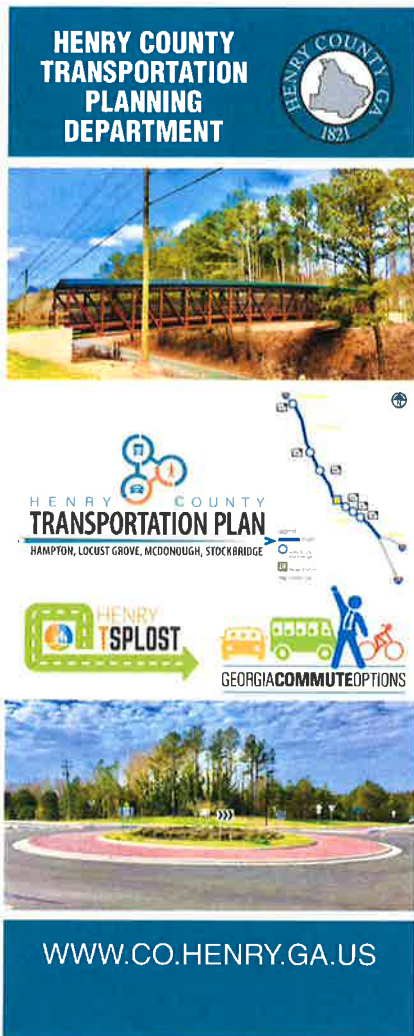
Email: sbaker@co.henry.ga.us (<mailto:sbaker@co.henry.ga.us>)

Mission

The mission of the Department of Transportation Planning is to make transportation infrastructure investments in Henry County on the basis of a citizen-accepted and county-adopted long-range transportation plan. Towards this end, we develop and periodically update a Comprehensive Transportation Plan. This plan lists all the major transportation projects Henry County intends to undertake to meet the transportation needs now and in the future. In addition to a transportation plan, the Department plans to undertake various other transportation plans and planning studies. They may include transit plan, trails plan, freight study, etc.

The Department of Transportation Planning was created in December 2019 in light of Henry County's tremendous growth in population and the resulting increased traffic congestion. As such, we are a very new department. Our mission is to collaborate with the County's Transportation Department, Special Purpose Local Option Sales Tax (SPLOST) Department, and the Transit Department to meet Henry County citizens' transportation needs now and in the future.

Henry County is the only local government that has a transportation planning department in the entire Atlanta region and possibly even beyond. This reflects the importance the County and its leadership place on making transportation investment decisions on the basis of a long-range comprehensive transportation plan that has been vetted through an extensive citizen engagement process. Since the inception of the Henry County Department of Transportation Planning, it has submitted a bold and ambitious transportation planning agenda to the county management and the Henry County Board of Commissioners, has received concurrence and the funding to pursue, and has undertaken three major transportation planning initiatives to be conducted concurrently. They are: (1) update the Henry County Comprehensive Transportation Plan, (2) develop a Henry County Transit Master Plan, and (3) develop a Henry County Trails Master Plan.



Transportation Plans

The following is a list of plan documents that include transportation in Henry County:

- Henry County Transportation Plan: 2022 Update ([/Portals/0/TransportationPlanning/pdf/Henry County Transportation Plan 2022 Update.pdf](/Portals/0/TransportationPlanning/pdf/Henry%20County%20Transportation%20Plan%202022%20Update.pdf))
- Henry County Transit Master Plan ([/Portals/0/TransportationPlanning/pdf/Henry County TMP - Compendium of Technical Documentation.pdf](/Portals/0/TransportationPlanning/pdf/Henry%20County%20TMP%20-%20Compendium%20of%20Technical%20Documentation.pdf))
- Henry County Trails Plan ([/Portals/0/TransportationPlanning/pdf/Henry County Trails Plan.pdf](/Portals/0/TransportationPlanning/pdf/Henry%20County%20Trails%20Plan.pdf))
- Henry County Crash Profile ([/Portals/0/TransportationPlanning/pdf/Henry County Crash Profile 2023.pdf](/Portals/0/TransportationPlanning/pdf/Henry%20County%20Crash%20Profile%202023.pdf))
- Henry County Transportation Book ([/Portals/0/TransportationPlanning/pdf/Henry County Transportation Book, January 2023 Update.pdf](/Portals/0/TransportationPlanning/pdf/Henry%20County%20Transportation%20Book%20January%202023%20Update.pdf))
- The Atlanta Region's Plan (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/rtp2050/2050-rtp-main-doc.pdf>)
- Regional Bike-Pedestrian Plan (<https://atlantaregional.org/plans-reports/bike-pedestrian-plan-walk-bike-thrive/>)
- Regional Trail Vision ([/Portals/0/TransportationPlanning/pdf/Regional Trail Vision.pdf](/Portals/0/TransportationPlanning/pdf/Regional%20Trail%20Vision.pdf))
- Atlanta Regional Freight Mobility Plan (<https://cdn.atlantaregional.org/wp-content/uploads/atlanta-regional-freight-mobility-plan-update-2016.pdf>)
- Atlanta Regional Truck Parking Assessment Study (</Portals/0/TransportationPlanning/pdf/Atlanta-Regional-Truck-Parking-Assessment-Study.pdf>)
- Human Services Transportation Plan (<https://cdn.atlantaregional.org/wp-content/uploads/hst-plan-2016-combined.pdf>)
- Atlanta Regional Transportation Demand Management Plan (<https://cdn.atlantaregional.org/wp-content/uploads/tdmplan-final-120413.pdf>)
- Atlanta Regional Transportation Systems Management and Operations (TSMO) Strategic Plan (<https://cdn.atlantaregional.org/wp-content/uploads/arc-tsmo-strategic-plan-final-2020.pdf>)
- Transit Asset Management Plan (</Portals/0/TransportationPlanning/pdf/ATL-Group-Transit-Asset-Management-Plan-FY-2022-2026.pdf>)
- ATL Regional Transit Plan (https://atltransit.ga.gov/wp-content/uploads/2021/07/ARTP_2020.pdf)

Website Issues

Email: webmaster@co.henry.ga.us (<mailto:webmaster@co.henry.ga.us>)

Henry County Administration Building

Phone: 770.288.6000
140 Henry Parkway
McDonough, GA 30253

****Please see each individual department page for contact and staff information****



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TO: Mayor and City Council, City of Stockbridge

FROM: Brecca R. Carter, Director of Community Development

MEETING

DATE: Planning Commission: 4-27-2023; City Council 5-8-2023

SUBJECT: Adoption of Combined Official Zoning & Overlay District Map, OZM-2023-01

I. PURPOSE

To consider Staff amendments to combine the Official Zoning Map & Overlay District Map as a result of the Resolution and Referendum annexation method, voted upon during the November 8, 2022 election. There are approximately 2223+/- new parcels to be added to Stockbridge City boundaries, as indicated within House Bill 612, including but not limited to 23 subdivision communities, 127 commercial/office/industrial and parcels primarily consisting of over 1507+/- single-family residential parcels, etc.

The current Official Zoning Map & Overlay District Map would be repealed. The combined Zoning & Overlay District areas would reflect on a single map showing the zoning of annexed and current City properties along with the Parkway Mixed Use Overlay District and Downtown Village Overlay District.

II. BACKGROUND

In January 2022, the proposal for an Annexation Referendum was introduced to the Stockbridge City Council by Senators Brian Strickland and Emmanuel Jones. At that time, a proposal to annex 21,000+ new residents into the City was prepared. However, a revision by the senators was prepared and was settled upon to annex 6,700+ residents within the unincorporated Henry County area. Each would have the opportunity to vote for or against the proposed annexation referendum on November 8, 2022.

Multiple public meetings were held by City leadership and Department heads at various locations around the City and unincorporated areas to educate potential residents and businesses on benefits of being annexed into the City. Please see the Annexation facts sheet.

As a result of the November 8, 2022 election, the vote for the annexation passed.

In order to formalize this process to incorporate the incoming parcels, the Community Development is requesting that a New Official Zoning & Overlay District Map be adopted. Each parcel was assigned a comparable zoning to the Stockbridge City UDC zoning district classifications, in accordance with state annexation law. Revisions to existing Stockbridge parcels have not been made.

Below is a parcel by count use and the specific parcel numbers are enclosed:

Parcels by Council District:

CD 1: +/- 529 Parcels

CD 2: +/- 23 Parcels

CD 3: +/- 903 Parcels

CD 4: +/- 768 Parcels

IV. STAFF RECOMMENDATION

Community Development staff requests that the Planning Commission & City Council approve one (1) combined Official Zoning & Overlay District map as proposed to aide in the implementation of House Bill 61.

Attachments:

Proposed Official Zoning & Overlay District Map
Parcels Information

City of Stockbridge

PROPOSED Zoning 2023

Overlay Districts

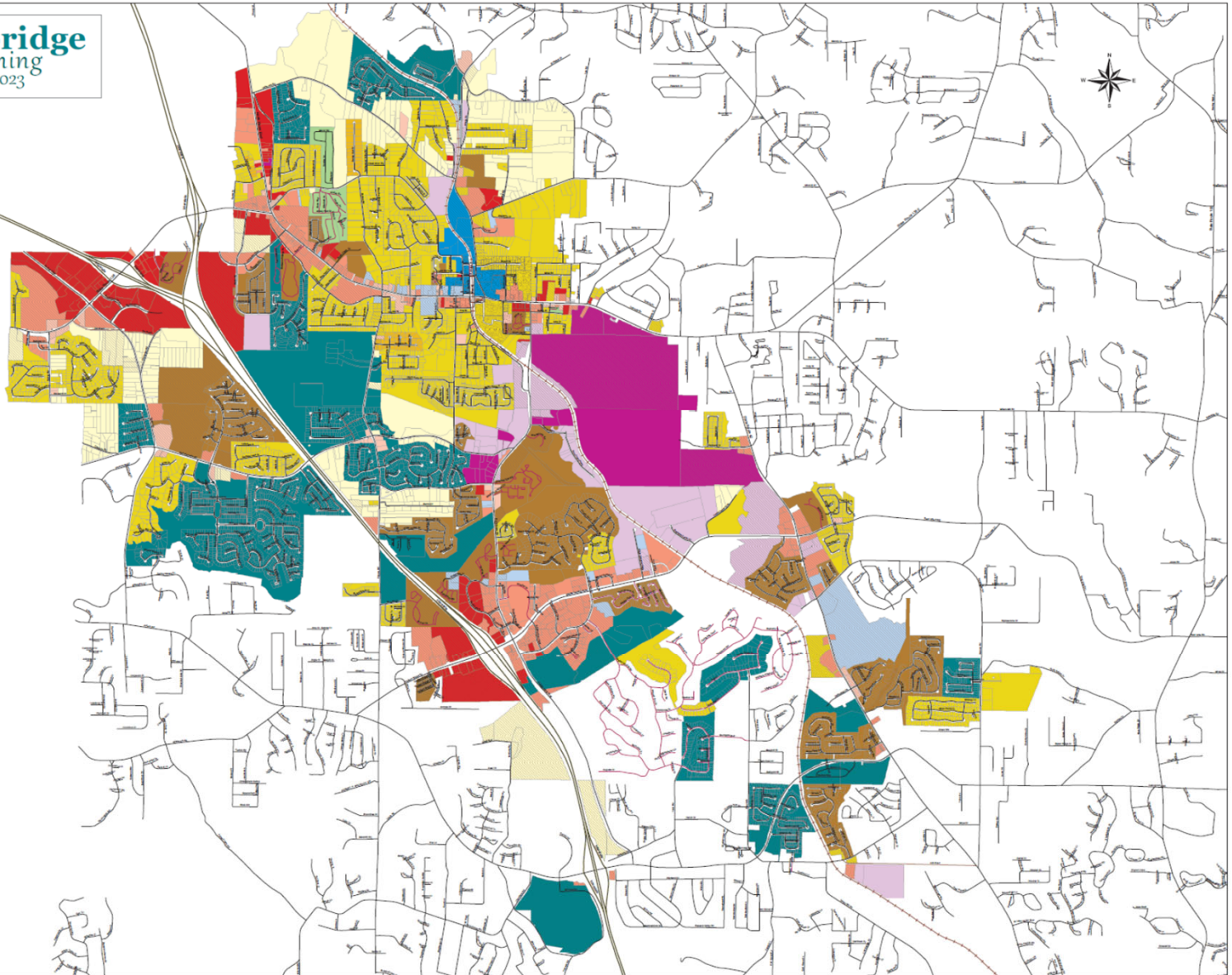
- DV-Downtown Village
- PMU-Parkway Mixed Use

City of Stockbridge

Zoning Districts

- RR-Rural Residential
- SR-Suburban Residential
- CCR-City Center Residential
- MFR-Multiple Family Residential
- MHR-Mobile Home Residential
- C1-Neighborhood Commercial
- C2-General Commercial
- C3-Heavy Commercial
- OI-Office Institutional
- DT-Downtown
- LI-Light Industrial
- HI-Heavy Industrial
- PUD-Planned Unit Development

Community Development 3/28/2023



Proposed Annexed Parcels - Zone To City of Stockbridge Zoning District Class							
Parcel No.	Council District	Proposed City Zoning (TO)	Henry Cnty_Zoning	Land Lot	Land District	Subdivision/ Land Use	Acreage
012-02008000	1	RR	RA	41	District 12	RESIDENTIAL	2.48
012-02009000	1	RR	RA	41	District 12	RESIDENTIAL	13.76
012-02015000	1	SR	R2	42	District 12	RESIDENTIAL	2.51
012-02016000	1	RR	RA	42	District 12	RESIDENTIAL	1.90
012-02017000	1	RR	RA	42	District 12	RESIDENTIAL	2.21
012-02018000	1	RR	RA	42	District 12	RESIDENTIAL	2.30
012-02019000	1	RR	RA	42	District 12	RESIDENTIAL	2.01
012-02020001	1	SR	R4	42	District 12	RESIDENTIAL	0.63
012-02021005	1	RR	RA	42	District 12	RESIDENTIAL	0.99
012-02025000	1	RR	RA	42	District 12	RESIDENTIAL	0.98
012-02026000	1	RR	RA	42	District 12	RESIDENTIAL	1.12
012-02028000	1	RR	RA	42	District 12	RESIDENTIAL	1.21
012-02028001	1	RR	RA	42	District 12	RESIDENTIAL	1.16
012-02028002	1	RR	RA	42	District 12	RESIDENTIAL	1.18
012-03015001	1	RR	RA	41	District 12	RESIDENTIAL	0.73
012-03028000	1	RR	RA	40	District 12	RESIDENTIAL	1.17
012-03029000	1	RR	RA	40	District 12	RESIDENTIAL	18.36
012-03030000	1	RR	RA	40	District 12	RESIDENTIAL	8.04
012-03031000	1	RR	RA	41	District 12	RESIDENTIAL	1.41
012-03031001	1	RR	RA	41	District 12	RESIDENTIAL	1.35
012-03032000	1	RR	RA	41	District 12	RESIDENTIAL	2.49
012-03034000	1	RR	RA	41	District 12	RESIDENTIAL	2.61
012-03035000	1	RR	RA	41	District 12	RESIDENTIAL	0.94
012-03036000	1	RR	RA	41	District 12	RESIDENTIAL	4.00
012-03036005	1	RR	RA	41	District 12	RESIDENTIAL	0.95
012-03037000	1	RR	RA	40	District 12	RESIDENTIAL	2.73
012-03038000	1	RR	RA	40	District 12	RESIDENTIAL	2.91
012-03039000	1	RR	RA	40	District 12	RESIDENTIAL	2.84
012-03040000	1	RR	RA	40	District 12	RESIDENTIAL	3.01
012-03041000	1	RR	RA	40	District 12	RESIDENTIAL	2.17
012-03042000	1	RR	RA	40	District 12	RESIDENTIAL	2.45
012-03043000	1	RR	RA	40	District 12	RESIDENTIAL	2.70
012-03044000	1	RR	RA	40	District 12	RESIDENTIAL	2.73
012-03045000	1	RR	RA	40	District 12	RESIDENTIAL	2.81
012-03046000	1	RR	RA	40	District 12	RESIDENTIAL	2.87
012-03047000	1	RR	RA	41	District 12	RESIDENTIAL	2.91
012-03050000	1	RR	RA	41	District 12	RESIDENTIAL	3.04
012-03051001	1	RR	RA	41	District 12	RESIDENTIAL	0.57
012-03052000	1	RR	RA	41	District 12	RESIDENTIAL	4.02
012-03053000	1	RR	RA	41	District 12	RESIDENTIAL	3.84
012-03054000	1	RR	RA	41	District 12	RESIDENTIAL	2.04
012-03055000	1	RR	RA	41	District 12	RESIDENTIAL	1.90
012-03056000	1	RR	RA	41	District 12	RESIDENTIAL	1.22
012-03057000	1	RR	RA	41	District 12	RESIDENTIAL	1.29
012-03058000	1	RR	RA	41	District 12	RESIDENTIAL	3.24
012-03059000	1	RR	RA	41	District 12	RESIDENTIAL	2.18
012-03061000	1	RR	RA	41	District 12	RESIDENTIAL	1.85
012-03061001	1	RR	RA	41	District 12	RESIDENTIAL	2.37
012-03062000	1	RR	RA	41	District 12	RESIDENTIAL	1.72
012-03063000	1	RR	RA	41	District 12	RESIDENTIAL	1.56
012-03064000	1	RR	RA	41	District 12	RESIDENTIAL	1.91
012-03066000	1	RR	RA	41	District 12	RESIDENTIAL	2.51
012-03067000	1	RR	RA	41	District 12	RESIDENTIAL	3.44
012-03070001	1	RR	RA	41	District 12	RESIDENTIAL	0.64
012-03071000	1	RR	RA	41	District 12	RESIDENTIAL	4.02
012-03072000	1	RR	RA	41	District 12	RESIDENTIAL	1.89
012-03073000	1	RR	RA	41	District 12	RESIDENTIAL	2.10

012-03074000	1	RR	RA	41	District 12	RESIDENTIAL	2.51
012-03075000	1	RR	RA	41	District 12	RESIDENTIAL	1.38
012-03076000	1	RR	RA	41	District 12	RESIDENTIAL	1.33
012-03077000	1	RR	RA	41	District 12	RESIDENTIAL	1.69
012-03078000	1	RR	RA	41	District 12	RESIDENTIAL	0.97
012-03078001	1	RR	RA	41	District 12	RESIDENTIAL	0.82
012-03079000	1	RR	RA	41	District 12	RESIDENTIAL	2.15
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012A01041000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01042000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.40
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012A01045000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.52
012A01046000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.51
012A01047000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.80
012A01048000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.48
012A01049000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.41
012A01050000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.44
012A01051000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
012A01052000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01053000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.53
012A01054000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.43
012A01055000	1	SR	R3	42	District 12	SPIVEY RIDGE	0.42
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012B01051000	1	SR	R3	42	District 12	SPIVEY GLEN	0.52
012B01052000	1	SR	R3	42	District 12	SPIVEY GLEN	0.54
012B01053000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01054000	1	SR	R3	41	District 12	SPIVEY GLEN	0.48
012B01055000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01056000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01057000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01058000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01059000	1	SR	R3	41	District 12	SPIVEY GLEN	0.36
012B01060000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01061000	1	SR	R3	41	District 12	SPIVEY GLEN	0.52
012B01062000	1	SR	R3	41	District 12	SPIVEY GLEN	0.61
012B01063000	1	SR	R3	41	District 12	SPIVEY GLEN	0.61
012B01064000	1	SR	R3	41	District 12	SPIVEY GLEN	0.65
012B01065000	1	SR	R3	41	District 12	SPIVEY GLEN	0.60
012B01066000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01067000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01068000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01069000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01070000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01071000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44

012B01072000	1	SR	R3	42	District 12	SPIVEY GLEN	0.46
012B01073000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01074000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01075000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01076000	1	SR	R3	42	District 12	SPIVEY GLEN	0.68
012B01077000	1	SR	R3	42	District 12	SPIVEY GLEN	0.63
012B01078000	1	SR	R3	42	District 12	SPIVEY GLEN	0.63
012B01079000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01080000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01081000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01082000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01083000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01084000	1	SR	R3	42	District 12	SPIVEY GLEN	0.54
012B01085000	1	SR	R3	42	District 12	SPIVEY GLEN	0.45
012B01086000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01087000	1	SR	R3	42	District 12	SPIVEY GLEN	0.40
012B01088000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01089000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01091000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01092000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01093000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01094000	1	SR	R3	41	District 12	SPIVEY GLEN	0.37
012B01095000	1	SR	R3	41	District 12	SPIVEY GLEN	0.38
012B01096000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01097000	1	SR	R3	41	District 12	SPIVEY GLEN	0.51
012B01098000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01099000	1	SR	R3	41	District 12	SPIVEY GLEN	0.67
012B01100000	1	SR	R3	41	District 12	SPIVEY GLEN	0.54
012B01101000	1	SR	R3	41	District 12	SPIVEY GLEN	0.68
012B01102000	1	SR	R3	41	District 12	SPIVEY GLEN	0.58
012B01103000	1	SR	R3	41	District 12	SPIVEY GLEN	0.72
012B01104000	1	SR	R3	41	District 12	SPIVEY GLEN	0.59
012B01105000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01106000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01107000	1	SR	R3	41	District 12	SPIVEY GLEN	0.52
012B01108000	1	SR	R3	42	District 12	SPIVEY GLEN	0.48
012B01109000	1	SR	R3	42	District 12	SPIVEY GLEN	0.48
012B01110000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01111000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01112000	1	SR	R3	42	District 12	SPIVEY GLEN	0.44
012B01113000	1	SR	R3	42	District 12	SPIVEY GLEN	0.41
012B01114000	1	SR	R3	42	District 12	SPIVEY GLEN	0.43
012B01115000	1	SR	R3	42	District 12	SPIVEY GLEN	0.39
012B01116000	1	SR	R3	42	District 12	SPIVEY GLEN	0.48
012B01117000	1	SR	R3	42	District 12	SPIVEY GLEN	0.71
012B01118000	1	SR	R3	42	District 12	SPIVEY GLEN	0.56
012B01119000	1	SR	R3	42	District 12	SPIVEY GLEN	0.42
012B01120000	1	SR	R3	41	District 12	SPIVEY GLEN	0.39
012B01121000	1	SR	R3	41	District 12	SPIVEY GLEN	0.51
012B01122000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01123000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01124000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01125000	1	SR	R3	41	District 12	SPIVEY GLEN	0.62
012B01126000	1	SR	R3	41	District 12	SPIVEY GLEN	0.54
012B01127000	1	SR	R3	41	District 12	SPIVEY GLEN	0.71
012B01128000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01129000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01130000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01131000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01132000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01133000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44

012B01134000	1	SR	R3	42	District 12	SPIVEY GLEN	0.46
012B01135000	1	SR	R3	41	District 12	SPIVEY GLEN	0.72
012B01136000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01137000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01138000	1	SR	R3	41	District 12	SPIVEY GLEN	0.67
012B01139000	1	SR	R3	41	District 12	SPIVEY GLEN	0.73
012B01140000	1	SR	R3	41	District 12	SPIVEY GLEN	0.60
012B01141000	1	SR	R3	41	District 12	SPIVEY GLEN	0.34
012B01142000	1	SR	R3	41	District 12	SPIVEY GLEN	0.57
012B01143000	1	SR	R3	41	District 12	SPIVEY GLEN	0.74
012B01144000	1	SR	R3	41	District 12	SPIVEY GLEN	0.76
012B01145000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01146000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01147000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01148000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01149000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01150000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01151000	1	SR	R3	41	District 12	SPIVEY GLEN	0.47
012B01152000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01153000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01154000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01155000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01156000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01157000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01158000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01159000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01160000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01161000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01162000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01163000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01164000	1	SR	R3	41	District 12	SPIVEY GLEN	0.40
012B01165000	1	SR	R3	41	District 12	SPIVEY GLEN	0.44
012B01166000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01167000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01168000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01169000	1	SR	R3	41	District 12	SPIVEY GLEN	0.42
012B01170000	1	SR	R3	41	District 12	SPIVEY GLEN	0.49
012B01171000	1	SR	R3	41	District 12	SPIVEY GLEN	0.62
012B01172000	1	SR	R3	41	District 12	SPIVEY GLEN	0.75
012B01173000	1	SR	R3	41	District 12	SPIVEY GLEN	0.71
012B01174000	1	SR	R3	41	District 12	SPIVEY GLEN	0.74
012B01175000	1	SR	R3	41	District 12	SPIVEY GLEN	0.82
012B01176000	1	SR	R3	41	District 12	SPIVEY GLEN	1.13
012B01177000	1	SR	R3	41	District 12	SPIVEY GLEN	1.38
012B01178000	1	SR	R3	41	District 12	SPIVEY GLEN	0.62
012B01179000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01180000	1	SR	R3	41	District 12	SPIVEY GLEN	0.53
012B01181000	1	SR	R3	41	District 12	SPIVEY GLEN	0.46
012B01182000	1	SR	R3	41	District 12	SPIVEY GLEN	0.50
012B01183000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012B01184000	1	SR	R3	41	District 12	SPIVEY GLEN	0.45
012B01185000	1	SR	R3	41	District 12	SPIVEY GLEN	0.43
012B01186000	1	SR	R3	41	District 12	SPIVEY GLEN	0.41
012C01001000	1	SR	R3	55	District 12	GLEN DEVON	0.47
012C01002000	1	SR	R3	55	District 12	GLEN DEVON	0.36
012C01003000	1	SR	R3	55	District 12	GLEN DEVON	0.34
012C01004000	1	SR	R3	55	District 12	GLEN DEVON	0.39
012C01005000	1	SR	R3	55	District 12	GLEN DEVON	0.39
012C01006000	1	SR	R3	55	District 12	GLEN DEVON	0.34
012C01007000	1	SR	R3	55	District 12	GLEN DEVON	0.38
012C01008000	1	SR	R3	55	District 12	GLEN DEVON	0.38

012C01009000	1	SR	R3	55	District 12	GLEN DEVON	0.34
012C01010000	1	SR	R3	55	District 12	GLEN DEVON	0.42
012C01011000	1	SR	R3	55	District 12	GLEN DEVON	0.38
012C01012000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01013000	1	SR	R3	55	District 12	GLEN DEVON	0.66
012C01014000	1	SR	R3	55	District 12	GLEN DEVON	0.46
012C01015000	1	SR	R3	55	District 12	GLEN DEVON	0.66
012C01016000	1	SR	R3	55	District 12	GLEN DEVON	0.56
012C01017000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01018000	1	SR	R3	55	District 12	GLEN DEVON	0.63
012C01019000	1	SR	R3	55	District 12	GLEN DEVON	1.39
012C01020000	1	SR	R3	55	District 12	GLEN DEVON	1.02
012C01021000	1	SR	R3	55	District 12	GLEN DEVON	0.45
012C01022000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01023000	1	SR	R3	55	District 12	GLEN DEVON	0.51
012C01024000	1	SR	R3	55	District 12	GLEN DEVON	0.45
012C01025000	1	SR	R3	55	District 12	GLEN DEVON	0.79
012C01025005	1	SR	R3	55	District 12	GLEN DEVON	1.87
012C01026000	1	SR	R3	55	District 12	GLEN DEVON	0.42
012C01027000	1	SR	R3	55	District 12	GLEN DEVON	0.39
012C01028000	1	SR	R3	55	District 12	GLEN DEVON	0.44
012C01029000	1	SR	R3	55	District 12	GLEN DEVON	0.50
012C01030000	1	SR	R3	55	District 12	GLEN DEVON	0.47
012C01031000	1	SR	R3	55	District 12	GLEN DEVON	0.44
012C01032000	1	SR	R3	55	District 12	GLEN DEVON	0.45
012C01033000	1	SR	R3	55	District 12	GLEN DEVON	0.46
012C01034000	1	SR	R3	55	District 12	GLEN DEVON	0.46
012C01035000	1	SR	R3	55	District 12	GLEN DEVON	0.47
012C01036000	1	SR	R3	55	District 12	GLEN DEVON	0.44
012C01037000	1	SR	R3	55	District 12	GLEN DEVON	0.48
012C01038000	1	SR	R3	55	District 12	GLEN DEVON	0.73
012E01001000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.48
012E01002000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01003000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01004000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.43
012E01005000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.45
012E01006000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01007000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01008000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.41
012E01009000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01010000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01011000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.47
012E01012000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.45
012E01013000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.42
012E01014000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.45
012E01015000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.49
012E01100000	1	SR	R4	42	District 12	ANDING @ SPIVEY	0.59
013-01001000	1	RR	RA	24	District 12	RESIDENTIAL	4.88
013-01002000	1	RR	RA	24	District 12	RESIDENTIAL	4.21
013-01003000	1	RR	RA	24	District 12	RESIDENTIAL	4.36
013-01004000	1	RR	RA	24	District 12	RESIDENTIAL	5.91
013-01006000	1	RR	RA	24	District 12	RESIDENTIAL	2.26
013-01006005	1	RR	RA	24	District 12	RESIDENTIAL	2.03
013-01007000	1	RR	RA	24	District 12	RESIDENTIAL	3.85
013-01007001	1	RR	RA	24	District 12	RESIDENTIAL	2.07
013-01008000	1	RR	RA	24	District 12	RESIDENTIAL	1.69
013-01010000	1	RR	RA	24	District 12	RESIDENTIAL	3.87
013-01011000	1	RR	RA	24	District 12	RESIDENTIAL	3.26
013-01012000	1	RR	RA	24	District 12	RESIDENTIAL	1.09
013-01012005	1	RR	RA	24	District 12	RESIDENTIAL	0.94
013-01013000	1	RR	RA	24	District 12	RESIDENTIAL	1.88

013-01014000	1	RR	RA	24	District 12	RESIDENTIAL	1.36
013-01015000	1	RR	RA	24	District 12	RESIDENTIAL	1.53
013-01016000	1	RR	RA	24	District 12	RESIDENTIAL	1.74
013-01016001	1	RR	RA	24	District 12	RESIDENTIAL	1.41
013-01016002	1	RR	RA	24	District 12	RESIDENTIAL	1.63
013-01016003	1	RR	RA	24	District 12	RESIDENTIAL	1.41
013-01016005	1	RR	RA	24	District 12	RESIDENTIAL	3.56
013-01016006	1	RR	RA	24	District 12	RESIDENTIAL	1.04
013-01017000	1	RR	RA	24	District 12	RESIDENTIAL	1.24
013-01018000	1	SR	R1	24	District 12	RESIDENTIAL	5.33
013-01020000	1	RR	RA	24	District 12	RESIDENTIAL	1.45
013-01021000	1	RR	RA	24	District 12	RESIDENTIAL	0.87
013-01022000	1	RR	RA	24	District 12	RESIDENTIAL	0.68
013-01024000	1	RR	RA	24	District 12	RESIDENTIAL	2.07
013-01026000	1	RR	RA	24	District 12	RESIDENTIAL	1.24
013-01027000	1	RR	RA	24	District 12	RESIDENTIAL	1.09
013-01028000	1	RR	RA	24	District 12	RESIDENTIAL	0.87
013-01029000	1	RR	RA	24	District 12	RESIDENTIAL	0.93
013A01002000	1	SR	R1	8	District 12	MANDERLY	1.10
013A01003000	1	SR	R1	8	District 12	MANDERLY	1.22
013A01004000	1	SR	R1	8	District 12	MANDERLY	1.13
013A01005000	1	SR	R1	8	District 12	MANDERLY	1.14
013A01006000	1	SR	R1	8	District 12	MANDERLY	1.06
013A01007000	1	SR	R1	8	District 12	MANDERLY	1.10
013A01008000	1	SR	R1	8	District 12	MANDERLY	1.14
013A01009000	1	SR	R1	8	District 12	MANDERLY	1.29
013A01010000	1	SR	R1	8	District 12	MANDERLY	1.09
013A01011000	1	SR	R1	8	District 12	MANDERLY	1.21
013A01012000	1	SR	R1	8	District 12	MANDERLY	1.27
013A01013000	1	SR	R1	8	District 12	MANDERLY	1.29
013A01014000	1	SR	R1	8	District 12	MANDERLY	1.31
013A01015000	1	SR	R1	8	District 12	MANDERLY	1.93
013A01016000	1	SR	R1	25	District 12	MANDERLY	1.18
013A01017000	1	SR	R1	25	District 12	MANDERLY	0.93
013A01018000	1	SR	R1	25	District 12	MANDERLY	1.04
013A01019000	1	SR	R1	25	District 12	MANDERLY	1.47
013A01020001	1	SR	R1	25	District 12	MANDERLY	1.17
013A01021000	1	SR	R1	25	District 12	MANDERLY	1.67
013A01022000	1	SR	R1	25	District 12	MANDERLY	1.30
013A01023000	1	SR	R1	8	District 12	MANDERLY	2.00
013A01024000	1	SR	R1	9	District 12	MANDERLY	1.31
013A01024001	1	SR	R1	9	District 12	MANDERLY	1.16
013A01025000	1	SR	R1	24	District 12	MANDERLY	1.02
013A01026000	1	SR	R1	24	District 12	MANDERLY	1.02
013A01027000	1	SR	R1	24	District 12	MANDERLY	1.01
013A01028000	1	SR	R1	24	District 12	MANDERLY	1.38
013A01029000	1	SR	R1	25	District 12	MANDERLY	1.20
013A01030000	1	SR	R1	25	District 12	MANDERLY	1.48
013A01031000	1	SR	R1	25	District 12	MANDERLY	1.08
013A01032000	1	SR	R1	25	District 12	MANDERLY	1.04
013A01033000	1	SR	R1	25	District 12	MANDERLY	1.11
013A01034000	1	SR	R1	25	District 12	MANDERLY	1.08
013A01035000	1	SR	R1	25	District 12	MANDERLY	1.44
013A01036000	1	SR	R1	25	District 12	MANDERLY	1.32
013A01037000	1	SR	R1	25	District 12	MANDERLY	0.95
013A01038000	1	SR	R1	25	District 12	MANDERLY	1.24
013A01039000	1	SR	R1	8	District 12	MANDERLY	0.95
013A01040000	1	SR	R1	9	District 12	MANDERLY	1.03
013A01041000	1	SR	R1	9	District 12	MANDERLY	1.22
013A01042000	1	SR	R1	9	District 12	MANDERLY	1.37
013A01043000	1	SR	R1	9	District 12	MANDERLY	1.41

013A01044000	1	SR	R1	9	District 12	MANDERLY	2.08
013A01045000	1	SR	R1	9	District 12	MANDERLY	1.08
013A01046000	1	SR	R1	9	District 12	MANDERLY	1.40
013A01047000	1	SR	R1	8	District 12	MANDERLY	1.50
013A01048000	1	SR	R1	8	District 12	MANDERLY	2.02
013A01049000	1	SR	R1	9	District 12	MANDERLY	1.43
013A01050000	1	SR	R1	9	District 12	MANDERLY	1.02
013A01051000	1	SR	R1	9	District 12	MANDERLY	1.46
013A01052000	1	SR	R1	9	District 12	MANDERLY	0.99
013A01053000	1	SR	R1	9	District 12	MANDERLY	1.04
013A01054000	1	SR	R1	9	District 12	MANDERLY	0.95
013A01055000	1	SR	R1	9	District 12	MANDERLY	1.41
013A01056000	1	SR	R1	9	District 12	MANDERLY	1.13
013A01057000	1	SR	R1	9	District 12	MANDERLY	1.07
013A01058000	1	SR	R1	9	District 12	MANDERLY	1.13
013A01059000	1	SR	R1	9	District 12	MANDERLY	1.76
013A01060000	1	SR	R1	9	District 12	MANDERLY	0.97
013A01061000	1	SR	R1	9	District 12	MANDERLY	2.54
013A01063000	1	SR	R3	9	District 12	MANDERLY	1.39
013A01063001	1	SR	R3	9	District 12	MANDERLY	1.37
013A01063003	1	SR	R3	9	District 12	MANDERLY	1.08
013A01063005	1	SR	R3	9	District 12	MANDERLY	1.39
013A01063006	1	SR	R3	9	District 12	MANDERLY	0.86
013A01127000	1	SR	R1	9	District 12	MANDERLY	1.22
013A01128000	1	SR	R1	9	District 12	MANDERLY	0.92
013A01128005	1	SR	R1	9	District 12	MANDERLY	1.18
013A01129000	1	SR	R1	9	District 12	MANDERLY	1.14
013A01131000	1	SR	R1	9	District 12	MANDERLY	2.26
013A01132000	1	SR	R1	9	District 12	MANDERLY	1.08
013A01133000	1	SR	R1	9	District 12	MANDERLY	1.05
013A01134000	1	SR	R1	9	District 12	MANDERLY	0.95
013A01135000	1	SR	R1	9	District 12	MANDERLY	1.47
013A01136000	1	SR	R1	9	District 12	MANDERLY	1.04
013A01137000	1	SR	R1	9	District 12	MANDERLY	1.10
013A01138000	1	SR	R1	9	District 12	MANDERLY	1.20
028-01019000	4	RR	RA	103	District 12	RESIDENTIAL	36.24
028-01020000 G.	4	RR	RA	103	District 12	RESIDENTIAL	77.43
028-01021000 G.	4	RR	RA	102	District 12	RESIDENTIAL	56.74
028-01021001 G.	4	RR	RA	102	District 12	RESIDENTIAL	5.65
028-01022000	4	RR	RA	102	District 12	RESIDENTIAL	2.96
028-01024000	4	RR	RA	91	District 12	RESIDENTIAL	2.01
028-01025000	4	RR	RA	91	District 12	RESIDENTIAL	5.46
028-01026000	4	RR	RA	91	District 12	RESIDENTIAL	1.89
029-01001000	4	RR	RA	91	District 12	RESIDENTIAL	5.21
029-01002000	4	RR	RA	91	District 12	RESIDENTIAL	4.15
029-01003000	4	RR	RA	91	District 12	RESIDENTIAL	3.94
029-01004000	4	RR	RA	91	District 12	RESIDENTIAL	4.98
029-01005000	4	RR	RA	91	District 12	RESIDENTIAL	5.97
029-01006000	4	RR	RA	91	District 12	RESIDENTIAL	3.55
029-01007000	4	RR	RA	91	District 12	RESIDENTIAL	2.66
029-01007001	4	RR	RA	91	District 12	RESIDENTIAL	3.38
029-01007005	4	RR	RA	91	District 12	RESIDENTIAL	20.08
029-01008000	4	RR	RA	91	District 12	RESIDENTIAL	24.87
029-01009000	4	RR	RA	103	District 12	RESIDENTIAL	1.25
029-01009001	4	RR	RA	103	District 12	RESIDENTIAL	10.86
029A01001000	4	PUD	PD	103	District 12	LEY HILL STATION	0.59
029A01002000	4	PUD	PD	103	District 12	LEY HILL STATION	0.56
029A01003000	4	PUD	PD	103	District 12	LEY HILL STATION	0.55
029A01004000	4	PUD	PD	103	District 12	LEY HILL STATION	0.53
029A01005000	4	PUD	PD	103	District 12	LEY HILL STATION	0.50
029A01006000	4	PUD	PD	90	District 12	LEY HILL STATION	0.60

029A01007000	4	PUD	PD	90	District 12	LEY HILL STATION	0.53
029A01008000	4	PUD	PD	90	District 12	LEY HILL STATION	0.52
029A01009000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01010000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01011000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01012000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01013000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01014000	4	PUD	PD	90	District 12	LEY HILL STATION	0.57
029A01015000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01016000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01017000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01018000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01019000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01020000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01021000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01022000	4	PUD	PD	103	District 12	LEY HILL STATION	0.39
029A01023000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01024000	4	PUD	PD	103	District 12	LEY HILL STATION	0.52
029A01025000	4	PUD	PD	103	District 12	LEY HILL STATION	0.54
029A01026000	4	PUD	PD	103	District 12	LEY HILL STATION	0.44
029A01027000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01028000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01029000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01030000	4	PUD	PD	103	District 12	LEY HILL STATION	0.41
029A01031000	4	PUD	PD	90	District 12	LEY HILL STATION	0.51
029A01032000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01033000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01034000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01035000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01036000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01037000	4	PUD	PD	90	District 12	LEY HILL STATION	0.37
029A01038000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01039000	4	PUD	PD	90	District 12	LEY HILL STATION	0.39
029A01040000	4	PUD	PD	90	District 12	LEY HILL STATION	0.39
029A01041000	4	PUD	PD	103	District 12	LEY HILL STATION	0.47
029A01042000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01043000	4	PUD	PD	103	District 12	LEY HILL STATION	0.40
029A01044000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01045000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01046000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01047000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01048000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01049000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01050000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01051000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01052000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01053000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01054000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01055000	4	PUD	PD	90	District 12	LEY HILL STATION	0.35
029A01056000	4	PUD	PD	90	District 12	LEY HILL STATION	0.52
029A01057000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01058000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01059000	4	PUD	PD	90	District 12	LEY HILL STATION	0.52
029A01060000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01061000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01062000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01063000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01064000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01065000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01066000	4	PUD	PD	90	District 12	LEY HILL STATION	0.59
029A01067000	4	PUD	PD	90	District 12	LEY HILL STATION	0.65

029A01068000	4	PUD	PD	90	District 12	LEY HILL STATION	0.82
029A01069000	4	PUD	PD	90	District 12	LEY HILL STATION	0.62
029A01070000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01071000	4	PUD	PD	90	District 12	LEY HILL STATION	0.63
029A01072000	4	PUD	PD	90	District 12	LEY HILL STATION	0.96
029A01073000	4	PUD	PD	90	District 12	LEY HILL STATION	0.56
029A01074000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01075000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01076000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01077000	4	PUD	PD	90	District 12	LEY HILL STATION	0.51
029A01078000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01079000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01080000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01081000	4	PUD	PD	90	District 12	LEY HILL STATION	0.50
029A01082000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01083000	4	PUD	PD	90	District 12	LEY HILL STATION	0.71
029A01084000	4	PUD	PD	90	District 12	LEY HILL STATION	0.77
029A01085000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01086000	4	PUD	PD	90	District 12	LEY HILL STATION	0.39
029A01087000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01088000	4	PUD	PD	90	District 12	LEY HILL STATION	0.45
029A01089000	4	PUD	PD	90	District 12	LEY HILL STATION	0.36
029A01090000	4	PUD	PD	90	District 12	LEY HILL STATION	0.51
029A01091000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01092000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01093000	4	PUD	PD	90	District 12	LEY HILL STATION	0.34
029A01094000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01095000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01096000	4	PUD	PD	90	District 12	LEY HILL STATION	0.50
029A01097000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01098000	4	PUD	PD	90	District 12	LEY HILL STATION	0.33
029A01099000	4	PUD	PD	90	District 12	LEY HILL STATION	0.48
029A01100000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01101000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01102000	4	PUD	PD	90	District 12	LEY HILL STATION	0.47
029A01103000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01104000	4	PUD	PD	90	District 12	LEY HILL STATION	0.44
029A01105000	4	PUD	PD	90	District 12	LEY HILL STATION	0.64
029A01106000	4	PUD	PD	90	District 12	LEY HILL STATION	0.75
029A01107000	4	PUD	PD	90	District 12	LEY HILL STATION	0.41
029A01108000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01109000	4	PUD	PD	90	District 12	LEY HILL STATION	0.55
029A01110000	4	PUD	PD	90	District 12	LEY HILL STATION	0.38
029A01111000	4	PUD	PD	90	District 12	LEY HILL STATION	0.40
029A01112000	4	PUD	PD	90	District 12	LEY HILL STATION	0.37
029A01113000	4	PUD	PD	90	District 12	LEY HILL STATION	0.54
029A01114000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01115000	4	PUD	PD	90	District 12	LEY HILL STATION	0.50
029A01116000	4	PUD	PD	90	District 12	LEY HILL STATION	0.43
029A01117000	4	PUD	PD	90	District 12	LEY HILL STATION	0.42
029A01118000	4	PUD	PD	90	District 12	LEY HILL STATION	0.46
029A01119000	4	PUD	PD	90	District 12	LEY HILL STATION	0.59
029A01120000	4	PUD	PD	90	District 12	LEY HILL STATION	1.53
029A01121000	4	PUD	PD	90	District 12	LEY HILL STATION	0.64
029A01122000	4	PUD	PD	90	District 12	LEY HILL STATION	0.56
029A01123000	4	PUD	PD	90	District 12	LEY HILL STATION	0.70
029A01124000	4	PUD	PD	90	District 12	LEY HILL STATION	0.58
029A01125000	4	PUD	PD	90	District 12	LEY HILL STATION	0.49
029A01126000	4	PUD	PD	90	District 12	LEY HILL STATION	0.73
030-01001000	2	RR	RA	38	District 12	APPLETON	1.18
030-01002000	2	PUD	MU	38	District 12	APPLETON	10.76

030-01002001	2	PUD	MU	38	District 12	APPLETON	1.77
031-01001000	3	RR	RA	28	District 12	RESIDENTIAL	10.13
031-01001001	3	RR	RA	28	District 12	RESIDENTIAL	69.28
031-01003000	3	RR	RA	27	District 12	RESIDENTIAL	1.22
031-01007000	3	RR	RA	28	District 12	RESIDENTIAL	0.91
031-01008000	3	RR	RA	28	District 12	RESIDENTIAL	0.56
031-01009000	3	RR	RA	28	District 12	RESIDENTIAL	0.68
031-01010000	3	RR	RA	28	District 12	RESIDENTIAL	0.52
031-01011000	3	RR	RA	28	District 12	RESIDENTIAL	4.69
031-01013000	3	RR	RA	28	District 12	RESIDENTIAL	0.94
031-01014000	3	RR	RA	28	District 12	RESIDENTIAL	0.91
031-01015000	3	RR	RA	10	District 12	RESIDENTIAL	0.93
031-01022000	3	RR	RA	5	District 12	RESIDENTIAL	1.31
031-01023000	3	RR	RA	4	District 12	RESIDENTIAL	1.07
031-01024000	3	RR	RA	5	District 12	RESIDENTIAL	4.30
031-01025000	3	RR	RA	5	District 12	RESIDENTIAL	1.29
031-01026000	3	RR	RA	5	District 12	RESIDENTIAL	3.41
031-01027000	3	RR	RA	5	District 12	RESIDENTIAL	7.67
031-01028000	3	RR	RA	5	District 12	RESIDENTIAL	0.81
031-01029000	3	RR	RA	5	District 12	RESIDENTIAL	1.27
031-01029005	3	RR	RA	5	District 12	RESIDENTIAL	1.45
031-01031000	3	RR	RA	5	District 12	RESIDENTIAL	2.12
031-01032000	3	RR	RA	5	District 12	RESIDENTIAL	1.66
031-01033000	3	RR	RA	5	District 12	RESIDENTIAL	1.10
031-01034000	3	RR	RA	5	District 12	RESIDENTIAL	3.89
031-01035000	3	RR	RA	5	District 12	RESIDENTIAL	0.97
031-01036000	3	RR	RA	5	District 12	RESIDENTIAL	2.37
031-01038000	3	RR	RA	5	District 12	RESIDENTIAL	1.00
031-01039000	3	RR	RA	5	District 12	RESIDENTIAL	1.02
031-01040000	3	RR	RA	5	District 12	RESIDENTIAL	1.52
031-01040001	3	RR	RA	5	District 12	RESIDENTIAL	1.49
031-01040002	3	RR	RA	5	District 12	RESIDENTIAL	1.38
031-01040003	3	RR	RA	4	District 12	RESIDENTIAL	0.71
031-01040004	3	RR	RA	5	District 12	RESIDENTIAL	1.19
031-01041000	3	RR	RA	5	District 12	RESIDENTIAL	1.43
031-01042000	3	RR	RA	5	District 12	RESIDENTIAL	1.40
031-01043000	3	RR	RA	5	District 12	RESIDENTIAL	1.14
031-01045000	3	RR	RA	5	District 12	RESIDENTIAL	0.91
031-01045001	3	RR	RA	5	District 12	RESIDENTIAL	1.52
031-01045002	3	RR	RA	5	District 12	RESIDENTIAL	1.47
031-01045004	3	RR	RA	5	District 12	RESIDENTIAL	1.26
031-01046000	3	RR	RA	5	District 12	RESIDENTIAL	0.61
031-01047000	3	RR	RA	5	District 12	RESIDENTIAL	9.01
031-01048000	3	RR	RA	5	District 12	RESIDENTIAL	0.47
031-01049000	3	RR	RA	5	District 12	RESIDENTIAL	5.70
031-01050000	3	RR	RA	5	District 12	RESIDENTIAL	0.88
031-01051000	3	RR	RA	5	District 12	RESIDENTIAL	5.25
031-01056000	3	RR	RA	5	District 12	RESIDENTIAL	0.80
031-02003000	3	RR	RA	27	District 12	RESIDENTIAL	2.48
031-02004000	3	RR	RA	27	District 12	RESIDENTIAL	1.72
031-02005000	3	RR	RA	27	District 12	RESIDENTIAL	6.29
031-02006000	3	RR	RA	27	District 12	RESIDENTIAL	8.78
031-02006005	3	RR	RA	27	District 12	RESIDENTIAL	6.29
031-02007000	3	RR	RA	27	District 12	RESIDENTIAL	0.15
031-02018002	3	RR	RA	6	District 12	RESIDENTIAL	1.18
031-02024000	3	RR	RA	6	District 12	RESIDENTIAL	1.31
031-02025000	3	RR	RA	6	District 12	RESIDENTIAL	4.68
031-02026000	3	RR	RA	6	District 12	RESIDENTIAL	5.21
031-02028000	3	RR	RA	6	District 12	RESIDENTIAL	3.39
031-02030000	3	RR	RA	6	District 12	RESIDENTIAL	0.92
031-02031000	3	RR	RA	6	District 12	RESIDENTIAL	1.92

031-02032000	3	SR	R3	6	District 12	RESIDENTIAL	0.68
031-02032001	3	SR	R3	6	District 12	RESIDENTIAL	0.94
031-02034000	3	RR	RA	6	District 12	RESIDENTIAL	5.07
031A01001000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A01002000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A01003000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.38
031A01004000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.43
031A01005000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.56
031A01006000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.75
031A01007000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.48
031A01008000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A01009000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A01010000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.23
031A01011000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02001000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02002000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02003000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02004000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.50
031A02005000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.36
031A02006000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.57
031A02007000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02008000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02009000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02010000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02011000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.21
031A02012000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02013000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02014000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.29
031A02016000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02017000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02018000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02019000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02020000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02021000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02022000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02023000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02024000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02025000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02026000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02027000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.31
031A02028000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02029000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02030000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02031000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.41
031A02032000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.58
031A02033000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.56
031A02034000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02035000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.28
031A02036000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.25
031A02037000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02038000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02039000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24
031A02040000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.26
031A02041000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.33
031A02042000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.30
031A02043000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02044000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02045000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.34
031A02046000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.32
031A02047000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A02048000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24

031A02049000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.23
031A02050000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.32
031A02051000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.37
031A02052000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.31
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031B01041000	3	PUD	PD	27	District 12	NORTHWIND	0.39
031B01042000	3	PUD	PD	27	District 12	NORTHWIND	0.42
031B01043000	3	PUD	PD	27	District 12	NORTHWIND	0.38
031B01044000	3	PUD	PD	27	District 12	NORTHWIND	0.42
031B01045000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031B01046000	3	PUD	PD	27	District 12	NORTHWIND	0.25
031B01047000	3	PUD	PD	27	District 12	NORTHWIND	0.29
031B01048000	3	PUD	PD	27	District 12	NORTHWIND	0.29
031B01049000	3	PUD	PD	27	District 12	NORTHWIND	0.32
031B01050000	3	PUD	PD	27	District 12	NORTHWIND	0.25
031B01051000	3	PUD	PD	27	District 12	NORTHWIND	0.29
031B01052000	3	PUD	PD	27	District 12	NORTHWIND	0.30
031B01053000	3	PUD	PD	27	District 12	NORTHWIND	0.27
031B01054000	3	PUD	PD	27	District 12	NORTHWIND	0.27
031B01055000	3	PUD	PD	27	District 12	NORTHWIND	0.29
031B01056000	3	PUD	PD	27	District 12	NORTHWIND	0.28
031B01057000	3	PUD	PD	27	District 12	NORTHWIND	0.28
031B01058000	3	PUD	PD	27	District 12	NORTHWIND	0.28
031B01059000	3	PUD	PD	27	District 12	NORTHWIND	0.30
031B01060000	3	PUD	PD	27	District 12	NORTHWIND	0.28
031B01061000	3	PUD	PD	27	District 12	NORTHWIND	0.33
031B01062000	3	PUD	PD	26	District 12	NORTHWIND	0.43
031B01063000	3	PUD	PD	26	District 12	NORTHWIND	0.45
031B01064000	3	PUD	PD	26	District 12	NORTHWIND	0.41
031B01065000	3	PUD	PD	26	District 12	NORTHWIND	0.47
031B01066000	3	PUD	PD	27	District 12	NORTHWIND	0.43
031B01067000	3	PUD	PD	27	District 12	NORTHWIND	0.47
031B01068000	3	PUD	PD	27	District 12	NORTHWIND	0.42

031B01069000	3	PUD	PD	27	District 12	NORTHWIND	0.41
031B01070000	3	PUD	PD	27	District 12	NORTHWIND	0.40
031B01071000	3	PUD	PD	27	District 12	NORTHWIND	0.40
031B01072000	3	PUD	PD	27	District 12	NORTHWIND	0.40
031B01073000	3	PUD	PD	27	District 12	NORTHWIND	0.39
031B01074000	3	PUD	PD	27	District 12	NORTHWIND	0.39
031B01075000	3	PUD	PD	27	District 12	NORTHWIND	0.38
031B01076000	3	PUD	PD	27	District 12	NORTHWIND	0.39
031B01077000	3	PUD	PD	27	District 12	NORTHWIND	0.32
031B01078000	3	PUD	PD	27	District 12	NORTHWIND	0.42
031B01079000	3	PUD	PD	27	District 12	NORTHWIND	0.44
031B01080000	3	PUD	PD	27	District 12	NORTHWIND	0.37
031B01081000	3	PUD	PD	27	District 12	NORTHWIND	0.28
031B01082000	3	PUD	PD	27	District 12	NORTHWIND	0.26
031B01083000	3	PUD	PD	27	District 12	NORTHWIND	0.32
031B01084000	3	PUD	PD	27	District 12	NORTHWIND	0.41
031B01085000	3	PUD	PD	27	District 12	NORTHWIND	0.32
031B01086000	3	PUD	PD	27	District 12	NORTHWIND	0.35
031B01087000	3	PUD	PD	27	District 12	NORTHWIND	0.33
031B01088000	3	PUD	PD	27	District 12	NORTHWIND	0.33
031B01089000	3	PUD	PD	27	District 12	NORTHWIND	0.35
031B01090000	3	PUD	PD	27	District 12	NORTHWIND	0.35
031B01091000	3	PUD	PD	27	District 12	NORTHWIND	0.34
031B01092000	3	PUD	PD	27	District 12	NORTHWIND	0.35
031B01093000	3	PUD	PD	27	District 12	NORTHWIND	0.38
031B01094000	3	PUD	PD	27	District 12	NORTHWIND	0.37
031B01095000	3	PUD	PD	27	District 12	NORTHWIND	0.38
031B01096000	3	PUD	PD	27	District 12	NORTHWIND	0.36
031B01097000	3	PUD	PD	27	District 12	NORTHWIND	0.27
031B01098000	3	PUD	PD	27	District 12	NORTHWIND	0.26
031B01099000	3	PUD	PD	26	District 12	NORTHWIND	0.42
031B01100000	3	PUD	PD	26	District 12	NORTHWIND	0.43
031B01101000	3	PUD	PD	26	District 12	NORTHWIND	0.45
031B01102000	3	PUD	PD	26	District 12	NORTHWIND	0.34
031B01103000	3	PUD	PD	26	District 12	NORTHWIND	0.59
031B01104000	3	PUD	PD	26	District 12	NORTHWIND	0.80
031B01105000	3	PUD	PD	27	District 12	NORTHWIND	0.58
031B01106000	3	PUD	PD	27	District 12	NORTHWIND	0.53
031B01107000	3	PUD	PD	27	District 12	NORTHWIND	0.53
031B01108000	3	PUD	PD	27	District 12	NORTHWIND	0.52
031B01109000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031B01110000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01111000	3	PUD	PD	27	District 12	NORTHWIND	0.52
031B01112000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01113000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031B01114000	3	PUD	PD	27	District 12	NORTHWIND	0.56
031B01115000	3	PUD	PD	27	District 12	NORTHWIND	0.73
031B01116000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01117000	3	PUD	PD	27	District 12	NORTHWIND	0.38
031B01118000	3	PUD	PD	27	District 12	NORTHWIND	0.60
031B01119000	3	PUD	PD	27	District 12	NORTHWIND	0.81
031B01120000	3	PUD	PD	27	District 12	NORTHWIND	1.07
031B01121000	3	PUD	PD	27	District 12	NORTHWIND	0.74
031B01122000	3	PUD	PD	27	District 12	NORTHWIND	0.44
031B01123000	3	PUD	PD	27	District 12	NORTHWIND	0.44
031B01124000	3	PUD	PD	27	District 12	NORTHWIND	0.48
031B01125000	3	PUD	PD	27	District 12	NORTHWIND	0.51
031B01126000	3	PUD	PD	27	District 12	NORTHWIND	0.37
031B01127000	3	PUD	PD	27	District 12	NORTHWIND	0.44
031B01128000	3	PUD	PD	27	District 12	NORTHWIND	0.40
031B01129000	3	PUD	PD	27	District 12	NORTHWIND	0.43

031B01130000	3	PUD	PD	27	District 12	NORTHWIND	0.50
031B01132000	3	PUD	PD	27	District 12	NORTHWIND	0.47
031B01133000	3	PUD	PD	27	District 12	NORTHWIND	0.43
031B01134000	3	PUD	PD	27	District 12	NORTHWIND	0.41
031B01135000	3	PUD	PD	27	District 12	NORTHWIND	0.42
031B01136000	3	PUD	PD	27	District 12	NORTHWIND	0.47
031B01137000	3	PUD	PD	27	District 12	NORTHWIND	0.40
031B01138000	3	PUD	PD	27	District 12	NORTHWIND	0.33
031B01139000	3	PUD	PD	27	District 12	NORTHWIND	0.36
031B01140000	3	PUD	PD	27	District 12	NORTHWIND	0.43
031B01141000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031B01142000	3	PUD	PD	27	District 12	NORTHWIND	0.29
031B01143000	3	PUD	PD	27	District 12	NORTHWIND	0.35
031B01144000	3	PUD	PD	27	District 12	NORTHWIND	0.25
031B01145000	3	PUD	PD	27	District 12	NORTHWIND	1.27
031B01146000	3	PUD	PD	27	District 12	NORTHWIND	0.54
031C01001000	3	PUD	PD	27	District 12	GRAND OAKS	0.65
031C01002000	3	PUD	PD	27	District 12	GRAND OAKS	0.53
031C01003000	3	PUD	PD	27	District 12	GRAND OAKS	0.54
031C01004000	3	PUD	PD	27	District 12	GRAND OAKS	0.55
031C01005000	3	PUD	PD	27	District 12	GRAND OAKS	0.57
031C01006000	3	PUD	PD	27	District 12	GRAND OAKS	0.70
031C01007000	3	PUD	PD	28	District 12	GRAND OAKS	0.49
031C01008000	3	PUD	PD	28	District 12	GRAND OAKS	0.28
031C01009000	3	PUD	PD	28	District 12	GRAND OAKS	0.29
031C01010000	3	PUD	PD	28	District 12	GRAND OAKS	0.52
031C01011000	3	PUD	PD	28	District 12	GRAND OAKS	0.50
031C01012000	3	PUD	PD	28	District 12	GRAND OAKS	0.25
031C01013000	3	PUD	PD	28	District 12	GRAND OAKS	0.26
031C01014000	3	PUD	PD	28	District 12	GRAND OAKS	0.28
031C01015000	3	PUD	PD	28	District 12	GRAND OAKS	0.42
031C01016000	3	PUD	PD	28	District 12	GRAND OAKS	0.58
031C01017000	3	PUD	PD	28	District 12	GRAND OAKS	0.57
031C01018000	3	PUD	PD	28	District 12	GRAND OAKS	0.32
031C01019000	3	PUD	PD	28	District 12	GRAND OAKS	0.45
031C01020000	3	PUD	PD	27	District 12	GRAND OAKS	0.49
031C01021000	3	PUD	PD	27	District 12	GRAND OAKS	0.32
031C01022000	3	PUD	PD	27	District 12	GRAND OAKS	0.33
031C01023000	3	PUD	PD	27	District 12	GRAND OAKS	0.48
031C01024000	3	PUD	PD	27	District 12	GRAND OAKS	0.36
031C01025000	3	PUD	PD	27	District 12	GRAND OAKS	0.47
031C01026000	3	PUD	PD	27	District 12	GRAND OAKS	0.47
031C01027000	3	PUD	PD	27	District 12	GRAND OAKS	0.31
031C01028000	3	PUD	PD	27	District 12	GRAND OAKS	0.34
031C01029000	3	PUD	PD	27	District 12	GRAND OAKS	0.35
031C01030000	3	PUD	PD	27	District 12	GRAND OAKS	0.32
031C01031000	3	PUD	PD	27	District 12	GRAND OAKS	0.32
031C01032000	3	PUD	PD	27	District 12	GRAND OAKS	0.34
031C01033000	3	PUD	PD	27	District 12	GRAND OAKS	0.43
031D01001000	3	PUD	PD	27	District 12	ARBOR COVE	0.47
031D01002000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01003000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01004000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01005000	3	PUD	PD	27	District 12	ARBOR COVE	0.34
031D01006000	3	PUD	PD	27	District 12	ARBOR COVE	0.32
031D01007000	3	PUD	PD	27	District 12	ARBOR COVE	0.32
031D01008000	3	PUD	PD	27	District 12	ARBOR COVE	0.35
031D01009000	3	PUD	PD	27	District 12	ARBOR COVE	0.31
031D01010000	3	PUD	PD	27	District 12	ARBOR COVE	0.36
031D01011000	3	PUD	PD	27	District 12	ARBOR COVE	0.49
031D01012000	3	PUD	PD	27	District 12	ARBOR COVE	0.62

031D01013000	3	PUD	PD	6	District 12	ARBOR COVE	0.56
031D01014000	3	PUD	PD	6	District 12	ARBOR COVE	0.47
031D01015000	3	PUD	PD	6	District 12	ARBOR COVE	0.42
031D01016000	3	PUD	PD	6	District 12	ARBOR COVE	0.52
031D01017000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01018000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01019000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01020000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01021000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01022000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01023000	3	PUD	PD	27	District 12	ARBOR COVE	1.14
031D01024000	3	PUD	PD	27	District 12	ARBOR COVE	0.62
031D01025000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01026000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01027000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01028000	3	PUD	PD	27	District 12	ARBOR COVE	0.77
031D01029000	3	PUD	PD	27	District 12	ARBOR COVE	0.43
031D01030000	3	PUD	PD	27	District 12	ARBOR COVE	0.43
031D01031000	3	PUD	PD	27	District 12	ARBOR COVE	0.48
031D01032000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01033000	3	PUD	PD	27	District 12	ARBOR COVE	0.51
031D01034000	3	PUD	PD	27	District 12	ARBOR COVE	0.52
031D01035000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01036000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01037000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01038000	3	PUD	PD	27	District 12	ARBOR COVE	0.54
031D01039000	3	PUD	PD	27	District 12	ARBOR COVE	0.40
031D01040000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01041000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01042000	3	PUD	PD	27	District 12	ARBOR COVE	0.51
031D01043000	3	PUD	PD	27	District 12	ARBOR COVE	0.75
031D01044000	3	PUD	PD	27	District 12	ARBOR COVE	0.57
031D01045000	3	PUD	PD	27	District 12	ARBOR COVE	0.57
031D01046000	3	PUD	PD	27	District 12	ARBOR COVE	0.45
031D01047000	3	PUD	PD	27	District 12	ARBOR COVE	0.58
031D01048000	3	PUD	PD	27	District 12	ARBOR COVE	0.64
031D01049000	3	PUD	PD	27	District 12	ARBOR COVE	0.44
031D01050000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01051000	3	PUD	PD	27	District 12	ARBOR COVE	0.47
031D01052000	3	PUD	PD	27	District 12	ARBOR COVE	0.71
031D01053000	3	PUD	PD	27	District 12	ARBOR COVE	0.60
031D01054000	3	PUD	PD	27	District 12	ARBOR COVE	0.45
031D01055000	3	PUD	PD	27	District 12	ARBOR COVE	0.43
031D01056000	3	PUD	PD	27	District 12	ARBOR COVE	0.48
031D01057000	3	PUD	PD	27	District 12	ARBOR COVE	0.48
031D01058000	3	PUD	PD	27	District 12	ARBOR COVE	0.41
031D01059000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01060000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01061000	3	PUD	PD	27	District 12	ARBOR COVE	0.46
031D01062000	3	PUD	PD	27	District 12	ARBOR COVE	0.60
031D01063000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01064000	3	PUD	PD	27	District 12	ARBOR COVE	0.42
031D01065000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01066000	3	PUD	PD	27	District 12	ARBOR COVE	0.38
031D01067000	3	PUD	PD	27	District 12	ARBOR COVE	0.37
031D01068000	3	PUD	PD	27	District 12	ARBOR COVE	0.37
031D01069000	3	PUD	PD	27	District 12	ARBOR COVE	0.39
031D01070000	3	PUD	PD	27	District 12	ARBOR COVE	0.43
031D01071000	3	PUD	PD	27	District 12	ARBOR COVE	0.37
031D01072000	3	PUD	PD	27	District 12	ARBOR COVE	0.40
031D01073000	3	PUD	PD	27	District 12	ARBOR COVE	0.45

