



Where Community Connects

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Askia Abdullah, Chair

Stanley Dumas

Kathleen Nelson

Harold Thibodeaux

David Planchon

Vacant

ADMINISTRATION

Brecca Carter

Community Development Director

Ryan Anderson

Chief Planner

Linda Logan,

Senior Planner, Secretary

Gordon Linton, Planner I

Quinton Washington, City Attorney

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



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, 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

City of Stockbridge

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.



SUMMARY MINUTES **PLANNING COMMISSION** THURSDAY, April 27, 2023 at 6:30 p.m.

BOARD MEMBERS:

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

ADMINISTRATION:

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

I. CALL TO ORDER – Made by Kathleen Nelson.

II. INVOCATION – Given by Harold Thibodeaux.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL:

	Present	Absent
~ Askia Abdullah	_____	_____X_____
~ Kathleen Nelson	_____X_____	_____
~ Stanley Dumas	_____X_____	_____
~ Harold Thibodeaux	_____X_____	_____
~ David Planchon	_____X_____	_____

A quorum of members was achieved. All agenda items were read into the record by Vice Chairman Kathleen Nelson.

V. ADOPTION OF THE AGENDA

A motion was made by Stanley Dumas adopt the agenda, and it was seconded by Harold Thibodeaux. A vote was taken, and the motion was unanimously adopted; thus the Agenda was adopted.

VI. APPROVAL OF MINUTES – January 26, 2023 Summary Minutes.

A motion to approve the Minutes was made by David Planchon, and it was seconded by Harold Thibodeaux. A vote was taken, and the motion was unanimously approved; thus the Minutes were approved.

VII. CITY OF STOCKBRIDGE – ADOPTION OF THE COMBINED OFFICIAL ZONING & OVERLAY DISTRICT MAP #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 adopted on March 14, 2022 will be repealed and replaced.

To be presented by the Community Development Staff.

Staff Presentation

A Staff presentation was made by Brecca Carter, Community Development Director. She presented the proposed Official Zoning & Overlay District Map, which showed overlay districts on top of base zoning districts.

Public Hearing

Kathleen Nelson opened the public hearing, but there were no public comments.

Board Comments and Action

A motion to approve OXM-2023-01 was made by Stanley Dumas, and it was seconded by Harold Thibodeaux. A vote was taken, and the motion was unanimously approved; thus the Official Zoning & Overlay District Map was

unanimously adopted.

VIII. FINAL PLAT CASE #PL-2023-01.

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

To be presented by the Community Development Staff.

A brief presentation was made by a representative from Meritage Homes, the developer of Eagle Hill Townhomes and other phases of Winding Creek. Brecca Carter, Community Development Director, then made a Staff presentation. She said that a traffic study was previously prepared as part of the Master Plan for Winding Creek. No public hearing was required for this case. A motion was made by Stanley Dumas to approve the Final Plat, Harold Thibodeaux seconded the motion. A vote was taken, and the motion was unanimously approved; thus the Final Plat was approved.

IX. 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.

Presentations

Gordon Linton, Planner I, made the Staff presentation of this case via PowerPoint. He explained the purpose of the applicant’s request, gave the project description, summarized his analysis, and gave the Staff’s recommendation of approval, conditioned upon the approvals of RZ-2022-07 and VR-2022-03.

Then Alex Brock, an attorney with the law firm of Smith, Gambrell, & Russell, presented the case on behalf of the applicant. He said that the number of townhomes to be built was reduced from the original 235 units to 170 units. A letter of support

was received from the Pine Hills Mobile Home Park. The applicant made various site plan changes. With a proposed density of 6.15 units per acre, the project would be at the low end of the High-Density Residential future land use designation. The proposed project would align with the goals of the City's Comprehensive Plan. Public notices were sent to the adjacent property owners, but there was no response, except from Pine Hills. The townhomes would sell for the high \$200s to the low \$300s.

Public Hearing

Kathleen Nelson opened the Public Hearing. Two citizens were opposed to this case. Dyllan Garrett of 566 Davis Road cited traffic and security concerns. Mark McFry of 289 Shields Road questioned the stormwater impacts of the proposed project. Mr. Brock said that buffers would be provided, and that stormwater drains away from the subject property. He said that he's willing to meet with citizens.

Board Comments and Action

Kathleen Nelson said that she had received some comments from citizens that were in favor of the proposed project. Stanley Dumas made a motion to approve this case, with the two conditions that were recommended in the Staff Report. The motion was seconded by Harold Thibodeaux. A vote was taken, and the motion was unanimously adopted, thus the case was approved.

X. 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.

Presentations

Linda Logan, Senior Planner, made the Staff presentation of this case via PowerPoint. She explained the purpose of the applicant's request, gave the project description, summarized her analysis, and gave the Staff's recommendation of approval, conditioned upon the approvals of CP-2022-06 and VR-2022-03, as well as the submitted site plan.

Public Hearing

Kathleen Nelson opened the Public Hearing. Wendy Collins of 289 Shields Road

said that she wanted the applicant to hold community meetings with the citizens. Alex Brock, an attorney with the law firm of Smith, Gambrell & Russell, said that Henry County's zoning of the subject property was 'RR' (Rural Residential). Mark McFry of 289 Shields Road had concerns about the adequacy of sewer lines to serve the proposed townhome development. Dyllan Barnett of 566 Davis Road asked about the provision of buffers and sidewalks for foot traffic. He requested a community meeting, and so did Wendy Holland of 289 Shields Road.

Board Comments and Action

David Planchon said that there were "no similar developments" nearby, and that this proposed development would not be a "good fit." Stanley Dumas made a motion to approve this case, to include the three conditions that were recommended in the Staff Report, plus a fourth condition which specified that the applicant must hold community meetings before the May 8, 2023 City Council meeting. Harold Thibodeaux seconded the motion. A vote was taken, and the motion was unanimously adopted; thus the case was approved.

XI. 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.

Staff Presentation

Linda Logan, Senior Planner, made a PowerPoint presentation of this case. She explained the purpose of the applicant's request, gave the project description, summarized her analysis, and gave the Staff's recommendation of approval, conditioned upon the approvals of CP-2022-06 and RZ-2022-07, as well as the submitted site plan.

Public Hearing

Mark McFry of 289 Shields Road asked whether the requested variance for the front yard setbacks would apply to just this applicant and this project.

Board Comments / Action

Harold Thibodeaux asked why the Staff changes its original recommendation from denial. Ms. Logan and Ms. Carter explained that the applicant had reduced the number of townhomes to be built from 235 to 170. David Planchon then made a motion to approve this case, to include the three conditions that were recommended

in the Staff Report. Harold Thibodeaux seconded the motion. A vote was taken, and the motion was unanimously adopted, thus the case was approved.

XII. PROJECT UPDATES

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

XIII. STAFF COMMENTS

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

XIV. BOARD COMMENTS

XV. ADJOURNMENT



TO: Stockbridge Planning Commission & City Council

FROM: Brecca R. Carter, Director of Community Development

MEETING DATE: Planning Commission: 5-25-2023; City Council 6-12-2023

SUBJECT: Text Amendment to the Unified Development Code, #TX-2023-01

I. PURPOSE

To consider 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 restaurants/lounges. Currently, the above uses are Prohibited Uses within the Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District.

I. BACKGROUND

Currently, the proposed use for hookah bars/lounges, cigar bars/lounges and tobacco/vape shops are prohibited within areas which have an overlay district designation: Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District.

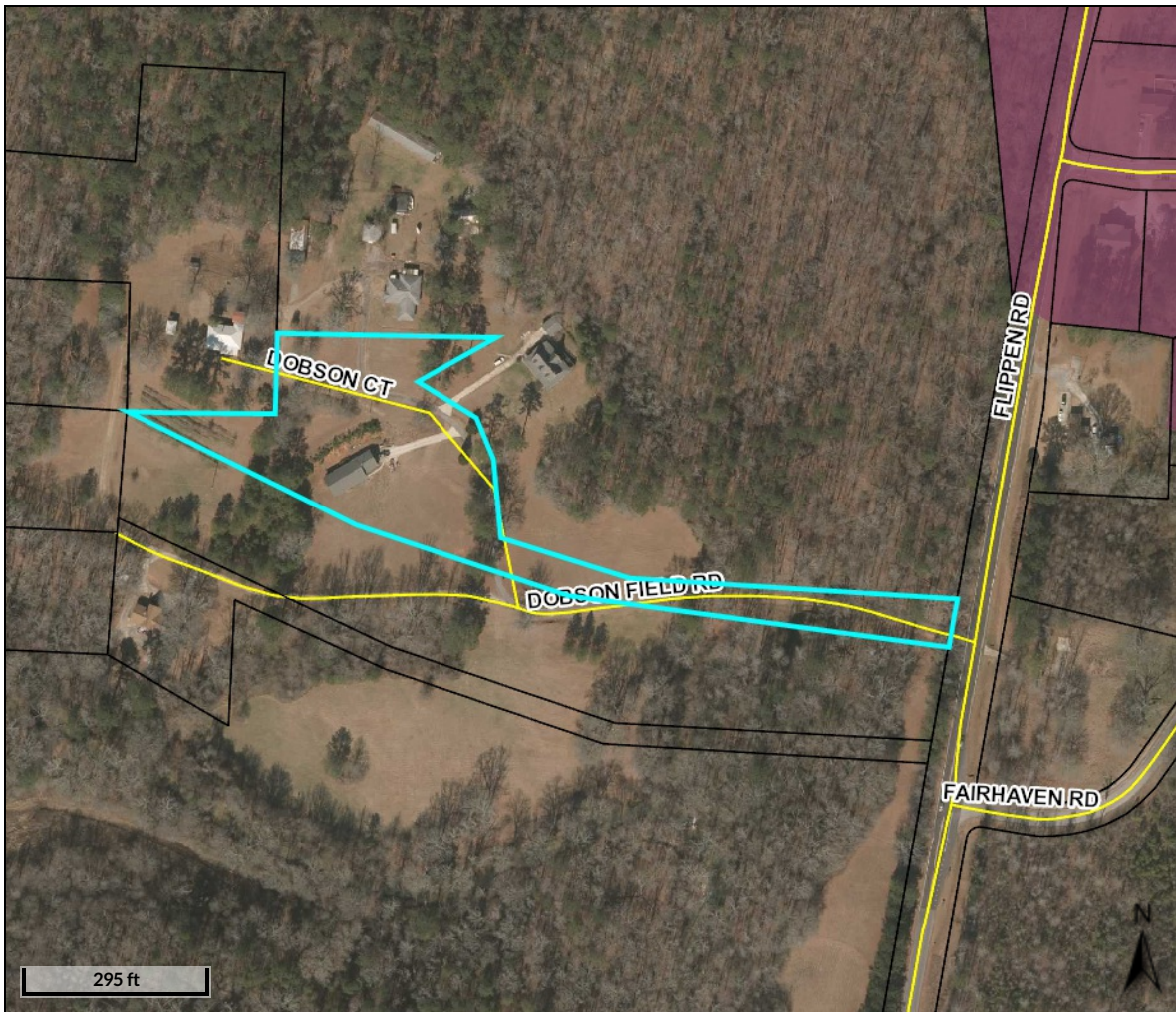
The Parkway Mixed-Use (PMU) overlay district includes properties which abut major corridors and prominent intersections throughout the City limits, while the Downtown Village (DV) overlay district includes the entirety of downtown Stockbridge area.

The Community Development Department has received several inquiries to allow the above-referenced uses as an ancillary/secondary use within a current restaurant/lounge business operation within the City. This amendment would allow businesses within the downtown area and along major corridors the ability to expand their client base and offer variety of uses/entertainment within a restaurant or lounge location.

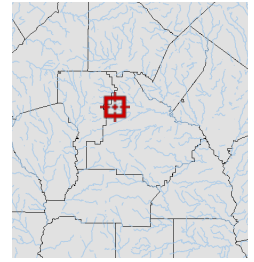
As an ancillary use, it is Community Development's recommendation that the sales revenue of the ancillary use meet the sales revenue requirement of 51% food, 49% hookah/cigar/tobacco/vape bar sales. This is the current food sales – to alcohol sales revenue model currently in place for restaurants.

II. STAFF RECOMMENDATION

Community Development staff requests that the Planning Commission & City Council approve for hookah bars/lounges, cigar bars/lounges and tobacco/vape shops to be allowed as an ancillary use within not to exceed more than 49% of sales revenue within all applicable restaurant or lounge.



Overview



Legend

- Parcels
- Roads
- Cities

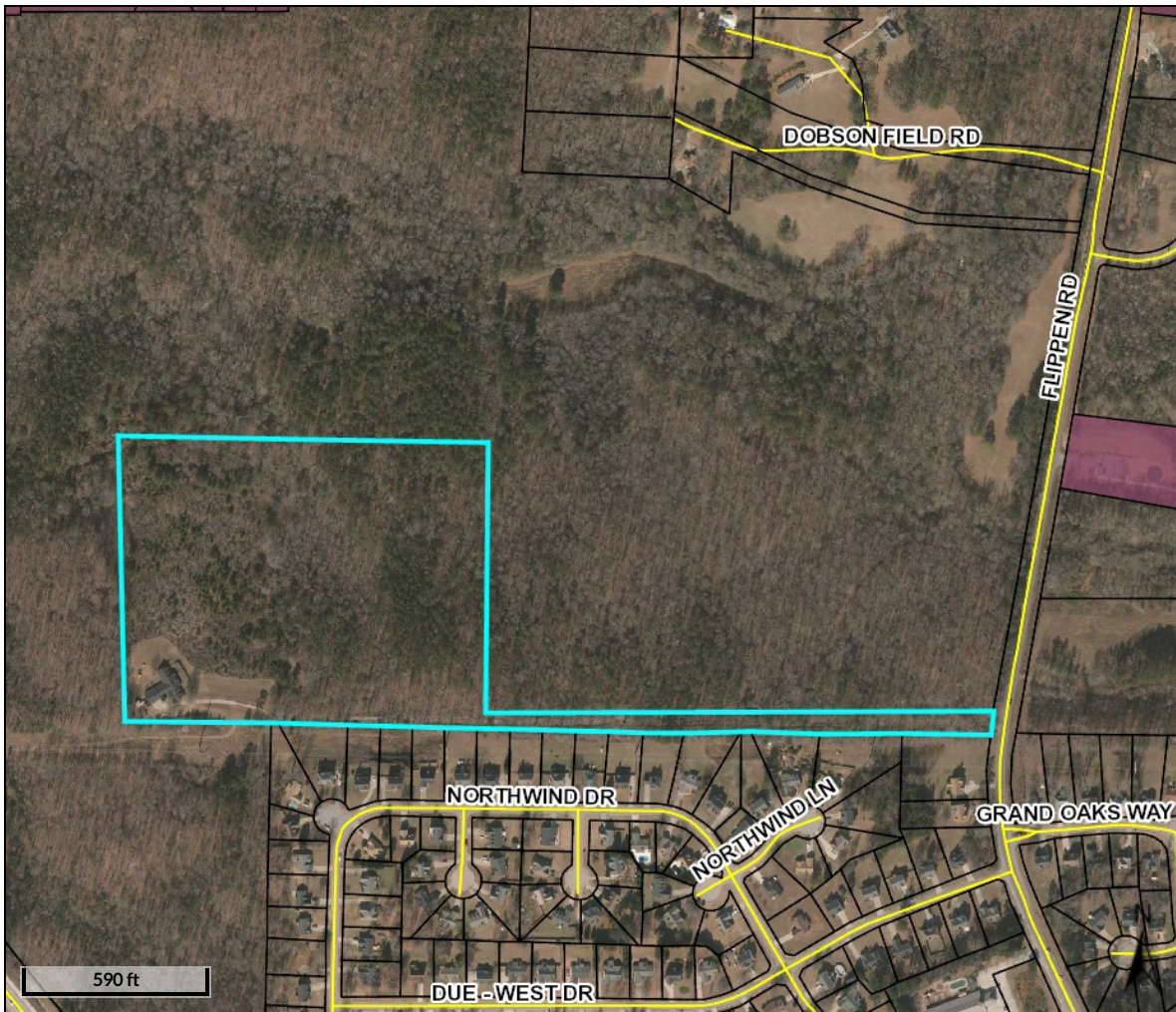
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Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason
						Total Value:	\$211,400	9/8/2011	\$0	FAMILY/GIFT
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY
										U
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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.

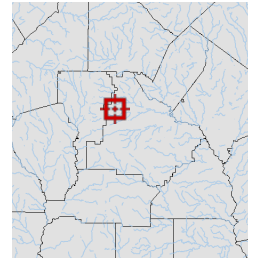
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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Cities

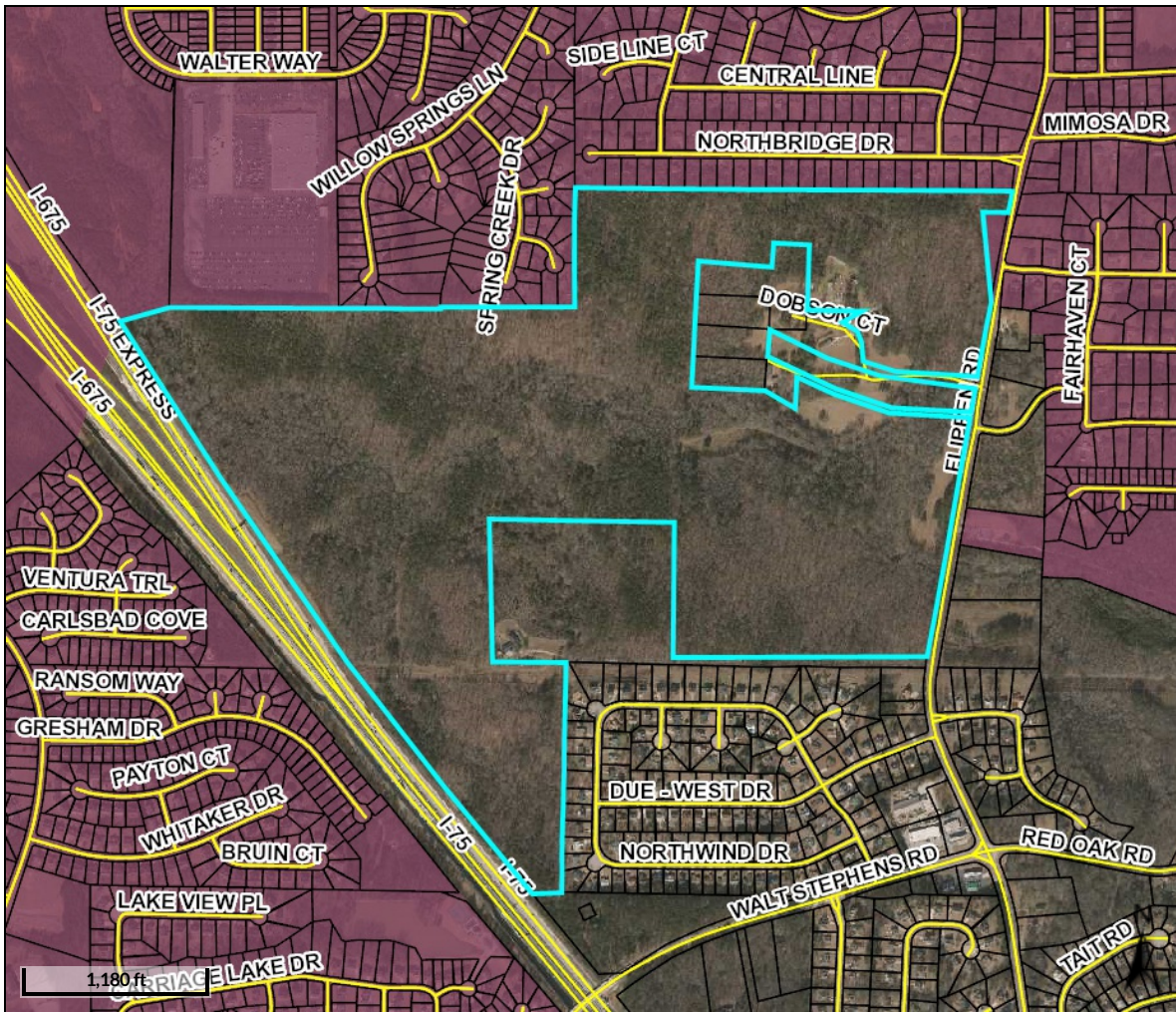
Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land						
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:	\$501,000					
Address					RD STE 585	Building	\$249,000	Last 2 Sales				
District	County/UnIncorp				ATLANTA GA 30305	Value:		Date	Price	Reason	Qual	
							Misc	1/22/2021	\$750,000	OTHER	U	
							Value:	\$0	12/29/1995	\$0	FAMILY/GIFT	U
							Total					
							Value:	\$750,000				

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.

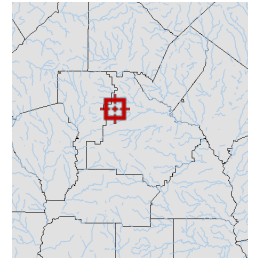
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Developed by  Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		Acreage	249.19	Address	2964 PEACHTREE RD	Building Value:	\$350,300	Date	Price	Reason
Address					STE 585	Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL
District	County/UnIncorp				ATLANTA GA 30305	Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT
										U
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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.

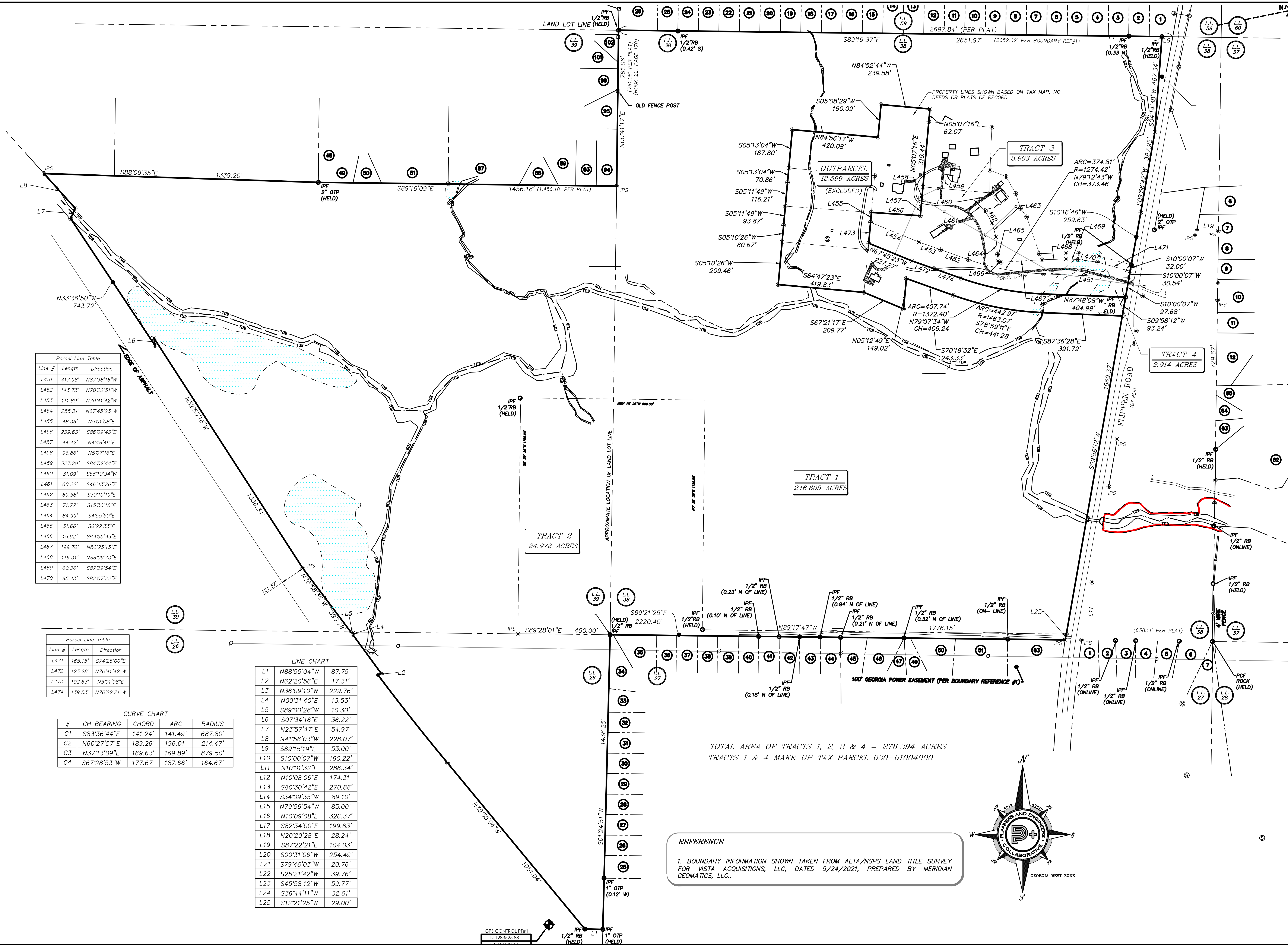
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BOUNDARY EXHIBIT

REVISIONS

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770) 451-5741 WWW.PEC.PLUS

REV **DATE** **DESCRIPTION** **BY**

5				
4				
3				
2				
1				

LAND LOTS 26, 38 & 39
DISTRICT 12TH

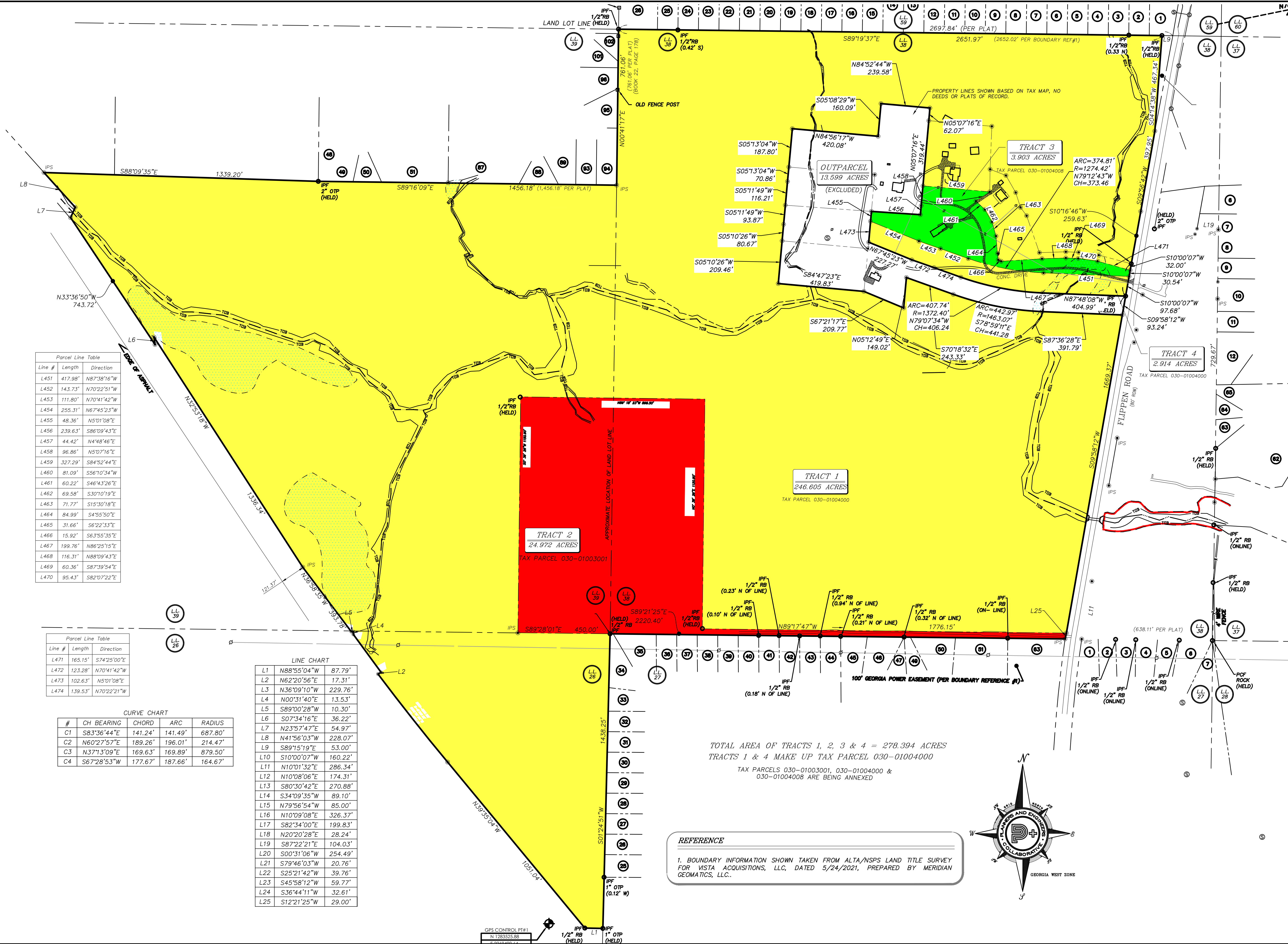
HENRY COUNTY
GEORGIA

DRAWN BY:
CHECKED BY:
FILE NO.: 202069.00
DATE: 8/19/2022
SCALE:
DATE OF FIELD WORK: N/A

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BOUNDARY EXHIBIT

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

Planners & Engineers Collaborative+
LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES



305 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770)461-5241 WWW.PEC.PLUS
C.O.A.-LSF000004

LAND LOTS(12)
DISTRICT 26, 38 & 39

HENRY COUNTY
GEORGIA

DATE OF FIELD WORK: N/A

SCALE: 1"=200'

CHECKED BY: 20069.00
FILE NO.: 20069.00
DATE: 8/19/2022

DRAWN BY: 20069.00

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."	Rezoning application form attached.
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 25	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 within the last five years 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.	✓

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

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: 404-815-3620 Date: _____

Address of Applicant: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: 404-815-3620 Date: _____

Address of Agent: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

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: Mixed Use (Henry County)

TO: HDR (High Density Residential)

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)

Property Address: 030-0100400 (no address); 630 Flippen Road; 384 Flippen Road

Nearest intersection to the property: Fairhaven Road

Size of Tract: 278.4 acre(s). Land Lot Number(s): 26, 38, & 39 District(s): 1,2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

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: _____

Pre-Application Form

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

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

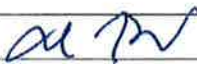
The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

**PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,
INCLUDING SURROUNDING SUBDIVISIONS:** The Subject Property was part of a larger
tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County
(RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(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.

