



Where Community Connects

**STOCKBRIDGE
PLANNING COMMISSION**

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Community Development Director

Ryan Anderson

Chief Planner

Linda Logan,

Senior Planner, Secretary

Gordon Linton, Planner I

Quinton Washington, City Attorney

**Planning Commission
Meeting
Agenda
May 25, 2023 6:30 PM**



STOCKBRIDGE CITY HALL

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STOCKBRIDGE, GA 30281

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, MAY 25, 2023 6:30 PM

- I. ROLL CALL**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. ADOPTION OF THE AGENDA**
- VI. APPROVAL OF MINUTES -- April 27, 2023 Summary Minutes**
Approval of the PC Summary Minutes for April 27, 2023.

PUBLIC HEARING

Item # 1 - CITY OF STOCKBRIDGE – TEXT AMENDMENT CASE #TX-2023-01.

Consideration of a text amendment to the Stockbridge Unified Development Code (UDC) in Section 2.5.2(D)(12) and Section 2.5.3(F)(11) to allow hookah bars/lounges, cigar bars/lounges, and tobacco/vape shops as ancillary uses to the primary use of a restaurant / lounges. Currently, the above uses are Prohibited Uses within the Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District.

Presented by: Community Development Staff

Item # 2 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04.

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of ‘High-Density Residential’ to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits.

- Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675.**
- Parcel #030-01003001—Medium-sized parcel with 24.97 acres, located at 630 Flippen Road.**

- **Parcel #030-01004008** -- Small parcel with 2.75 acres, located at 384 Flippen Road.

Presented by: Community Development Staff

Item # 3 - REZONING CASE #RZ-2022-05.

Consideration of a request for rezoning to assign the 'PUD' (Planned Unit Development) district to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits.

- **Parcel #030-01004000**—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675.

- **Parcel #030-01003001**—Small parcel with 24.97 acres, located at 630 Flippen Road.
- **Parcel #030-01004008** -- Small parcel with 2.75 acres, located at 384 Flippen Road.

Presented by: Community Development Staff

Item # 4 - CONDITIONAL USE PERMIT CASE #CU-2023-01.

Consideration of a request for a conditional use permit to allow for the development of a place of worship at 713 Valley Hill Road. The property is located in Land Lot 103 of District 12, and it contains 4.000 +/- acres within the Stockbridge City Limits.

Presented by: Community Development Staff

Item # 5 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-01.

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to Parcel #029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The applicant is Victory Worship Center, represented by Keith G. Nation. The property is located in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits.

Presented by: Community Development Staff

Item # 6 - REZONING CASE #RZ-2023-01.

Consideration of a request for a rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to Parcel # 029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The applicant is Victory Worship Center, represented by Keith G. Nation. The property is located in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits.

Presented by: Community Development Staff

Item # 7 - VARIANCE CASE #VR-2023-01

Consideration of a request for a variance for Parcel # 029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property is located in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits.

Presented by: Community Development Staff

PROJECT UPDATES

STAFF COMMENTS

BOARD COMMENTS

ADJOURNMENT