031D01074000	3	PUD	PD	27	District 12	ARBOR COVE	0.59
031D01075000	3	PUD	PD	5	District 12	S AT ARBOR COVE	0.21
031D01076000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.13
031D01077000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.15
031D01078000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01079000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.15
031D01080000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01081000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.15
031D01082000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01083000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.22
031D01084000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01085000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.13
031D01086000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01087000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.13
031D01088000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.13
031D01089000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.13
031D01090000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01091000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.16
031D01092000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.31
031D01093000	3	PUD	PD	28	District 12	S AT ARBOR COVE	0.24
031D01094000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.28
031D01095000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.19
031D01096000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.17
031D01097000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.14
031D01098000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.14
031D01099000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.15
031D01100000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.15
031D01101000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.16
031D01102000	3	PUD	PD	27	District 12	S AT ARBOR COVE	0.18
031D01103000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.18
031D01104000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.22
031D01105000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.21
031D01106000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.18
031D01107000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01108000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.18
031D01109000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01110000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.18
031D01111000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.18
031D01112000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.23
031D01113000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01114000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01115000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01116000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01117000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01118000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01119000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01120000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01121000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01122000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.20
031D01123000	3	PUD	PD	5	District 12	S AT ARBOR COVE	0.21
031D01124000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01125000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01126000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.19
031D01127000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.20
031D01128000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.19
031D01129000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.15
031D01130000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.18
031D01131000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.18
031D01132000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.15
031D01133000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.16
031D01134000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17

031D01135000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
031D01136000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.14
031D01137000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.16
031D01138000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.16
031D01139000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.15
031D01140000	3	PUD	PD	6	District 12	S AT ARBOR COVE	0.17
047-01017000	4	RR	RA	100	District 12	RESIDENTIAL	2.35
047-01018000	4	RR	RA	100	District 12	RESIDENTIAL	3.42
047-01019000	4	RR	RA	100	District 12	RESIDENTIAL	2.15
047-01019001	4	RR	RA	100	District 12	RESIDENTIAL	1.63
047-01021000	4	RR	RA	100	District 12	RESIDENTIAL	1.96
048-01001000	4	RR	RA	94	District 12	RESIDENTIAL	39.37
048-01002000	4	RR	RA	94	District 12	RESIDENTIAL	1.27
048-01003000	4	RR	RA	94	District 12	RESIDENTIAL	18.02
048-01004001	4	RR	RA	94	District 12	RESIDENTIAL	1.33
048-01005000	4	RR	RA	94	District 12	RESIDENTIAL	2.85
048-01005001	4	RR	RA	94	District 12	RESIDENTIAL	0.95
048-01005003	4	RR	RA	94	District 12	RESIDENTIAL	1.54
048-01005011	4	RR	RA	94	District 12	RESIDENTIAL	1.60
048-02030001	4	RR	RA	67	District 12	RESIDENTIAL	1.73
048-02030002	4	RR	RA	67	District 12	RESIDENTIAL	1.29
048-02030004	4	RR	RA	67	District 12	RESIDENTIAL	1.30
048C01001000	4	SR	R1	93	District 12	KINSEY CROSSING	0.93
048C01002000	4	SR	R1	93	District 12	KINSEY CROSSING	1.04
048C01003000	4	SR	R1	93	District 12	KINSEY CROSSING	0.75
048C01004000	4	SR	R1	93	District 12	KINSEY CROSSING	0.75
048C01005000	4	SR	R1	93	District 12	KINSEY CROSSING	0.78
048C01006000	4	SR	R1	93	District 12	KINSEY CROSSING	0.76
048C01007000	4	SR	R1	93	District 12	KINSEY CROSSING	0.78
048C01008000	4	SR	R1	93	District 12	KINSEY CROSSING	0.78
048C01009000	4	SR	R1	93	District 12	KINSEY CROSSING	0.76
048C01010000	4	SR	R1	93	District 12	KINSEY CROSSING	0.78
048C01011000	4	SR	R1	93	District 12	KINSEY CROSSING	0.96
048C01012000	4	SR	R1	93	District 12	KINSEY CROSSING	1.06
048C01013000	4	SR	R1	93	District 12	KINSEY CROSSING	1.00
048C01014000	4	SR	R1	93	District 12	KINSEY CROSSING	0.74
048C01015000	4	SR	R1	93	District 12	KINSEY CROSSING	0.76
048C01016000	4	SR	R1	93	District 12	KINSEY CROSSING	0.75
048C01017000	4	SR	R1	93	District 12	KINSEY CROSSING	0.75
048C01018000	4	SR	R1	93	District 12	KINSEY CROSSING	0.73
048C01019000	4	SR	R1	93	District 12	KINSEY CROSSING	0.71
048C01019001	4	SR	R1	93	District 12	KINSEY CROSSING	0.76
048C01020000	4	SR	R1	93	District 12	KINSEY CROSSING	1.52
048C01021000	4	SR	R1	93	District 12	KINSEY CROSSING	0.77
050-01002051	3	MFR	RM	30	District 12	VILY RESIDENTIAL	41.35
050-01029000	3	MFR	RM	4	District 12	VILY RESIDENTIAL	28.85
050B01001000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01002000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01003000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01004000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01005000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01006000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01007000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.20
050B01008000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.20
050B01009000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.21
050B01010000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.31
050B01011000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.24
050B01012000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.33
050B01013000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.29
050B01014000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.18
050B01015000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.20

050B01016000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01017000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01018000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01019000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01020000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01021000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01022000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01023000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.23
050B01024000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.19
050B01025000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.33
050B01026000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.26
050B01027000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.36
050B01028000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.29
050B01029000	3	PUD	PD	4	District 12	BRANDON RIDGE	0.19
050B01030000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01031000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01032000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01033000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01034000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01035000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.23
050B01036000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.25
050B01037000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01038000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01039000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.28
050B01040000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.19
050B01041000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01042000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.28
050B01043000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.30
050B01044000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01045000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01046000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01047000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.26
050B01048000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.40
050B01049000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.26
050B01050000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01051000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.20
050B01052000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.50
050B01053000	3	PUD	PD	29	District 12	BRANDON RIDGE	1.03
050B01054000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.25
050B01055000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.44
050B01056000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.27
050B01057000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.17
050B01058000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01059000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.22
050B01060000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.18
050B01061000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01062000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.24
050B01063000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.21
050B01064000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.27
050B01065000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.34
050B01066000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.28
050B01067000	3	PUD	PD	29	District 12	BRANDON RIDGE	0.25
051-01001000	3	MFR	RM	14	District 6	MILY RESIDENTIAL	0.50
051-01009007	3	MFR	RM	14	District 6	MILY RESIDENTIAL	5.10
051-01009071	3	MFR	RM	14	District 6	MILY RESIDENTIAL	0.93
051C01011000	3	C2	C2	13	District 6	EAGLES WALK	0.34
051C01012000	3	C2	C2	13	District 6	EAGLES WALK	0.43
051C01013000	3	C2	C2	13	District 6	EAGLES WALK	0.38
051C01014000	3	C2	C2	13	District 6	EAGLES WALK	0.42
051C01015000	3	C2	C2	13	District 6	EAGLES WALK	0.45
051C01020000	3	C2	C2	13	District 6	EAGLES WALK	0.72

051D01001000	3	MFR	RM	14	District 6	ONG PLANTATION	0.68
051D01004000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02001000	3	SR	R3	14	District 6	ONG PLANTATION	0.47
051D02002000	3	SR	R3	14	District 6	ONG PLANTATION	0.45
051D02003000	3	SR	R3	14	District 6	ONG PLANTATION	0.48
051D02004000	3	SR	R3	14	District 6	ONG PLANTATION	0.40
051D02005000	3	SR	R3	14	District 6	ONG PLANTATION	0.42
051D02006000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02007000	3	SR	R3	3	District 12	ONG PLANTATION	0.46
051D02012000	3	SR	R3	3	District 12	ONG PLANTATION	0.43
051D02013000	3	SR	R3	3	District 12	ONG PLANTATION	0.31
051D02014000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02015000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02016000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02017000	3	SR	R3	14	District 6	ONG PLANTATION	0.49
051D02018000	3	SR	R3	14	District 6	ONG PLANTATION	0.51
051D02019000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02020000	3	SR	R3	14	District 6	ONG PLANTATION	0.79
051D02021000	3	SR	R3	14	District 6	ONG PLANTATION	0.57
051D02022000	3	SR	R3	14	District 6	ONG PLANTATION	0.45
051D02023000	3	SR	R3	14	District 6	ONG PLANTATION	0.44
051D02024000	3	SR	R3	14	District 6	ONG PLANTATION	0.37
051D02025000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02026000	3	SR	R3	14	District 6	ONG PLANTATION	0.38
051D02027000	3	SR	R3	14	District 6	ONG PLANTATION	0.53
051D02028000	3	SR	R3	15	District 6	ONG PLANTATION	0.58
051D02029000	3	SR	R3	15	District 6	ONG PLANTATION	0.46
051D02030000	3	SR	R3	2	District 12	ONG PLANTATION	0.39
051D02031000	3	SR	R3	2	District 12	ONG PLANTATION	0.33
051D02032000	3	SR	R3	2	District 12	ONG PLANTATION	0.36
051D02033000	3	SR	R3	2	District 12	ONG PLANTATION	0.35
051D02034000	3	SR	R3	2	District 12	ONG PLANTATION	0.40
051D02035000	3	SR	R3	2	District 12	ONG PLANTATION	0.34
051D02036000	3	SR	R3	2	District 12	ONG PLANTATION	0.34
051D02037000	3	SR	R3	2	District 12	ONG PLANTATION	0.36
051D02038000	3	SR	R3	2	District 12	ONG PLANTATION	0.41
051D02039000	3	SR	R3	2	District 12	ONG PLANTATION	0.41
051D02040000	3	SR	R3	3	District 12	ONG PLANTATION	0.37
051D02041000	3	SR	R3	3	District 12	ONG PLANTATION	0.39
051D02043000	3	SR	R3	3	District 12	ONG PLANTATION	0.40
051D02044000	3	SR	R3	3	District 12	ONG PLANTATION	0.44
051D02047000	3	SR	R3	3	District 12	ONG PLANTATION	0.39
051D02048000	3	SR	R3	3	District 12	ONG PLANTATION	0.35
051D02049000	3	SR	R3	3	District 12	ONG PLANTATION	0.32
051D02050000	3	SR	R3	3	District 12	ONG PLANTATION	0.33
051D02051000	3	SR	R3	3	District 12	ONG PLANTATION	0.38
051D02052000	3	SR	R3	3	District 12	ONG PLANTATION	0.39
051D02053000	3	SR	R3	3	District 12	ONG PLANTATION	0.35
051D02054000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02055000	3	SR	R3	3	District 12	ONG PLANTATION	0.32
051D02056000	3	SR	R3	3	District 12	ONG PLANTATION	0.48
051D02057000	3	SR	R3	3	District 12	ONG PLANTATION	0.35
051D02058000	3	SR	R3	3	District 12	ONG PLANTATION	0.37
051D02059000	3	SR	R3	3	District 12	ONG PLANTATION	0.34
051D02060000	3	SR	R3	3	District 12	ONG PLANTATION	0.36
051D02061000	3	SR	R3	3	District 12	ONG PLANTATION	0.46
051D02062000	3	SR	R3	3	District 12	ONG PLANTATION	0.41
051D02063000	3	SR	R3	2	District 12	ONG PLANTATION	0.41
051D02064000	3	SR	R3	14	District 6	ONG PLANTATION	0.54
051D02065000	3	SR	R3	14	District 6	ONG PLANTATION	0.30
051D02066000	3	SR	R3	14	District 6	ONG PLANTATION	0.41

051D02067000	3	SR	R3	14	District 6	ONG PLANTATION	0.39
051D02068000	3	SR	R3	14	District 6	ONG PLANTATION	0.50
051D02069000	3	SR	R3	14	District 6	ONG PLANTATION	0.43
051D02070000	3	SR	R3	3	District 12	ONG PLANTATION	0.33
051D02071000	3	SR	R3	3	District 12	ONG PLANTATION	0.38
051D02072000	3	SR	R3	3	District 12	ONG PLANTATION	0.38
051D02073000	3	SR	R3	3	District 12	ONG PLANTATION	0.44
051D02074000	3	SR	R3	3	District 12	ONG PLANTATION	0.42
051D02075000	3	SR	R3	3	District 12	ONG PLANTATION	0.46
051D02076000	3	SR	R3	3	District 12	ONG PLANTATION	0.60
051D02077000	3	SR	R3	3	District 12	ONG PLANTATION	0.47
051D02078000	3	SR	R3	3	District 12	ONG PLANTATION	0.49
069-01003000	4	RR	RA	1	District 12	RESIDENTIAL	3.06
069-01004000	4	RR	RA	1	District 12	RESIDENTIAL	4.11
069-01005000	4	RR	RA	1	District 12	RESIDENTIAL	5.11
069-01006000	4	RR	RA	1	District 12	RESIDENTIAL	4.07
069-01006005	4	RR	RA	1	District 12	RESIDENTIAL	1.29
069-01008044	4	SR	PD	1	District 12	RESIDENTIAL	33.10
S01-01001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.33
S01-01002000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01003000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01004000	4	SR	R4	90	District 12	DWOOD ESTATES	0.22
S01-01005000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01006000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01007000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01008000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01009000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01010000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01011000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01012000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01013000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01014000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01015000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01016000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01017000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01018000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S01-01019000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-01020000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S01-01021000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S01-01022000	4	SR	R4	90	District 12	DWOOD ESTATES	0.45
S01-01023000	4	SR	R4	90	District 12	DWOOD ESTATES	0.64
S01-01024000	4	SR	R4	90	District 12	DWOOD ESTATES	0.48
S01-01025000	4	SR	R4	90	District 12	DWOOD ESTATES	0.44
S01-01026000	4	SR	R4	90	District 12	DWOOD ESTATES	0.36
S01-01027000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S01-01028000	4	SR	R4	90	District 12	DWOOD ESTATES	0.32
S01-01029000	4	SR	R4	90	District 12	DWOOD ESTATES	0.35
S01-01030000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S01-01031000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S01-03001000	4	SR	R4	90	District 12	RESIDENTIAL	0.47
S01-03002000	4	SR	R4	90	District 12	RESIDENTIAL	0.66
S01-03005000	4	SR	R4	90	District 12	RESIDENTIAL	0.60
S01-03006000	4	SR	R4	90	District 12	RESIDENTIAL	0.59
S01-03007000	4	SR	R4	90	District 12	RESIDENTIAL	0.36
S01-03008000	4	SR	R4	90	District 12	RESIDENTIAL	0.33
S01-03010000	4	SR	R4	90	District 12	RESIDENTIAL	0.50
S01-03011000	4	SR	R4	90	District 12	RESIDENTIAL	0.44
S01-03012000	4	SR	R4	90	District 12	RESIDENTIAL	0.63
S01-03013000	4	SR	R4	90	District 12	RESIDENTIAL	0.50
S01-03014000	4	SR	R4	90	District 12	RESIDENTIAL	0.49
S01-03015000	4	SR	R4	90	District 12	RESIDENTIAL	0.56

S01-03016000	4	SR	R4	90	District 12	RESIDENTIAL	0.45
S01-03017000	4	SR	R4	90	District 12	RESIDENTIAL	0.27
S01-03018000	4	SR	R4	90	District 12	RESIDENTIAL	0.78
S01-03020000	4	CCR	RD	90	District 12	RESIDENTIAL	0.50
S01-03021000	4	CCR	RD	90	District 12	RESIDENTIAL	0.68
S01-03022000	4	SR	R3	90	District 12	RESIDENTIAL	0.80
S01-03023001	4	SR	R3	90	District 12	RESIDENTIAL	0.56
S01-03024000	4	CCR	RD	90	District 12	RESIDENTIAL	0.57
S01-03024001	4	CCR	RD	90	District 12	RESIDENTIAL	0.56
S01-03024002	4	CCR	RD	71	District 12	RESIDENTIAL	0.71
S01-03024021	4	CCR	RD	71	District 12	RESIDENTIAL	0.66
S01-03025000	4	SR	R4	90	District 12	RESIDENTIAL	0.68
S01-03027000	4	SR	R4	90	District 12	RESIDENTIAL	8.36
S02-01001000	4	SR	R4	90	District 12	RESIDENTIAL	1.92
S02-01002000	4	SR	R4	71	District 12	RESIDENTIAL	0.71
S02-01003000	4	SR	R4	71	District 12	RESIDENTIAL	0.79
S02-01004000	4	SR	R4	71	District 12	RESIDENTIAL	0.73
S02-01005000	4	SR	R4	71	District 12	RESIDENTIAL	0.85
S02-01006000	4	SR	R4	71	District 12	RESIDENTIAL	0.71
S02-01007000	4	SR	R4	71	District 12	RESIDENTIAL	0.97
S02-01010000	4	SR	R4	71	District 12	RESIDENTIAL	0.75
S02-01011000	4	SR	R4	71	District 12	RESIDENTIAL	0.77
S02-02005000	4	SR	R4	71	District 12	RESIDENTIAL	1.10
S02-02006000	4	SR	R4	71	District 12	RESIDENTIAL	1.28
S02-02007000	4	SR	R4	71	District 12	RESIDENTIAL	0.51
S02-02008000	4	SR	R4	71	District 12	RESIDENTIAL	1.21
S02-04001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S02-04002000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04003000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04004000	4	SR	R4	71	District 12	DWOOD ESTATES	0.27
S02-04005000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04006000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04007000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04008000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S02-04009000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04010000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04011000	4	SR	R4	71	District 12	DWOOD ESTATES	0.24
S02-04012000	4	SR	R4	71	District 12	DWOOD ESTATES	0.24
S02-04013000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S02-04014000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04015000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S02-04016000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S02-05001000	4	SR	R4	71	District 12	DWOOD ESTATES	0.45
S02-05002000	4	SR	R4	71	District 12	DWOOD ESTATES	0.33
S02-05003000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S02-05004000	4	SR	R4	71	District 12	DWOOD ESTATES	0.27
S02-05006000	4	SR	R4	71	District 12	DWOOD ESTATES	0.41
S02-05006001	4	SR	R4	71	District 12	DWOOD ESTATES	0.43
S04-01001000	4	SR	R4	90	District 12	PINE HILLS	0.66
S04-01002000	4	SR	R4	90	District 12	PINE HILLS	0.70
S05-01001000	4	RR	RA	70	District 12	SENTRY OAK	1.64
S05-01002000	4	RR	RA	91	District 12	RESIDENTIAL	30.37
S05-01003000	4	MHR	RMH	91	District 12	MOBILE HOME	33.96
S05-02001000	4	SR	R4	70	District 12	PINE HILLS	0.58
S05-02002000	4	SR	R4	70	District 12	PINE HILLS	0.49
S05-02003000	4	SR	R4	70	District 12	PINE HILLS	0.53
S05-02004000	4	SR	R4	70	District 12	PINE HILLS	0.51
S05-02005000	4	SR	R4	70	District 12	PINE HILLS	0.48
S05-02006000	4	SR	R4	70	District 12	PINE HILLS	0.51
S05-02007000	4	SR	R4	91	District 12	PINE HILLS	0.48
S05-02008000	4	SR	R4	91	District 12	PINE HILLS	0.55

S05-02009000	4	SR	R4	91	District 12	PINE HILLS	0.56
S05-02010000	4	SR	R4	91	District 12	PINE HILLS	0.36
S05-02011000	4	SR	R4	91	District 12	PINE HILLS	0.49
S05-02012000	4	SR	R4	91	District 12	PINE HILLS	0.47
S05-02013000	4	SR	R4	91	District 12	PINE HILLS	0.47
S05-02014000	4	SR	R4	91	District 12	PINE HILLS	0.48
S05-02015000	4	SR	R4	91	District 12	PINE HILLS	0.59
S05-03001000	4	SR	R4	71	District 12	PINE HILLS	0.45
S05-03002000	4	SR	R4	71	District 12	PINE HILLS	0.44
S05-03003000	4	SR	R4	71	District 12	PINE HILLS	0.46
S05-03004000	4	SR	R4	71	District 12	PINE HILLS	0.44
S05-03005000	4	SR	R4	71	District 12	PINE HILLS	0.41
S05-03006000	4	SR	R4	71	District 12	PINE HILLS	0.51
S05-03007000	4	SR	R4	90	District 12	PINE HILLS	0.42
S05-03008000	4	SR	R4	90	District 12	PINE HILLS	0.90
S05-03010000	4	SR	R4	90	District 12	PINE HILLS	0.43
S05-03011000	4	SR	R4	90	District 12	PINE HILLS	0.46
S05-03012000	4	SR	R4	90	District 12	PINE HILLS	0.33
S05-03013000	4	SR	R4	90	District 12	PINE HILLS	0.51
S05-03014000	4	SR	R4	90	District 12	PINE HILLS	0.47
S05-03015000	4	SR	R4	90	District 12	PINE HILLS	0.43
S05-03016000	4	SR	R4	90	District 12	DWOOD ESTATES	0.40
S05-03017000	4	SR	R4	90	District 12	DWOOD ESTATES	0.34
S05-03018000	4	SR	R4	90	District 12	DWOOD ESTATES	0.56
S05-03019000	4	SR	R4	90	District 12	DWOOD ESTATES	0.70
S05-03020000	4	SR	R4	90	District 12	DWOOD ESTATES	0.40
S05-03021000	4	SR	R4	90	District 12	DWOOD ESTATES	0.33
S05-03022000	4	SR	R4	90	District 12	DWOOD ESTATES	0.36
S05-03023000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S05-03024000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-03025000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S05-03026000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-03027000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S05-03028000	4	SR	R4	90	District 12	DWOOD ESTATES	0.32
S05-03029000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-03030000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-03031000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-03032000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-03033000	4	SR	R4	71	District 12	DWOOD ESTATES	0.30
S05-03034000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-03035000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-03036000	4	SR	R4	71	District 12	DWOOD ESTATES	0.29
S05-03037000	4	SR	R4	71	District 12	DWOOD ESTATES	0.41
S05-04001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-04002000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S05-04003000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-04004000	4	SR	R4	90	District 12	DWOOD ESTATES	0.32
S05-04005000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-04006000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-04007000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-04008000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S05-04009000	4	SR	R4	90	District 12	DWOOD ESTATES	0.32
S05-04010000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-04011000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S05-04012000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S05-04013000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-04014000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-04015000	4	SR	R4	90	District 12	DWOOD ESTATES	0.34
S05-04016000	4	SR	R4	90	District 12	DWOOD ESTATES	0.38
S05-04017000	4	SR	R4	90	District 12	DWOOD ESTATES	0.36
S05-04018000	4	SR	R4	90	District 12	DWOOD ESTATES	0.21

S05-04019000	4	SR	R4	90	District 12	DWOOD ESTATES	0.22
S05-04020000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S05-04021000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-04022000	4	SR	R4	90	District 12	DWOOD ESTATES	0.35
S05-05001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.23
S05-05002000	4	SR	R4	90	District 12	DWOOD ESTATES	0.21
S05-05003000	4	SR	R4	90	District 12	DWOOD ESTATES	0.33
S05-05004000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-05005000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S05-05006000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-05007000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-05008000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-05009000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-05010000	4	SR	R4	90	District 12	DWOOD ESTATES	0.33
S05-05011000	4	SR	R4	90	District 12	DWOOD ESTATES	0.29
S05-05012000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-05013000	4	SR	R4	90	District 12	DWOOD ESTATES	0.26
S05-05014000	4	SR	R4	90	District 12	DWOOD ESTATES	0.34
S05-05015000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-05016000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-05017000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S05-05018000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-05019000	4	SR	R4	90	District 12	DWOOD ESTATES	0.23
S05-05020000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-05021000	4	SR	R4	90	District 12	DWOOD ESTATES	0.31
S05-05022000	4	SR	R4	90	District 12	DWOOD ESTATES	0.32
S05-06001000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-06002000	4	SR	R4	90	District 12	DWOOD ESTATES	0.23
S05-06003000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-06004000	4	SR	R4	90	District 12	DWOOD ESTATES	0.30
S05-06005000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-06006000	4	SR	R4	90	District 12	DWOOD ESTATES	0.35
S05-06007002	4	SR	R4	71	District 12	DWOOD ESTATES	0.51
S05-06007003	4	SR	R4	71	District 12	DWOOD ESTATES	0.41
S05-06007004	4	SR	R4	90	District 12	DWOOD ESTATES	0.63
S05-06008000	4	SR	R4	71	District 12	DWOOD ESTATES	0.31
S05-06009000	4	SR	R4	71	District 12	DWOOD ESTATES	0.37
S05-06010000	4	SR	R4	71	District 12	DWOOD ESTATES	0.31
S05-06011000	4	SR	R4	71	District 12	DWOOD ESTATES	0.34
S05-06012000	4	SR	R4	71	District 12	DWOOD ESTATES	0.37
S05-06013000	4	SR	R4	71	District 12	DWOOD ESTATES	0.30
S05-06014000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-06015000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-06016000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-06017000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-06018000	4	SR	R4	71	District 12	DWOOD ESTATES	0.33
S05-06019000	4	SR	R4	71	District 12	DWOOD ESTATES	0.44
S05-06020000	4	SR	R4	71	District 12	DWOOD ESTATES	0.37
S05-06021000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-06022000	4	SR	R4	71	District 12	DWOOD ESTATES	0.36
S05-06023000	4	SR	R4	71	District 12	DWOOD ESTATES	0.29
S05-06024000	4	SR	R4	71	District 12	DWOOD ESTATES	0.29
S05-06025000	4	SR	R4	71	District 12	DWOOD ESTATES	0.21
S05-06026000	4	SR	R4	71	District 12	DWOOD ESTATES	0.30
S05-06027000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-06028000	4	SR	R4	90	District 12	DWOOD ESTATES	0.27
S05-06029000	4	SR	R4	90	District 12	DWOOD ESTATES	0.24
S05-06030000	4	SR	R4	90	District 12	DWOOD ESTATES	0.25
S05-06031000	4	SR	R4	90	District 12	DWOOD ESTATES	0.28
S05-07002000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32
S05-07007000	4	SR	R4	71	District 12	DWOOD ESTATES	0.32

S05-07008000	4	SR	R4	71	District 12	DWOOD ESTATES	0.26
S05-07009000	4	SR	R4	71	District 12	DWOOD ESTATES	0.28
S05-07010000	4	SR	R4	71	District 12	DWOOD ESTATES	0.27
S05-07012000	4	SR	R4	71	District 12	DWOOD ESTATES	0.25
S05-07013000	4	SR	R4	71	District 12	DWOOD ESTATES	0.27
S05-07014000	4	SR	R4	71	District 12	DWOOD ESTATES	0.24
S05-07015000	4	SR	R4	71	District 12	DWOOD ESTATES	0.27
S05-07016000	4	SR	R4	71	District 12	DWOOD ESTATES	0.20
S05-07016001	4	SR	R4	71	District 12	DWOOD ESTATES	0.21
S05-08002000	2	RR	RA	71	District 12	RESIDENTIAL	1.08
S08-01001000	4	RR	RA	92	District 12	RESIDENTIAL	4.39
S08-01004000	4	RR	RA	92	District 12	RESIDENTIAL	1.32
S08-01005000	4	RR	RA	92	District 12	RESIDENTIAL	1.98
S08-01006000	4	RR	RA	92	District 12	RESIDENTIAL	0.62
S08-01007000	4	RR	RA	92	District 12	RESIDENTIAL	2.84
S08-01008000	4	RR	RA	92	District 12	RESIDENTIAL	3.25
S08-01009000	4	RR	RA	92	District 12	RESIDENTIAL	1.91
S08-01011000	4	SR	R2	92	District 12	CACTUS RIDGE	0.46
S08-01012000	4	SR	R2	92	District 12	CACTUS RIDGE	0.59
S08-01013000	4	SR	R2	92	District 12	CACTUS RIDGE	1.21
S08-01014000	4	SR	R2	92	District 12	CACTUS RIDGE	0.57
S08-01014001	4	SR	R2	92	District 12	CACTUS RIDGE	0.74
S08-01016000	4	SR	R2	92	District 12	CACTUS RIDGE	1.28
S08-01017000	4	SR	R2	92	District 12	CACTUS RIDGE	1.38
S08-01018000	4	SR	R2	92	District 12	CACTUS RIDGE	1.61
S08-01019000	4	SR	R2	92	District 12	CACTUS RIDGE	1.29
S08-01020000	4	RR	RA	92	District 12	RESIDENTIAL	7.33
S09-01001000	4	CCR	RD	70	District 12	SENTRY OAK	0.73
S09-01002000	4	CCR	RD	70	District 12	SENTRY OAK	1.01
S09-01003000	4	CCR	RD	91	District 12	SENTRY OAK	0.64
S09-01004000	4	CCR	RD	91	District 12	SENTRY OAK	0.83
S09-01005000	4	CCR	RD	91	District 12	SENTRY OAK	0.77
S09-01006000	4	CCR	RD	91	District 12	SENTRY OAK	0.69
S09-01007000	4	CCR	RD	91	District 12	SENTRY OAK	0.87
S09-01008000	4	CCR	RD	91	District 12	SENTRY OAK	0.71
S09-01009000	4	CCR	RD	91	District 12	SENTRY OAK	0.84
S09-01010000	4	CCR	RD	91	District 12	SENTRY OAK	0.86
S09-01011000	4	CCR	RD	91	District 12	SENTRY OAK	0.84
S09-01012000	4	CCR	RD	91	District 12	SENTRY OAK	0.89
S09-01013000	4	CCR	RD	91	District 12	SENTRY OAK	0.83
S09-01014000	4	CCR	RD	91	District 12	SENTRY OAK	0.95
S09-01015000	4	CCR	RD	91	District 12	SENTRY OAK	0.89
S09-01016000	4	CCR	RD	91	District 12	SENTRY OAK	1.22
S09-01018000	4	CCR	RD	91	District 12	SENTRY OAK	1.37
S09-02001000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.58
S09-02002000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-02003000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.36
S09-02004000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.39
S09-02005000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.45
S09-02006000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-02007000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.38
S09-02008000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-02009000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.35
S09-02010000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.45
S09-02011000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.42
S09-02012000	4	SR	R4	70	District 12	NGWOOD VALLEY	0.49
S09-02013000	4	CCR	RD	91	District 12	SENTRY OAK	1.14
S09-02014000	4	CCR	RD	91	District 12	SENTRY OAK	0.83
S09-02015000	4	CCR	RD	91	District 12	SENTRY OAK	0.83
S09-02016000	4	CCR	RD	91	District 12	SENTRY OAK	0.85
S09-02017000	4	CCR	RD	91	District 12	SENTRY OAK	0.70

S09-02018000	4	CCR	RD	91	District 12	SENTRY OAK	0.73
S09-02019000	4	CCR	RD	91	District 12	SENTRY OAK	0.81
S09-02020000	4	CCR	RD	91	District 12	SENTRY OAK	0.67
S09-02021000	4	CCR	RD	91	District 12	SENTRY OAK	0.81
S09-02022000	4	CCR	RD	91	District 12	SENTRY OAK	1.39
S09-02024000	4	CCR	RD	91	District 12	SENTRY OAK	1.54
S09-02026000	4	CCR	RD	91	District 12	SENTRY OAK	1.50
S09-02028000	4	CCR	RD	91	District 12	SENTRY OAK	1.01
S09-03001000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.49
S09-03002000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-03003000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-03004000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-03005000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.51
S09-03006000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.52
S09-03007000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.59
S09-03008000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.49
S09-03009000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.50
S09-03010000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.42
S09-03011000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.48
S09-03012000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.45
S09-03013000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.55
S09-03014000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.58
S09-03015000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.42
S09-03016000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.41
S09-03017000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.41
S09-03018000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.37
S09-03019000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.39
S09-03020000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.40
S09-03021000	4	SR	R4	92	District 12	NGWOOD VALLEY	0.40
S09-03022000	4	SR	R4	69	District 12	NGWOOD VALLEY	0.49
S09-04001000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.46
S09-04002000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-04003000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.38
S09-04004000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.38
S09-04005000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.39
S09-04006000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.47
S09-04007000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.49
S09-04008000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.41
S09-04009000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-04010000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.39
S09-04011000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.39
S09-04012000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-05001000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.47
S09-05002000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-05003000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.37
S09-05004000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.38
S09-05005000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.40
S09-05006000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.51
S09-05007000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.56
S09-05008000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-05009000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.43
S09-05010000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.41
S09-05011000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.44
S09-05012000	4	SR	R4	91	District 12	NGWOOD VALLEY	0.54
S09-06001000	4	SR	R2	92	District 12	RESIDENTIAL	4.28
S09-06002000	4	SR	R2	92	District 12	RESIDENTIAL	3.49
S09-06003000	4	SR	R2	92	District 12	RESIDENTIAL	2.31
S09-06004000	4	SR	R2	92	District 12	RESIDENTIAL	2.38
S09-06005000	4	SR	R2	92	District 12	RESIDENTIAL	2.37
S09-06006000	4	RR	RA	92	District 12	RESIDENTIAL	1.32
S09-06007000	4	RR	RA	92	District 12	RESIDENTIAL	0.98

S09-06008000	4	RR	RA	92	District 12	RESIDENTIAL	2.68
S09-06009000	4	RR	RA	92	District 12	RESIDENTIAL	1.22
S09-06010000	4	RR	RA	92	District 12	RESIDENTIAL	2.04
S09-06011000	4	RR	RA	92	District 12	RESIDENTIAL	0.60
S09-06011001	4	RR	RA	92	District 12	RESIDENTIAL	0.61
S09-06012000	4	SR	R2	92	District 12	RESIDENTIAL	0.57
S09-06013000	4	SR	R2	92	District 12	RESIDENTIAL	0.54
S09-06015000	4	SR	R2	92	District 12	RESIDENTIAL	1.72
S09-06016000	4	SR	R2	92	District 12	RESIDENTIAL	2.19
S09-06017000	4	SR	R2	92	District 12	RESIDENTIAL	3.39
S14-01001000	4	RR	RA	93	District 12	RESIDENTIAL	18.24
S14-01001001	4	RR	RA	93	District 12	RESIDENTIAL	1.53
S14-01003000	4	RR	RA	93	District 12	RESIDENTIAL	5.76
S14-01008000	4	SR	R2	92	District 12	CACTUS RIDGE	0.97
S14-01009000	4	SR	R2	92	District 12	CACTUS RIDGE	1.15
S14-01010000	4	SR	R2	92	District 12	CACTUS RIDGE	1.11
S14-01012000	4	SR	R2	92	District 12	CACTUS RIDGE	2.61
S14-01013000	4	SR	R2	92	District 12	CACTUS RIDGE	2.22
S14-01015000	4	SR	R2	92	District 12	CACTUS RIDGE	1.47
S14-01016000	4	RR	RA	92	District 12	CACTUS RIDGE	4.63
S14-01018000	4	SR	R2	92	District 12	CACTUS RIDGE	0.95
S14-01019000	4	SR	R2	92	District 12	CACTUS RIDGE	0.96
S14-01020000	4	SR	R2	92	District 12	CACTUS RIDGE	1.25
S14-01021000	4	SR	R2	92	District 12	CACTUS RIDGE	0.56
S14-01022000	4	SR	R2	92	District 12	CACTUS RIDGE	0.83
S14-01023000	4	SR	R2	92	District 12	CACTUS RIDGE	2.45
S14-01025000	4	SR	R2	92	District 12	CACTUS RIDGE	0.24
S14-01027000	4	SR	R2	92	District 12	CACTUS RIDGE	2.26
S14-01028000	4	SR	R2	92	District 12	CACTUS RIDGE	2.11
S14-01029000	4	SR	R2	92	District 12	CACTUS RIDGE	1.14
S14-01030000	4	SR	R2	92	District 12	CACTUS RIDGE	0.90
S14-01031000	4	SR	R2	92	District 12	CACTUS RIDGE	1.27
S14-01032000	4	SR	R2	92	District 12	CACTUS RIDGE	0.74
S14-01033000	4	SR	R2	92	District 12	CACTUS RIDGE	0.77
S14-01033001	4	SR	R2	92	District 12	CACTUS RIDGE	0.90
S14-01034000	4	SR	R2	92	District 12	CACTUS RIDGE	1.75
S14-01035000	4	SR	R2	92	District 12	CACTUS RIDGE	2.95
S14-01036000	4	SR	R2	92	District 12	CACTUS RIDGE	2.22
S14-01037000	4	SR	R2	92	District 12	CACTUS RIDGE	2.52
S14-01038000	4	SR	R2	92	District 12	CACTUS RIDGE	1.05
S15-01001000	4	RR	RA	93	District 12	OAK HILL	8.20
S15-01002000	4	SR	R2	93	District 12	OAK HILL	0.55
S15-01003000	4	SR	R2	93	District 12	OAK HILL	0.53
S15-01004000	4	SR	R2	93	District 12	OAK HILL	0.51
S15-01005000	4	SR	R2	93	District 12	OAK HILL	0.44
S15-01006000	4	SR	R2	93	District 12	OAK HILL	0.55
S15-01007000	4	SR	R2	93	District 12	OAK HILL	0.54
S15-01008000	4	SR	R2	93	District 12	OAK HILL	0.60
S15-01013001	4	RR	RA	69	District 12	RESIDENTIAL	0.23
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S15-01016000	4	RR	RA	92	District 12	CACTUS RIDGE	0.63
S15-01017000	4	RR	RA	92	District 12	CACTUS RIDGE	1.34
S15-01019000	4	RR	RA	92	District 12	CACTUS RIDGE	0.80
S15-01020000	4	RR	RA	92	District 12	CACTUS RIDGE	0.47
S15-01021000	4	RR	RA	92	District 12	CACTUS RIDGE	0.62
S15-01022000	4	SR	R2	92	District 12	CACTUS RIDGE	0.64
S15-01023000	4	C3	C3	92	District 12	CACTUS RIDGE	1.24
S15-01028005	4	LI	M1	93	District 12	CACTUS RIDGE	0.46
S15-01030000	4	RR	RA	92	District 12	RESIDENTIAL	1.12
S15-01031000	4	RR	RA	92	District 12	RESIDENTIAL	1.55

S15-01032000	4	RR	RA	92	District 12	RESIDENTIAL	1.78
S15-01033000	4	SR	R2	92	District 12	RESIDENTIAL	1.94
S15-01034000	4	SR	R2	92	District 12	RESIDENTIAL	2.88
S15-01035000	4	SR	R2	92	District 12	RESIDENTIAL	7.05
S15-01037000	4	SR	R2	92	District 12	CACTUS RIDGE	1.16
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S15-01039000	4	RR	RA	92	District 12	CACTUS RIDGE	1.31
S15-01040000	4	RR	RA	92	District 12	RESIDENTIAL	2.25
S15-01042000	4	RR	RA	92	District 12	RESIDENTIAL	9.60
S15-01043000	4	RR	RA	92	District 12	RESIDENTIAL	1.81
S15-01044000	4	RR	RA	92	District 12	RESIDENTIAL	0.57
S15-01045000	4	RR	RA	92	District 12	RESIDENTIAL	2.64
S15A01001000	4	SR	R2	92	District 12	CACTUS RIDGE	0.74
S15A01002000	4	SR	R2	92	District 12	CACTUS RIDGE	0.75
S15A01003000	4	SR	R2	92	District 12	CACTUS RIDGE	0.63
S15A01004000	4	SR	R2	92	District 12	CACTUS RIDGE	0.66
S15A01005000	4	SR	R2	92	District 12	CACTUS RIDGE	1.43
S15A01006000	4	SR	R2	92	District 12	CACTUS RIDGE	0.75
S15A01007000	4	SR	R2	92	District 12	CACTUS RIDGE	0.68
S15A01008000	4	SR	R2	92	District 12	CACTUS RIDGE	0.59
S15A01009000	4	SR	R2	92	District 12	CACTUS RIDGE	0.80
S15A01010000	4	SR	R2	92	District 12	CACTUS RIDGE	0.78
S15A01011000	4	SR	R2	92	District 12	CACTUS RIDGE	0.74
S15A01012000	4	SR	R2	92	District 12	CACTUS RIDGE	0.87
S22-01001000	4	RR	RA	94	District 12	RESIDENTIAL	1.52
S22-01002000	4	RR	RA	94	District 12	RESIDENTIAL	1.52
S22-01003000	4	RR	RA	93	District 12	RESIDENTIAL	1.45
S22-01004000	4	RR	RA	93	District 12	RESIDENTIAL	1.35
S22-01005000	4	RR	RA	93	District 12	RESIDENTIAL	1.48
S22-01007000	4	RR	RA	93	District 12	RESIDENTIAL	3.80
S22-01007001	4	RR	RA	93	District 12	RESIDENTIAL	1.80
S22-01008000	4	RR	RA	94	District 12	RESIDENTIAL	5.74
S22-01009000	4	RR	RA	93	District 12	RESIDENTIAL	1.03
S22-01010000	4	RR	RA	93	District 12	RESIDENTIAL	5.66
S22-01011000	4	RR	RA	93	District 12	RESIDENTIAL	2.43
S23-01001000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01002000	4	SR	R2	93	District 12	OAK HILL	0.48
S23-01003000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01004000	4	SR	R2	93	District 12	OAK HILL	0.51
S23-01005000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01006000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01007000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01008000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01009000	4	SR	R2	93	District 12	OAK HILL	0.50
S23-01010000	4	SR	R2	93	District 12	OAK HILL	0.60
S23-01011000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01012000	4	SR	R2	93	District 12	OAK HILL	0.50
S23-01013000	4	SR	R2	93	District 12	OAK HILL	0.51
S23-01014000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01015000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01016000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01017000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01018000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01019000	4	SR	R2	93	District 12	OAK HILL	0.68
S23-01020000	4	SR	R2	93	District 12	OAK HILL	0.52
S23-01021000	4	SR	R2	93	District 12	OAK HILL	0.59
S23-01022000	4	SR	R2	93	District 12	OAK HILL	0.70
S23-01024000	4	SR	R2	93	District 12	OAK HILL	0.67
S23-01025000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01026000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01027000	4	SR	R2	93	District 12	OAK HILL	0.46

S23-01028000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01029000	4	SR	R2	93	District 12	OAK HILL	0.45
S23-01030000	4	SR	R2	93	District 12	OAK HILL	0.44
S23-01031000	4	SR	R2	93	District 12	OAK HILL	0.45
S23-01032000	4	SR	R2	93	District 12	OAK HILL	0.45
S23-01033000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01034000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01035000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01036000	4	SR	R2	93	District 12	OAK HILL	0.66
S23-01037000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01038000	4	SR	R2	94	District 12	OAK HILL	0.64
S23-01039000	4	SR	R2	94	District 12	OAK HILL	0.54
S23-01040000	4	SR	R2	94	District 12	OAK HILL	0.49
S23-01041000	4	SR	R2	94	District 12	OAK HILL	0.52
S23-01042000	4	SR	R2	94	District 12	OAK HILL	0.50
S23-01043000	4	SR	R2	94	District 12	OAK HILL	0.50
S23-01044000	4	SR	R2	94	District 12	OAK HILL	0.49
S23-01045000	4	SR	R2	94	District 12	OAK HILL	0.51
S23-01046000	4	SR	R2	94	District 12	OAK HILL	0.64
S23-01047000	4	SR	R2	94	District 12	OAK HILL	0.56
S23-01048000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01049000	4	SR	R2	93	District 12	OAK HILL	0.38
S23-01050000	4	SR	R2	93	District 12	OAK HILL	0.42
S23-01051000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01052000	4	SR	R2	93	District 12	OAK HILL	0.49
S23-01053000	4	SR	R2	93	District 12	OAK HILL	0.74
S23-01054000	4	SR	R2	93	District 12	OAK HILL	0.53
S23-01055000	4	SR	R2	93	District 12	OAK HILL	0.47
S23-01056000	4	SR	R2	93	District 12	OAK HILL	0.50
S23-01057000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01058000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01059000	4	SR	R2	93	District 12	OAK HILL	0.46
S23-01060000	4	SR	R2	93	District 12	OAK HILL	0.48
S23-01061000	4	SR	R2	93	District 12	OAK HILL	0.41
S23-01062000	4	SR	R2	93	District 12	OAK HILL	0.50
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S23-01067000	4	SR	R1	93	District 12	RESIDENTIAL	1.32
S23-01068000	4	SR	R1	93	District 12	RESIDENTIAL	1.22
S23-01069000	4	RR	RA	93	District 12	RESIDENTIAL	6.75
S23-01069001	4	RR	RA	93	District 12	RESIDENTIAL	5.25
S23-01071000	4	RR	RA	93	District 12	RESIDENTIAL	0.94
S24-01007000	4	RR	RA	68	District 12	RESIDENTIAL	4.58
S24-01008000	4	RR	RA	68	District 12	RESIDENTIAL	1.37
S24-01008004	4	RR	RA	68	District 12	RESIDENTIAL	1.52
S24-01008005	4	RR	RA	68	District 12	RESIDENTIAL	4.08
S24-01008006	4	RR	RA	68	District 12	RESIDENTIAL	1.58
S24-01009000	4	RR	RA	67	District 12	RESIDENTIAL	10.88
S24-01009001	4	RR	RA	67	District 12	RESIDENTIAL	7.32
013A01063007	1	SR	R3	9	District 12	MANDERLY	1.10
013-01025000	1	RR	RA	24	District 12	RESIDENTIAL	1.00
048-01004000	4	RR	RA	94	District 12	RESIDENTIAL	1.01
048-01004004	4	RR	RA	94	District 12	RESIDENTIAL	16.98
048-01004002	4	RR	RA	94	District 12	RESIDENTIAL	12.14
048-01004003	4	RR	RA	94	District 12	RESIDENTIAL	13.60
048-02030005	4	SR	R3	67	District 12	RESIDENTIAL	10.44
031A02015000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.27
031A03011000	3	PUD	PD	5	District 12	EAGLE RIDGE	0.28
031A04010000	3	PUD	PD	28	District 12	EAGLE RIDGE	0.24

031A04029000	3	PUD	PD	5	District 12	EAGLE RIDGE	0.25
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City of Stockbridge

PROPOSED Zoning 2023

Overlay Districts

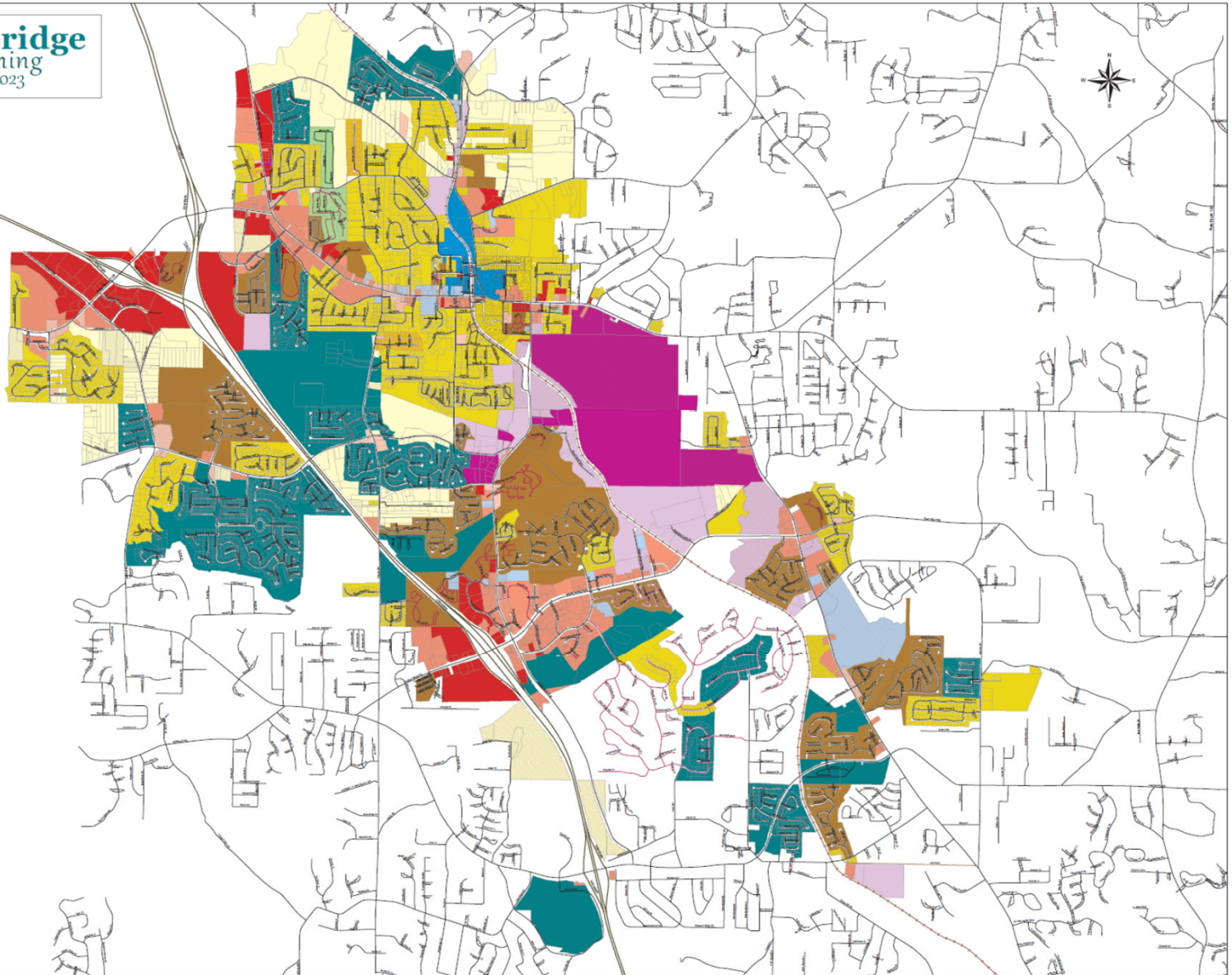
- DV-Downtown Village
- PMU-Parkway Mixed Use

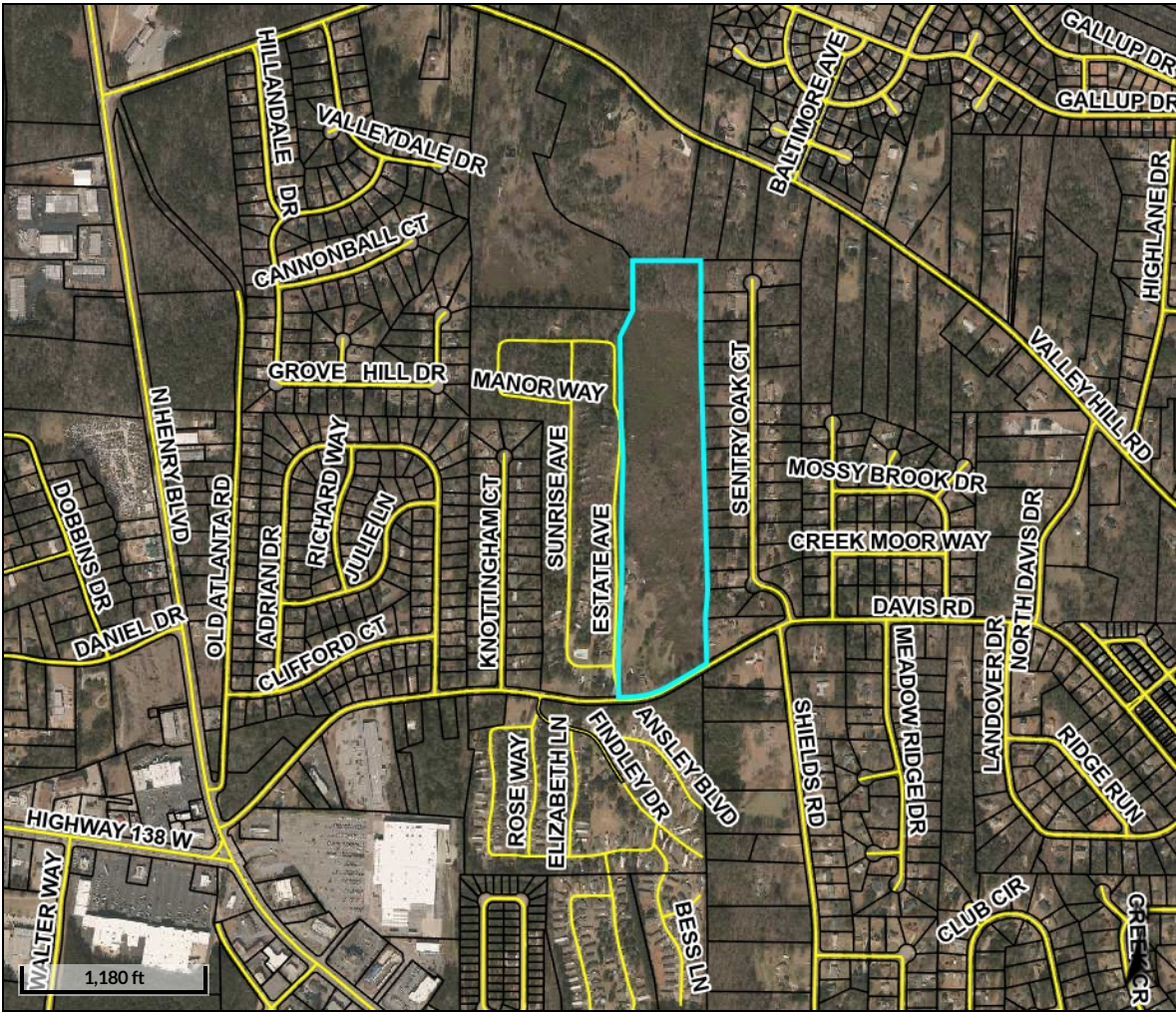
City of Stockbridge

Zoning Districts

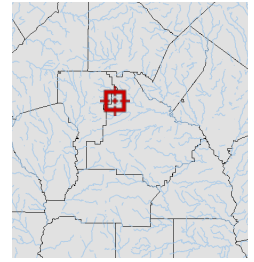
- RR-Rural Residential
- SR-Suburban Residential
- CCR-City Center Residential
- MFR-Multiple Family Residential
- MHR-Mobile Home Residential
- C1-Neighborhood Commercial
- C2-General Commercial
- C3-Heavy Commercial
- OI-Office Institutional
- DT-Downtown
- LI-Light Industrial
- HI-Heavy Industrial
- PUD-Planned Unit Development

Community Development 3/28/2023





Overview



Legend

-  Parcels
-  Roads

Parcel ID	S05-01002000	Class	A	Owner	O'BRIEN CAROLYN L S, ORDONEZ	Land Value:	\$152,500	Last 2 Sales		
Property Address	576 DAVIS RD	Acreage	27.635	Address	R S, SMITH RALPH L & CHARLES W 112 MANN BLVD STOCKBRIDGE GA 30281	Building Value:	\$160,100	Date	Price	Reason
District	County/UnIncorp					Misc Value:	\$3,700	10/8/2013	\$0	D OF ASSNT
						Total Value:	\$316,300	1/1/1973	\$0	n/a
										U
										U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 10/14/2022

Last Data Uploaded: 10/13/2022 10:47:33 PM

Developed by  Schneider GEOSPATIAL

Amendment to the Comprehensive Plan Application



THANK YOU FOR YOUR INTEREST IN THE CITY OF STOCKBRIDGE, GEORGIA. THIS PACKET INCLUDES THE NECESSARY DOCUMENTS THAT ARE NEEDED FOR APPLYING FOR AN AMENDMENT TO THE STOCKBRIDGE COMPREHENSIVE PLAN.

APPLICATION REVIEW PROCESS. COMPREHENSIVE PLAN AMENDMENT APPLICATIONS ARE FIRST REVIEWED BY THE PLANNING AND ZONING STAFF, WHO MAKE RECOMMENDATIONS TO THE PLANNING COMMISSION. THE PLANNING COMMISSION THEN HOLDS A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS AND MAKES RECOMMENDATIONS TO THE MAYOR AND CITY COUNCIL. FINALLY, THE CASE GOES TO THE STOCKBRIDGE MAYOR AND CITY COUNCIL, WHO HOLD A PUBLIC HEARING DURING ONE OF THEIR REGULARLY-SCHEDULED MEETINGS. THEY MAKE THE FINAL DECISION ON THE APPLICATION.

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

REQUIRED PRE-APPLICATION MEETING—BEFORE SUBMITTING YOUR APPLICATION, PLEASE CONTACT THE PLANNING AND ZONING DIVISION OFFICE TO SCHEDULE A PRE-APPLICATION MEETING. THIS MEETING MUST BE HELD AT LEAST ONE WEEK BEFORE YOU SUBMIT YOUR APPLICATION.

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

FOR ASSISTANCE, YOU MAY CONTACT OUR OFFICE BETWEEN 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY, AT (678) 833-3344.

ALL PUBLIC HEARINGS TAKE PLACE IN THE COUNCIL CHAMBER AT THE STOCKBRIDGE CITY HALL AT 4640 NORTH HENRY BOULEVARD IN STOCKBRIDGE, GEORGIA, 30281, UNLESS THEY ARE HELD VIRTUALLY VIA ZOOM.

CITY OF STOCKBRIDGE Planning and Zoning Division
Application Checklist for Requesting an Amendment to the Comprehensive Plan

APPLICANT/AGENT, PLEASE ENSURE THAT YOU HAVE SUBMITTED ALL OF THE REQUIRED ITEMS THAT ARE LISTED BELOW. AFTER YOU SUBMIT YOUR APPLICATION, THE STAFF WILL UTILIZE THE LAST COLUMN TO CHECK OFF EACH REQUIRED ITEM TO DETERMINE THE COMPLETENESS OF YOUR APPLICATION. PLEASE INCLUDE THE CHECKLIST WITH YOUR APPLICATION.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INITIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	✓
Application Form	1	Signed and notarized by property owner. Or, 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 who are parties to this application. The Form must be notarized .	✓
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	✓
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	✓
Site Plans (11 x 17)	1 2	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 proposed lot layout.	✓
Survey Plat-- Sheet size must be Size 8-1/2" x 11" or 11" x 17".	1	Of the subject property. Must be 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.	✓

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

PRE-APPLICATION FORM

DATE 9/30/2022

APPLICANT: FORESTAR (USA) REAL ESTATE GROUP INC.

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 576 Davis Road, Stockbridge, GA 30281

DISTRICT: 12 **LAND LOT(S):** 70, 91 **PARCEL I.D.(S):** S05-01002000

CURRENT ZONING: RA Residential Agriculture (Henry County)

PROPOSED ZONING: MFR (Multifamily Residential)

FUTURE LAND USE MAP DESIGNATION: Low Density Residential (existing - Henry County)
High Density Residential (proposed)

REQUEST / ITEMS DISCUSSED:

Applicant and City Staff discussed the applicant's proposed townhouse subdivision,
annexation, rezoning, and comprehensive plan amendment in the City of
Stockbridge. Items discussed were the City's zoning districts, future land uses,
requirements and standards of the MFR zoning district, proposed density,
proposed amenities, and the process and items required to apply for annexation,
rezoning, and the comprehensive plan amendment.

ZONING OF ADJACENT PROPERTIES:

**PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS:**

- 4 -

MEETING ATTENDANTS:

(Linda Logan - City of Stockbridge)

(Name and Signature)

(Gordon Linton - City of Stockbridge)

(Renato Ghizoni - Forestar)

Renato Ghizoni

(Name and Signature)

(Jack Burke - Forestar)

Jack Burke

(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 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.

City of Stockbridge Planning and Zoning Division
Application for an Amendment to the Comprehensive Plan

Name of Applicant FORESTAR (USA) REAL ESTATE GROUP INC. Phone: 404-988-0460 Date: 9/30/2022

Address of Applicant: 3330 Cumberland Blvd, Suite 275 Cell # _____

City: Atlanta State: GA Zip: 30339 E-mail: _____

Name of Agent Alex Brock - Smith, Gambrell & Russell, LLP Phone: 404-815-3603 Date: 9/30/2022

Address of Agent: 1105 W. Peachtree St NE Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: _____

THE PERSONS NAMED ABOVE AFFIRM THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS THAT THE FOLLOWING AMENDMENT TO THE COMPREHENSIVE PLAN BE GRANTED:

FROM: County Low Density Residential

TO: City of Stockbridge High Density Residential

Property Address: 576 Davis Road, Stockbridge, GA 30281

Nearest intersection to the property: Estates Avenue & Davis Road

Size of Tract: 27.635 acre(s). Land Lot Number(s): 70 and 91. District(s): 12
Property Tax Parcel Number(s): S05-01002000 (Required)

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

(Acknowledgement)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

(For Office Use Only)

Total Amount Paid \$ _____ Check # _____ Credit Card # _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
 Stockbridge, Georgia 30281
 Phone: (770) 389-7900
 Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Comp Plan Amendment for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application).]

Name/Company Name of Property Owner Charles W. Smith
 Address of Property Owner _____
 Telephone and E-Mail of Property Owner _____
 Name/Company Name of Authorized Applicant FORESTAR REAL ESTATE GROUP
 Address of Authorized Applicant 3330 Cumberland Blvd Ste 275
 Telephone and E-Mail of Authorized Applicant (804) 400 7926 jack.burke@forestar.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Charles W. Smith Date 09/30/2022

Personally appeared before me:

Charles W. Smith

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Cathy M. Ellington
 Notary Public's Signature

Cathy M. Ellington 09.30.2022
 Notary Public's Printed Name and Date



[Affix Seal Here]



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, Georgia 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Comp Plan Amendment for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner Jeremy Smith
Address of Property Owner 154 Magnolia Trace Milner GA 30257
Telephone and E-Mail of Property Owner 678 425 7057 Smith1024@BellSouth.net
Name/Company Name of Authorized Applicant FORESTAR REAL ESTATE GROUP
Address of Authorized Applicant 3330 Cumberland Blvd Ste 275
Telephone and E-Mail of Authorized Applicant (804) 400 7926 jack.burke@forestar.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature [Signature]

Date 9-30-2022

Personally appeared before me:

Jeremy Smith

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.



Notary Public's Signature [Signature]

Notary Public's Printed Name and Date Cathy M. Ellington 9.30.2022

[Affix Seal Here]



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
 Stockbridge, Georgia 30281
 Phone: (770) 389-7900
 Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an Comprehensive Plan Amendment for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application).]