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.

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.

Contacts

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

Disclosures

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 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

Rodney Brown
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 26th day of July, 2022

Jennifer Bearick
Notary Public



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

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We certify that the foregoing information is true and correct, this 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


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 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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Yes _____ No ✓

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We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners

Applicant's Name - Printed

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 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

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 _____

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.)

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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

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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Applicant Campaign Disclosure Form

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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 _____, _____

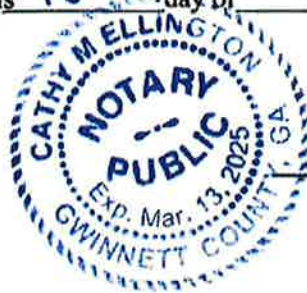
Applicant's Name -Printed _____

Signature of Applicant/Property Owner/Agent _____

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 Mellington
Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

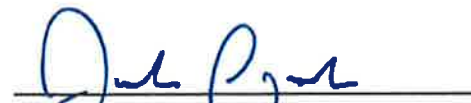
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD
FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. 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 is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

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

Please see C, D and E above.

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.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. 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.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of August, 2022.

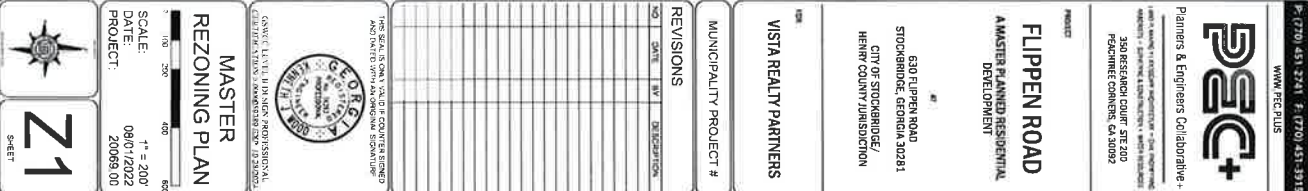
Respectfully submitted,



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

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

Site Plan



Survey

This drawing is to be used only for the purpose stated on the title block and is not to be used for any other purpose without the written consent of the engineer.

CHUCK CHART

LINE	CHUCK CHART	CHUCK CHART	CHUCK CHART
1	141.24'	141.24'	141.24'
2	141.24'	141.24'	141.24'
3	141.24'	141.24'	141.24'
4	141.24'	141.24'	141.24'
5	141.24'	141.24'	141.24'
6	141.24'	141.24'	141.24'
7	141.24'	141.24'	141.24'
8	141.24'	141.24'	141.24'
9	141.24'	141.24'	141.24'
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11	141.24'	141.24'	141.24'
12	141.24'	141.24'	141.24'
13	141.24'	141.24'	141.24'
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16	141.24'	141.24'	141.24'
17	141.24'	141.24'	141.24'
18	141.24'	141.24'	141.24'
19	141.24'	141.24'	141.24'
20	141.24'	141.24'	141.24'
21	141.24'	141.24'	141.24'
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37	141.24'	141.24'	141.24'
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REFERENCE:
1. BOUNDARY INFORMATION SHOWN HEREIN FROM ALTHAMPS LAND TITLE SURVEY FOR ALTHAMPS ACQUISITIONS, LLC, DATED 5/24/2021, PREPARED BY WETMORE GROUP, INC., LLC.



PEC+
Planners & Engineers Collaborative
ARCHITECTS - LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING
SURVEYING & CONSTRUCTION - WATER RESOURCES
300 E. HIGHWAY 100, SUITE 100, ALTHAMPS, GEORGIA 30504
(770) 474-1100 WWW.PEC-PLUS.COM

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

BOUNDARY EXHIBIT

LAND LOT(S) 26, 38 & 39
DISTRICT 12TH

HENRY COUNTY
GEORGIA

DRAWN BY:
CHECKED BY:
FILE NO.: 20100.00
DATE: 09/19/2022
SCALE:
DATE OF FIELD WORK: N/A

0 100 200 400

Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



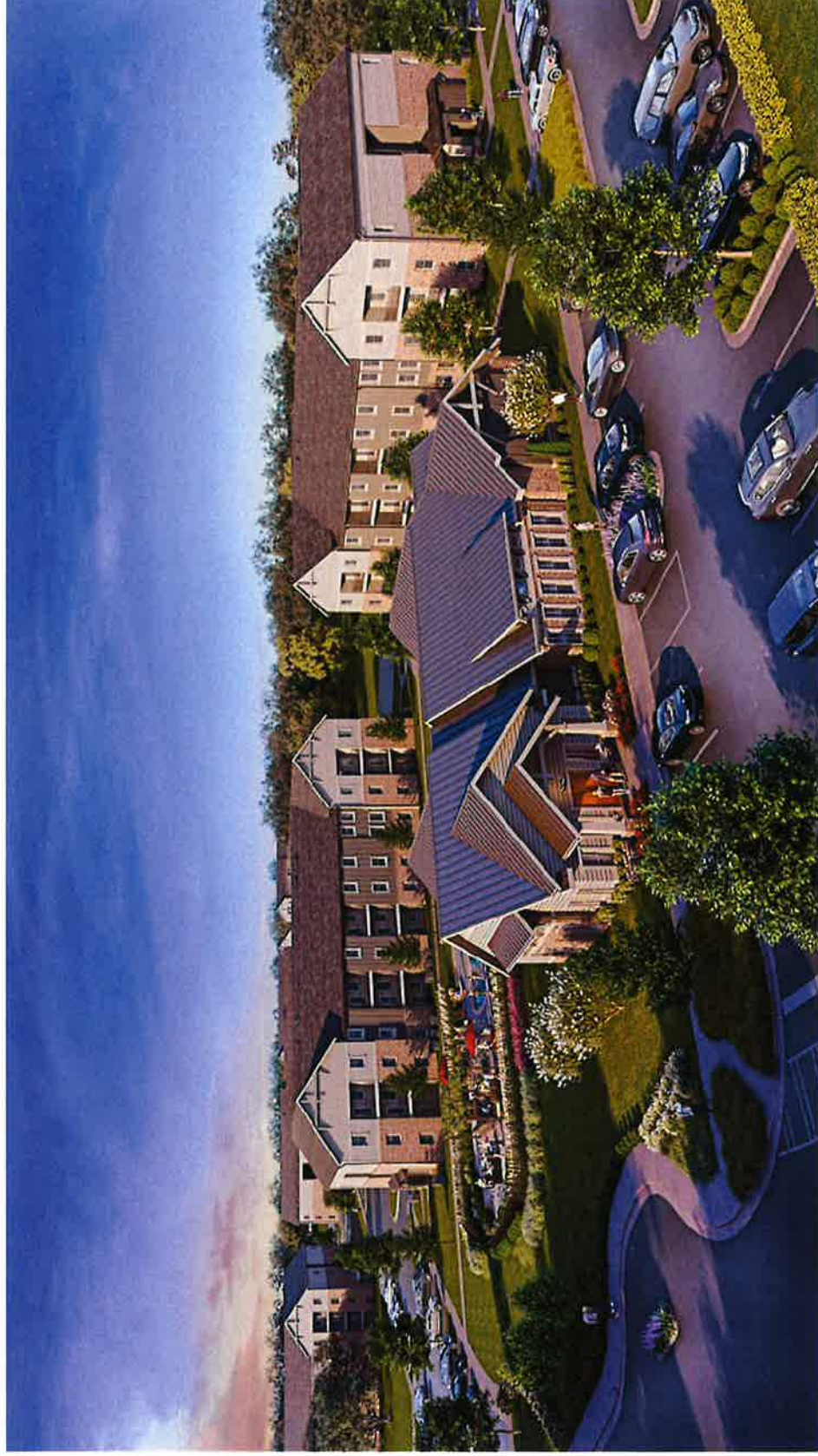
VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**
East side of I-75 and North of Walt Stephens Road
LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
[Carter & Sloope, Inc.](#)
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
[Carter & Sloope, Inc.](#)
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President

Carter & Sloope, Inc.

1031 Stonebridge Parkway
Watkinsville, Georgia 30677

Phone: (706) 769-4119

Email: mboyd@cartersloope.com



Carter & Sloope
CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.

RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

Figure 1 - Brush Creek Interceptor

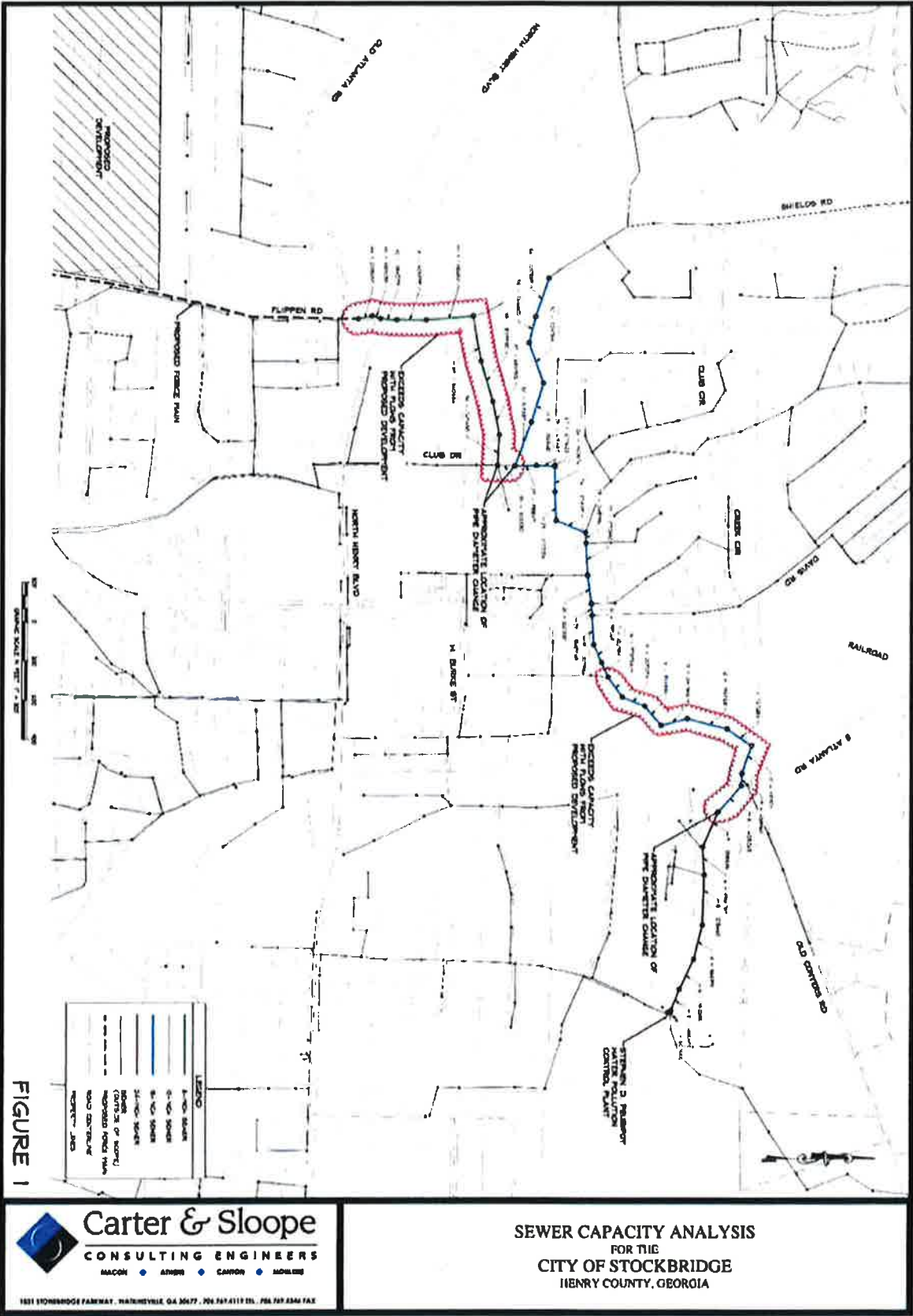


Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.

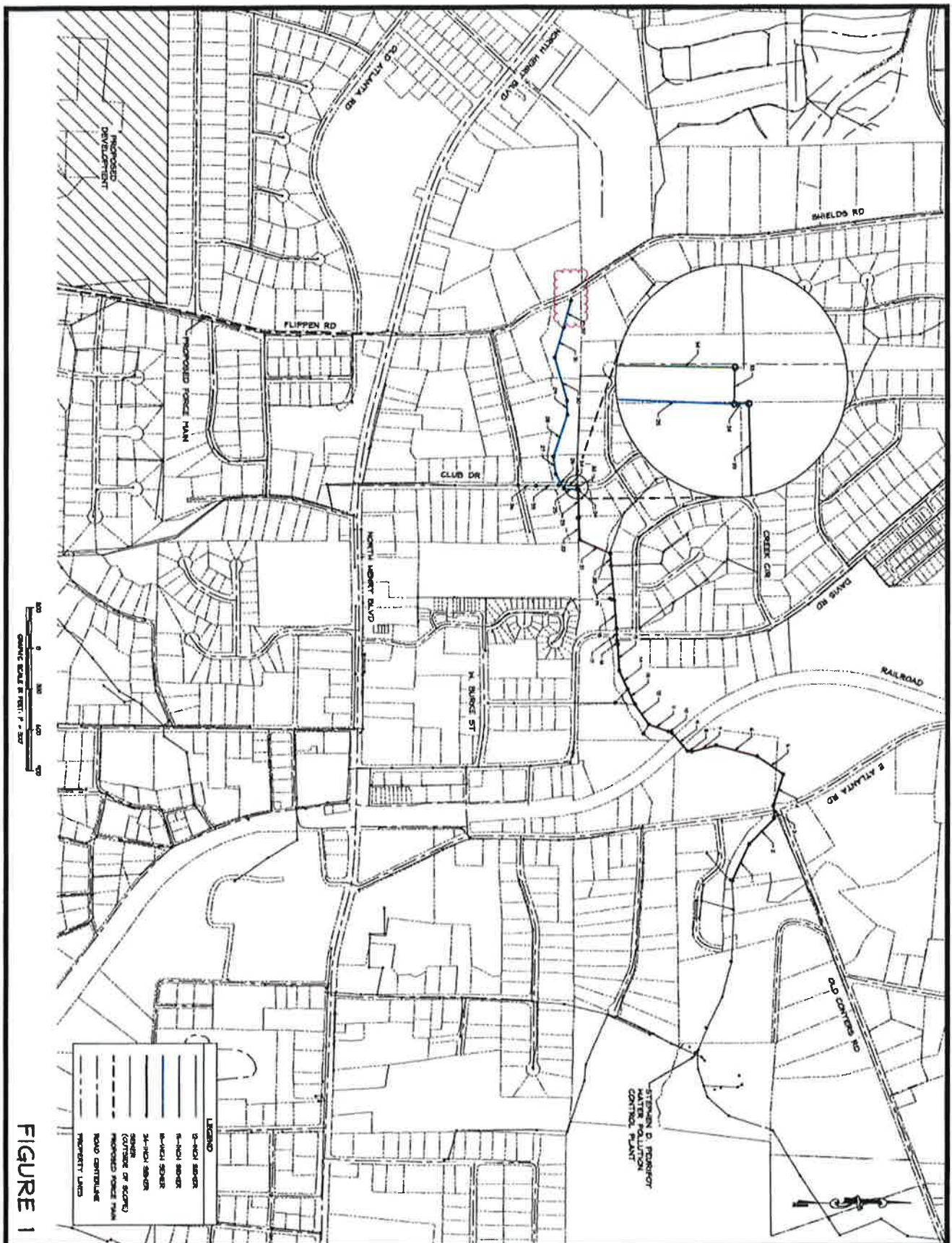


FIGURE 1



Carter & Sloop
CONSULTING ENGINEERS
MACON ♦ ATHENS ♦ CANTON ♦ MOUNTAIN

1031 STOCKBRIDGE PARKWAY, WATKINSVILLE, GA 30677 · 706.781.4119 TEL · 706.781.4546 FAX

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA



DEVELOPMENT OF REGIONAL IMPACT
FORM 1



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	City of Stockbridge
Individual completing form:	Ryan Anderson
Telephone:	678-216-6902
E-mail:	randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Reeves Creek II
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	030-01004000; 030-01003001; 030-01004008
Brief Description of Project:	Mixed residential development

Development Type:

☐ (not selected)☐ Hotels☐ Wastewater Treatment Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):

Developer:

Mailing Address:

Address 2:

City: State: Zip:

Telephone:

Email:

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other:

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	



TO: Planning Commission

FROM: Ryan Anderson, Chief Planner
Gordon Linton, Planner I

CC: Brecca Carter, Community Development Director

DATE: May 25, 2023

Subject: RZ-2022-05 For 0 Flippen Road, 630 Flippen Road, 384 Flippen Road

I. PURPOSE

Consider a request for a 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. Application by Vista Realty Partners.

II. Background

Proposed Development	The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. The property includes 276.91 acres of land. The site is currently zoned as PUD formerly county zoning of Residential-Agricultural (RA) and is requesting a rezoning to Planned Unit Development (PUD). The development proposes three full access driveways on Flippen Road, and one full access driveway stubbed for future connection to Davidson Parkway in the north. The development is located at 630 Flippen Road in the newly annexed property. In general, the site is located to the east of I-75 / I-675. Unified Growth Policy Map Land Use Area Designation Established Suburbs.
Site Address	0, 384, and 630 Flippen Road in Land Lots 38 and District 12.

Parcel Identification	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
Parcel Acreage	276.91+/- total acres within three parcels.
Applicant	Vista Realty Partners
Owner	630 Flippen Road is owned by RCVW Land, LLC. 384 Flippen Road is owned by Rodney S. Brown; 0 Flippen Road is owned by RCVW Land, LLC.
Current Zoning	PUD formerly county zoning of Residential-Agricultural (RA)
City Land Use Designation	Medium- Density Vertical Mixed Use
Zoning History	Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, ± 436.3-acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development. The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

Current Use	Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain.
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Project Background

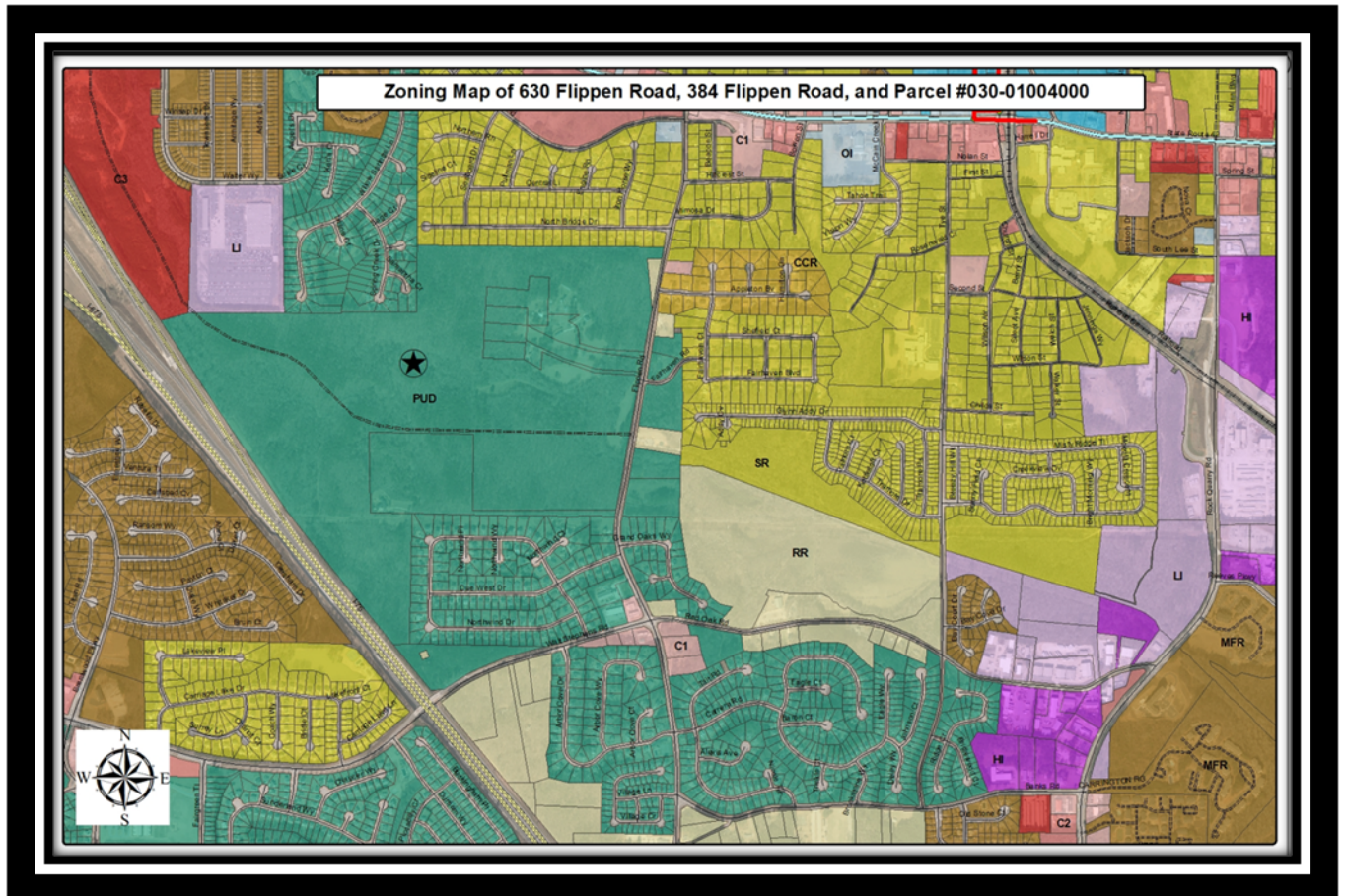
Permitting Local Government	City of Stockbridge
Additional Local Government(s) with development approval authority	Henry County
DRI Trigger	Rezoning
DRI Trigger Application/ Form ID #	#3799 Completed
Qualifying DRI Threshold Exceeded	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)
Existing Zoning	PUD formerly County Residential-Agricultural (RA)
Proposed Zoning	Planned Unit Development (PUD)

Project Information

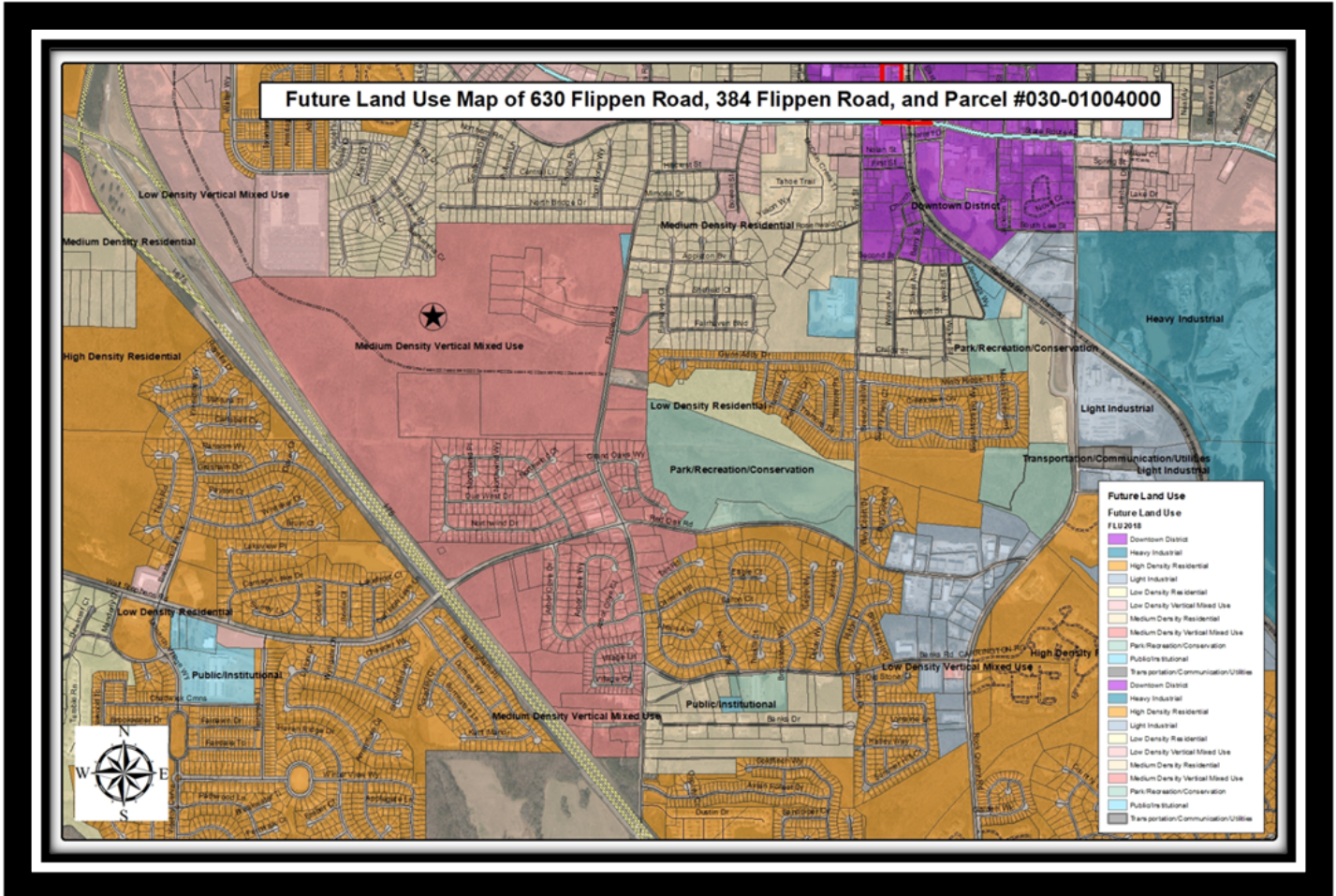
Land Use	Density
Single-Family Detached Housing	328 Lots
Townhomes	191 Units
Multifamily Housing	660 Units
Senior Living	172 Units
Office	41,000 SF
Retail	5,000 SF