Name/Company Name of Property Owner Carolyn S. O'Brien
 Address of Property Owner _____
 Telephone and E-Mail of Property Owner _____
 Name/Company Name of Authorized Applicant Carolyn S. O'Brien
 Address of Authorized Applicant 4640 North Henry Boulevard
 Telephone and E-Mail of Authorized Applicant _____

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Carolyn S. O'Brien Date 9/30/22

Personally appeared before me:

Carolyn S. O'Brien
 , who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Cathy M. Ellington
 Notary Public's Signature

Cathy M. Ellington 09.30.2022
 Notary Public's Printed Name and Date



[Affix Seal Here]



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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 Stockbridge, Georgia 30281
 Phone: (770) 389-7900
 Fax: (770) 389-7912

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Name/Company Name of Property Owner Reba S. Ordonez
 Address of Property Owner _____
 Telephone and E-Mail of Property Owner _____
 Name/Company Name of Authorized Applicant FORESTAR REAL ESTATE GROUP
 Address of Authorized Applicant 3030 Cumberland RVD STE 275
 Telephone and E-Mail of Authorized Applicant (804) 400 7924 jack.burke@forestar.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature [Signature]

Date 9/30/2022

Personally appeared before me:

Reba S. Ordonez

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

[Signature]
 Notary Public's Signature

Cathy M. Ellington 09.30.2022
 Notary Public's Printed Name and Date



[Affix Seal Here]

Letter of Ownership

Carolyn Louise Smith O'Brien
32 Tracechain, Stockbridge, GA 30281
csobrien21@yahoo.com
404-520-0981

S05-01002000 (576 Davis Road)

I, Carolyn S O'Brien hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.

Carolyn S O'Brien
CAROLYN LOUISE SMITH O'BRIEN

Date: 9-30-2022

Sworn to and subscribed before me
this 30 day of September, 2022

Cathy M. Ellington
NOTARY PUBLIC



Letter of Ownership

Reba Smith Ordonez

112 Mann Blvd., Stockbridge, GA 30281

rrrmc@reagan.com

678-794-1098

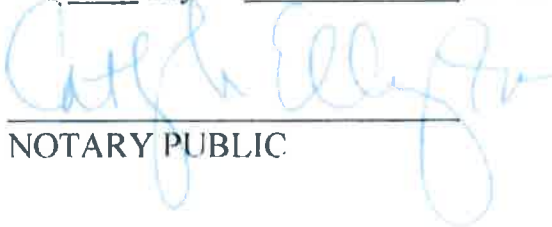
S05-01002000 (576 Davis Road)

I, Reba S. Ordonez, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.


REBA SMITH ORDONEZ

Date: 9/30/2022

Sworn to and subscribed before me
this 30 day of September, 2022


NOTARY PUBLIC



Letter of Ownership

Jeremy Smith, As Executor of
The Estate of Ralph Lee Smith, Deceased
ADDRESS 154 Magnolia Trace
EMAIL SMT+1024@Bellsouth.net
PHONE 678 425 7057

Milner Ga 30257

S05-01002000 (576 Davis Road)

I, Jeremy, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.

JEREMY SMITH, AS EXECUTOR OF
THE ESTATE OF RALPH LEE SMITH, DECEASED

Date:

Sworn to and subscribed before me
this 30 day of September, 2022

NOTARY PUBLIC



Letter of Ownership

Charles Walter Smith
142 Short Street
Bastrop, TX 78602
charleswsmith1947@gmail.com
eva@rps-international.com
512-924-4808 Cell
512-743-0737

S05-01002000 (576 Davis Road)

I, Charles W. Smith, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.


CHARLES WALTER SMITH

Date: 09/22/2022

Sworn to and subscribed before me
this 30th day of September, 2022


NOTARY PUBLIC



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30th day of September, 2022

Charles W. Smith
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy Ellington
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes _____ No ✓

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of Sept., 2022

Carolyn S. O'Brien
Applicant's Name - Printed

Carolyn S. O'Brien
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy M. Ellington
Notary Public

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Yes _____ No ☒

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed.

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of September, 2022

Jeremy Smith
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



[Signature]
Notary Public

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Yes _____ No ☒

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of September, 2022

Reba S. Ordonez
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy M. Ellington
Notary Public

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(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No X

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed

Signature of Applicant/Property Owner/Agent

J. Alexander Brock

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No x

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____,

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk Fjelstul
Applicant's Attorney, if applicable - Printed
Kirk Fjelstul

[Signature]
Signature of Applicant's Attorney, if applicable

(Smith, Gambrell & Russell, LLP)

Sworn to and subscribed before me this 3rd day of October, 2022.



[Signature]
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 3 day of October, 2022

Chris Wilson

Applicant's Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of October 2022



Ekimi C. Telfair

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Rezoning,
Future Land Use Map Amendment, and Concurrent Variances Application

of

FORESTAR (USA) REAL ESTATE GROUP, INC.

for

± 27.635 Acres of Land
located in
Land Lots 70 and 91
12th District, Henry County

REZONE: RA (Henry County) to MFR
FLUMA: LD (Henry County) to HDR

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Forestar (USA) Real Estate Group, Inc. (“Applicant”) has filed applications to rezone ± 27.635 acres of land located in Land Lots 70 and 91, 12th District of Henry County (the “Subject Property”) to allow a townhome development. The Subject Property was one of a large number of properties that were annexed from unincorporated Henry County into the City of Stockbridge per a November 8, 2022 public referendum that became effective on January 1st, 2023. The City of Stockbridge, however, has not yet adopted zoning or the future land use map designations for the newly annexed properties and the Subject Property remains unzoned with no land use designation.¹ With this in mind, the Applicant files this request to (a) rezone the Subject Property to the City of Stockbridge MFR (Multifamily Residential) zoning district; (b) amend the Future Land Use Map to designate the Subject Property as HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan; and (c) a concurrent variance to the City of Stockbridge Unified Development Code (“UDC”) to reduce the minimum front setbacks.

The Subject Property is currently developed with three single family detached homes and several appurtenant structures (barns and sheds). The Applicant seeks to redevelop the property for 170 townhome units at a density of ±6.15 units per acre along with amenities and associated site improvements (“Proposed Development”).² The unit sizes and heights will meet the requirements of the MFR district and all will be 3-bedroom units³ with a mix of units with either 1-car or 2-car garages.⁴ The garage parking will total 281 spaces, plus there will be an additional 281 driveway spaces and 92 surface parking spaces for guest parking for a total of 654 parking

¹ The proposed rezoning map amendment is being considered as application rezoning case OZM-2022-01. The proposed future land use map amendment is being considered as case FLUM-2022-01.

² The Applicant originally proposed 235 units at a density of 8.5 units per acre. The Applicant has eliminated over 65 units to allow for more guest parking and open space.

³ The proposed units are typically a 3-bedroom unit, however the Applicant is not the end builder and the final bedroom count may vary.

⁴ The Applicant is developing the property and the townhome structures will be built by a subsequent home builder.

spaces for the development. The Stockbridge UDC § 4.8.5 requires a minimum of 2.25 parking spaces per 3-bedroom unit and the Proposed Development has 3.84 spaces per unit, which is 271 spaces above the requirement. It is the Applicant's intent to provide ample parking within the development to prevent issues associated with blocking street access.

The Proposed Development is also preserving approximately 7.9 acres, or 28.5% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer as well as a large nature trail area for the residents. Additionally, the Proposed Development will contain amenities including a clubhouse, playground, dog park, and walking trail, as well as ±5,600 square feet of landscaped public space.

The Subject Property is well situated for the proposed townhome development. The surrounding area is developed with a compatible mix of residential types and zonings. The Subject Property is bordered to the west by the Pine Hills Mobile Home Park, which is a manufactured home community, shown on the City of Stockbridge's draft zoning map as to be zoned MHR (Mobile Home Residential).⁵ To the east, the Subject Property borders residential duplex lots long Sentry Oak Court, shown on Stockbridge's draft zoning map to be zoned CCR (City Center Residential)⁶. Also to the east is a property shown on the draft zoning map to be zoned RR (Rural Residential)⁷ and contains a single family residence. To the north, the Subject Property borders several properties zoned RA within unincorporated Henry County containing single family residential homes. To the south, the Subject Property borders the right-of-way of

⁵ This property was previously zoned RMH (Mobile or manufactured home development district) unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁶ This property was previously zoned RD (Residential duplex district) within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁷ This property was previously zoned RA within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

Davis Road. Davis Road is classified as a minor arterial per the Henry County Road Functional Classification Map. *See the Henry County Imagine Henry 2040 Comprehensive Plan (“Comp Plan”), pg 93.* The Stockbridge UDC 2.4.4 notes that the MFR district is intended to have access to a street that is classified as collector streets or higher, thus its location on Davis Road meets the intent of the UDC.⁸ The Proposed Development is also located less than one mile east of the commercial node at North Henry Boulevard (GA Highway 42) and Stockbridge Road (GA Highway 138). This is a significant commercial area with many uses that are supportive of the nearby residential including restaurant, retail and grocery. The introduction of modern, attractive townhomes will act to further boost this commercial node and potentially attract newer business to the area.

The proposed townhomes also are aligned with recent residential development trends within the City of Stockbridge. Between 2000 and 2016, the City of Stockbridge’s population tripled along with a corresponding increase in residential development. In fact, approximately 53% of the City of Stockbridge’s housing has been developed since 2000 and much of that development trending toward medium to high-density developments. *See Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pg 18.* The Proposed Development is following these trends by adding a higher density townhome development into the City. In addition, the proposed townhomes will add to the mix of housing options existing in the area. Townhomes residences tend to attract younger professionals and empty nesters, demographics that are not currently served by the surrounding mobile homes, duplexes or larger lot single family residences. The Comp Plan recognizes the need for more diverse housing options to attract younger professionals and millennials:

⁸ A minor arterial is a more intense (i.e, higher classified) roadway than a collector street.

The dominant housing option is likely to remain single family development; however to attract certain segments of the population, like young adults and millennial, other housing options should be available. Currently there is a lack of townhouse and smaller multi-family residential housing... Stockbridge could position itself to become a lifelong community by opening the door to new residents who may be more interested in living and working in Stockbridge without having to commit to a house immediately, as well as empty-nesters looking to downsize.

See Comp Plan, pg. 18.

The city needs to encourage and maintain a mixture of housing options to accommodate both traditional and non-traditional households and to attract young professionals.

See Comp Plan, p. 19.

The Proposed Development will be a fitting addition to the area filling a gap in housing options and creating attractive housing for a variety of Stockbridge's residents.

In addition to the rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential land use. It is important to note that the City of Stockbridge has not yet adopted its Future Land Use Map for the annexed properties, however the previous Henry County land use designation was Medium Density Residential ("Henry County MDR"). The Henry County MDR land use allows a density up to 6 units per acre. The City of Stockbridge draft Future Land Use Map notes the Subject Property as Low Density Residential, however this land use limits density to 2 units per acre.⁹ The only land use designation in the City of Stockbridge's Comp Plan that allows a density of 6 units per acre, similar to the previous Henry County MDR, is the High Density Residential ("HDR"). The HDR land use is compatible with certain zoning categories, namely MFR.¹⁰ The Comp Plan notes the following intent for the HDR land use: "This designation is intended primarily for residential land uses which include multi-story condominiums and

⁹ Refer to the City of Stockbridge Comprehensive Plan, pg. 44.

¹⁰ Refer to the City of Stockbridge Comprehensive Plan, pg. 45. Note that HDR allows the RM-3 zoning, which was converted to MFR when the City of Stockbridge adopted its present Unified Development Code. MFR also incorporates the former RM, RM-1, and RM-2 districts, which are compatible with the MDR land use. Refer to the City of Stockbridge UDC Table 1.11. As a result, MFR is appropriate for either the MDR or HDR land use.

planned town developments.” It is important to note that the HDR stated intent includes residential land uses and is not limited to certain uses or expressly exclusive of townhomes.¹¹ The HDR land use allows the MFR zoning, which in turn allows townhomes. Accordingly, the HDR land use is a compatible with the Proposed Development. Additionally, the Big Oak Villas, located approximately ¾ mile east of the Subject Property on Davis Road is an existing townhome development within the HDR land use. The Big Oak Villas townhomes are developed with a density of approximately 8 units per acre. Moreover, the Big Oak Villas are surrounded by Medium Density Residential (“MDR”) and Low Density Residential (“LDR”) land uses, similar to the Subject Property. The presence of a similarly situated HDR land use in the area, points to the compatibility of the Applicant’s requested land use.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code (“UDC”), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant’s knowledge, no rezoning applications have been filed concerning the Subject Property.

¹¹ The allowable uses within the HDR district is controlled by the underlying zoning district. The HDR allows several zoning districts, including MFR. The MFR district allows several uses, including townhome residential. Refer to Comp Plan, pg. 45 and UDC Table 3.1.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was recently annexed into the City of Stockbridge from unincorporated Henry County. Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, millennials and older residents looking to downsize;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The area is a mix of residential densities, including Henry County Low Density Residential to the north, Henry County MDR (a density of up to 6 units per acre) to the east¹², Henry County Low Density Residential to the west¹³, and "Low Density Residential" (City of Stockbridge) to the South.

¹² This property is anticipated to be MDR on the City of Stockbridge's draft Future Land Use Map.

¹³ This property is anticipated to be LDR on the City of Stockbridge's draft Future Land Use Map

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed townhome development will be a compatible residential use with the exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. The Subject Property's current RA zoning limits development to single family residences and other limited uses on minimum 1-acre sized lots. The existing homes on the property were built between 1940 and 1945¹⁴ at a time when the area was much more rural and characterized by farmstead tracts. Over the last eighty years, the larger lots have been slowly redeveloped for denser developments such as the duplex and manufactured home subdivisions that currently surround the Subject Property. The Applicant now seeks a rezoning to allow a townhome community that is in line with the surrounding development trends.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is in an area with a diverse range of housing types of varying densities. The Proposed Development will add to the variety of housing options in the area to attract different markets. There is another townhome development approximately ¾ mile to the east on Davis Road, the Big Oak Villas, which contains a townhome development at a density of

¹⁴ Data on the existing homes was obtained from the Henry County Tax Assessor's website at <https://qpublic.schneidercorp.com/Application.aspx?AppID=1035&LayerID=22139&PageTypeID=4&PageID=9368&Q=230410227&KeyValue=S05-01002000> (last visited 10.01.2022)

±7.9 units per acre. In addition, the Subject Property is adjacent to complimentary future land use designations, as noted on Henry County's and the Stockbridge's FLUM ("Low Density Residential" Henry County (North and West); "Medium Density Residential" Henry County (East) and "Low Density Residential" City of Stockbridge (South)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed townhomes will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned properties to the north. Additionally, the Applicant will be providing onsite amenities for the residents as well as public open space.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The property is bordered to the east and west by residential developments with higher densities than what is allowed under the Subject Property's current RA zoning. Also, as noted in the paragraphs above, the Proposed Development is in line with the nearby Big Oak Villas townhome community, a property zoned MFR with a density of ±7.9 units per acre. It should be noted that the Big Oak Villas were built in approximately 32 years ago, and there are no newer options for townhome residences nearby. The proposed MFR zoning and High-Density Residential land use will allow a townhome development that is compatible with the surrounding development and will provide much needed options for housing.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern

development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant is proposing the installation of a sanitary sewer line to connect to the existing sewer line in Shields Road. The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The Applicant submitted a traffic impact study with its original rezoning application, however, that study anticipated the impacts of the originally requested 235 townhome units. The Applicant is currently revising its traffic study for the 170 units now proposed. Regardless, the Applicant's previously submitted traffic impact study notes that there will be no change in the level of service of the adjacent Davis Road and nearby intersections after the construction of 235 townhome units.¹⁵ Since the Applicant has reduced 65 townhome units from the proposed design (now a total of 170 units), the Proposed Development's impacts on the surrounding roadways is anticipated to be even less. Moreover, the Subject Property has quick access to several major roadways. The Subject Property fronts Davis Road, which is classified as a minor arterial roadway per the Henry County Roadway Functional Classification Map. The Subject Property is also a short distance from N. Henry Boulevard (GA Highway 42) a minor arterial and Stockbridge Road (GA Highway 138) a principal arterial, both of which are major roadways intended for a high volume of traffic. Additionally, the Subject Property is approximately one

¹⁵ Refer to the Traffic Impact Analysis, by KCI Technologies, Inc., dated October 2022.

mile from Intrastate Highway 675 (I-675) which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impacts on traffic is anticipated to be minimal.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

See Section C above.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will not have a negative impact on the integrity of adjacent and nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 2.4.4 to reduce the minimum front yard setback from 50-feet to 25-feet

The Subject Property has a long and narrow shape that compresses any development toward the center of the property. The narrowness compresses the individual townhome lots resulting in a shorter front yard setback than the 50-feet that the MRF district requires. Additionally, the 50-foot setback is excessive and is much larger than what is typically required for townhome developments. For example, Henry County's RS (Residential Suburban) district, which allows townhomes, requires a minimum 25-foot front yard setback. *See Henry County Code of Ordinances § 2.01.02.I.* The strict enforcement of the 50-foot front yard setback would result in the loss of a significant number of units, with little positive benefits. The 25-foot setback is of sufficient length to allow a car to park in the driveway without blocking the sidewalk. In addition, requiring a 50-foot front yard setback would result in a large front yard that will require more maintenance. The large majority of townhome residents choose to live in such a unit to avoid yard maintenance that is found in other types of residences. Requiring a 50-

foot front yard would eliminate one of the major attractions to owning a townhome as compared to a single family detached residence.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of

the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

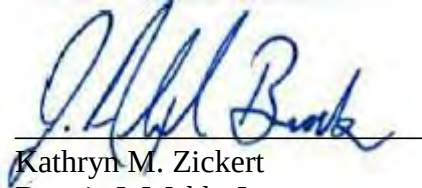
VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The

Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

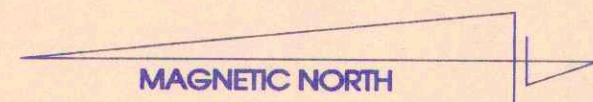
This 20th day of February, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "K. M. Zickert", is written over a horizontal line.

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500



SENTRY OAK SUBDIVISION
PB 14 / PG 217

N/F
WALLACE D. MASON
& ANN B. MASON
DB 4354 / PG 170

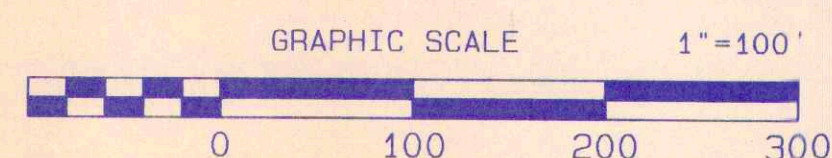
27.635 ACRES
DB 42 / PG 417-418

N/F
PATRICIA A. COLVIN
aka PATRICIA A. FISH
DB 3023 / PG 142

N/F
H. L. WHITWORTH &
LUCY C. WHITWORTH
DB 214 / PG 91

LEGEND:

IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" ROD)
LL = LAND LOT
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
UP = UTILITY POLE
N/F = NOW OR FORMERLY



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT
THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD
AREA, EXCEPT AS SHOWN.

REFERENCE F.I.R.M. NUMBER 130468 00558 DATE 11/02/1983

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

R. M. Boyd 4/13/06
REGISTERED LAND SURVEYOR NO. 2227 DATE

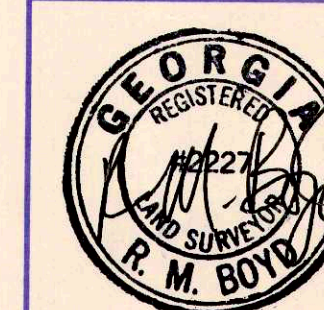
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE IN 10,000± FEET AND AN ANGULAR ERROR
OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING
THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO CLOSE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT USED:
ANGULAR - TOPCON GTS 303
LINEAR - TOPCON GTS 303

SURVEY
FOR
WALTER SMITH

LAND LOTS 70 & 91 ~ 12th DISTRICT ~ HENRY COUNTY, GEORGIA



R. M. Boyd & Associates
Surveying & Engineering, Inc.

325 South Lee St.
Fayetteville, GA 30214
770-461-2417

PROJECT NUMBER	FIELD BOOK NUMBER	DRAWN BY	REVIEWED BY	ISSUE DATE	SHEET NUMBER
06008	213	DSB	RMB	04/13/06	1 OF 1

EXHIBIT A

LEGAL DESCRIPTION

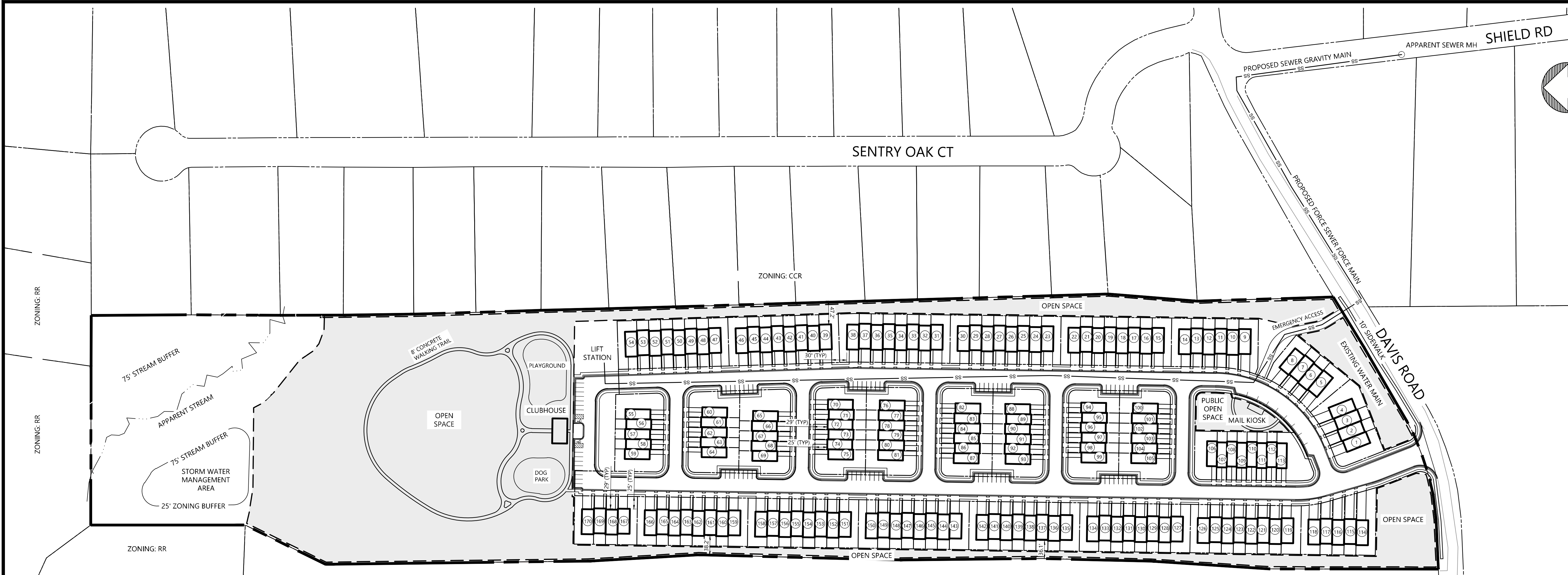
All that tract or parcel of land lying and being in Land Lots 70 and 91 of the 12th Land District of Henry County, Georgia, containing 27.635 acres, and being more particularly described as follows:

BEGINNING at a point (iron pin set) on the north land lot line of Land Lot 70, being also the south land lot line of Land Lot 91 of the 12th District, at a point on that common land lot line 985 feet west of the northeast corner of Land Lot 70 and the southeast corner of Land Lot 91; running from said point of beginning, north 05 degrees 20 minutes west 337.37 feet to an iron pin found; thence north 08 degrees 20 minutes east 305 feet to an iron pin found; thence north 00 degrees 3 minutes west 126.40 feet to an iron pin found; thence north 13 degrees 45 minutes west 73.90 feet to an iron pin found; thence north 14 degrees 54 minutes west 115.40 feet to an iron pin found; thence north 02 degrees 15 minutes east 197.80 feet to an iron pin found; thence north 02 degrees 50 minutes west 184.20 feet to an iron pin found; thence north 09 degrees 54 minutes east 93.10 feet to an iron pin found; thence north 27 degrees 30 minutes east 148.84 feet to an iron pin found; thence south 88 degrees 45 minutes 05 seconds east 450.37 feet to a point; thence south 00 degrees 45 minutes 14 seconds east 2,143 feet to a point on the north right of way line of Davis Road; thence south 59 degrees 26 minutes 54 seconds west 287.84 feet, along said right of way line, to a point; thence continuing along said right of way line south 74 degrees 40 minutes 30 seconds west a chord distance of 249.99 feet (RAD=480.47 feet; ARC=252.90 feet) to a point on said right of way line; thence continuing along said right of way line south 86 degrees 55 minutes 37 seconds west 42.83 feet to a pk nail found on said right of way line; thence north 11 degrees 21 minutes west 86.80 feet to a pk nail found; thence north 01 degree 43 minutes east 378.01 feet to an iron pin set; thence north 02 degrees 50 minutes east 159 feet to a point; thence north 00 degrees 42 minutes east 192.82 feet to an iron pin set, the point of beginning.

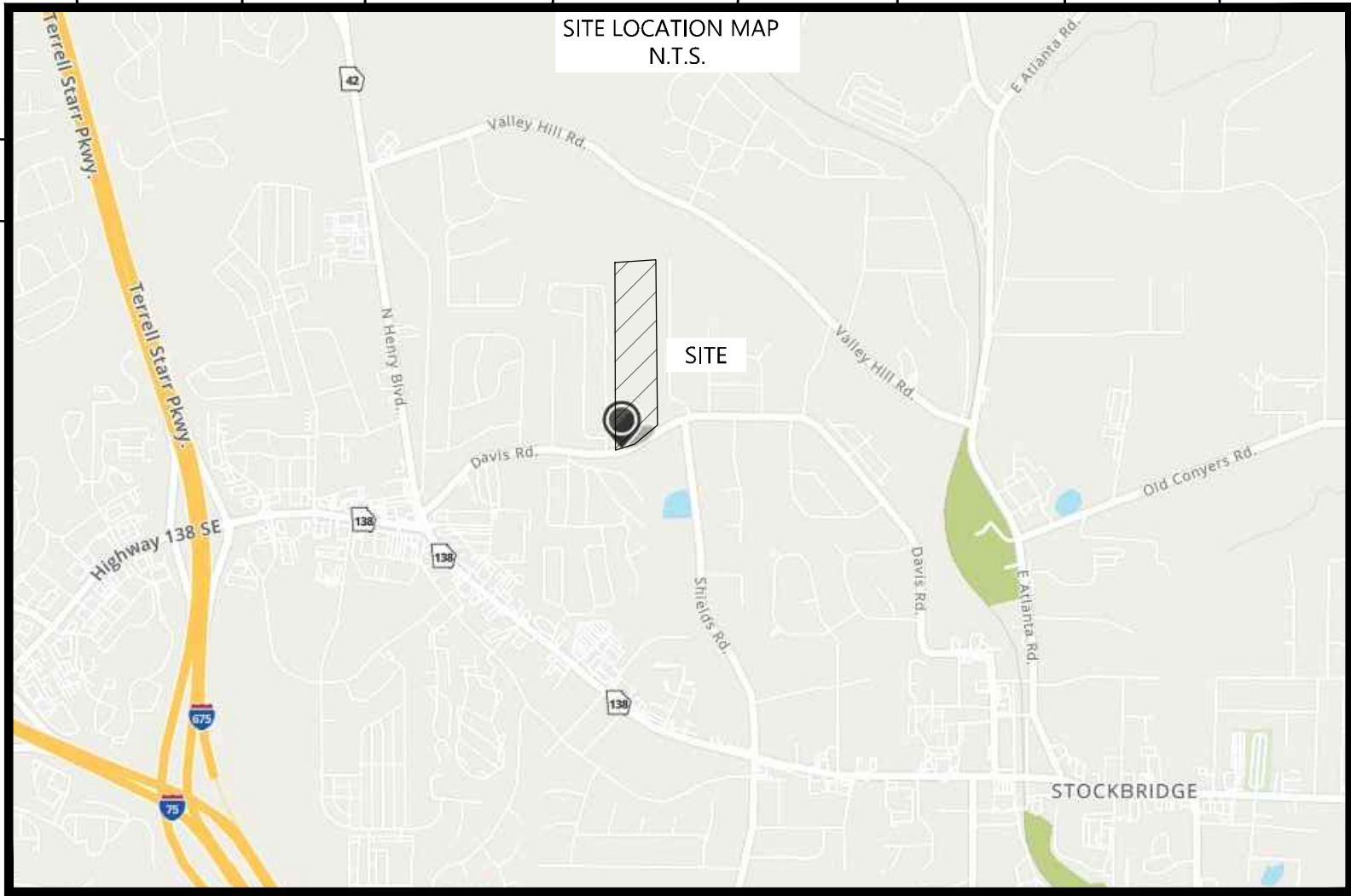
Said property is described in a plat of survey for Walter Smith by R. M. Boyd & Associates, R. M. Boyd, Registered Land Surveyor, dated April 13, 2006, a copy of which is attached and by reference made a part of this description.

This is the same land described in a deed from J. B. Fields to Walter Smith, dated March 21, 1950, and recorded in Deed Book 42, Page 417, Henry County Records.

FILE NAME: K:\Projects\2022\Newell\Concept\Draw\Site\DWG\10.dwg LAST SAVED BY: HEN 2/19/2023 9:17 AM PLOTTED BY: Reginald Dill 2/22/2023 PAPER: ARCH D (24.00 x 36.00 inches) DEVICE: DWG TO PDF 300PPI/INCHES PLOT STYLE: ATWELL.ctb



SITE IS NOT LOCATED WITHIN
PROTECTIVE WATERSHED DISTRICT.
(PER HCWA WATERSHED PROTECTION AREAS MAP AVAILABLE
ON HCWA WATERSHED PROTECTION ORDINANCE WEBSITE.)



SITE AREA	
TOTAL PROPERTY AREA:	27.635 ± AC
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 111 - 24'W X 50'D (65.3%) 59 - 20'W X 50'D (34.7%)
PARKING PROVIDED	654 SPACES (3.84 SPACES / UNIT) 281 TOTAL GARAGE SPACES 373 DRIVEWAY + SURFACE SPACES
PARKING BREAKDOWN	222 GARAGE SPACES (24'W X 50'D) 59 GARAGE SPACES (20'W X 50'D) 222 DRIVEWAY SPACES (24'W X 50'D) 59 DRIVEWAY SPACES (20'W X 50'D) 92 SURFACE SPACES
FRONT SETBACK (PER CODE)	50'
FRONT SETBACK (REQUESTED)	25' (50' ALONG DAVIS ROAD) (VARIANCE)
SIDE SETBACK (PER CODE)	15'
REAR SETBACK (PER CODE)	20'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25' (RR AND SR)
MAX. LOT COVERAGE	50% (13.81 AC) 47.6% (13.16 AC)
PROPOSED LOT COVERAGE	189,700 SF (4.47 AC) - ROOFTOPS 149,750 SF (3.43 AC) - PROPOSED ROADWAYS 53,206 SF (1.22 AC) - SIDEWALKS AND TRAILS 111,448 SF (2.73 AC) - DRIVEWAYS AND PATIOS 48,000 SF (1.10 AC) - STORMWATER POND 9,500 SF (0.21 AC) - PLAYGROUND *** NOTE: ABOVE QUANTITIES ARE ESTIMATES ONLY***
MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
ALLOWABLE OPEN SPACE PER CODE	A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL LAND AREA SHALL BE DEVOTED TO OPEN SPACE. THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED LANDSCAPING, REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES OR REQUIRED PUBLIC SPACE.
PROVIDED OPEN SPACE	28.5% (7.9 AC) OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS, CLUBHOUSE AND MAIL KIOSK, PLAYGROUND, DOG PARK, WALKING TRAIL
PROVIDED AMENITIES	
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	5,600 SF
INFRASTRUCTURE	50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS	170 TOWNHOME UNITS x 300 GPD/UNIT = 51,000 GPD * CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT.	
2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN)	
3. VARIANCE REQUIRED FOR FRONT SETBACK.	
4. LIFT STATION REQUIRED FOR SEWER	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	

811

Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR
EMERGENCY CONTACT

####

ATWELL

866.850.4200 www.atwell-group.com

MADEIRA, CA
1800 PARKWAY PLACE, SUITE 700
CO #ATPE005804

LAND LOT 91

12TH DISTRICT

HENRY COUNTY, GEORGIA

DAVIS ROAD TOWNHOMES

FORESTAR

REZONING PLAN

DATE

10-03-2022

REVISIONS

0 50' 100'

SCALE: 1"=100'

DRAWN BY: SSW

CHECKED BY: RD

PROJECT MANAGER: DRG

JOB #: ###

FILE CODE: ###

SHEET NO.

RZP1

NOT ISSUED FOR CONSTRUCTION

CAD FILE: CONCEPT.DWG



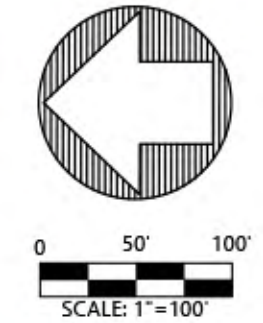
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PROVIDED AMENITIES	PLAYGROUND DOG PARK WALKING TRAIL
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF 5,600 SF
INFRASTRUCTURE	50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
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4. LIFT STATION REQUIRED FOR SEWER.	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	

NOTE: LANDSCAPING SHOWN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. LANDSCAPING FOR THE SUBDIVISION AND LOTS WILL FOLLOW ALL CITY CODE REQUIREMENTS.



DAVIS ROAD TOWNHOMES

CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA





NOTE: THE ELEVATION SHOWN ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTULLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.



NOTE: THE ELEVATION SHOWN ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTULLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.



Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: 9/30/2022

Name of Applicant FORESTAR (USA) REAL ESTATE GROUP INC. Phone: _____ Mobile: 404-988-0460

Address of Applicant: 3330 Cumberland Blvd, Suite 275 Fax: _____

City: Atlanta State: GA Zip: 30339 E-mail: JackBurke@forestar.com

Name of Agent Alex Brock - Smith, Gambrell & Russell, LLP Phone: 404-815-3603 Mobile: _____

Address of Agent: 1105 W. Peachtree St NE Fax: _____

City: Atlanta State: GA Zip: 30309 E-mail: JackBurke@forestar.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from County RA Residential-Agricultural to Stockbridge MFR
(Present Zoning) (Requested Zoning)

For the Purpose of Townhouse Subdivision
(Type of Development)

Address of Property: 576 Davis Rd, Stockbridge, GA 30281 Nearest Intersection to Property Estates Ave & Davis Rd
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: 27.635 acre(s), Land Lot Number(s): 70 and 91, District(s): 12

Development Estimated Average Daily Sewer Flow (GPD): 70500

Property Tax Parcel Number: S05 .0100 .2000 Proposed number of lots: 235

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Renato Ghizoni
Witness

Renato Ghizoni
Printed Name of Witness

Ekim C. Telfair
Notary

Chris Wilson
Signature of Owner(s)/Agent(s)
Carolyn Louise Smith O'Brien, Reba Smith O'Brien, Danny Smith,
as Executor of the Estate of Ralph Lee Smith, Deceased, and Charles
Walter Smith
Printed Name of Owner/s

Smith Gambrell & Russell, LLP
Signature of Agent





TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: April 27, 2023

Subject: #CP-2022-06 For 576 Davis Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application to assign to High Density Residential. Application by Forestar (USA) Real Estate Group, Inc.

II. Background

Proposed Development	Townhome community with 170 units
Site Address	576 Davis Road
Parcel Identification	S05-01002000
Parcel Acreage	27.635 acres
Applicant	Forestar (USA) Real Estate Group, Inc., represented by Smith, Gambrell & Russell, LLP
Owner	Four owners—Jeremy Smith, Reba S. Oronez, Carolyn S. O'Brien, and Charles W. Smith
City Land Use Designation	Low-Density Residential
Number of Proposed Units Per Acre	6 units per acre
Current City Zoning	RR (Rural Residential)
Current Use	The property has three single-family residences and a detached garage. In

	addition, it is a long, wooded, and narrow lot that slopes downward to the North, where a stream and buffer are located.
--	--

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Single-family detached homes located along Valley Hill Road	Low-Density Residential
Property to the South	Stockbridge Estates mobile Home Park	Medium Density Residential
Property to the East	Single-family detached homes along Davis Road; Sentry Oaks (Duplex Subdivision)	Medium Density Residential
Property to the West	Pine Hills Estates (Mobile Home Park); Wildwood Estates (Subdivision)	Low Density Residential; Medium Density Residential

SURROUNDING LAND USE DENSITIES

NAME	Units	Estimate Density Per Acres
Pine Hills Estates (Mobile Home Park)	91	2.5 units per acre
Sentry Oaks (Duplex Subdivision)	29	.88 units per acres
Meadow Ridge	70	1.30 units per acres
Stockbridge Estates Mobile Home Park	156	4 units per acre
Wildwood Estates (Subdivision)	233	3.22 units per acre
Big Oaks Villas	34	9 units per acres
Springwood Valley	22	0.8835 units per acre

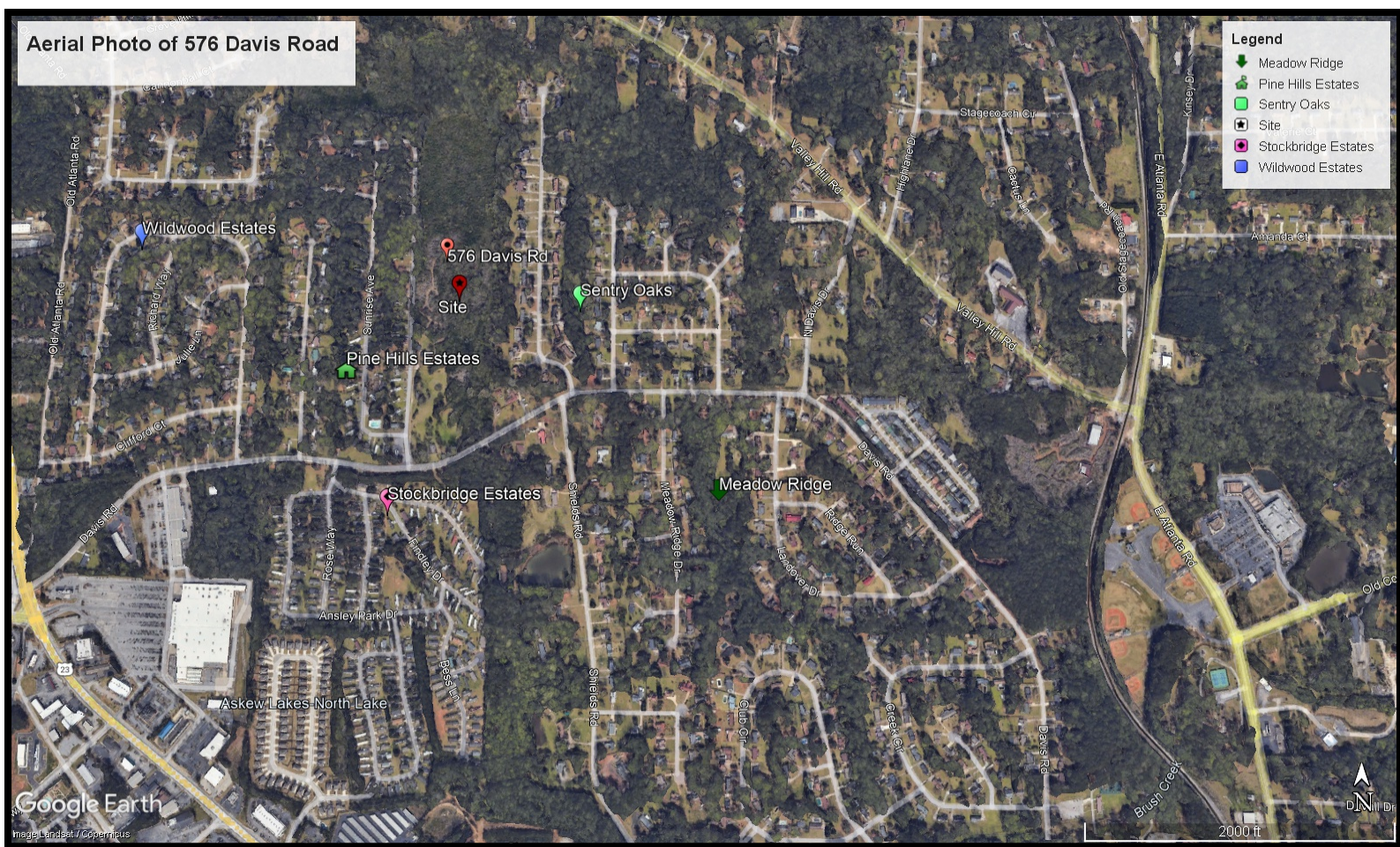
III. Findings of Fact

- The vicinity of the area is mostly residential to the north. There is a major commercial area located in the southwest that contains Walmart, three shopping centers, and other surrounding retail uses.

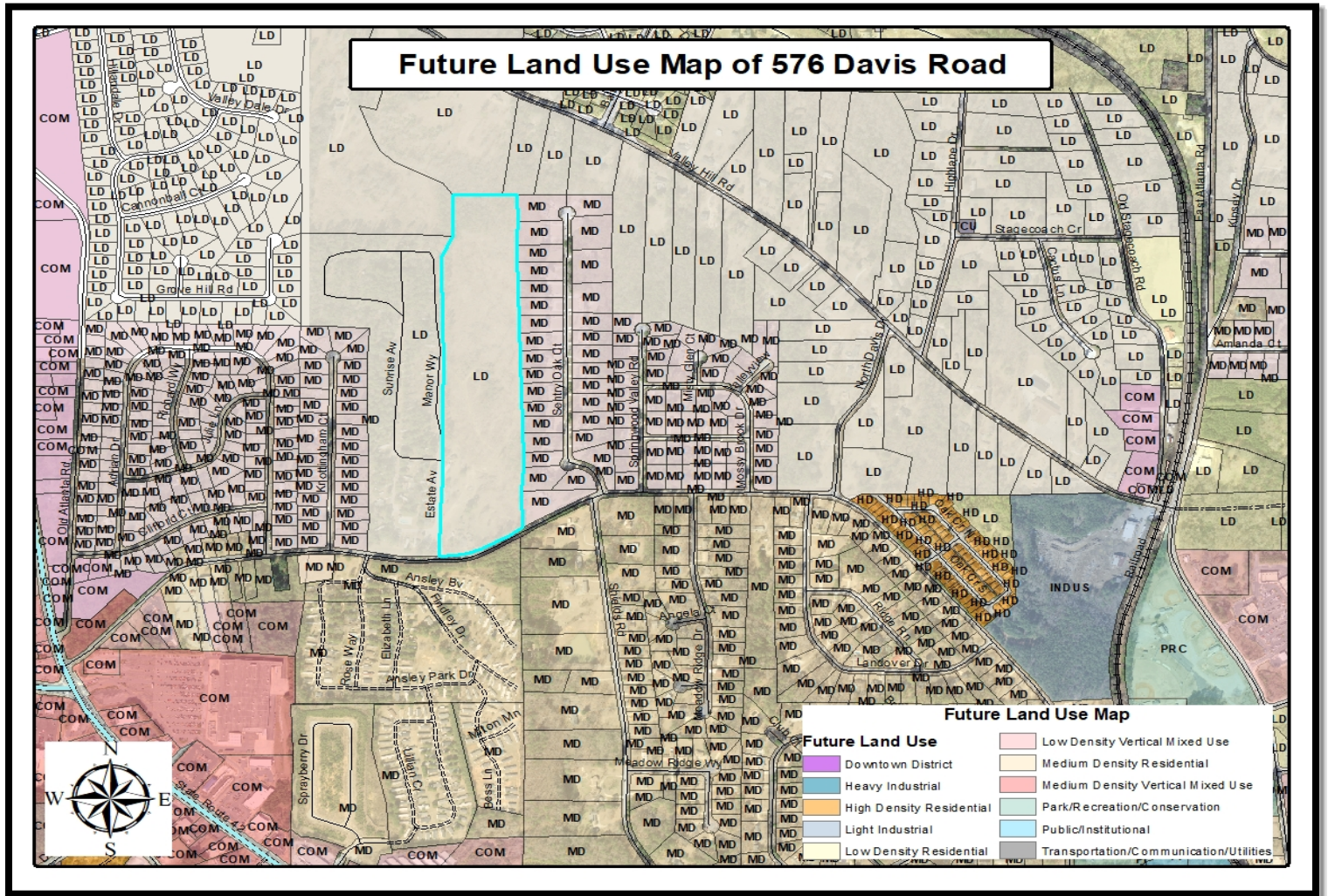
- The vicinity of the area is mostly 'Low-Density Residential' to the north and west while it is mostly 'Medium Density Residential' to the south and east.
- The current zoning of the property is RR (Rural Residential). The applicant will be seeking a rezoning to change the zoning of the property from RR (Rural Residential) to MFR (Multiple Family Residential). A variance application was also submitted. The two cases will be heard concurrently.
- The subject property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022 Citywide election.

IV. Maps and Illustrations

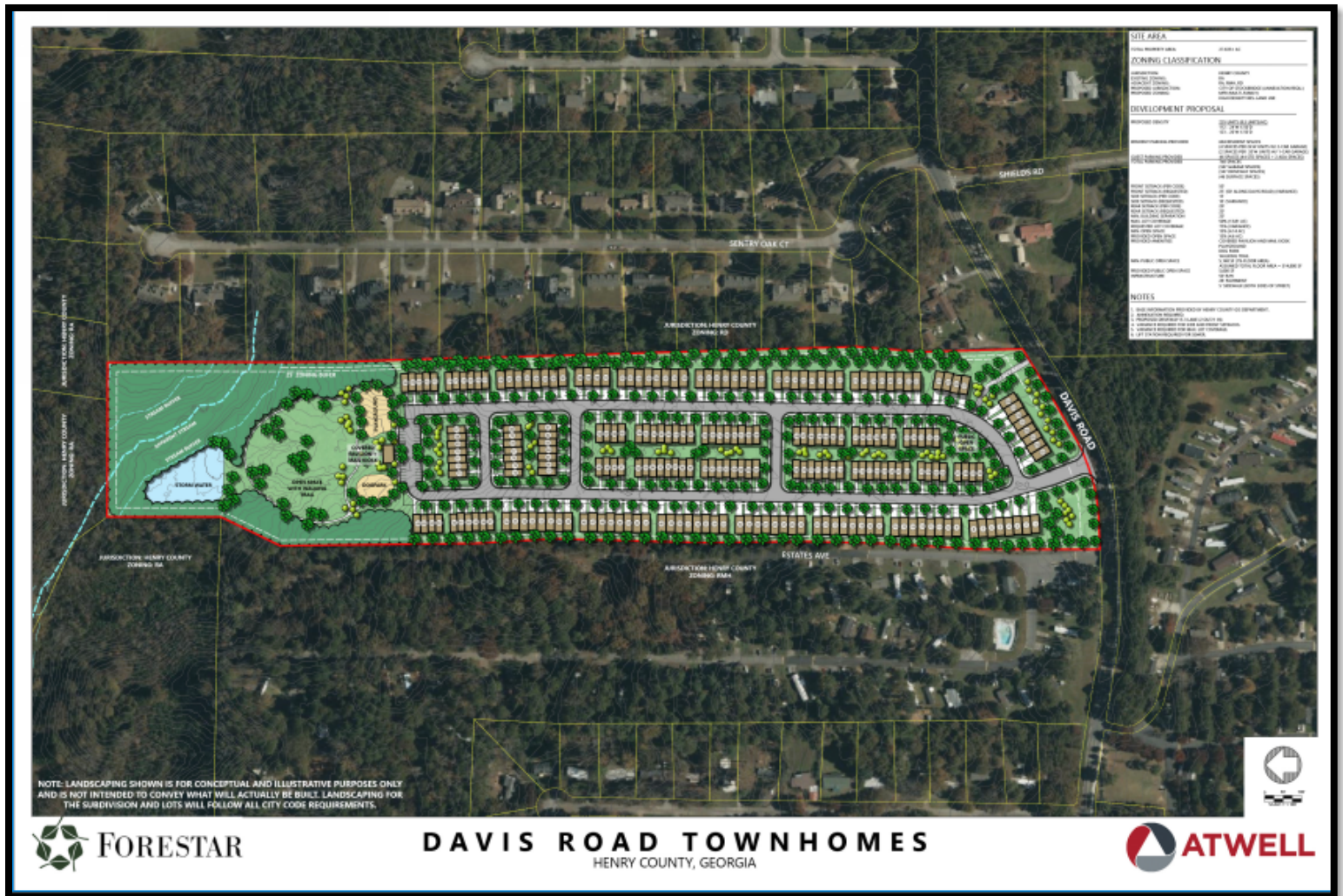
Aerial Photo of 576 Davis Road



Future Land Use Map of 576 Davis Road



Conceptual Site Plan of 576 Davis Road



V. Analysis

Project Description

The applicant proposes a Comprehensive Plan Amendment to assign to High Density Residential to allow for the purpose of allowing the development of a townhome community with 170 units. The Future Land Use Designation Map designates the subject property as Low Density Residential. However, the current Future Land Use is incompatible with the requested rezoning. Therefore, the applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use Designation from Low Density Residential to High Density.

Staff Analysis

The applicant requests a **Comprehensive Plan Amendment** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.7**):

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

- The requested Comprehensive Plan Amendment of the subject property from Low Density Residential to High Density Residential is necessary because the current land use does not allow the development of townhomes. Furthermore, the proposed densities would not be compatible with the required density for the current land use designation.

2. Relation to the Zoning of the Property.

- The property's requested zoning district is not compatible with the list of permitted zoning districts that are found in the Comprehensive Plan. To allow for the proposed zoning, the applicant has requested the rezoning of the property from RR (Rural Residential) to MFR (Multiple Family Residential) to allow the townhomes to be built. The rezoning will be heard concurrently with this case along with the requested variance.

3. Suitability of the Site's Location.

- The proposed High-Density Residential land use designation would be compatible with the High-Density Residential land use designation of the Big Oaks Villas located to the east. Furthermore, page 45 of the Stockbridge Comprehensive Plan provides a list of permitted uses that are compatible with the land use designation, which includes multiple family residential.

4. Maintaining the Current Land Use Designation.

- Maintaining the current land use designation would be allowable for the applicant to develop the townhomes due to its proximity from an existing townhome that is located within the area. Furthermore, it is unlikely that the subject property would be developed with the type of uses that are permitted by the existing Low-Density Residential Use designation.

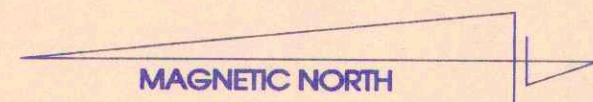
Summary of Impacts/Concerns

Code Compliance	No comments provided
Police Department	No comments provided
Fire Marshall	N/A
Henry County Water and Sewer	Water and Sewer is available per letter dated from the Stockbridge Public Works Department on October 3, 2022.
Building	Any additional requirements would be identified during the plan review stage. City engineers should look closely at the site design of the creek and floodplain areas.
Traffic	The developer should coordinate with Henry County DOT regarding the installation of the new access, deceleration lanes, and a possible new traffic signal.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2022-06 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2022-07 to allow for the proposed multi-family units. Therefore, the Planning and Zoning staff recommends the **APPROVAL WITH CONDITIONS** of the requested change in the property's future land uses designation from Medium Density Vertical Mixed-Use to High Density Residential. The conditions are as follows:
 1. The Comprehensive Plan Amendment shall not be approved unless the applicant's requested Rezoning, via RZ-2022-07, to rezone the property from RR (Rural Residential) to MFR (Multiple Family Residential) to allow the townhomes to be built.

2. The Comprehensive Plan Amendment shall not be approved unless the applicant's requested variance to reduce the required minimum front yard setback from 50 feet to 25 feet is approved simultaneously with #CP-2022-06.



SENTRY OAK SUBDIVISION
PB 14 / PG 217

N/F
WALLACE D. MASON
& ANN B. MASON
DB 4354 / PG 170

27.635 ACRES

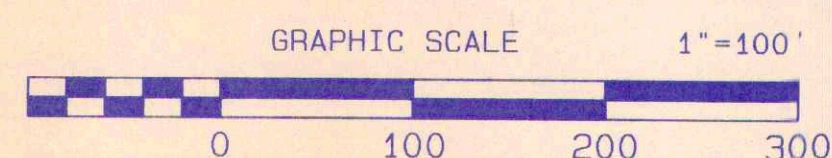
DB 42 / PG 417-418

N/F
PATRICIA A. COLVIN
aka PATRICIA A. FISH
DB 3023 / PG 142

N/F
H. L. WHITWORTH &
LUCY C. WHITWORTH
DB 214 / PG 91

LEGEND:

IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" ROD)
LL = LAND LOT
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
UP = UTILITY POLE
N/F = NOW OR FORMERLY



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT
THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD
AREA, EXCEPT AS SHOWN.

REFERENCE F.I.R.M. NUMBER 130468 00558 DATE 11/02/1983

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

R. M. Boyd 4/13/06
REGISTERED LAND SURVEYOR NO. 2227 DATE

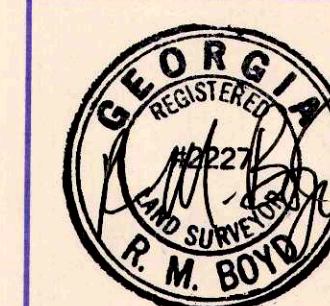
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE IN 10,000± FEET AND AN ANGULAR ERROR
OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING
THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO CLOSE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT USED:
ANGULAR - TOPCON GTS 303
LINEAR - TOPCON GTS 303

SURVEY
FOR
WALTER SMITH

LAND LOTS 70 & 91 ~ 12th DISTRICT ~ HENRY COUNTY, GEORGIA



R. M. Boyd & Associates
Surveying & Engineering, Inc.

325 South Lee St.
Fayetteville, GA 30214
770-461-2417

PROJECT NUMBER	FIELD BOOK NUMBER	DRAWN BY	REVIEWED BY	ISSUE DATE	SHEET NUMBER
06008	213	DSB	RMB	04/13/06	1 OF 1



SITE AREA	
TOTAL PROPERTY AREA:	27.63± AC
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 111' - 24'W X 50'D (65.3%) 59' - 20'W X 50'D (34.7%)
PARKING PROVIDED	662 SPACES (3.89 SPACES / UNIT) 281 TOTAL GARAGE SPACES 381 DRIVEWAY + SURFACE SPACES
PARKING BREAKDOWN	222 GARAGE SPACES (24'W X 50'D) 59 GARAGE SPACES (20'W X 50'D) 222 DRIVEWAY SPACES (24'W X 50'D) 59 DRIVEWAY SPACES (20'W X 50'D) 100 SURFACE SPACES
FRONT SETBACK (PER CODE)	50'
FRONT SETBACK (REQUESTED)	25' (50' ALONG DAVIS ROAD) (VARIANCE)
SIDE SETBACK (PER CODE)	15'
REAR SETBACK (PER CODE)	20'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25' (RR AND SR)
MAX. LOT COVERAGE	50% (13.81 AC)
PROPOSED LOT COVERAGE	47.6% (13.16 AC)
	189,700 SF (4.47 AC) - ROOFTOPS
	149,758 SF (3.43 AC) - PROPOSED ROADWAYS
	53,206 SF (1.22 AC) - SIDEWALKS AND TRAILS
	111,448 SF (2.73 AC) - DRIVEWAYS AND PATIOS
	48,000 SF (1.10 AC) - STORMWATER POND
	9,550 SF (0.21 AC) - PLAYGROUND
	*** NOTE: ABOVE QUANTITIES ARE ESTIMATES ONLY***
MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
ALLOWABLE OPEN SPACE PER CODE	A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL LAND AREA SHALL BE DEVOTED TO OPEN SPACE. THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED LANDSCAPING, REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES OR REQUIRED PUBLIC SPACE.
PROVIDED OPEN SPACE	28.5% (7.9 AC)
PROVIDED AMENITIES	OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS, CLUBHOUSE AND MAIL KIOSK, PLAYGROUND, DOG PARK, WALKING TRAIL
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF
INFRASTRUCTURE	5,600 SF 50' ROW 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS:	170 TOWNHOME UNITS x 300 GPD/UNIT = 51,000 GPD
	* CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT.	
2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN)	
3. VARIANCE REQUIRED FOR FRONT SETBACK.	
4. LIFT STATION REQUIRED FOR SEWER.	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	
6. 8" CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE.	
7. PROPOSED DRIVEWAY LOCATION AND RIGHT TURN/LEFT TURN LANES ARE CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE.	
8. ALL LANDSCAPING PROPOSED WILL FOLLOW ALL CITY CODE REQUIREMENTS.	

PROPOSED RIGHT TURN
LANE + LEFT TURN LANE

BOUNDARY NOTES

1. BOUNDARY PER SURVEY BY R.M. BOYD & ASSOCIATES SURVEYING & ENGINEERING, INC., DATED 04/13/2006.
2. BOUNDARY PER HENRY COUNTY GIS.
3. ALL IMPROVEMENTS AND SITE DIMENSIONAL DATA ARE BASED ON THE BOUNDARY SURVEY BY R.M. BOYD & ASSOCIATES.

NOTE: LANDSCAPING SHOWN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. LANDSCAPING FOR THE SUBDIVISION AND LOTS WILL FOLLOW ALL CITY CODE REQUIREMENTS. 8' CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LAYOUT WILL BE DETERMINED DURING THE ENGINEERING PHASE.

FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Rezoning,
Future Land Use Map Amendment, and Concurrent Variances Application

of

FORESTAR (USA) REAL ESTATE GROUP, INC.

for

± 27.635 Acres of Land
located in
Land Lots 70 and 91
12th District, Henry County

REZONE: RA (Henry County) to MFR
FLUMA: LD (Henry County) to HDR

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Forestar (USA) Real Estate Group, Inc. (“Applicant”) has filed applications to rezone ± 27.635 acres of land located in Land Lots 70 and 91, 12th District of Henry County (the “Subject Property”) to allow a townhome development. The Subject Property was one of a large number of properties that were annexed from unincorporated Henry County into the City of Stockbridge per a November 8, 2022 public referendum that became effective on January 1st, 2023. The City of Stockbridge, however, has not yet adopted zoning or the future land use map designations for the newly annexed properties and the Subject Property remains unzoned with no land use designation.¹ With this in mind, the Applicant files this request to (a) rezone the Subject Property to the City of Stockbridge MFR (Multifamily Residential) zoning district; (b) amend the Future Land Use Map to designate the Subject Property as HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan; and (c) a concurrent variance to the City of Stockbridge Unified Development Code (“UDC”) to reduce the minimum front setbacks.

The Subject Property is currently developed with three single family detached homes and several appurtenant structures (barns and sheds). The Applicant seeks to redevelop the property for 170 townhome units at a density of ±6.15 units per acre along with amenities and associated site improvements (“Proposed Development”).² The unit sizes and heights will meet the requirements of the MFR district and all will be 3-bedroom units³ with a mix of units with either 1-car or 2-car garages.⁴ The garage parking will total 281 spaces, plus there will be an additional 281 driveway spaces and 92 surface parking spaces for guest parking for a total of 654 parking

¹ The proposed rezoning map amendment is being considered as application rezoning case OZM-2022-01. The proposed future land use map amendment is being considered as case FLUM-2022-01.

² The Applicant originally proposed 235 units at a density of 8.5 units per acre. The Applicant has eliminated over 65 units to allow for more guest parking and open space.

³ The proposed units are typically a 3-bedroom unit, however the Applicant is not the end builder and the final bedroom count may vary.

⁴ The Applicant is developing the property and the townhome structures will be built by a subsequent home builder.

spaces for the development. The Stockbridge UDC § 4.8.5 requires a minimum of 2.25 parking spaces per 3-bedroom unit and the Proposed Development has 3.84 spaces per unit, which is 271 spaces above the requirement. It is the Applicant's intent to provide ample parking within the development to prevent issues associated with blocking street access.

The Proposed Development is also preserving approximately 7.9 acres, or 28.5% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer as well as a large nature trail area for the residents. Additionally, the Proposed Development will contain amenities including a clubhouse, playground, dog park, and walking trail, as well as ±5,600 square feet of landscaped public space.

The Subject Property is well situated for the proposed townhome development. The surrounding area is developed with a compatible mix of residential types and zonings. The Subject Property is bordered to the west by the Pine Hills Mobile Home Park, which is a manufactured home community, shown on the City of Stockbridge's draft zoning map as to be zoned MHR (Mobile Home Residential).⁵ To the east, the Subject Property borders residential duplex lots long Sentry Oak Court, shown on Stockbridge's draft zoning map to be zoned CCR (City Center Residential)⁶. Also to the east is a property shown on the draft zoning map to be zoned RR (Rural Residential)⁷ and contains a single family residence. To the north, the Subject Property borders several properties zoned RA within unincorporated Henry County containing single family residential homes. To the south, the Subject Property borders the right-of-way of

⁵ This property was previously zoned RMH (Mobile or manufactured home development district) unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁶ This property was previously zoned RD (Residential duplex district) within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁷ This property was previously zoned RA within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

Davis Road. Davis Road is classified as a minor arterial per the Henry County Road Functional Classification Map. *See the Henry County Imagine Henry 2040 Comprehensive Plan (“Comp Plan”)*, pg 93. The Stockbridge UDC 2.4.4 notes that the MFR district is intended to have access to a street that is classified as collector streets or higher, thus its location on Davis Road meets the intent of the UDC.⁸ The Proposed Development is also located less than one mile east of the commercial node at North Henry Boulevard (GA Highway 42) and Stockbridge Road (GA Highway 138). This is a significant commercial area with many uses that are supportive of the nearby residential including restaurant, retail and grocery. The introduction of modern, attractive townhomes will act to further boost this commercial node and potentially attract newer business to the area.

The proposed townhomes also are aligned with recent residential development trends within the City of Stockbridge. Between 2000 and 2016, the City of Stockbridge’s population tripled along with a corresponding increase in residential development. In fact, approximately 53% of the City of Stockbridge’s housing has been developed since 2000 and much of that development trending toward medium to high-density developments. *See Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pg 18.* The Proposed Development is following these trends by adding a higher density townhome development into the City. In addition, the proposed townhomes will add to the mix of housing options existing in the area. Townhomes residences tend to attract younger professionals and empty nesters, demographics that are not currently served by the surrounding mobile homes, duplexes or larger lot single family residences. The Comp Plan recognizes the need for more diverse housing options to attract younger professionals and millennials:

⁸ A minor arterial is a more intense (i.e, higher classified) roadway than a collector street.

The dominant housing option is likely to remain single family development; however to attract certain segments of the population, like young adults and millennial, other housing options should be available. Currently there is a lack of townhouse and smaller multi-family residential housing... Stockbridge could position itself to become a lifelong community by opening the door to new residents who may be more interested in living and working in Stockbridge without having to commit to a house immediately, as well as empty-nesters looking to downsize.

See Comp Plan, pg. 18.

The city needs to encourage and maintain a mixture of housing options to accommodate both traditional and non-traditional households and to attract young professionals.

See Comp Plan, p. 19.

The Proposed Development will be a fitting addition to the area filling a gap in housing options and creating attractive housing for a variety of Stockbridge's residents.

In addition to the rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential land use. It is important to note that the City of Stockbridge has not yet adopted its Future Land Use Map for the annexed properties, however the previous Henry County land use designation was Medium Density Residential ("Henry County MDR"). The Henry County MDR land use allows a density up to 6 units per acre. The City of Stockbridge draft Future Land Use Map notes the Subject Property as Low Density Residential, however this land use limits density to 2 units per acre.⁹ The only land use designation in the City of Stockbridge's Comp Plan that allows a density of 6 units per acre, similar to the previous Henry County MDR, is the High Density Residential ("HDR"). The HDR land use is compatible with certain zoning categories, namely MFR.¹⁰ The Comp Plan notes the following intent for the HDR land use: "This designation is intended primarily for residential land uses which include multi-story condominiums and

⁹ Refer to the City of Stockbridge Comprehensive Plan, pg. 44.