III. Maps and Illustrations

Zoning Map



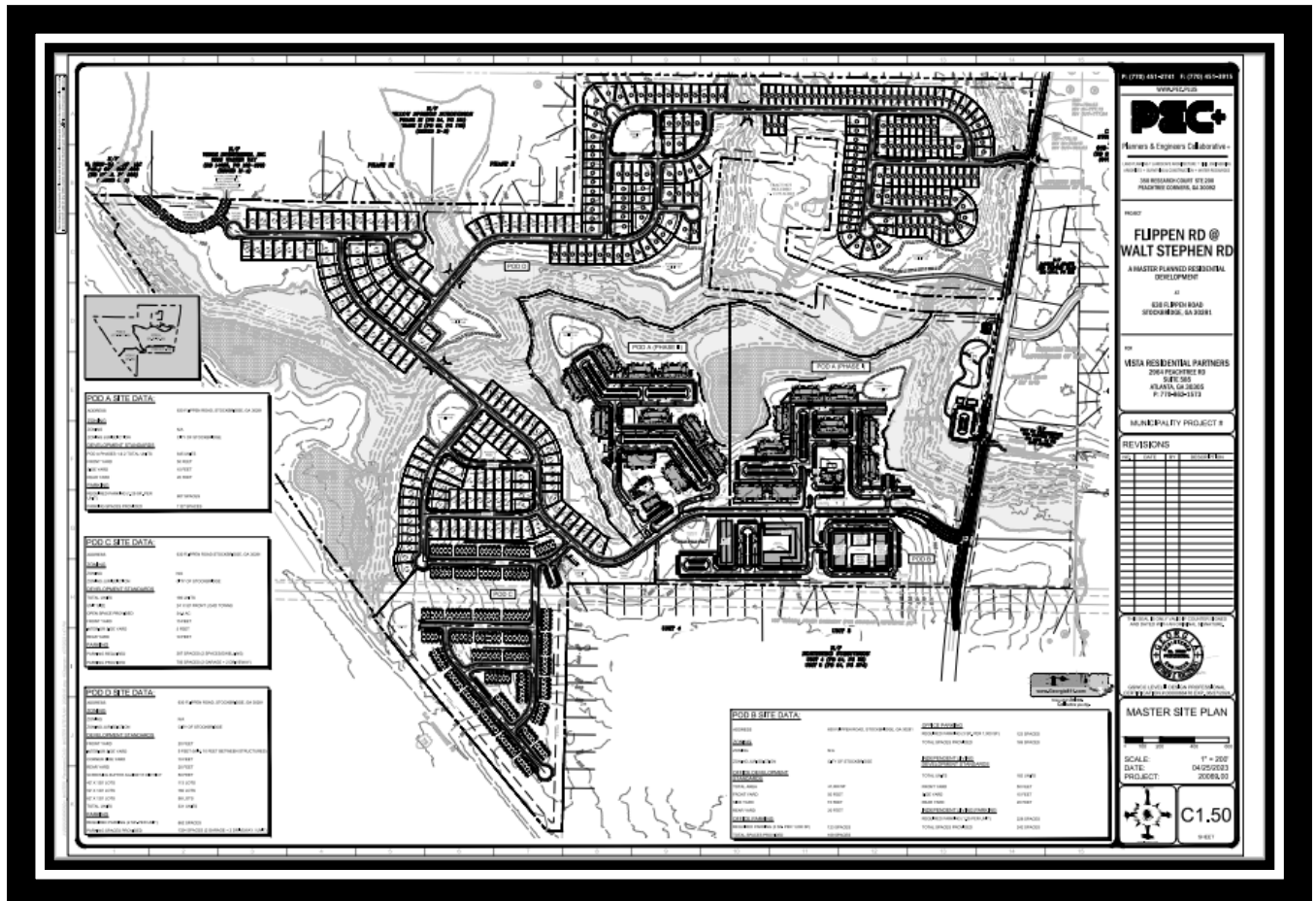
Future Land Use Map



Aerial Photo of Site



Site Plan



The subject property represents the residential component of the Master Mixed-Use Development. Through this application, the applicant proposes less intensity than originally. As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact ("DRI") and approved (DRI 2996 Reeves Creek (October 3, 2019)). 2 SGR/40731900.1 approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

Phased in Development Pods- A-D

POD A SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
<u>ZONING</u>	
ZONING	N/A
ZONING JURISDICTION	CITY OF STOCKBRIDGE
<u>DEVELOPMENT STANDARDS</u>	
POD A PHASES 1 & 2 TOTAL UNITS	645 UNITS
FRONT YARD	50 FEET
SIDE YARD	15 FEET
REAR YARD	20 FEET
<u>PARKING</u>	
REQUIRED PARKING (1.25 SP. PER UNIT)	807 SPACES
PARKING SPACES PROVIDED	1127 SPACES

POD B SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281	<u>OFFICE PARKING</u>	
<u>ZONING</u>		REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES
ZONING	N/A	TOTAL SPACES PROVIDED	169 SPACES
ZONING JURISDICTION	CITY OF STOCKBRIDGE	<u>INDEPENDENT LIVING DEVELOPMENT STANDARDS</u>	
<u>OFFICE DEVELOPMENT STANDARDS</u>		TOTAL UNITS	182 UNITS
TOTAL AREA	41,000 SF	FRONT YARD	50 FEET
FRONT YARD	50 FEET	SIDE YARD	15 FEET
SIDE YARD	15 FEET	REAR YARD	20 FEET
REAR YARD	20 FEET	<u>INDEPENDENT LIVING PARKING</u>	
<u>OFFICE PARKING</u>		REQUIRED PARKING (1.25 PER UNIT)	228 SPACES
REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES	TOTAL SPACES PROVIDED	242 SPACES
TOTAL SPACES PROVIDED	169 SPACES		

POD C SITE DATA:

ADDRESS 630 FLIPPEN ROAD STOCKBRIDGE, GA 30281

ZONING

ZONING N/A

ZONING JURISDICTION CITY OF STOCKBRIDGE

DEVELOPMENT STANDARDS

TOTAL UNITS 189 UNITS

UNIT SIZE 24' X 50' FRONT LOAD TOWNS

OPEN SPACE PROVIDED 24.4 AC

FRONT YARD 15 FEET

INTERIOR SIDE YARD 5 FEET

REAR YARD 10 FEET

PARKING

PARKING REQUIRED 387 SPACES (2 SPACES/DWELLING)

PARKING PROVIDED 756 SPACES (2 GARAGE + 2 DRIVEWAY)

POD D SITE DATA:

ADDRESS 630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281

ZONING

ZONING N/A

ZONING JURISDICTION CITY OF STOCKBRIDGE

DEVELOPMENT STANDARDS

FRONT YARD 20 FEET

INTERIOR SIDE YARD 5 FEET (MIN. 10 FEET BETWEEN STRUCTURES)

CORNER SIDE YARD 10 FEET

REAR YARD 20 FEET

SCREENING BUFFER AGAINST R DISTRICT 50 FEET

42' X 120' LOTS 113 LOTS

52' X 120' LOTS 166 LOTS

62' X 120' LOTS 98 LOTS

TOTAL UNITS 331 UNITS

PARKING

REQUIRED PARKING (2 SP. PER UNIT) 662 SPACES

PARKING SPACES PROVIDED 1324 SPACES (2 GARAGE + 2 DRIVEWAY / UNIT)

Project Orientation Map



IV. Analysis

Project Description

The mixed-use development will have a total of 1,347 units with 645 units in Pod A (Phase I and Phase II), 182 senior-living units in Pod B, 189 townhome units in Pod C, and 338 single-family units in Pod D. The development proposes three full access driveways on Flippen Road, and one full access driveway stubbed for future connection to Davidson Parkway in the north.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.1 C**):

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. 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 is currently located in recently annexed property from unincorporated Henry County. The development proposed is currently not consistent with the Future Land Use Map ("FLUM") designation of "Medium-Density Vertical Mixed Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance several policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e., there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's newly annexed area. Hence, the City has chosen to annex the Subject Property with full knowledge of the entitlements currently in place and an obligation to maintain the allowed uses (See, e.g., UDC at § 9.8).

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

The projects include a wide range of housing types-single-family detached. Single-family attached, multi-family and senior housing is highly aligned with local and regional housing policies. The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (See, e.g., UDC at § 9.8).

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

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

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

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.

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

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.

It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families, and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).

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

The Master Mixed-Use Development has already been previously approved by Henry County. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated

on the City's FLUM.

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

Yes, the proposed uses are consistent with the City's future development plans as indicated on its future land use map. In addition, the proposed development would meet the purposes of the Parkway Mixed-Use Overlay District. It would feature a balanced mixture of retail and residential uses, where residents could both live and shop. The retail uses would provide jobs and bring needed services to residents of the project and within the surrounding area. The proposed development would also help to improve public health by encouraging physical activity via walking along the proposed one-mile multi-use trail around the subject property.

8. 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.

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

This application has been reviewed as a DRI. Hence, impacts to water, sewer, public facilities, and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

10. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts on traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impact from this development will be less than the development currently permitted according to the traffic study related to the proposed development.

11. 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.

12. 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.

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

The impacts from the development proposed should be comparable to those from Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

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

The current proposal is consistent with the existing regulations in the City of Stockbridge.

15. 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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

V. STAFF RECOMMENDATIONS

The Planning and Zoning Staff recommends APPROVAL WITH CONDITIONS for the proposed rezoning of the subject property from PUD to PUD. The recommended ZONING CONDITIONS are listed below:

1. The project will be conditioned on the Site plan titled Flippen Rd 2 Walt Stephens Rd "A Master Planned Residential Development," dated April 25, 2023, by PEC (Planners & Engineers Collaborative).
2. The developer will implement the recommendations from the ARC Regional Review Finding dated March 29, 2023, for Reeves Creek II DRI 3799.
3. The Developer will make several traffic improvements to mitigate project generated vehicular traffic that are identified in the TIS.
4. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
5. **Regarding the Property's Future Land Use Designation --** The approval of Case #CP-2022-04 to change the property's future land use designation from Medium Density Residential to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-05 for the rezoning of the property.
6. Reduction in the number of proposed parking spaces from 3,671 to 3,000 or 20 percent, whichever is greater.
7. Add a minimum of 30 EV charging stations throughout the development.
8. **Regarding the Parcels Comprising the Development Site**
The rezoning shall not be finalized until the parcels are combined and simultaneously; this shall not be finalized until a new plat is officially recorded by the Henry County Super Court (Real Estate Records Division).
9. **Regarding Environmental Matters --**

The applicant shall comply with the following:

- a) Take appropriate steps for the environmental protection of Reeves Creek, the floodplain areas, and other sensitive site areas.
- b) Submit an acceptable landscape plan to the Community Development Department.

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

FIRST AMENDED STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: PUD to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant owns $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), which was recently annexed from unincorporated Henry County into the City of Stockbridge. The Applicant files this request to (a) rezone the Subject Property to the Stockbridge designation of PUD (Planned Unit Development) with an approved regulating plan and (b) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City’s Comprehensive Plan (the “Comp Plan”).¹

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract had been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments, townhomes, duplexes, senior-living, and single-family detached), three hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).² The gross residential density approved was 10.15 units per acre. The Applicant’s right to construct the Master Mixed-Use Development was fully vested at the time of annexation.

The Subject Property represents the residential component of the Master Mixed-Use Development. The Applicant plans a total of 1,347 residential units, as opposed to the 1,643

¹ The Subject Property was brought into the City with no zoning designation. On or about May 8, it was zoned PUD without a regulating plan. The Subject Property has never been given a Comp Plan designation.

² As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

originally approved, at a gross density of 4.84 units per acre. The dwellings will be spread among multifamily units (645), townhome units (189), senior-living units (182) and single-family detached units (331). As for the non-residential piece, the Applicant proposes 41,000 square feet of office space and a small commercial component fronting Flippen Road.³

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

³ The non-residential components were added at the request of Planning Staff.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). The City of Stockbridge annexed the Subject Property, effective January 1, 2023. The Subject Property was brought into the City with no zoning but was subsequently zoned PUD on May 8, 2023 without a regulating plan. To date, the Subject Property has no Future Land Use Map designation.

III. 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 previously located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is “Low Density Vertical Mixed-Use” to the North, “Medium Density Vertical Mixed-Use” and “High Density Residential” to the South and “High Density Residential” to the East). Finally, the Subject Property was included within the City’s proposed Annexation Map. Hence, the City chose to annex the Subject Property with full knowledge of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to have a comparable zoning district in the City of Stockbridge, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved at the time of annexation. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises $\pm$ 278.4 acres and consists of a mixed-use development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated on the City's FLUM.

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

Please see C, D and E above.

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 create 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.

This application was reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services were evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application has been reviewed as a DRI and a traffic study was generated through that process. Impacts to traffic safety and congestion were considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district or Comp Plan designation 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 or Comp Plan designation 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.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of May, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'DJW', is positioned above a horizontal line.

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

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

DISTRICT 2
Councilman Aphenso Thomas

Councilman John Blount
DISTRICT 3

CURVE CHART

#	CH BEARING	CHORD	ARC	RADIUS
C1	S87.28°44'E	141.24	181.49	687.80
C2	N42.22°37'E	189.26	198.01	314.47
C3	N77.10°09'E	168.63	168.89	278.20
C4	S87.28°33'W	177.67	187.84	184.87

LINE CHART

1.1	S88°33'04"W	87.79
1.2	N62°20'34"E	17.31
1.3	N28°08'10"W	279.78
1.4	N00°31'40"E	13.53
1.5	S89°00'28"W	10.30
1.6	N07°34'16"E	38.27
1.7	N27°35'47"E	34.97
1.8	N41°26'03"W	276.07
1.9	S89°16'18"E	53.00
1.10	N10°00'07"W	160.22
1.11	N10°01'32"E	288.34
1.12	N10°08'06"E	174.31
1.13	S82°20'49"E	270.86
1.14	S24°09'25"W	28.10
1.15	N78°38'34"W	83.00
1.16	N10°08'06"E	126.37
1.17	S82°34'00"E	189.63
1.18	N00°20'28"E	28.24
1.19	S87°22'21"E	104.03
1.20	S00°31'08"W	234.48
1.21	S29°46'03"W	20.76
1.22	S23°21'42"W	28.76
1.23	S42°58'12"W	58.77
1.24	S36°44'11"W	32.61
1.25	S12°21'25"W	28.00

REFERENCE
 1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/SURVEY AND TIDE SURVEY FOR VISTA ACQUISITION, LLC, DATED 3/24/2021, PREPARED BY MERIDIAN COMMENCE, LLC.



BOUNDARY EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION

Prepared by: Meridian Commence, LLC
 Date: 3/24/2021
 Project: Vista Acquisition, LLC
 Survey: ALTA/SURVEY AND TIDE SURVEY



Commission District: 5
Commissioner: Bruce Holmes
Report Prepared by: Yaritza Nieves, Planner III

Applicant: Vista Residential Partners

Property Owners: RCVW Land, LLC;
Rodney S. Brown

Location: 630 Flippen Road, 384 Flippen Road, and undeveloped land on Flippen Road
Land Lots 26, 38, and 39 of the 12th District

Parcel ID(s): 030-01003001, 030-01004000, and 030-01004008

Request: Annexation and Rezoning

BOC Meeting: **November 1, 2022**

Lot Size: 278.394 +/- acres

Zoning History: The subject property is currently zoned MU (Mixed Use) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning files indicates that the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019.

A review of zoning files indicates that the subject property was rezoned (RZ-19-01), as part of the larger Reeve's Creek development, from RA (Residential-Agricultural) to MU (Mixed Use) on November 19, 2019, by the Henry County Board of Commissioners with the following conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median

with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.

4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.
5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a. One (1) junior size Olympic pool and one (1) pool cabana
 - b. One (1) clubhouse
 - c. One (1) playground
 - d. One (1) covered pavilion
 - e. One (1) dog park
 - f. One (1) soccer/multi-use field
 - g. One (1) tennis court
 - h. Walking trails
 - i. Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):

- a. One (1) dog park
- b. Walking trails

16. All townhouses shall be a minimum of the following:

- a. 1,000 square feet for one bedroom,
- b. 1,500 square feet for two bedroom,
- c. Additional 200 square feet for each additional bedroom over two bedroom.

17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

Adjacent properties are as follows:

North: City of Stockbridge

South: Unincorporated Henry County

East: Unincorporated Henry County

West: City of Stockbridge and Unincorporated Henry County

Current Land Use: Single-Family Residences and Undeveloped

Future Land Use: Mixed Use (up to 16.0 dwelling units per acre, net)

Proposed Zoning: As per the application materials, the City of Stockbridge proposes to annex the subject property from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district.

Comments: The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A. § 36-36-20*, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – “contiguous” means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The application packet was delivered to Henry County via statutory overnight delivery, on October 7, 2022, in accordance with *O.C.G.A. § 36-36-9*, and would appear to be within the required timeframe as established by *O.C.G.A. § 36-36-6*. Confirmation of compliance with *O.C.G.A. § 36-36-6* could not be confirmed as the annexation application materials are not dated with the date that the application was accepted by the City of Stockbridge.

The City of Stockbridge intends to annex the subject property consisting of 278.394 +/- acres from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district. With the amendment of the City of Stockbridge Unified Development Code on March 14, 2022, the new PUD zoning district is currently the only mixed use zoning district for the City of Stockbridge and encompasses the previous PTD (Planned

Town Development), MUND (Mixed Use Neighborhood Development), and TND (Traditional Neighborhood Development) zoning districts.

The Future Land Use Map (FLUM), as part of the Henry County/Cities Joint 2040 Comprehensive Plan, designation of the subject property is Mixed Use. Mixed Use areas are described in the Comprehensive Plan as areas which include parcels that are developed with a minimum of two uses as well as developments that may be used for a mixture of uses as provided by ordinance. The Mixed Use FLUM designation supports developments with a density of up to 16.0 dwelling units per acre, net.

The applicant is requesting concurrent rezoning for the subject property for a mixed single-family, multi-family apartments, townhomes, and senior/independent living residential development, consisting of a total of 1,347 dwelling units. As per the application materials provided, the proposed development for the subject property has a gross density of 4.89 dwelling units per acre. As per the application materials provided, the proposed development for the subject property has a net density of 7.07 dwelling units per acre. The applicant's request would appear to be consistent with the Mixed Use FLUM designation of the subject property, which supports mixed use developments with a net density of up to 16.0 dwelling units per acre, as described within the Henry County/Cities Joint 2040 Comprehensive Plan.

The subject property is within an area designated by the Henry County/Cities Joint 2040 Comprehensive Plan as an Activity Center Character Area. Activity Center Character Areas are described within the Henry County/Cities Joint 2040 Comprehensive Plan as the main retail and commercial districts outside of traditional town centers within Henry County. These areas may have higher density of housing developed in a mixed used environment. Strategic policies for these areas include:

- For new developments to meet the everyday needs of neighboring communities;
- Encouraging mixed use within sites and within buildings;
- Encouraging parking management strategies;
- Multimodal hubs with quality streetscapes and transportation amenities;
- Requiring new developments to develop quality streetscapes and transportation amenities; and
- Creating great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable trips.

Implementation policies include:

- Encourage mixed use within sites and within buildings;
- Encourage parking management strategies including shared parking arrangements;
- Require sidewalks on both sides of streets both externally and internally to new developments that connect to buildings;
- Promote high quality design of public spaces and the public realm that is integrated within a development;
- Encourage Green Infrastructure and reductions in impervious surfaces;

- Require new developments to develop quality streetscapes and transportation amenities;
- Incorporate appropriate end-of-trip facilities such as bicycle racks, showers/ locker rooms, etc., within new and existing developments;
- Encourage active ground floors, pedestrian scale design, and pedestrian amenities in new developments and redevelopment of existing sites; and
- Encourage intra-parcel connectivity and new development should not preclude future connections.

Although the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has already been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019, the currently proposed development varies substantially to the original proposal as evaluated per the review of DRI #2669. As per the *Official Compilation of the Rules and Regulations of the State of Georgia, Ga. Comp. R. & Regs. r. 110-12-7-.05*, the ARC may determine that previously submitted DRIs may be subject to subsequent evaluation as a new DRI if the project changes are substantial enough to warrant this. The ARC has determined that reevaluation is warranted in this case. A new DRI application has been submitted and accepted by the ARC for the subject property (Reeve's Creek II, DRI #3799).

Per *O.C.G.A. § 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation:

It is Planning & Zoning staff's opinion that the annexation request would not create a significant change in the surrounding land uses and the future land use designation for the properties.

While it is Planning & Zoning staff's opinion that there are no grounds for objection for this annexation request as per *O.C.G.A. § 36-36-113*, Planning & Zoning Staff would encourage the City of Stockbridge to consider the zoning conditions placed upon the subject property as part of their zoning approval (RZ-19-01) in their evaluation of this annexation and rezoning request. These zoning conditions are described in Resolution 19-287 which is attached hereto. Planning Staff would also encourage the City of Stockbridge to consider the findings of the DRI review upon completion, including, but not limited to, the recommendations as per the Final Report and the recommendations of the Notice of Decision (NOD), in their evaluation of this request at the time of zoning.

Upon review of application materials, including DRI #3799 materials, Planning and Zoning Staff would encourage the City of Stockbridge to consider the additional Staff recommended conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A for DRI #3799 shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by

the City of Stockbridge, prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.

3. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to City of Stockbridge standards.
4. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage. This preservation strip shall be under one owner, rather than included within residential building lots. Where road widening as part of site development requires, additional right-of-way may be required.
5. Sidewalks shall be provided along the subject property's frontage along Flippen Road and shall be a minimum of ten feet (10') wide.
6. Sidewalks for the use of pedestrians and bicyclists shall be provided throughout the development and shall connect to paths, residential areas, amenity areas, and commercial areas. Sidewalks shall be paved and a minimum of eight feet (8') wide. Benches and/or similar resting areas shall be paved and provided along sidewalks, outside of the paved sidewalk path.
7. All commercial uses shall provide bicycle racks, storage, or spaces. Bicycle racks, storage, or spaces shall be located near the entrance of an establishment and/or near a sidewalk. Any bicycle spaces shall be posted as such.
8. An area equal to one (1) percent of the total floor area within the development shall be provided as public space. Public space(s) shall be within view of a public roadway and accessible to pedestrians via sidewalk(s). Public spaces can include transit stops, plazas, courtyards, atriums, pavilions, or other similar public spaces with benches and/or seating areas. At least one (1) covered pavilion with tables and seating areas shall be provided.
9. The development shall be constructed in substantial compliance with the DRI Site Plan (Master Rezoning Plan prepared by PEC+, dated August 1, 2022).
10. The development shall not exceed 1,347 dwelling units.
11. Senior living units shall be limited in accordance with the federal Fair Housing Act and the federal Housing for Older Persons Act, 42 U.S.C. § 3601, et seq., and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, et seq. to require that at least eighty percent (80%) of all dwellings within the development must be occupied by at least one (1) person who is over the age of fifty-five (55), and that no individual under the age of nineteen (19) may be a permanent resident. The development shall publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing community and shall comply with the United

States Department of Housing and Urban Development (HUD) regulatory requirements for age verification of residents.

12. All homes shall consist of all sides brick or stone. Up to 20% of each elevation may be of a different accent material such as cement fiberboard. Vinyl based products are only permitted in the soffits, eaves, and fascia.
13. All homes shall be built on site (no modular or manufactured homes).
14. Each townhome and apartment pod/development shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
15. All single-family homes and townhomes shall have two-car garages. All garages shall be side or rear entry where feasible, provided that all corner lots have a side entry garage.
16. All single-family and townhome driveways shall be a minimum of forty feet (40') in length measured from the back of curb with a minimum width of twenty feet (20').
17. Each townhome and apartment pod shall provide an amenity package required to consist of at least four (4) of the following:
 - a. One (1) resort style pool and one (1) pool cabana
 - b. One (1) minimum 2,000 square foot clubhouse
 - c. One (1) playground with benches
 - d. One (1) minimum 1,500 square foot covered pavilion
 - e. One (1) dog park
 - f. One (1) tennis court or basketball court
 - g. Fitness facility
18. Walking trails and pocket parks with benches or other similar resting areas shall be provided throughout the development and shall connect to sidewalks, residential areas, and/or amenity areas.
19. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick or stone.
20. An undisturbed or enhanced minimum 50-foot buffer shall be maintained around the southern and northern property lines of the property. This buffer shall include new evergreen tree plantings, but shall otherwise be undisturbed. New evergreen trees planted in this buffer shall be a minimum of 6' in height at time of installation.
21. All required buffers shall be located outside of any building lot.
22. Stormwater management facilities can be included as passive open space only if they are landscaped, maintained as a feature of the development, and walking trails or multi-use paths are included around the entirety of the pond which connect to sidewalks or multi-use paths within the development.

23. No portion of any stormwater management facility that are not used as passive open space, as per other conditions, shall be located on any portion of a building lot. Stormwater management facilities which are not passive open space, as per other conditions, shall be secured by a 5-foot high fence and shall have a minimum ten-foot (10') undisturbed or enhanced screening buffer. All driveways, access easements, and emergency access easements must be paved and dust free.
24. All disturbed areas shall be sodded, except where landscaping is present or installed.
25. There shall be a master sign plan reviewed and approved by the Planning & Zoning Division of the Community Development Department prior to issuance of the first sign permit.

Attachments:

- Resolution 19-287 (RZ-19-01)
- DRI #2996 Notice of Decision
- RZ-19-01 Site Plan, dated August 21, 2019
- Zoning Map
- Future Land Use Map
- Application Packet
- City of Stockbridge Rezoning Application Packet
- City of Stockbridge Comprehensive Plan Amendment Application Packet
- DRI #3799 Site Plan, dated August 1, 2022

RESOLUTION NO. 19-287

RESOLUTION APPROVING A REZONING REQUEST BY FOREST DEVELOPMENT GROUP, INC. FOR PROPERTY LOCATED ON FLIPPEN ROAD, EAST INTERSTATE 75 IN LAND LOTS 38, 39, 26, AND 27 OF THE 12TH DISTRICT CONSISTING OF 317.661 +/- ACRES

WHEREAS, Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District consisting of 317.661 +/- acres for a mixed-use development to include single family residences, multi-family residences, offices, and commercial uses; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on May 9, 2019;

NOW, THEREFORE, BE IT RESOLVED, that the Henry County Board of Commissioners approves the applicant's request with the following conditions:

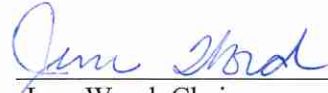
1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.
4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.