¹⁰ Refer to the City of Stockbridge Comprehensive Plan, pg. 45. Note that HDR allows the RM-3 zoning, which was converted to MFR when the City of Stockbridge adopted its present Unified Development Code. MFR also incorporates the former RM, RM-1, and RM-2 districts, which are compatible with the MDR land use. Refer to the City of Stockbridge UDC Table 1.11. As a result, MFR is appropriate for either the MDR or HDR land use.

planned town developments.” It is important to note that the HDR stated intent includes residential land uses and is not limited to certain uses or expressly exclusive of townhomes.¹¹ The HDR land use allows the MFR zoning, which in turn allows townhomes. Accordingly, the HDR land use is a compatible with the Proposed Development. Additionally, the Big Oak Villas, located approximately ¾ mile east of the Subject Property on Davis Road is an existing townhome development within the HDR land use. The Big Oak Villas townhomes are developed with a density of approximately 8 units per acre. Moreover, the Big Oak Villas are surrounded by Medium Density Residential (“MDR”) and Low Density Residential (“LDR”) land uses, similar to the Subject Property. The presence of a similarly situated HDR land use in the area, points to the compatibility of the Applicant’s requested land use.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code (“UDC”), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant’s knowledge, no rezoning applications have been filed concerning the Subject Property.

¹¹ The allowable uses within the HDR district is controlled by the underlying zoning district. The HDR allows several zoning districts, including MFR. The MFR district allows several uses, including townhome residential. Refer to Comp Plan, pg. 45 and UDC Table 3.1.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was recently annexed into the City of Stockbridge from unincorporated Henry County. Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, millenials and older residents looking to downsize;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The area is a mix of residential densities, including Henry County Low Density Residential to the north, Henry County MDR (a density of up to 6 units per acre) to the east¹², Henry County Low Density Residential to the west¹³, and "Low Density Residential" (City of Stockbridge) to the South.

¹² This property is anticipated to be MDR on the City of Stockbridge's draft Future Land Use Map.

¹³ This property is anticipated to be LDR on the City of Stockbridge's draft Future Land Use Map

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed townhome development will be a compatible residential use with the exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. The Subject Property's current RA zoning limits development to single family residences and other limited uses on minimum 1-acre sized lots. The existing homes on the property were built between 1940 and 1945¹⁴ at a time when the area was much more rural and characterized by farmstead tracts. Over the last eighty years, the larger lots have been slowly redeveloped for denser developments such as the duplex and manufactured home subdivisions that currently surround the Subject Property. The Applicant now seeks a rezoning to allow a townhome community that is in line with the surrounding development trends.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is in an area with a diverse range of housing types of varying densities. The Proposed Development will add to the variety of housing options in the area to attract different markets. There is another townhome development approximately ¾ mile to the east on Davis Road, the Big Oak Villas, which contains a townhome development at a density of

¹⁴ Data on the existing homes was obtained from the Henry County Tax Assessor's website at <https://qpublic.schneidercorp.com/Application.aspx?AppID=1035&LayerID=22139&PageTypeID=4&PageID=9368&Q=230410227&KeyValue=S05-01002000> (last visited 10.01.2022)

±7.9 units per acre. In addition, the Subject Property is adjacent to complimentary future land use designations, as noted on Henry County's and the Stockbridge's FLUM ("Low Density Residential" Henry County (North and West); "Medium Density Residential" Henry County (East) and "Low Density Residential" City of Stockbridge (South)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed townhomes will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned properties to the north. Additionally, the Applicant will be providing onsite amenities for the residents as well as public open space.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The property is bordered to the east and west by residential developments with higher densities than what is allowed under the Subject Property's current RA zoning. Also, as noted in the paragraphs above, the Proposed Development is in line with the nearby Big Oak Villas townhome community, a property zoned MFR with a density of ±7.9 units per acre. It should be noted that the Big Oak Villas were built in approximately 32 years ago, and there are no newer options for townhome residences nearby. The proposed MFR zoning and High-Density Residential land use will allow a townhome development that is compatible with the surrounding development and will provide much needed options for housing.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern

development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant is proposing the installation of a sanitary sewer line to connect to the existing sewer line in Shields Road. The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The Applicant submitted a traffic impact study with its original rezoning application, however, that study anticipated the impacts of the originally requested 235 townhome units. The Applicant is currently revising its traffic study for the 170 units now proposed. Regardless, the Applicant's previously submitted traffic impact study notes that there will be no change in the level of service of the adjacent Davis Road and nearby intersections after the construction of 235 townhome units.¹⁵ Since the Applicant has reduced 65 townhome units from the proposed design (now a total of 170 units), the Proposed Development's impacts on the surrounding roadways is anticipated to be even less. Moreover, the Subject Property has quick access to several major roadways. The Subject Property fronts Davis Road, which is classified as a minor arterial roadway per the Henry County Roadway Functional Classification Map. The Subject Property is also a short distance from N. Henry Boulevard (GA Highway 42) a minor arterial and Stockbridge Road (GA Highway 138) a principal arterial, both of which are major roadways intended for a high volume of traffic. Additionally, the Subject Property is approximately one

¹⁵ Refer to the Traffic Impact Analysis, by KCI Technologies, Inc., dated October 2022.

mile from Intrastate Highway 675 (I-675) which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impacts on traffic is anticipated to be minimal.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

See Section C above.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will not have a negative impact on the integrity of adjacent and nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 2.4.4 to reduce the minimum front yard setback from 50-feet to 25-feet

The Subject Property has a long and narrow shape that compresses any development toward the center of the property. The narrowness compresses the individual townhome lots resulting in a shorter front yard setback than the 50-feet that the MRF district requires. Additionally, the 50-foot setback is excessive and is much larger than what is typically required for townhome developments. For example, Henry County's RS (Residential Suburban) district, which allows townhomes, requires a minimum 25-foot front yard setback. *See Henry County Code of Ordinances § 2.01.02.I.* The strict enforcement of the 50-foot front yard setback would result in the loss of a significant number of units, with little positive benefits. The 25-foot setback is of sufficient length to allow a car to park in the driveway without blocking the sidewalk. In addition, requiring a 50-foot front yard setback would result in a large front yard that will require more maintenance. The large majority of townhome residents choose to live in such a unit to avoid yard maintenance that is found in other types of residences. Requiring a 50-

foot front yard would eliminate one of the major attractions to owning a townhome as compared to a single family detached residence.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of

the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The

Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

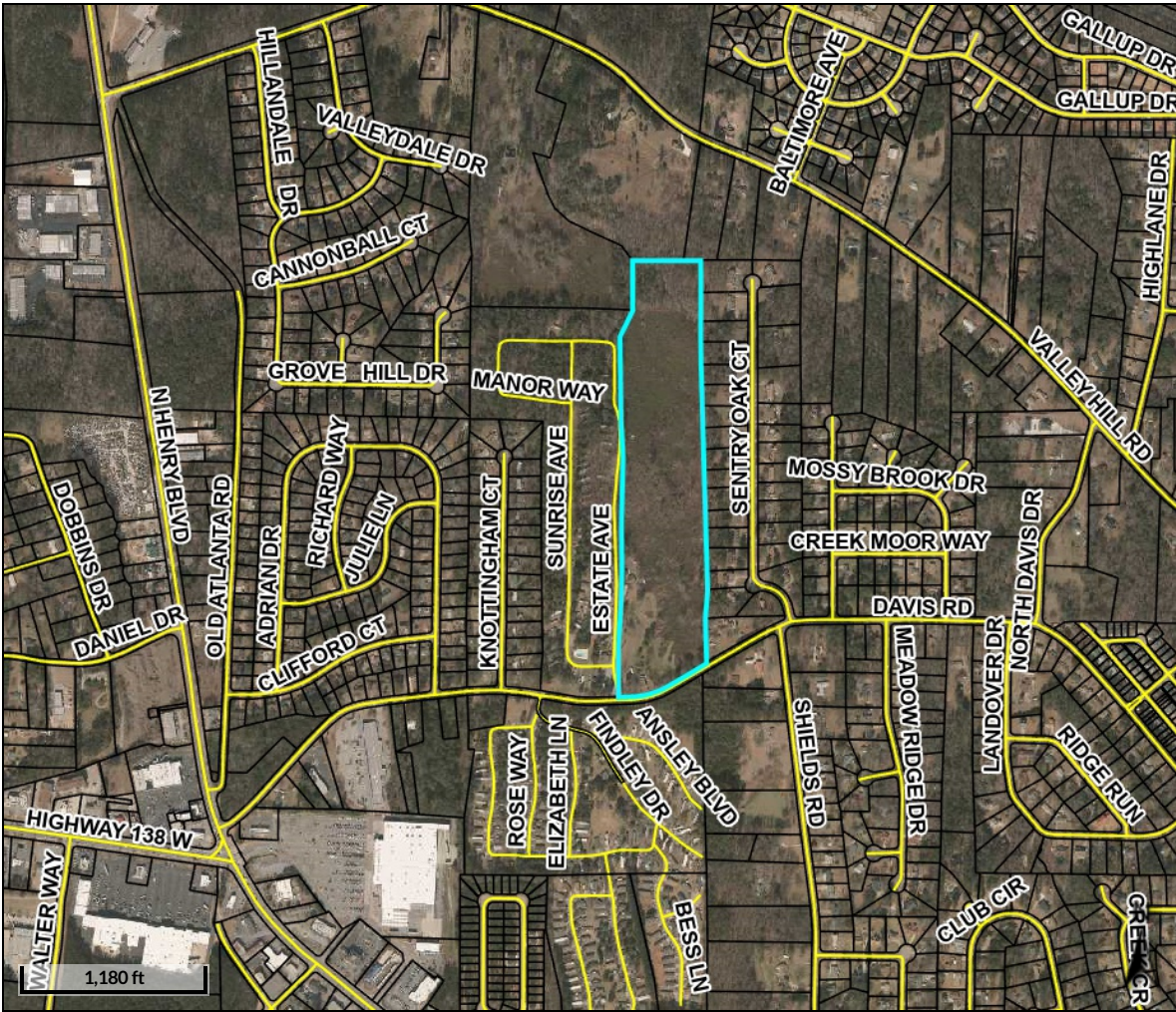
This 20th day of February, 2023.

Respectfully submitted,

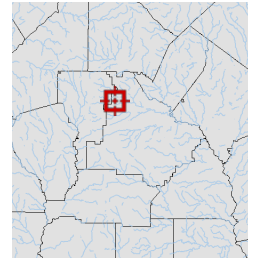
A handwritten signature in blue ink, appearing to read "J. Alexander Brock", is written over a horizontal line.

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500



Overview



Legend

-  Parcels
-  Roads

Parcel ID	S05-01002000	Class	A	Owner	O'BRIEN CAROLYN L S, ORDONEZ	Land Value:	\$152,500	Last 2 Sales		
Property Address	576 DAVIS RD	Acreage	27.635	Address	R S, SMITH RALPH L & CHARLES W 112 MANN BLVD STOCKBRIDGE GA 30281	Building Value:	\$160,100	Date	Price	Reason Qual
District	County/UnIncorp					Misc Value:	\$3,700	10/8/2013	\$0	D OF ASSNT U
						Total Value:	\$316,300	1/1/1973	\$0	n/a U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 10/14/2022

Last Data Uploaded: 10/13/2022 10:47:33 PM

Developed by  Schneider GEOSPATIAL

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.]

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

PRE-APPLICATION FORM

DATE 9/30/2022

APPLICANT: FORESTAR (USA) REAL ESTATE GROUP INC.

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 576 Davis Road, Stockbridge, GA 30281

DISTRICT: 12 **LAND LOT(S):** 70, 91 **PARCEL I.D.(S):** S05-01002000

CURRENT ZONING: RA Residential Agriculture (Henry County)

PROPOSED ZONING: MFR (Multifamily Residential)

FUTURE LAND USE MAP DESIGNATION: Low Density Residential (existing - Henry County)
High Density Residential (proposed)

REQUEST / ITEMS DISCUSSED:

Applicant and City Staff discussed the applicant's proposed townhouse subdivision,
annexation, rezoning, and comprehensive plan amendment in the City of
Stockbridge. Items discussed were the City's zoning districts, future land uses,
requirements and standards of the MFR zoning district, proposed density,
proposed amenities, and the process and items required to apply for annexation,
rezoning, and the comprehensive plan amendment.

ZONING OF ADJACENT PROPERTIES:

**PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS:**

- 4 -

MEETING ATTENDANTS:

(Linda Logan - City of Stockbridge)

(Name and Signature)

(Gordon Linton - City of Stockbridge)

(Renato Ghizoni - Forestar)



(Name and Signature)

(Jack Burke - Forestar)



(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 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.

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	as one for each owner	Letter stating that the owner is aware of the rezoning request and owns the property in question.	✓ x4
Letter of Intent	1	Must clearly state the proposed use and development intent.	✓
Site Plans (24 x 36) and (11 x 17)	1	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.	Requested
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>).	N/A

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant FORESTAR (USA) REAL ESTATE GROUP INC. Phone: 804-400-7926 Date: 9/30/2022

Address Applicant: 3330 Cumberland Blvd, Suite 275 Fax _____ Cell # _____

City: Atlanta State: GA Zip: 30339 E-mail: JackBurke@forestar.com

Name of Agent Alex Brock - Smith, Gambrell & Russell, LLP Phone: 404-815-3603 Date: 9/30/2022

Address Agent: 1105 W. Peachtree St NE Fax _____ Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: jabrock@sgrlaw.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 MFR (Multiple Family Residential)

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. _____ Acknowledgement

Address of Property: 576 Davis Road, Stockbridge, GA 30281

Nearest intersection to the property: Estates Avenue & Davis Road
(Street Address)

Size of Tract: 27.635 acre(s), Land Lot Number(s): 70 and 91, District(s): 12

Property Tax Parcel Number(s): S05-01002000 (Required)

Witness' Signature

Signature of Applicant

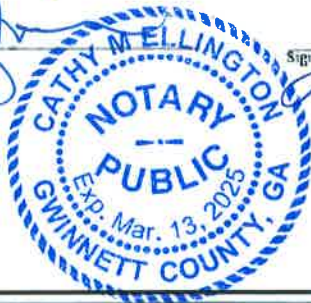
Printed Name of Witness

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: _____



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, Georgia 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an REZONING for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)].

Name/Company Name of Property Owner Jeremy Smith
Address of Property Owner 154 Magnolia trace Milner Ga 30257
Telephone and E-Mail of Property Owner Smit1024@bellsouth.net 678.425.7057
Name/Company Name of Authorized Applicant FORESTAR REAL ESTATE GROUP INC
Address of Authorized Applicant 3330 Cumberland Blvd Ste 275
Telephone and E-Mail of Authorized Applicant (804) 400 7926 jackburke@forestar.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature

Date

9-30-2022

Personally appeared before me:

Jeremy Smith

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Notary Public's Signature

Notary Public's Printed Name and Date

Cathy M. Ellington
Cathy M. Ellington 09.30.2022





CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, Georgia 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an REZONING for this property (Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)).

Name/Company Name of Property Owner Reba S. Ordonez
Address of Property Owner _____
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant FORESTAR REAL ESTATE GROUP LLC
Address of Authorized Applicant 3350 CUMBERLAND BLVD STE 215
Telephone and E-Mail of Authorized Applicant (804) 400 7926 jackburke@forestar.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature

Reba S. Ordonez

Date

9/30/2022

Personally appeared before me:

Reba S. Ordonez

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Notary Public's Signature

Cathy M. Ellington

Notary Public's Printed Name and Date

Cathy M. Ellington 09.30.2022



[Affix Seal Here]



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, Georgia 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an REZONING for this property [Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application).]

Name/Company Name of Property Owner Carolyn S. O'Brien
Address of Property Owner _____
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant JACK BURKE
Address of Authorized Applicant 5550 Cumberland Blvd Ste 613
Telephone and E-Mail of Authorized Applicant (604) 400 7976 jackburke@forestar.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Carolyn S. O'Brien Date 9/30/22

Personally appeared before me:

Carolyn S. O'Brien

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Cathy M. Ellington
Notary Public's Signature

Cathy M. Ellington 09.30.2022 [Affix Seal Here]
Notary Public's Printed Name and Date





CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, Georgia 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as the applicant in the pursuit of a/an REZONING for this property (Please fill in one of the following: Rezoning, Variance, Administrative Variance, Annexation, Comprehensive Plan Amendment, Conditional Use Permit, Zoning Modification, Subdivision, Recombination or Other (please state the type of application.)).

Name/Company Name of Property Owner Charles W. Smith
Address of Property Owner _____
Telephone and E-Mail of Property Owner _____
Name/Company Name of Authorized Applicant FORESTAR REAL ESTATE GROUP INC
Address of Authorized Applicant 3330 Cumberland BLVD STE 275
Telephone and E-Mail of Authorized Applicant (804) 400 7926 jackburke@forestar.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature Charles W. Smith Date 09/30/2022

Personally appeared before me:

Charles W. Smith

, who swears that the information which is contained in this Owner's Authorization is true and correct to the best of his/her knowledge and belief.

Cathy M. Ellington
Notary Public's Signature

Cathy M. Ellington 09.30.2022
Notary Public's Printed Name and Date



Letter of Ownership

Carolyn Louise Smith O'Brien
32 Tracechain, Stockbridge, GA 30281
csobrien21@yahoo.com
404-520-0981

S05-01002000 (576 Davis Road)

I, Carolyn S O'Brien hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.

Carolyn S O'Brien
CAROLYN LOUISE SMITH O'BRIEN

Date: 9-30-2022

Sworn to and subscribed before me
this 30 day of September, 2022

Cathy M. Ellington
NOTARY PUBLIC



Letter of Ownership

Reba Smith Ordonez

112 Mann Blvd., Stockbridge, GA 30281

rrrmc@reagan.com

678-794-1098

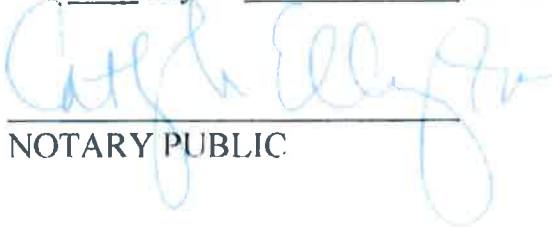
S05-01002000 (576 Davis Road)

I, Reba S. Ordonez, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.


REBA SMITH ORDONEZ

Date: 9/30/2022

Sworn to and subscribed before me
this 30 day of September, 2022


NOTARY PUBLIC



Letter of Ownership

Jeremy Smith, As Executor of
The Estate of Ralph Lee Smith, Deceased
ADDRESS 154 Magnolia Trace
EMAIL SMT+1024@Bellsouth.net
PHONE 678 425 7057

Milner Ga 30257

S05-01002000 (576 Davis Road)

I, Jeremy, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.

JEREMY SMITH, AS EXECUTOR OF
THE ESTATE OF RALPH LEE SMITH, DECEASED

Date:

Sworn to and subscribed before me
this 30 day of September, 2022

NOTARY PUBLIC



Letter of Ownership

Charles Walter Smith
142 Short Street
Bastrop, TX 78602
charleswsmith1947@gmail.com
eva@rps-international.com
512-924-4808 Cell
512-743-0737

S05-01002000 (576 Davis Road)

I, Charles W. Smith, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.


CHARLES WALTER SMITH

Date: 09/22/2022

Sworn to and subscribed before me
this 30th day of September, 2022


NOTARY PUBLIC



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30th day of September, 2022

Charles W. Smith
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy Ellington
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes _____ No ✓

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of Sept., 2022

Carolyn S. O'Brien
Applicant's Name - Printed

Carolyn S. O'Brien
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



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Yes _____ No ☒

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of September, 2022

Jeremy Smith
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



[Signature]
Notary Public

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Yes _____ No X

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of September, 2022

Reba S. Ordonez
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy M. Ellington
Notary Public

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Signature of Notary Public

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Yes _____ No X

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We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed

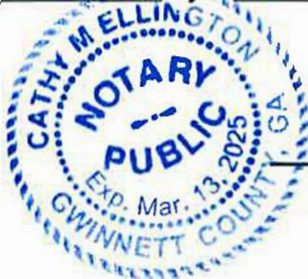
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022.



Cathy M. Ellington
Notary Public

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Yes _____ No x

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____,

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk Fjelstul
Applicant's Attorney, if applicable - Printed
Kirk Fjelstul

[Signature]
Signature of Applicant's Attorney, if applicable

(Smith, Gambrell & Russell, LLP)

Sworn to and subscribed before me this 3rd day of October, 2022.



[Signature]
Notary Public

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Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 3 day of October, 2022

Chris Wilson

Applicant's Name - Printed

[Signature]

Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of October 2022



Ekimi C. Telfair

Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Rezoning,
Future Land Use Map Amendment, and Concurrent Variances Application

of

FORESTAR (USA) REAL ESTATE GROUP, INC.

for

± 27.635 Acres of Land
located in
Land Lots 70 and 91
12th District, Henry County

REZONE: RA (Henry County) to MFR
FLUMA: LD (Henry County) to HDR

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Forestar (USA) Real Estate Group, Inc. (“Applicant”) has filed applications to rezone ± 27.635 acres of land located in Land Lots 70 and 91, 12th District of Henry County (the “Subject Property”) to allow a townhome development. The Subject Property was one of a large number of properties that were annexed from unincorporated Henry County into the City of Stockbridge per a November 8, 2022 public referendum that became effective on January 1st, 2023. The City of Stockbridge, however, has not yet adopted zoning or the future land use map designations for the newly annexed properties and the Subject Property remains unzoned with no land use designation.¹ With this in mind, the Applicant files this request to (a) rezone the Subject Property to the City of Stockbridge MFR (Multifamily Residential) zoning district; (b) amend the Future Land Use Map to designate the Subject Property as HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan; and (c) a concurrent variance to the City of Stockbridge Unified Development Code (“UDC”) to reduce the minimum front setbacks.

The Subject Property is currently developed with three single family detached homes and several appurtenant structures (barns and sheds). The Applicant seeks to redevelop the property for 170 townhome units at a density of ±6.15 units per acre along with amenities and associated site improvements (“Proposed Development”).² The unit sizes and heights will meet the requirements of the MFR district and all will be 3-bedroom units³ with a mix of units with either 1-car or 2-car garages.⁴ The garage parking will total 281 spaces, plus there will be an additional 281 driveway spaces and 92 surface parking spaces for guest parking for a total of 654 parking

¹ The proposed rezoning map amendment is being considered as application rezoning case OZM-2022-01. The proposed future land use map amendment is being considered as case FLUM-2022-01.

² The Applicant originally proposed 235 units at a density of 8.5 units per acre. The Applicant has eliminated over 65 units to allow for more guest parking and open space.

³ The proposed units are typically a 3-bedroom unit, however the Applicant is not the end builder and the final bedroom count may vary.

⁴ The Applicant is developing the property and the townhome structures will be built by a subsequent home builder.

spaces for the development. The Stockbridge UDC § 4.8.5 requires a minimum of 2.25 parking spaces per 3-bedroom unit and the Proposed Development has 3.84 spaces per unit, which is 271 spaces above the requirement. It is the Applicant's intent to provide ample parking within the development to prevent issues associated with blocking street access.

The Proposed Development is also preserving approximately 7.9 acres, or 28.5% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer as well as a large nature trail area for the residents. Additionally, the Proposed Development will contain amenities including a clubhouse, playground, dog park, and walking trail, as well as ±5,600 square feet of landscaped public space.

The Subject Property is well situated for the proposed townhome development. The surrounding area is developed with a compatible mix of residential types and zonings. The Subject Property is bordered to the west by the Pine Hills Mobile Home Park, which is a manufactured home community, shown on the City of Stockbridge's draft zoning map as to be zoned MHR (Mobile Home Residential).⁵ To the east, the Subject Property borders residential duplex lots long Sentry Oak Court, shown on Stockbridge's draft zoning map to be zoned CCR (City Center Residential)⁶. Also to the east is a property shown on the draft zoning map to be zoned RR (Rural Residential)⁷ and contains a single family residence. To the north, the Subject Property borders several properties zoned RA within unincorporated Henry County containing single family residential homes. To the south, the Subject Property borders the right-of-way of

⁵ This property was previously zoned RMH (Mobile or manufactured home development district) unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁶ This property was previously zoned RD (Residential duplex district) within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁷ This property was previously zoned RA within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

Davis Road. Davis Road is classified as a minor arterial per the Henry County Road Functional Classification Map. *See the Henry County Imagine Henry 2040 Comprehensive Plan (“Comp Plan”)*, pg 93. The Stockbridge UDC 2.4.4 notes that the MFR district is intended to have access to a street that is classified as collector streets or higher, thus its location on Davis Road meets the intent of the UDC.⁸ The Proposed Development is also located less than one mile east of the commercial node at North Henry Boulevard (GA Highway 42) and Stockbridge Road (GA Highway 138). This is a significant commercial area with many uses that are supportive of the nearby residential including restaurant, retail and grocery. The introduction of modern, attractive townhomes will act to further boost this commercial node and potentially attract newer business to the area.

The proposed townhomes also are aligned with recent residential development trends within the City of Stockbridge. Between 2000 and 2016, the City of Stockbridge’s population tripled along with a corresponding increase in residential development. In fact, approximately 53% of the City of Stockbridge’s housing has been developed since 2000 and much of that development trending toward medium to high-density developments. *See Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pg 18.* The Proposed Development is following these trends by adding a higher density townhome development into the City. In addition, the proposed townhomes will add to the mix of housing options existing in the area. Townhomes residences tend to attract younger professionals and empty nesters, demographics that are not currently served by the surrounding mobile homes, duplexes or larger lot single family residences. The Comp Plan recognizes the need for more diverse housing options to attract younger professionals and millennials:

⁸ A minor arterial is a more intense (i.e, higher classified) roadway than a collector street.

The dominant housing option is likely to remain single family development; however to attract certain segments of the population, like young adults and millennial, other housing options should be available. Currently there is a lack of townhouse and smaller multi-family residential housing... Stockbridge could position itself to become a lifelong community by opening the door to new residents who may be more interested in living and working in Stockbridge without having to commit to a house immediately, as well as empty-nesters looking to downsize.

See Comp Plan, pg. 18.

The city needs to encourage and maintain a mixture of housing options to accommodate both traditional and non-traditional households and to attract young professionals.

See Comp Plan, p. 19.

The Proposed Development will be a fitting addition to the area filling a gap in housing options and creating attractive housing for a variety of Stockbridge's residents.

In addition to the rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential land use. It is important to note that the City of Stockbridge has not yet adopted its Future Land Use Map for the annexed properties, however the previous Henry County land use designation was Medium Density Residential ("Henry County MDR"). The Henry County MDR land use allows a density up to 6 units per acre. The City of Stockbridge draft Future Land Use Map notes the Subject Property as Low Density Residential, however this land use limits density to 2 units per acre.⁹ The only land use designation in the City of Stockbridge's Comp Plan that allows a density of 6 units per acre, similar to the previous Henry County MDR, is the High Density Residential ("HDR"). The HDR land use is compatible with certain zoning categories, namely MFR.¹⁰ The Comp Plan notes the following intent for the HDR land use: "This designation is intended primarily for residential land uses which include multi-story condominiums and

⁹ Refer to the City of Stockbridge Comprehensive Plan, pg. 44.

¹⁰ Refer to the City of Stockbridge Comprehensive Plan, pg. 45. Note that HDR allows the RM-3 zoning, which was converted to MFR when the City of Stockbridge adopted its present Unified Development Code. MFR also incorporates the former RM, RM-1, and RM-2 districts, which are compatible with the MDR land use. Refer to the City of Stockbridge UDC Table 1.11. As a result, MFR is appropriate for either the MDR or HDR land use.

planned town developments.” It is important to note that the HDR stated intent includes residential land uses and is not limited to certain uses or expressly exclusive of townhomes.¹¹ The HDR land use allows the MFR zoning, which in turn allows townhomes. Accordingly, the HDR land use is a compatible with the Proposed Development. Additionally, the Big Oak Villas, located approximately ¾ mile east of the Subject Property on Davis Road is an existing townhome development within the HDR land use. The Big Oak Villas townhomes are developed with a density of approximately 8 units per acre. Moreover, the Big Oak Villas are surrounded by Medium Density Residential (“MDR”) and Low Density Residential (“LDR”) land uses, similar to the Subject Property. The presence of a similarly situated HDR land use in the area, points to the compatibility of the Applicant’s requested land use.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code (“UDC”), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant’s knowledge, no rezoning applications have been filed concerning the Subject Property.

¹¹ The allowable uses within the HDR district is controlled by the underlying zoning district. The HDR allows several zoning districts, including MFR. The MFR district allows several uses, including townhome residential. Refer to Comp Plan, pg. 45 and UDC Table 3.1.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was recently annexed into the City of Stockbridge from unincorporated Henry County. Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, millenials and older residents looking to downsize;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The area is a mix of residential densities, including Henry County Low Density Residential to the north, Henry County MDR (a density of up to 6 units per acre) to the east¹², Henry County Low Density Residential to the west¹³, and "Low Density Residential" (City of Stockbridge) to the South.

¹² This property is anticipated to be MDR on the City of Stockbridge's draft Future Land Use Map.

¹³ This property is anticipated to be LDR on the City of Stockbridge's draft Future Land Use Map

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed townhome development will be a compatible residential use with the exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. The Subject Property's current RA zoning limits development to single family residences and other limited uses on minimum 1-acre sized lots. The existing homes on the property were built between 1940 and 1945¹⁴ at a time when the area was much more rural and characterized by farmstead tracts. Over the last eighty years, the larger lots have been slowly redeveloped for denser developments such as the duplex and manufactured home subdivisions that currently surround the Subject Property. The Applicant now seeks a rezoning to allow a townhome community that is in line with the surrounding development trends.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is in an area with a diverse range of housing types of varying densities. The Proposed Development will add to the variety of housing options in the area to attract different markets. There is another townhome development approximately ¾ mile to the east on Davis Road, the Big Oak Villas, which contains a townhome development at a density of

¹⁴ Data on the existing homes was obtained from the Henry County Tax Assessor's website at <https://qpublic.schneidercorp.com/Application.aspx?AppID=1035&LayerID=22139&PageTypeID=4&PageID=9368&Q=230410227&KeyValue=S05-01002000> (last visited 10.01.2022)

±7.9 units per acre. In addition, the Subject Property is adjacent to complimentary future land use designations, as noted on Henry County's and the Stockbridge's FLUM ("Low Density Residential" Henry County (North and West); "Medium Density Residential" Henry County (East) and "Low Density Residential" City of Stockbridge (South)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed townhomes will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned properties to the north. Additionally, the Applicant will be providing onsite amenities for the residents as well as public open space.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The property is bordered to the east and west by residential developments with higher densities than what is allowed under the Subject Property's current RA zoning. Also, as noted in the paragraphs above, the Proposed Development is in line with the nearby Big Oak Villas townhome community, a property zoned MFR with a density of ±7.9 units per acre. It should be noted that the Big Oak Villas were built in approximately 32 years ago, and there are no newer options for townhome residences nearby. The proposed MFR zoning and High-Density Residential land use will allow a townhome development that is compatible with the surrounding development and will provide much needed options for housing.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern

development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant is proposing the installation of a sanitary sewer line to connect to the existing sewer line in Shields Road. The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The Applicant submitted a traffic impact study with its original rezoning application, however, that study anticipated the impacts of the originally requested 235 townhome units. The Applicant is currently revising its traffic study for the 170 units now proposed. Regardless, the Applicant's previously submitted traffic impact study notes that there will be no change in the level of service of the adjacent Davis Road and nearby intersections after the construction of 235 townhome units.¹⁵ Since the Applicant has reduced 65 townhome units from the proposed design (now a total of 170 units), the Proposed Development's impacts on the surrounding roadways is anticipated to be even less. Moreover, the Subject Property has quick access to several major roadways. The Subject Property fronts Davis Road, which is classified as a minor arterial roadway per the Henry County Roadway Functional Classification Map. The Subject Property is also a short distance from N. Henry Boulevard (GA Highway 42) a minor arterial and Stockbridge Road (GA Highway 138) a principal arterial, both of which are major roadways intended for a high volume of traffic. Additionally, the Subject Property is approximately one

¹⁵ Refer to the Traffic Impact Analysis, by KCI Technologies, Inc., dated October 2022.

mile from Intrastate Highway 675 (I-675) which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impacts on traffic is anticipated to be minimal.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

See Section C above.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will not have a negative impact on the integrity of adjacent and nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 2.4.4 to reduce the minimum front yard setback from 50-feet to 25-feet

The Subject Property has a long and narrow shape that compresses any development toward the center of the property. The narrowness compresses the individual townhome lots resulting in a shorter front yard setback than the 50-feet that the MRF district requires. Additionally, the 50-foot setback is excessive and is much larger than what is typically required for townhome developments. For example, Henry County's RS (Residential Suburban) district, which allows townhomes, requires a minimum 25-foot front yard setback. *See Henry County Code of Ordinances § 2.01.02.I.* The strict enforcement of the 50-foot front yard setback would result in the loss of a significant number of units, with little positive benefits. The 25-foot setback is of sufficient length to allow a car to park in the driveway without blocking the sidewalk. In addition, requiring a 50-foot front yard setback would result in a large front yard that will require more maintenance. The large majority of townhome residents choose to live in such a unit to avoid yard maintenance that is found in other types of residences. Requiring a 50-

foot front yard would eliminate one of the major attractions to owning a townhome as compared to a single family detached residence.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of

the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The

Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 20th day of February, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock", is written over a horizontal line.

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500



Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: 9/30/2022

Name of Applicant FORESTAR (USA) REAL ESTATE GROUP INC. Phone: _____ Mobile: 404-988-0460

Address of Applicant: 3330 Cumberland Blvd, Suite 275 Fax: _____

City: Atlanta State: GA Zip: 30339 E-mail: JackBurke@forestar.com

Name of Agent Alex Brock – Smith, Gambrell & Russell, LLP Phone: 404-815-3603 Mobile: _____

Address of Agent: 1105 W. Peachtree St NE Fax: _____

City: Atlanta State: GA Zip: 30309 E-mail: JackBurke@forestar.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from County RA Residential-Agricultural to Stockbridge MFR
(Present Zoning) (Requested Zoning)

For the Purpose of Townhouse Subdivision
(Type of Development)

Address of Property: 576 Davis Rd, Stockbridge, GA 30281 Nearest Intersection to Property Estates Ave & Davis Rd
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: 27.635 acre(s), Land Lot Number(s): 70 and 91, District(s): 12

Development Estimated Average Daily Sewer Flow (GPD): 70500

Property Tax Parcel Number: S05 .0100 .2000 - Proposed number of lots: 235

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Renato Ghizoni
Witness

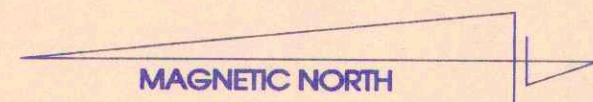
Renato Ghizoni
Printed Name of Witness

Ekim C. Telfair
Notary

Chris Wilson, Forestar
Signature of Owner(s)/Agent(s)
Carolyn Louise Smith O'Brien, Reba Smith O'Brien, Danny Smith,
as Executor of the Estate of Ralph Lee Smith, Deceased, and Charles
Printed Name of Owner/s Walter Smith

Smith Gambrell & Russell, LLP
Signature of Agent





SENTRY OAK SUBDIVISION
PB 14 / PG 217

N/F
WALLACE D. MASON
& ANN B. MASON
DB 4354 / PG 170

N/F
H. L. WHITWORTH &
LUCY C. WHITWORTH
DB 214 / PG 91

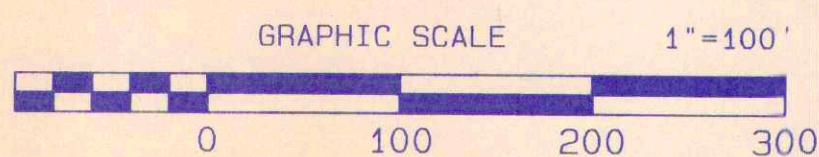
27.635 ACRES

DB 42 / PG 417-418

N/F
PATRICIA A. COLVIN
aka PATRICIA A. FISH
DB 3023 / PG 142

LEGEND:

IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" ROD)
LL = LAND LOT
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
UP = UTILITY POLE
N/F = NOW OR FORMERLY



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT
THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD
AREA, EXCEPT AS SHOWN.

REFERENCE F.I.R.M. NUMBER 130468 00558 DATE 11/02/1983

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

R. M. Boyd 4/13/06
REGISTERED LAND SURVEYOR NO. 2227 DATE

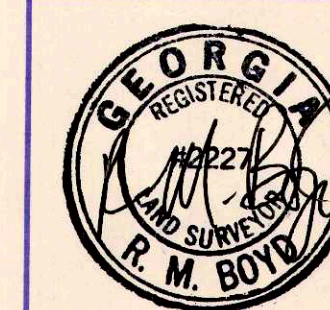
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE IN 10,000± FEET AND AN ANGULAR ERROR
OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING
THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO CLOSE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT USED:
ANGULAR - TOPCON GTS 303
LINEAR - TOPCON GTS 303

SURVEY
FOR
WALTER SMITH

LAND LOTS 70 & 91 ~ 12th DISTRICT ~ HENRY COUNTY, GEORGIA



R. M. Boyd & Associates
Surveying & Engineering, Inc.

325 South Lee St.
Fayetteville, GA 30214
770-461-2417

PROJECT NUMBER	FIELD BOOK NUMBER	DRAWN BY	REVIEWED BY	ISSUE DATE	SHEET NUMBER
06008	213	DSB	RMB	04/13/06	1 OF 1

EXHIBIT A

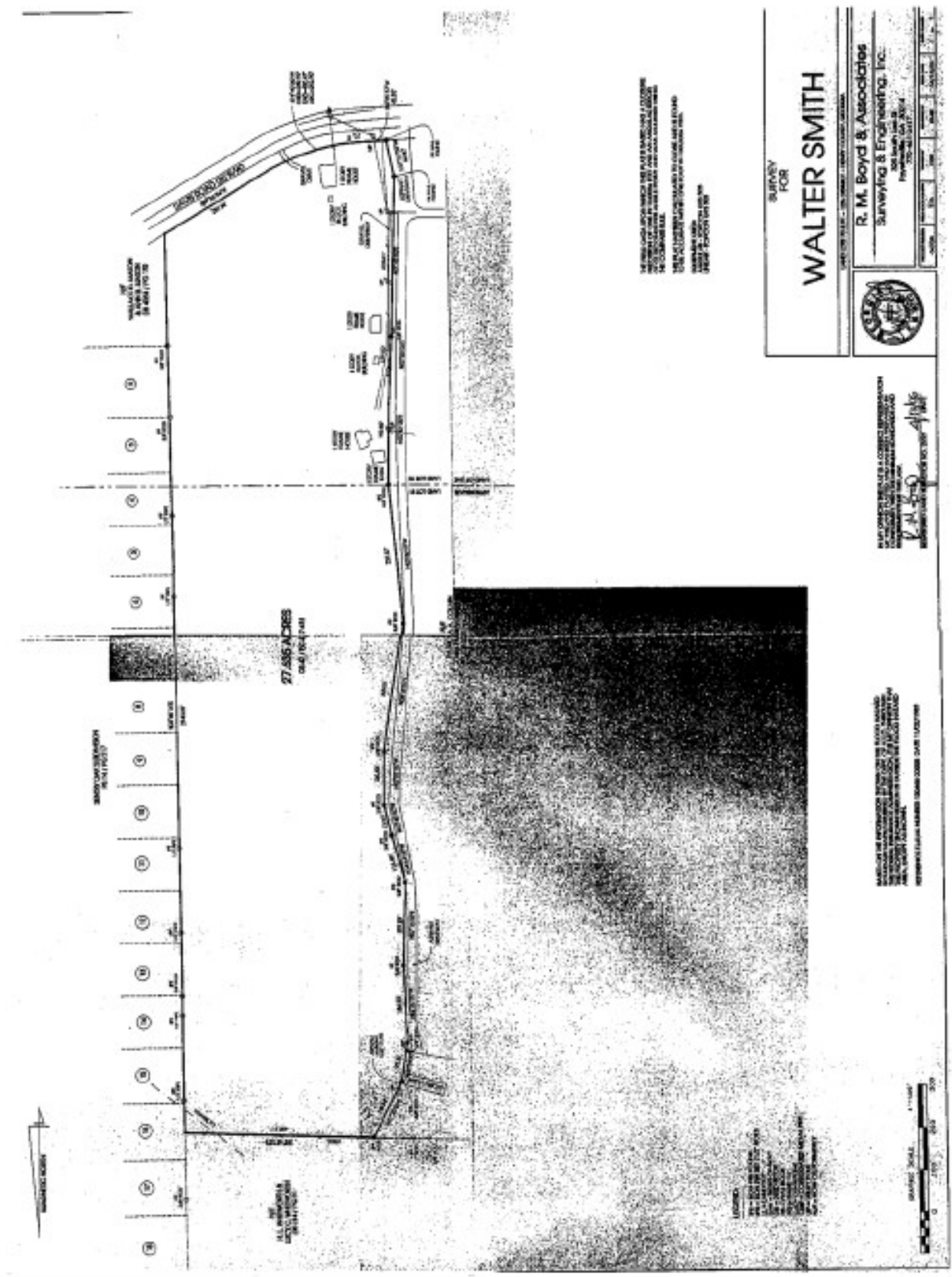
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 70 and 91 of the 12th Land District of Henry County, Georgia, containing 27.635 acres, and being more particularly described as follows:

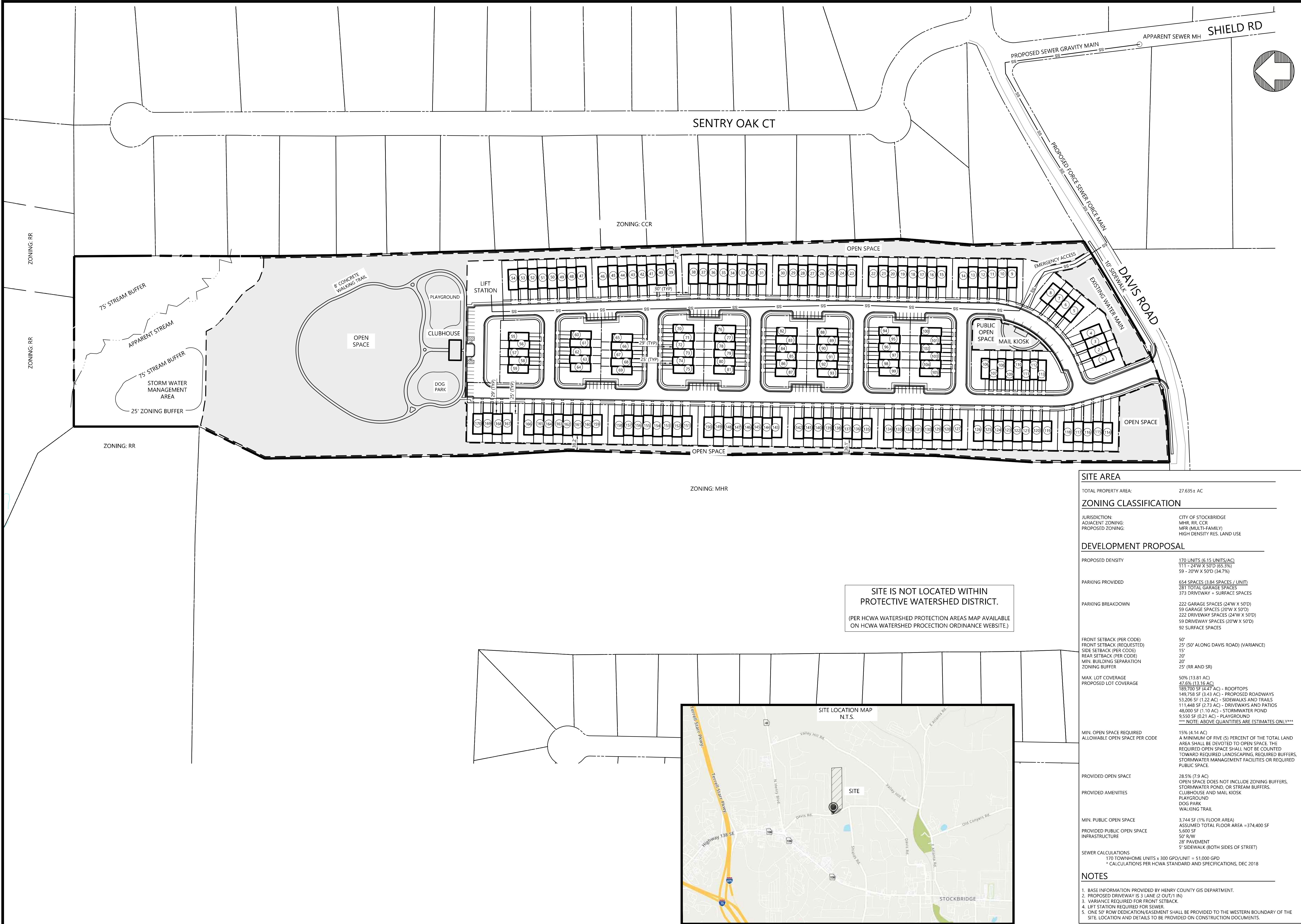
BEGINNING at a point (iron pin set) on the north land lot line of Land Lot 70, being also the south land lot line of Land Lot 91 of the 12th District, at a point on that common land lot line 985 feet west of the northeast corner of Land Lot 70 and the southeast corner of Land Lot 91; running from said point of beginning, north 05 degrees 20 minutes west 337.37 feet to an iron pin found; thence north 08 degrees 20 minutes east 305 feet to an iron pin found; thence north 00 degrees 3 minutes west 126.40 feet to an iron pin found; thence north 13 degrees 45 minutes west 73.90 feet to an iron pin found; thence north 14 degrees 54 minutes west 115.40 feet to an iron pin found; thence north 02 degrees 15 minutes east 197.80 feet to an iron pin found; thence north 02 degrees 50 minutes west 184.20 feet to an iron pin found; thence north 09 degrees 54 minutes east 93.10 feet to an iron pin found; thence north 27 degrees 30 minutes east 148.84 feet to an iron pin found; thence south 88 degrees 45 minutes 05 seconds east 450.37 feet to a point; thence south 00 degrees 45 minutes 14 seconds east 2,143 feet to a point on the north right of way line of Davis Road; thence south 59 degrees 26 minutes 54 seconds west 287.84 feet, along said right of way line, to a point; thence continuing along said right of way line south 74 degrees 40 minutes 30 seconds west a chord distance of 249.99 feet (RAD=480.47 feet; ARC=252.90 feet) to a point on said right of way line; thence continuing along said right of way line south 86 degrees 55 minutes 37 seconds west 42.83 feet to a pk nail found on said right of way line; thence north 11 degrees 21 minutes west 86.80 feet to a pk nail found; thence north 01 degree 43 minutes east 378.01 feet to an iron pin set; thence north 02 degrees 50 minutes east 159 feet to a point; thence north 00 degrees 42 minutes east 192.82 feet to an iron pin set, the point of beginning.

Said property is described in a plat of survey for Walter Smith by R. M. Boyd & Associates, R. M. Boyd, Registered Land Surveyor, dated April 13, 2006, a copy of which is attached and by reference made a part of this description.

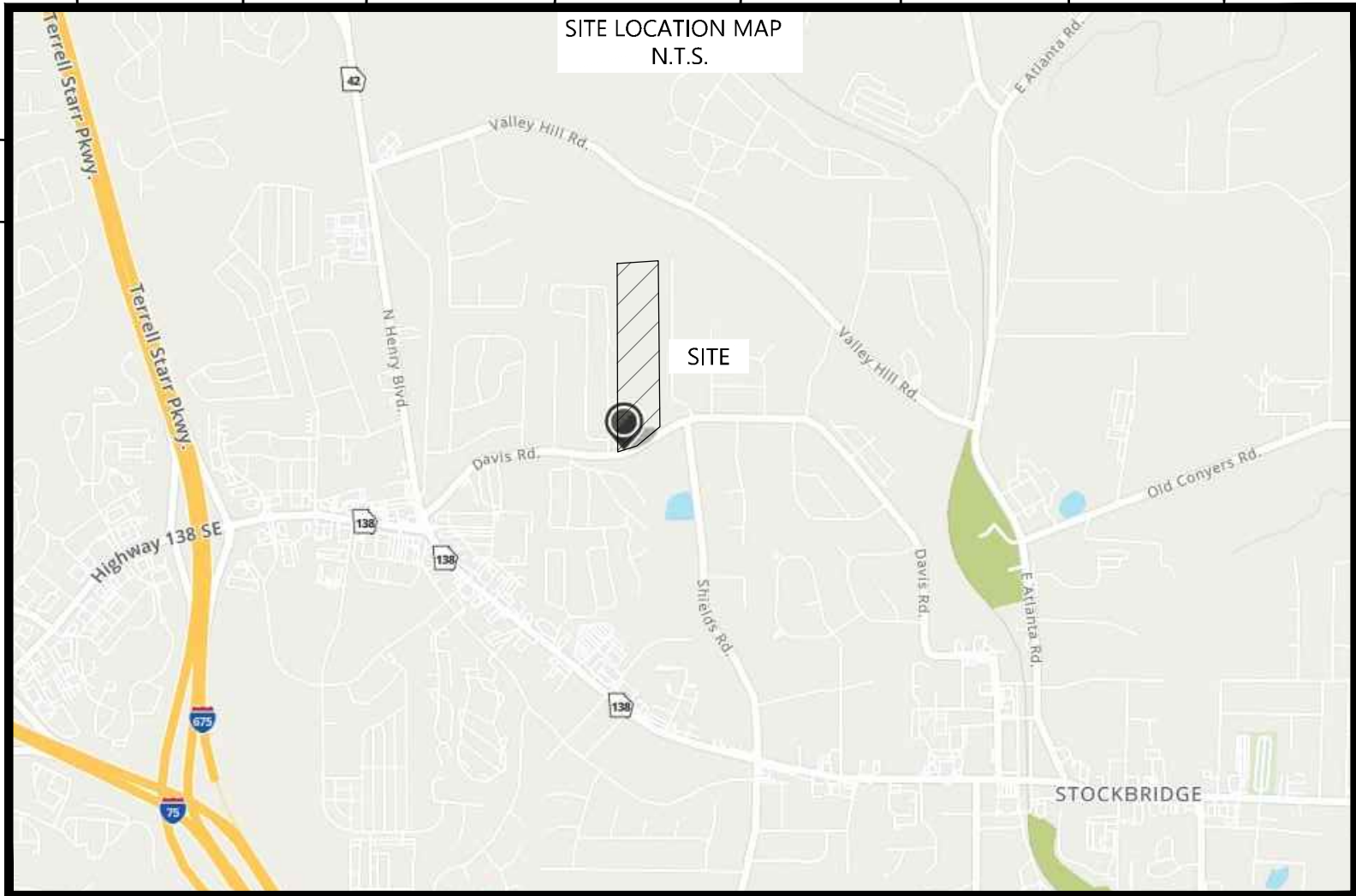
This is the same land described in a deed from J. B. Fields to Walter Smith, dated March 21, 1950, and recorded in Deed Book 42, Page 417, Henry County Records.



FILE NAME: K:\Projects\2022\Newell\Concept\Drawings\DWG\04_PRODUCTION\CONCEPT_DRAWING.dwg LAST SAVED BY: HEN 2/19/2023 9:17 AM PLOTTED BY: Reginald Dill 2/22/2023 PAPER: ARCH D (24.00" x 36.00" inches) PLOT: DWG TO PDF 300DPIx600 DWT: STYLE: ATWELL.CPL



SITE IS NOT LOCATED WITHIN
PROTECTIVE WATERSHED DISTRICT.
(PER HCWA WATERSHED PROTECTION AREAS MAP AVAILABLE
ON HCWA WATERSHED PROTECTION ORDINANCE WEBSITE.)



SITE AREA	
TOTAL PROPERTY AREA:	27.635 ± AC
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 111 - 24'W X 50'D (65.3%) 59 - 20'W X 50'D (34.7%)
PARKING PROVIDED	654 SPACES (3.84 SPACES / UNIT) 281 TOTAL GARAGE SPACES 373 DRIVEWAY + SURFACE SPACES
PARKING BREAKDOWN	222 GARAGE SPACES (24'W X 50'D) 59 GARAGE SPACES (20'W X 50'D) 222 DRIVEWAY SPACES (24'W X 50'D) 59 DRIVEWAY SPACES (20'W X 50'D) 92 SURFACE SPACES
FRONT SETBACK (PER CODE)	50'
FRONT SETBACK (REQUESTED)	25' (50' ALONG DAVIS ROAD) (VARIANCE)
SIDE SETBACK (PER CODE)	15'
REAR SETBACK (PER CODE)	20'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25' (RR AND SR)
MAX. LOT COVERAGE	50% (13.81 AC) 47.6% (13.16 AC)
PROPOSED LOT COVERAGE	189,700 SF (4.47 AC) - ROOFTOPS 149,750 SF (3.43 AC) - PROPOSED ROADWAYS 53,206 SF (1.22 AC) - SIDEWALKS AND TRAILS 111,448 SF (2.73 AC) - DRIVEWAYS AND PATIOS 48,000 SF (1.10 AC) - STORMWATER POND 9,500 SF (0.21 AC) - PLAYGROUND *** NOTE: ABOVE QUANTITIES ARE ESTIMATES ONLY***
MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
ALLOWABLE OPEN SPACE PER CODE	A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL LAND AREA SHALL BE DEVOTED TO OPEN SPACE. THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED LANDSCAPING, REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES OR REQUIRED PUBLIC SPACE.
PROVIDED OPEN SPACE	28.5% (7.9 AC) OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS, CLUBHOUSE AND MAIL KIOSK, PLAYGROUND, DOG PARK, WALKING TRAIL
PROVIDED AMENITIES	
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	5,600 SF
INFRASTRUCTURE	50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS	170 TOWNHOME UNITS x 300 GPD/UNIT = 51,000 GPD * CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT.	
2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN)	
3. VARIANCE REQUIRED FOR FRONT SETBACK.	
4. LIFT STATION REQUIRED FOR SEWER	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	

811

Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

####

ATWELL

866.850.4200 www.atwell-group.com

1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA 30066
COA# PE0005804

LAND LOT 91

12TH DISTRICT

HENRY COUNTY, GEORGIA

DAVIS ROAD TOWNHOMES

FORESTAR

REZONING PLAN

DATE

10-03-2022

REVISIONS

DRAWN BY: SSW

CHECKED BY: RD

PROJECT MANAGER: DRG

JOB #: ###

FILE CODE: ###

SHEET NO.

0 50' 100'

SCALE: 1"=100'

RZP1

NOT ISSUED FOR CONSTRUCTION CAD FILE: CONCEPT.DWG



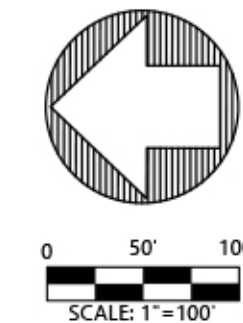
SITE AREA	
TOTAL PROPERTY AREA:	27.635± AC
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 171 - 24'W X 50'D (65.3%) 59 - 20'W X 50'D (34.7%)
PARKING PROVIDED	654 SPACES (3.84 SPACES / UNIT) 261 TOTAL GARAGE SPACES 373 DRIVEWAY + SURFACE SPACES
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MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
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PROVIDED OPEN SPACE	28.5% (7.9 AC) OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS.
PROVIDED AMENITIES	CLUBHOUSE AND MAIL KIOSK PLAYGROUND DOG PARK WALKING TRAIL
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF 5,600 SF
INFRASTRUCTURE	50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS	170 TOWNHOME UNITS X 300 GPD/UNIT = 51,000 GPD * CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT.	
2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN)	
3. VARIANCE REQUIRED FOR FRONT SETBACK.	
4. LIFT STATION REQUIRED FOR SEWER.	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	

NOTE: LANDSCAPING SHOWN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. LANDSCAPING FOR THE SUBDIVISION AND LOTS WILL FOLLOW ALL CITY CODE REQUIREMENTS.



DAVIS ROAD TOWNHOMES

CITY OF STOCKBRIDGE, HENRY COUNTY, GEORGIA





NOTE: THE ELEVATION SHOWN ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTULLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.



NOTE: THE ELEVATION SHOWN ARE FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INTENDED TO CONVEY WHAT WILL ACTULLY BE BUILT. THE APPLICANT IS NOT THE BUILDER AND WILL COORDINATE WITH BUILDERS AT THE TIME OF BUILDING PERMITS TO ENSURE ALL CITY AND BUILDING CODE REQUIREMENTS ARE FOLLOWED.



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: April 27, 2023

**SUBJECT: Staff Report for Rezoning Case #RZ-2022-07 for Property at
576 Davis Road (Parcel #S05-01002000)**

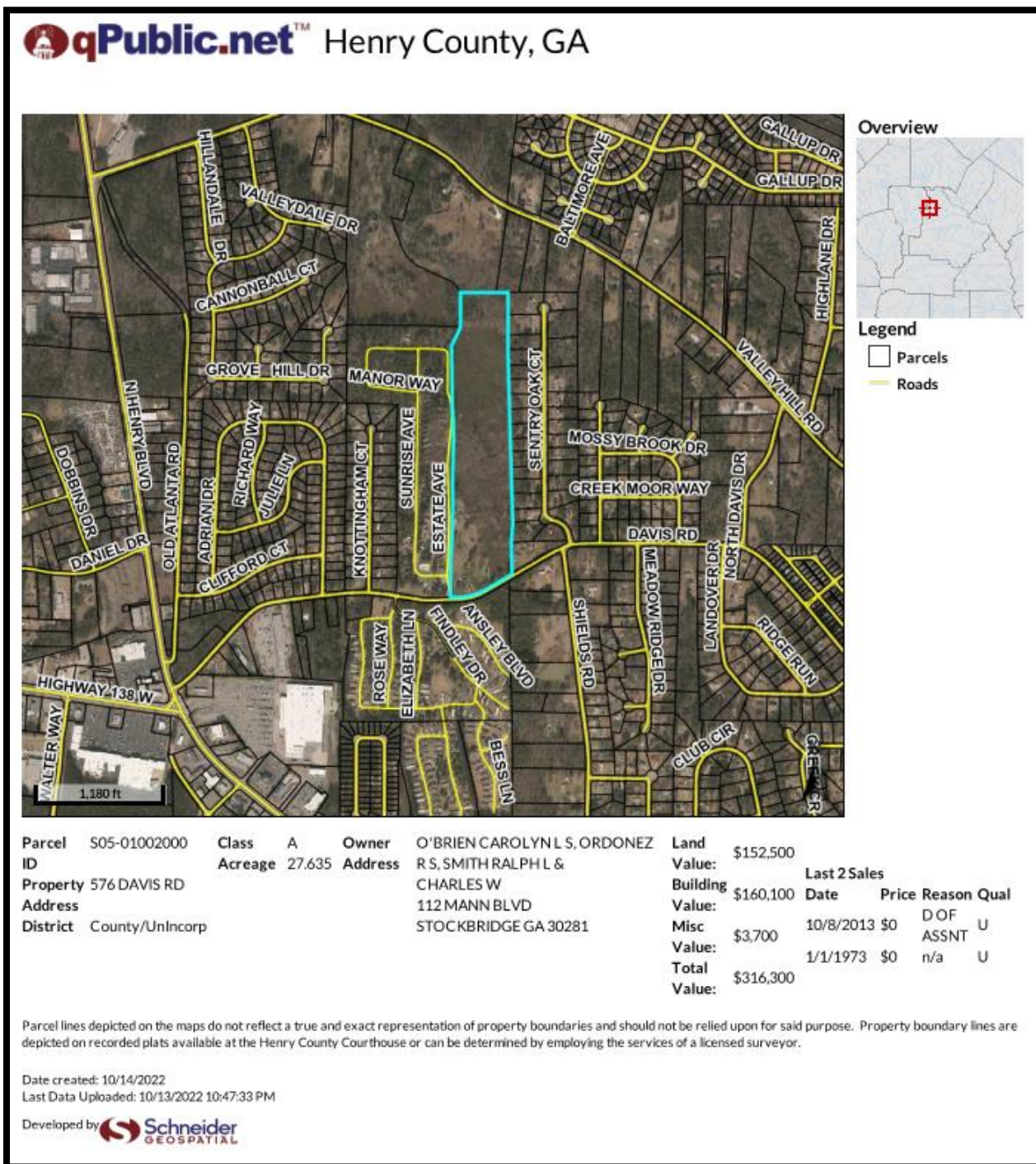
I. PURPOSE

Consider a Rezoning application (#RZ-2022-08) by Forestar (USA) Real Estate Group, Inc. (represented by Smith, Gambrell and Russell, LLP) to assign the 'MFR' (Multiple Family Residential) district to the property at 576 Davis Road for the purpose of allowing the development of a townhome community with 170 units, with total project buildout by Year 2027. The applicant also simultaneously submitted three other applications to the City of Stockbridge, as are listed below.

- An Annexation Application (Case #AX-2022-03)—The applicant later withdrew this application, via a withdrawal letter dated November 16, 2022, after the subject property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022 Citywide election.
- A Comprehensive Plan Amendment Application (Case #CP-2022-06) —The applicant requests that the subject property be assigned the future land use designation of High-Density Residential.
- A Variance Application (Case #VR-2022-03)—The applicant requests a variance to reduce the front yard setback from the required minimum of 50 feet to 25 feet.

AERIAL PHOTOGRAPH

Subject Property:
Parcel #S05-01002000



II. CASE FACTS

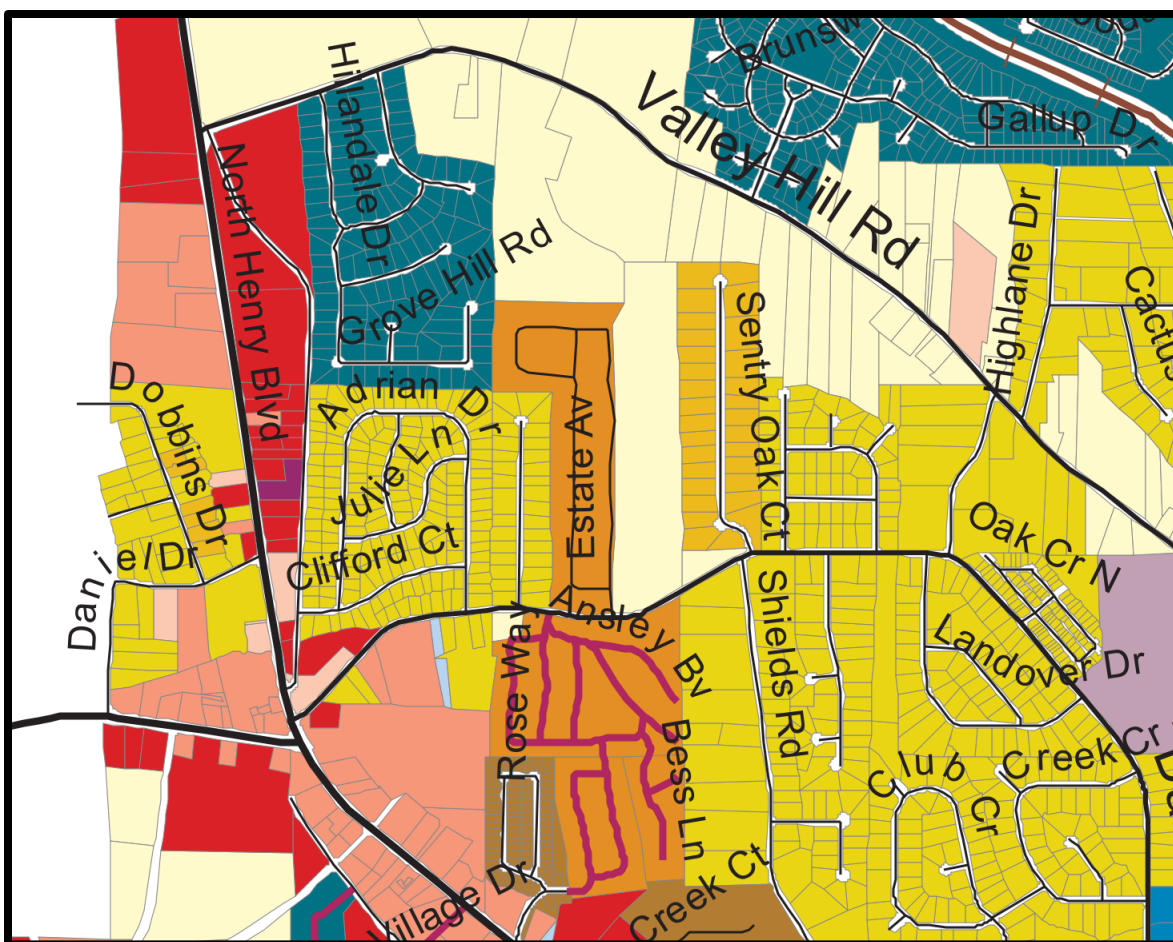
Proposed Development:	Townhome community with 170 units.
Site Address:	576 Davis Road.
Parcel Identification:	S05-01002000.
Parcel Acreage:	27.635 acres.
Land District and Land Lot:	District 12, Land Lot 91.
Council District:	4.
Applicant:	Forestar (USA) Real Estate Group, Inc., represented by Smith, Gambrell & Russell, LLP.
Owner:	Four owners—Jeremy Smith, Reba S. Oronez, Carolyn S. O'Brien, and Charles W. Smith.
Surrounding Zoning:	'MHR' (Mobile Home Residential) to the west and south, 'CCR' (City Center Residential) and 'RR' (Rural Residential) to the north and east, and 'SR' (Suburban Residential) to the southeast.
Property Location:	Located on the north side of Davis Road, adjacent to Estates Avenue (a private street) and Sunrise Avenue to the west, one block west of Shields Road and Sentry Oaks Court.
Property Conditions:	Long, narrow lot which slopes significantly downward to the north, dropping some 70 feet, where an "apparent stream" and adjacent buffers are located.
Current Use:	Three single-family residences and a detached barn and shed.
Surrounding Land Uses:	~ <u>North</u>--Single-family detached homes along Valley Hill Road. ~ <u>South</u>--Stockbridge Estates mobile home park. ~ <u>East</u>--Single-family detached homes along Davis Road, a duplex subdivision along Sentry Oaks Court, and a combination attached & detached single-family subdivision on Davis Road, about a mile east of the subject property. ~ <u>West</u>--Pine Hills Estates mobile home park along Sunrise Avenue. ~ <u>Southwest</u>--Major commercial node containing Walmart, three shopping centers, and surrounding retail uses.
Road Classification:	Davis Road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.