5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) clubhouse
 - c) One (1) playground
 - d) One (1) covered pavilion
 - e) One (1) dog park
 - f) One (1) soccer/multi-use field
 - g) One (1) tennis court
 - h) Walking trails
 - i) Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):
 - a) One (1) dog park
 - b) Walking trails
16. All townhouses shall be a minimum of the following:
 - a) 1,000 square feet for one bedroom,
 - b) 1,500 square feet for two bedroom,
 - c) Additional 200 square feet for each additional bedroom over two bedroom.
17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

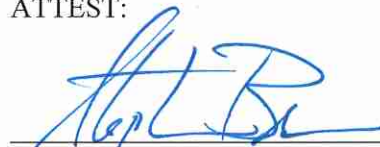
BE IT SO RESOLVED THIS 19TH DAY OF NOVEMBER 2019.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**



June Wood, Chair

ATTEST:



Stephanie Braun, County Clerk



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: Henry County
(via electronic mail and certified mail) City of Stockbridge
Clayton County
Gary Furrow, Forest Development Group

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Greg Giuffrida, ARC
Parker Martin, GRTA/SRTA
Annie Gillespie, GRTA/SRTA
Tyler Peek, GDOT
Dan Woods, GDOT
Jeremy Daniel, GDOT
Chance Baxley, GDOT

Lee Kelley, Clayton County
Stacey Jordan, Henry County
David Simmons, Henry County
Linda Logan, City of Stockbridge
Randy Knighton, City of Stockbridge
Camilla Moore, City of Stockbridge
Sameer Patharkar, Forsite Group Inc.
Josh Pruitt, Lowe Engineers
Sameer Patharkar, Lowe Engineers

Date: October 3, 2019

Re: DRI 2996 Reeves Creek

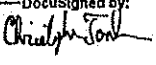
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

The purpose of this notice is to inform Forest Development Group (the Applicant), Henry County, Clayton County and the City of Stockbridge (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2996 Reeves Creek (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 21, 2019. The review package includes: (1) the site development plan (Site Plan) dated August 21, 2019 titled "Reeves Creek" prepared by Paulson Mitchell, Inc., the transportation analysis dated August 21, 2019 prepared by Lowe Engineers received by GRTA on August 21, 2019 and the revised transportation analysis received on September 20, 2019.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 13, 2019 meeting.

DocuSigned by:

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Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
 - Reeves Creek Parkway and Davidson Parkway
 - Davidson Parkway and Walter Way
- Provide crosswalks and pedestrian connections (as approved by the local government*) between the Mass Transit Complex/Innovation Center/Hotels and the adjacent land uses across the proposed road that encircles the Mass Transit Complex to the north, east and south. These adjacent land uses include the proposed offices to the north and the proposed arena and convention center to the south.

**The local government may require additional engineering traffic study for any proposed mid-block crosswalks or crosswalks at un-signalized intersections.*

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

SR 42/SR 138/US 23/N Henry Blvd at Flippen Road

- Add one eastbound right turn lane and one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 42/SR 138/US 23/ N Henry Blvd at Flippen Road.

SR 42/SR 138/US 23/N Henry Blvd at Davidson Parkway

- Coordinate with GDOT on an Intersection Control Evaluation

SR 138/Stockbridge Road at Davidson Parkway

- Add one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 138/Stockbridge Road at Davidson Parkway.

Walt Stephens Road Widening & Walt Stephens Road at Flippen Road

- Coordinate to determine appropriate turning and/or widening improvements along Walt Stephens Road between the proposed Reeves Creek Parkway and Flippen Road. The coordination shall include consideration of needed improvements at Walt Stephens Road and Flippen Road, and how those improvements would integrate into the Walt Stephens Road improvements.

Reeves Creek Parkway

- Construct two southbound through lanes and two northbound through lanes between the intersections of Walt Stephens Road/Reeves Creek Parkway and where Reeves Creek Parkway merges with the existing Davidson Parkway approximately 500 feet south of SR 138/Lake Spivey Parkway. At Walt Stephens Road, the inner southbound lane will turn left and the outer southbound lane will turn right.

Davidson Parkway at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- In addition to the two northbound and two southbound Reeves Creek Parkway through lanes, provide the following:
 - One southbound right turn lane, one southbound left turn lane
 - One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - One northbound left turn lane, one northbound right turn lane
 - One westbound left turn lane, one westbound through lane, one westbound right turn lane

Phase 2 – 2035 Build Out:

N/A

Site Access Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Flippen Road at Driveway 4

- On the site plan dated August 21, 2019, Driveway 4 and Driveway 5 are offset along Flippen Road. The development shall adjust the two driveways to align and satisfy local approach angle requirements.
- As part of the realigned driveways 4 and 5:
 - Add one eastbound right turn egress lane, one eastbound left turn egress lane and one ingress lane
 - Add one westbound right turn egress lane, one westbound left turn egress lane and one ingress lane

- On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

Phase 2 - 2035 Build Out:

N/A

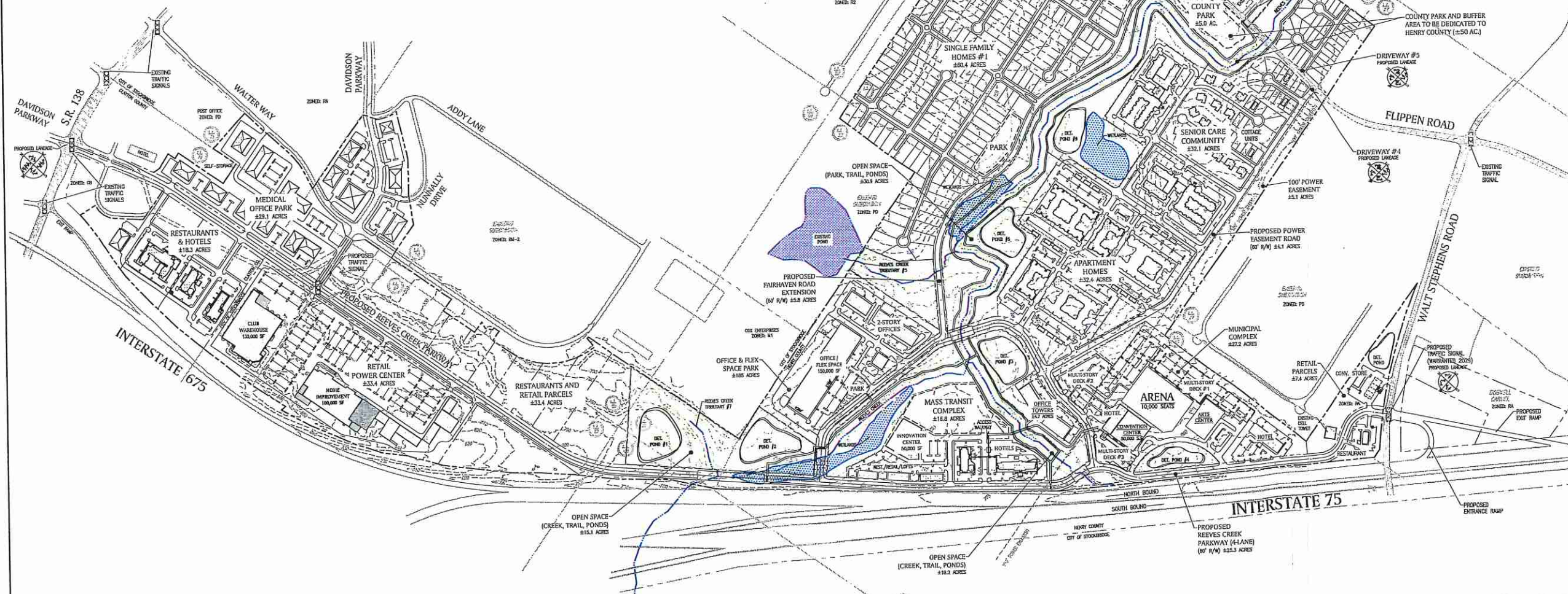
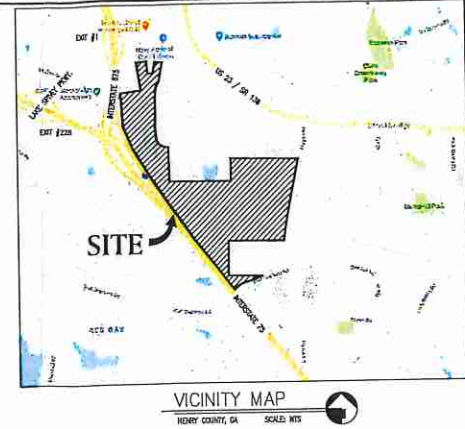
SITE & LAND ANALYSIS - COMMERCIAL	
RESTAURANTS & HOTELS (SR 138)	±18.3 ACRES
3 HOTELS (4-STORY, 100+ ROOMS)	±160,000 S.F.
RETAIL SHOPS	±15,000 S.F.
3 RESTAURANT OUTLOTS	±15,000 S.F.
PARKING ALLOWED 500 SPACES (1 SP/ROOM & 1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.24
MEDICAL OFFICE PARK	±28.1 ACRES
14 OFFICE BLDGS.	±250,000 S.F.
PARKING ALLOWED	150 SPACES (5 SP/PHYSICIAN)
FLOOR AREA RATIO	±0.20
RETAIL POWER CENTER	±33.4 ACRES
CLUB WAREHOUSE	±133,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/150 S.F.)	
HOME IMPROVEMENT WAREHOUSE	±100,000 S.F.
PARKING ALLOWED 250 SPACES (1 SP/400 S.F.)	
RETAIL ANCHOR/SHOPS	±75,000 S.F.
TOTAL BLDG. AREA	±310,000 S.F.
PARKING ALLOWED 2,067 SPACES (1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.22
RESTAURANTS & RETAIL (PARKWAY)	±36.7 ACRES
OFFICE & FLEX SPACE PARK	±18.5 ACRES
OFFICE & FLEX SPACE	±150,000 S.F.
4 2-STORY OFFICES	±120,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/200 S.F.)	
FLOOR AREA RATIO	±0.33

SITE & LAND ANALYSIS - COMMERCIAL	
MASS TRANSIT COMPLEX	±16.8 ACRES
MASS TRANSIT STATION	±40,000 S.F.
PARKING ALLOWED 33 SPACES (1 SP/3 SEATS IN WAITING AREA)	
INNOVATION CENTER	±50,000 S.F.
2 HOTELS (4-STORY, 100+ ROOMS)	±80,000 S.F.
RESTAURANT/RETAIL/LOFTS	±75,000 S.F.
PARKING ALLOWED 1,158 SPACES (1 SP/150 S.F. / 1 SP/400 S.F.)	
FLOOR AREA RATIO	±0.33
OFFICE TOWERS	±4.7 ACRES
BUILDING #1 (10-STORY)	±200,000 S.F.
BUILDING #2 (10-STORY)	±200,000 S.F.
TOTAL BLDG. AREA	±400,000 S.F.
PARKING ALLOWED 1,334 SPACES (1 SP/300 S.F.)	
FLOOR AREA RATIO	±1.85
MUNICIPAL COMPLEX	±27.2 ACRES
ARENA (10,000 SEATS)	±150,000 S.F.
PARKING ALLOWED 3,334 SPACES (1 SP/3 FIXED SEATS)	
ARTS CENTER	±45,000 S.F.
CONVENTION CENTER	±50,000 S.F.
PARKING ALLOWED 1,040 SPACES (1 SP/50 S.F.)	
2 HOTELS (5-STORY, 120+ ROOMS)	±200,000 S.F.
3 MULTI-STORY PARKING DECKS	±240 SPACES
PARKING ALLOWED 240 SPACES (1 SP/ROOM)	
FLOOR AREA RATIO	±0.38

SITE & LAND ANALYSIS - RESIDENTIAL	
SINGLE FAMILY HOMES #1	±60.4 ACRES
TYPICAL 60' X 140' LOTS	±205 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED 380 SPACES (2 SP/DWELLING UNIT)	
SINGLE FAMILY HOMES #2	±22.4 S.F.
TYPICAL 60' X 120' LOTS	± 76 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED 150 SPACES (2 SP/DWELLING UNIT)	
TOWNHOMES	±18.0 ACRES
TYPICAL 45' X 120' LOTS	±130 HOMES
PARKING ALLOWED 102 SPACES (1 SP/DWELLING UNIT)	
SENIOR CARE COMMUNITY	±30.1 ACRES
SINGLE FAMILY COTTAGES	±33 UNITS
DUPLEX FAMILY UNITS	±15 UNITS
4-STORY INDEPENDENT LIVING	±188 UNITS
3-STORY ASSISTED LIVING	±160 UNITS
MEMORY CARE	±40 UNITS
PARKING ALLOWED 416 SPACES (1 SP/BEDROOM)	
APARTMENT HOMES	±32.4 ACRES
3 - BLDG. #1 (4-STORY)	
X 50 UNITS/FLOOR	±600 UNITS
2 - BLDG. #3 (4-STORY)	
X 25 UNITS/FLOOR	±500 UNITS
PARKING ALLOWED 1,600 SPACES (2 SP/DWELLING UNIT)	

SITE & LAND ANALYSIS - PUBLIC DEDICATION	
COUNTY PARK	±5.0 ACRES
PARKING ALLOWED 40 SPACES (8 SP/1 ACRES)	
EXIST. 100' POWER EASEMENT	±5.1 ACRES
PROPOSED REEVES CREEK PARKWAY	±25.3 ACRES
4-LANE PARKWAY, 60' R/W	
TOTAL ±2.56 MILES LONG	
PROPOSED FAIRHAVEN ROAD EXTENSION	±5.0 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	±4.1 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.57 MILES LONG	

LAND USE SUMMARY	
COMMERCIAL LAND USES	±145.4 ACRES (31.3%)
MUNICIPAL LAND USES	±27.2 ACRES (5.8%)
RESIDENTIAL LAND USES	±183.8 ACRES (39.5%)
OPEN SPACE	±74.3 ACRES (16.0%)
(3) ROAD DEDICATED RIGHT-OF-WAY	±34.4 ACRES (7.4%)
TOTAL LAND AREA	±465.1 ACRES



DRI NUMBER: 2996

2018196 DRI.dwg 08.21.19

DRI SITE PLAN

SHEET

EX-1

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAPS, LOTS, LOTS, OR INFORMATION, SCANNED/REPRODUCED, BOUNDARY SURVEY, SCANNED/REPRODUCED, TOPOGRAPHICAL SURVEY, SCANNED/REPRODUCED, AS-BUILT PLANS, SCANNED/REPRODUCED, ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY THE CLIENT. ALL ZONING INFORMATION SHOWN IN THIS TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION. SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE PLANNER:
CONTACT: JOHN WISE

PAULSON MITCHELL
INCORPORATED

LAND PLANNERS
ENGINEERS & SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

TRAFFIC CONSULTANT:

LOWE ENGINEERS
CONTACT: JOSH PRUITT
990 HAMMOND DR. SUITE 900
ATLANTA, GA 30328
770.857.8400

FOR:

**FOREST
DEVELOPMENT
GROUP**

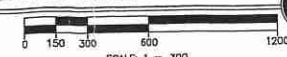
1475 BUFORD DRIVE
SUITE 403-117
LAWRENCEVILLE, GA 30043

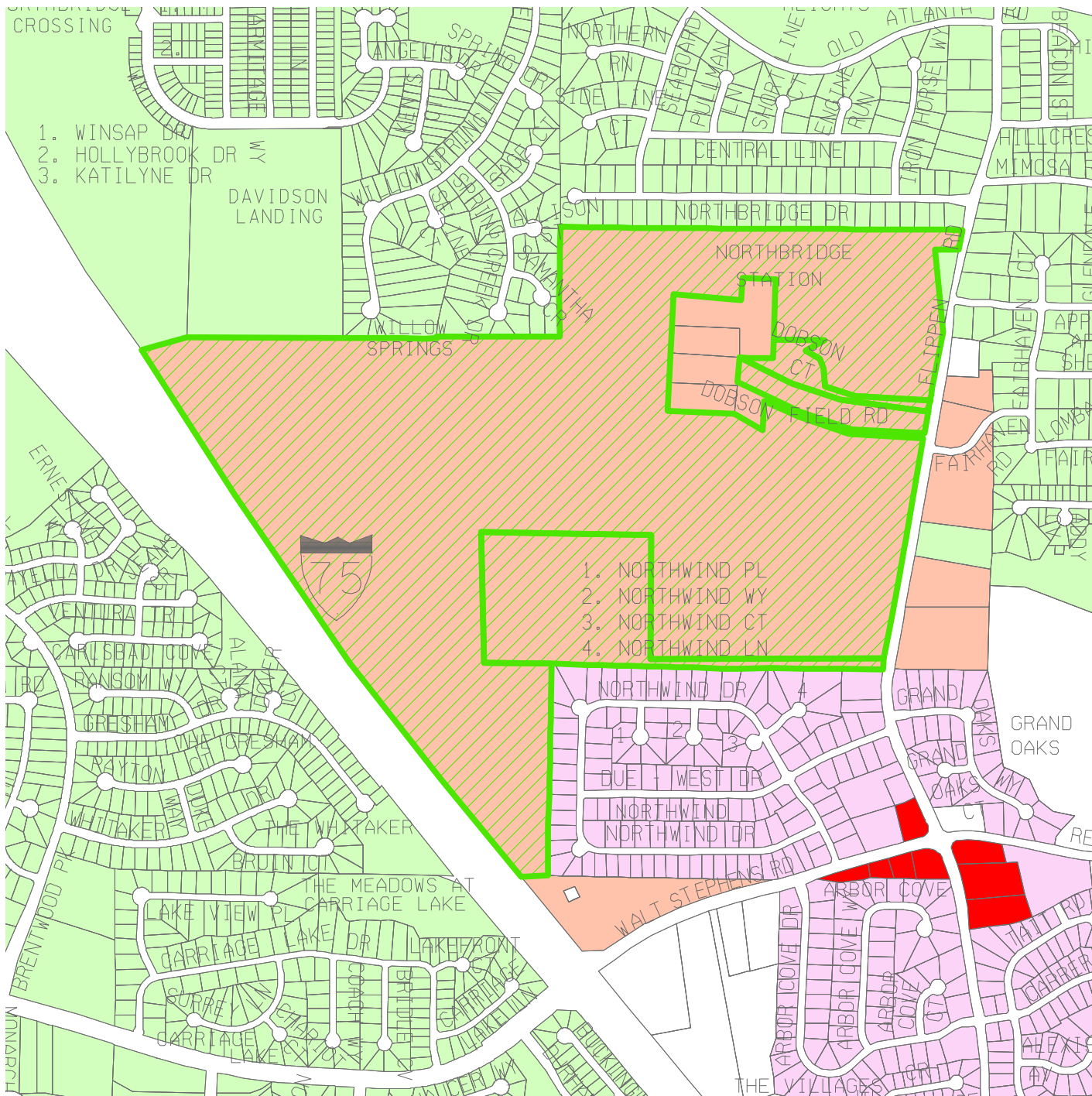
PROJECT:

**REEVES CREEK -
A HENRY COUNTY MIXED USE
PROJECT**

LAND LOTS 26, 27, 38, 39,
40, 57 & 58, 12TH DISTRICT
HENRY COUNTY, GA 30281

DRI SITE PLAN





Legend

-  AX-22-06
-  RS
-  RMH
-  RM
-  RD
-  RA
-  R-4
-  R-3
-  R-2
-  R-1
-  PD
-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

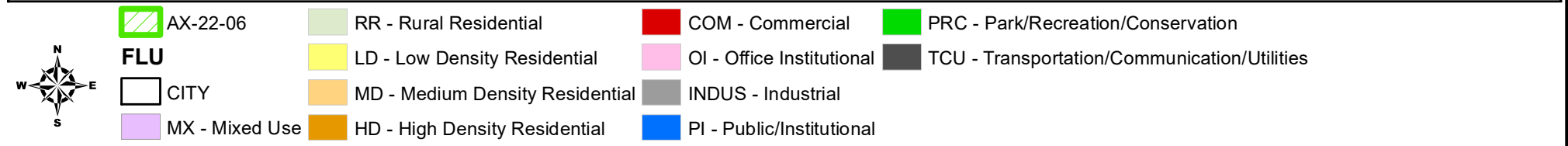
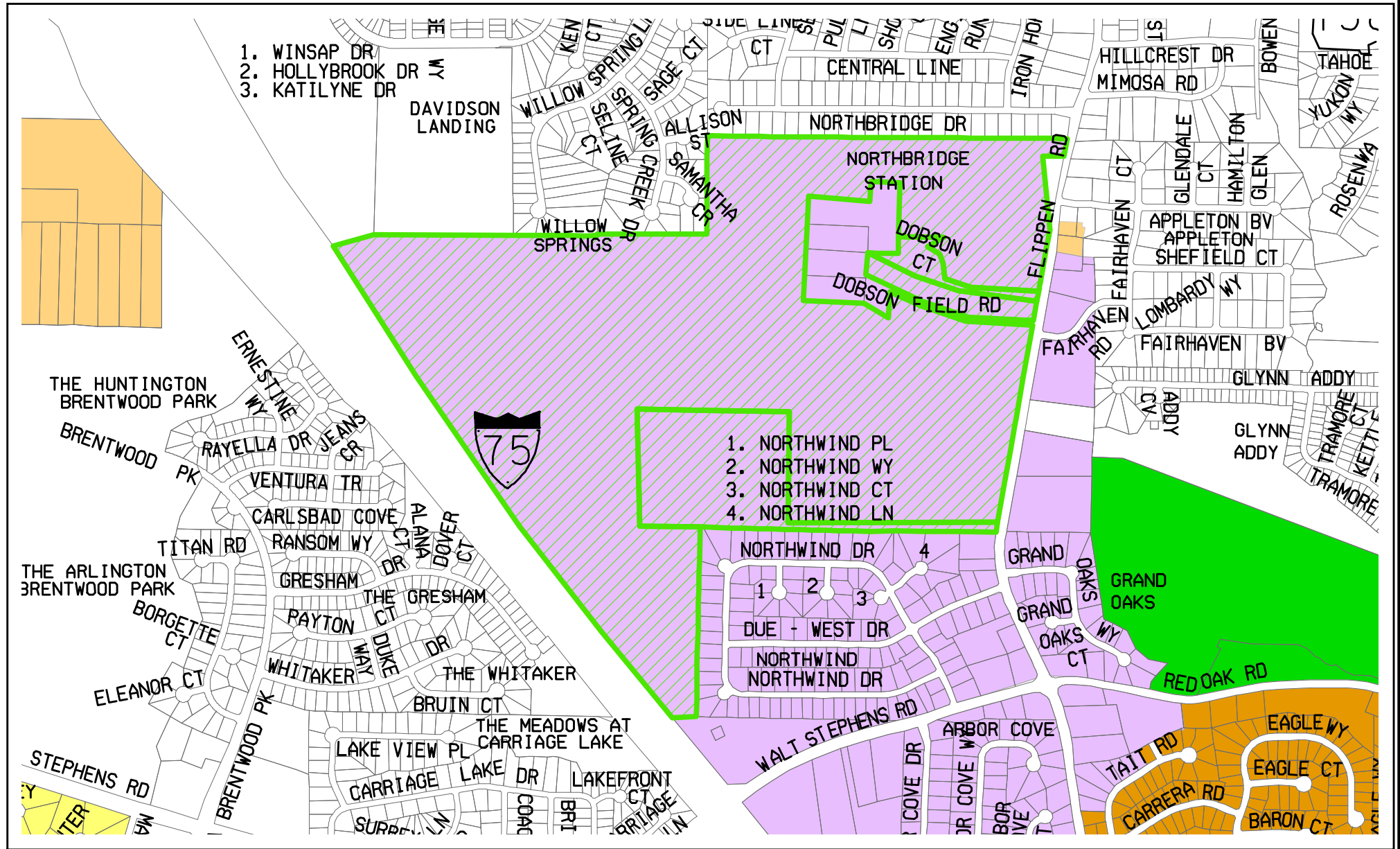


Scale: 1"= 1000'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.

Future Land Use Map





City of Stockbridge

4640 North Henry Blvd. Stockbridge, GA 30281

City Hall: (770) 389-7900 Fax (770) 389-7912

September 29, 2022

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Annexation Request Into City of Stockbridge – Flippen Road, Portion of Reeves Creek DRI Site

Please be advised that the City of Stockbridge has received an application for the annexation of property in unincorporated Henry County. The property includes three parcels consisting of 278 +/- total acres and parcels: #030-01004000; #030-01003001 (630 Flippen Road); and #030-01004008 (384 Flippen Road). The property previously comprised a portion of a larger site for DRI (Development of Regional Impact) Case #2996 and Rezoning Case #RZ-19-01, and it remains undeveloped. At this time, a new developer proposes to build a 1,361-unit mixed housing development on the site.

Staff has enclosed for your review, the annexation application, along with the companion Comprehensive Plan amendment and Rezoning applications. A new DRI application has been initiated, and its review process must be completed before the dates can be determined for the required Planning Commission and City Council meetings. Staff will inform your Office of the public hearing dates once they are set.

Please provide an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please call me directly at 470-758-3417.

Best regards,

**Brecca R. Carter, Director
Community Development Department**

CC: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning Economic Development/Cluster

Attachments



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

- ☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- ☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 030-01004000 (no address); 030-01003001 (630 Flippen Road); 030-01004008 (384 Flippen Road)

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry County Zoning Classification: MU (Mixed-Use)
Present Land Use: Undeveloped Requested Zoning Classification: PUD (Planned Unit Development)

PROPERTY OWNER

Name: See Attached Exhibits A and B

Mailing Address: _____

Telephone: (____) _____ Email: _____

Signature: _____ Date: _____

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Mailing Address: 1105 West Peachtree Street, NE, Suite 1000, Atlanta, GA 30309

Telephone: (404) 815-3620 Email: dwebb@sgrlaw.com

Signature: _____ Date: _____

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

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

☒ **NON-REFUNDABLE APPLICATION FEE - \$50.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☒ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☒ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☒ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☒ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more than 1 year old.

N/A ☐ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.

PETITION FOR
ANNEXATION

Exhibit A

**Property Owner Information and
Petition for Annexation**

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels and petitions that they be annexed into the City of Stockbridge, Henry County, Georgia.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: June 30, 2022

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


NOTARY PUBLIC

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission expires
March 8, 2025

Exhibit B

**Property Owner Information and
Petition for Annexation**

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel and petition that it be annexed into the City of Stockbridge, Henry County, Georgia.

Rodney Brown
Rodney S. Brown

Date: June 30, 2022

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

ARS
NOTARY PUBLIC

Steven H Ashby
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 06/22/2024

CONSENT OF OWNERS



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 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 applicant in the pursuit of an annexation of the property.

Name:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004000 (no address); 030-01003001 (630 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Michael Neyhardt

Date: June 30, 2022

Personally appeared before me

Michael Neyhardt

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Gabrielle Elizabeth Howard
Notary Public

June 30, 2022
Date

(Affix Seal Here)

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission
expires March 8, 2025

Print



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 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 applicant in the pursuit of an annexation of the property.