CITY OF STOCKBRIDGE 2023 ZONING MAP

The subject property is located to the east of Estate Avenue
in the map below.

KEY:

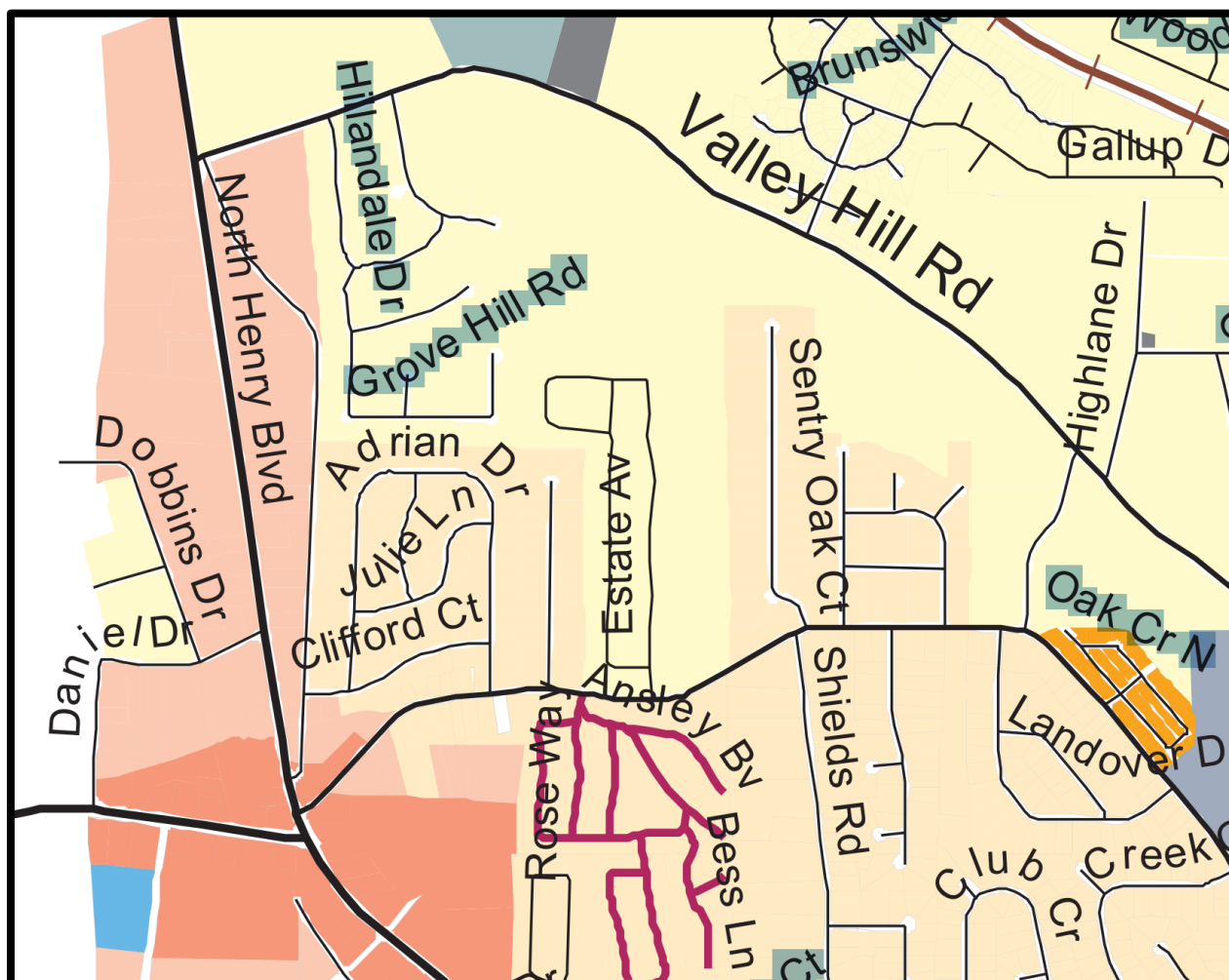
Main Road – Davis Road
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Rust—CCR (City Center Residential)
Orange—MHR (Mobile Home Residential)
Brown—MFR (Multiple Family Residential)
Light Pink – C-1 (Neighborhood Commercial)
Medium Pink – C-2 (General Commercial)
Red—C-3 General Commercial
Teal—PUD (Planned Unit Development)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

KEY:

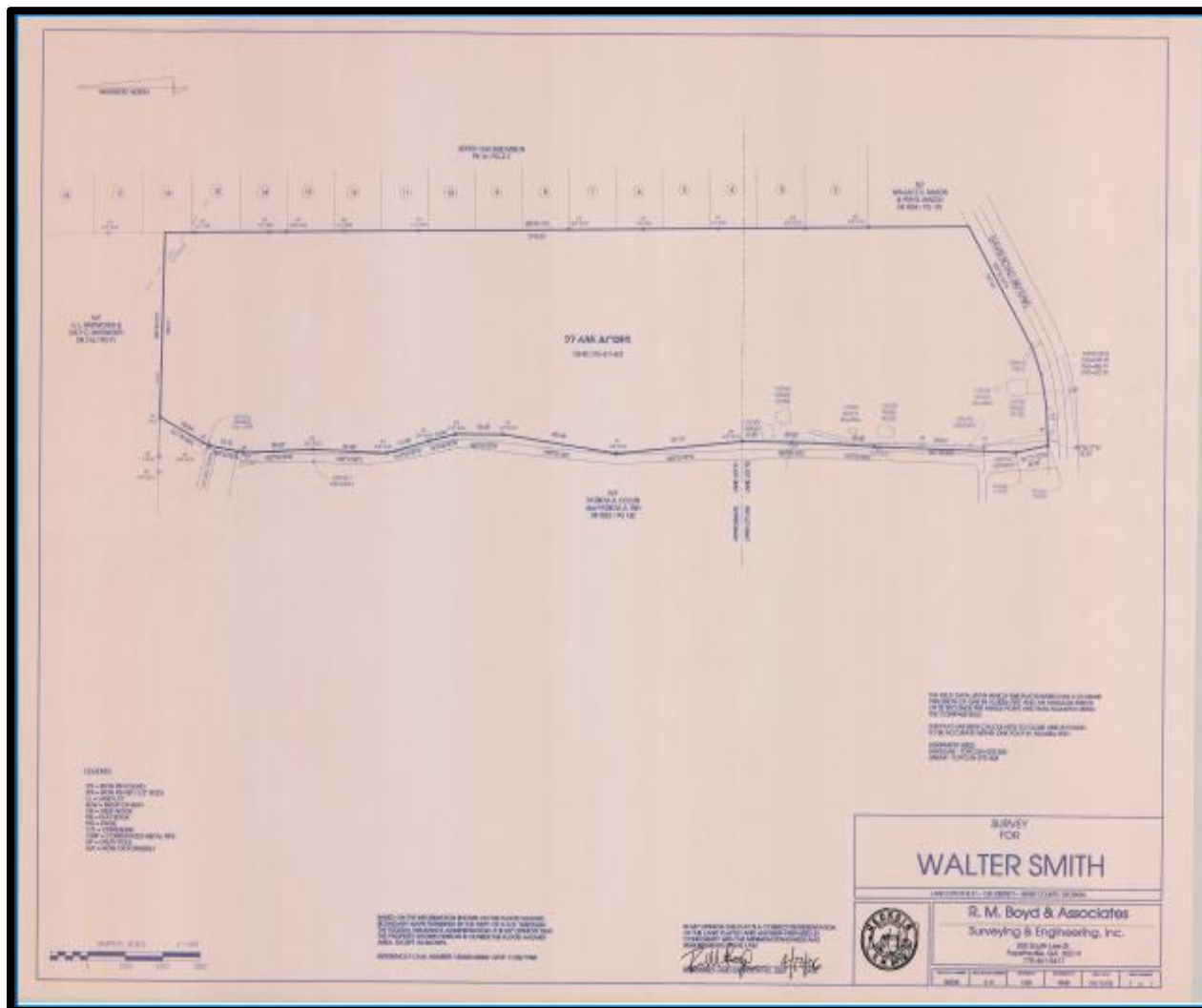
- Yellow—Low-Density Residential
- Beige—Medium-Density Residential
- Orange—High-Density Residential
- Peach—Low-Density Vertical Mixed-Use
- Salmon—Medium-Density Vertical Mixed-Use
- Blue—Office-Institutional
- Gray—Light Industrial



BOUNDARY SURVEY

Subject Property:

Parcel #S015-01002000



III. PROPOSED DEVELOPMENT

A. Project Size. The applicant proposes to build a 170-unit townhome development at a density of 6.15 units per acre on 27.635 acres of land at 576 Davis Road. The applicant originally proposed to build 235 units at a density of 8.5 units per acre, but now has revised its application by eliminating 65 units to allow for more guest parking and open space. All 170 units are anticipated to be three-bedroom units, although the applicant stated that since the applicant is not the end builder, the final bedroom count may vary. Of the total 170 units, 111 would be larger units with two-car garages, having dimensions of 24'W X 50'D, and 59 would be smaller units with single-car garages, having dimensions of 20'W X 50'D. In

comparison, the original plan with 235 units would have included 123 larger units and 112 smaller units.

The applicant submitted a black-and-white conceptual site plan, entitled “Davis Road Townhomes; Henry County, Georgia; “Rezoning Plan”, which was prepared by Atwell Group of Marietta, Georgia on March 15, 2023, along with a companion undated colored version. Details of the proposed development are shown in a table on the site plan. Both site plans were received by the Community Development Department on March 16, 2023.

B. Setbacks. The MFR district requires the following setbacks: 50 feet in the front yard, 15 feet in the side yards, and 20 feet in the rear yard. The applicant is requesting to deviate from the required front yard setback by reducing it from 50 feet to 25 feet. This request is the subject of the applicant’s separate variance application. The site plan would, though, meet the side and rear yard setback requirements; although originally, the applicant had also requested a variance to reduce the side yards from 15 feet to 10 feet.

C. Lot Coverage and Open Space. The proposed development would have a lot coverage of 47.6+/- percent, which is slightly less than the allowable maximum of 50 percent within the requested MFR (Multiple Family Residential) district. The applicant considers the lot coverage to consist of rooftops, roadways, sidewalks, trails, driveways, patios, a stormwater pond, and a playground.

Open space would comprise 7.9+/- acres, or 28.5+/- percent of the proposed development site, which is considerably more than the 15 percent that is required. Originally, the applicant proposed to deviate significantly from the maximum allowable lot coverage of 50 percent by having 75 percent, which was the subject of a variance request, although the open space requirement of 15 percent still would have been met. The open space areas would include the preservation of natural vegetation within the onsite stream buffer, 5,600+/- square feet of landscaped public space, and several amenities, including a playground, a dog park, and a walking trail.

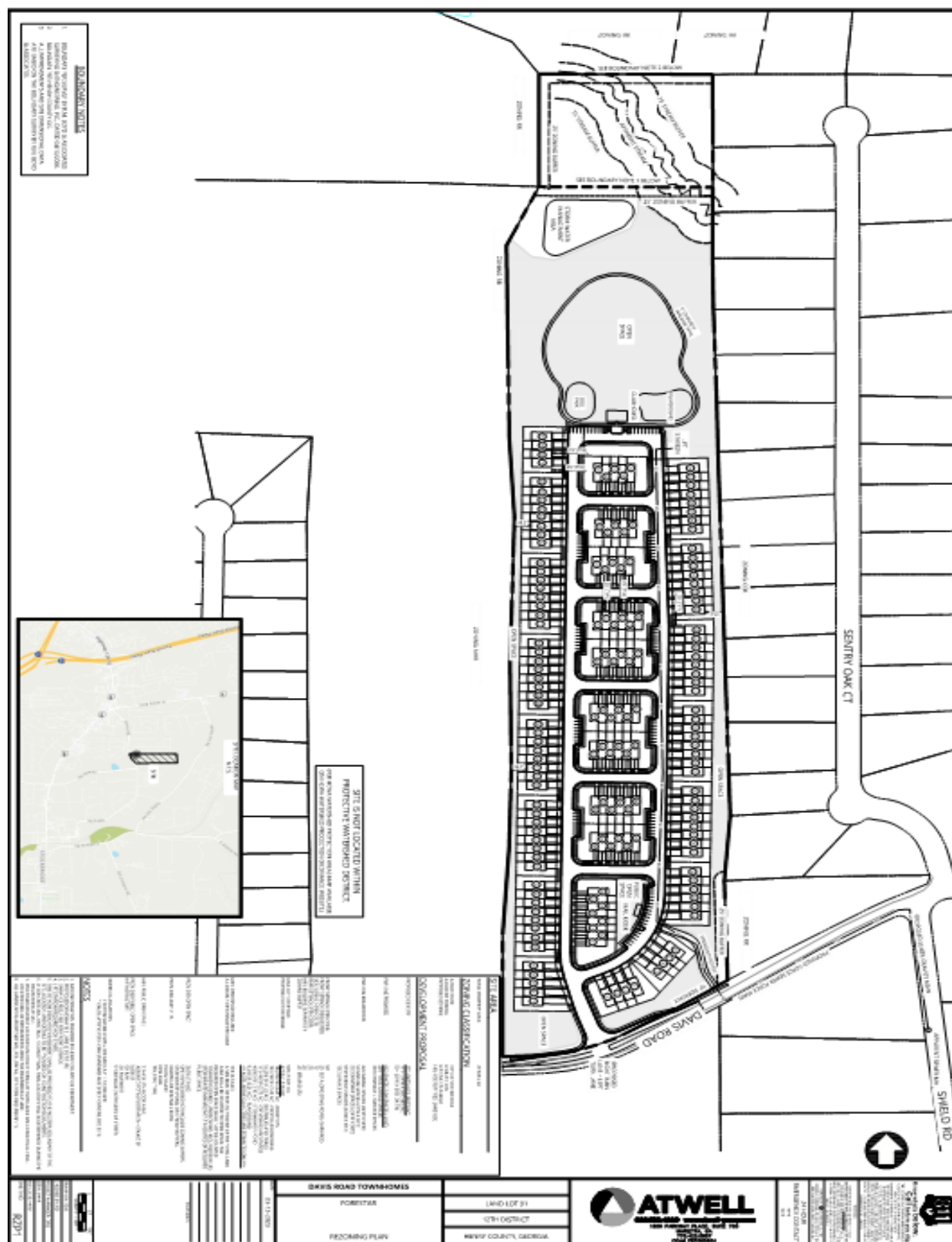
D. Site Plan Design and Parking. The Conceptual Site Plans which were received on March 16, 2023 shows that the proposed project would have its main entrance off Davis Road, where an emergency access would also be provided. A small “public open space” area would be located near the project entrance, and it would contain the mail kiosk and a circular sidewalk. Parking for the mail kiosk would be provided by 90-degree parking spaces along the street, which would be somewhat wider in this area to accommodate the parking for the mail kiosk.

The driveway entrance would lead to an internal looped street, which would circle to the rear of the property and feature three cross streets. Its pavement would be 28 feet wide, and 5-foot-wide sidewalks would be installed on both sides of all streets. Townhome buildings would be located along both sides of the loop, as well as in the center of the site. They would each contain four to eight townhome units. Trees would be planted in the front and rear yards of all townhome buildings.

At the rear of the property, the street loop would expand to include parking spaces for the adjacent clubhouse. A dog park and a playground would be located on either side of the clubhouse, and an open space area with an 8-foot-wide walking trail would be provided to the rear of the clubhouse. A stormwater pond would be installed at the back of the property, near an “apparent stream” and its adjacent stream buffers, where the natural vegetation would be preserved.

A total of 662 parking spaces would be provided, including 281 garage spaces and 381 driveway + surface spaces. This would be 279 more total parking spaces than the 383 spaces which are required for 170 three-bedroom townhomes (at 2.25 spaces per unit). The applicant’s stated intent is “to provide ample parking within the development to prevent issues associated with blocking street access.”

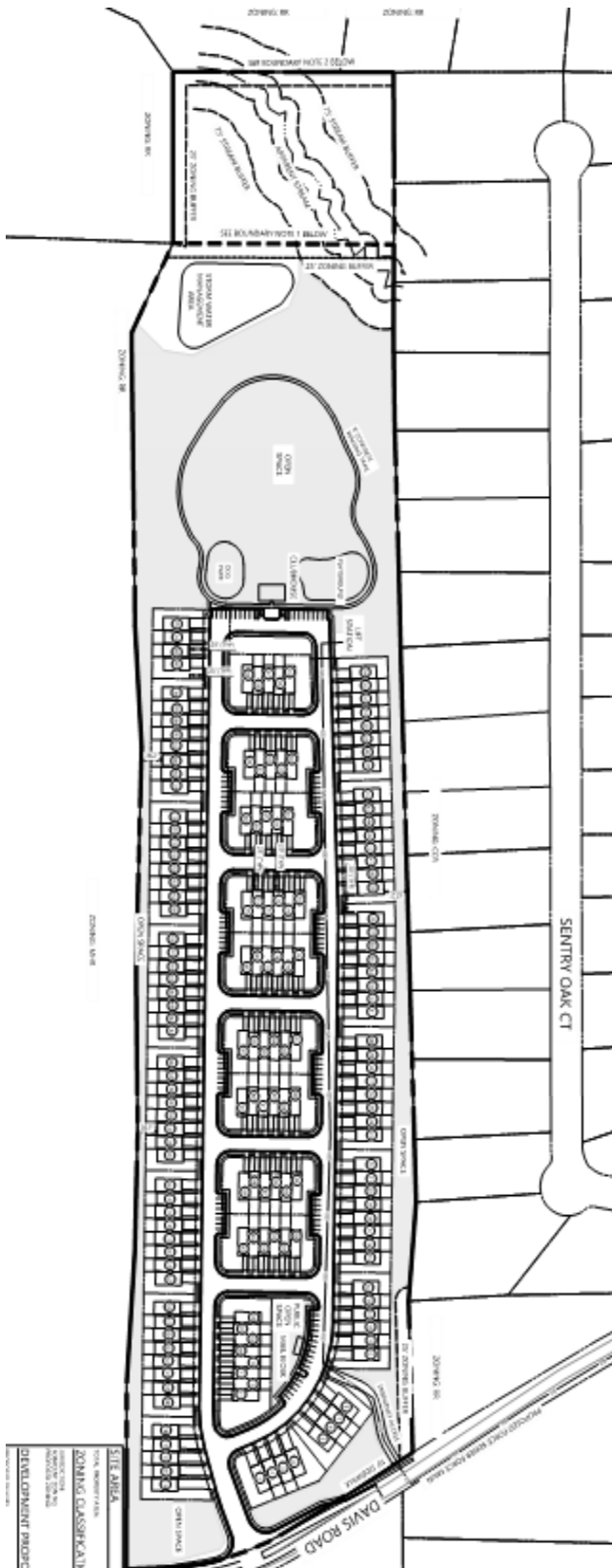
CONCEPTUAL SITE PLAN—BLACK AND WHITE



CONCEPTUAL SITE PLAN—COLORED



CONCEPTUAL SITE PLAN—ENLARGEMENTS



SITE DATA FROM CONCEPTUAL SITE PLAN, REVISED (170 UNITS)

SITE AREA	
TOTAL PROPERTY AREA:	27.635 ± AC
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 111 - 24'W X 50'D (65.3%) 59 - 20'W X 50'D (34.7%)
PARKING PROVIDED	662 SPACES (3.89 SPACES / UNIT) 281 TOTAL GARAGE SPACES 381 DRIVEWAY + SURFACE SPACES
PARKING BREAKDOWN	222 GARAGE SPACES (24'W X 50'D) 59 GARAGE SPACES (20'W X 50'D) 222 DRIVEWAY SPACES (24'W X 50'D) 59 DRIVEWAY SPACES (20'W X 50'D) 100 SURFACE SPACES
FRONT SETBACK (PER CODE)	50'
FRONT SETBACK (REQUESTED)	25' (50' ALONG DAVIS ROAD) (VARIANCE)
SIDE SETBACK (PER CODE)	15'
REAR SETBACK (PER CODE)	20'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25' (RR AND SR)
MAX. LOT COVERAGE	50% (13.81 AC)
PROPOSED LOT COVERAGE	47.6% (13.16 AC) 189,700 SF (4.47 AC) - ROOFTOPS 149,758 SF (3.43 AC) - PROPOSED ROADWAYS 53,206 SF (1.22 AC) - SIDEWALKS AND TRAILS 111,448 SF (2.73 AC) - DRIVEWAYS AND PATIOS 48,000 SF (1.10 AC) - STORMWATER POND 9,550 SF (0.21 AC) - PLAYGROUND *** NOTE: ABOVE QUANTITIES ARE ESTIMATES ONLY***
MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
ALLOWABLE OPEN SPACE PER CODE	A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL LAND AREA SHALL BE DEVOTED TO OPEN SPACE. THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED LANDSCAPING, REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES OR REQUIRED PUBLIC SPACE.
PROVIDED OPEN SPACE	28.5% (7.9 AC) OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS.
PROVIDED AMENITIES	CLUBHOUSE AND MAIL KIOSK PLAYGROUND DOG PARK WALKING TRAIL
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF
INFRASTRUCTURE	5,600 SF 50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS	170 TOWNHOME UNITS x 300 GPD/UNIT = 51,000 GPD * CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT. 2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN) 3. VARIANCE REQUIRED FOR FRONT SETBACK. 4. LIFT STATION REQUIRED FOR SEWER. 5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS. 6. 8" CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE. 7. PROPOSED DRIVEWAY LOCATION AND RIGHT TURN/LEFT TURN LANES ARE CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE. 8. ALL LANDSCAPING PROPOSED WILL FOLLOW ALL CITY CODE REQUIREMENTS.	

CONCEPTUAL RENDERINGS (Examples of Townhome Designs)

Smaller Townhome Units with One-Car Garages



Larger Townhome Units with Two-Car Garages



E. Traffic Impact Study. The applicant submitted the original Traffic Impact Study, dated October 2022, which was prepared by KCI Technologies, Inc. of Duluth, Georgia (KCI Project #242209207). It was prepared on the basis of the applicant's original proposal to build 235 townhomes. After the applicant reduced the development proposal to 170 townhomes, the applicant then submitted a revised Traffic Impact Study, dated March 2023, along with the revised rezoning application.

In the Executive Summary, the Study states that a traffic analysis was performed on the basis of an expected project buildout by 2027, with the proposed development having one main driveway plus a secondary emergency access off Davis Road. An analysis was made of existing traffic conditions, as well as projected traffic conditions in 2027, both with and without traffic from the proposed townhome development. Traffic conditions were examined for the intersection of the proposed site driveway with Davis Road, as well as the existing intersection of Davis Road with State Route 42/North Henry Boulevard.

The Study's analysis also considered the effects of a planned transportation improvement project. The Georgia Department of Transportation (GDOT) plans to widen the section of Highway 42 near Davis Road, with construction programmed to begin in 2024. The widening project will include changes to the intersection, whereby it would be redesigned to form a "Restricted Crossing U-Turn" intersection. Specifically, left turns and right turns from State Route 42/North Henry Boulevard would continue to be allowed onto Davis Road, but only right turns would be allowed from Davis Road onto Highway 42/North Henry Boulevard. Drivers traveling west from Davis Road who wished to travel south on State Highway 42/North Henry Boulevard would make a U-turn.

For the traffic analysis, traffic counts were collected on Thursday, September 29, 2022, and again on Thursday, March 2, 2023, while Henry County public schools were in session. A site visit was also made on Tuesday, March 7, 2023 to observe traffic conditions at the Davis Road/State Route 42/North Henry Boulevard intersection. A 24-hour traffic volume count was taken at Georgia DOT Traffic Count Station #8013, south of the proposed development site, where a turning movement count was also taken. Traffic volume data from GDOT were used, along with an annual traffic growth factor, to make traffic projections to 2027. This was done by examining three GDOT traffic count stations, as follows:

- GDOT Count Station #151-0256 on Highway 138, west of Davis Road.
- GDOT Count Station #151-0365 on North Henry Boulevard, north of Davis Road.
- GDOT County Station #151-8013 on Davis Road, southwest of the subject property.

Future traffic conditions were made on the basis of three factors: 1) a historic traffic growth rate of 1.7 percent per year at the traffic count station; 2) a reported population growth rate of 1.67 percent per year for Henry County in 2020; and 3) an estimated population projection of 1.55 percent for Henry County by Year 2027, which was made by the Governor's Office of Planning and Budget. A 2.0% per year growth rate was used in the Study to account for background traffic volume growth.

Trip generation was calculated by using the Institute of Transportation Engineers' (ITE) Trip

Generation Manual, Eleventh Edition, and applying trip generation rates for Land Use Code 215 for single-family attached housing (townhomes). A total of 1,245 daily trips are projected to be generated by the development upon its full buildout. The projected trip generation rates are presented in the table below. Regarding trip distribution, 70 percent of the daily trips (871.5 trips) are projected to travel to or from the west along Davis Road, while 30 percent of the daily trips (373.5 trips) are projected to travel to or from the east along Davis Road.

**TABLE OF PROJECTED TRIP GENERATION RATES
FOR 170 TOWNHOMES ON THE SUBJECT PROPERTY**

Direction & Percentage	Daily Trips: Two-Way Totals	A.M. Peak Hour Trips	P.M. Peak Hour Trips
To / From West-- 70%	871.5	Entering -- 26 trips	Entering -- 56 trips
To / From East-- 30%	373.5	Exiting -- 57 trips	Exiting -- 42 trips
Total --100%	1,245.0	Total -- 83 trips	Total -- 98 trips

The Study stated that current traffic volumes along Davis Road are low, and that its current capacity and lane configuration would be sufficient to accommodate the projected traffic volumes from the proposed townhome development. The possibility of providing an interparcel access between the development site and the adjacent residential development along Estates Avenue was considered, but the Study concluded that it would not be beneficial and might even be detrimental to traffic flows at either Estates Avenue or the proposed project entrance.

The analysis found that the existing intersection of Davis Road with State Route 42/North Henry Boulevard is operating at a low level of service (Level of Service 'E') during the AM and PM peak hours. However, this is likely to improve after GDOT's planned intersection improvement is completed.

The Study states that, based on estimated traffic volumes and the capacity analysis in 2027, the proposed site driveway on Davis Road is expected to operate at acceptable levels of service during both the AM and PM peak hours. In addition, State Route 42 is projected to operate at acceptable levels of service in 2027, both without and with traffic from the proposed development. To facilitate the proposed townhome development, the Study recommends that the proposed driveway entrance contain three lanes, including one entry lane and two exit lanes (providing separate left turn and right turn lanes), with side-street stop-control.

IV. ANALYSIS OF REQUEST

The applicant requests a **Rezoning** under Section 9.2.1(C) of the City of Stockbridge's Unified Development Code (UDC). The Planning Commission and the City Council shall consider the following nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

STANDARD #1--Consistency with the Comprehensive Plan.

A. Housing Goal and Policies. The City of Stockbridge's Comprehensive Plan for 2018-2023 identifies on Page 38 the following housing goal: "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents." The requested rezoning of property at 576 Davis Road to allow for the proposed development would further that goal, and it would also further the implementation of two of the established housing policies, as follows:

- ~ Provide a mixture of housing options to attract young professionals, singles, and small families.
- ~ Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

B. Land Use Designation and Density. Due to the property's recent annexation into the City, the applicant has requested that the property's future land use designation be assigned the High-Density Residential future land use designation. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2022-06. The High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed density would be 6.15 units per acre, which falls within this range. Page 45 of the Comprehensive Plan identifies multiple family zoning as being compatible with High-Density Residential. Further, the Comprehensive Plan encourages the development of higher-density residential developments in order to provide for the growing need for a range of housing choices within the City of Stockbridge.

For the above reasons, the proposed rezoning would be compatible with the intent of the Comprehensive Plan.

STANDARD #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 Unified Development Code (UDC).

The UDC states that MFR developments are to be located "with access provided on streets that are classified as collector streets of higher." According to the map of Functional Road Classifications within the 2022 Henry County Transportation Plan, Davis

Road is classified as a “major collector.” Therefore, townhomes are an acceptable use for the subject property.

STANDARD #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 rezoning of the subject property to ‘MFR’ (Multiple Family Residential) may be beneficial to the Davis Road corridor by allowing the development of alternative types of housing than which currently exist, thereby carrying out the intent of the Comprehensive Plan to encourage higher-density developments within the City of Stockbridge.

STANDARD #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 subject property slopes significantly downward from Davis Road by some 70 feet. An “apparent stream” and adjacent stream buffers are located at the northern rear of the property. For this reason, the applicant proposes to designate that area for open space use and the provision of amenities. The property also has a narrow frontage on Davis Road, which limits its design options and the provision of an additional access point from Davis Road. The City’s Fire Marshal, though, is not requiring an additional access point except for an emergency access from Davis Road, which the applicant is showing on the conceptual site plan.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The submitted site plan shows that the proposed project would not have any accesses to adjacent properties, thus none of the project’s traffic would be traveling through them. In addition, adequate buffering would be provided surrounding the project site.

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

The applicant obtained a letter from the City’s Public Works Department, which was dated October 3, 2022. It stated that water and sewer services are available to serve the proposed development, but that the developer would be responsible for all connection costs.

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

The applicant’s revised Traffic Impact Study analyzed the potential traffic impacts of the proposed 170-unit townhome development. It states that current traffic volumes along Davis Road are low, and that its current capacity and lane configuration would be sufficient to accommodate the projected traffic volumes from the proposed townhome development.

The analysis found that the existing intersection of Davis Road with State Route 42 / North Henry Boulevard is currently operating at a low level of service (Level of Service 'E') during the AM and PM peak hours. This would likely improve, though, after GDOT's planned intersection improvement is completed.

The Study states that in 2027, the townhome development's main intersection at Davis Road is expected to operate at acceptable levels of service in 2027, during both the AM and PM peak hours. In addition, State Route 42 is projected to operate at acceptable levels of service, both without and with traffic from the proposed development. To facilitate access to and from the proposed townhome development, the Study recommends that the driveway entrance contains three lanes, including one entry lane and two exit lanes (providing separate left turn and right turn lanes), with side-street stop-control.

STANDARD #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.

No other merits of the requested rezoning have been identified.

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

Prior to the annexation of the subject property into the City, it was zoned 'RA' (Residential-Agricultural) by Henry County, which allowed single-family residences, for which the property is currently being used. The continuation of this use is reasonable due to the presence of other single-family residences along Davis Road. Other permitted uses in the RA district included manufactured homes, a boarding house/group home/personal care home having no more than two residents, and senior adult housing. However, since there have been few, if any, such developments, or even requests for such developments, in the Davis Road corridor in several years, it is unknown whether there exists any demand for such uses at this time.

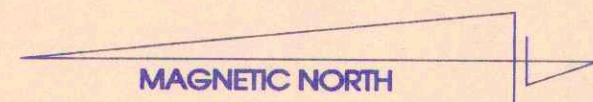
V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to assign the 'MFR' (Multiple Family Residential) zoning district to the subject property via RZ-2022-07 to allow for the proposed townhome development would be acceptable.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The rezoning of the property at 576 Davis Road to assign the MFR district to the subject property via RZ-2022-07 should be made with the following conditions:

1. **Comprehensive Plan Amendment** – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2022-06, to assign the land use designation of High-Density Residential to the subject property, is approved before, or simultaneously with, the approval of RZ-2022-07.
2. **Variance** – The rezoning shall not be approved unless the applicant's requested variance, via VR-2022-03, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2022-07.
3. **Site Plan** – The proposed townhome development shall be constructed according to the design which is shown on the applicant's submitted black-and-white conceptual site plan, entitled "Davis Road Townhomes; Henry County, Georgia; "Rezoning Plan", which was prepared by Atwell Group of Marietta, Georgia on March 15, 2023; as well as its companion undated colored conceptual site plan, both of which were received by the City on March 16, 2023.



SENTRY OAK SUBDIVISION
PB 14 / PG 217

N/F
WALLACE D. MASON
& ANN B. MASON
DB 4354 / PG 170

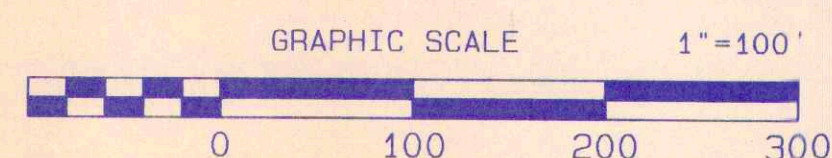
27.635 ACRES
DB 42 / PG 417-418

N/F
PATRICIA A. COLVIN
aka PATRICIA A. FISH
DB 3023 / PG 142

N/F
H. L. WHITWORTH &
LUCY C. WHITWORTH
DB 214 / PG 91

LEGEND:

IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" ROD)
LL = LAND LOT
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
UP = UTILITY POLE
N/F = NOW OR FORMERLY



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT
THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD
AREA, EXCEPT AS SHOWN.

REFERENCE F.I.R.M. NUMBER 130468 00558 DATE 11/02/1983

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

R. M. Boyd 4/13/06
REGISTERED LAND SURVEYOR NO. 2227 DATE

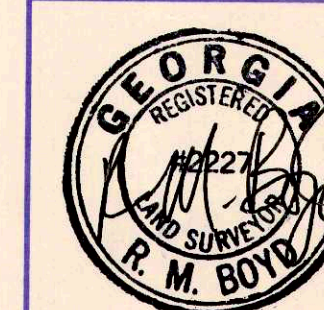
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE IN 10,000± FEET AND AN ANGULAR ERROR
OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING
THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO CLOSE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT USED:
ANGULAR - TOPCON GTS 303
LINEAR - TOPCON GTS 303

SURVEY
FOR
WALTER SMITH

LAND LOTS 70 & 91 ~ 12th DISTRICT ~ HENRY COUNTY, GEORGIA



R. M. Boyd & Associates
Surveying & Engineering, Inc.

325 South Lee St.
Fayetteville, GA 30214
770-461-2417

PROJECT NUMBER	FIELD BOOK NUMBER	DRAWN BY	REVIEWED BY	ISSUE DATE	SHEET NUMBER
06008	213	DSB	RMB	04/13/06	1 OF 1



SITE AREA	
TOTAL PROPERTY AREA:	27.63± AC
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MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF
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5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	
6. 8" CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE.	
7. PROPOSED DRIVEWAY LOCATION AND RIGHT TURN/LEFT TURN LANES ARE CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE.	
8. ALL LANDSCAPING PROPOSED WILL FOLLOW ALL CITY CODE REQUIREMENTS.	

PROPOSED RIGHT TURN
LANE + LEFT TURN LANE

BOUNDARY NOTES

1. BOUNDARY PER SURVEY BY R.M. BOYD & ASSOCIATES SURVEYING & ENGINEERING, INC., DATED 04/13/2006.
2. BOUNDARY PER HENRY COUNTY GIS.
3. ALL IMPROVEMENTS AND SITE DIMENSIONAL DATA ARE BASED ON THE BOUNDARY SURVEY BY R.M. BOYD & ASSOCIATES.

NOTE: LANDSCAPING SHOWN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. LANDSCAPING FOR THE SUBDIVISION AND LOTS WILL FOLLOW ALL CITY CODE REQUIREMENTS. 8' CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LAYOUT WILL BE DETERMINED DURING THE ENGINEERING PHASE.

FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Rezoning,
Future Land Use Map Amendment, and Concurrent Variances Application

of

FORESTAR (USA) REAL ESTATE GROUP, INC.

for

± 27.635 Acres of Land
located in
Land Lots 70 and 91
12th District, Henry County

REZONE: RA (Henry County) to MFR
FLUMA: LD (Henry County) to HDR

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Forestar (USA) Real Estate Group, Inc. (“Applicant”) has filed applications to rezone ± 27.635 acres of land located in Land Lots 70 and 91, 12th District of Henry County (the “Subject Property”) to allow a townhome development. The Subject Property was one of a large number of properties that were annexed from unincorporated Henry County into the City of Stockbridge per a November 8, 2022 public referendum that became effective on January 1st, 2023. The City of Stockbridge, however, has not yet adopted zoning or the future land use map designations for the newly annexed properties and the Subject Property remains unzoned with no land use designation.¹ With this in mind, the Applicant files this request to (a) rezone the Subject Property to the City of Stockbridge MFR (Multifamily Residential) zoning district; (b) amend the Future Land Use Map to designate the Subject Property as HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan; and (c) a concurrent variance to the City of Stockbridge Unified Development Code (“UDC”) to reduce the minimum front setbacks.

The Subject Property is currently developed with three single family detached homes and several appurtenant structures (barns and sheds). The Applicant seeks to redevelop the property for 170 townhome units at a density of ±6.15 units per acre along with amenities and associated site improvements (“Proposed Development”).² The unit sizes and heights will meet the requirements of the MFR district and all will be 3-bedroom units³ with a mix of units with either 1-car or 2-car garages.⁴ The garage parking will total 281 spaces, plus there will be an additional 281 driveway spaces and 92 surface parking spaces for guest parking for a total of 654 parking

¹ The proposed rezoning map amendment is being considered as application rezoning case OZM-2022-01. The proposed future land use map amendment is being considered as case FLUM-2022-01.

² The Applicant originally proposed 235 units at a density of 8.5 units per acre. The Applicant has eliminated over 65 units to allow for more guest parking and open space.

³ The proposed units are typically a 3-bedroom unit, however the Applicant is not the end builder and the final bedroom count may vary.

⁴ The Applicant is developing the property and the townhome structures will be built by a subsequent home builder.

spaces for the development. The Stockbridge UDC § 4.8.5 requires a minimum of 2.25 parking spaces per 3-bedroom unit and the Proposed Development has 3.84 spaces per unit, which is 271 spaces above the requirement. It is the Applicant's intent to provide ample parking within the development to prevent issues associated with blocking street access.

The Proposed Development is also preserving approximately 7.9 acres, or 28.5% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer as well as a large nature trail area for the residents. Additionally, the Proposed Development will contain amenities including a clubhouse, playground, dog park, and walking trail, as well as ±5,600 square feet of landscaped public space.

The Subject Property is well situated for the proposed townhome development. The surrounding area is developed with a compatible mix of residential types and zonings. The Subject Property is bordered to the west by the Pine Hills Mobile Home Park, which is a manufactured home community, shown on the City of Stockbridge's draft zoning map as to be zoned MHR (Mobile Home Residential).⁵ To the east, the Subject Property borders residential duplex lots long Sentry Oak Court, shown on Stockbridge's draft zoning map to be zoned CCR (City Center Residential)⁶. Also to the east is a property shown on the draft zoning map to be zoned RR (Rural Residential)⁷ and contains a single family residence. To the north, the Subject Property borders several properties zoned RA within unincorporated Henry County containing single family residential homes. To the south, the Subject Property borders the right-of-way of

⁵ This property was previously zoned RMH (Mobile or manufactured home development district) unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁶ This property was previously zoned RD (Residential duplex district) within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁷ This property was previously zoned RA within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

Davis Road. Davis Road is classified as a minor arterial per the Henry County Road Functional Classification Map. *See the Henry County Imagine Henry 2040 Comprehensive Plan (“Comp Plan”)*, pg 93. The Stockbridge UDC 2.4.4 notes that the MFR district is intended to have access to a street that is classified as collector streets or higher, thus its location on Davis Road meets the intent of the UDC.⁸ The Proposed Development is also located less than one mile east of the commercial node at North Henry Boulevard (GA Highway 42) and Stockbridge Road (GA Highway 138). This is a significant commercial area with many uses that are supportive of the nearby residential including restaurant, retail and grocery. The introduction of modern, attractive townhomes will act to further boost this commercial node and potentially attract newer business to the area.

The proposed townhomes also are aligned with recent residential development trends within the City of Stockbridge. Between 2000 and 2016, the City of Stockbridge’s population tripled along with a corresponding increase in residential development. In fact, approximately 53% of the City of Stockbridge’s housing has been developed since 2000 and much of that development trending toward medium to high-density developments. *See Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pg 18.* The Proposed Development is following these trends by adding a higher density townhome development into the City. In addition, the proposed townhomes will add to the mix of housing options existing in the area. Townhomes residences tend to attract younger professionals and empty nesters, demographics that are not currently served by the surrounding mobile homes, duplexes or larger lot single family residences. The Comp Plan recognizes the need for more diverse housing options to attract younger professionals and millennials:

⁸ A minor arterial is a more intense (i.e, higher classified) roadway than a collector street.

The dominant housing option is likely to remain single family development; however to attract certain segments of the population, like young adults and millennial, other housing options should be available. Currently there is a lack of townhouse and smaller multi-family residential housing... Stockbridge could position itself to become a lifelong community by opening the door to new residents who may be more interested in living and working in Stockbridge without having to commit to a house immediately, as well as empty-nesters looking to downsize.

See Comp Plan, pg. 18.

The city needs to encourage and maintain a mixture of housing options to accommodate both traditional and non-traditional households and to attract young professionals.

See Comp Plan, p. 19.

The Proposed Development will be a fitting addition to the area filling a gap in housing options and creating attractive housing for a variety of Stockbridge's residents.

In addition to the rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential land use. It is important to note that the City of Stockbridge has not yet adopted its Future Land Use Map for the annexed properties, however the previous Henry County land use designation was Medium Density Residential ("Henry County MDR"). The Henry County MDR land use allows a density up to 6 units per acre. The City of Stockbridge draft Future Land Use Map notes the Subject Property as Low Density Residential, however this land use limits density to 2 units per acre.⁹ The only land use designation in the City of Stockbridge's Comp Plan that allows a density of 6 units per acre, similar to the previous Henry County MDR, is the High Density Residential ("HDR"). The HDR land use is compatible with certain zoning categories, namely MFR.¹⁰ The Comp Plan notes the following intent for the HDR land use: "This designation is intended primarily for residential land uses which include multi-story condominiums and

⁹ Refer to the City of Stockbridge Comprehensive Plan, pg. 44.

¹⁰ Refer to the City of Stockbridge Comprehensive Plan, pg. 45. Note that HDR allows the RM-3 zoning, which was converted to MFR when the City of Stockbridge adopted its present Unified Development Code. MFR also incorporates the former RM, RM-1, and RM-2 districts, which are compatible with the MDR land use. Refer to the City of Stockbridge UDC Table 1.11. As a result, MFR is appropriate for either the MDR or HDR land use.

planned town developments.” It is important to note that the HDR stated intent includes residential land uses and is not limited to certain uses or expressly exclusive of townhomes.¹¹ The HDR land use allows the MFR zoning, which in turn allows townhomes. Accordingly, the HDR land use is compatible with the Proposed Development. Additionally, the Big Oak Villas, located approximately ¾ mile east of the Subject Property on Davis Road is an existing townhome development within the HDR land use. The Big Oak Villas townhomes are developed with a density of approximately 8 units per acre. Moreover, the Big Oak Villas are surrounded by Medium Density Residential (“MDR”) and Low Density Residential (“LDR”) land uses, similar to the Subject Property. The presence of a similarly situated HDR land use in the area, points to the compatibility of the Applicant’s requested land use.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code (“UDC”), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant’s knowledge, no rezoning applications have been filed concerning the Subject Property.

¹¹ The allowable uses within the HDR district is controlled by the underlying zoning district. The HDR allows several zoning districts, including MFR. The MFR district allows several uses, including townhome residential. Refer to Comp Plan, pg. 45 and UDC Table 3.1.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was recently annexed into the City of Stockbridge from unincorporated Henry County. Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, millenials and older residents looking to downsize;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The area is a mix of residential densities, including Henry County Low Density Residential to the north, Henry County MDR (a density of up to 6 units per acre) to the east¹², Henry County Low Density Residential to the west¹³, and "Low Density Residential" (City of Stockbridge) to the South.

¹² This property is anticipated to be MDR on the City of Stockbridge's draft Future Land Use Map.

¹³ This property is anticipated to be LDR on the City of Stockbridge's draft Future Land Use Map

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed townhome development will be a compatible residential use with the exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. The Subject Property's current RA zoning limits development to single family residences and other limited uses on minimum 1-acre sized lots. The existing homes on the property were built between 1940 and 1945¹⁴ at a time when the area was much more rural and characterized by farmstead tracts. Over the last eighty years, the larger lots have been slowly redeveloped for denser developments such as the duplex and manufactured home subdivisions that currently surround the Subject Property. The Applicant now seeks a rezoning to allow a townhome community that is in line with the surrounding development trends.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is in an area with a diverse range of housing types of varying densities. The Proposed Development will add to the variety of housing options in the area to attract different markets. There is another townhome development approximately ¾ mile to the east on Davis Road, the Big Oak Villas, which contains a townhome development at a density of

¹⁴ Data on the existing homes was obtained from the Henry County Tax Assessor's website at <https://qpublic.schneidercorp.com/Application.aspx?AppID=1035&LayerID=22139&PageTypeID=4&PageID=9368&Q=230410227&KeyValue=S05-01002000> (last visited 10.01.2022)

±7.9 units per acre. In addition, the Subject Property is adjacent to complimentary future land use designations, as noted on Henry County's and the Stockbridge's FLUM ("Low Density Residential" Henry County (North and West); "Medium Density Residential" Henry County (East) and "Low Density Residential" City of Stockbridge (South)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed townhomes will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned properties to the north. Additionally, the Applicant will be providing onsite amenities for the residents as well as public open space.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The property is bordered to the east and west by residential developments with higher densities than what is allowed under the Subject Property's current RA zoning. Also, as noted in the paragraphs above, the Proposed Development is in line with the nearby Big Oak Villas townhome community, a property zoned MFR with a density of ±7.9 units per acre. It should be noted that the Big Oak Villas were built in approximately 32 years ago, and there are no newer options for townhome residences nearby. The proposed MFR zoning and High-Density Residential land use will allow a townhome development that is compatible with the surrounding development and will provide much needed options for housing.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern

development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant is proposing the installation of a sanitary sewer line to connect to the existing sewer line in Shields Road. The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The Applicant submitted a traffic impact study with its original rezoning application, however, that study anticipated the impacts of the originally requested 235 townhome units. The Applicant is currently revising its traffic study for the 170 units now proposed. Regardless, the Applicant's previously submitted traffic impact study notes that there will be no change in the level of service of the adjacent Davis Road and nearby intersections after the construction of 235 townhome units.¹⁵ Since the Applicant has reduced 65 townhome units from the proposed design (now a total of 170 units), the Proposed Development's impacts on the surrounding roadways is anticipated to be even less. Moreover, the Subject Property has quick access to several major roadways. The Subject Property fronts Davis Road, which is classified as a minor arterial roadway per the Henry County Roadway Functional Classification Map. The Subject Property is also a short distance from N. Henry Boulevard (GA Highway 42) a minor arterial and Stockbridge Road (GA Highway 138) a principal arterial, both of which are major roadways intended for a high volume of traffic. Additionally, the Subject Property is approximately one

¹⁵ Refer to the Traffic Impact Analysis, by KCI Technologies, Inc., dated October 2022.

mile from Intrastate Highway 675 (I-675) which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impacts on traffic is anticipated to be minimal.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

See Section C above.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will not have a negative impact on the integrity of adjacent and nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 2.4.4 to reduce the minimum front yard setback from 50-feet to 25-feet

The Subject Property has a long and narrow shape that compresses any development toward the center of the property. The narrowness compresses the individual townhome lots resulting in a shorter front yard setback than the 50-feet that the MRF district requires. Additionally, the 50-foot setback is excessive and is much larger than what is typically required for townhome developments. For example, Henry County's RS (Residential Suburban) district, which allows townhomes, requires a minimum 25-foot front yard setback. *See Henry County Code of Ordinances § 2.01.02.I.* The strict enforcement of the 50-foot front yard setback would result in the loss of a significant number of units, with little positive benefits. The 25-foot setback is of sufficient length to allow a car to park in the driveway without blocking the sidewalk. In addition, requiring a 50-foot front yard setback would result in a large front yard that will require more maintenance. The large majority of townhome residents choose to live in such a unit to avoid yard maintenance that is found in other types of residences. Requiring a 50-

foot front yard would eliminate one of the major attractions to owning a townhome as compared to a single family detached residence.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of

the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The

Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 20th day of February, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock", is written over a horizontal line.

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Davis Road Townhomes

Traffic Impact Study

Prepared for:

Forestar (USA) Real Estate Group Inc.

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

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678.990.6200

Revised March 2023

KCI Project # 242209207

**RISE TO THE
CHALLENGE**





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**RISE TO THE
CHALLENGE**

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed Davis Road Townhomes development. The site is located in the City of Stockbridge, Georgia, along the north side of Davis Road. Based on the site concept plan the proposed development will contain up to 170 townhomes. The development is expected to be built out by year 2027. The concept plan (see Appendix B) for the development illustrates the conditions in the study area, including the proposed townhomes and the driveway location. Access to the site is proposed at one driveway along Davis Road. The site also proposed to provide one emergency access to Davis Road.

For the purposes of the traffic study the analysis included the expected completion (build-out) of the development by year 2027. This study performed an analysis of existing traffic conditions and future traffic conditions. The future conditions analysis was performed for the year 2027 Build Conditions. The traffic impact study network consisted of the proposed site driveway and the intersection of SR 42/North Henry Boulevard at Davis Road.

Capacity Results

Based on existing conditions, SR 42/North Henry Boulevard at Davis Rd (two-way stop control intersection) is operating at a low level of service (LOS E) during the AM and PM Peak Hour.

It is important to note, GDOT PI 322050 is a widening project programmed for construction in 2024 along SR 42 which will change the intersection geometry for SR 42 at Davis Rd to be an RCUT ((Restricted Crossing U-Turn) intersection. The future year 2027 No-Build and Build Conditions were analyzed with this proposed geometry.

In future year 2027 No-Build Conditions (without the Davis Road Townhomes development traffic volumes), SR 42 at Davis Rd is expected to operate at acceptable levels of service during the AM and PM peak hours.

In the future year 2027 Build Conditions (with the Davis Road Townhomes development traffic volumes), SR 42 at Davis Rd is expected to continue operating at acceptable levels of service during the AM and PM peak hours. The proposed site driveway is expected to operate at acceptable levels of service during the AM and PM peak hours.

Proposed Site Driveway

Based on estimated traffic volumes in the year 2027 Build year conditions and the City of Stockbridge Unified Development Code, the following intersection geometry recommendations are provided:

- Davis Road at Proposed Driveway #1
 - Construct driveway with one entry lane and two exit lanes (separate left-turn lane and separate right-turn lane); with side-street stop-control.
 - Construct right-turn deceleration lane along Davis Road
 - Construct left-turn deceleration lane along Davis Road

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A: Figures

Figure 1 – Location Map

Figure 2 – Existing Traffic Conditions

Figure 3 – Future Build (Year 2027) Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

G: GDOT Concept Layout

1. Existing Conditions

1.1 Site Conditions

The proposed development is located on undeveloped property with one residential home. **Figure 1** provides a general location map. (Figures included in Appendix A). Access to the property is proposed to be provided at one driveway along Davis Road (The concept plan is included in Appendix B). The site also proposed to provide one emergency access to Davis Road. Nearby land uses are either residential homes or undeveloped property.

A site visit was performed on March 7th, 2023, to observe existing conditions for SR 42 at Davis Rd during the AM peak hour (7:00-8:00AM). Minor queueing (max of 8 vehicles) on Davis Rd was observed, but there were adequate gaps for vehicles desiring to make a left-turn onto SR 42.

1.2 Roadway Conditions

Davis Road is a two-lane roadway with a 35-mph posted speed limit. Davis Road is an east-west oriented roadway. The functional classification of Davis Road along the site's property frontage is a minor arterial per Henry County. The roadway has mostly grassed shoulders on the north side of the roadway and sidewalk on the south side of the roadway in the nearby vicinity.

SR 42/N Henry Boulevard is a two-lane roadway with a 45-mph posted speed limit. SR 42 is north-south oriented roadway. GDOT classifies SR 42 as a minor arterial. The roadway has curb and gutter.

(**Figure 2** identifies existing traffic conditions and lane geometry).

1.3 Traffic Volumes

Traffic counts were collected on Thursday, September 29, 2022, and March 2, 2023, for use in the traffic analysis. Henry County public schools were in session. The traffic data collected included one twenty-four-hour volume count at the existing GDOT count station #8013 and one four-hour turning movement count for SR 42 at Davis Rd. Count data is included in Appendix C.

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. Three locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #151-0256 located on Highway 138, west of the development.
- GDOT Count Station #151-0365 located on N Henry Boulevard, north of the development.
- GDOT Count Station #151-8013 located on Davis Road, south of the development.

1.4 Crash History

Historical crash data at the intersection of SR 42 at Davis Rd was obtained from GDOT's Numetric database. Crash records for a 5-year period, 2017-2021, are summarized in **Table 1**.

Table 1: SR 42 at Davis Rd Road Crash Summary								
Year	Crashes by Collision Type					Crash Severity		
	Rear-End	Angle	Sideswipe	Head-on	Not a Collision with Motor Vehicle	Property Damage Only	Injury	Fatal
2017	2	8	0	1	1	8	4	0
2018	1	9	3	1	1	11	4	0
2019	1	8	1	1	0	9	2	0
2020	0	3	3	1	0	6	1	0
2021	0	9	1	0	0	5	5	0
Percentage	7%	67%	15%	7%	4%			
Total	4	37	8	4	2	39	16	

The records indicate a total of 55 crashes occurred within the 5-year period: 39 no injury crashes, 16 with some level of injury (12 C and 4 B [KABCO severities]), and 0 fatal crashes.

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Three nearby GDOT count stations were evaluated to determine a growth rate. The annual historic compound growth rate at the GDOT count stations averaged to 1.7% per year. Henry County's population growth rate was most recently reported as 1.67% per year in 2020. The Governor's Office of Planning and Budget developed population projections which indicates an estimated growth of 1.55% per year by 2027 in Henry County.

Considering this data, a 2.0% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be fully built out by 2027. A 2.0% per year growth rate was applied to the 2022 existing volumes to calculate year 2027 No-Build traffic volumes. The 2027 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

2.2 Future Roadway Conditions

A review of Georgia DOT, City of Stockbridge, and Henry County planned, and programmed transportation projects was performed. There was one planned project near the development site:

- GDOT PI 322050: SR 42 FM 0.15 MI S of SR 138/Henry to I-675/Clayton
 - Proposed widening of SR42/US 23 from SR 138 in Henry County to I-675 in Clayton County.
 - SR 42 at Davis Rd will become an RCUT (Restricted Crossing U-Turn) intersection. This geometry will allow left-turns and right-turns from SR 42 onto Davis Road, and only right-turns from Davis Road onto SR 42. Vehicles desiring to travel south on SR 42 will make a u-turn.
 - Construction is programmed for 2024.
 - A layout from the approved concept report is included in Appendix G.

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 170 townhomes. The most applicable ITE land use (LU) code is LU 215 (Single-Family Attached Housing). Due to the development type, no pass-by reductions were included for the land use and no internal capture reductions were included. **Table 2** below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Table 2: Proposed Site Trip Generation								
Land Use (ITE Code)	Units (DU)	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Attached Housing (215)	170	1,245	26	57	83	56	42	98
Gross Trips (Driveway Volumes)		1,245	26	57	83	56	42	98

Notes: Trip Generation Rates based on ITE Trip Generation, 11th Edition

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the proposed development driveway.

The directional distribution for the proposed development is estimated to be:

- 70% to/from the west along Davis Road
- 30% to/from the east along Davis Road

3.3 Future Build Traffic Volumes

The 2027 future Build traffic volumes were calculated by adding the proposed development (Davis Road Townhomes) traffic volumes to the projected year 2027 No-Build traffic volumes. **Figure 3** (in Appendix A) illustrates the year 2027 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 3** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 3: Level of Service Criteria		
Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2023 traffic volumes and the existing roadway conditions. The existing traffic conditions are illustrated in **Figure 2**. **Table 4** summarizes the results of the capacity analysis.

Table 4: Existing Year (2023) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 42/N Henry Blvd at Davis Rd	Stop-Control	EB	B (15)	D (27)
		WB	E (38)	E (36)

**Average vehicle delay in seconds*

The existing study intersection of SR 42/N Henry Blvd at Davis Rd (two-way stop control intersection) is currently operating at a low level of service (LOS E) during the AM and PM Peak Hour. However, per field observations there were adequate gaps in traffic for left-turning vehicles during the AM peak hour.

4.2 Future No-Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Conditions and includes the No-Build traffic and the proposed roadway conditions of GDOT PI 322050 – a RCUT (Restricted Crossing U-Turn) intersection. This geometry will allow left-turns and right-turns from SR 42 onto Davis Road, and only right-turns from Davis Road onto SR 42. Vehicles desiring to travel south on SR 42 will make a u-turn. **Table 5** summarizes the results of the capacity analysis for the Future No-Build Conditions.

Table 5: Future Year (2027) No-Build Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 42/N Henry Blvd at Davis Rd	Stop-Control	WB	B (11)	B (11)

**Average vehicle delay in seconds*

With the proposed geometry, the intersection is expected to operate at acceptable levels of service during the AM and PM peak hours.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2027 Future Conditions and includes the No-Build traffic volumes, the proposed roadway conditions of GDOT PI 322050, plus the Davis Road Townhomes development volumes. The Build traffic conditions and volumes are illustrated in **Figure 3**. **Table 6** summarizes the results of the capacity analysis.

Table 6: Future Year (2027) Build Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
Davis Road at Proposed Driveway #1	Stop-Control	SB	A (10)	A (10)
SR 42/N Henry Blvd at Davis Rd	Stop-Control	WB	B (12)	B (12)

**Average vehicle delay in seconds*

SR 42 at Davis Rd is expected to operate at acceptable levels of service during the AM and PM peak hours. The proposed site driveway is expected to operate at acceptable levels of service during the AM and PM peak hours.

5. Recommendations

Recommendations for access for the proposed Davis Road Townhomes development are based on existing conditions, the proposed development use, and expected traffic volumes. The appropriate traffic control at driveways was analyzed. Recommendations included reviewing the City of Stockbridge and Georgia DOT requirements, knowledge of general transportation standards, and engineering judgment.

Access to the development is proposed via one full-movement driveway along Davis Road. The proposed capacity and lane configuration is expected to be sufficient to accommodate future traffic volumes. The required intersection sight distance will need to be verified at the proposed driveway location as part of the driveway design.

5.1 Turn Lane Analysis at Site Driveways

The City of Stockbridge Unified Development Code, Chapter 16.4 includes street requirements for major subdivisions. The code states on a street with a functional classification of minor arterial (Davis Road), a deceleration lane is required. Additionally, the code states a left-turn lane is required per GDOT criteria. The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed Driveway #1 along Davis Road. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2027 Build traffic volumes were compared to the Georgia DOT driveway requirements for right-turn and left-turn deceleration lanes.

Driveway #1 on Davis Road

Right-Turn Deceleration Lane Criteria

Based on the 35-mph speed limit, two-lane roadway, and more than 6,000 ADT (Average Daily Traffic) on Davis Road, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 100 vehicles turning right into the site within a day. The estimated daily westbound right-turn volume entering the development is 187 vehicles per day at the proposed Driveway #1.

Calculation: $1,245 \text{ daily trips} / 2 = 623 \text{ entering trips} * 0.3 \text{ (percentage of vehicles turning right)} = 187 \text{ vehicles}$

Based on the expected trip distribution and assignment, the expected westbound right-turning daily volume (187) meets the GDOT criteria to install a right-turn deceleration lane at the proposed driveway #1.

Left-Turn Deceleration Lane Criteria

Based on the 35-mph speed limit, two-lane roadway, and more than 6,000 ADT on Davis Road, Table 4-7a indicates a dedicated left-turn lane is required if there are at least 200 vehicles turning left into the site within a day. The estimated daily eastbound left-turn volume entering the development is 436 vehicles per day at the proposed Driveway #1.

Calculation: $1,245 \text{ daily trips} / 2 = 623 \text{ entering trips} * 0.70 \text{ (percentage of vehicles turning left)} = 436 \text{ vehicles}$

Based on the expected trip distribution and assignment, the expected eastbound left-turning daily volume (436) meets the GDOT criteria to install a left-turn lane at the proposed driveway #1.

5.2 Inter-parcel Access

The potential for an inter-parcel access connection was reviewed. Residential uses exist on both sides of the proposed site. A typical benefit of inter-parcel access is between different land uses or retail land uses to reduce trips on the public street network. For this site, adding a connection to the adjoining residential properties is not beneficial and not expected to reduce any trips. Additionally, a vehicle connection to Estates Avenue may negatively impact traffic entering/exit either Estates Avenue or the proposed site driveway.

5.3 Recommended Driveway Geometry

Based on estimated traffic volumes in the year 2027 Build year conditions and the City of Stockbridge Unified Development Code, the following driveway geometry recommendations are provided:

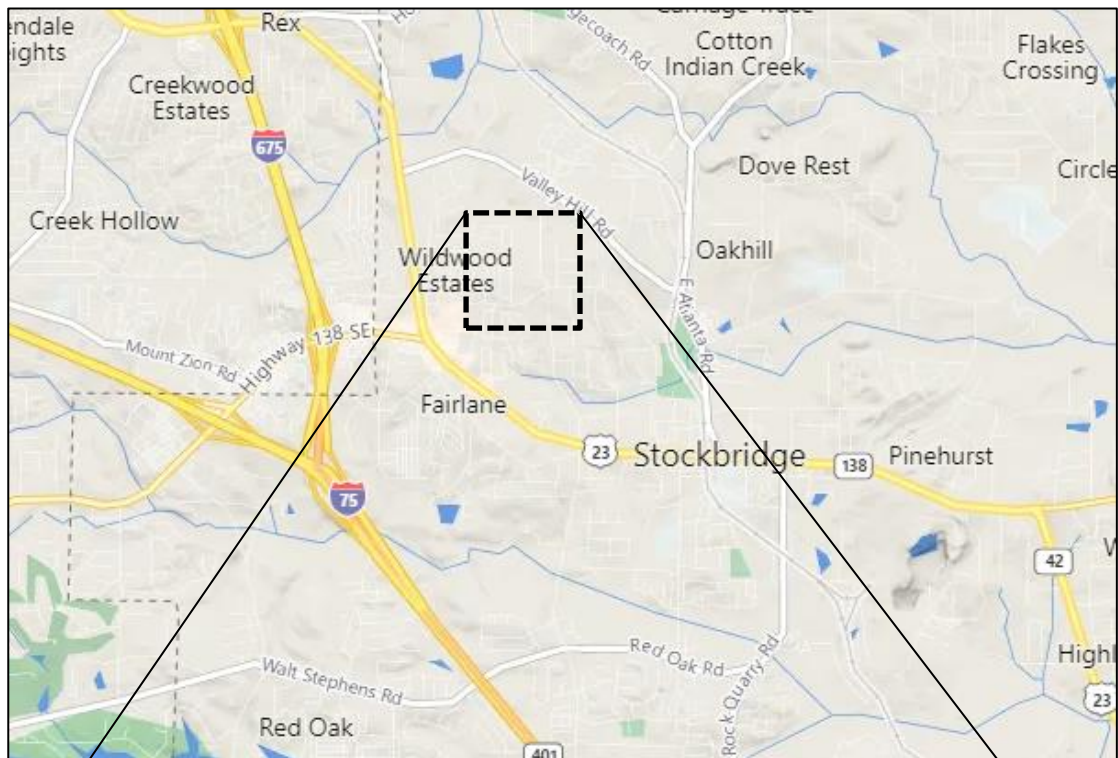
- Davis Road at Proposed Driveway #1
 - Construct driveway with one entry lane and two exit lanes (separate left-turn lane and separate right-turn lane); with side-street stop-control.
 - Construct right-turn deceleration lane along Davis Road
 - Construct left-turn deceleration lane along Davis Road

Appendices

- Appendix A
 - Figures
- Appendix B
 - Concept Plan
- Appendix C
 - Traffic Count Data
- Appendix D
 - GDOT Traffic Data
- Appendix E
 - Intersection Volume Development
- Appendix F
 - Capacity Analysis Reports

Appendix A

Figures



Not to Scale



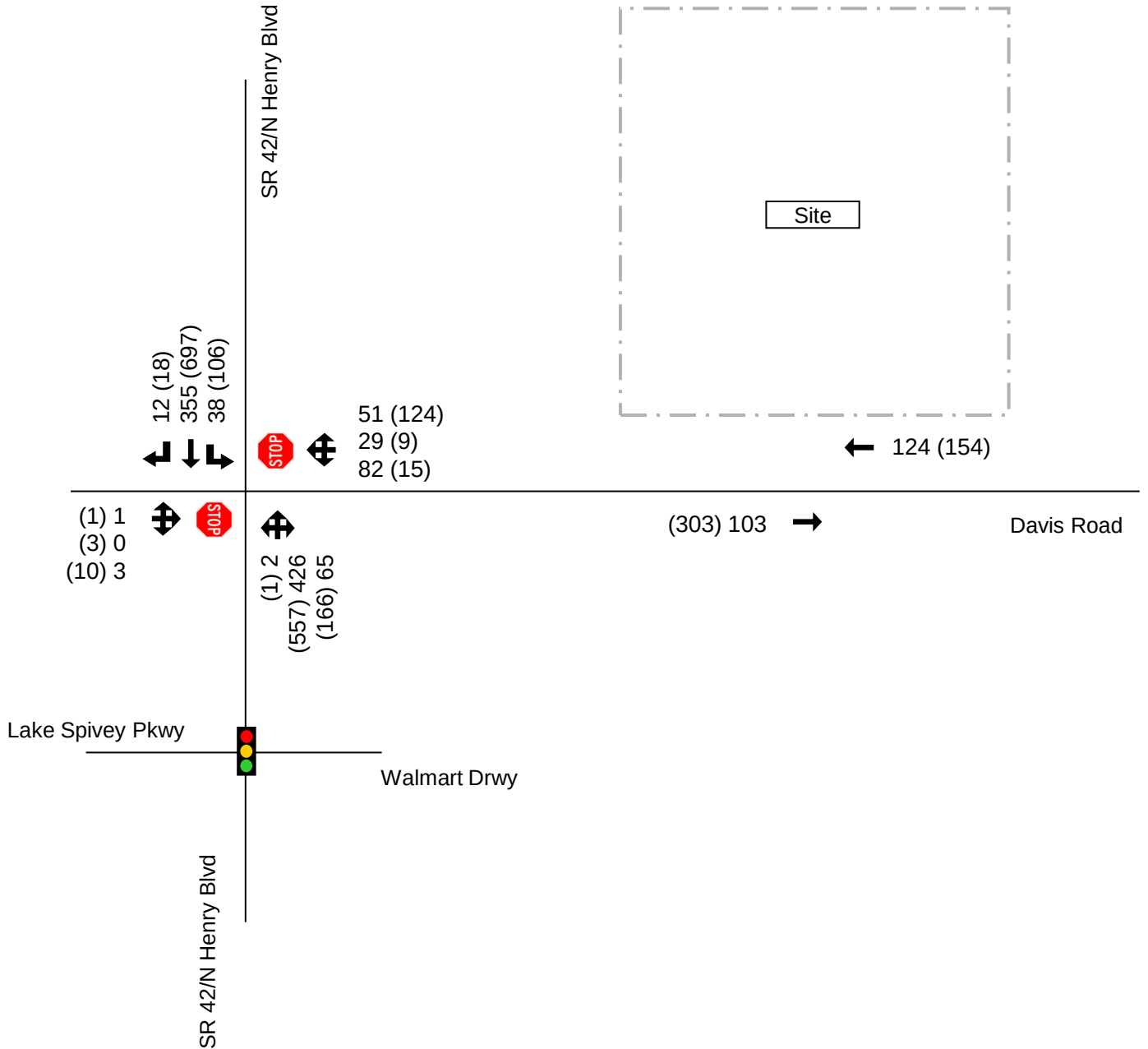
**Traffic Impact Study
Davis Road Townhomes
City of Stockbridge, Georgia**

**Location
Map**

**Figure
1**

LEGEND:

- ← Existing Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



Not to Scale



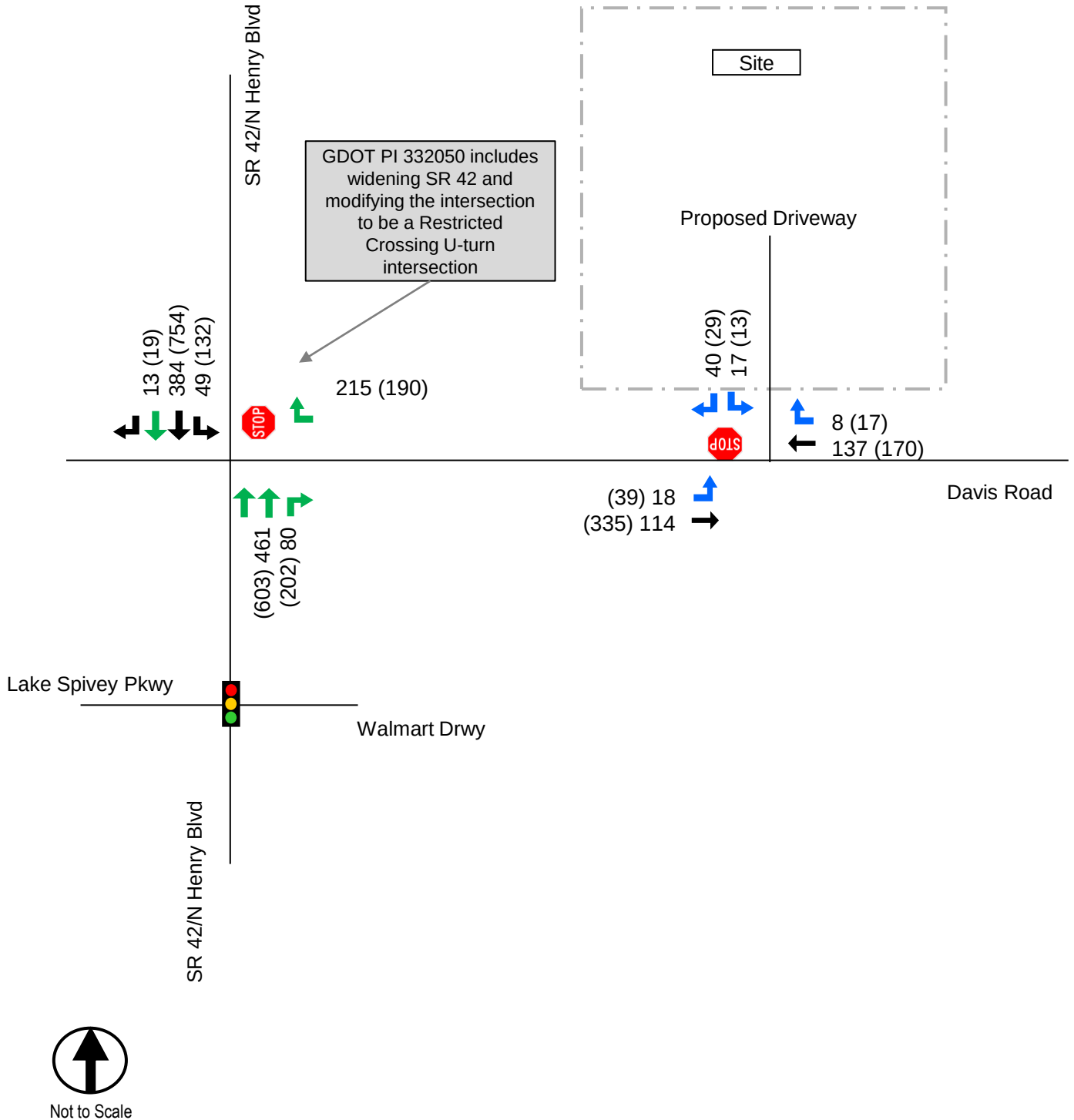
**Traffic Impact Study
Davis Road Townhomes
City of Stockbridge, Georgia**

**Existing Traffic
Conditions**

**Figure
2**

LEGEND:

- ← Existing Roadway Laneage
- ← No-Build Roadway Laneage
- ← Proposed Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



**Traffic Impact Study
Davis Road Townhomes
City of Stockbridge, Georgia**

**Future Build
(Year 2027)
Conditions**

**Figure
3**

Appendix B

Concept Plan

Appendix C

Traffic Count Data

National Data & Surveying ServicesIntersection Turning Movement Count

Location: N Henry Blvd/SR 42 & Davis Rd
City: Stockbridge
Control: 1-Way Stop (WB)

Project ID: 23-180032-001
Date: 3/2/2023

Data - Totals

NS/EW Streets:		N Henry Blvd/SR 42				N Henry Blvd/SR 42				Davis Rd				Davis Rd				
AM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
		0	1	0	0	1	1.5	0.5	0	0	1	0	0	0	1	0	0	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	7:00 AM	1	81	8	0	6	76	3	0	0	0	0	0	13	1	11	0	200
	7:15 AM	1	102	6	0	8	63	2	0	0	1	0	0	19	3	13	0	218
	7:30 AM	2	126	14	0	6	76	2	0	0	0	2	0	15	2	10	0	255
	7:45 AM	0	100	18	0	7	88	3	0	0	0	1	0	24	9	9	0	259
	8:00 AM	1	115	8	0	8	86	3	0	1	0	0	0	17	5	13	0	257
	8:15 AM	0	115	19	0	15	92	3	0	0	0	2	0	24	6	14	0	290
	8:30 AM	1	96	20	0	8	89	3	0	0	0	0	0	17	9	15	0	258
	8:45 AM	0	94	15	0	10	91	4	0	0	1	0	0	13	4	6	0	238
TOTAL VOLUMES:		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:		6	829	108	0	68	661	23	0	1	2	5	0	142	39	91	0	1975
PEAK HR:		0.64%	87.91%	11.45%	0.00%	9.04%	87.90%	3.06%	0.00%	12.50%	25.00%	62.50%	0.00%	52.21%	14.34%	33.46%	0.00%	
PEAK HR VOL:		07:45 AM - 08:45 AM				38	355	12	0	1	0	3	0	82	29	51	0	1064
PEAK HR FACTOR:		0.500	0.926	0.813	0.000	0.633	0.965	1.000	0.000	0.250	0.000	0.375	0.000	0.854	0.806	0.850	0.000	0.917
		0.920				0.920				0.500				0.920				

PM		NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
		0	1	0	0	1	1.5	0.5	0	0	1	0	0	0	1	0	0	
		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	
	4:00 PM	3	129	44	0	28	148	4	0	0	0	1	0	7	5	21	0	390
	4:15 PM	0	144	39	0	26	172	5	0	0	1	2	0	5	2	28	0	424
	4:30 PM	0	149	27	0	25	193	4	0	0	1	2	0	2	1	32	0	436
	4:45 PM	1	139	46	0	29	170	4	0	0	0	1	0	4	2	33	0	429
	5:00 PM	0	125	54	0	26	162	5	0	1	1	5	0	4	4	31	0	418
	5:15 PM	3	144	44	0	27	159	3	0	0	2	1	0	6	1	28	0	418
	5:30 PM	1	138	34	0	35	150	2	0	1	0	0	0	8	4	23	0	396
	5:45 PM	0	114	41	0	24	155	0	0	0	0	2	0	11	1	29	0	377
TOTAL VOLUMES:		NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL
APPROACH %'s:		8	1082	329	0	220	1309	27	0	2	5	14	0	47	20	225	0	3288
PEAK HR:		0.56%	76.25%	23.19%	0.00%	14.14%	84.13%	1.74%	0.00%	9.52%	23.81%	66.67%	0.00%	16.10%	6.85%	77.05%	0.00%	
PEAK HR VOL:		04:15 PM - 05:15 PM				106	697	18	0	1	3	10	0	15	9	124	0	1707
PEAK HR FACTOR:		0.250	0.935	0.769	0.000	0.914	0.903	0.900	0.000	0.250	0.750	0.500	0.000	0.750	0.563	0.939	0.000	0.979
		0.973				0.925				0.500				0.949				

Bi-Directional Class Count || NB EB 15min

Stockbridge, GA

Site 1

Davis Rd,
east of Driveway

Date

Thursday, September 29, 2022

Weather

Fair
65°F

Lat/Long

33.556207°, -84.249979°


[Click here for Map](#)

0000 - 2400 (24h Session) (09-29-2022)

NB EB 15min

Time	Eastbound (Movement 1.1)													15min Total	60min Total
	1	2	3	4	5	6	7	8	9	10	11	12	13		
0000 - 0015	0	6	0	0	0	0	0	0	0	0	0	0	0	6	21
0015 - 0030	1	3	0	0	0	0	0	0	0	0	0	0	0	4	
0030 - 0045	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
0045 - 0100	0	6	0	0	0	0	0	0	0	0	0	0	0	6	
0100 - 0115	0	5	0	0	0	0	0	0	0	0	0	0	0	5	14
0115 - 0130	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
0130 - 0145	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0145 - 0200	0	2	1	0	0	0	0	0	0	0	0	0	0	3	
0200 - 0215	0	6	1	0	0	0	0	0	0	0	0	0	0	7	15
0215 - 0230	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0230 - 0245	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
0245 - 0300	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0300 - 0315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
0315 - 0330	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0330 - 0345	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0345 - 0400	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0400 - 0415	0	1	0	0	0	0	0	0	0	0	0	0	0	1	9
0415 - 0430	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0430 - 0445	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0445 - 0500	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0500 - 0515	0	4	0	0	0	0	0	0	0	0	0	0	0	4	26
0515 - 0530	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
0530 - 0545	0	5	1	0	0	0	0	0	0	0	0	0	0	6	
0545 - 0600	0	6	2	1	0	0	0	0	0	0	0	0	0	9	
0600 - 0615	0	11	1	0	0	0	0	0	0	0	0	0	0	12	50
0615 - 0630	0	10	3	0	0	0	0	0	0	0	0	0	0	13	
0630 - 0645	0	9	4	5	0	0	0	0	0	0	0	0	0	18	
0645 - 0700	0	6	1	0	0	0	0	0	0	0	0	0	0	7	
0700 - 0715	0	9	6	0	0	0	0	0	0	0	0	0	0	15	111
0715 - 0730	0	31	9	1	0	0	0	0	0	0	0	0	0	41	
0730 - 0745	0	22	4	1	0	0	0	0	0	0	0	0	0	27	
0745 - 0800	0	22	6	0	0	0	0	0	0	0	0	0	0	28	
0800 - 0815	0	25	6	1	0	0	0	0	0	0	0	0	0	32	103
0815 - 0830	0	21	1	0	0	0	0	0	0	0	0	0	0	22	
0830 - 0845	0	17	1	1	1	0	0	0	0	0	0	0	0	20	
0845 - 0900	0	24	4	1	0	0	0	0	0	0	0	0	0	29	
0900 - 0915	0	19	3	0	0	0	0	0	0	0	0	0	0	22	112
0915 - 0930	0	22	5	0	0	0	0	0	0	0	0	0	0	27	
0930 - 0945	0	19	6	0	3	0	0	0	0	0	0	0	0	28	
0945 - 1000	0	29	6	0	0	0	0	0	0	0	0	0	0	35	
1000 - 1015	0	31	6	0	0	0	0	0	0	0	0	0	0	37	110
1015 - 1030	0	17	7	0	0	0	0	0	0	0	0	0	0	24	
1030 - 1045	0	21	5	0	0	0	0	0	0	0	0	0	0	26	
1045 - 1100	0	19	4	0	0	0	0	0	0	0	0	0	0	23	
1100 - 1115	0	25	5	0	1	0	0	0	0	0	0	0	0	31	145
1115 - 1130	1	36	3	0	0	1	0	0	0	0	0	0	0	41	
1130 - 1145	0	28	6	0	0	0	0	0	0	0	0	0	0	34	
1145 - 1200	0	33	6	0	0	0	0	0	0	0	0	0	0	39	
1200 - 1215	0	32	7	0	0	0	0	0	0	0	0	0	0	39	164
1215 - 1230	0	28	8	0	2	0	0	0	0	0	0	0	0	38	
1230 - 1245	1	35	6	0	0	0	0	0	0	0	0	0	0	42	
1245 - 1300	0	39	6	0	0	0	0	0	0	0	0	0	0	45	
1300 - 1315	0	35	13	0	1	0	0	0	0	0	0	0	0	49	167
1315 - 1330	0	26	5	0	0	0	0	0	0	0	0	0	0	31	
1330 - 1345	0	32	9	0	0	0	0	0	0	0	0	0	0	41	
1345 - 1400	1	38	7	0	0	0	0	0	0	0	0	0	0	46	
1400 - 1415	1	33	9	0	0	0	0	0	0	0	0	0	0	43	203
1415 - 1430	0	35	6	2	0	0	0	0	0	0	0	0	0	43	
1430 - 1445	0	45	9	2	1	0	0	0	0	0	0	0	0	57	
1445 - 1500	1	48	9	1	1	0	0	0	0	0	0	0	0	60	
1500 - 1515	0	44	11	1	2	0	0	0	0	0	0	0	0	58	230
1515 - 1530	0	45	4	1	1	0	0	0	0	0	0	0	0	51	
1530 - 1545	0	51	9	0	0	0	0	0	0	0	0	0	0	60	
1545 - 1600	1	52	8	0	0	0	0	0	0	0	0	0	0	61	
1600 - 1615	0	59	11	0	0	0	0	0	0	0	0	0	0	70	251
1615 - 1630	0	53	15	1	0	0	0	0	0	0	0	0	0	69	
1630 - 1645	0	50	6	0	0	0	0	0	0	0	0	0	0	56	
1645 - 1700	0	46	10	0	0	0	0	0	0	0	0	0	0	56	
1700 - 1715	0	58	10	1	0	0	0	0	0	0	0	0	0	69	303
1715 - 1730	0	60	7	0	0	0	0	0	0	0	0	0	0	67	
1730 - 1745	0	68	8	1	0	0	0	0	0	0	0	0	0	77	
1745 - 1800	2	73	14	0	0	0	0	1	0	0	0	0	0	90	
1800 - 1815	0	73	12	0	0	0	0	0	0	0	0	0	0	85	297
1815 - 1830	0	58	7	0	0	0	0	0	0	0	0	0	0	65	
1830 - 1845	0	71	12	0	0	0	0	0	0	0	0	0	0	83	
1845 - 1900	0	54	10	0	0	0	0	0	0	0	0	0	0	64	
1900 - 1915	0	53	8	0	0	0	0	0	0	0	0	0	0	61	233
1915 - 1930	0	49	13	0	0	0	0	0	0	0	0	0	0	62	
1930 - 1945	0	55	8	0	0	0	0	0	0	0	0	0	0	63	
1945 - 2000	0	39	8	0	0	0	0	0	0	0	0	0	0	47	
2000 - 2015	0	31	6	0	0	0	0	0	0	0	0	0	0	37	156
2015 - 2030	0	42	8	0	0	0	0	0	0	0	0	0	0	50	
2030 - 2045	0	25	6	0	0	0	0	0	0	0	0	0	0	31	
2045 - 2100	0	31	7	0	0	0	0	0	0	0	0	0	0	38	
2100 - 2115	0	27	5	0	0	0	0	0	0	0	0	0	0	32	114
2115 - 2130	0	25	5	0	0	0	0	0	0	0	0	0	0	30	
2130 - 2145	0	21	7	0	0	0	0	0	0	0	0	0	0	28	
2145 - 2200	0	19	5	0	0	0	0	0	0	0	0	0	0	24	
2200 - 2215	0	18	5	0	0	0	0	0	0	0	0	0	0	23	96
2215 - 2230	0	20	3	0	0	0	0	0	0	0	0	0	0	23	
2230 - 2245	0	15	4	0	0	0	0	0	0	0	0	0	0	19	
2245 - 2300	0	25	6	0	0	0	0	0	0	0	0	0	0	31	
2300 - 2315	0	10	4	0	0	0	0	0	0	0	0	0	0	14	54
2315 - 2330	0	11	5	0	0	0	0	0	0	0	0	0	0	16	
2330 - 2345	0	11	3	0	0	0	0	0	0	0	0	0	0	14	
2345 - 0000	0	8	2	0	0	0	0	0	0	0	0	0	0	10	

Session Total	9	2465	480	21	13	1	0	1	0	0	0	0	0	2990
Session Average	0.09	25.68	5.00	0.22	0.14	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	31.15
Session Percentage	0.30	82.44	16.05	0.70	0.43	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	
AM Peak Hour	-	0915 - 1015	0700 - 0845	0545 - 0645	0845 - 0945	-	-	-	-	-	-	-	-	0715 - 0815
AM Peak Volume	0	101	25	6	3	0	0	0	0	0	0	0	0	128
Noon Peak Hour	1315 - 1415	1445 - 1545	1415 - 1515	1415 - 1515	1415 - 1515	1430 - 1530	1030 - 1130	-	-	-	-	-	-	1445 - 1545
Noon Peak Volume	2	188	35	6	5	1	0	0	0	0	0	0	0	229
PM Peak Hour	1700 - 1800	1745 - 1845	1745 - 1845	1500 - 1600	1500 - 1600	-	-	1700 - 1800	-	-	-	-	-	1745 - 1845
PM Peak Volume	0	25	28	0	0	0	0	0	0	0	0	0	0	373

Bi-Directional Class Count || SB WB 15min

Stockbridge, GA

Site 1

Davis Rd,
east of Driveway

Date

Thursday, September 29, 2022

Weather

Fair
65°F

Lat/Long

33.556207°, -84.249979°


[Click here for Map](#)

0000 - 2400 (24h Session) (09-29-2022)

SB WB 15min

Time	Westbound (Movement 1,2)													15min Total	60min Total
	1	2	3	4	5	6	7	8	9	10	11	12	13		
0000 - 0015	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0015 - 0030	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0030 - 0045	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0045 - 0100	0	2	0	0	0	0	0	0	0	0	0	0	0	2	5
0100 - 0115	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0115 - 0130	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
0130 - 0145	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
0145 - 0200	0	1	0	0	0	0	0	0	0	0	0	0	0	1	13
0200 - 0215	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0215 - 0230	0	2	0	0	0	0	0	0	0	0	0	0	0	2	
0230 - 0245	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0245 - 0300	0	4	0	0	0	0	0	0	0	0	0	0	0	4	8
0300 - 0315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0315 - 0330	0	1	0	0	0	0	0	0	0	0	0	0	0	1	
0330 - 0345	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0345 - 0400	0	4	0	0	0	0	0	0	0	0	0	0	0	4	8
0400 - 0415	0	5	0	0	0	0	0	0	0	0	0	0	0	5	
0415 - 0430	0	3	0	0	0	0	0	0	0	0	0	0	0	3	
0430 - 0445	0	6	0	0	0	0	0	0	0	0	0	0	0	6	
0445 - 0500	0	6	0	0	0	0	0	0	0	0	0	0	0	6	20
0500 - 0515	0	11	0	0	0	0	0	0	0	0	0	0	0	11	
0515 - 0530	0	18	0	0	0	0	0	0	0	0	0	0	0	18	
0530 - 0545	0	9	1	0	0	0	0	0	0	0	0	0	0	10	
0545 - 0600	0	17	1	0	0	0	0	0	0	0	0	0	0	18	57
0600 - 0615	0	19	2	0	0	0	0	0	0	0	0	0	0	21	
0615 - 0630	0	14	2	1	0	0	0	0	0	0	0	0	0	18	
0630 - 0645	0	15	2	2	0	0	0	0	0	0	0	0	0	19	
0645 - 0700	0	22	3	0	0	0	0	0	0	0	0	0	0	25	83
0700 - 0715	0	21	6	0	0	0	0	0	0	0	0	0	0	27	
0715 - 0730	0	19	5	0	0	0	0	0	0	0	0	0	0	24	
0730 - 0745	0	31	11	0	0	0	0	1	0	0	0	0	0	43	
0745 - 0800	0	14	5	1	0	0	0	0	0	0	0	0	0	20	114
0800 - 0815	0	30	4	0	0	0	0	0	0	0	0	0	0	34	
0815 - 0830	0	24	9	0	0	0	0	0	0	0	0	0	0	33	
0830 - 0845	0	21	4	0	1	0	0	0	0	0	0	0	0	26	
0845 - 0900	0	23	7	0	0	0	0	1	0	0	0	0	0	31	124
0900 - 0915	0	26	2	0	2	0	0	0	1	0	0	0	0	31	
0915 - 0930	0	17	5	0	0	0	0	0	0	0	0	0	0	22	
0930 - 0945	0	13	5	0	0	0	0	0	0	0	0	0	0	18	
0945 - 1000	0	28	6	0	0	0	0	0	0	0	0	0	0	34	105
1000 - 1015	0	19	4	0	0	0	0	0	0	0	0	0	0	23	
1015 - 1030	0	22	5	0	1	0	0	0	0	0	0	0	0	28	
1030 - 1045	0	21	4	0	0	0	0	0	0	0	0	0	0	25	
1045 - 1100	0	27	3	0	0	0	0	0	0	0	0	0	0	30	106
1100 - 1115	0	19	4	0	0	0	0	0	0	0	0	0	0	23	
1115 - 1130	0	20	4	0	0	0	0	0	0	0	0	0	0	24	
1130 - 1145	1	19	3	0	0	0	0	0	0	0	0	0	0	23	
1145 - 1200	0	32	3	0	0	0	0	0	0	0	0	0	0	35	105
1200 - 1215	0	20	3	0	0	0	0	0	0	0	0	0	0	23	
1215 - 1230	0	27	6	0	0	0	0	0	0	0	0	0	0	33	
1230 - 1245	0	32	7	0	1	0	0	0	0	0	0	0	0	40	
1245 - 1300	0	40	3	0	0	0	0	0	1	0	0	0	0	44	140
1300 - 1315	0	26	6	0	0	0	0	0	0	0	0	0	0	32	
1315 - 1330	0	18	0	0	1	0	0	0	0	0	0	0	0	19	
1330 - 1345	0	27	3	0	0	0	0	0	0	0	0	0	0	30	
1345 - 1400	0	25	2	0	2	0	0	0	0	0	0	0	0	29	110
1400 - 1415	2	22	6	0	0	0	0	0	0	0	0	0	0	30	
1415 - 1430	0	24	6	1	0	0	0	0	0	0	0	0	0	31	
1430 - 1445	0	41	5	1	0	0	0	0	0	0	0	0	0	47	
1445 - 1500	0	29	4	0	1	0	0	0	0	0	0	0	0	34	142
1500 - 1515	1	24	3	1	1	0	0	0	0	0	0	0	0	30	
1515 - 1530	0	35	4	1	1	0	0	0	0	0	0	0	0	41	
1530 - 1545	0	23	5	0	0	0	0	0	0	0	0	0	0	28	
1545 - 1600	0	40	6	0	0	0	0	0	0	0	0	0	0	46	145
1600 - 1615	0	41	7	0	0	0	0	0	0	0	0	0	0	48	
1615 - 1630	0	43	7	0	0	0	0	1	0	0	0	0	0	51	
1630 - 1645	0	32	7	1	0	0	0	0	0	0	0	0	0	40	
1645 - 1700	0	39	5	0	0	0	0	0	0	0	0	0	0	46	185
1700 - 1715	0	34	5	0	1	0	0	0	0	0	0	0	0	40	
1715 - 1730	1	26	2	0	1	0	0	0	0	0	0	0	0	30	
1730 - 1745	1	25	4	0	0	0	0	0	0	0	0	0	0	30	
1745 - 1800	0	46	7	0	1	0	0	0	0	0	0	0	0	54	154
1800 - 1815	0	40	6	0	0	0	0	0	0	0	0	0	0	46	
1815 - 1830	0	41	7	0	0	0	0	0	0	0	0	0	0	48	
1830 - 1845	0	23	9	0	0	0	0	0	0	0	0	0	0	32	
1845 - 1900	0	22	9	0	0	0	0	0	0	0	0	0	0	31	157
1900 - 1915	0	29	8	0	0	0	0	0	0	0	0	0	0	37	
1915 - 1930	0	25	8	0	0	0	0	0	0	0	0	0	0	33	
1930 - 1945	1	33	4	0	0	0	0	0	0	0	0	0	0	38	
1945 - 2000	1	25	6	0	0	0	0	0	0	0	0	0	0	32	140
2000 - 2015	0	28	5	0	0	0	0	0	0	0	0	0	0	33	
2015 - 2030	0	18	4	0	0	0	0	0	0	0	0	0	0	22	
2030 - 2045	0	17	5	0	0	0	0	0	0	0	0	0	0	22	
2045 - 2100	0	22	9	0	0	0	0	0	0	0	0	0	0	31	108
2100 - 2115	0	15	3	0	0	0	0	0	0	0	0	0	0	18	
2115 - 2130	0	11	2	0	0	0	0	0	0	0	0	0	0	13	
2130 - 2145	0	15	4	0	0	0	0	0	0	0	0	0	0	19	
2145 - 2200	0	21	5	0	0	0	0	0	0	0	0	0	0	26	76
2200 - 2215	0	19	2	0	0	0	0	0	0	0	0	0	0	21	
2215 - 2230	0	15	4	1	0	0	0	0	0	0	0	0	0	20	
2230 - 2245	0	15	3	0	0	0	0	0	0	0	0	0	0	18	
2245 - 2300	0	8	3	0	0	0	0	0	0	0	0	0	0	11	70
2300 - 2315	0	14	2	0	0	0	0	0	0	0	0	0	0	16	
2315 - 2330	0	8	3	0	0	0	0	0	0	0	0	0	0	11	
2330 - 2345	0	8	0	0	0	0	0	0	0	0	0	0	0	8	
2345 - 0000	0	6	0	0	0	0	0	0	0	0	0	0	0	6	41

Session Total	8	1842	334	11	16	0	0	3	2	0	0	0	0	2216
Session Average	0.08	19.19	3.48	0.11	0.17	0.00	0.00	0.03	0.02	0.00	0.00	0.00	0.00	23.08
Session Percentage	0.36	83.12	15.07	0.50	0.72	0.00	0.00	0.14	0.09	0.00	0.00	0.00	0.00	
AM Peak Hour	-	0730 - 0830	0730 - 0830	0545 - 0645	0815 - 0915	-	-	-	0645 - 0745	0815 - 0915	-	-	-	0730 - 0830
AM Peak Volume	0	99	29	3	3	0	0	1	1	0	0	0	0	130
Noon Peak Hour	1315 - 1415	1430 - 1530	1215 - 1315	1415 - 1515	1300 - 1400	-	-	-	1200 - 1300	-	-	-	-	1430 - 1530

Bi-Directional Class Count || Bi-Directional 15min

Stockbridge, GA



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Site 1

Davis Rd,
east of Driveway

Date

Thursday, September 29, 2022

Weather

Fair
65°F

Lat/Long

33.556207°, -84.249979°

0000 - 2400 (24h Session) (09-29-2022)

Bi-Directional 15min

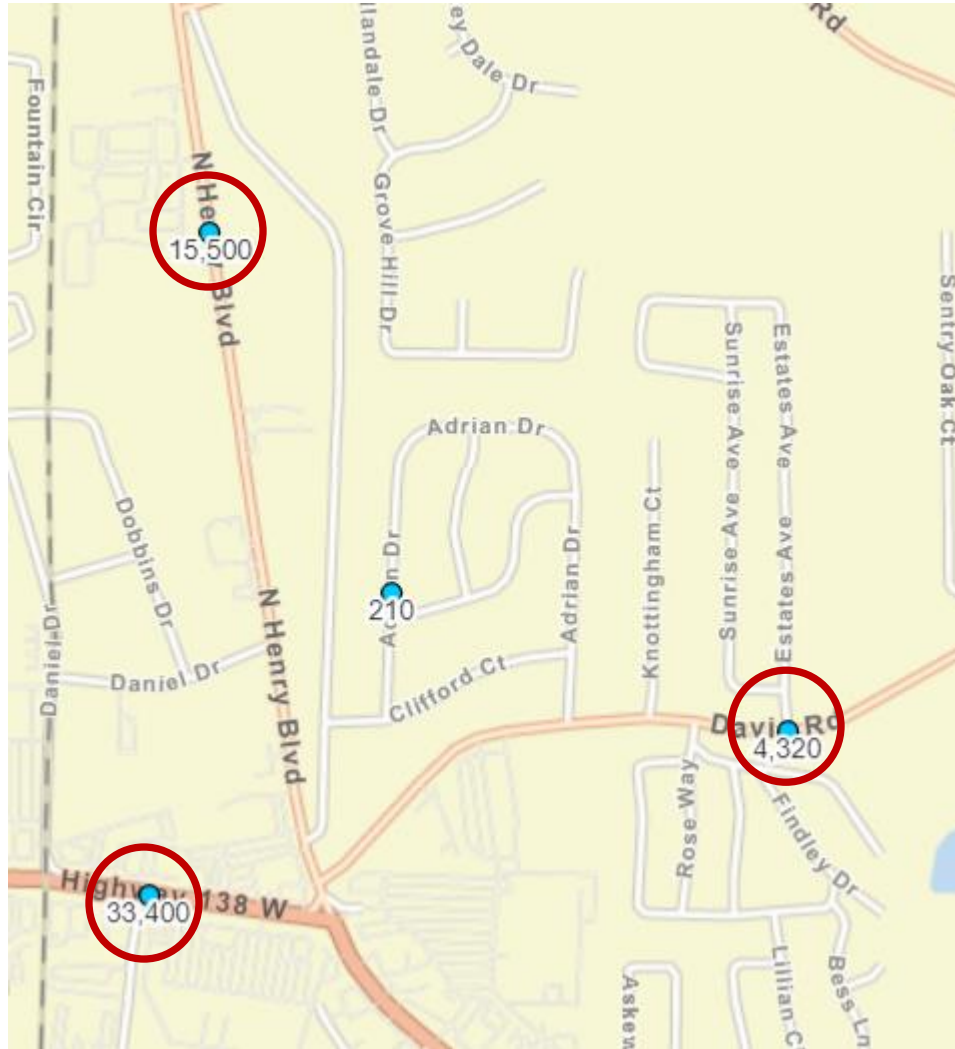
Time	Bi-Directional 15min													15min	60min
	1	2	3	4	5	6	7	8	9	10	11	12	13	Total	Total
0000 - 0015	0	8	0	0	0	0	0	0	0	0	0	0	0	8	8
0015 - 0030	1	3	0	0	0	0	0	0	0	0	0	0	0	4	4
0030 - 0045	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6
0045 - 0100	0	8	0	0	0	0	0	0	0	0	0	0	0	8	26
0100 - 0115	0	8	0	0	0	0	0	0	0	0	0	0	0	8	9
0115 - 0130	0	9	0	0	0	0	0	0	0	0	0	0	0	9	9
0130 - 0145	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6
0145 - 0200	0	3	1	0	0	0	0	0	0	0	0	0	0	4	27
0200 - 0215	0	7	1	0	0	0	0	0	0	0	0	0	0	8	8
0215 - 0230	0	5	0	0	0	0	0	0	0	0	0	0	0	5	5
0230 - 0245	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6
0245 - 0300	0	4	0	0	0	0	0	0	0	0	0	0	0	4	23
0300 - 0315	0	3	0	0	0	0	0	0	0	0	0	0	0	3	3
0315 - 0330	0	4	0	0	0	0	0	0	0	0	0	0	0	4	4
0330 - 0345	0	2	0	0	0	0	0	0	0	0	0	0	0	2	2
0345 - 0400	0	5	0	0	0	0	0	0	0	0	0	0	0	5	14
0400 - 0415	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6
0415 - 0430	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6
0430 - 0445	0	8	0	0	0	0	0	0	0	0	0	0	0	8	8
0445 - 0500	0	9	0	0	0	0	0	0	0	0	0	0	0	9	29
0500 - 0515	0	15	0	0	0	0	0	0	0	0	0	0	0	15	15
0515 - 0530	0	24	1	0	0	0	0	0	0	0	0	0	0	25	25
0530 - 0545	0	14	2	0	0	0	0	0	0	0	0	0	0	16	16
0545 - 0600	0	23	3	1	0	0	0	0	0	0	0	0	0	27	83
0600 - 0615	0	30	3	0	0	0	0	0	0	0	0	0	0	33	33
0615 - 0630	0	24	5	1	1	0	0	0	0	0	0	0	0	31	31
0630 - 0645	0	24	6	7	0	0	0	0	0	0	0	0	0	37	37
0645 - 0700	0	28	4	0	0	0	0	0	0	0	0	0	0	32	133
0700 - 0715	0	30	12	0	0	0	0	0	0	0	0	0	0	42	42
0715 - 0730	0	50	14	1	0	0	0	0	0	0	0	0	0	65	65
0730 - 0745	0	53	15	1	0	0	0	1	0	0	0	0	0	70	70
0745 - 0800	0	36	11	1	0	0	0	0	0	0	0	0	0	48	225
0800 - 0815	0	55	10	1	0	0	0	0	0	0	0	0	0	66	66
0815 - 0830	0	45	10	0	0	0	0	0	0	0	0	0	0	55	55
0830 - 0845	0	38	5	1	2	0	0	0	0	0	0	0	0	46	46
0845 - 0900	0	47	11	1	0	0	0	1	0	0	0	0	0	60	227
0900 - 0915	0	45	5	0	2	0	0	0	1	0	0	0	0	53	53
0915 - 0930	0	39	10	0	0	0	0	0	0	0	0	0	0	49	49
0930 - 0945	0	32	11	0	3	0	0	0	0	0	0	0	0	46	46
0945 - 1000	0	57	12	0	0	0	0	0	0	0	0	0	0	69	217
1000 - 1015	0	50	10	0	0	0	0	0	0	0	0	0	0	60	60
1015 - 1030	0	39	12	0	1	0	0	0	0	0	0	0	0	52	52
1030 - 1045	0	42	9	0	0	0	0	0	0	0	0	0	0	51	51
1045 - 1100	0	46	7	0	0	0	0	0	0	0	0	0	0	53	53
1100 - 1115	0	44	9	0	1	0	0	0	0	0	0	0	0	54	54
1115 - 1130	1	56	7	0	0	1	0	0	0	0	0	0	0	65	65
1130 - 1145	1	47	9	0	0	0	0	0	0	0	0	0	0	57	57
1145 - 1200	0	65	9	0	0	0	0	0	0	0	0	0	0	74	250
1200 - 1215	0	52	10	0	0	0	0	0	0	0	0	0	0	62	62
1215 - 1230	0	55	14	0	2	0	0	0	0	0	0	0	0	71	71
1230 - 1245	1	67	13	0	1	0	0	0	0	0	0	0	0	82	82
1245 - 1300	0	79	9	0	0	0	0	0	1	0	0	0	0	89	304
1300 - 1315	0	61	19	0	1	0	0	0	0	0	0	0	0	81	81
1315 - 1330	0	44	5	0	1	0	0	0	0	0	0	0	0	50	50
1330 - 1345	0	59	12	0	0	0	0	0	0	0	0	0	0	71	71
1345 - 1400	1	63	9	0	2	0	0	0	0	0	0	0	0	75	277
1400 - 1415	3	55	15	0	0	0	0	0	0	0	0	0	0	73	73
1415 - 1430	0	59	12	3	0	0	0	0	0	0	0	0	0	74	74
1430 - 1445	0	86	14	3	1	0	0	0	0	0	0	0	0	104	104
1445 - 1500	1	77	13	1	2	0	0	0	0	0	0	0	0	94	94
1500 - 1515	1	68	14	2	3	0	0	0	0	0	0	0	0	88	88
1515 - 1530	0	80	8	2	2	0	0	0	0	0	0	0	0	92	92
1530 - 1545	0	74	14	0	0	0	0	0	0	0	0	0	0	88	88
1545 - 1600	1	92	14	0	0	0	0	0	0	0	0	0	0	107	375
1600 - 1615	0	100	18	0	0	0	0	0	0	0	0	0	0	118	118
1615 - 1630	0	96	22	1	0	0	0	1	0	0	0	0	0	120	120
1630 - 1645	0	82	13	1	0	0	0	0	0	0	0	0	0	96	96
1645 - 1700	0	85	15	0	0	0	0	0	0	0	0	0	0	102	102
1700 - 1715	0	92	15	1	1	0	0	0	0	0	0	0	0	109	109
1715 - 1730	1	86	9	0	1	0	0	0	0	0	0	0	0	97	97
1730 - 1745	1	93	12	1	0	0	0	0	0	0	0	0	0	107	107
1745 - 1800	2	119	21	0	1	0	0	1	0	0	0	0	0	144	457
1800 - 1815	0	113	18	0	0	0	0	0	0	0	0	0	0	131	131
1815 - 1830	0	99	14	0	0	0	0	0	0	0	0	0	0	113	113
1830 - 1845	0	94	21	0	0	0	0	0	0	0	0	0	0	115	115
1845 - 1900	0	76	19	0	0	0	0	0	0	0	0	0	0	95	95
1900 - 1915	0	82	16	0	0	0	0	0	0	0	0	0	0	98	98
1915 - 1930	0	74	21	0	0	0	0	0	0	0	0	0	0	95	95
1930 - 1945	1	88	12	0	0	0	0	0	0	0	0	0	0	101	101
1945 - 2000	1	64	14	0	0	0	0	0	0	0	0	0	0	79	79
2000 - 2015	0	59	11	0	0	0	0	0	0	0	0	0	0	70	70
2015 - 2030	0	60	12	0	0	0	0	0	0	0	0	0	0	72	72
2030 - 2045	0	42	11	0	0	0	0	0	0	0	0	0	0	53	53
2045 - 2100	0	53	16	0	0	0	0	0	0	0	0	0	0	69	69
2100 - 2115	0	42	8	0	0	0	0	0	0	0	0	0	0	50	50
2115 - 2130	0	36	7	0	0	0	0	0	0	0	0	0	0	43	43
2130 - 2145	0	36	11	0	0	0	0	0	0	0	0	0	0	47	47
2145 - 2200	0	40	10	0	0	0	0	0	0	0	0	0	0	50	50
2200 - 2215	0	37	7	0	0	0	0	0	0	0	0	0	0	44	44
2215 - 2230	0	35	7	1	0	0	0	0	0	0	0	0	0	43	43
2230 - 2245	0	30	7	0	0	0	0	0	0	0	0	0	0	37	37
2245 - 2300	0	33	9	0	0	0	0	0	0	0	0	0	0	42	42
2300 - 2315	0	24	6	0	0	0	0	0	0	0	0	0	0	30	30
2315 - 2330	0	19	8	0	0	0	0	0	0	0	0	0	0	27	27
2330 - 2345	0	19	3	0	0	0	0	0	0	0	0	0	0	22	22
2345 - 0000	0	14	2	0	0	0	0	0	0	0	0	0	0	16	16

Session Total	17	4307	814	32	29	1	0	4	2	0	0	0	0	5206
Session Average	0.18	44.86	8.48	0.33	0.30	0.01	0.00	0.04	0.02	0.00	0.00	0.00	0.00	54.23
Session Percentage	0.33	82.73	15.64	0.61	0.56	0.02	0.00	0.08	0.04	0.00	0.00	0.00	0.00	
AM Peak Hour	-	0715 - 0815	0700 - 0800	0545 - 0645	0845 - 0945	-	-	-	0645 - 0745	0815 - 0915	-	-	-	0715 - 0815
AM Peak Volume	0	194	52	9	5	0	0	1	1	0	0	0	0	249
Noon Peak Hour	1315 - 1415	1430 - 1530	1215 - 1315	1415 - 1515	1430 - 1530	1030 - 1130	-	-	1200 - 1300	-	-	-	-	1430 - 1530
Noon Peak Volume	4	311	55	9	8	1	0	0	1	0	0	0	0	378
PM Peak Hour	1700 - 1800	1745 - 1845	1830 - 1930	1500 - 1600	1500 - 1600	-	-	1530 - 1630	-	-	-	-	-	1745 - 1845
PM Peak Volume	4	423	77	4	5	0	0	1	0	0	0	0	0	503

Appendix D

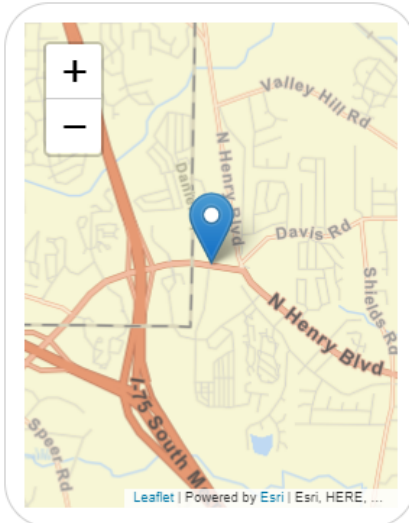
GDOT Traffic Data

Location Map of GDOT Count Stations



0000151_0256 - 151-0256
Description: CL STOCKBRIDGE INTO
County: Henry
Route number: 00013800
LRS section: 1511013800
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 33.5535942513693,

Site Data

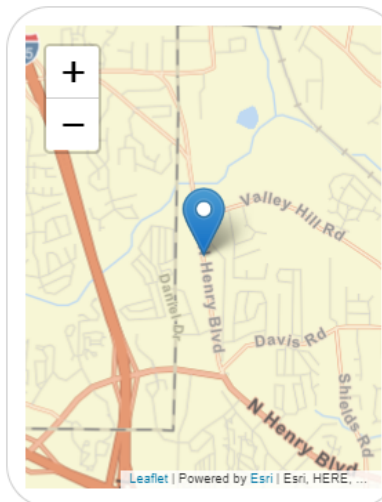



Count History

Year	Month	Count type	Duration	Count
2021	May	Class	48 hours	37292
2019	October	Class	48 hours	32738
2015	June	Class	48 hours	33506
2011	July	Class	48 hours	30090
2011	June	Class	48 hours	9428

0000151_0365 - 151-0365
Description: SRT 013800 L
County: Henry
Route number: 00004200
LRS section: 1511004200
Functional class: 3U - Principal Arterial - Other (Urban)
Coordinates: 33.5630747076405,

Site Data

Count History

Year	Month	Count type	Duration	Count
2021	June	Class	48 hours	17340
2019	January	Class	48 hours	15504
2015	June	Class	48 hours	15866
2013	April	Class	48 hours	15942
2011	June	Volume	48 hours	14676
2009	September	Volume	48 hours	14258

0000151_8013 - 151-8013

Description: Davis Rd

County: Henry

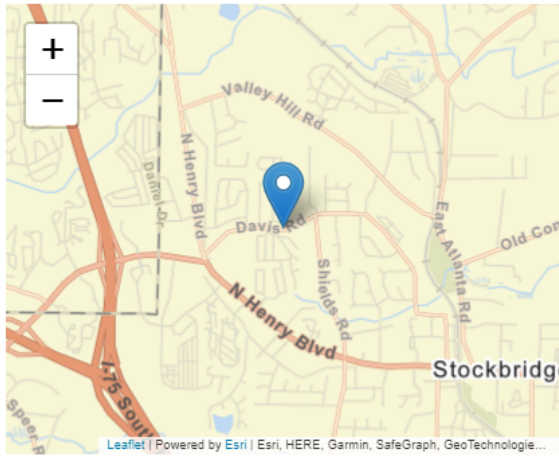
Route number: 00008200

LRS section: 1512008200

Functional class: 7U - Local (Urban)

Coordinates: 33.5559562900328, -84.2511484366999

Site Data



Count History

Year	Month	Count type	Duration	Count
2021	January	Volume	48 hours	4240
2017	April	Volume	48 hours	5920
2013	April	Volume	48 hours	5692
2009	September	Volume	48 hours	4877



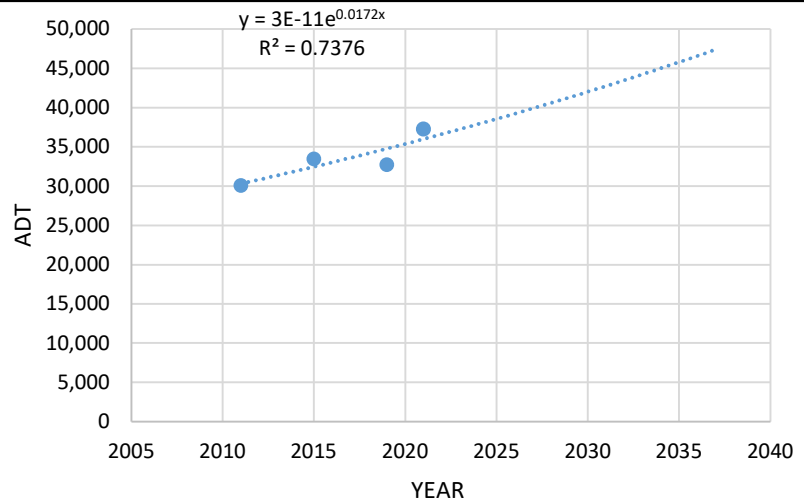
Count Station: GDOT #151-0256
 Street: Highway 138
 Location: west of the development
 Source: GDOT

YEAR	ADT	TREND
2011	30,090	30300
2012		30800
2013		31400
2014		31900
2015	33,506	32500
2016		33000
2017		33600
2018		34200
2019	32,738	34800
2020		35400
2021	37,292	36000
2022		36600
2023		37300
2024		37900
2025		38600
2026		39200
2027		39900
2028		40600
2029		41300
2030		42000
2031		42700
2032		43500
2033		44200
2034		45000
2035		45800
2036		46600
2037		47400

10-Years of Count Data

Trend Annual Historic Compound Growth Rate

1.77%



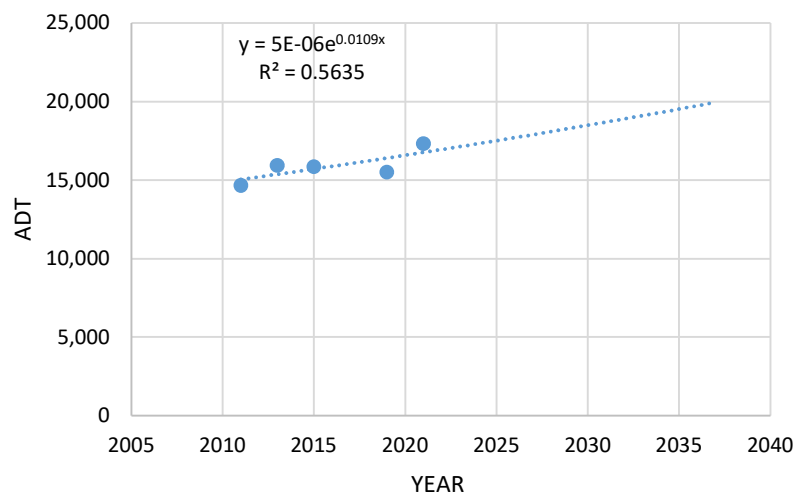
Count Station: GDOT #151-0365
 Street: N Henry Blvd
 Location: north of the development
 Source: GDOT

YEAR	ADT	TREND
2011	14,676	15000
2012		15200
2013	15,942	15400
2014		15500
2015	15,866	15700
2016		15900
2017		16100
2018		16200
2019	15,504	16400
2020		16600
2021	17,340	16800
2022		16900
2023		17100
2024		17300
2025		17500
2026		17700
2027		17900
2028		18100
2029		18300
2030		18500
2031		18700
2032		18900
2033		19100
2034		19300
2035		19500
2036		19700
2037		20000

5-Years of Count Data

Trend Annual Historic Compound Growth Rate

1.14%



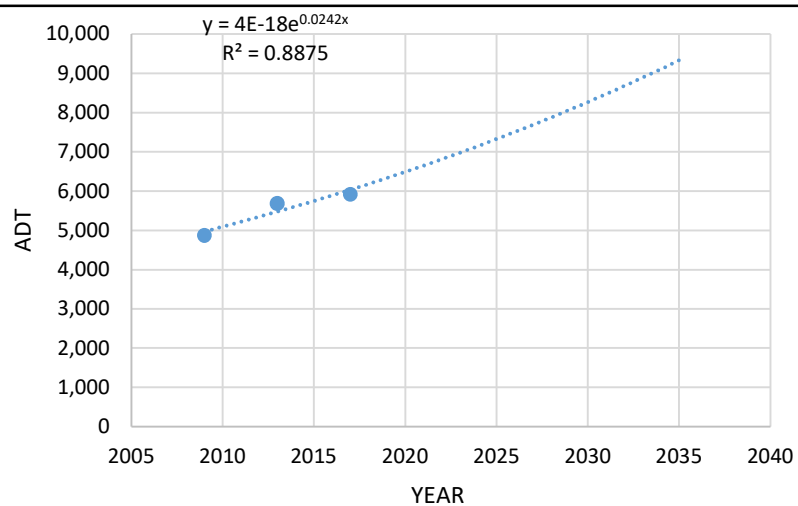
Count Station: GDOT #151-8013
 Street: Davis Road
 Location: south of the development
 Source: GDOT

YEAR	ADT	TREND
2009	4,877	5000
2010		5100
2011		5200
2012		5300
2013	5,692	5500
2014		5600
2015		5700
2016		5900
2017	5,920	6000
2018		6200
2019		6300
2020		6500
2021		6600
2022		6800
2023		7000
2024		7200
2025		7300
2026		7500
2027		7700
2028		7900
2029		8100
2030		8300
2031		8500
2032		8700
2033		8900
2034		9100
2035		9300

5-Years of Count Data

Trend Annual Historic Compound Growth Rate

2.31%



Appendix E

Intersection Volume Development

Traffic Analysis
Davis Road Townhomes
Intersection Traffic Volumes

Intersection: #1 - Davis Road at Proposed Driveway

A.M. PEAK HOUR

Condition	N/A Northbound			Proposed Driveway Southbound			Davis Road Eastbound			Davis Road Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)								103			124	
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Base Condition (2027)	0	0	0	0	0	0	0	114	0	0	137	0
Project Trips:												
Trip Distribution IN							70%					30%
Trip Distribution OUT				30%		70%						
Residential Trips	0	0	0	17	0	40	18	0	0	0	0	8
Total Project Trips	0	0	0	17	0	40	18	0	0	0	0	8
Buildout Total (2027)	0	0	0	17	0	40	18	114	0	0	137	8

P.M. PEAK HOUR

Condition	N/A Northbound			Proposed Driveway Southbound			Davis Road Eastbound			Davis Road Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)								303			154	
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Base Condition (2027)	0	0	0	0	0	0	0	335	0	0	170	0
Project Trips:												
Trip Distribution IN							70%					30%
Trip Distribution OUT				30%		70%						
Residential Trips	0	0	0	13	0	29	39	0	0	0	0	17
Total Project Trips	0	0	0	13	0	29	39	0	0	0	0	17
Buildout Total (2027)	0	0	0	13	0	29	39	335	0	0	170	17

Traffic Analysis
Davis Road Townhomes
Intersection Traffic Volumes

Intersection: #2 - SR 42/N Henry Blvd at Davis Rd

A.M. PEAK HOUR

Condition	SR 42/N Henry Blvd Northbound			SR 42/N Henry Blvd Southbound			Driveway Eastbound			Davis Road Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2023)	2	426	65	38	355	12	1	0	3	82	29	51
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Base Condition (2027)	2	461	70	41	384	13	1	0	3	89	31	55
Project Trips:												
Trip Distribution IN			40%	30%								
Trip Distribution OUT										40%		30%
Residential Trips	0	0	10	8	0	0	0	0	0	23	0	17
Total Project Trips	0	0	10	8	0	0	0	0	0	23	0	17
Buildout Total (2027)	2	461	80	49	384	13	1	0	3	112	31	72

P.M. PEAK HOUR

Condition	SR 42/N Henry Blvd Northbound			SR 42/N Henry Blvd Southbound			Driveway Eastbound			Davis Road Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2023)	1	557	166	106	697	18	1	3	10	15	9	124
Annual Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Base Condition (2027)	1	603	180	115	754	19	1	3	11	16	10	134
Project Trips:												
Trip Distribution IN			40%	30%								
Trip Distribution OUT										40%		30%
Residential Trips	0	0	22	17	0	0	0	0	0	17	0	13
Total Project Trips	0	0	22	17	0	0	0	0	0	17	0	13
Buildout Total (2027)	1	603	202	132	754	19	1	3	11	33	10	147

Appendix F

Capacity Analysis Reports

Existing Conditions – Year 2023

HCM 6th TWSC
2: N Henry Blvd & Driveway/Davis Rd

Existing 2023
AM Peak Hour

Intersection												
Int Delay, s/veh	6.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕		↗	↖	↗
Traffic Vol, veh/h	1	0	3	82	29	51	2	426	65	38	355	12
Future Vol, veh/h	1	0	3	82	29	51	2	426	65	38	355	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	3	89	32	55	2	463	71	41	386	13

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1014	1006	386	979	984	499	399	0	0	534	0	0
Stage 1	468	468	-	503	503	-	-	-	-	-	-	-
Stage 2	546	538	-	476	481	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	217	241	662	229	248	572	1160	-	-	1034	-	-
Stage 1	575	561	-	551	541	-	-	-	-	-	-	-
Stage 2	522	522	-	570	554	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	171	231	662	221	238	572	1160	-	-	1034	-	-
Mov Cap-2 Maneuver	171	231	-	221	238	-	-	-	-	-	-	-
Stage 1	574	539	-	550	540	-	-	-	-	-	-	-
Stage 2	443	521	-	545	532	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	14.5		37.9		0		0.8	
HCM LOS	B		E					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1160	-	-	385 278	1034	-	-
HCM Lane V/C Ratio	0.002	-	-	0.011 0.633	0.04	-	-
HCM Control Delay (s)	8.1	0	-	14.5 37.9	8.6	-	-
HCM Lane LOS	A	A	-	B E	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0 4	0.1	-	-

HCM 6th TWSC
2: N Henry Blvd & Driveway/Davis Rd

Existing 2023
PM Peak Hour

Intersection												
Int Delay, s/veh	4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	3	10	15	9	124	1	557	166	106	697	18
Future Vol, veh/h	1	3	10	15	9	124	1	557	166	106	697	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	98	98	98	98	98	98	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	3	10	15	9	127	1	568	169	108	711	18
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1650	1666	711	1598	1600	653	729	0	0	737	0	0
Stage 1	927	927	-	655	655	-	-	-	-	-	-	-
Stage 2	723	739	-	943	945	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	79	97	433	86	106	467	875	-	-	869	-	-
Stage 1	322	347	-	455	463	-	-	-	-	-	-	-
Stage 2	417	424	-	315	340	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	48	85	433	74	93	467	875	-	-	869	-	-
Mov Cap-2 Maneuver	48	85	-	74	93	-	-	-	-	-	-	-
Stage 1	321	304	-	454	462	-	-	-	-	-	-	-
Stage 2	297	423	-	267	298	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	27.1		35.9		0		1.3					
HCM LOS	D		E									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	875	-	-	177	262	869	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.081	0.576	0.124	-	-				
HCM Control Delay (s)	9.1	0	-	27.1	35.9	9.7	-	-				
HCM Lane LOS	A	A	-	D	E	A	-	-				
HCM 95th %tile Q(veh)	0	-	-	0.3	3.3	0.4	-	-				

Future No-Build Conditions – Year 2027

Intersection						
Int Delay, s/veh	2.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗	↗	↗↗
Traffic Vol, veh/h	0	175	461	70	41	381
Future Vol, veh/h	0	175	461	70	41	381
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	190	501	76	45	414
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	251	0	0	577	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	749	-	-	993	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	749	-	-	993	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	11.4	0		0.9		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	749	993	-	
HCM Lane V/C Ratio	-	-	0.254	0.045	-	
HCM Control Delay (s)	-	-	11.4	8.8	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	1	0.1	-	

Intersection						
Int Delay, s/veh	1.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	160	603	180	115	754
Future Vol, veh/h	0	160	603	180	115	754
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	163	615	184	117	769
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	308	0	0	799	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	688	-	-	819	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	688	-	-	819	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	11.9	0		1.3		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	688	819	-	
HCM Lane V/C Ratio	-	-	0.237	0.143	-	
HCM Control Delay (s)	-	-	11.9	10.1	-	
HCM Lane LOS	-	-	B	B	-	
HCM 95th %tile Q(veh)	-	-	0.9	0.5	-	

Future Build Conditions – Year 2027

HCM 6th TWSC
1: Davis Road & Proposed Driveway

Build 2027
AM Peak Hour

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	18	114	137	8	17	40
Future Vol, veh/h	18	114	137	8	17	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	0	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	124	149	9	18	43
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	158	0	-	0	313	149
Stage 1	-	-	-	-	149	-
Stage 2	-	-	-	-	164	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1422	-	-	-	680	898
Stage 1	-	-	-	-	879	-
Stage 2	-	-	-	-	865	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1422	-	-	-	670	898
Mov Cap-2 Maneuver	-	-	-	-	670	-
Stage 1	-	-	-	-	867	-
Stage 2	-	-	-	-	865	-
Approach	EB	WB		SB		
HCM Control Delay, s	1	0		9.6		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1422	-	-	-	670	898
HCM Lane V/C Ratio	0.014	-	-	-	0.028	0.048
HCM Control Delay (s)	7.6	-	-	-	10.5	9.2
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1	0.2

Intersection						
Int Delay, s/veh	2.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations		↗	↗↗	↗	↗	↗↗
Traffic Vol, veh/h	0	215	461	80	49	384
Future Vol, veh/h	0	215	461	80	49	384
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	234	501	87	53	417
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	251	0	0	588	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	749	-	-	983	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	749	-	-	983	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	12	0		1		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	749	983	-	
HCM Lane V/C Ratio	-	-	0.312	0.054	-	
HCM Control Delay (s)	-	-	12	8.9	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	1.3	0.2	-	

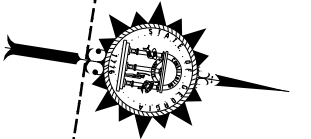
HCM 6th TWSC
1: Davis Road & Proposed Driveway

Build 2027
PM Peak Hour

Intersection						
Int Delay, s/veh	1.2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	39	335	170	17	13	29
Future Vol, veh/h	39	335	170	17	13	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	0	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	364	185	18	14	32
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	203	0	-	0	633	185
Stage 1	-	-	-	-	185	-
Stage 2	-	-	-	-	448	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1369	-	-	-	444	857
Stage 1	-	-	-	-	847	-
Stage 2	-	-	-	-	644	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1369	-	-	-	430	857
Mov Cap-2 Maneuver	-	-	-	-	430	-
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	644	-
Approach	EB	WB		SB		
HCM Control Delay, s	0.8	0		10.7		
HCM LOS	B					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1369	-	-	-	430	857
HCM Lane V/C Ratio	0.031	-	-	-	0.033	0.037
HCM Control Delay (s)	7.7	-	-	-	13.7	9.4
HCM Lane LOS	A	-	-	-	B	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.1	0.1

Intersection						
Int Delay, s/veh	1.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	190	603	202	132	754
Future Vol, veh/h	0	190	603	202	132	754
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	-	0	0	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	194	615	206	135	769
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	-	308	0	0	821	0
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	6.94	-	-	4.14	-
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	0	688	-	-	804	-
Stage 1	0	-	-	-	-	-
Stage 2	0	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	-	688	-	-	804	-
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	12.3	0		1.5		
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	688	804	-	
HCM Lane V/C Ratio	-	-	0.282	0.168	-	
HCM Control Delay (s)	-	-	12.3	10.4	-	
HCM Lane LOS	-	-	B	B	-	
HCM 95th %tile Q(veh)	-	-	1.2	0.6	-	

Appendix G



POTENTIAL STORMWATER SWALE

215+00
EXIST R/W

220+00

2254100

230+00

 $210 + 00$

212+92.59

POTENTIAL STORMWATER POND

A close-up photograph of a white street sign with black lettering that reads "DAVIS ROAD". The sign is mounted on a metal post, and the background shows a blurred street scene with a road and some foliage.