Name:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004008 (384 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Rodney Brown

Date: June 30, 2022

Personally appeared before me

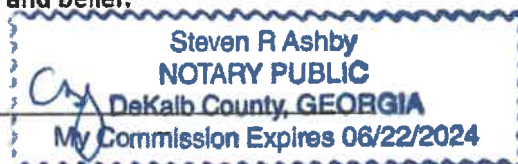
Rodney Brown

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

A. R.

Notary Public

6/30/2022
Date



(Affix Seal Here)

Print

SURVEY AND LEGAL DESCRIPTION



Planning & Engineering Collaborative
LAND SURVEYING & CONSTRUCTION - CIVIL ENGINEERING
1000 N. HARRIS ST. SUITE 100
DALLAS, TEXAS 75201
TEL: (214) 750-1234
WWW.PBC-ENG.COM

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LAND LOT(S) 28, 38 & 39
DISTRICT 12th

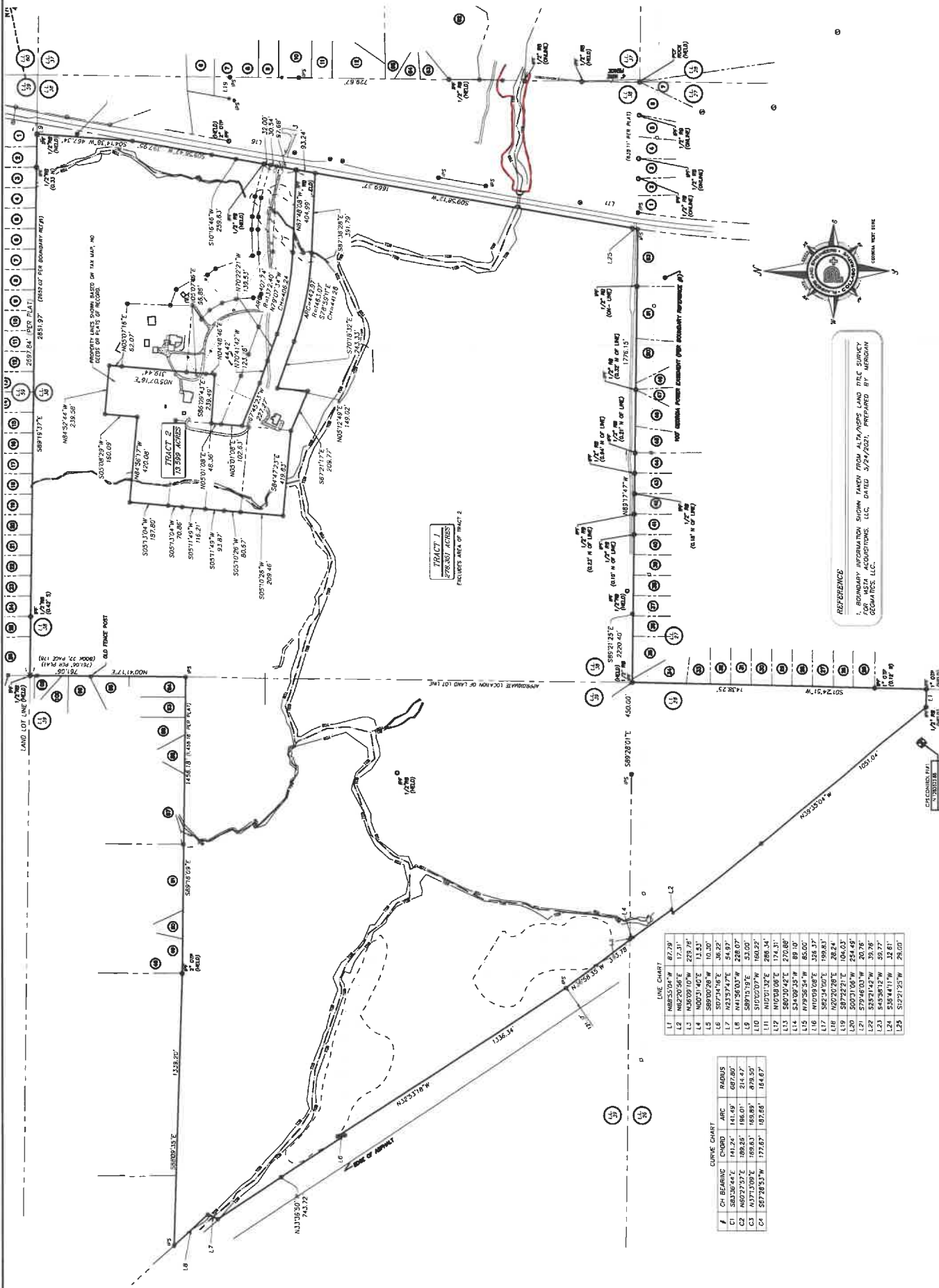
HENRY COUNTY
TEXAS

BOUNDARY EXHIBIT

DRAWN BY
CHECKED BY
DATE OF FIELD WORK N/A
SCALE
FILE NO. 2008.00
DATE 11/15/2017



BOUNDARY INFORMATION SHOWN TAKEN FROM ALTAIR'S LAND TITLE SURVEY FOR ALTAIR'S SUBDIVISION, LLC, DATED 07-27-2017, PREPARED BY ALTAIR'S SURVEYING, LLC.



LINE	CHART	BEARING	DISTANCE	AREA
1	1	N 89° 55' 00\"	87.32'	1.00
2	1	N 89° 55' 00\"	87.32'	1.00
3	1	N 89° 55' 00\"	87.32'	1.00
4	1	N 89° 55' 00\"	87.32'	1.00
5	1	N 89° 55' 00\"	87.32'	1.00
6	1	N 89° 55' 00\"	87.32'	1.00
7	1	N 89° 55' 00\"	87.32'	1.00
8	1	N 89° 55' 00\"	87.32'	1.00
9	1	N 89° 55' 00\"	87.32'	1.00
10	1	N 89° 55' 00\"	87.32'	1.00
11	1	N 89° 55' 00\"	87.32'	1.00
12	1	N 89° 55' 00\"	87.32'	1.00
13	1	N 89° 55' 00\"	87.32'	1.00
14	1	N 89° 55' 00\"	87.32'	1.00
15	1	N 89° 55' 00\"	87.32'	1.00
16	1	N 89° 55' 00\"	87.32'	1.00
17	1	N 89° 55' 00\"	87.32'	1.00
18	1	N 89° 55' 00\"	87.32'	1.00
19	1	N 89° 55' 00\"	87.32'	1.00
20	1	N 89° 55' 00\"	87.32'	1.00
21	1	N 89° 55' 00\"	87.32'	1.00
22	1	N 89° 55' 00\"	87.32'	1.00
23	1	N 89° 55' 00\"	87.32'	1.00
24	1	N 89° 55' 00\"	87.32'	1.00
25	1	N 89° 55' 00\"	87.32'	1.00
26	1	N 89° 55' 00\"	87.32'	1.00
27	1	N 89° 55' 00\"	87.32'	1.00
28	1	N 89° 55' 00\"	87.32'	1.00
29	1	N 89° 55' 00\"	87.32'	1.00
30	1	N 89° 55' 00\"	87.32'	1.00
31	1	N 89° 55' 00\"	87.32'	1.00
32	1	N 89° 55' 00\"	87.32'	1.00
33	1	N 89° 55' 00\"	87.32'	1.00
34	1	N 89° 55' 00\"	87.32'	1.00
35	1	N 89° 55' 00\"	87.32'	1.00
36	1	N 89° 55' 00\"	87.32'	1.00
37	1	N 89° 55' 00\"	87.32'	1.00
38	1	N 89° 55' 00\"	87.32'	1.00
39	1	N 89° 55' 00\"	87.32'	1.00
40	1	N 89° 55' 00\"	87.32'	1.00
41	1	N 89° 55' 00\"	87.32'	1.00
42	1	N 89° 55' 00\"	87.32'	1.00
43	1	N 89° 55' 00\"	87.32'	1.00
44	1	N 89° 55' 00\"	87.32'	1.00
45	1	N 89° 55' 00\"	87.32'	1.00
46	1	N 89° 55' 00\"	87.32'	1.00
47	1	N 89° 55' 00\"	87.32'	1.00
48	1	N 89° 55' 00\"	87.32'	1.00
49	1	N 89° 55' 00\"	87.32'	1.00
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57	1	N 89° 55' 00\"	87.32'	1.00
58	1	N 89° 55' 00\"	87.32'	1.00
59	1	N 89° 55' 00\"	87.32'	1.00
60	1	N 89° 55' 00\"	87.32'	1.00
61	1	N 89° 55' 00\"	87.32'	1.00
62	1	N 89° 55' 00\"	87.32'	1.00
63	1	N 89° 55' 00\"	87.32'	1.00
64	1	N 89° 55' 00\"	87.32'	1.00
65	1	N 89° 55' 00\"	87.32'	1.00
66	1	N 89° 55' 00\"	87.32'	1.00
67	1	N 89° 55' 00\"	87.32'	1.00
68	1	N 89° 55' 00\"	87.32'	1.00
69	1	N 89° 55' 00\"	87.32'	1.00
70	1	N 89° 55' 00\"	87.32'	1.00
71	1	N 89° 55' 00\"	87.32'	1.00
72	1	N 89° 55' 00\"	87.32'	1.00
73	1	N 89° 55' 00\"	87.32'	1.00
74	1	N 89° 55' 00\"	87.32'	1.00
75	1	N 89° 55' 00\"	87.32'	1.00
76	1	N 89° 55' 00\"	87.32'	1.00
77	1	N 89° 55' 00\"	87.32'	1.00
78	1	N 89° 55' 00\"	87.32'	1.00
79	1	N 89° 55' 00\"	87.32'	1.00
80	1	N 89° 55' 00\"	87.32'	1.00
81	1	N 89° 55' 00\"	87.32'	1.00
82	1	N 89° 55' 00\"	87.32'	1.00
83	1	N 89° 55' 00\"	87.32'	1.00
84	1	N 89° 55' 00\"	87.32'	1.00
85	1	N 89° 55' 00\"	87.32'	1.00
86	1	N 89° 55' 00\"	87.32'	1.00
87	1	N 89° 55' 00\"	87.32'	1.00
88	1	N 89° 55' 00\"	87.32'	1.00
89	1	N 89° 55' 00\"	87.32'	1.00
90	1	N 89° 55' 00\"	87.32'	1.00
91	1	N 89° 55' 00\"	87.32'	1.00
92	1	N 89° 55' 00\"	87.32'	1.00
93	1	N 89° 55' 00\"	87.32'	1.00
94	1	N 89° 55' 00\"	87.32'	1.00
95	1	N 89° 55' 00\"	87.32'	1.00
96	1	N 89° 55' 00\"	87.32'	1.00
97	1	N 89° 55' 00\"	87.32'	1.00
98	1	N 89° 55' 00\"	87.32'	1.00
99	1	N 89° 55' 00\"	87.32'	1.00
100	1	N 89° 55' 00\"	87.32'	1.00

CH	BEARING	CHORD	ARC	RADIUS
C1	S 89° 55' 00\" E	141.24'	141.49'	687.80'
C2	N 89° 55' 00\" E	141.24'	141.49'	687.80'
C3	N 89° 55' 00\" E	141.24'	141.49'	687.80'
C4	S 89° 55' 00\" E	141.24'	141.49'	687.80'

This drawing is the property of Planning & Engineering Collaborative and is not to be used for any other project without the written consent of Planning & Engineering Collaborative. All dimensions are in feet and inches. All bearings are in degrees, minutes, and seconds. All distances are in feet and inches. All areas are in acres. All lines are in black ink. All text is in black ink. All drawings are to scale. All drawings are to be used as a guide only. All drawings are not to be used for any other project without the written consent of Planning & Engineering Collaborative.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

City of Stockbridge

Zoning Case Map 2022

Zoning Actions:
Annexation

Parcel Numbers:
030-01003001
030-01004008
030-01004000

Address/Location:
Flippen Road

Total Acres:
276.91

Parcel Zoned:
Henry County MU

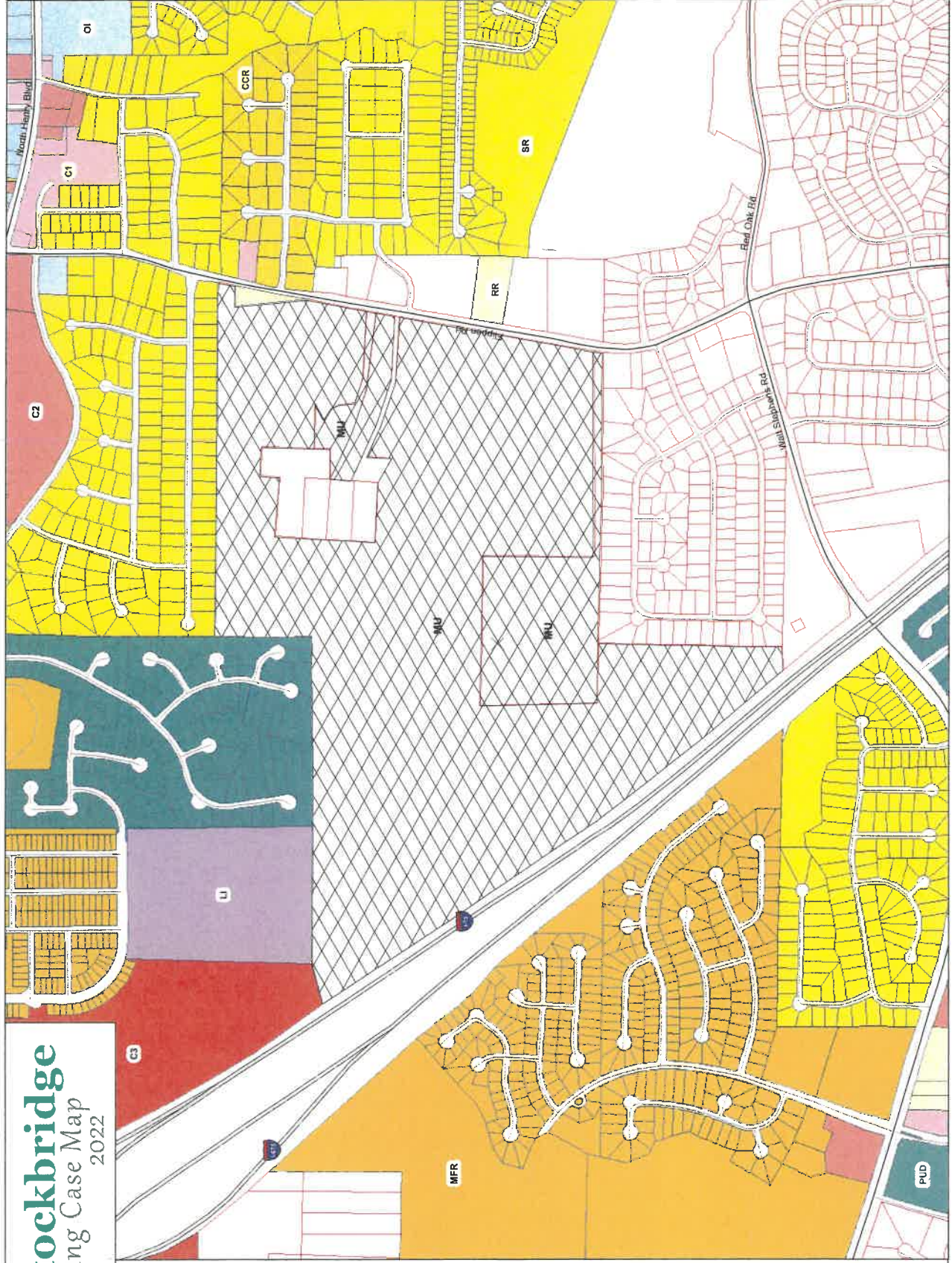
Overlay District:
Parkway Mixed Use

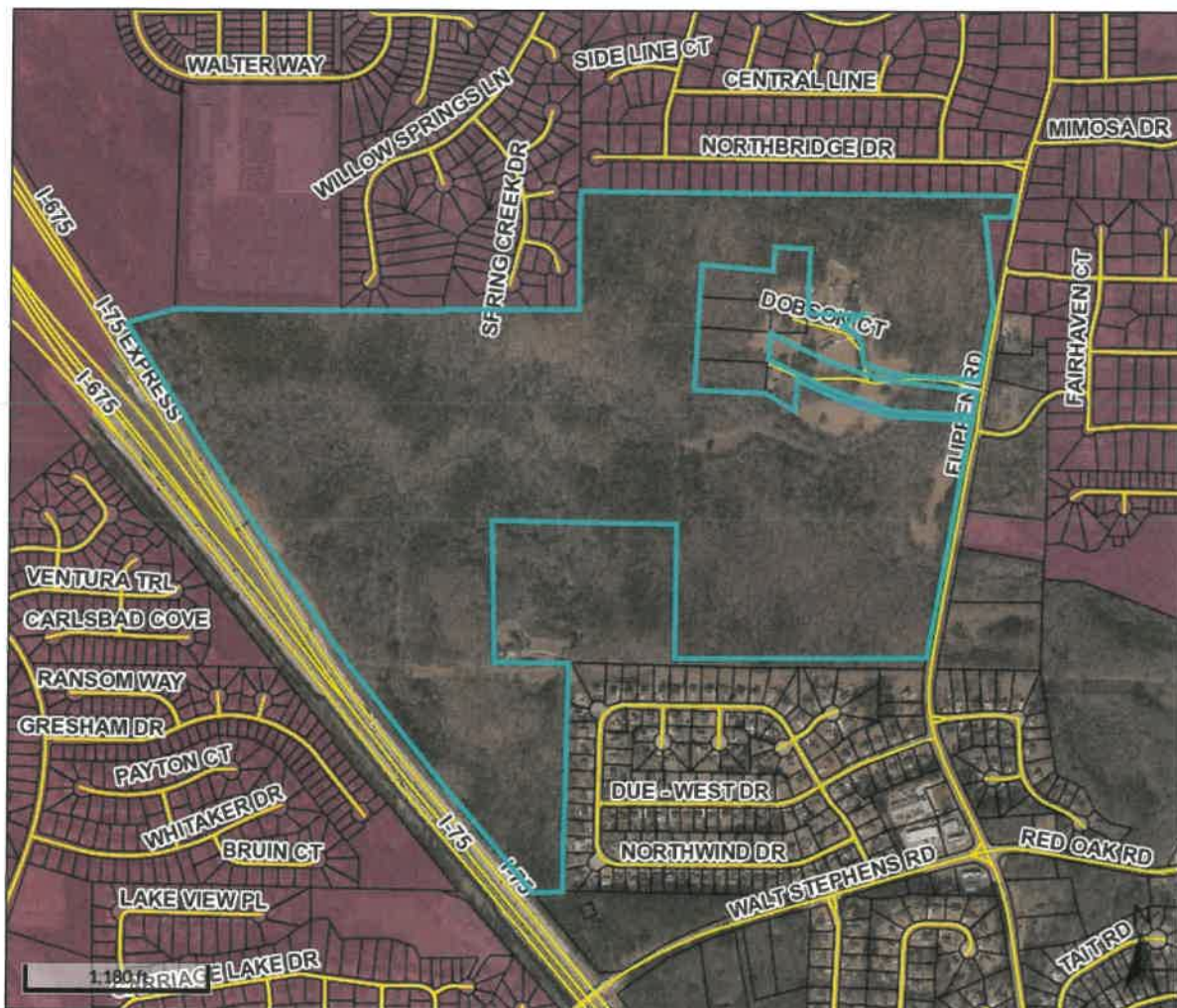
Current Zoning Adopted 03/14/22

- 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
 - OL-Office Institutional
 - DT-Downtown
 - LI-Light Industrial
 - HI-Heavy Industrial
 - PUD-Planned Unit Development
 - HC_Parcels_2022_Cropped

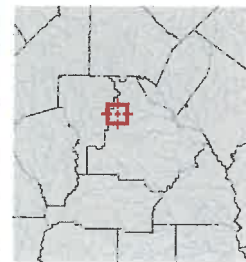


Created By: MD, 9/22/2022





Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property Address		Acreage	249.19	Address	2964 PEACHTREE RD STE 585	Building Value:	\$350,300	Date	Price	Reason
District	County/UnIncorp				ATLANTA GA 30305	Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL U
						Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT 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.

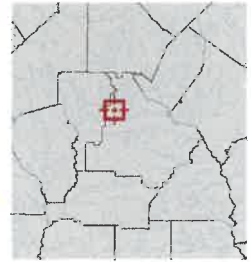
Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land	\$501,000				
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:					
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp				ATLANTA GA 30305	Value:		Date	Price	Reason	Qual
						Misc	\$0	1/22/2021	\$750,000	OTHER	U
						Value:		12/29/1995	\$0	FAMILY/GIFT	U
						Total	\$750,000				
						Value:					

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: 9/7/2022

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Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004008	Class	R	Owner	BROWN RODNEY S	Land Value:	\$34,500				
Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900				
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0				
						Total Value:	\$211,400				
								Last 2 Sales			
								Date	Price	Reason	Qual
								9/8/2011	\$0	FAMILY/GIFT	U
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY	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.

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GEOSPATIAL



Planners & Engineers Collaborative
1300 RICHMOND ST. N. SUITE 100
DALLAS, TEXAS 75201
PHONE: (214) 744-1111
WWW.PBC-LLC.COM
ADDITIONAL SERVICES: SURVEYING & CONSTRUCTION, WATER ENGINEERING, LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING
REV. DATE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 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1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 1464 1465 1466 1467 1468 1469 1470 1471 1472 1473 1474 1475 1476 1477 1478 1479 1480 1481 1482 1483 1484 1485 1486 1487 1488 1489 1490 1491 1492 1493 1494 1495 1496 1497 1498 1499 1500 1501 1502 1503 1504 1505 1506 1507 1508 1509 1510 1511 1512 1513 1514 1515 1516 1517 1518 1519 1520 1521 1522 1523 1524 1525 1526 1527 1528 1529 1530 1531 1532 1533 1534 1535 1536 1537 1538 1539 1540 1541 1542 1543 1544 1545 1546 1547 1548 1549 1550 1551 1552 1553 1554 1555 1556 1557 1558 1559 1560 1561 1562 1563 1564 1565 1566 1567 1568 1569 1570 1571 1572 1573 1574 1575 1576 1577 1578 1579 1580 1581 1582 1583 1584 1585 1586 1587 1588 1589 1590 1591 1592 1593 1594 1595 1596 1597 1598 1599 1600 1601 1602 1603 1604 1605 1606 1607 1608 1609 1610 1611 1612 1613 1614 1615 1616 1617 1618 1619 1620 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1821 1822 1823 1824 1825 1826 1827 1828 1829 1830 1831 1832 1833 1834 1835 1836 1837 1838 1839 1840 1841 1842 1843 1844 1845 1846 1847 1848 1849 1850 1851 1852 1853 1854 1855 1856 1857 1858 1859 1860 1861 1862 1863 1864 1865 1866 1867 1868 1869 1870 1871 1872 1873 1874 1875 1876 1877 1878 1879 1880 1881 1882 1883 1884 1885 1886 1887 1888 1889 1890 1891 1892 1893 1894 1895 1896 1897 1898 1899 1900 1901 1902 1903 1904 1905 1906 1907 1908 1909 1910 1911 1912 1913 1914 1915 1916 1917 1918 1919 1920 1921 1922 1923 1924 1925 1926 1927 1928 1929 1930 1931 1932 1933 1934 1935 1936 1937 1938 1939 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 26



PLANNERS & ENGINEERS CONSULTANTS
LAND SURVEYING & ENGINEERING
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.RMC-INC.COM

REV	DATE	DESCRIPTION
1		
2		
3		
4		

BY: LAND SURVEY 26.38 & 39
DISTRICT 12H

BOUNDARY EXHIBIT

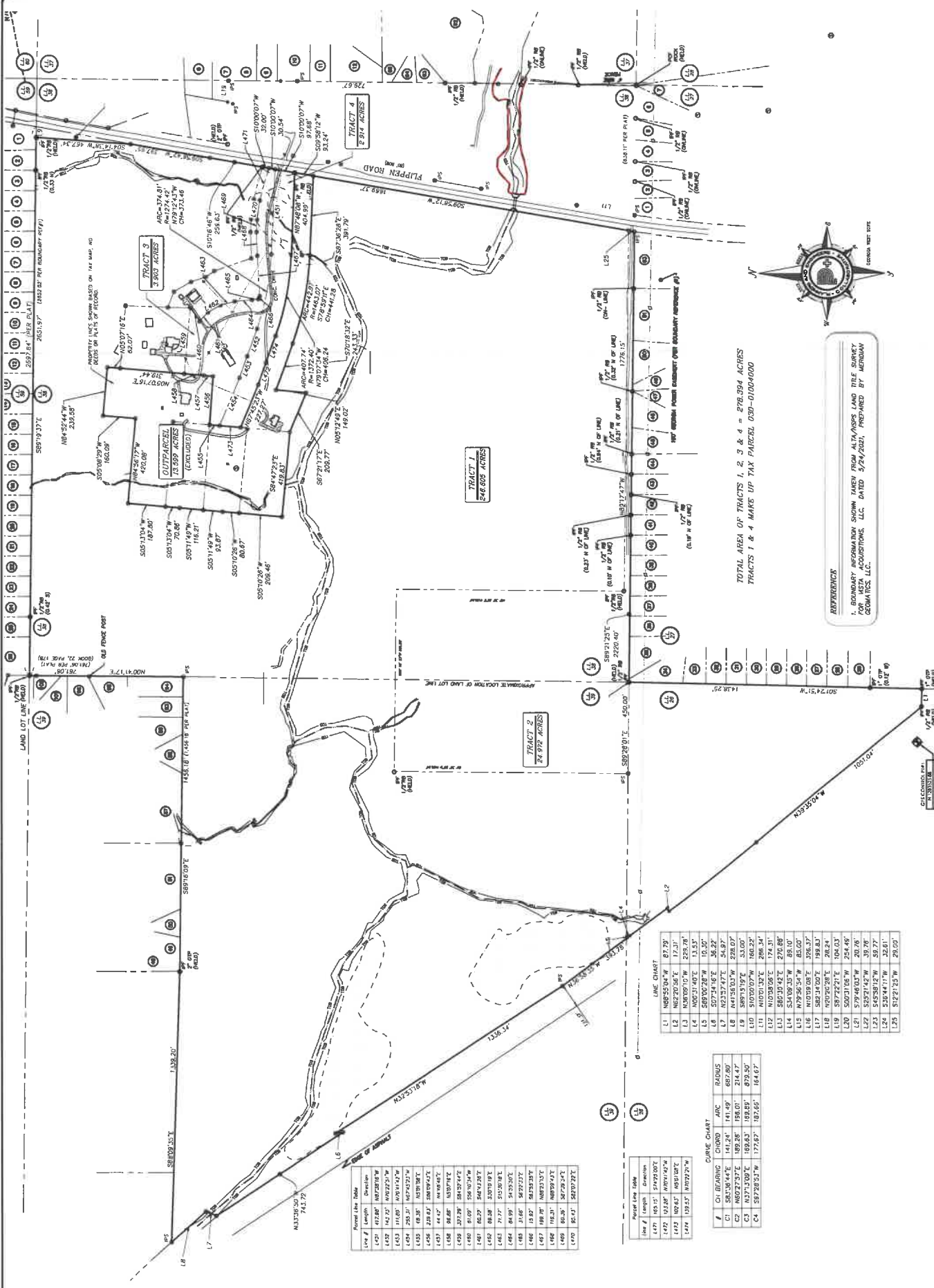
HENRY COUNTY

DRAWN BY: DATE OF FIELD WORK: N/A
SCALE: DATE: 5/19/2023
FILE NO.: 20069.00
PROJECT: R/S



REFERENCE:
1. BOUNDARY SURVEY SHOWN TIES FROM ALTA SURVEY LAND TITLE SURVEY FOR META HOUSING, LLC, DATED 5/24/2021, PREPARED BY GEOMATICS, LLC.

TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 276.394 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000



LINE	CHORD	ARC	RADIUS
L1	185.55	11.79	865.80
L2	103.15	24.92	141.24
L3	103.87	10.71	189.26
L4	103.87	10.71	189.26
L5	103.87	10.71	189.26
L6	103.87	10.71	189.26
L7	103.87	10.71	189.26
L8	103.87	10.71	189.26
L9	103.87	10.71	189.26
L10	103.87	10.71	189.26
L11	103.87	10.71	189.26
L12	103.87	10.71	189.26
L13	103.87	10.71	189.26
L14	103.87	10.71	189.26
L15	103.87	10.71	189.26
L16	103.87	10.71	189.26
L17	103.87	10.71	189.26
L18	103.87	10.71	189.26
L19	103.87	10.71	189.26
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L96	103.87	10.71	189.26
L97	103.87	10.71	189.26
L98	103.87	10.71	189.26
L99	103.87	10.71	189.26
L100	103.87	10.71	189.26

CH	BEARING	CHORD	ARC	RADIUS
C1	S81°38'44"E	141.24	141.49	865.80
C2	N60°27'57"E	189.26	189.01	214.47
C3	N37°13'09"E	189.63	189.89	975.50
C4	S27°28'52"W	177.67	181.66	164.67

Line #	Length	Bearing
L1	185.55	S11.79°E
L2	103.15	S24.92°E
L3	103.87	N09.71°W
L4	103.87	N09.71°W
L5	103.87	N09.71°W
L6	103.87	N09.71°W
L7	103.87	N09.71°W
L8	103.87	N09.71°W
L9	103.87	N09.71°W
L10	103.87	N09.71°W
L11	103.87	N09.71°W
L12	103.87	N09.71°W
L13	103.87	N09.71°W
L14	103.87	N09.71°W
L15	103.87	N09.71°W
L16	103.87	N09.71°W
L17	103.87	N09.71°W
L18	103.87	N09.71°W
L19	103.87	N09.71°W
L20	103.87	N09.71°W
L21	103.87	N09.71°W
L22	103.87	N09.71°W
L23	103.87	N09.71°W
L24	103.87	N09.71°W
L25	103.87	N09.71°W
L26	103.87	N09.71°W
L27	103.87	N09.71°W
L28	103.87	N09.71°W
L29	103.87	N09.71°W
L30	103.87	N09.71°W
L31	103.87	N09.71°W
L32	103.87	N09.71°W
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L55	103.87	N09.71°W
L56	103.87	N09.71°W
L57	103.87	N09.71°W
L58	103.87	N09.71°W
L59	103.87	N09.71°W
L60	103.87	N09.71°W
L61	103.87	N09.71°W
L62	103.87	N09.71°W
L63	103.87	N09.71°W
L64	103.87	N09.71°W
L65	103.87	N09.71°W
L66	103.87	N09.71°W
L67	103.87	N09.71°W
L68	103.87	N09.71°W
L69	103.87	N09.71°W
L70	103.87	N09.71°W
L71	103.87	N09.71°W
L72	103.87	N09.71°W
L73	103.87	N09.71°W
L74	103.87	N09.71°W
L75	103.87	N09.71°W
L76	103.87	N09.71°W
L77	103.87	N09.71°W
L78	103.87	N09.71°W
L79	103.87	N09.71°W
L80	103.87	N09.71°W
L81	103.87	N09.71°W
L82	103.87	N09.71°W
L83	103.87	N09.71°W
L84	103.87	N09.71°W
L85	103.87	N09.71°W
L86	103.87	N09.71°W
L87	103.87	N09.71°W
L88	103.87	N09.71°W
L89	103.87	N09.71°W
L90	103.87	N09.71°W
L91	103.87	N09.71°W
L92	103.87	N09.71°W
L93	103.87	N09.71°W
L94	103.87	N09.71°W
L95	103.87	N09.71°W
L96	103.87	N09.71°W
L97	103.87	N09.71°W
L98	103.87	N09.71°W
L99	103.87	N09.71°W
L100	103.87	N09.71°W

LEGAL DESCRIPTION
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence leaving said right-of-way line of Flippen Road North 74 degrees 25 minutes 0 seconds West a distance of 165.15 feet to a point; thence North 82 degrees 7 minutes 22 seconds West a distance of 95.43 feet to a point; thence North 87 degrees 39 minutes 54 seconds West a distance of 60.36 feet to a point; thence South 88 degrees 9 minutes 43 seconds West a distance of 116.31 feet to a point; thence South 86 degrees 25 minutes 15 seconds West a distance of 199.76 feet to a point; thence North 63 degrees 55 minutes 35 seconds West a distance of 15.92 feet to a point; thence North 6 degrees 22 minutes 33 seconds West a distance of 31.66 feet to a point; thence North 4 degrees 55 minutes 50 seconds West a distance of 84.99 feet to a point; thence North 15 degrees 30 minutes 18 seconds West a distance of 71.77 feet to a point; thence North 30 degrees 10 minutes 19 seconds West a distance of 69.58 feet to a point; thence North 46 degrees 43 minutes 26 seconds West a distance of 60.22 feet to a point; thence North 56 degrees 10 minutes 34 seconds East a distance of 81.09 feet to a point; thence North 84 degrees 52 minutes 44 seconds West a distance of 327.13 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 319.47 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 62.07 feet; thence North 84 degrees 52 minutes 44 seconds West a distance of 239.58 feet to a point; thence South 5 degrees 8 minutes 29 seconds West a distance of 160.09 feet to a point; thence North 84 degrees 56 minutes 17 seconds West a distance of 420.08 feet to a point; thence South 5 degrees 13 minutes 4 seconds West a distance of 187.80 feet to a point; thence South 5 degrees 13 minutes 4 seconds West, a distance of 70.86 feet; thence South 5 degrees 11 minutes 49 seconds West a distance of 116.21 feet to a point; thence continue Southerly along said line, a distance of 93.87 feet; thence South 5 degrees 10 minutes 26 seconds West a distance of 80.67 feet to a point; thence South 5 degrees 10 minutes 26 seconds West, a distance of 209.46 feet; thence South 84 degrees 47 minutes 23 seconds East a distance of 419.83 feet to a point; thence South 67 degrees 21 minutes 17 seconds East a

distance of 209.77 feet to a point; thence North 5 degrees 12 minutes 49 seconds East a distance of 149.02 feet to a point; thence South 70 degrees 18 minutes 32 seconds East a distance of 243.33 feet to a point; thence 442.97 feet along an arc of a curve to the left, said curve having a radius of 1,463.07 feet and a chord bearing and distance of South 78 degrees 59 minutes 11 seconds East 441.28 feet to a point; thence South 87 degrees 36 minutes 28 seconds East a distance of 391.79 feet to a point; thence South 9 degrees 58 minutes 32 seconds West a distance of 1,576.17 feet to a point; thence North 89 degrees 19 minutes 44 seconds West a distance of 1,776.78 feet to a point; thence North 0 degrees 39 minutes 26 seconds East a distance of 1,120.90 feet to a point; thence North 89 degrees 18 minutes 23 seconds West a distance of 899.50 feet to a point; thence South 0 degrees 39 minutes 26 seconds West a distance of 1,150.90 feet to a point; thence South 89 degrees 20 minutes 58 seconds East a distance of 450.00 feet to a point and the POINT OF BEGINNING.

Said tract containing 246.605 acres.

TOGETHER WITH
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 26, 38 & 39, 12TH DISTRICT, HENRY COUNTY, GEORGIA, AND AS SHOWN ON THAT ALTA/ACSM LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY, VISTA ACQUISITIONS, LLC AND RCVW LAND PREPARED BY MERIDIAN GEOMATICS, LLC, DATED MAY 24, 2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½" REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, 27, 38 & 39, THENCE, NORTH 89° 28' 01" WEST FOR A DISTANCE OF 450.00 FEET TO A POINT; THENCE, NORTH 00° 34' 04" EAST FOR A DISTANCE OF 1150.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 25' 46" EAST FOR A DISTANCE OF 899.87 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF 1776.15 FEET TO A TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY); THENCE, ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY SOUTH 12° 21' 25" WEST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE LEAVING SAID FLIPPEN ROAD RIGHT-OF-WAY, NORTH 89° 21' 25" WEST A DISTANCE OF 2220.40 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 24.972 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 3

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 87° 38' 16" WEST FOR A DISTANCE OF 417.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1274.42 FEET, AN ARC DISTANCE OF 389.81 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 79° 12' 43" WEST FOR A DISTANCE OF 373.46 FEET TO A POINT; THENCE, NORTH 70° 22' 21" WEST FOR A DISTANCE OF 140.33 FEET TO A POINT; THENCE, NORTH 70° 41' 42" WEST FOR A DISTANCE OF 111.80

FEET TO A POINT; THENCE, NORTH 67° 45' 23" WEST FOR A DISTANCE OF 255.31 FEET TO A POINT; THENCE, NORTH 05° 01' 08" EAST FOR A DISTANCE OF 48.35 FEET TO A POINT; THENCE, SOUTH 86° 09' 43" EAST FOR A DISTANCE OF 239.63 FEET TO A POINT; THENCE, NORTH 04° 48' 46" EAST FOR A DISTANCE OF 44.42 FEET TO A POINT; THENCE, NORTH 05° 07' 16" EAST FOR A DISTANCE OF 96.86 FEET TO A POINT; THENCE, SOUTH 84° 52' 44" EAST FOR A DISTANCE OF 327.29 FEET TO A POINT; THENCE, SOUTH 56° 10' 34" WEST FOR A DISTANCE OF 81.09 FEET TO A POINT; THENCE, SOUTH 46° 43' 26" EAST FOR A DISTANCE OF 60.22 FEET TO A POINT; THENCE, SOUTH 30° 10' 19" EAST FOR A DISTANCE OF 69.58 FEET TO A POINT; THENCE, SOUTH 15° 30' 18" EAST FOR A DISTANCE OF 71.77 FEET TO A POINT; THENCE, SOUTH 04° 55' 50" EAST FOR A DISTANCE OF 84.99 FEET TO A POINT; THENCE, SOUTH 06° 22' 33" EAST FOR A DISTANCE OF 31.66 FEET TO A POINT; THENCE, SOUTH 63° 55' 35" EAST FOR A DISTANCE OF 15.92 FEET TO A POINT; THENCE, NORTH 86° 25' 15" EAST FOR A DISTANCE OF 199.76 FEET TO A POINT; THENCE, NORTH 88° 09' 43" EAST FOR A DISTANCE OF 116.31 FEET TO A POINT; THENCE, SOUTH 87° 39' 54" EAST FOR A DISTANCE OF 60.36 FEET TO A POINT; THENCE, SOUTH 82° 07' 22" EAST FOR A DISTANCE OF 95.43 FEET TO A POINT; THENCE SOUTH 74° 25' 00" EAST A DISTANCE OF 165.15 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 3.903 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 4

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence South 10 degrees 0 minutes 7 seconds West a distance of 97.66 feet to a point; thence leaving said right-of-way of Flippen Road North 87 degrees 48 minutes 8 seconds West a distance of 404.84 feet to a point; thence 407.74 feet along an arc of a curve to the right, said curve having a radius of 1,372.40 feet and a chord bearing and distance of North 79 degrees 7 minutes 34 seconds West 406.24 feet to a point; thence North 70 degrees 22 minutes 21 seconds West a distance of 140.05 feet to a point; thence North 70 degrees 41 minutes 42 seconds West a distance of 114.04 feet to a point; thence North 67 degrees 45 minutes 23 seconds West a distance of 227.27 feet to a point; thence North 5 degrees 01 minute 8 seconds East a distance of 102.50 feet to a point; thence South 67 degrees 45 minutes 23 seconds East a distance of 254.97 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 111.80 feet to a point; thence South 70 degrees 22 minutes 51 seconds East a distance of 143.73 feet to a point; thence 374.82 feet along an arc of a curve to the left, said curve having a radius of 1,274.42 feet and a chord bearing and distance of South 79 degrees 12 minutes 43 seconds East 373.47 feet to a point; thence South 87 degrees 38 minutes 16 seconds East a distance of 417.97 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 2.914 acres

TOTAL ACREAGE BEING = 278.394 ACRES

Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

**PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.**

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

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

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: (404) 815-36 20 Date: _____

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 81536 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: (404) 8 15-36 20 Date: _____

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 8 15 -36 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@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 MU (Mixed-Use) (Henry County: RZ-19-01) to
PUD (Planned Unit Development) (City of Stockbridge)

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: 030-0100400 (no address); 630 Filppen Road; 384 Filppen Road

Nearest intersection to the property: Falhaven Road
(Street Address)

Size of Tract: 278.4 acre(s), Land Lot Number(s): 26, 38 & 39 , District(s): 1 2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Cathy M. Ellington
Printed Name of Witness

Notary

NOTARY STAMP:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 8/16/25

Signature of Applicant

Michael Naylor
Printed Name of Applicant

Signature of Agent



(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: _____

Pre-Application Form

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

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson	_____	(Name and Signature)
Den Webb	_____ <i>dw</i>	(Name and Signature)
Michael Neyhart	_____ <i>mn</i>	(Name and Signature)
Ken Wood	_____ <i>kw</i>	(Name and Signature)

PLEASE NOTE:

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

The 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.

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 >>>>>>>>>> Water Department tel.: (770) 474-1232
Stockbridge Public Works Building Sewer Department tel.: (678) 833-3301
321 Taylor Drive
Stockbridge, GA 30281

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

Disclosures

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 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

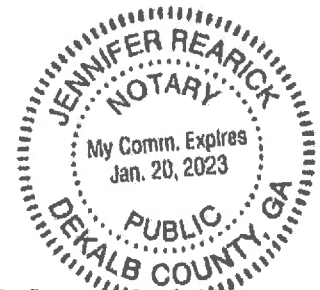
Rodney Brown
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Reauck
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 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


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 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


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 27th day of July, 2022

Vista Residential Partners
Applicant's Name - Printed



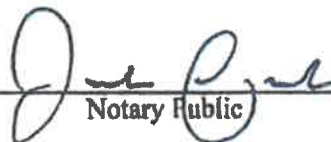
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022.

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


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 _____, _____

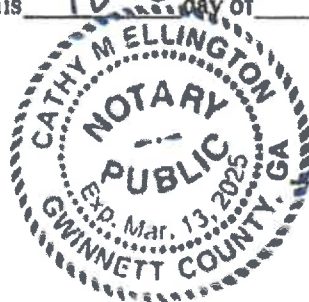
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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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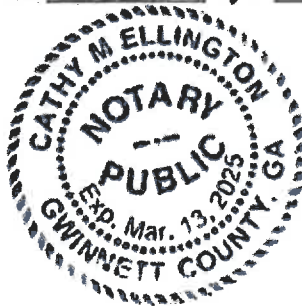
Applicant's Name - Printed

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

Applicant's Name -Printed

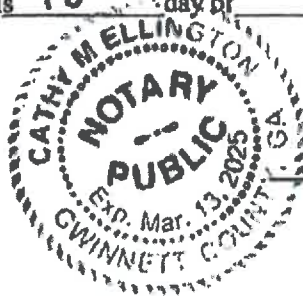
Signature of Applicant/Property Owner/Agent

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



Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

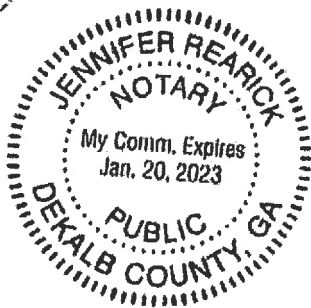
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 5/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. 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 is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

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

Please see C, D and E above.

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.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. 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.

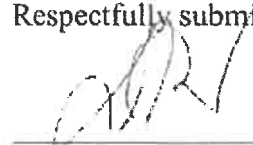
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of August, 2022.

Respectfully submitted,



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

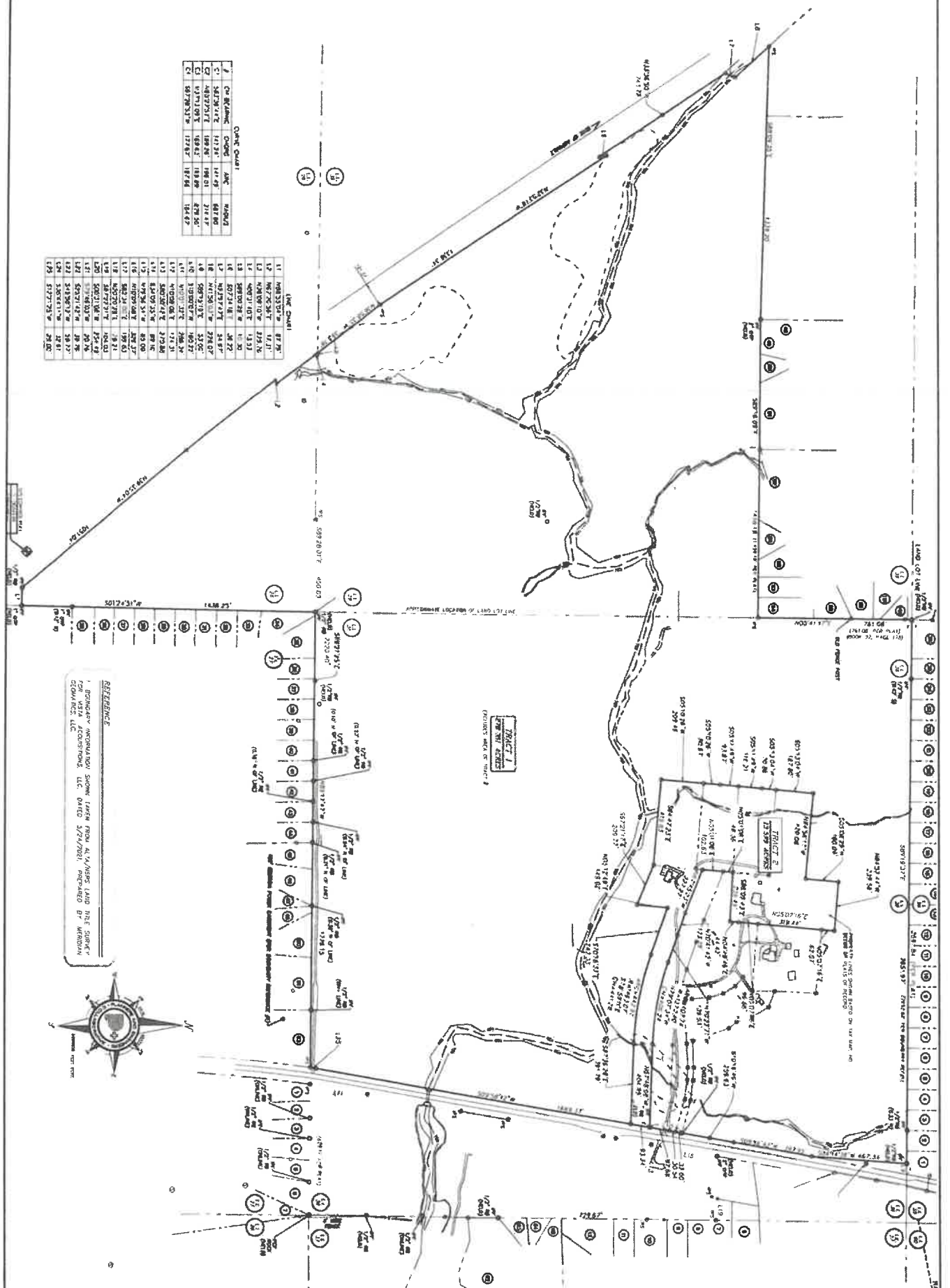
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan

[illegible]

Survey

11	167.75	25.54	87.76
12	166.75	26.47	91.71
13	164.00	29.04	93.76
14	160.01	31.07	93.91
15	158.00	32.46	94.77
16	157.24	33.16	96.20
17	163.75	37.77	94.67
18	161.50	37.97	97.07
19	159.75	39.76	95.95
20	158.00	41.73	94.56
21	156.25	43.76	94.36
22	154.50	45.76	94.36
23	152.75	47.76	94.36
24	151.00	49.76	94.36
25	149.25	51.76	94.36
26	147.50	53.76	94.36
27	145.75	55.76	94.36
28	144.00	57.76	94.36
29	142.25	59.76	94.36
30	140.50	61.76	94.36
31	138.75	63.76	94.36
32	137.00	65.76	94.36
33	135.25	67.76	94.36
34	133.50	69.76	94.36
35	131.75	71.76	94.36
36	130.00	73.76	94.36
37	128.25	75.76	94.36
38	126.50	77.76	94.36
39	124.75	79.76	94.36
40	123.00	81.76	94.36
41	121.25	83.76	94.36
42	119.50	85.76	94.36
43	117.75	87.76	94.36
44	116.00	89.76	94.36
45	114.25	91.76	94.36
46	112.50	93.76	94.36
47	110.75	95.76	94.36
48	109.00	97.76	94.36
49	107.25	99.76	94.36
50	105.50	101.76	94.36
51	103.75	103.76	94.36
52	102.00	105.76	94.36
53	100.25	107.76	94.36
54	98.50	109.76	94.36
55	96.75	111.76	94.36
56	95.00	113.76	94.36
57	93.25	115.76	94.36
58	91.50	117.76	94.36
59	89.75	119.76	94.36
60	88.00	121.76	94.36
61	86.25	123.76	94.36
62	84.50	125.76	94.36
63	82.75	127.76	94.36
64	81.00	129.76	94.36
65	79.25	131.76	94.36
66	77.50	133.76	94.36
67	75.75	135.76	94.36
68	74.00	137.76	94.36
69	72.25	139.76	94.36
70	70.50	141.76	94.36
71	68.75	143.76	94.36
72	67.00	145.76	94.36
73	65.25	147.76	94.36
74	63.50	149.76	94.36
75	61.75	151.76	94.36
76	60.00	153.76	94.36
77	58.25	155.76	94.36
78	56.50	157.76	94.36
79	54.75	159.76	94.36
80	53.00	161.76	94.36
81	51.25	163.76	94.36
82	49.50	165.76	94.36
83	47.75	167.76	94.36
84	46.00	169.76	94.36
85	44.25	171.76	94.36
86	42.50	173.76	94.36
87	40.75	175.76	94.36
88	39.00	177.76	94.36
89	37.25	179.76	94.36
90	35.50	181.76	94.36
91	33.75	183.76	94.36
92	32.00	185.76	94.36
93	30.25	187.76	94.36
94	28.50	189.76	94.36
95	26.75	191.76	94.36
96	25.00	193.76	94.36
97	23.25	195.76	94.36
98	21.50	197.76	94.36
99	19.75	199.76	94.36
100	18.00	201.76	94.36



Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds East a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRHoltSinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.
RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

[illegible]

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.



UPGRADE 8" LINE TO
26" OR 20" LINE TO TIE
INTO EXISTING 24"
ACROSS NORTH
HENRY

FORCE MAIN FROM
PROPERTY TO
EXISTING 8" LINE TO
BE UPGRADED.

NOTED: 1120 SF & 120' SINGLE FAMILY LOTS

DEVELOPMENT OF REGIONAL IMPACT FORM 1



Developments of Regional Impact

[DRI Home](#) [Tier Map](#) [Apply](#) [View Submissions](#) [Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta

State: GA

Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek
Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	

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."	Rezoning application form attached.
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 35	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.	✓

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

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: 404-815-3620 Date: _____

Address of Applicant: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: 404-815-3620 Date: _____

Address of Agent: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

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: Mixed Use (Henry County)

TO: HDR (High Density Residential)

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)

Property Address: 030-0100400 (no address); 630 Flippen Road; 384 Flippen Road

Nearest intersection to the property: Fairhaven Road

Size of Tract: 278.4 acre(s). Land Lot Number(s): 26, 38, & 39, District(s): 1,2
Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Signature of Applicant

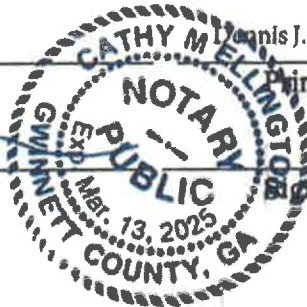
Printed Name of Witness

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: _____

Pre-Application Form

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

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page.

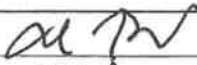
ZONING OF ADJACENT PROPERTIES:

NORTH: R-D **SOUTH:** PD/C-1 **EAST:** MU (Henry) **WEST:** I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(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.

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.

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.

Contacts

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

Disclosures

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 26th day of July, 2022

Rodney S. Brown
 Applicant's Name - Printed

Rodney Brown
 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 26th day of July, 2022

Jennifer Rearick
 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

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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 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


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 27th day of July, 2022.

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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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 27th day of July, 2022

Vista Residential Partners
Applicant's Name - Printed


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 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


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:

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

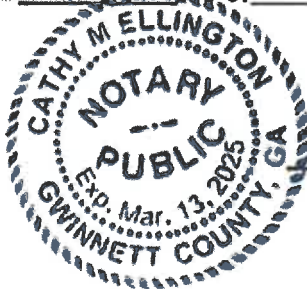
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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:

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

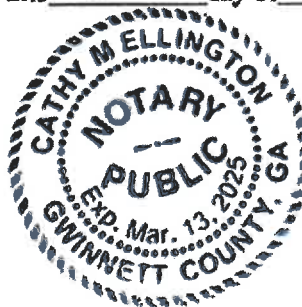
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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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Applicant Campaign Disclosure Form

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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:

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

Applicant's Name -Printed

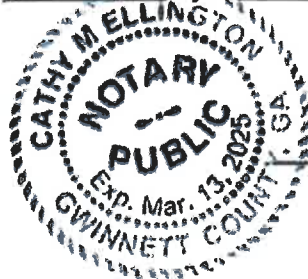
Signature of Applicant/Property Owner/Agent

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 Mellington
Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

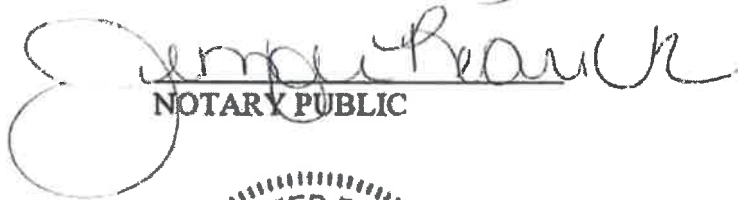
030-01004008 (384 Flippen Road)

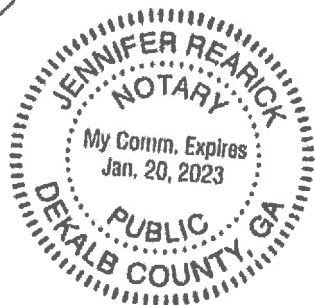
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

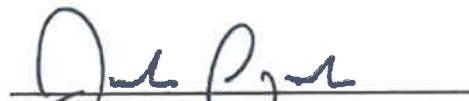
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD
FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. 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 is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

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

Please see C, D and E above.

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.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. 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.

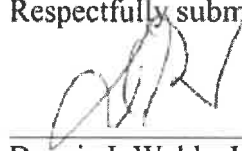
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of August, 2022.