CLIFFORD COURT

OLD ATLANTA HIGHWAY

$$\begin{array}{r} 223 + 82.5 \\ \hline 305.5 \end{array}$$

POTENTIAL
DISPLACEMENT
(TYP.)

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

October 3, 2022

Mr. Renato Ghizoni
Entitlements Manager
3330 Cumberland BLVD Suite 275
Atlanta, Georgia 30339

RE: Proposed Townhouse Subdivision (576 Davis Road)

Mr. Ghizoni:

The City has reviewed your request for water and sewer services for the proposed Townhouse Subdivision (576 Davis Road). Water and sewer services are available; however, the following are required:

- The property must be annexed into the City before water and sewer services are granted.
- All costs associated with connecting to the water and sewer systems are the developer's responsibility.
- The developer must adhere to the City's Minimum Development Standards.

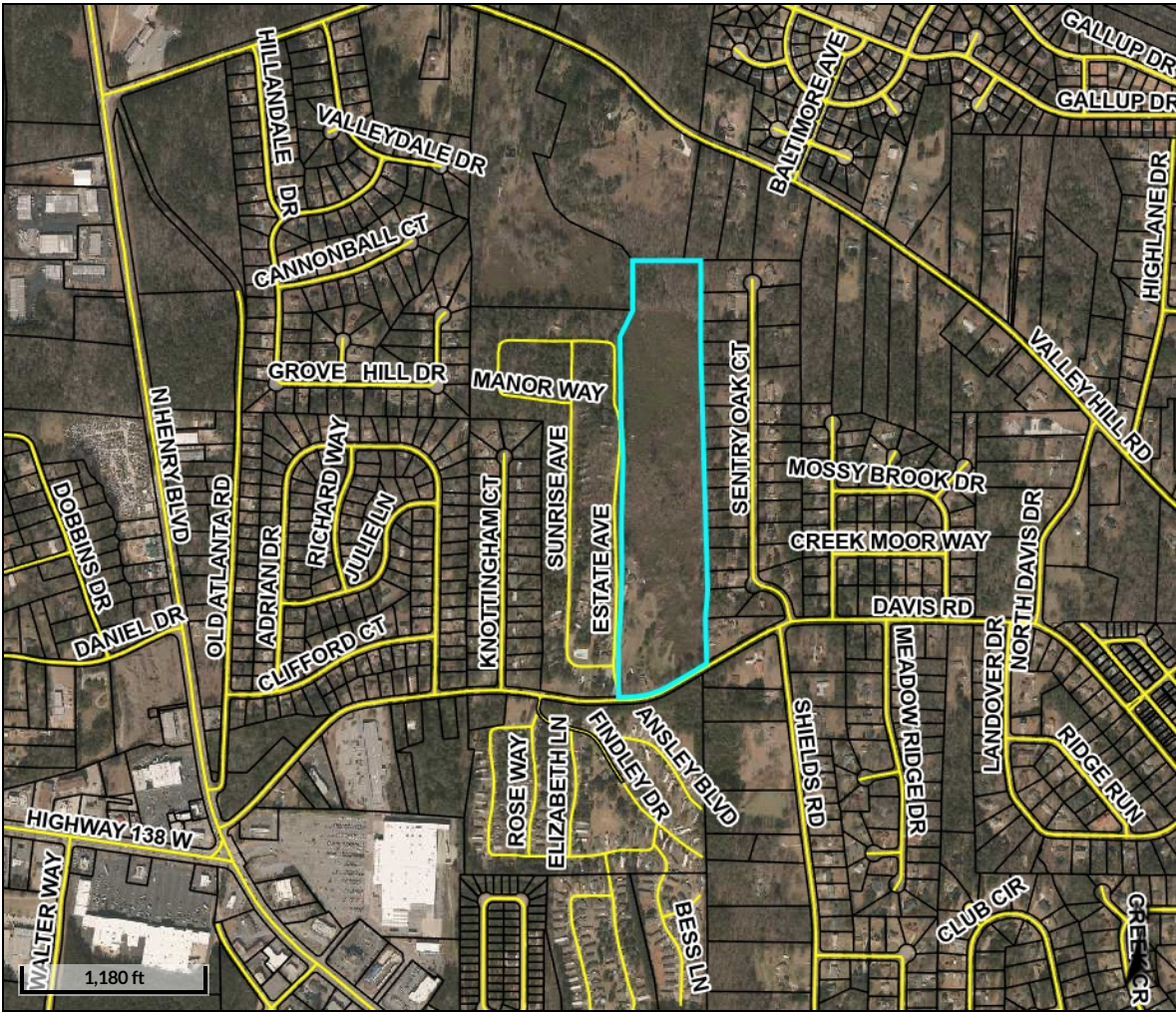
Should you need additional information, please do not hesitate to contact me at (404) 862-3743.

Sincerely,

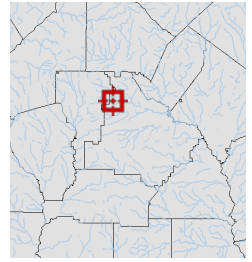


Brad Holtsinger
Sewer Superintendent

Cc: Decius T. Aaron, Public Works Director
Donnie Mullis, Water Superintendent



Overview



Legend

-  Parcels
-  Roads

Parcel ID	S05-01002000	Class	A	Owner	O'BRIEN CAROLYN L S, ORDONEZ	Land Value:	\$152,500	Last 2 Sales		
Property Address	576 DAVIS RD	Acreage	27.635	Address	R S, SMITH RALPH L & CHARLES W 112 MANN BLVD STOCKBRIDGE GA 30281	Building Value:	\$160,100	Date	Price	Reason
District	County/UnIncorp					Misc Value:	\$3,700	10/8/2013	\$0	D OF ASSNT
						Total Value:	\$316,300	1/1/1973	\$0	n/a
										U
										U

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County Courthouse or can be determined by employing the services of a licensed surveyor.

Date created: 10/14/2022

Last Data Uploaded: 10/13/2022 10:47:33 PM

Developed by  Schneider GEOSPATIAL

Variance 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 VARIANCE 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.

City of Stockbridge Planning and Zoning Division
Community Development Department

VARIANCE APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL VARIANCE 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 zoning 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.	✓
Letter from the Henry County Water and Sewerage Authority	1	This letter must accompany the application at the time of submittal. For properties that receive water and sewer service from the City of Stockbridge, please contact the Stockbridge Public Works Department.	✓
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> .	N/A

Procedures

A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required. *(No opinions or guidance can be given over the phone).* Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other City departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign will be posted at least 15 days prior to the scheduled public meeting date.

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

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3321

City of Stockbridge Public Works Department -----
Stockbridge Public Works Building
321 Taylor Drive
Stockbridge, GA 30281

Water Department tel.: (770) 474-1232
Sewer Department tel.: (678) 833-3301

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
tel. (770) 957-6659

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Fire Department
664 Industrial Boulevard
McDonough, GA 30253
tel. (770) 288-6600

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Environmental Compliance
And Plan Review
140 Henry Parkway
McDonough, GA 30253
tel. (770) 288-6064

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

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

PRE-APPLICATION FORM

DATE 9/30/2022

APPLICANT: FORESTAR (USA) REAL ESTATE GROUP INC.

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 576 Davis Road, Stockbridge, GA 30281

DISTRICT: 12 **LAND LOT(S):** 70, 91 **PARCEL I.D.(S):** S05-01002000

CURRENT ZONING: RA Residential Agriculture (Henry County)

PROPOSED ZONING: MFR (Multifamily Residential)

FUTURE LAND USE MAP DESIGNATION: Low Density Residential (existing - Henry County)
High Density Residential (proposed)

REQUEST / ITEMS DISCUSSED:

Applicant and City Staff discussed the applicant's proposed townhouse subdivision,
annexation, rezoning, and comprehensive plan amendment in the City of
Stockbridge. Items discussed were the City's zoning districts, future land uses,
requirements and standards of the MFR zoning district, proposed density,
proposed amenities, and the process and items required to apply for annexation,
rezoning, and the comprehensive plan amendment.

ZONING OF ADJACENT PROPERTIES:

**PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS:**

- 4 -

MEETING ATTENDANTS:

(Linda Logan - City of Stockbridge)

(Name and Signature)

(Gordon Linton - City of Stockbridge)

(Renato Ghizoni - Forestar)

Renato Ghizoni

(Name and Signature)

(Jack Burke - Forestar)

Jack Burke

(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 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.

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant FORESTAR (USA) REAL ESTATE GROUP INC Phone: 804-400-7926 Date: 9/30/2022

Address Applicant: 3330 Cumberland Blvd, Suite 275 Fax _____ Pager/Cell # _____

City: Atlanta State: GA Zip: 30339 E-mail: JackBurke@forestar.com

Name of Agent Alex Brock - Smith, Gambrell & Russell, LLP Phone: 404-815-3603 Date: 9/30/2022

Address Agent: 1105 W. Peachtree St NE Fax _____ Pager/Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: jabrock@sgrlaw.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 VARIANCE FOR THE PROPERTY.

Variance(s) being requested _____

Reduce Front Yard Setback from 50 feet to 25 feet.

The property will be POSTED with a City of Stockbridge Planning and Zoning 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.

Acknowledgement

Address of Property: 576 Davis Road, Stockbridge, GA 30281

Nearest intersection to the property: Estates Avenue & Davis Road

(Street Address)

Size of Tract: 27.635 acre(s), Land Lot Number(s): 70 and 91, District(s): 12

Property Tax Parcel Number(s): S05-01002000 (Required)



Witness' Signature



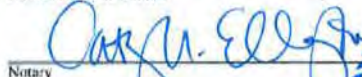
Signature of Applicant

Thanousiah M. Kueper

Printed Name of Witness

Chris Wilson

Printed Name of Applicant

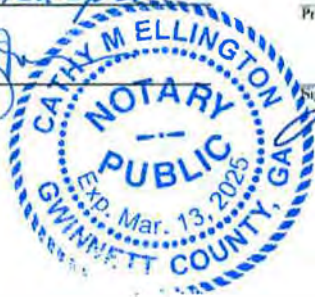


Notary



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: _____

Letter of Ownership

Carolyn Louise Smith O'Brien
32 Tracechain, Stockbridge, GA 30281
csobrien21@yahoo.com
404-520-0981

S05-01002000 (576 Davis Road)

I, Carolyn S O'Brien hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.

Carolyn S O'Brien
CAROLYN LOUISE SMITH O'BRIEN

Date: 9-30-2022

Sworn to and subscribed before me
this 30 day of September, 2022

Cathy M. Ellington
NOTARY PUBLIC



Letter of Ownership

Reba Smith Ordonez

112 Mann Blvd., Stockbridge, GA 30281

rrrmc@reagan.com

678-794-1098

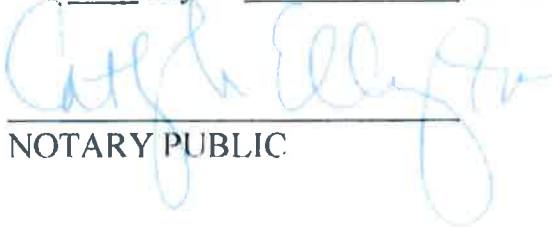
S05-01002000 (576 Davis Road)

I, Reba S. Ordonez, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.


REBA SMITH ORDONEZ

Date: 9/30/2022

Sworn to and subscribed before me
this 30 day of September, 2022


NOTARY PUBLIC



Letter of Ownership

Jeremy Smith, As Executor of
The Estate of Ralph Lee Smith, Deceased
ADDRESS 154 Magnolia Trace
EMAIL SMT+1024@Bellsouth.net
PHONE 678 425 7057

Milner Ga 30257

S05-01002000 (576 Davis Road)

I, Jeremy, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.

JEREMY SMITH, AS EXECUTOR OF
THE ESTATE OF RALPH LEE SMITH, DECEASED

Date:

Sworn to and subscribed before me
this 30 day of September, 2022

NOTARY PUBLIC



Letter of Ownership

Charles Walter Smith
142 Short Street
Bastrop, TX 78602
charleswsmith1947@gmail.com
eva@rps-international.com
512-924-4808 Cell
512-743-0737

S05-01002000 (576 Davis Road)

I, Charles W. Smith, hereby affirm that I own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Forestar (USA) Real Estate Group, Inc. (c/o J. Alexander Brock – Smith, Gambrell & Russell, LLP) related to the referenced property and consent to same.


CHARLES WALTER SMITH

Date: 09/22/2022

Sworn to and subscribed before me
this 30th day of September, 2022


NOTARY PUBLIC



Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30th day of September, 2022

Charles W. Smith
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy Ellington
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

Has the applicant made, within two (2) years immediately preceding the filing of this application for a rezoning, campaign contributions aggregating \$250 or more, or made gifts having in the aggregate a value of \$250 or more to a member of the City of Stockbridge Planning Commission or Stockbridge City Council who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of Sept., 2022

Carolyn S. O'Brien
Applicant's Name - Printed

Carolyn S. O'Brien
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy M. Ellington
Notary Public

* Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for a rezoning.

Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes ☐ No ☒

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of September, 2022

Jeremy Smith
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



[Signature]
Notary Public

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Yes _____ No X

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 30 day of September, 2022

Reba S. Ordonez
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 30th day of September, 2022



Cathy M. Ellington
Notary Public

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Yes _____ No X

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

Dennis J. Webb, Jr, Smith, Gambrell & Russell, LLP.
Applicant's Attorney, if applicable - Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes _____ No X

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Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kathryn M. Zickert, Smith, Gambrell & Russell, LLP
Applicant's Attorney, if applicable - Printed

Kathryn M Zickert
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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Yes _____ No X

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We certify that the foregoing information is true and correct, this _____ day of _____, _____

Applicant's Name -Printed _____

Signature of Applicant/Property Owner/Agent _____

J. Alexander Brock

J. Alexander Brock, Smith, Gambrell & Russell, LLP

Applicant's Attorney, if applicable -Printed _____

Signature of Applicant's Attorney, if applicable _____

Sworn to and subscribed before me this 18th day of August, 2022



Cathy M. Ellington
Notary Public

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Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes _____ No x

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this _____ day of _____,

Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

Kirk Fjelstul
Applicant's Attorney, if applicable - Printed
Kirk Fjelstul

[Signature]
Signature of Applicant's Attorney, if applicable

(Smith, Gambrell & Russell, LLP)

Sworn to and subscribed before me this 3rd day of October, 2022.



[Signature]
Notary Public

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Applicant Campaign Disclosure Form

(Must be completed by the applicant, the property owner, and the agent. Use as many forms as needed.)

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Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file the following information with the City of Stockbridge Planning and Zoning Division within ten (10) days after this application is first filed:

Planning Commissioner and/or City Council Member Name	Dollar Amount of Campaign Contribution	Description of Gift \$250 or greater, which was given to Board Member

We certify that the foregoing information is true and correct, this 3 day of October, 2022

Chris Wilson
Applicant's Name - Printed

[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 3 day of October 2022



Ekimi C. Telfair
Notary Public

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Henry County Water Authority
Engineering Division

Application for Water/Sewer Availability Letter

Date: 9/30/2022

Name of Applicant FORESTAR (USA) REAL ESTATE GROUP INC. Phone: _____ Mobile: 404-988-0460

Address of Applicant: 3330 Cumberland Blvd, Suite 275 Fax: _____

City: Atlanta State: GA Zip: 30339 E-mail: JackBurke@forestar.com

Name of Agent Alex Brock - Smith, Gambrell & Russell, LLP Phone: 404-815-3603 Mobile: _____

Address of Agent: 1105 W. Peachtree St NE Fax: _____

City: Atlanta State: GA Zip: 30309 E-mail: JackBurke@forestar.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT FOR THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (PLEASE CHECK THE PURPOSE OF LETTER REQUEST AND FILL IN ALL APPLICABLE INFORMATION LEGIBLY AND COMPLETELY).

VERIFICATION OF SERVICE: ☐ Conditional Use/Exception ☐ Variance ☐ In-law Suite/Addition ☐ Bank Loan

AVAILABILITY: ☐ General Availability ☒ Rezoning

Availability letters will require a minimum of three weeks from the date of payment and application submittal.

Request from County RA Residential-Agricultural to Stockbridge MFR
(Present Zoning) (Requested Zoning)

For the Purpose of Townhouse Subdivision
(Type of Development)

Address of Property: 576 Davis Rd, Stockbridge, GA 30281 Nearest Intersection to Property Estates Ave & Davis Rd
(Street Address, if Applicable, Nearest Intersection, Etc)

Size of Tract: 27.635 acre(s), Land Lot Number(s): 70 and 91, District(s): 12

Development Estimated Average Daily Sewer Flow (GPD): 70500

Property Tax Parcel Number: S05 .0100 .2000 Proposed number of lots: 235

Information beyond this point is not required for service verifications.

(Below: For properties within protected watershed districts only)

Gross Density: _____ units per acre Net Density: _____ units per acre

Estimated amount of impervious surface: _____ Minimum Lot Size: _____

Renato Ghizoni
Witness

Renato Ghizoni
Printed Name of Witness

Ekim C. Telfair
Notary

Chris Wilson
Signature of Owner(s)/Agent(s)
Carolyn Louise Smith O'Brien, Reba Smith O'Brien, Danny Smith,
as Executor of the Estate of Ralph Lee Smith, Deceased, and Charles
Printed Name of Owner/s Walter Smith

Smith Gambrell & Russell, LLP
Signature of Agent



FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Rezoning,
Future Land Use Map Amendment, and Concurrent Variances Application

of

FORESTAR (USA) REAL ESTATE GROUP, INC.

for

± 27.635 Acres of Land
located in
Land Lots 70 and 91
12th District, Henry County

REZONE: RA (Henry County) to MFR
FLUMA: LD (Henry County) to HDR

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Forestar (USA) Real Estate Group, Inc. (“Applicant”) has filed applications to rezone ± 27.635 acres of land located in Land Lots 70 and 91, 12th District of Henry County (the “Subject Property”) to allow a townhome development. The Subject Property was one of a large number of properties that were annexed from unincorporated Henry County into the City of Stockbridge per a November 8, 2022 public referendum that became effective on January 1st, 2023. The City of Stockbridge, however, has not yet adopted zoning or the future land use map designations for the newly annexed properties and the Subject Property remains unzoned with no land use designation.¹ With this in mind, the Applicant files this request to (a) rezone the Subject Property to the City of Stockbridge MFR (Multifamily Residential) zoning district; (b) amend the Future Land Use Map to designate the Subject Property as HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan; and (c) a concurrent variance to the City of Stockbridge Unified Development Code (“UDC”) to reduce the minimum front setbacks.

The Subject Property is currently developed with three single family detached homes and several appurtenant structures (barns and sheds). The Applicant seeks to redevelop the property for 170 townhome units at a density of ±6.15 units per acre along with amenities and associated site improvements (“Proposed Development”).² The unit sizes and heights will meet the requirements of the MFR district and all will be 3-bedroom units³ with a mix of units with either 1-car or 2-car garages.⁴ The garage parking will total 281 spaces, plus there will be an additional 281 driveway spaces and 92 surface parking spaces for guest parking for a total of 654 parking

¹ The proposed rezoning map amendment is being considered as application rezoning case OZM-2022-01. The proposed future land use map amendment is being considered as case FLUM-2022-01.

² The Applicant originally proposed 235 units at a density of 8.5 units per acre. The Applicant has eliminated over 65 units to allow for more guest parking and open space.

³ The proposed units are typically a 3-bedroom unit, however the Applicant is not the end builder and the final bedroom count may vary.

⁴ The Applicant is developing the property and the townhome structures will be built by a subsequent home builder.

spaces for the development. The Stockbridge UDC § 4.8.5 requires a minimum of 2.25 parking spaces per 3-bedroom unit and the Proposed Development has 3.84 spaces per unit, which is 271 spaces above the requirement. It is the Applicant's intent to provide ample parking within the development to prevent issues associated with blocking street access.

The Proposed Development is also preserving approximately 7.9 acres, or 28.5% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer as well as a large nature trail area for the residents. Additionally, the Proposed Development will contain amenities including a clubhouse, playground, dog park, and walking trail, as well as ±5,600 square feet of landscaped public space.

The Subject Property is well situated for the proposed townhome development. The surrounding area is developed with a compatible mix of residential types and zonings. The Subject Property is bordered to the west by the Pine Hills Mobile Home Park, which is a manufactured home community, shown on the City of Stockbridge's draft zoning map as to be zoned MHR (Mobile Home Residential).⁵ To the east, the Subject Property borders residential duplex lots long Sentry Oak Court, shown on Stockbridge's draft zoning map to be zoned CCR (City Center Residential)⁶. Also to the east is a property shown on the draft zoning map to be zoned RR (Rural Residential)⁷ and contains a single family residence. To the north, the Subject Property borders several properties zoned RA within unincorporated Henry County containing single family residential homes. To the south, the Subject Property borders the right-of-way of

⁵ This property was previously zoned RMH (Mobile or manufactured home development district) unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁶ This property was previously zoned RD (Residential duplex district) within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁷ This property was previously zoned RA within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

Davis Road. Davis Road is classified as a minor arterial per the Henry County Road Functional Classification Map. *See the Henry County Imagine Henry 2040 Comprehensive Plan (“Comp Plan”), pg 93.* The Stockbridge UDC 2.4.4 notes that the MFR district is intended to have access to a street that is classified as collector streets or higher, thus its location on Davis Road meets the intent of the UDC.⁸ The Proposed Development is also located less than one mile east of the commercial node at North Henry Boulevard (GA Highway 42) and Stockbridge Road (GA Highway 138). This is a significant commercial area with many uses that are supportive of the nearby residential including restaurant, retail and grocery. The introduction of modern, attractive townhomes will act to further boost this commercial node and potentially attract newer business to the area.

The proposed townhomes also are aligned with recent residential development trends within the City of Stockbridge. Between 2000 and 2016, the City of Stockbridge’s population tripled along with a corresponding increase in residential development. In fact, approximately 53% of the City of Stockbridge’s housing has been developed since 2000 and much of that development trending toward medium to high-density developments. *See Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pg 18.* The Proposed Development is following these trends by adding a higher density townhome development into the City. In addition, the proposed townhomes will add to the mix of housing options existing in the area. Townhomes residences tend to attract younger professionals and empty nesters, demographics that are not currently served by the surrounding mobile homes, duplexes or larger lot single family residences. The Comp Plan recognizes the need for more diverse housing options to attract younger professionals and millennials:

⁸ A minor arterial is a more intense (i.e, higher classified) roadway than a collector street.

The dominant housing option is likely to remain single family development; however to attract certain segments of the population, like young adults and millennial, other housing options should be available. Currently there is a lack of townhouse and smaller multi-family residential housing... Stockbridge could position itself to become a lifelong community by opening the door to new residents who may be more interested in living and working in Stockbridge without having to commit to a house immediately, as well as empty-nesters looking to downsize.

See Comp Plan, pg. 18.

The city needs to encourage and maintain a mixture of housing options to accommodate both traditional and non-traditional households and to attract young professionals.

See Comp Plan, p. 19.

The Proposed Development will be a fitting addition to the area filling a gap in housing options and creating attractive housing for a variety of Stockbridge's residents.

In addition to the rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential land use. It is important to note that the City of Stockbridge has not yet adopted its Future Land Use Map for the annexed properties, however the previous Henry County land use designation was Medium Density Residential ("Henry County MDR"). The Henry County MDR land use allows a density up to 6 units per acre. The City of Stockbridge draft Future Land Use Map notes the Subject Property as Low Density Residential, however this land use limits density to 2 units per acre.⁹ The only land use designation in the City of Stockbridge's Comp Plan that allows a density of 6 units per acre, similar to the previous Henry County MDR, is the High Density Residential ("HDR"). The HDR land use is compatible with certain zoning categories, namely MFR.¹⁰ The Comp Plan notes the following intent for the HDR land use: "This designation is intended primarily for residential land uses which include multi-story condominiums and

⁹ Refer to the City of Stockbridge Comprehensive Plan, pg. 44.

¹⁰ Refer to the City of Stockbridge Comprehensive Plan, pg. 45. Note that HDR allows the RM-3 zoning, which was converted to MFR when the City of Stockbridge adopted its present Unified Development Code. MFR also incorporates the former RM, RM-1, and RM-2 districts, which are compatible with the MDR land use. Refer to the City of Stockbridge UDC Table 1.11. As a result, MFR is appropriate for either the MDR or HDR land use.

planned town developments.” It is important to note that the HDR stated intent includes residential land uses and is not limited to certain uses or expressly exclusive of townhomes.¹¹ The HDR land use allows the MFR zoning, which in turn allows townhomes. Accordingly, the HDR land use is a compatible with the Proposed Development. Additionally, the Big Oak Villas, located approximately ¾ mile east of the Subject Property on Davis Road is an existing townhome development within the HDR land use. The Big Oak Villas townhomes are developed with a density of approximately 8 units per acre. Moreover, the Big Oak Villas are surrounded by Medium Density Residential (“MDR”) and Low Density Residential (“LDR”) land uses, similar to the Subject Property. The presence of a similarly situated HDR land use in the area, points to the compatibility of the Applicant’s requested land use.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code (“UDC”), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant’s knowledge, no rezoning applications have been filed concerning the Subject Property.

¹¹ The allowable uses within the HDR district is controlled by the underlying zoning district. The HDR allows several zoning districts, including MFR. The MFR district allows several uses, including townhome residential. Refer to Comp Plan, pg. 45 and UDC Table 3.1.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was recently annexed into the City of Stockbridge from unincorporated Henry County. Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, millenials and older residents looking to downsize;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The area is a mix of residential densities, including Henry County Low Density Residential to the north, Henry County MDR (a density of up to 6 units per acre) to the east¹², Henry County Low Density Residential to the west¹³, and "Low Density Residential" (City of Stockbridge) to the South.

¹² This property is anticipated to be MDR on the City of Stockbridge's draft Future Land Use Map.

¹³ This property is anticipated to be LDR on the City of Stockbridge's draft Future Land Use Map

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed townhome development will be a compatible residential use with the exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. The Subject Property's current RA zoning limits development to single family residences and other limited uses on minimum 1-acre sized lots. The existing homes on the property were built between 1940 and 1945¹⁴ at a time when the area was much more rural and characterized by farmstead tracts. Over the last eighty years, the larger lots have been slowly redeveloped for denser developments such as the duplex and manufactured home subdivisions that currently surround the Subject Property. The Applicant now seeks a rezoning to allow a townhome community that is in line with the surrounding development trends.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is in an area with a diverse range of housing types of varying densities. The Proposed Development will add to the variety of housing options in the area to attract different markets. There is another townhome development approximately ¾ mile to the east on Davis Road, the Big Oak Villas, which contains a townhome development at a density of

¹⁴ Data on the existing homes was obtained from the Henry County Tax Assessor's website at <https://qpublic.schneidercorp.com/Application.aspx?AppID=1035&LayerID=22139&PageTypeID=4&PageID=9368&Q=230410227&KeyValue=S05-01002000> (last visited 10.01.2022)

±7.9 units per acre. In addition, the Subject Property is adjacent to complimentary future land use designations, as noted on Henry County's and the Stockbridge's FLUM ("Low Density Residential" Henry County (North and West); "Medium Density Residential" Henry County (East) and "Low Density Residential" City of Stockbridge (South)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed townhomes will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned properties to the north. Additionally, the Applicant will be providing onsite amenities for the residents as well as public open space.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The property is bordered to the east and west by residential developments with higher densities than what is allowed under the Subject Property's current RA zoning. Also, as noted in the paragraphs above, the Proposed Development is in line with the nearby Big Oak Villas townhome community, a property zoned MFR with a density of ±7.9 units per acre. It should be noted that the Big Oak Villas were built in approximately 32 years ago, and there are no newer options for townhome residences nearby. The proposed MFR zoning and High-Density Residential land use will allow a townhome development that is compatible with the surrounding development and will provide much needed options for housing.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern

development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant is proposing the installation of a sanitary sewer line to connect to the existing sewer line in Shields Road. The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The Applicant submitted a traffic impact study with its original rezoning application, however, that study anticipated the impacts of the originally requested 235 townhome units. The Applicant is currently revising its traffic study for the 170 units now proposed. Regardless, the Applicant's previously submitted traffic impact study notes that there will be no change in the level of service of the adjacent Davis Road and nearby intersections after the construction of 235 townhome units.¹⁵ Since the Applicant has reduced 65 townhome units from the proposed design (now a total of 170 units), the Proposed Development's impacts on the surrounding roadways is anticipated to be even less. Moreover, the Subject Property has quick access to several major roadways. The Subject Property fronts Davis Road, which is classified as a minor arterial roadway per the Henry County Roadway Functional Classification Map. The Subject Property is also a short distance from N. Henry Boulevard (GA Highway 42) a minor arterial and Stockbridge Road (GA Highway 138) a principal arterial, both of which are major roadways intended for a high volume of traffic. Additionally, the Subject Property is approximately one

¹⁵ Refer to the Traffic Impact Analysis, by KCI Technologies, Inc., dated October 2022.

mile from Intrastate Highway 675 (I-675) which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impacts on traffic is anticipated to be minimal.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

See Section C above.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will not have a negative impact on the integrity of adjacent and nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 2.4.4 to reduce the minimum front yard setback from 50-feet to 25-feet

The Subject Property has a long and narrow shape that compresses any development toward the center of the property. The narrowness compresses the individual townhome lots resulting in a shorter front yard setback than the 50-feet that the MRF district requires. Additionally, the 50-foot setback is excessive and is much larger than what is typically required for townhome developments. For example, Henry County's RS (Residential Suburban) district, which allows townhomes, requires a minimum 25-foot front yard setback. *See Henry County Code of Ordinances § 2.01.02.I.* The strict enforcement of the 50-foot front yard setback would result in the loss of a significant number of units, with little positive benefits. The 25-foot setback is of sufficient length to allow a car to park in the driveway without blocking the sidewalk. In addition, requiring a 50-foot front yard setback would result in a large front yard that will require more maintenance. The large majority of townhome residents choose to live in such a unit to avoid yard maintenance that is found in other types of residences. Requiring a 50-

foot front yard would eliminate one of the major attractions to owning a townhome as compared to a single family detached residence.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of

the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The

Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

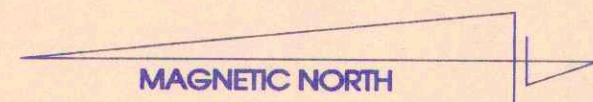
This 20th day of February, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'K. Zickert', is written over a horizontal line.

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500



SENTRY OAK SUBDIVISION
PB 14 / PG 217

N/F
WALLACE D. MASON
& ANN B. MASON
DB 4354 / PG 170

27.635 ACRES

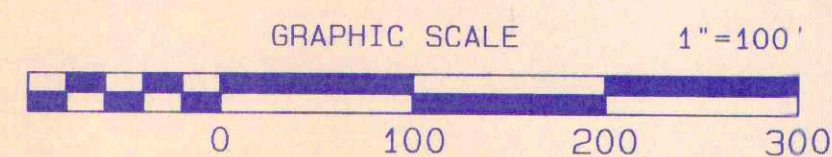
DB 42 / PG 417-418

N/F
PATRICIA A. COLVIN
aka PATRICIA A. FISH
DB 3023 / PG 142

N/F
H. L. WHITWORTH &
LUCY C. WHITWORTH
DB 214 / PG 91

LEGEND:

IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" ROD)
LL = LAND LOT
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
UP = UTILITY POLE
N/F = NOW OR FORMERLY



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT
THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD
AREA, EXCEPT AS SHOWN.

REFERENCE F.I.R.M. NUMBER 130468 00558 DATE 11/02/1983

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

R. M. Boyd 4/13/06
REGISTERED LAND SURVEYOR NO. 2227 DATE

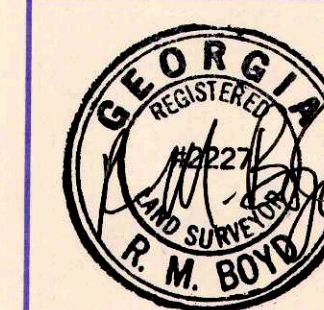
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE IN 10,000± FEET AND AN ANGULAR ERROR
OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING
THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO CLOSE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT USED:
ANGULAR - TOPCON GTS 303
LINEAR - TOPCON GTS 303

SURVEY
FOR
WALTER SMITH

LAND LOTS 70 & 91 ~ 12th DISTRICT ~ HENRY COUNTY, GEORGIA



R. M. Boyd & Associates
Surveying & Engineering, Inc.

325 South Lee St.
Fayetteville, GA 30214
770-461-2417

PROJECT NUMBER	FIELD BOOK NUMBER	DRAWN BY	REVIEWED BY	ISSUE DATE	SHEET NUMBER
06008	213	DSB	RMB	04/13/06	1 OF 1

EXHIBIT A

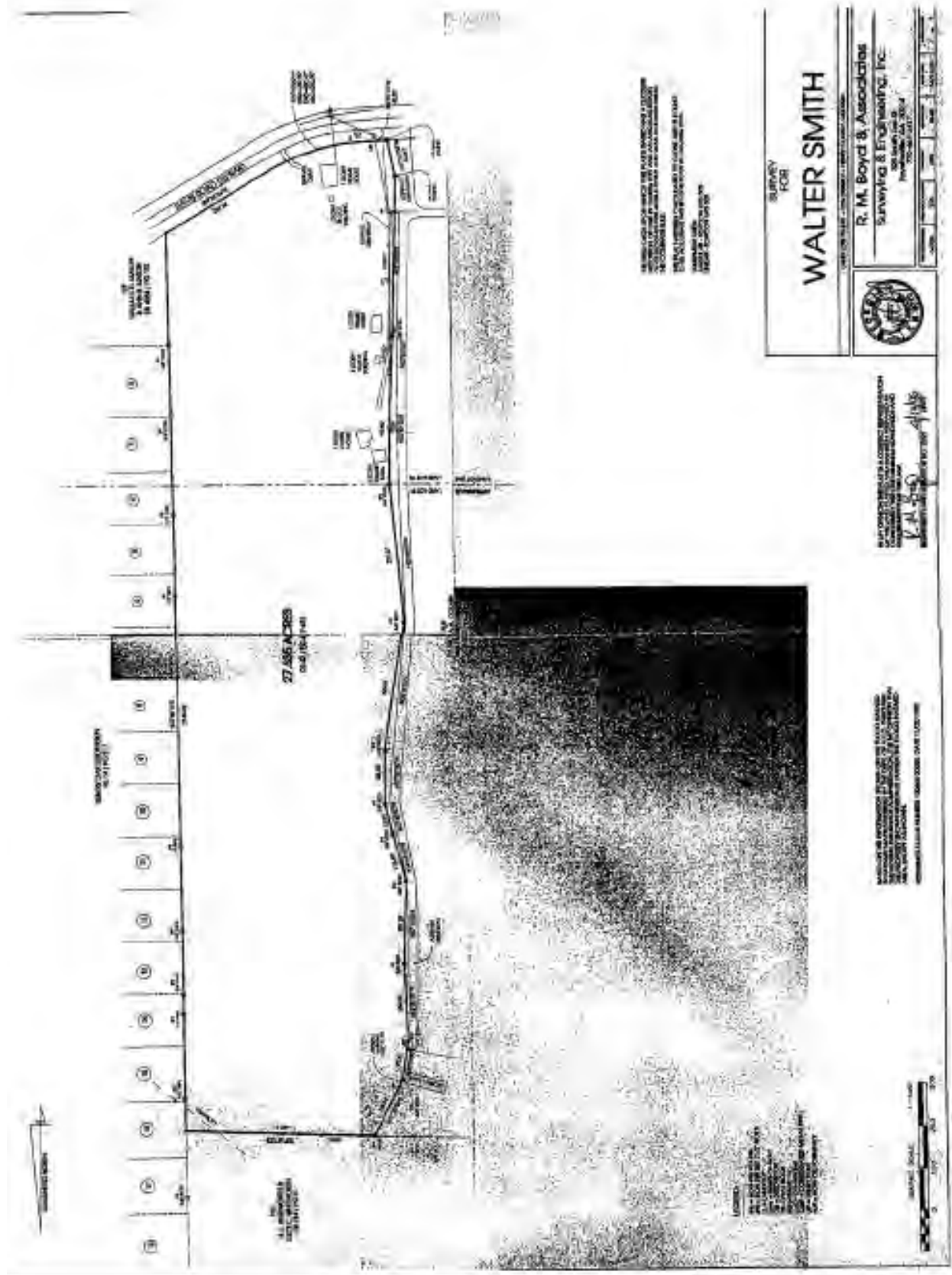
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 70 and 91 of the 12th Land District of Henry County, Georgia, containing 27.635 acres, and being more particularly described as follows:

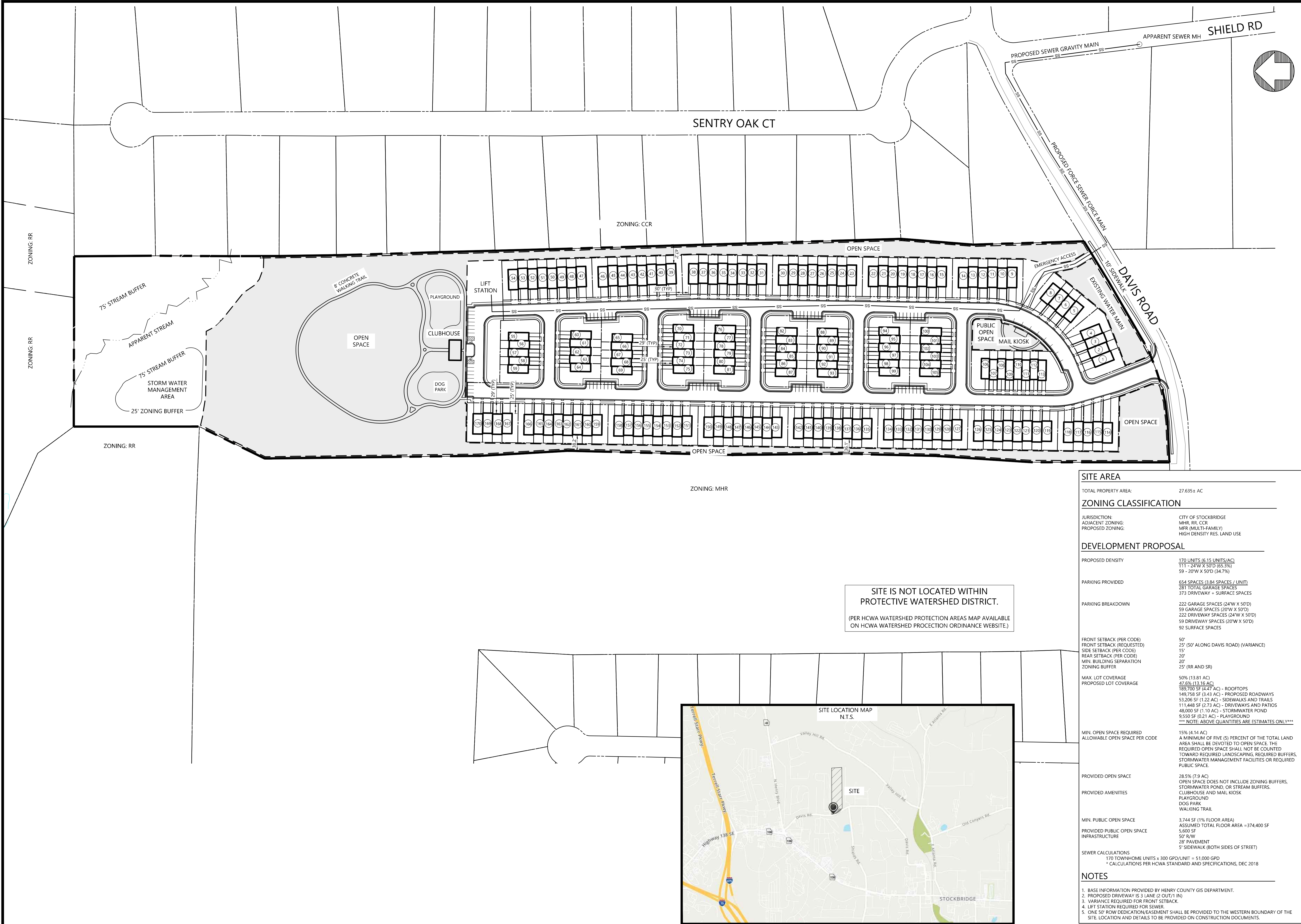
BEGINNING at a point (iron pin set) on the north land lot line of Land Lot 70, being also the south land lot line of Land Lot 91 of the 12th District, at a point on that common land lot line 985 feet west of the northeast corner of Land Lot 70 and the southeast corner of Land Lot 91; running from said point of beginning, north 05 degrees 20 minutes west 337.37 feet to an iron pin found; thence north 08 degrees 20 minutes east 305 feet to an iron pin found; thence north 00 degrees 3 minutes west 126.40 feet to an iron pin found; thence north 13 degrees 45 minutes west 73.90 feet to an iron pin found; thence north 14 degrees 54 minutes west 115.40 feet to an iron pin found; thence north 02 degrees 15 minutes east 197.80 feet to an iron pin found; thence north 02 degrees 50 minutes west 184.20 feet to an iron pin found; thence north 09 degrees 54 minutes east 93.10 feet to an iron pin found; thence north 27 degrees 30 minutes east 148.84 feet to an iron pin found; thence south 88 degrees 45 minutes 05 seconds east 450.37 feet to a point; thence south 00 degrees 45 minutes 14 seconds east 2,143 feet to a point on the north right of way line of Davis Road; thence south 59 degrees 26 minutes 54 seconds west 287.84 feet, along said right of way line, to a point; thence continuing along said right of way line south 74 degrees 40 minutes 30 seconds west a chord distance of 249.99 feet (RAD=480.47 feet; ARC=252.90 feet) to a point on said right of way line; thence continuing along said right of way line south 86 degrees 55 minutes 37 seconds west 42.83 feet to a pk nail found on said right of way line; thence north 11 degrees 21 minutes west 86.80 feet to a pk nail found; thence north 01 degree 43 minutes east 378.01 feet to an iron pin set; thence north 02 degrees 50 minutes east 159 feet to a point; thence north 00 degrees 42 minutes east 192.82 feet to an iron pin set, the point of beginning.

Said property is described in a plat of survey for Walter Smith by R. M. Boyd & Associates, R. M. Boyd, Registered Land Surveyor, dated April 13, 2006, a copy of which is attached and by reference made a part of this description.

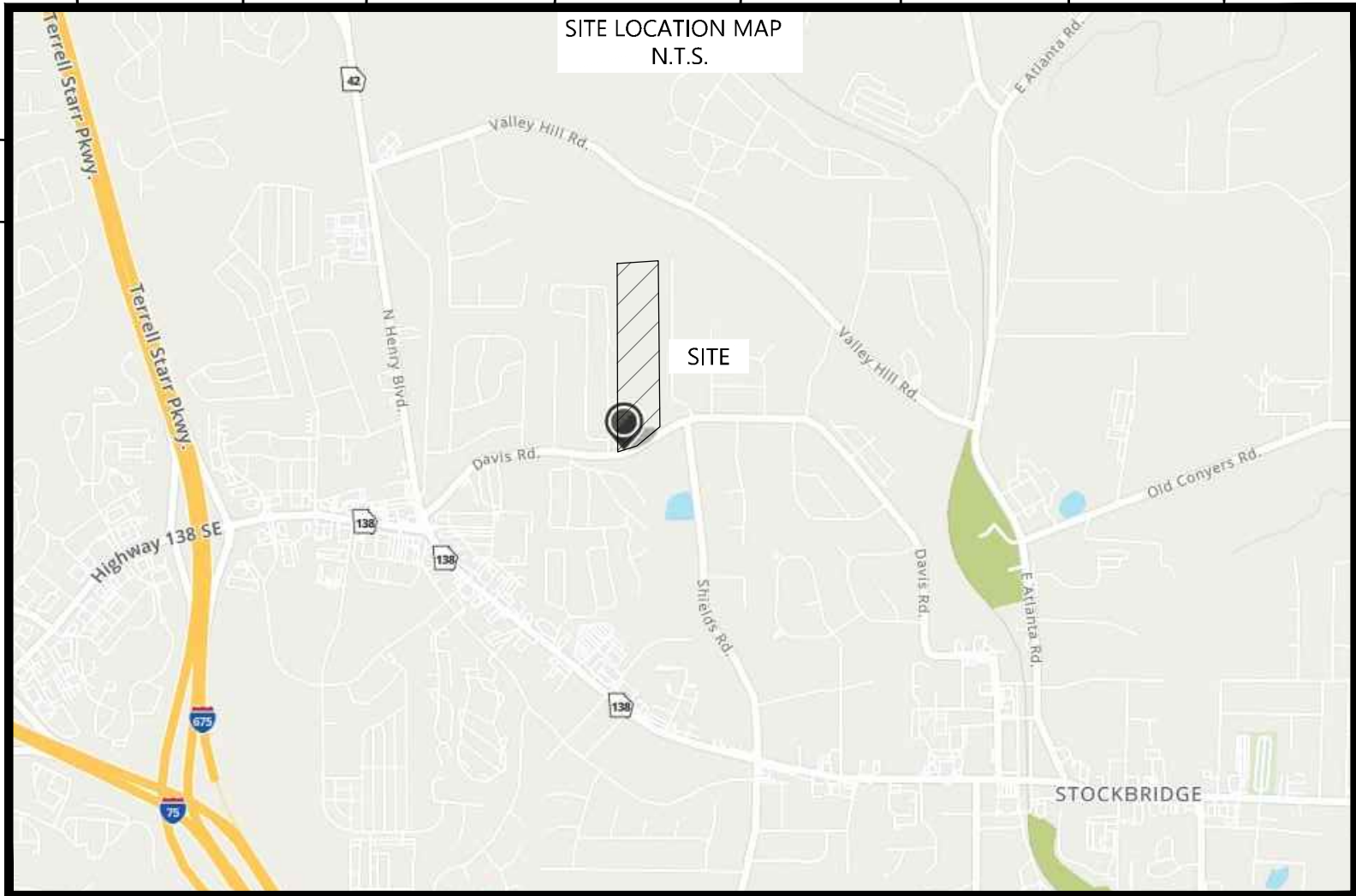
This is the same land described in a deed from J. B. Fields to Walter Smith, dated March 21, 1950, and recorded in Deed Book 42, Page 417, Henry County Records.



FILE NAME: K:\Projects\2022\Newell\Concept\Draw\Site\DWG\10.dwg LAST SAVED BY: HEN 2/19/2023 9:17 AM PLOTTED BY: Reginald Dill 2/22/2023 PAPER: ARCH D (24.00" X 36.00" INCHES) DEVICE: DWG TO PDF 300PPI/INCHES PLOT STYLE: ATWELL.ctb



SITE IS NOT LOCATED WITHIN
PROTECTIVE WATERSHED DISTRICT.
(PER HCWA WATERSHED PROTECTION AREAS MAP AVAILABLE
ON HCWA WATERSHED PROTECTION ORDINANCE WEBSITE.)



SITE AREA	
TOTAL PROPERTY AREA:	27.635 ± AC
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 111 - 24'W X 50'D (65.3%) 59 - 20'W X 50'D (34.7%)
PARKING PROVIDED	654 SPACES (3.84 SPACES / UNIT) 281 TOTAL GARAGE SPACES 373 DRIVEWAY + SURFACE SPACES
PARKING BREAKDOWN	222 GARAGE SPACES (24'W X 50'D) 59 GARAGE SPACES (20'W X 50'D) 222 DRIVEWAY SPACES (24'W X 50'D) 59 DRIVEWAY SPACES (20'W X 50'D) 92 SURFACE SPACES
FRONT SETBACK (PER CODE)	50'
FRONT SETBACK (REQUESTED)	25' (50' ALONG DAVIS ROAD) (VARIANCE)
SIDE SETBACK (PER CODE)	15'
REAR SETBACK (PER CODE)	20'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25' (RR AND SR)
MAX. LOT COVERAGE	50% (13.81 AC) 47.6% (13.16 AC)
PROPOSED LOT COVERAGE	189,700 SF (4.47 AC) - ROOFTOPS 149,750 SF (3.43 AC) - PROPOSED ROADWAYS 53,206 SF (1.22 AC) - SIDEWALKS AND TRAILS 111,448 SF (2.73 AC) - DRIVEWAYS AND PATIOS 48,000 SF (1.10 AC) - STORMWATER POND 9,500 SF (0.21 AC) - PLAYGROUND *** NOTE: ABOVE QUANTITIES ARE ESTIMATES ONLY***
MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
ALLOWABLE OPEN SPACE PER CODE	A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL LAND AREA SHALL BE DEVOTED TO OPEN SPACE. THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED LANDSCAPING, REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES OR REQUIRED PUBLIC SPACE.
PROVIDED OPEN SPACE	28.5% (7.9 AC) OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS, CLUBHOUSE AND MAIL KIOSK, PLAYGROUND, DOG PARK, WALKING TRAIL
PROVIDED AMENITIES	
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	5,600 SF
INFRASTRUCTURE	50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS	170 TOWNHOME UNITS x 300 GPD/UNIT = 51,000 GPD * CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT.	
2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN)	
3. VARIANCE REQUIRED FOR FRONT SETBACK.	
4. LIFT STATION REQUIRED FOR SEWER	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	

811

Know what's below.

Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT

####

ATWELL

866.850.4200 www.atwell-group.com

1800 PARKWAY PLACE, SUITE 700

MARIETTA, GA 30066

COA# PE0005804

DAVIS ROAD TOWNHOMES

FORESTAR

REZONING PLAN

DATE

10-03-2022

REVISIONS

DRAWN BY: SSW

CHECKED BY: RD

PROJECT MANAGER: DRG

JOB #: ###

FILE CODE: ###

SHEET NO.

0 50' 100'

SCALE: 1"=100'

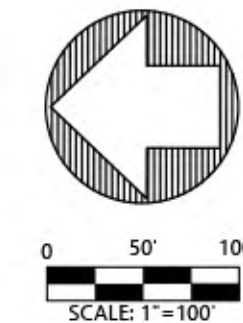
RZP1

NOT ISSUED FOR CONSTRUCTION CAD FILE: CONCEPT.DWG



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DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 171 - 24'W X 50'D (65.3%) 59 - 20'W X 50'D (34.7%)
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PROVIDED AMENITIES	PLAYGROUND DOG PARK WALKING TRAIL
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF 5,600 SF
INFRASTRUCTURE	50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS	170 TOWNHOME UNITS X 300 GPD/UNIT = 51,000 GPD * CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT.	
2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN)	
3. VARIANCE REQUIRED FOR FRONT SETBACK.	
4. LIFT STATION REQUIRED FOR SEWER.	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	

NOTE: LANDSCAPING SHOWN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. LANDSCAPING FOR THE SUBDIVISION AND LOTS WILL FOLLOW ALL CITY CODE REQUIREMENTS.





TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Brecca Carter, Community Development Director
R. Ryan Anderson, Chief Planner

DATE: April 27, 2023

**SUBJECT: Staff Report for Variance Case #RZ-2022-03 for Property at
576 Davis Road (Parcel #S05-01002000)**

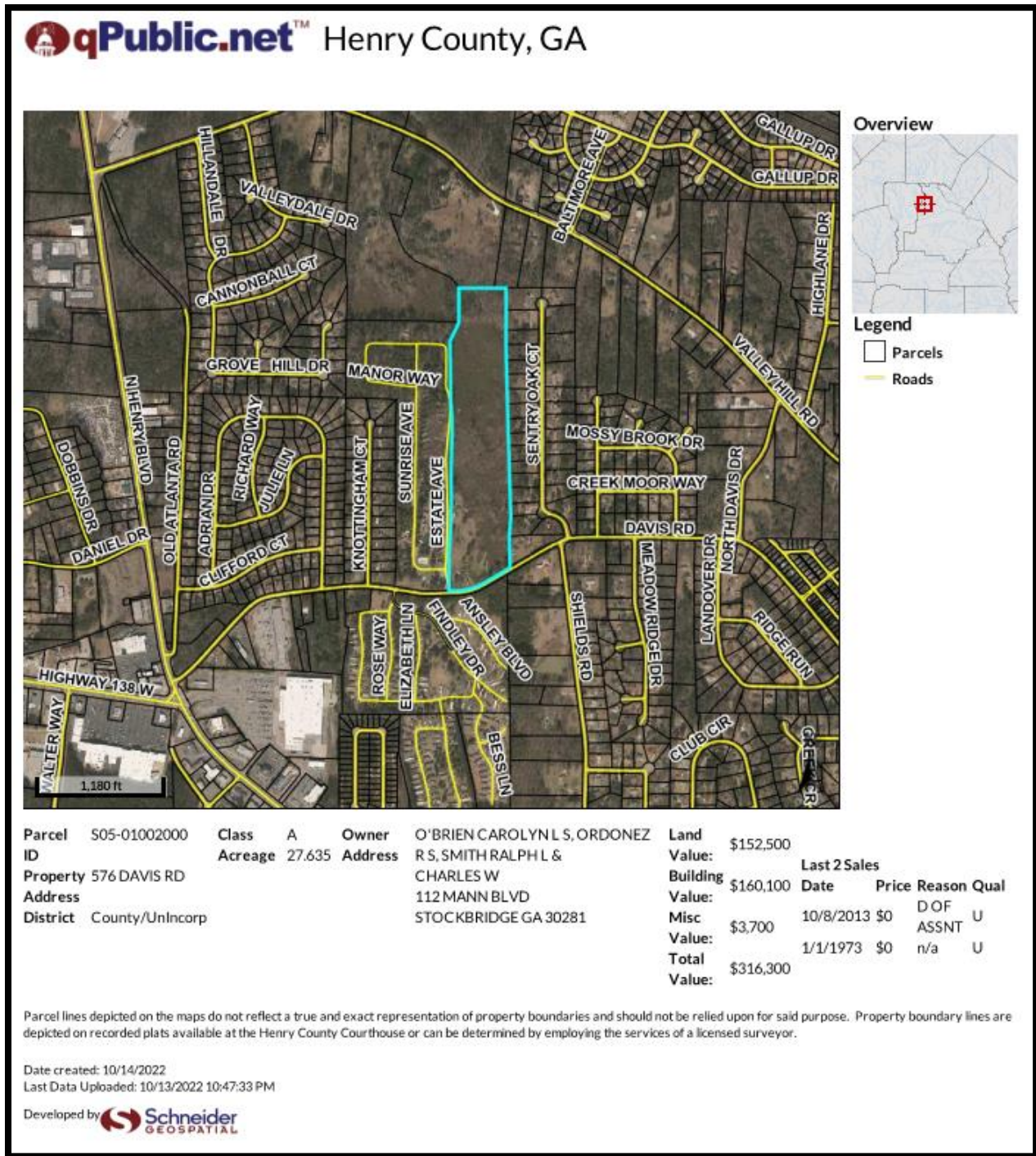
I. PURPOSE

Consider a Variance application (#VR-2022-03) by Forestar (USA) Real Estate Group, Inc. (represented by Smith, Gambrell and Russell, LLP) for property at 576 Davis Road to allow for the development of a townhome community having 235 units, with total project buildout by Year 2027. The purpose of the variance request is to allow for the reduction in the front yard setbacks from the required minimum of 50 feet to 25 feet. The applicant also simultaneously submitted three other applications to the City of Stockbridge, as are listed below.

- An Annexation Application (Case #AX-2022-03)—The applicant later withdrew this application, via a withdrawal letter dated November 16, 2022, after the subject property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022 Citywide election.
- A Comprehensive Plan Amendment Application (Case #CP-2022-06) —The applicant requests that the subject property be assigned the future land use designation of High-Density Residential.
- A Rezoning Application (Case #RZ-2022-07) —The applicant requests that the subject property be assigned the zoning district of 'MFR' (Multiple Family Residential).

AERIAL PHOTOGRAPH

Subject Property:
Parcel #:S05-01002000



II. CASE FACTS

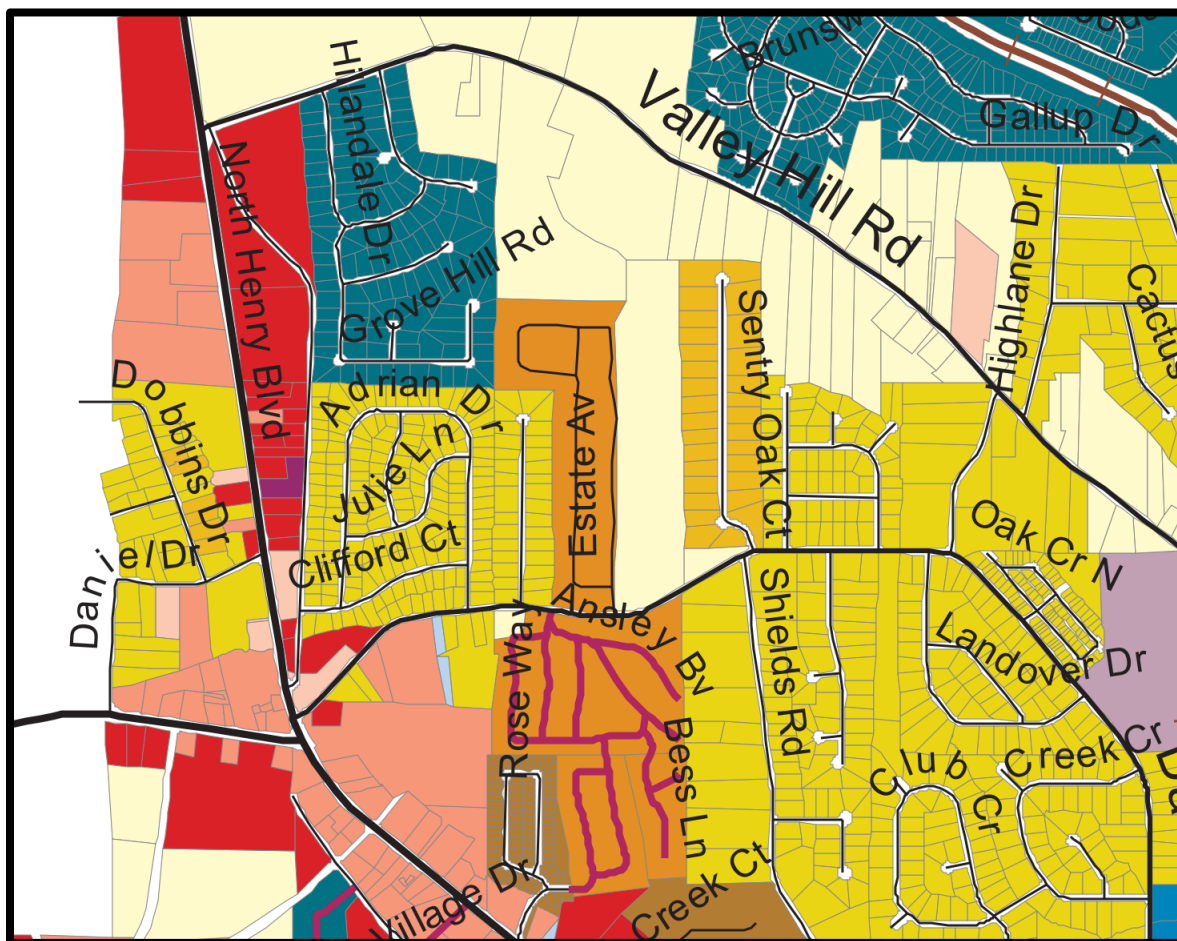
Proposed Development:	Townhome community with 170 units.
Site Address:	576 Davis Road.
Parcel Identification:	S05-01002000.
Parcel Acreage:	27.635 acres.
Land District and Land Lot:	District 12, Land Lot 91.
Council District:	4.
Applicant:	Forestar (USA) Real Estate Group, Inc., represented by Smith, Gambrell & Russell, LLP.
Owner:	Four owners—Jeremy Smith, Reba S. Oronez, Carolyn S. O'Brien, and Charles W. Smith.
Surrounding Zoning:	'MHR' (Mobile Home Residential) to the west and south, 'CCR' (City Center Residential) and 'RR' (Rural Residential) to the east, and 'SR' (Suburban Residential) to the southeast.
Property Location:	Located on the north side of Davis Road, adjacent to Estates Avenue (a private street) and Sunrise Avenue to the west, one block west of Shields Road and Sentry Oaks Court.
Property Conditions:	Long, narrow lot which slopes significantly downward to the north, dropping some 70 feet, where an "apparent stream" and adjacent buffers are located.
Current Use:	Three single-family residences and a detached barn and shed.
Surrounding Land Uses:	~ <u>North</u>--Single-family detached homes along Valley Hill Road. ~ <u>South</u>--Stockbridge Estates mobile home park. ~ <u>East</u>-- Single-family detached homes along Davis Road, a duplex subdivision along Sentry Oaks Court, and a combination attached & detached single-family subdivision on Davis Road, about a mile east of the subject property. ~ <u>West</u>--Pine Hills Estates mobile home park along Sunrise Avenue ~ <u>Southwest</u>--Major commercial node containing Walmart, three shopping centers, and surrounding retail uses.
Road Classification	Davis Road is classified as a "major collector", according to the Henry County 2022 Transportation Plan Update.

CITY OF STOCKBRIDGE 2023 ZONING MAP

The subject property is located to the east of Estate Avenue in the map below.