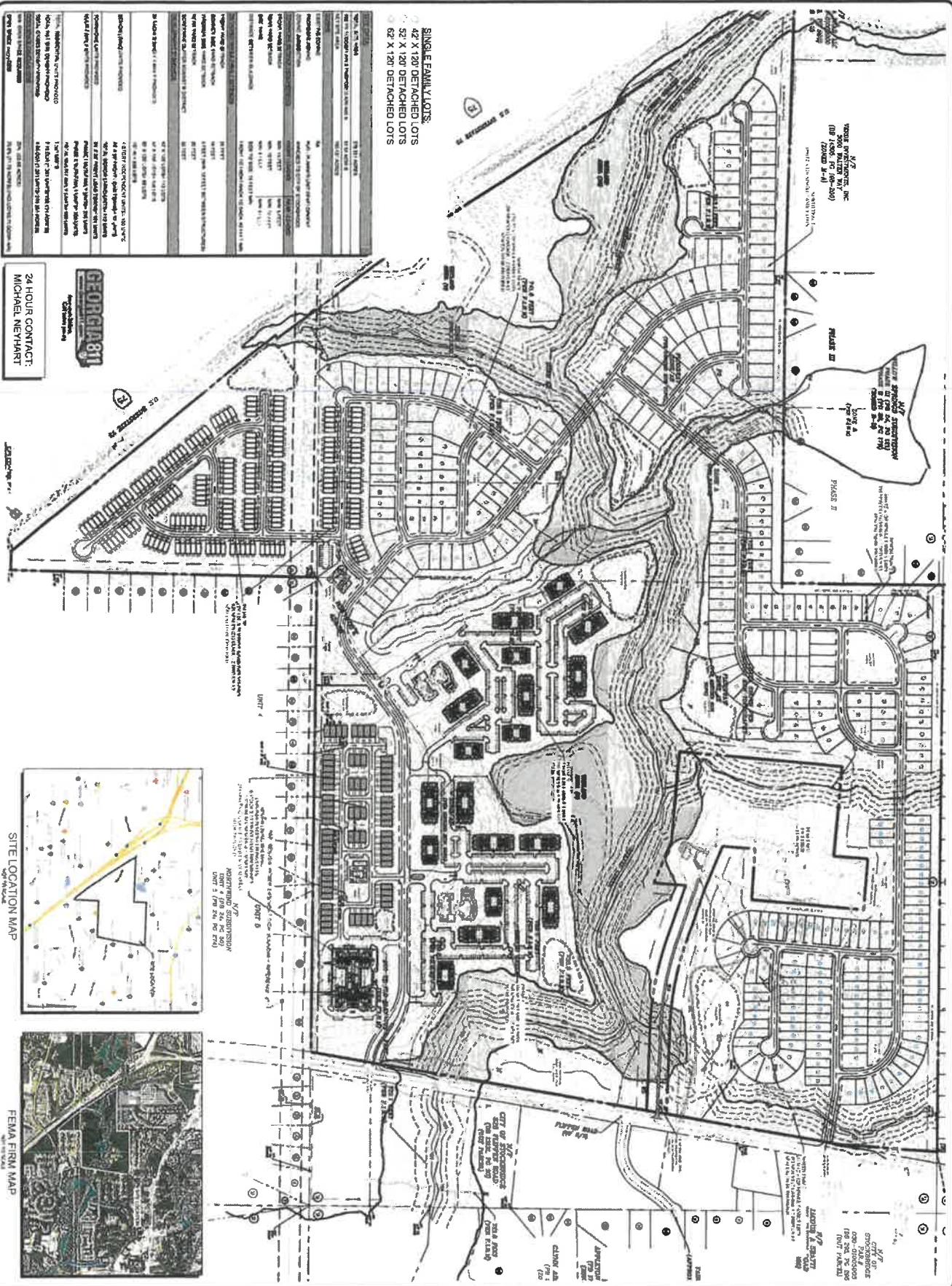
Respectfully submitted,



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

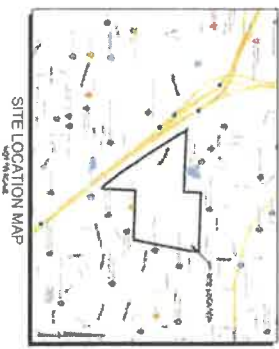
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	08/01/2022	08/01/2022
2	REVISIONS	08/01/2022	08/01/2022
3	REVISIONS	08/01/2022	08/01/2022
4	REVISIONS	08/01/2022	08/01/2022
5	REVISIONS	08/01/2022	08/01/2022
6	REVISIONS	08/01/2022	08/01/2022
7	REVISIONS	08/01/2022	08/01/2022
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99	REVISIONS	08/01/2022	08/01/2022
100	REVISIONS	08/01/2022	08/01/2022

24 HOUR CONTACT:
MICHAEL NEWMART



MASTER REZONING PLAN

SCALE: 1" = 200'

DATE: 08/01/2022

PROJECT: 20069.00

FLIPPEN ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

630 FLIPPEN ROAD

STOCKBRIDGE, GEORGIA 30281

CITY OF STOCKBRIDGE / HENRY COUNTY JURISDICTION

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

NO. DATE BY DESCRIPTION

PERMITS

350 RICHMOND COURT, STE. 200

ROCKFORD, ILLINOIS 60089

PLANNERS & ENGINEERS Collaborative

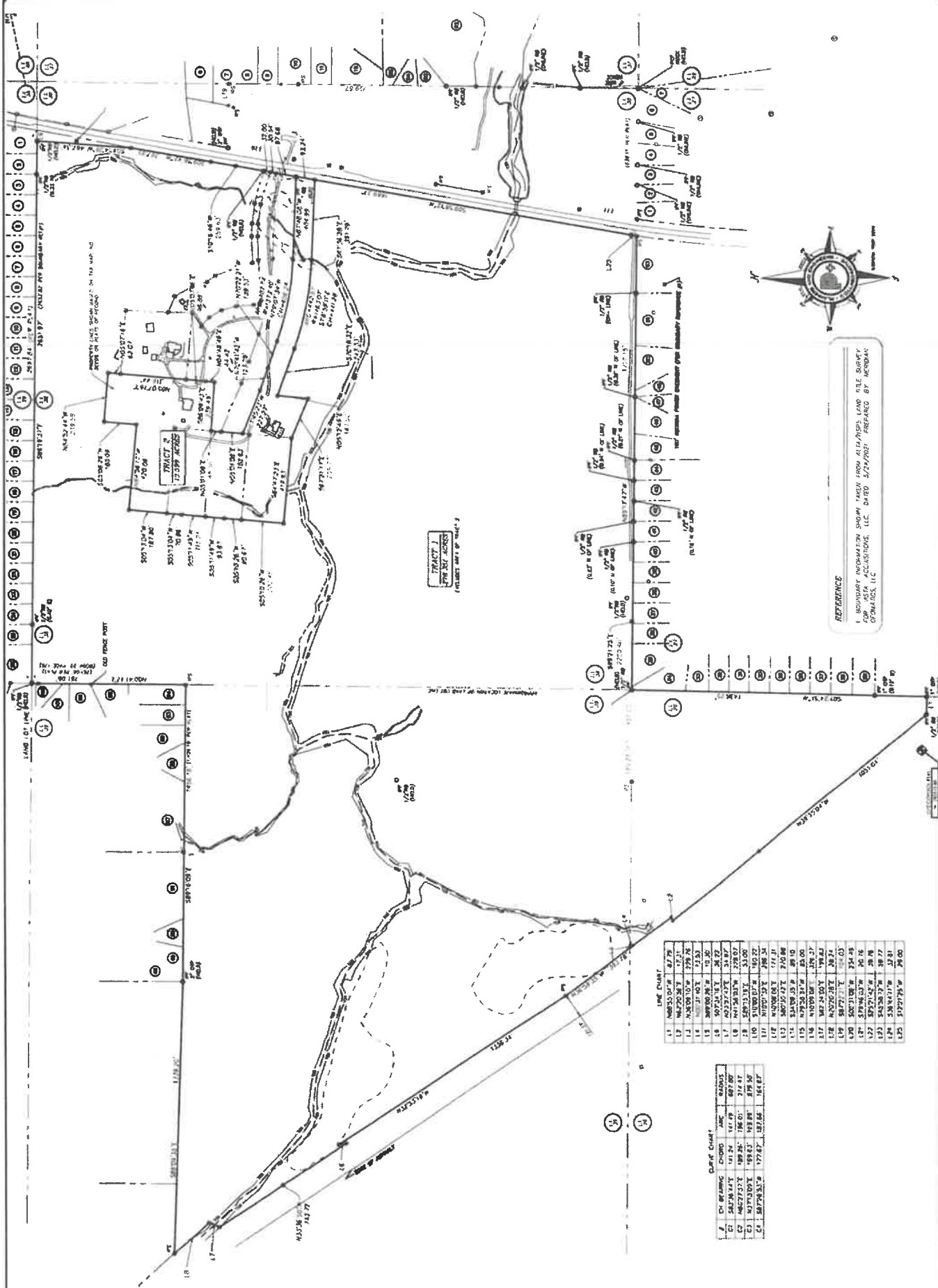
350 RICHMOND COURT, STE. 200

ROCKFORD, ILLINOIS 60089

Survey

BOUNDARY EXHIBIT

DATE OF FIELD WORK: N/A
 SCALE: N/A
 DRAWN BY: N/A
 CHECKED BY: N/A
 DATE: 05/20/2003



Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



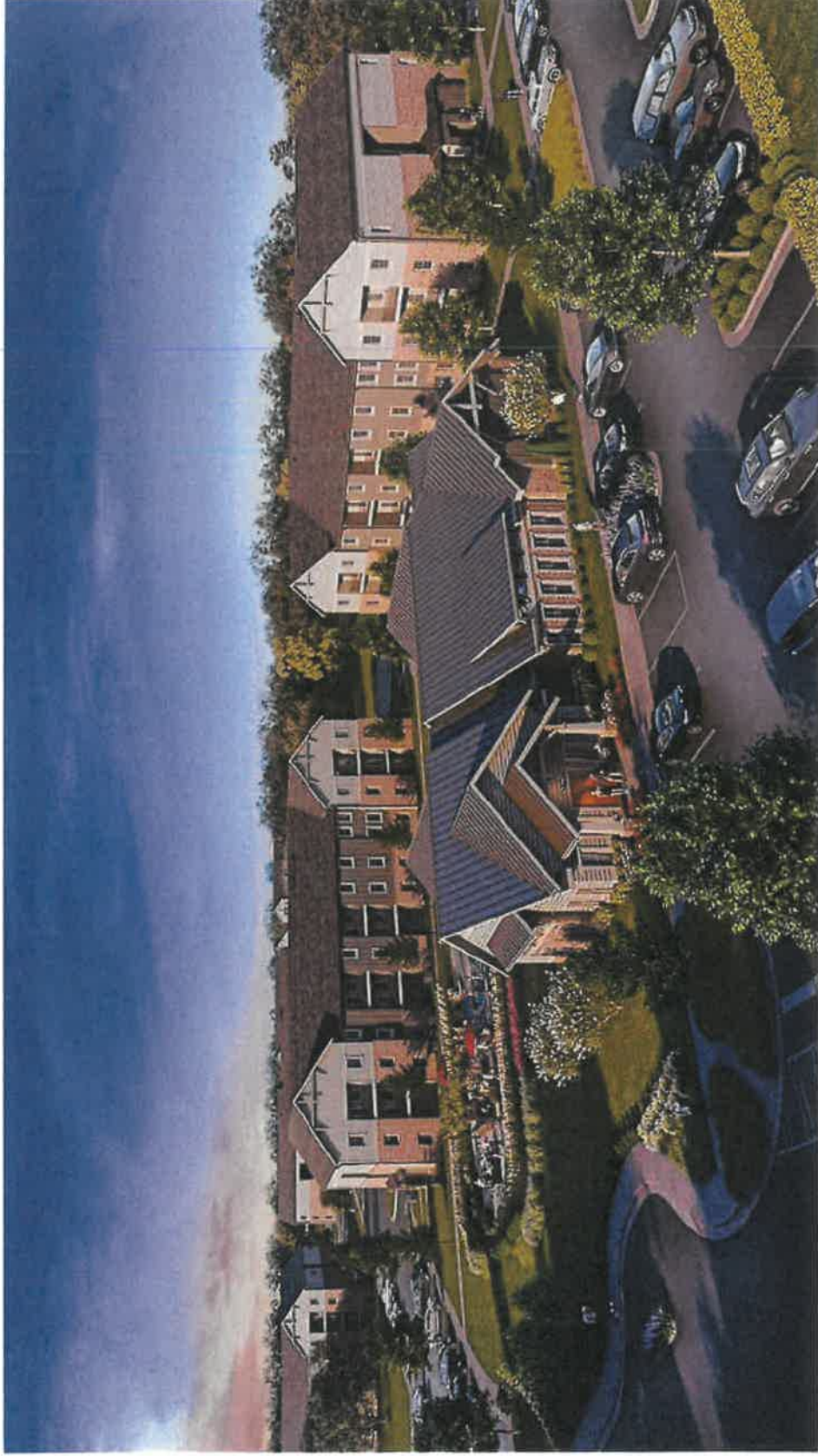
VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRholtsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BRHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BRHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>
Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.

RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

LEGEND

- SEWER
- STREET
- RAILROAD
- ROAD
- CANYON
- MOBILE

FIGURE 1

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

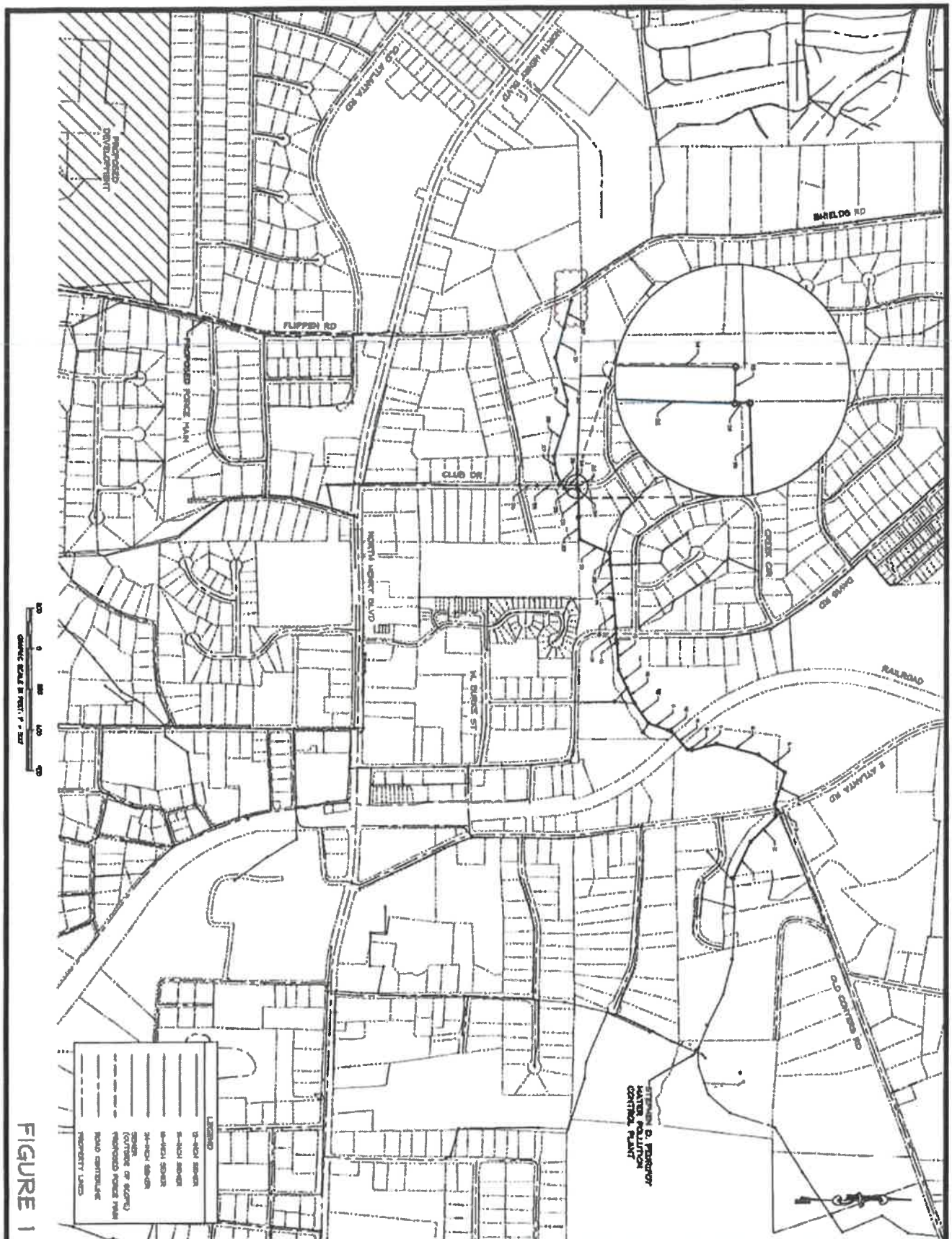
From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.



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SEWER CAPACITY ANALYSIS
 FOR THE
CITY OF STOCKBRIDGE
 HENRY COUNTY, GEORGIA



DEVELOPMENT OF REGIONAL IMPACT FORM 1

Developments of Regional Impact

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New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	City of Stockbridge
Individual completing form:	Ryan Anderson
Telephone:	678-216-6902
E-mail:	randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Reeves Creek II
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	030-01004000; 030-01003001; 030-01004008
Brief Description of Project:	Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment
Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
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DATE: March 29, 2023

TO: Mayor Anthony Ford, City of Stockbridge
ATTN TO: Ryan Anderson, Chief Planner, City of Stockbridge
FROM: Mike Alexander, Director, ARC Center for Livable Communities
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Reeves Creek II DRI 3799

Submitting Local Government: City of Stockbridge

Date Opened: March 7, 2023

Date Closed: March 29, 2023

Description: A DRI review of a proposal to construct a mixed-use project with 828 multi-family units, 191 townhomes, 41,000 SF of office space, 5,000 SF of retail space, and 328 single-family detached units on a 278-acre site off of Flippen Road in the City of Stockbridge in Henry County.

Comments:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is somewhat aligned with Established Suburbs policy recommendations which note: "Preservation of existing single-family neighborhoods is important...infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors."

The provision of 89 acres of floodplain and other natural areas is supportive of regional environmental policies.

The projects inclusion of a range of housing types – single-family detached, single-family attached, multi-family, and senior housing is highly aligned with regional housing policies.

The project is expected to generate approximately 9,582 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

The inclusion of a multi-use trail within the project with a connection to the regional Reeves Creek Trail is supportive of regional multi-modal transportation policies.

The provision of a small amount of neighborhood serving retail is supportive of regional multimodal policies; locating the retail use closer to the denser residential areas would improve access and further support vehicular trip reduction.

Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

The project is located within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. As such, more restrictive stream buffers and impervious limits than those provided may actually be required under state law and the City of Stockbridge should follow up accordingly to ensure that all applicable water supply watershed regulations are met.

An area at the center of the property south of Reeves Creek appears to show a channelized or piped stream with what appear to be the City stream buffers but no State 25-foot Sediment and Erosion Control Buffer. If there is actually a stream in this location, the State Buffer also needs to be shown and accommodated by the development footprint.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The proposed mix of uses is supportive of regional growth, placemaking and multi-modal transportation policies. However the location of the office uses seems somewhat isolated from nearby commercial areas. The inclusion of a small amount of neighborhood retail offers the chance for project residents to reduce or shorten trips for daily necessities. However, its proposed location is somewhat isolated from the multi-family residential and office areas where the bulk of the customers would be drawn from. Ideally the retail could be located next to the office uses in walking distance of the multi-family buildings.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments are attached.

The project is projected to generate 9,582 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

The inclusion of a multi-use trail is supportive of regional multi-modal transportation policies. The final layout of the trail should be carefully studied to provide optimal multi-modal transportation connectivity within the site and as well as to the adjacent Reeves Creek Trails.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

No EV charging spaces appear to be provided; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

ARC Natural Resources Group Comments

ARC's Natural Resources Group comments are attached.

The proposed project property is located entirely within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. It is classified as a small (less than 100 square mile) water supply watershed. Under the Georgia Planning Act of 1989, all development in a small public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD. The minimum criteria include a 100-foot vegetative buffer and 150-foot impervious setback along all perennial streams within 7 miles upstream of a public water supply reservoir or public water supply intake. This project is within 7 miles of the reservoir and, based on the USGS coverage for the project area, is crossed by one perennial stream, Reeves Creek. In addition, without approved alternate criteria, impervious surface is limited to 25 percent of the basin area. While an online search of City of Stockbridge ordinances and agendas indicate that a watershed protection ordinance was adopted by the City sometime before April, 2001, the requirements of that ordinance have not been found and it is not known if ordinance is still in effect or whether it follows the Henry County Watershed Protection Ordinance standards for Little Cotton Indian Creek, which include a perennial stream 200-foot impervious surface setback.

The USGS coverage for the project areas shows Reeves Creek crossing the property with an intermittent tributary to Reeves Creek on the eastern side of the property. The site plan shows three additional unmapped tributaries to Reeves Creek on the property. The submitted site plan shows 50-foot undisturbed

buffer and a 75-foot impervious surface setback required under the City of Stockbridge Stream Buffer Ordinance as well as the State 25-foot Sediment and Erosion Control Buffer on all streams. An area at the center of the property south of Reeves Creek shows what appear to be the City buffers, but no State 25-foot Sediment and Erosion Control Buffer, and appears to be channelized or piped. If this is a stream, the State Buffer also needs to be shown. As noted above, the project property is within Clayton County's Little Cotton Indian Creek Water Supply Watershed and is within 7 miles of the public water supply reservoir. Reeves Creek, as a perennial stream, may be subject to the DNR Part 5 Water Supply Watershed Minimum Criteria's 100-foot vegetative buffer and 150-foot impervious setback, unless alternate criteria have been adopted and approved by Georgia EPD.

Any unmapped streams on the property may also be subject to the City's Stream Buffer Ordinance. All streams as well as any other waters of the state on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Environmental Comments

A total of 89 acres of forested floodplain and stream buffer area associated with Reeves Creek is proposed to be retained. Additional retention of these areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation. Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

With its provision of a variety of housing options and preservation of floodplain and stream buffer areas, the project generally aligns with The Atlanta Region's Plan's recommendations for Established Suburbs. Some revisions to the mix and location of uses and a reduction in the number of surface parking spaces could further this alignment. City of Stockbridge leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CLAYTON COUNTY
HENRY COUNTY	CITY OF STOCKBRIDGE	CITY OF MORROW
CITY OF McDONOUGH	CITY OF JONESBORO	

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistaarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVM Land, LLC

Is the proposed project entirely located within your ☐ (not selected) ☐ Yes ☒ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

If yes, provide the following information:

The initial action being requested of the local government for this project:

Is this project a phase or part of a larger overall project?

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2027

Overall project: 2027

The property is currently in unincorporated Henry County. An application has ben filed to annex the property into the City of Stockbridge.

(not selected)

Yes

No

Project Name: Reeves Creek

Project ID: 2996

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☐ Other

(not selected)

Yes

No

[Back to Top](#)



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

Thank you for submitting your application. The DRI Application Number is 3799. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=3799>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge
Individual completing form: Ryan Anderson
Telephone: 678-216-6902
Email: randerson@cityofstockbridge-ga.gov

Project Information

Name of Proposed Project: Reeves Creek II
DRI ID Number: 3799
Developer/Applicant: Vista Residential Partners
Telephone: 404-835-5788
Email(s): mn@vistaarp.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 420,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 5,800,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Stockbridge

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
0.18 mile north

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Stockbridge

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity: The City has future expansion plans

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? 0.18 miles north

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Daily Trips 9,582/ AM Peak/Hr: 228 enter, 450 exit / PM Peak/Hr-489 enter, 372 exit

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See detailed traffic study for more information 1,250 tons annually

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

1,250 tons annually

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 35% of the site

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The site will have runoff reduction to reduce flows leaving the site for the disturb area. Water quality, Channel Protection and Detention 1-100 yr

Environmental Quality

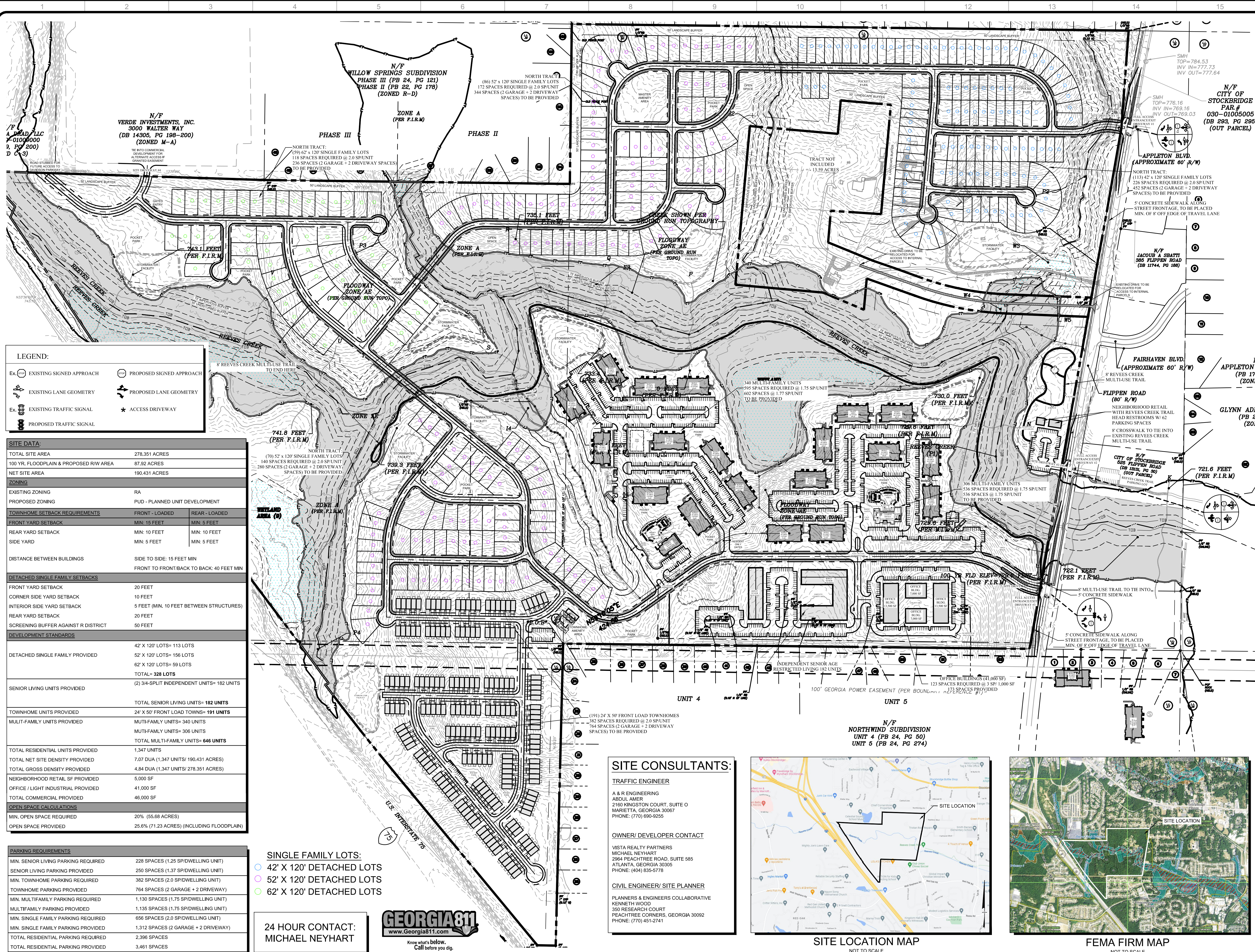
Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected: There are existing wetlands and Reeves Creek located on the site

Back to Top

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LEGEND:		
Ex. (100)	EXISTING SIGNED APPROACH	PROPOSED SIGNED APPROACH
Ex. (100)	EXISTING LANE GEOMETRY	PROPOSED LANE GEOMETRY
Ex. (100)	EXISTING TRAFFIC SIGNAL	ACCESS DRIVEWAY
Ex. (100)	PROPOSED TRAFFIC SIGNAL	

SITE DATA:	
TOTAL SITE AREA	278,351 ACRES
100 YR. FLOODPLAIN & PROPOSED R/W AREA	87.92 ACRES
NET SITE AREA	190,431 ACRES

ZONING:	
EXISTING ZONING	RA
PROPOSED ZONING	PUD - PLANNED UNIT DEVELOPMENT

TOWNHOME SETBACK REQUIREMENTS		
FRONT - LOADED	REAR - LOADED	
FRONT YARD SETBACK	MIN: 15 FEET	MIN: 5 FEET
REAR YARD SETBACK	MIN: 10 FEET	MIN: 10 FEET
SIDE YARD	MIN: 5 FEET	MIN: 5 FEET

DISTANCE BETWEEN BUILDINGS	
SIDE TO SIDE: 15 FEET MIN	
FRONT TO FRONT/BACK TO BACK: 40 FEET MIN	

DETACHED SINGLE FAMILY SETBACKS	
FRONT YARD SETBACK	20 FEET
CORNER SIDE YARD SETBACK	10 FEET
INTERIOR SIDE YARD SETBACK	5 FEET (MIN. 10 FEET BETWEEN STRUCTURES)
REAR YARD SETBACK	20 FEET
SCREENING BUFFER AGAINST R DISTRICT	50 FEET

DEVELOPMENT STANDARDS	
DETACHED SINGLE FAMILY PROVIDED	42' X 120' LOTS= 113 LOTS 52' X 120' LOTS= 156 LOTS 62' X 120' LOTS= 59 LOTS TOTAL= 328 LOTS
SENIOR LIVING UNITS PROVIDED	(2) 3/4-SPLIT INDEPENDENT UNITS= 182 UNITS
TOWNHOME UNITS PROVIDED	TOTAL SENIOR LIVING UNITS= 182 UNITS 24' X 50' FRONT LOAD TOWNS= 191 UNITS
MULTI-FAMILY UNITS PROVIDED	MULTI-FAMILY UNITS= 340 UNITS MULTI-FAMILY UNITS= 306 UNITS TOTAL MULTI-FAMILY UNITS= 646 UNITS
TOTAL RESIDENTIAL UNITS PROVIDED	1,347 UNITS
TOTAL NET SITE DENSITY PROVIDED	7.07 DUA (1,347 UNITS/ 190,431 ACRES)
TOTAL GROSS DENSITY PROVIDED	4.84 DUA (1,347 UNITS/ 278,351 ACRES)
NEIGHBORHOOD RETAIL SF PROVIDED	5,000 SF
OFFICE / LIGHT INDUSTRIAL PROVIDED	41,000 SF
TOTAL COMMERCIAL PROVIDED	46,000 SF

OPEN SPACE CALCULATIONS	
MIN. OPEN SPACE REQUIRED	20% (55.68 ACRES)
OPEN SPACE PROVIDED	25.6% (71.23 ACRES) (INCLUDING FLOODPLAIN)