Legend:

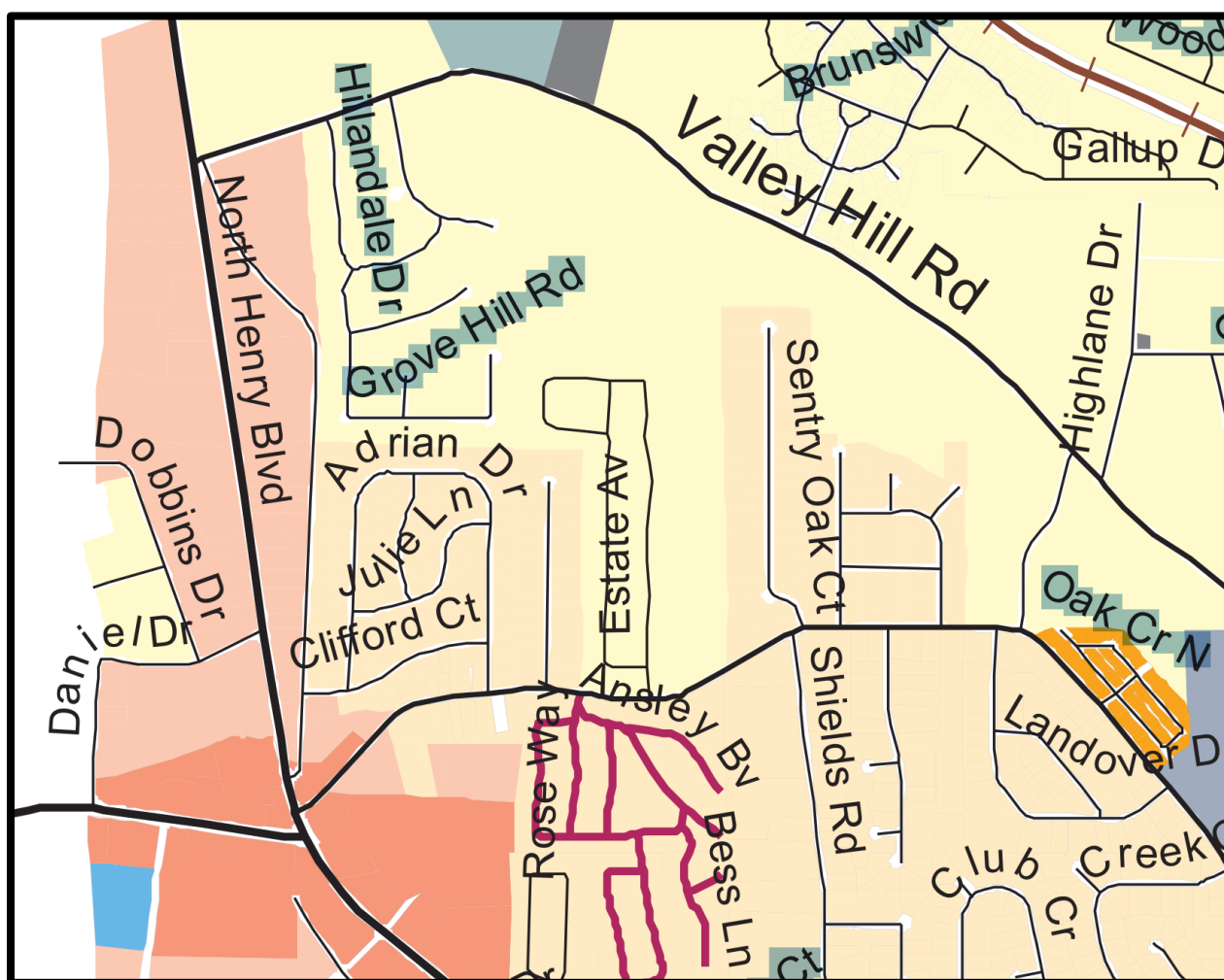
- Main Road – Davis Road
- Pale Yellow—RR (Rural Residential)
- Gold—SR (Suburban Residential)
- Rust—CCR (City Center Residential)
- Orange—MHR (Mobile Home Residential)
- Brown—MFR (Multiple Family Residential)
- Light Pink – C-1 (Neighborhood Commercial)
- Medium Pink – C-2 (General Commercial)
- Red—C-3 General Commercial
- Teal—PUD (Planned Unit Development)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

KEY:

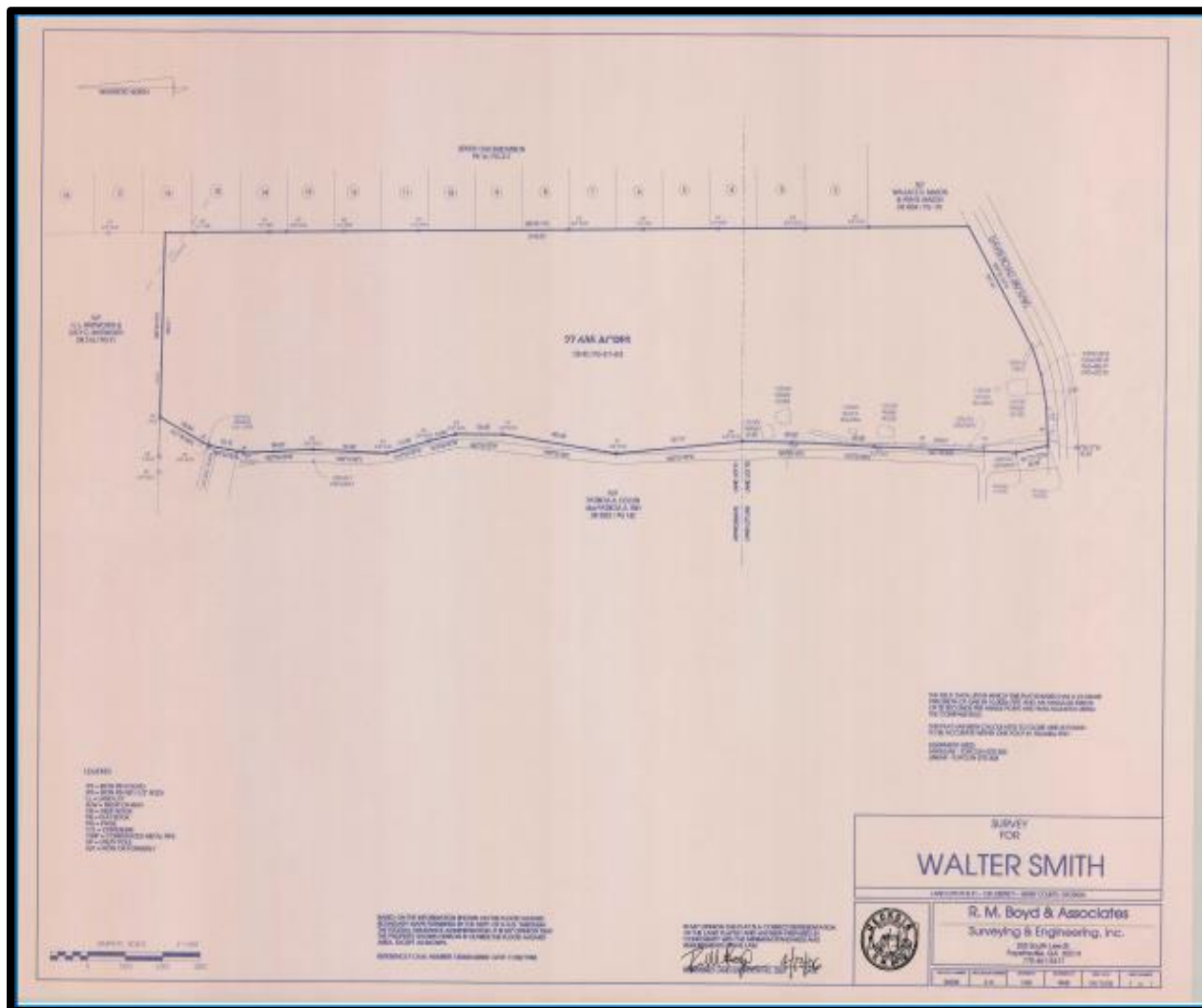
- Yellow—Low-Density Residential
- Beige—Medium-Density Residential
- Orange—High-Density Residential
- Peach—Low-Density Vertical Mixed-Use
- Salmon—Medium-Density Vertical Mixed-Use
- Blue—Office-Institutional
- Gray—Light Industrial



BOUNDARY SURVEY

Subject Property:

Parcel #S015-01002000



III. PROPOSED DEVELOPMENT

A. Project Size. The applicant proposes to build a 170-unit townhome development at a density of 6.15 units per acre on 27.635 acres of land at 576 Davis Road. The applicant originally proposed to build 235 units at a density of 8.5 units per acre, but now has revised its application by eliminating 65 units to allow for more guest parking and open space. All 170 units are anticipated to be three-bedroom units, although the applicant stated that since the applicant is not the end builder, the final bedroom count may vary. Of the total 170 units, 111 would be larger units with two-car garages, having dimensions of 24'W X 50'D, and 59 would be smaller units with single-car garages, having dimensions of 20'W X 50'D. In

comparison, the original plan with 235 units would have included 123 larger units and 112 smaller units.

The applicant submitted a black-and-white conceptual site plan, entitled “Davis Road Townhomes; Henry County, Georgia; “Rezoning Plan”, which was prepared by Atwell Group of Marietta, Georgia on March 15, 2023, along with a companion undated colored version. Details of the proposed development are shown in a table on the site plan. Both site plans were received by the Community Development Department on March 16, 2023.

B. Setbacks. The MFR district requires the following setbacks: 50 feet in the front yard, 15 feet in the side yards, and 20 feet in the rear yard. The applicant is requesting to deviate from the required front yard setback by reducing it from 50 feet to 25 feet. This request is the subject of the applicant’s variance application. The site plan would, though, meet the side and rear yard setback requirements; although originally, the applicant had also requested a variance to reduce the side yards from 15 feet to 10 feet.

C. Lot Coverage and Open Space. The proposed development would have a lot coverage of 47.6+/- percent, which is slightly less than the allowable maximum of 50 percent within the requested MFR (Multiple Family Residential) district. The applicant considers the lot coverage to consist of rooftops, roadways, sidewalks, trails, driveways, patios, a stormwater pond, and a playground.

Open space would comprise 7.9+/- acres, or 28.5+/- percent of the proposed development site, which is considerably more than the 15 percent that is required. Originally, the applicant proposed to deviate significantly from the maximum allowable lot coverage of 50 percent by having 75 percent, which was the subject of a variance request, although the open space requirement of 15 percent still would have been met. The open space areas would include the preservation of natural vegetation within the onsite stream buffer, 5,600+/-square-foot of landscaped public space, and several amenities, including a playground, a dog park, and a walking trail.

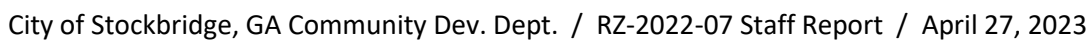
D. Site Plan Design and Parking. The Conceptual Site Plan which was received on March 16, 2023 shows that the proposed project would have its main entrance off Davis Road, where an emergency access would also be provided. A small “public open space” area would be located near the project entrance, and it would contain the mail kiosk and a circular sidewalk. Parking for the mail kiosk would be provided by 90-degree parking spaces along the street, which would be somewhat wider in this area to accommodate the parking for the mail kiosk.

The driveway entrance would lead to an internal looped street, which would circle to the rear of the property and feature five cross streets. Its pavement would be 28 feet wide, and 5-foot-wide sidewalks would be installed on both sides of all streets. Townhome buildings would be located along both sides of the loop, as well as in the center of the site. They would each contain four to eight townhome units. Trees would be planted in the front and rear yards of all townhome buildings.

At the rear of the property, the street loop would expand to include parking spaces for the adjacent clubhouse. A dog park and a playground would be located on either side of the clubhouse, and an open space area with an 8-foot-wide walking trail would be provided to the rear of the clubhouse. A stormwater pond would be installed at the back of the property, near an “apparent stream” and its adjacent stream buffers, where the natural vegetation would be preserved.

A total of 662 parking spaces would be provided, including 281 total garage spaces and 381 driveway + surface spaces. This would be 279 more total parking spaces than the 383 spaces which are required for 170 three-bedroom townhomes (at 2.25 spaces per unit). The applicant’s stated intent is “to provide ample parking within the development to prevent issues associated with blocking street access.”

E. Traffic Impact Study. A summary of the applicant’s revised Traffic Impact Study from March 2023 is provided in the Staff Report for the companion rezoning case, RZ-2022-07. The Study found that by the proposed development’s buildout in 2027, acceptable levels of traffic operations would occur at the intersection of the development’s driveway with Davis Road, and at the intersection of Davis Road and Highway 42/North Henry Boulevard.



CONCEPTUAL SITE PLAN—COLORED



CONCEPTUAL SITE PLAN—ENLARGEMENTS



SITE DATA FROM CONCEPTUAL SITE PLAN

SITE AREA	
TOTAL PROPERTY AREA:	27.635± AC
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 111 - 24'W X 50'D (65.3%) 59 - 20'W X 50'D (34.7%)
PARKING PROVIDED	662 SPACES (3.89 SPACES / UNIT) 281 TOTAL GARAGE SPACES 381 DRIVEWAY + SURFACE SPACES
PARKING BREAKDOWN	222 GARAGE SPACES (24'W X 50'D) 59 GARAGE SPACES (20'W X 50'D) 222 DRIVEWAY SPACES (24'W X 50'D) 59 DRIVEWAY SPACES (20'W X 50'D) 100 SURFACE SPACES
FRONT SETBACK (PER CODE)	50'
FRONT SETBACK (REQUESTED)	25' (50' ALONG DAVIS ROAD) (VARIANCE)
SIDE SETBACK (PER CODE)	15'
REAR SETBACK (PER CODE)	20'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25' (RR AND SR)
MAX. LOT COVERAGE	50% (13.81 AC)
PROPOSED LOT COVERAGE	47.6% (13.16 AC) 189,700 SF (4.47 AC) - ROOFTOPS 149,758 SF (3.43 AC) - PROPOSED ROADWAYS 53,206 SF (1.22 AC) - SIDEWALKS AND TRAILS 111,448 SF (2.73 AC) - DRIVEWAYS AND PATIOS 48,000 SF (1.10 AC) - STORMWATER POND 9,550 SF (0.21 AC) - PLAYGROUND *** NOTE: ABOVE QUANTITIES ARE ESTIMATES ONLY***
MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
ALLOWABLE OPEN SPACE PER CODE	A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL LAND AREA SHALL BE DEVOTED TO OPEN SPACE. THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED LANDSCAPING, REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES OR REQUIRED PUBLIC SPACE.
PROVIDED OPEN SPACE	28.5% (7.9 AC) OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS.
PROVIDED AMENITIES	CLUBHOUSE AND MAIL KIOSK PLAYGROUND DOG PARK WALKING TRAIL
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF 5,600 SF
INFRASTRUCTURE	50' R/W 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS	170 TOWNHOME UNITS x 300 GPD/UNIT = 51,000 GPD * CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT. 2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN) 3. VARIANCE REQUIRED FOR FRONT SETBACK. 4. LIFT STATION REQUIRED FOR SEWER. 5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS. 6. 8' CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE. 7. PROPOSED DRIVEWAY LOCATION AND RIGHT TURN/LEFT TURN LANES ARE CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE. 8. ALL LANDSCAPING PROPOSED WILL FOLLOW ALL CITY CODE REQUIREMENTS.	

CONCEPTUAL RENDERINGS (Examples of Townhome Designs)

Smaller Townhome Units with One-Car Garages



Larger Townhome Units with Two-Car Garages



IV. ANALYSIS OF REQUEST

The applicant has submitted a **Variance** application (Case #VR-2022-03) to request a variance for the development of the proposed townhome community at 576 Davis Road. The purpose of the variance request is to reduce the front yard setback within the site from the required minimum of 50 feet to 25 feet.

Section 101.2 of the Stockbridge Unified Development Code (UDC) states that a variance may be granted only upon a finding by the Mayor and City Council that all of seven listed conditions (i.e., criteria) are met. An analysis of each variance request is made in the sections below relative to the required eight UDC criteria.

ANALYSIS OF U.D.C. CRITERIA:

Criterion 'A'. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.

The physical characteristics of other MFR districts throughout the City are not known at this time, nor are they relevant. The subject property is long and narrow, plus its topography slopes downward by some 70 feet from Davis Road to the rear. The applicant's site plan also shows the presence of an "apparent stream" and adjacent buffers at the rear of the property. These factors represent considerable limitations toward the developability of the property in general, as well as the developer's ability to create a reasonable site plan with townhome lots that are of similar size to ones that are found in other townhome developments.

Criterion 'B'. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

The applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.

Criterion 'C'. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

Granting the requested variance would not confer any special privileges upon the property owner. Further, the denial of the variance would force the developer to unfairly comply with the same standards in developing the site, even though the physical characteristics of the property would make it very difficult to do so, thus cause creating an unnecessary hardship for the developer.

Criterion 'D'. The variance will be consistent with the purposes and intent of this Unified Development Code, will be compatible with uses on neighboring properties, and will serve the public welfare.

The requested variance would be consistent with the purpose and intent of the Unified Development Code by encouraging the most appropriate use of land and buildings on the subject property. Further, the granting of the variance would allow the development of property in a mostly residential area which has had little development activity in recent years, and the proposed townhome community would be compatible with the other existing residential uses in the area.

Criterion 'E'. The extraordinary circumstances are not the result of actions of the applicant.

The physical conditions of the subject property were not created by the applicant, yet they are limiting the applicant's ability to develop the property into a reasonable use.

Criterion 'F'. The variance is the minimum relief that will allow the legal use of the land, building or structure.

Although the subject property could still be developed with townhomes under MFR without the granting of the requested front yard setback variance, the developer would be significantly constrained in designing a site plan which would allow the construction of a sufficient number of units to be economically feasible.

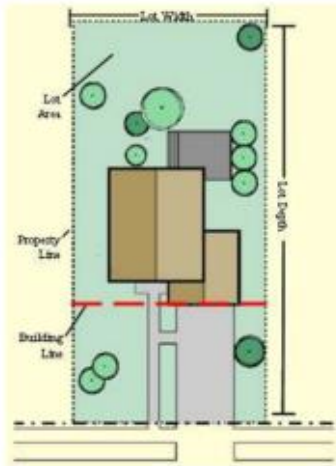
Criterion 'G'. The variance is not a request to permit a use of land, buildings or structures that is prohibited in the same zoning district.

Townhomes are a permitted use within the proposed MFR district.

M.F.R. DISTRICT STANDARDS FROM THE U.D.C. (Page 33)

MFR – Multiple Family Residential District

District Standards



LOT DIMENSIONS

Minimum Lot Area for Development:

- 2 acres

Minimum Lot Width:

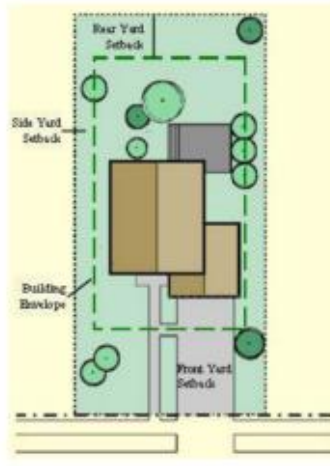
- 100 feet

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- 100% of the lot width



YARD SETBACKS

Minimum Front Yard Setback:

- 50 feet

Minimum Side Yard Setback:

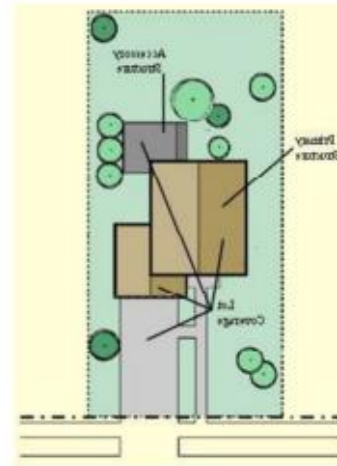
- 15 feet

Minimum Distance Between Buildings:

- 20 feet

Minimum Rear Yard Setback:

- 20 feet



OTHER REQUIREMENTS

Maximum Lot Coverage:

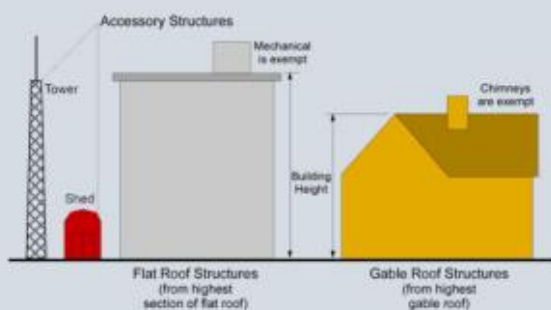
- 50 percent

Minimum Open Space:

- 15 percent

Minimum Living Area:

- Studio - 800 sq. ft.
- 1 bedroom - 650 sq. ft.
- 2 bedroom - 950 sq. ft.
- 3 bedroom - 1150 sq. ft.



Maximum Structure Height:

- 45 feet for the Primary Structure
- 15 feet for Accessory Structures

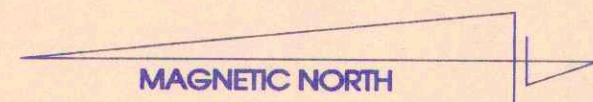
V. STAFF CONCLUSIONS

As a result of the foregoing analysis, the Planning and Zoning Staff has found that the subject property's long, narrow shape, coupled with the sloping topography and stream area presence at the rear of the property, limit the developer's ability to develop the property. Thus, without the requested variance, although the applicant would not be deprived of building a townhome community on the subject property, the physical conditions of the property and the proposed site plan design would most likely prevent the developer from building a sufficient number of units to be economically feasible. Thus, for this reason, as well as the aforementioned compatibilities of the proposed development with the City's land use, zoning, and housing policies, the requested variance is reasonable and should be granted. However, it should only be granted if the applicant's companion Comprehensive Plan Amendment case (CP-2022-06) and the companion rezoning case (RZ-2022-07) are simultaneously approved.

VI. STAFF RECOMMENDATIONS

This Staff Report has demonstrated that the requested variance for a reduction in the front yard setbacks from the required 50 feet to 25 feet to allow for the proposed townhome development on the subject property is reasonable and should be granted. The Planning and Zoning Staff therefore recommends **APPROVAL WITH CONDITIONS** for this case, subject to the approval of the applicant's two companion cases, as follows:

1. **Comprehensive Plan Amendment Case #CP-2022-06**—Assign the future land use designation High-Density Residential to the subject property.
2. **Rezoning Case #RZ-2022-07** – Assign the zoning district of 'MFR' (Multiple Family Residential) to the subject property.
3. **Site Plan** – The proposed townhome development shall be constructed according to the design which is shown on the applicant's submitted black-and-white conceptual site plan, entitled "Davis Road Townhomes; Henry County, Georgia; "Rezoning Plan", which was prepared by Atwell Group of Marietta, Georgia on March 15, 2023; as well as its companion undated colored conceptual site plan, both of which were received by the City on March 16, 2023.



SENTRY OAK SUBDIVISION
PB 14 / PG 217

N/F
WALLACE D. MASON
& ANN B. MASON
DB 4354 / PG 170

27.635 ACRES

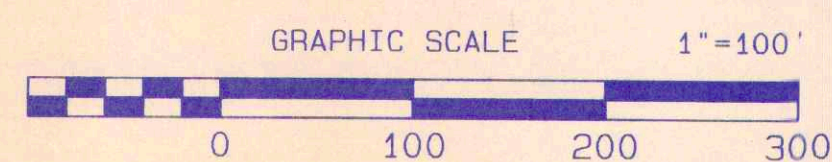
DB 42 / PG 417-418

N/F
PATRICIA A. COLVIN
aka PATRICIA A. FISH
DB 3023 / PG 142

N/F
H. L. WHITWORTH &
LUCY C. WHITWORTH
DB 214 / PG 91

LEGEND:

IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" ROD)
LL = LAND LOT
R/W = RIGHT-OF-WAY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
UP = UTILITY POLE
N/F = NOW OR FORMERLY



BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD
BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH
THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT
THE PROPERTY SHOWN HEREON IS OUTSIDE THE FLOOD HAZARD
AREA, EXCEPT AS SHOWN.

REFERENCE F.I.R.M. NUMBER 130468 00558 DATE 11/02/1983

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PREPARED IN
CONFORMITY WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW.

R. M. Boyd 4/13/06
REGISTERED LAND SURVEYOR NO. 2227 DATE

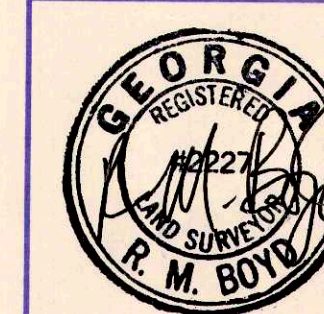
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE IN 10,000± FEET AND AN ANGULAR ERROR
OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING
THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED TO CLOSE AND IS FOUND
TO BE ACCURATE WITHIN ONE FOOT IN 100,000± FEET.

EQUIPMENT USED:
ANGULAR - TOPCON GTS 303
LINEAR - TOPCON GTS 303

SURVEY
FOR
WALTER SMITH

LAND LOTS 70 & 91 ~ 12th DISTRICT ~ HENRY COUNTY, GEORGIA



R. M. Boyd & Associates
Surveying & Engineering, Inc.

325 South Lee St.
Fayetteville, GA 30214
770-461-2417

PROJECT NUMBER	FIELD BOOK NUMBER	DRAWN BY	REVIEWED BY	ISSUE DATE	SHEET NUMBER
06008	213	DSB	RMB	04/13/06	1 OF 1



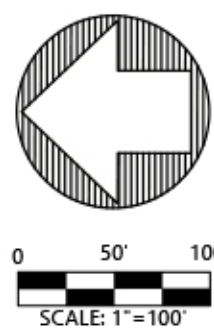
SITE AREA	
TOTAL PROPERTY AREA:	27.63± AC
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JURISDICTION:	CITY OF STOCKBRIDGE
ADJACENT ZONING:	MHR, RR, CCR
PROPOSED ZONING:	MFR (MULTI-FAMILY) HIGH DENSITY RES. LAND USE
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY	170 UNITS (6.15 UNITS/AC) 111 - 24'W X 50'D (66.3%) 59 - 20'W X 50'D (34.7%)
PARKING PROVIDED	662 SPACES (3.89 SPACES / UNIT) 281 TOTAL GARAGE SPACES 381 DRIVEWAY + SURFACE SPACES
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FRONT SETBACK (REQUESTED)	25' (50' ALONG DAVIS ROAD) (VARIANCE)
SIDE SETBACK (PER CODE)	15'
REAR SETBACK (PER CODE)	20'
MIN. BUILDING SEPARATION	20'
ZONING BUFFER	25' (RR AND SR)
MAX. LOT COVERAGE	50% (13.81 AC)
PROPOSED LOT COVERAGE	47.6% (13.16 AC)
	189,700 SF (4.47 AC) - ROOFTOPS
	149,758 SF (3.43 AC) - PROPOSED ROADWAYS
	53,206 SF (1.22 AC) - SIDEWALKS AND TRAILS
	111,448 SF (2.73 AC) - DRIVEWAYS AND PATIOS
	48,000 SF (1.10 AC) - STORMWATER POND
	9,550 SF (0.21 AC) - PLAYGROUND
	*** NOTE: ABOVE QUANTITIES ARE ESTIMATES ONLY***
MIN. OPEN SPACE REQUIRED	15% (4.14 AC)
ALLOWABLE OPEN SPACE PER CODE	A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL LAND AREA SHALL BE DEVOTED TO OPEN SPACE. THE REQUIRED OPEN SPACE SHALL NOT BE COUNTED TOWARD REQUIRED LANDSCAPING, REQUIRED BUFFERS, STORMWATER MANAGEMENT FACILITIES OR REQUIRED PUBLIC SPACE.
PROVIDED OPEN SPACE	28.5% (7.9 AC) OPEN SPACE DOES NOT INCLUDE ZONING BUFFERS, STORMWATER POND, OR STREAM BUFFERS.
PROVIDED AMENITIES	CLUBHOUSE AND MAIL KIOSK PLAYGROUND DOG PARK WALKING TRAIL
MIN. PUBLIC OPEN SPACE	3,744 SF (1% FLOOR AREA)
PROVIDED PUBLIC OPEN SPACE	ASSUMED TOTAL FLOOR AREA = 374,400 SF
INFRASTRUCTURE	5,600 SF 50' ROW 28' PAVEMENT 5' SIDEWALK (BOTH SIDES OF STREET)
SEWER CALCULATIONS:	170 TOWNHOME UNITS x 300 GPD/UNIT = 51,000 GPD
	* CALCULATIONS PER HCWA STANDARD AND SPECIFICATIONS, DEC 2018
NOTES	
1. BASE INFORMATION PROVIDED BY HENRY COUNTY GIS DEPARTMENT.	
2. PROPOSED DRIVEWAY IS 3 LANE (2 OUT/1 IN)	
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4. LIFT STATION REQUIRED FOR SEWER.	
5. ONE 50' ROW DEDICATION/EASEMENT SHALL BE PROVIDED TO THE WESTERN BOUNDARY OF THE SITE. LOCATION AND DETAILS TO BE PROVIDED ON CONSTRUCTION DOCUMENTS.	
6. 8" CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE.	
7. PROPOSED DRIVEWAY LOCATION AND RIGHT TURN/LEFT TURN LANES ARE CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED DURING THE ENGINEERING PHASE.	
8. ALL LANDSCAPING PROPOSED WILL FOLLOW ALL CITY CODE REQUIREMENTS.	

PROPOSED RIGHT TURN
LANE + LEFT TURN LANE

BOUNDARY NOTES

1. BOUNDARY PER SURVEY BY R.M. BOYD & ASSOCIATES SURVEYING & ENGINEERING, INC., DATED 04/13/2006.
2. BOUNDARY PER HENRY COUNTY GIS.
3. ALL IMPROVEMENTS AND SITE DIMENSIONAL DATA ARE BASED ON THE BOUNDARY SURVEY BY R.M. BOYD & ASSOCIATES.

NOTE: LANDSCAPING SHOWN IS FOR CONCEPTUAL AND ILLUSTRATIVE PURPOSES ONLY AND IS NOT INTENDED TO CONVEY WHAT WILL ACTUALLY BE BUILT. LANDSCAPING FOR THE SUBDIVISION AND LOTS WILL FOLLOW ALL CITY CODE REQUIREMENTS. 8' CONCRETE WALKING TRAIL IS CONCEPTUAL. FINAL LAYOUT WILL BE DETERMINED DURING THE ENGINEERING PHASE.



FIRST AMENDED
STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the Rezoning,
Future Land Use Map Amendment, and Concurrent Variances Application

of

FORESTAR (USA) REAL ESTATE GROUP, INC.

for

± 27.635 Acres of Land
located in
Land Lots 70 and 91
12th District, Henry County

REZONE: RA (Henry County) to MFR
FLUMA: LD (Henry County) to HDR

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

Forestar (USA) Real Estate Group, Inc. (“Applicant”) has filed applications to rezone ± 27.635 acres of land located in Land Lots 70 and 91, 12th District of Henry County (the “Subject Property”) to allow a townhome development. The Subject Property was one of a large number of properties that were annexed from unincorporated Henry County into the City of Stockbridge per a November 8, 2022 public referendum that became effective on January 1st, 2023. The City of Stockbridge, however, has not yet adopted zoning or the future land use map designations for the newly annexed properties and the Subject Property remains unzoned with no land use designation.¹ With this in mind, the Applicant files this request to (a) rezone the Subject Property to the City of Stockbridge MFR (Multifamily Residential) zoning district; (b) amend the Future Land Use Map to designate the Subject Property as HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan; and (c) a concurrent variance to the City of Stockbridge Unified Development Code (“UDC”) to reduce the minimum front setbacks.

The Subject Property is currently developed with three single family detached homes and several appurtenant structures (barns and sheds). The Applicant seeks to redevelop the property for 170 townhome units at a density of ±6.15 units per acre along with amenities and associated site improvements (“Proposed Development”).² The unit sizes and heights will meet the requirements of the MFR district and all will be 3-bedroom units³ with a mix of units with either 1-car or 2-car garages.⁴ The garage parking will total 281 spaces, plus there will be an additional 281 driveway spaces and 92 surface parking spaces for guest parking for a total of 654 parking

¹ The proposed rezoning map amendment is being considered as application rezoning case OZM-2022-01. The proposed future land use map amendment is being considered as case FLUM-2022-01.

² The Applicant originally proposed 235 units at a density of 8.5 units per acre. The Applicant has eliminated over 65 units to allow for more guest parking and open space.

³ The proposed units are typically a 3-bedroom unit, however the Applicant is not the end builder and the final bedroom count may vary.

⁴ The Applicant is developing the property and the townhome structures will be built by a subsequent home builder.

spaces for the development. The Stockbridge UDC § 4.8.5 requires a minimum of 2.25 parking spaces per 3-bedroom unit and the Proposed Development has 3.84 spaces per unit, which is 271 spaces above the requirement. It is the Applicant's intent to provide ample parking within the development to prevent issues associated with blocking street access.

The Proposed Development is also preserving approximately 7.9 acres, or 28.5% of the overall property, as open space. The open space includes the preservation of natural vegetation within the onsite stream buffer as well as a large nature trail area for the residents. Additionally, the Proposed Development will contain amenities including a clubhouse, playground, dog park, and walking trail, as well as ±5,600 square feet of landscaped public space.

The Subject Property is well situated for the proposed townhome development. The surrounding area is developed with a compatible mix of residential types and zonings. The Subject Property is bordered to the west by the Pine Hills Mobile Home Park, which is a manufactured home community, shown on the City of Stockbridge's draft zoning map as to be zoned MHR (Mobile Home Residential).⁵ To the east, the Subject Property borders residential duplex lots long Sentry Oak Court, shown on Stockbridge's draft zoning map to be zoned CCR (City Center Residential)⁶. Also to the east is a property shown on the draft zoning map to be zoned RR (Rural Residential)⁷ and contains a single family residence. To the north, the Subject Property borders several properties zoned RA within unincorporated Henry County containing single family residential homes. To the south, the Subject Property borders the right-of-way of

⁵ This property was previously zoned RMH (Mobile or manufactured home development district) unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁶ This property was previously zoned RD (Residential duplex district) within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

⁷ This property was previously zoned RA within unincorporated Henry County prior to being annexed into the City of Stockbridge. Currently the property is unzoned, awaiting adoption of the City's proposed zoning map.

Davis Road. Davis Road is classified as a minor arterial per the Henry County Road Functional Classification Map. *See the Henry County Imagine Henry 2040 Comprehensive Plan (“Comp Plan”)*, pg 93. The Stockbridge UDC 2.4.4 notes that the MFR district is intended to have access to a street that is classified as collector streets or higher, thus its location on Davis Road meets the intent of the UDC.⁸ The Proposed Development is also located less than one mile east of the commercial node at North Henry Boulevard (GA Highway 42) and Stockbridge Road (GA Highway 138). This is a significant commercial area with many uses that are supportive of the nearby residential including restaurant, retail and grocery. The introduction of modern, attractive townhomes will act to further boost this commercial node and potentially attract newer business to the area.

The proposed townhomes also are aligned with recent residential development trends within the City of Stockbridge. Between 2000 and 2016, the City of Stockbridge’s population tripled along with a corresponding increase in residential development. In fact, approximately 53% of the City of Stockbridge’s housing has been developed since 2000 and much of that development trending toward medium to high-density developments. *See Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pg 18.* The Proposed Development is following these trends by adding a higher density townhome development into the City. In addition, the proposed townhomes will add to the mix of housing options existing in the area. Townhomes residences tend to attract younger professionals and empty nesters, demographics that are not currently served by the surrounding mobile homes, duplexes or larger lot single family residences. The Comp Plan recognizes the need for more diverse housing options to attract younger professionals and millennials:

⁸ A minor arterial is a more intense (i.e, higher classified) roadway than a collector street.

The dominant housing option is likely to remain single family development; however to attract certain segments of the population, like young adults and millennial, other housing options should be available. Currently there is a lack of townhouse and smaller multi-family residential housing... Stockbridge could position itself to become a lifelong community by opening the door to new residents who may be more interested in living and working in Stockbridge without having to commit to a house immediately, as well as empty-nesters looking to downsize.

See Comp Plan, pg. 18.

The city needs to encourage and maintain a mixture of housing options to accommodate both traditional and non-traditional households and to attract young professionals.

See Comp Plan, p. 19.

The Proposed Development will be a fitting addition to the area filling a gap in housing options and creating attractive housing for a variety of Stockbridge's residents.

In addition to the rezoning, the Applicant is requesting an amendment to the City's Future Land Use Map to designate the Subject Property as High Density Residential land use. It is important to note that the City of Stockbridge has not yet adopted its Future Land Use Map for the annexed properties, however the previous Henry County land use designation was Medium Density Residential ("Henry County MDR"). The Henry County MDR land use allows a density up to 6 units per acre. The City of Stockbridge draft Future Land Use Map notes the Subject Property as Low Density Residential, however this land use limits density to 2 units per acre.⁹ The only land use designation in the City of Stockbridge's Comp Plan that allows a density of 6 units per acre, similar to the previous Henry County MDR, is the High Density Residential ("HDR"). The HDR land use is compatible with certain zoning categories, namely MFR.¹⁰ The Comp Plan notes the following intent for the HDR land use: "This designation is intended primarily for residential land uses which include multi-story condominiums and

⁹ Refer to the City of Stockbridge Comprehensive Plan, pg. 44.

¹⁰ Refer to the City of Stockbridge Comprehensive Plan, pg. 45. Note that HDR allows the RM-3 zoning, which was converted to MFR when the City of Stockbridge adopted its present Unified Development Code. MFR also incorporates the former RM, RM-1, and RM-2 districts, which are compatible with the MDR land use. Refer to the City of Stockbridge UDC Table 1.11. As a result, MFR is appropriate for either the MDR or HDR land use.

planned town developments.” It is important to note that the HDR stated intent includes residential land uses and is not limited to certain uses or expressly exclusive of townhomes.¹¹ The HDR land use allows the MFR zoning, which in turn allows townhomes. Accordingly, the HDR land use is a compatible with the Proposed Development. Additionally, the Big Oak Villas, located approximately ¾ mile east of the Subject Property on Davis Road is an existing townhome development within the HDR land use. The Big Oak Villas townhomes are developed with a density of approximately 8 units per acre. Moreover, the Big Oak Villas are surrounded by Medium Density Residential (“MDR”) and Low Density Residential (“LDR”) land uses, similar to the Subject Property. The presence of a similarly situated HDR land use in the area, points to the compatibility of the Applicant’s requested land use.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant’s constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Stockbridge Unified Development Code (“UDC”), § 9.2.2. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

To the Applicant’s knowledge, no rezoning applications have been filed concerning the Subject Property.

¹¹ The allowable uses within the HDR district is controlled by the underlying zoning district. The HDR allows several zoning districts, including MFR. The MFR district allows several uses, including townhome residential. Refer to Comp Plan, pg. 45 and UDC Table 3.1.

III. REZONING IMPACT ANALYSIS

A. WHETHER THE PROPOSAL IS CONSISTENT AND/OR COMPATIBLE WITH THE CITY'S PLANS, GOALS AND OBJECTIVES REFLECTED IN THE CITY'S COMPREHENSIVE PLAN.

Yes. As noted above, the Subject Property was recently annexed into the City of Stockbridge from unincorporated Henry County. Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR land use. The Proposed Development is consistent with this designation and will advance a number of policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, millenials and older residents looking to downsize;
- Reducing the impact of new development through the preservation of greenspace;
- Supporting increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density; and
- Creating a "sense of place" for the community.

Shaping Stockbridge Together for 2038: City of Stockbridge Comprehensive Plan, pp. 37-39.

In addition, the HDR designation is compatible with character area designations adjacent and nearby properties. The area is a mix of residential densities, including Henry County Low Density Residential to the north, Henry County MDR (a density of up to 6 units per acre) to the east¹², Henry County Low Density Residential to the west¹³, and "Low Density Residential" (City of Stockbridge) to the South.

¹² This property is anticipated to be MDR on the City of Stockbridge's draft Future Land Use Map.

¹³ This property is anticipated to be LDR on the City of Stockbridge's draft Future Land Use Map

B. HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERS THE PURPOSE OF THESE ZONING REGULATIONS.

As noted in the paragraphs above, the proposed townhome development will be a compatible residential use with the exiting development in the area. In addition, it adds to the diversity of housing stock in the city attracting a wide range of residents, including younger professionals as noted in the Comp Plan.

C. HOW THE PROPOSAL IMPACTS THE ZONING DISTRICT, THE PARTICULAR PIECE OF PROPERTY, NEIGHBORHOOD, OR THE COMMUNITY.

The Proposed Development will be a positive addition to the area. The Subject Property's current RA zoning limits development to single family residences and other limited uses on minimum 1-acre sized lots. The existing homes on the property were built between 1940 and 1945¹⁴ at a time when the area was much more rural and characterized by farmstead tracts. Over the last eighty years, the larger lots have been slowly redeveloped for denser developments such as the duplex and manufactured home subdivisions that currently surround the Subject Property. The Applicant now seeks a rezoning to allow a townhome community that is in line with the surrounding development trends.

D. WHETHER THE PROPOSAL CREATES AN ISOLATED DISTRICT UNRELATED TO ADJACENT PROPERTIES AND NEARBY DISTRICTS.

No. The Subject Property is in an area with a diverse range of housing types of varying densities. The Proposed Development will add to the variety of housing options in the area to attract different markets. There is another townhome development approximately ¾ mile to the east on Davis Road, the Big Oak Villas, which contains a townhome development at a density of

¹⁴ Data on the existing homes was obtained from the Henry County Tax Assessor's website at <https://qpublic.schneidercorp.com/Application.aspx?AppID=1035&LayerID=22139&PageTypeID=4&PageID=9368&Q=230410227&KeyValue=S05-01002000> (last visited 10.01.2022)

±7.9 units per acre. In addition, the Subject Property is adjacent to complimentary future land use designations, as noted on Henry County's and the Stockbridge's FLUM ("Low Density Residential" Henry County (North and West); "Medium Density Residential" Henry County (East) and "Low Density Residential" City of Stockbridge (South)).

E. HOW THE PROPOSAL IMPACTS THE AESTHETIC CHARACTER OF EXISTING AND FUTURE USES OF THE PROPERTY AND THE SURROUNDING AREA.

The proposed townhomes will blend harmoniously with the surrounding developments. The Applicant is preserving a significant amount of open space that will buffer the RA zoned properties to the north. Additionally, the Applicant will be providing onsite amenities for the residents as well as public open space.

F. WHETHER THE PROPOSAL IS CONSISTENT WITH ADJACENT DEVELOPMENT DENSITIES AND THE DENSITY PATTERNS REFLECTED IN THE COMPREHENSIVE PLAN.

Yes. The property is bordered to the east and west by residential developments with higher densities than what is allowed under the Subject Property's current RA zoning. Also, as noted in the paragraphs above, the Proposed Development is in line with the nearby Big Oak Villas townhome community, a property zoned MFR with a density of ±7.9 units per acre. It should be noted that the Big Oak Villas were built in approximately 32 years ago, and there are no newer options for townhome residences nearby. The proposed MFR zoning and High-Density Residential land use will allow a townhome development that is compatible with the surrounding development and will provide much needed options for housing.

G. HOW THE PROPOSAL IMPACTS THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

The proposal will benefit the public health, safety and general welfare. The Applicant proposes to bring the Subject Property into the City, creating a new, vibrant and modern

development that diversifies the housing stock available and advances a number of goals outlined in the City's Comprehensive Plan. *See, e.g., Comp Plan at pp. 37-39.*

H. HOW THE PROPOSAL IMPACTS WATER, SEWERAGE, OTHER PUBLIC FACILITIES, OR PUBLIC SERVICES, AND HOW THE PROPOSED AMENDMENT IMPACTS EXPENDITURES OF PUBLIC FUNDS.

The Applicant is proposing the installation of a sanitary sewer line to connect to the existing sewer line in Shields Road. The Applicant has requested sewer capacity and water availability letters with this application to demonstrate that water and sewer are available and adequate to serve the Subject Property, along with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

The Applicant submitted a traffic impact study with its original rezoning application, however, that study anticipated the impacts of the originally requested 235 townhome units. The Applicant is currently revising its traffic study for the 170 units now proposed. Regardless, the Applicant's previously submitted traffic impact study notes that there will be no change in the level of service of the adjacent Davis Road and nearby intersections after the construction of 235 townhome units.¹⁵ Since the Applicant has reduced 65 townhome units from the proposed design (now a total of 170 units), the Proposed Development's impacts on the surrounding roadways is anticipated to be even less. Moreover, the Subject Property has quick access to several major roadways. The Subject Property fronts Davis Road, which is classified as a minor arterial roadway per the Henry County Roadway Functional Classification Map. The Subject Property is also a short distance from N. Henry Boulevard (GA Highway 42) a minor arterial and Stockbridge Road (GA Highway 138) a principal arterial, both of which are major roadways intended for a high volume of traffic. Additionally, the Subject Property is approximately one

¹⁵ Refer to the Traffic Impact Analysis, by KCI Technologies, Inc., dated October 2022.

mile from Intrastate Highway 675 (I-675) which can provide quick access to regional transportation. Because the Subject Property is located in proximity to a number of major roadways, its impacts on traffic is anticipated to be minimal.

J. HOW THE PROPOSAL IMPACTS ENVIRONMENTAL CONDITIONS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, SOIL EROSION AND SEDIMENTATION, FLOODING, AIR QUALITY, WATER QUALITY AND QUANTITY.

The Applicant will mitigate any potential impacts to the environment by following all City, County, State and Federal requirements related to drainage, soil erosion and sedimentation, flooding, air quality, and water quality and quantity.

K. HOW THE PROPOSAL IMPACTS THE PROVISIONS OF ADEQUATE LIGHT AND AIR.

The proposal will have no negative impacts on the provision of adequate light and air. *See also J, above.*

L. HOW THE PROPOSAL IMPACTS THE VALUE OF ADJACENT PROPERTY.

As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, residential neighborhood that will deliver quality design and construction, all of which should “raise-the-bar” for future development on adjacent and nearby properties and generate renewed interest in the area.

M. WHETHER THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED IN ACCORDANCE WITH EXISTING REGULATIONS.

See Section C above.

N. PRESERVATION OF THE INTEGRITY OF RESIDENTIAL NEIGHBORHOODS SHALL CARRY GREATER WEIGHT THAN OTHER FACTORS. WHERE PROPERTY FRONTS ON A MAJOR THOROUGHFARE AND ALSO ADJOINS AN ESTABLISHED RESIDENTIAL NEIGHBORHOOD, THE FACTOR OF PRESERVATION OF THE RESIDENTIAL AREA SHALL CARRY GREATER WEIGHT.

The current proposal will not have a negative impact on the integrity of adjacent and nearby residential neighborhoods. The Applicant has taken careful consideration in the proposed design and incorporated appropriate buffers and setbacks to minimize negative impacts, if any.

IV. CONCURRENT VARIANCE ANALYSIS

The Applicant is seeking one concurrent variance with its request to the following requirement of the Stockbridge UDC:

A. Stockbridge Zoning Ordinance § 2.4.4 to reduce the minimum front yard setback from 50-feet to 25-feet

The Subject Property has a long and narrow shape that compresses any development toward the center of the property. The narrowness compresses the individual townhome lots resulting in a shorter front yard setback than the 50-feet that the MRF district requires. Additionally, the 50-foot setback is excessive and is much larger than what is typically required for townhome developments. For example, Henry County's RS (Residential Suburban) district, which allows townhomes, requires a minimum 25-foot front yard setback. *See Henry County Code of Ordinances § 2.01.02.I.* The strict enforcement of the 50-foot front yard setback would result in the loss of a significant number of units, with little positive benefits. The 25-foot setback is of sufficient length to allow a car to park in the driveway without blocking the sidewalk. In addition, requiring a 50-foot front yard setback would result in a large front yard that will require more maintenance. The large majority of townhome residents choose to live in such a unit to avoid yard maintenance that is found in other types of residences. Requiring a 50-

foot front yard would eliminate one of the major attractions to owning a townhome as compared to a single family detached residence.

Pursuant to the City of Stockbridge UDC § 10.1.2, the criteria for granting the variance are met. First, there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. Second, a literal interpretation of the Stockbridge UDC would deprive the Applicant of rights commonly enjoyed by other properties of the district in which the property is located. Third, the grant of the variance will not confer any special privileges upon the Applicant that are denied to other properties of the same district. Fourth, the requested variance will be consistent with the purpose and intent of the UDC, will be compatible with uses on neighboring properties, and will serve the public welfare. Fifth, the special circumstances necessitating the variance are not the result of the actions of the Applicant. Sixth, the variance requested is the minimum variance that will make possible the legal use of the land, building or structure. Finally, the variances will not permit a use of land, buildings, or structures that are not permitted by right in the proposed zoning district.

V. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional and contrary to the best interest of the health and welfare of the citizens of the City of Stockbridge, and constitutes an arbitrary and capricious act. As a result, the City of Stockbridge Unified Development Code is in violation of Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia 1983; Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia; and Article I, Section II, Paragraph 3 of

the Constitution of the State of Georgia, 1983. Furthermore, the current zoning violates the due process clause and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America.

In addition, the current zoning of the Subject Property and any intervening zoning district other than that requested is unconstitutional in that it renders the Subject Property unusable and destroys its marketability. Therefore, the current zoning constitutes a taking of the Applicant's property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the United States Constitution and in violation of Article I, Section I, Paragraph 1 and Article I, Section III, Paragraph 1(a) of the Constitution of Georgia.

The Zoning Ordinance of the City of Stockbridge lacks adequate standards for the City Council to exercise its power to zone and rezone. In essence, the standards are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance to the Mayor and City Council, the Zoning Ordinance violates the Fifth and Fourteenth Amendments of the Constitution of the United States in matters of zoning. The Zoning Ordinance also violates Article I, Section III, Paragraph 1; and Article I, Paragraphs 1 and 2 of the Constitution of State of Georgia, 1983.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning, Future Land Use Map Amendment, and Concurrent Variance Applications at issue be approved. The

Applicant also invites and welcomes any comments from Staff or other officials of the City of Stockbridge so that such recommendations or input might be incorporated as conditions of approval.

This 20th day of February, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock", is written over a horizontal line.

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

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Atlanta, Georgia 30309
404-815-3500

Council Consideration to approve Liability Insurance Policy



City of Stockbridge

AGENDA ITEM

MEETING DATE

May 8, 2023

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

FUNDING SOURCE

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Kim Allonce

DEPARTMENT:

Economic Development

ITEM/PROJECT/EVENT:

Economic Development Incentives Policy

BACKGROUND INFORMATION:

The purpose of this Economic Development Incentives Policy or the "Policy" is to outline the policies, processes, and review procedures for major economic development incentives offered by the City of Stockbridge. This "Policy" authorizes the Economic Development Department to offer incentives, subject to the approval of the City Council, when appropriate, to eligible Projects that will enhance the City's competitiveness, increase tax revenues, diversify the economic base, support business attraction, encourage mixed-use developments, and contribute to downtown and community revitalization.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

ATTACHMENTS:



Economic Development Incentives Policy

CITY OF STOCKBRIDGE

Economic Development Department
130 M.L.K. Senior Heritage Trail
Stockbridge, GA 30281

City of Stockbridge

Economic Development Incentives Policy

1. General Purpose

The purpose of this Economic Development Incentives Policy or the “Policy” is to outline the policies, processes, and review procedures for major economic development incentives offered by the City of Stockbridge. This “Policy” authorizes the Economic Development Department to offer incentives, subject to the approval of the City Council, when appropriate, to eligible Projects that will enhance the City’s competitiveness, increase tax revenues, diversity the economic base, support business attraction, encourage mixed-use developments, and contribute to downtown and community revitalization.

2. Economic Development Priorities

The financial incentives set forth in this “Policy” are intended to further advance the following economic development priorities of the City of Stockbridge:

- a) Enhance the City's Competitiveness in the Metro Atlanta Region
- b) Increase Tax Revenues
- c) Diversify the City’s Economic Base
- d) Support Small Business Growth & Retention
- e) Recruit Companies in Targeted Key Industries
- f) Create High-Wage/High-Value Jobs
- g) Contribute to Downtown and Community Revitalization
- h) Encourage Mixed-Use Developments
- i) Promote Tourist Attraction
- j) Increase Private Investment in Critical Infrastructure

In addition to the above priorities, the City is committed to implementing the key planning recommendations and economic development strategies from the 2012 Livable Centers Initiative (LCI Study), the 2018 Renaissance Strategic Vision & Plan (RSVP Plan), the Downtown Master Plan, and the Economic Development Strategic Plan.

3. Application for Incentives

The City of Stockbridge will only consider request for economic development incentives through a formal submittal process. An eligible applicant shall submit a written application to the Economic Development Department only after a pre-application meeting. To be considered, a formal application for incentives must at a minimum provide the following information:

- a) Project narrative indicating how the incentive request meets the economic development and “Policy” priorities of the City of Stockbridge;
- b) Statement highlighting the direct and indirect economic impacts of the proposed Project on the City of Stockbridge;
- c) Amount of applicant’s investment in the Project;
- d) Type and amount of incentive requested;
- e) Discussion showing that the Project would not happen or meet the economic development priorities of the City of Stockbridge “but for” the incentive;
- f) Detailed business plan or Project pro forma;
- g) Documentation showing that the applicant and/or Project team has the required experience and financial capability to implement the Project.

The City of Stockbridge reserves the right to request additional information as needed; furthermore, the submittal of a complete application does not guarantee the granting of any economic development incentives.

4. Application Review & Awards

The City of Stockbridge will only consider applications on a case-by-case basis and all economic development incentives shall be subject to the final approval of the City Council. To ensure the good stewardship of City resources, the Economic Development Department will thoroughly evaluate and score each application and its economic impact based on the following key metrics. An application’s final score will determine its applicable “Tier”, the maximum level or amount of incentives, and the terms of the incentives that the City of Stockbridge may award to the Project.

The City of Stockbridge, in its sole and absolute discretion, may decide to award up to five (5) bonus points to a Project that exceeds the minimum requirements established in this “Policy”. Additionally, the City of Stockbridge, in its sole and absolute discretion, may deviate from the key metrics below when deciding on the maximum level or amount and the terms of the incentives. The total economic development incentives awarded to a Project shall not exceed **\$10,000,000** over a ten-year period.

A. Key Metrics

Economic Development Priorities	Points
Between 1-3 ED Priorities	5
Between 4-6 ED Priorities	10
Between 7-9 ED Priorities	15
All 10 ED Priorities	20
+ LCI Study or RSVP Plan (Bonus)	+5

Capital Investment	Points
< \$4,999,999	5
\$5,000,000-\$9,999,999	10
\$10,000,000-\$24,999,999	15
\$25,000,000-\$49,999,999	20
\$50,000,000 and Above	25

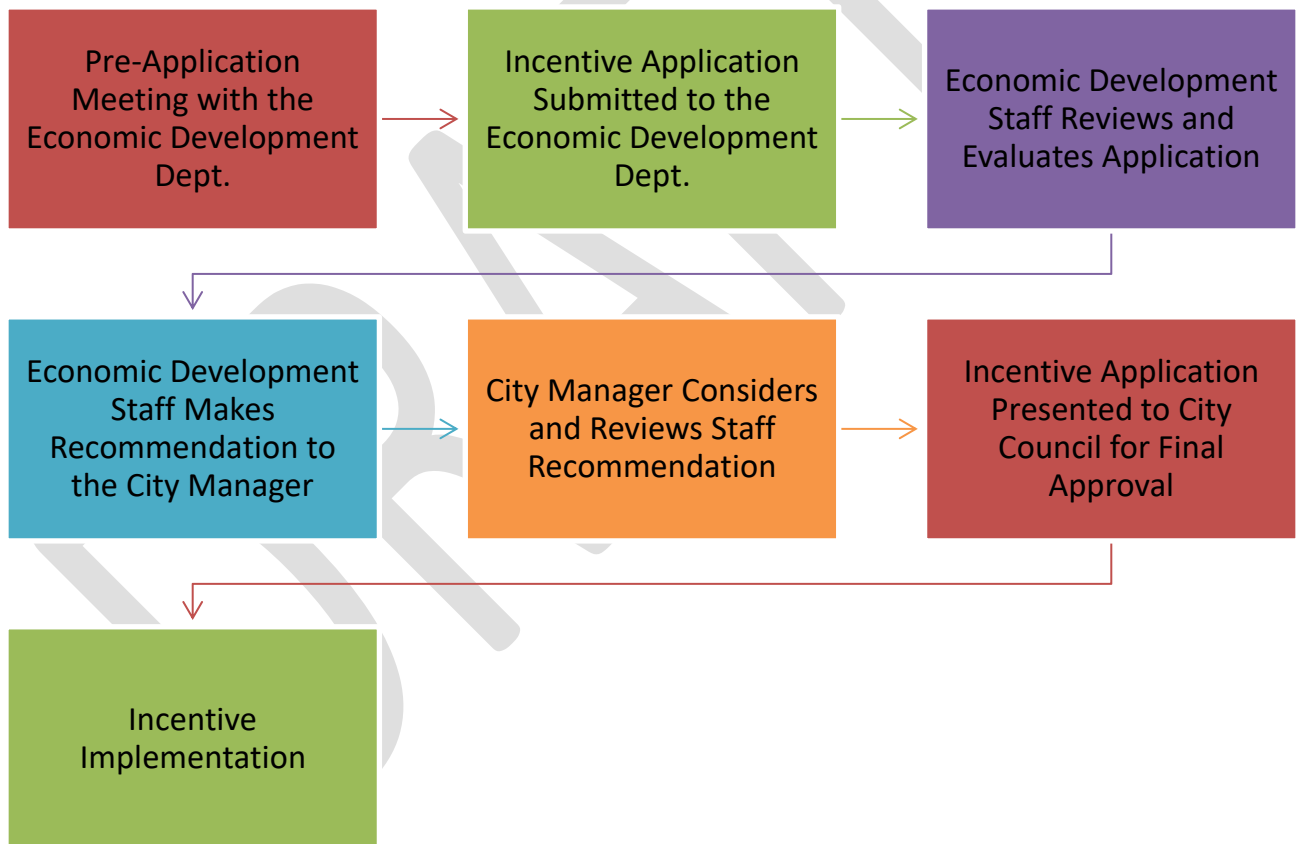
Number of New Jobs	Points
1-10	5
11-20	10
21-30	15
31-50	20
51 and Above	25

Average Weekly Wage (GA DOL)	Points
Less than Henry County Average	5
Henry County Average	10
Greater than Henry County < State Average	15
State Average	20
Above State Average	25

B. Incentive Matrix

	Tier I	Tier II	Tier III	Tier IV
Min. Score	40	60	80	90

C. Approval Process



5. Available City Incentives

To further enhance the overall quality of life in the City, the following economic development incentives may be awarded, when appropriate, to qualified Projects that advance the “Policy” priorities of the City of Stockbridge:

A. Tax Abatement

The City of Stockbridge may provide a property tax abatement to Projects that will have a transformational impact on a specific area. Tax abatement incentives will only be funded on reimbursement basis and are subject to the following:

- Maximum of 90% reimbursement of the City of Stockbridge’s portion of the property’s taxable assessed value;
- Tax abatement will be provided for a maximum of ten (10) years.

B. Tax Increment Financing

The TIF incentive will provide a tax increment credit to Projects that increase the taxable assessed value of the property (as determined by the Henry County Tax Commissioner). TIF incentives will only be available to Projects that will have a catalytic impact on the Redevelopment Area and surrounding properties as determined by the City of Stockbridge. TIF credits will only be funded on reimbursement basis and are subject to the following:

- Maximum of 90% reimbursement of the increment revenues attributable to the property’s taxable assessed value being in excess of the base value;
- TIF credits will be provided for a maximum of ten (10) years.

C. Permit & Impact Fee Waivers

The City of Stockbridge may waive building permit fees for a qualified Project associated with new construction, business relocation/expansion, historic preservation, and tenant finishes based on the applicable Tier. Additionally, a Project that meets the criteria defined in this “Policy” may be exempt from certain impact fees assessed pursuant to the applicable Tier and the City of Stockbridge Impact Fee Schedule.

D. Business License & Occupational Tax Waivers

The City of Stockbridge may waive applicable business licenses and occupational taxes assessed pursuant to the Code of Ordinances up to a maximum of \$25,000 on an annual basis for Projects that meet the established criteria listed above. This waiver may be for up to five (5) years depending upon the applicable Tier.

E. Water & Sewer Rebates

The City of Stockbridge may provide water and sewer rebates pursuant to the most recent Utility and Sewer Rate Schedule and based on the applicable Tier. Water and sewer rebates will only be funded on a reimbursement basis and will be provided for a maximum of five (5) years.

F. Job Creation Incentive

The City of Stockbridge may provide a job incentive up to a maximum of \$2,000 per job (not to exceed \$100,000 per Project) for a Project that creates/relocates a minimum of five (5) new high-wage/high-value jobs in key industries (supply chain and advanced manufacturing, creative industries, technology, life sciences and healthcare, and cleantech) in the city pursuant to the applicable Tier. To be eligible, the company must pay at or above 100% of the Henry County Weekly Average Wage (as determined by the Georgia Department of Labor). An additional \$500 per job is available to a Project that creates/relocates jobs in the downtown area.

G. Downtown Revolving Loan Fund (DRLF)

The City of Stockbridge may apply for a Downtown Revolving Loan Fund (DRLF) through the Georgia Department of Community Affairs (DCA) on behalf of a viable Project in the downtown area up to a maximum of \$250,000 pursuant to the applicable Tier. Loans from the Downtown Revolving Loan Fund may be used for real estate acquisition, development, redevelopment, and new construction; rehabilitation of public and private infrastructure and facilities; purchase of equipment.

H. Tier Table (Maximum Incentives)

Incentives (negotiable)	Tier I	Tier II	Tier III	Tier IV
Tax Abatement	30-50% of Tax Revenues	50-70% of Tax Revenues	70-80% of Tax Revenues	80-90% of Tax Revenues
TIF Credits	30-50% of New Tax Revenues	50-70% of New Tax Revenues	70-80% of New Tax Revenues	80-90% of New Tax Revenues
Permit & Impact Fees	Up to 20% Reduction	Up to 30% Reduction	Up to 40% Reduction	Up to 50% Reduction
Bus. Lic. & Occ. Tax Waivers	Up to \$10,000	Up to \$15,000	Up to \$20,000	Up to \$25,000
Water & Sewer Rebates	Up to 20% Reduction	Up to 30% Reduction	Up to 40% Reduction	Up to 50% Reduction
Job Incentives	Up to \$750 per Job	Up to \$1,000 per Job	Up to \$1,500 per Job	Up to \$2,000 per Job
DRLF Funds	N/A	N/A	N/A	N/A

I. Tier Table (Maximum Terms)

Incentives (negotiable)	Tier I	Tier II	Tier III	Tier IV
Tax Abatement	Up to 5 years	Up to 7 years	Up to 8 years	Up to 10 years
TIF Credits	Up to 5 years	Up to 7 years	Up to 8 years	Up to 10 years
Permit & Impact Fees	One-time	One-time	One-time	One-time
Bus. Lic. & Occ. Tax Waivers	Up to 2 years	Up to 3 years	Up to 4 years	Up to 5 years
Water & Sewer Rebates	Up to 2 years	Up to 3 years	Up to 4 years	Up to 5 years
Job Incentives	Up to 1 year	Up to 2 years	Up to 3 years	Up to 3 years
DRLF	N/A	N/A	N/A	N/A

6. Performance

All economic development incentives awarded to a Project shall include specific performance measures and specific recapture provisions in the incentive agreement intended to protect the City's financial resources. The City of Stockbridge reserves the right to request an annual evaluation report and/or audit a Project to ensure compliance with the written agreement. If a Project fails to satisfy the terms of the incentive agreement, the City of Stockbridge may request the incentive to be repaid in full or in part according to the terms of the agreement.

7. Force Majeure & Discontinuance of Incentives

In the event of force majeure (acts of God, war, riot, acts of civil or military authorities, acts of terrorism, fire, flood, earthquake, radiation, or infectious disease outbreaks) or any other emergency situations beyond the control of the City and the Project Team, as a result of which both parties are unable to perform their obligations, the City Council may modify, amend, or terminate the incentive agreement at any time.

8. Other Available Incentives

The City of Stockbridge will provide technical assistance to qualified Project Teams to help leverage the following county and state economic development incentives.

A. Henry County Incentives

- [Expedited Plan Review & Permitting](#)
- [Inventory Tax Exemptions \(Freeport\)](#)
- [Project Financing](#)
- [Property Tax Incentives](#)

B. State of Georgia Incentives

- [Job Tax Credits](#)
- [Regional Economic Assistance Program \(REAP\)](#)
- [Georgia Tourism Development Act](#)
- [Quality Jobs Tax Credits](#)
- [Georgia Film Tax Incentives](#)

DRAFT

For more information on the EDIP contact:
Economic Development Department
City of Stockbridge
130 M.L.K. Senior Heritage Trail
Stockbridge, GA 30281
770.389.7900