PARKING REQUIREMENTS	
MIN. SENIOR LIVING PARKING REQUIRED	228 SPACES (1.25 SP/DWELLING UNIT)
SENIOR LIVING PARKING PROVIDED	250 SPACES (1.37 SP/DWELLING UNIT)
MIN. TOWNHOME PARKING REQUIRED	382 SPACES (2.0 SP/DWELLING UNIT)
TOWNHOME PARKING PROVIDED	764 SPACES (2 GARAGE + 2 DRIVEWAY)
MIN. MULTIFAMILY PARKING REQUIRED	1,130 SPACES (1.75 SP/DWELLING UNIT)
MULTIFAMILY PARKING PROVIDED	1,135 SPACES (1.75 SP/DWELLING UNIT)
MIN. SINGLE FAMILY PARKING REQUIRED	656 SPACES (2.0 SP/DWELLING UNIT)
MIN. SINGLE FAMILY PARKING PROVIDED	1,312 SPACES (2 GARAGE + 2 DRIVEWAY)
TOTAL RESIDENTIAL PARKING REQUIRED	2,396 SPACES
TOTAL RESIDENTIAL PARKING PROVIDED	3,461 SPACES

SINGLE FAMILY LOTS:	
42' X 120' DETACHED LOTS	
52' X 120' DETACHED LOTS	
62' X 120' DETACHED LOTS	

24 HOUR CONTACT:	
MICHAEL NEYHART	

SITE CONSULTANTS:	
TRAFFIC ENGINEER	
A & R ENGINEERING	
ABDUL AMER	
2160 KINGSTON COURT, SUITE 0	
MARIETTA, GEORGIA 30067	
PHONE: (770) 690-9255	

OWNER/ DEVELOPER CONTACT	
VISTA REALTY PARTNERS	
MICHAEL NEYHART	
2964 PEACHTREE ROAD, SUITE 585	
ATLANTA, GEORGIA 30305	
PHONE: (404) 835-5778	

CIVIL ENGINEER/ SITE PLANNER	
PLANNERS & ENGINEERS COLLABORATIVE	
KENNETH WOOD	
350 RESEARCH COURT	
PEACHTREE CORNERS, GEORGIA 30092	
PHONE: (770) 451-2741	

P: (770) 451-2741 F: (770) 451-3915

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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

DRI# 3799 REEVES CREEK II

A MASTER PLANNED RESIDENTIAL
MIXED-USE DEVELOPMENT

AT

630 FLIPPEN ROAD
STOCKBRIDGE, GEORGIA 30281

CITY OF STOCKBRIDGE/
HENRY COUNTY JURISDICTION

FOR

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/25/2022	SL	REVISIONS PER STAFF COMMENTS AND SOLUTION TO NORTH ACCESS
2	2/2/2023	SL	GRTA Updates and Site Plan Changes

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

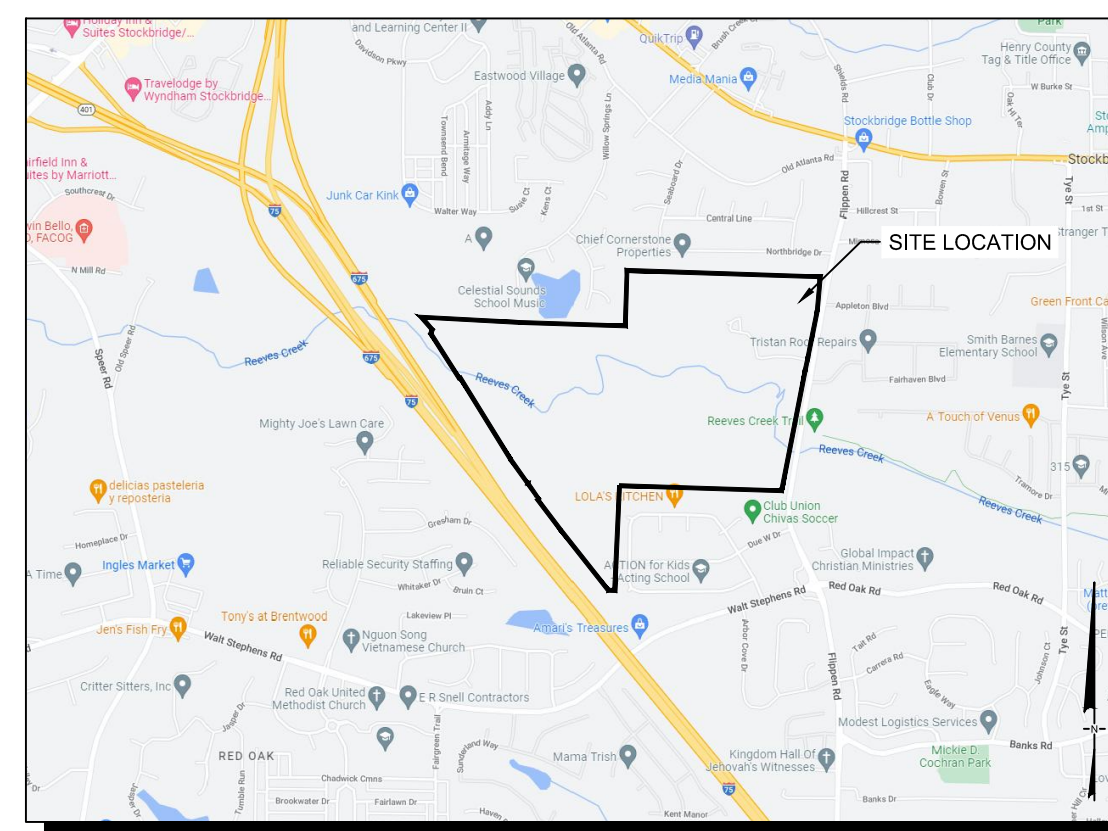
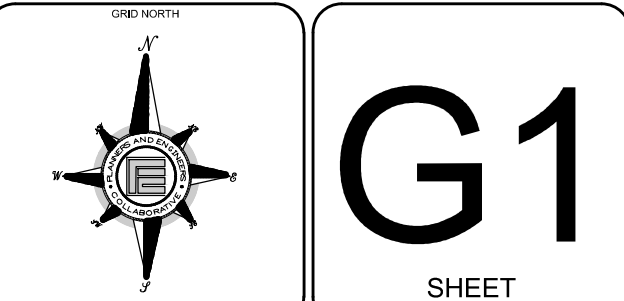


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

GRTA SITE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 08/01/2022
PROJECT: 20069.00

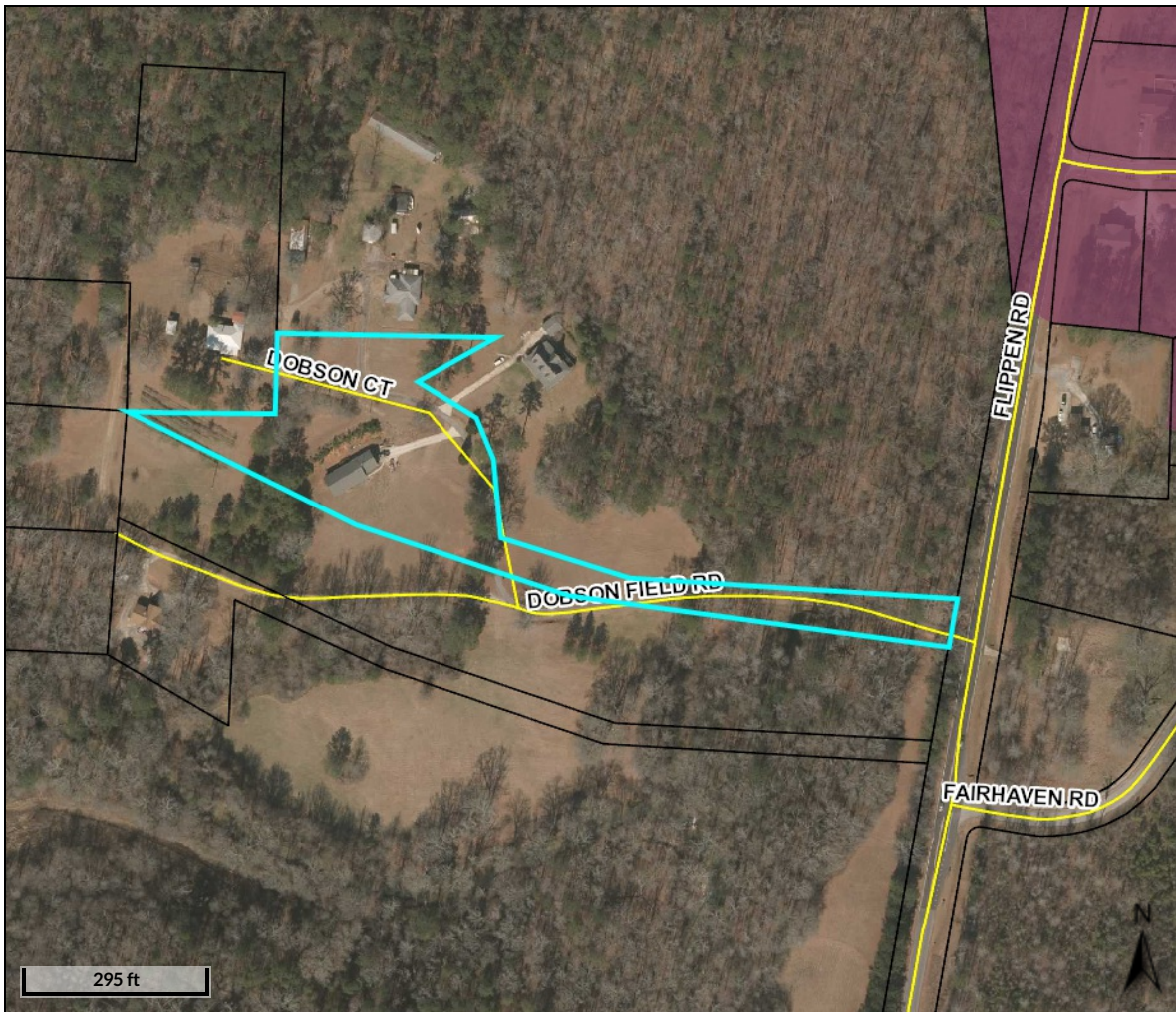


SITE LOCATION MAP
NOT TO SCALE

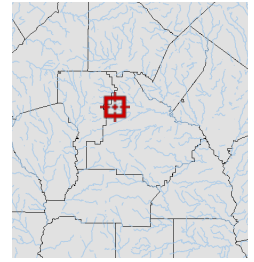


FEMA FIRM MAP
NOT TO SCALE

L:\2020\20069\000\Drawings\Stockbridge\20069.00 Site Plan\20069.00 Site Plan.dwg - KWood - 2/14/2023 10:38 AM



Overview



Legend

- Parcels
- Roads
- Cities

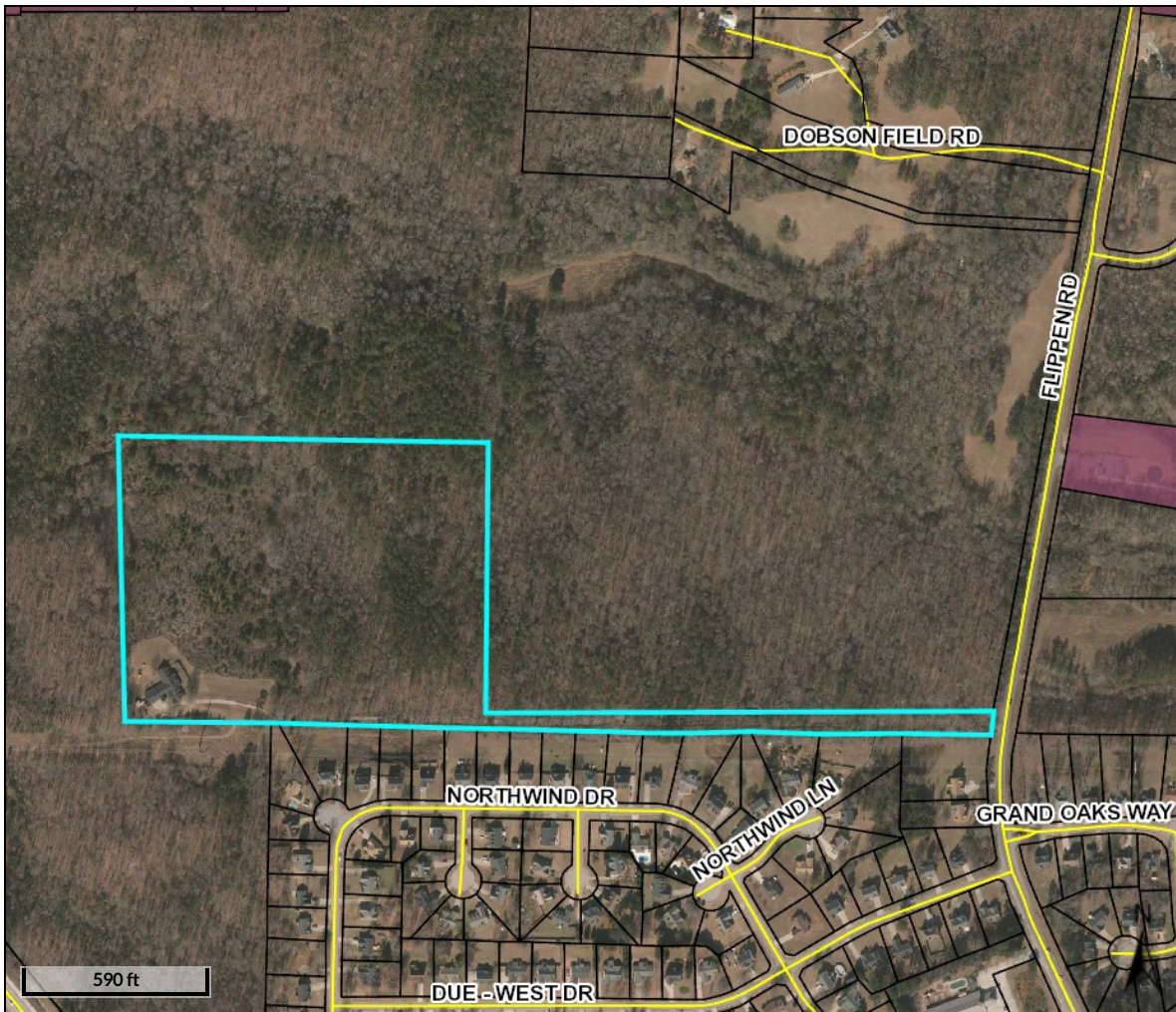
Parcel ID	030-01004008	Class	R	Owner	BROWN RODNEY S	Land Value:	\$34,500	Last 2 Sales		
Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason
						Total Value:	\$211,400	9/8/2011	\$0	FAMILY/GIFT
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY
										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.

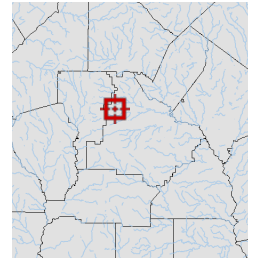
Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Cities

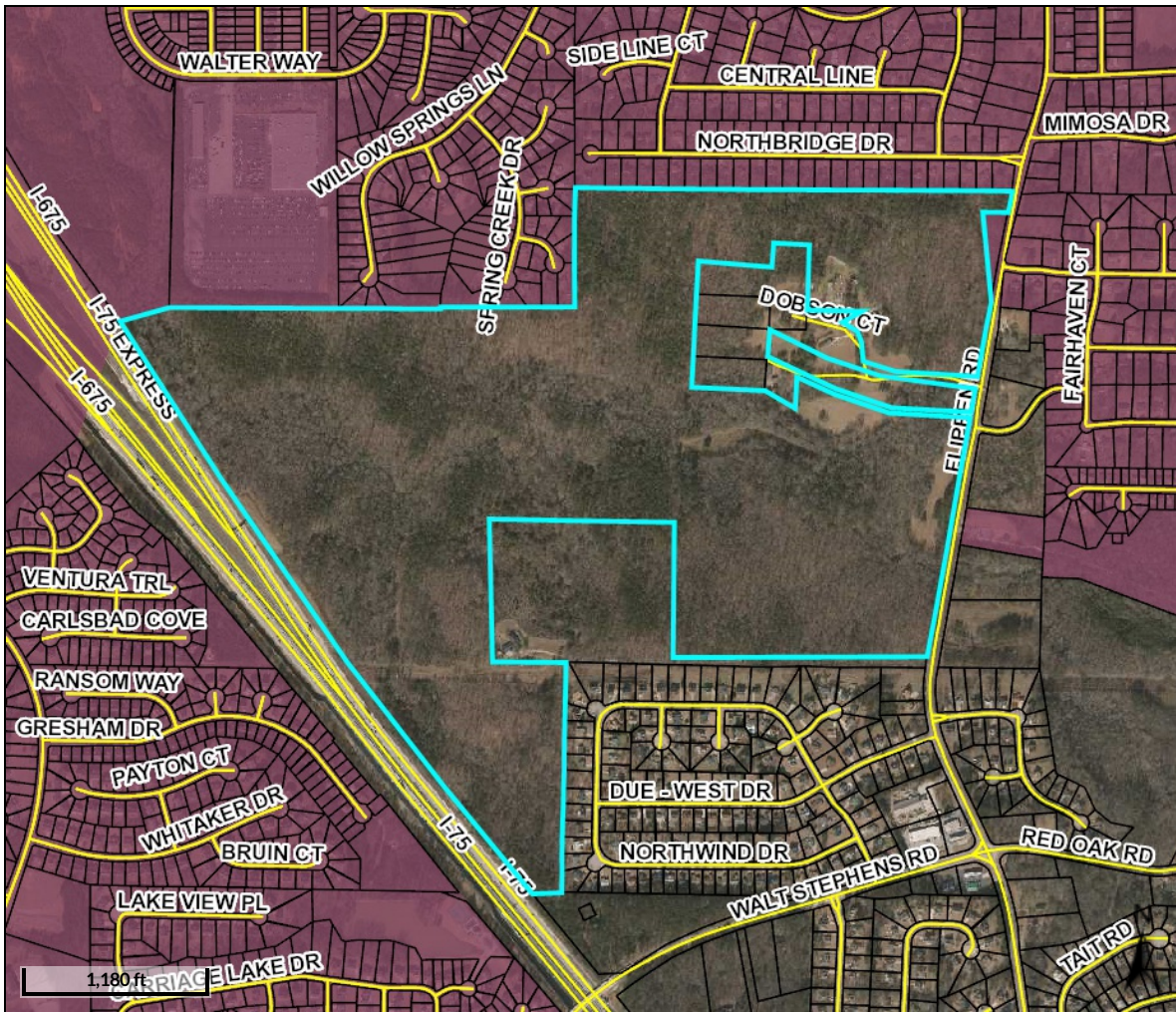
Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land					
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:	\$501,000				
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp	ATLANTA GA 30305				Value:		Date	Price	Reason	Qual
							Misc	1/22/2021	\$750,000	OTHER	U
							Value:	\$0	12/29/1995	\$0	FAMILY/GIFT U
							Total				
							Value:	\$750,000			

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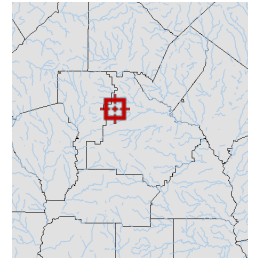
Date created: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  Schneider
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads
-  Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		Acreage	249.19	Address	2964 PEACHTREE RD	Building Value:	\$350,300	Date	Price	Reason
Address					STE 585	Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL
District	County/UnIncorp				ATLANTA GA 30305	Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT
										U
										U

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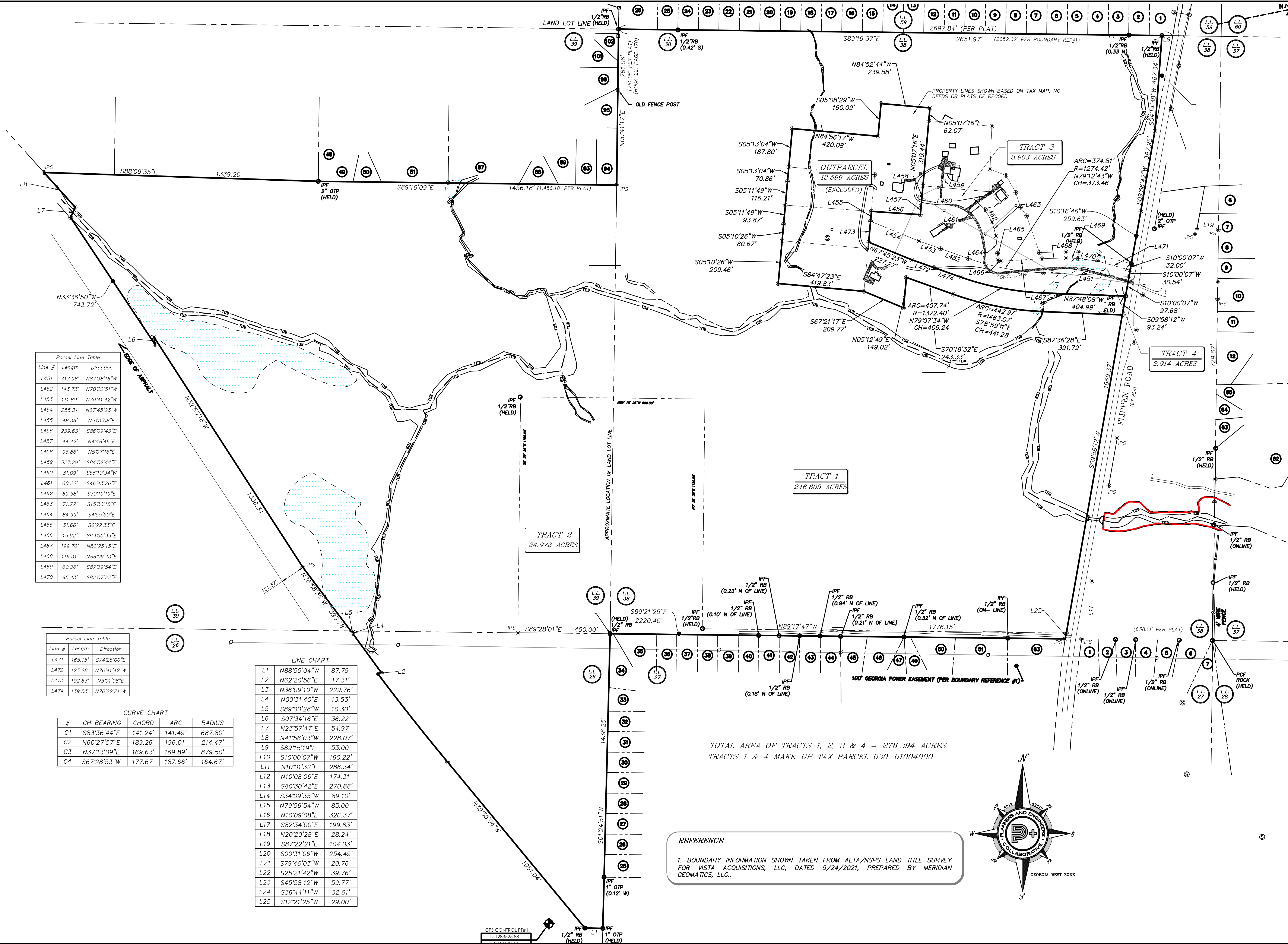
Date created: 9/7/2022

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BOUNDARY EXHIBIT

REVISIONS

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ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT, PEACHTREE CORNERS, GEORGIA 30092
(770) 451-5741 WWW.PEC-PLUS.COM

REV **DATE** **DESCRIPTION** **BY**

5				
4				
3				
2				
1				

LAND LOTS 26, 38 & 39
DISTRICT 12TH

DRAWN BY:
CHECKED BY:
FILE NO.: 202069.00
DATE: 8/19/2022
SCALE:
DATE OF FIELD WORK: N/A

0 100 200 400

1/2/2020 20069901(Sid) Drawings\Rooves All TA for locals.dwg - Jonathan - 9/16/2022 1:55 PM



LAND LOT(S)
DISTRICT 12TH 26, 38 & 39

5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

PECC+
Planners & Engineers Collaborative +

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(770) 451-2741 WWW.PEC.PLUS

LAND LOT(S)
DISTRICT 12TH 26, 38 & 39

5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

PECC+
Planners & Engineers Collaborative +

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LABORATORIES + SURVEYING + CONSTRUCTION + WATER RESOURCES
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Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

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

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: (404) 815-36 20 Date: _____

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 81536 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: (404) 8 15-36 20 Date: _____

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 8 15-36 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@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 MU (Mixed-Use) (Henry County: RZ-19-01) to
PUD (Planned Unit Development) (City of Stockbridge)

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: 030-0100400 (no address); 630 Filppen Road; 384 Filppen Road

Nearest intersection to the property: Falhaven Road
(Street Address)

Size of Tract: 278.4 acre(s), Land Lot Number(s): 26, 38 & 39, District(s): 1 2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Cathy M. Ellington
Printed Name of Witness

Notary

NOTARY STAMP:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 8/16/25

Signature of Applicant

Michael Meyer
Printed Name of Applicant

Signature of Agent



(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: _____

Pre-Application Form

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

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(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.

Disclosures

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 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

Rodney Brown
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 26th day of July, 2022

Jennifer Rearick
Notary Public



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

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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 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


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 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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Yes _____ No ✓

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We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners

Applicant's Name - Printed



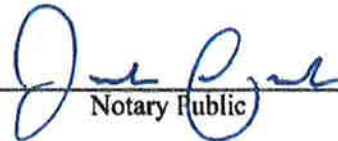
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


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 _____, _____

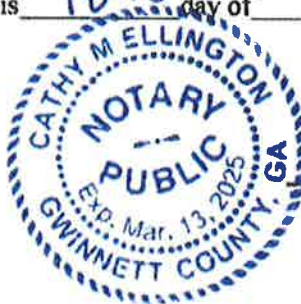
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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

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Yes _____ No X

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

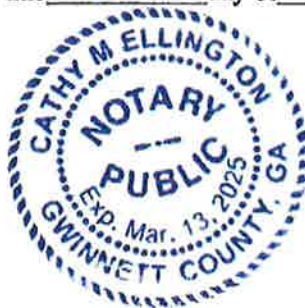
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

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

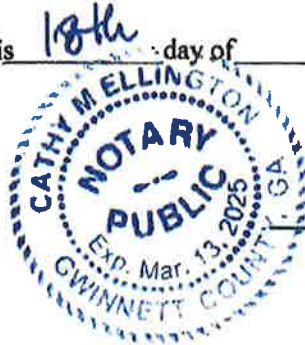
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, 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.

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CER/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

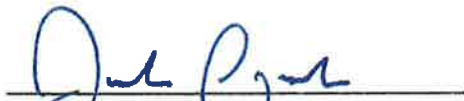
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. 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 is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

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

Please see C, D and E above.

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.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. 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.

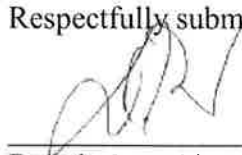
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of August, 2022.

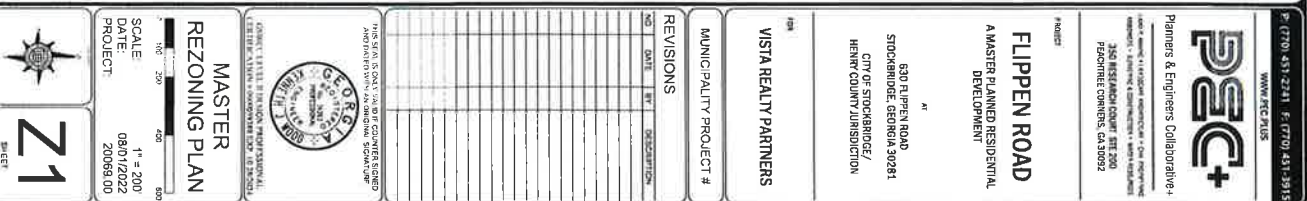
Respectfully submitted,



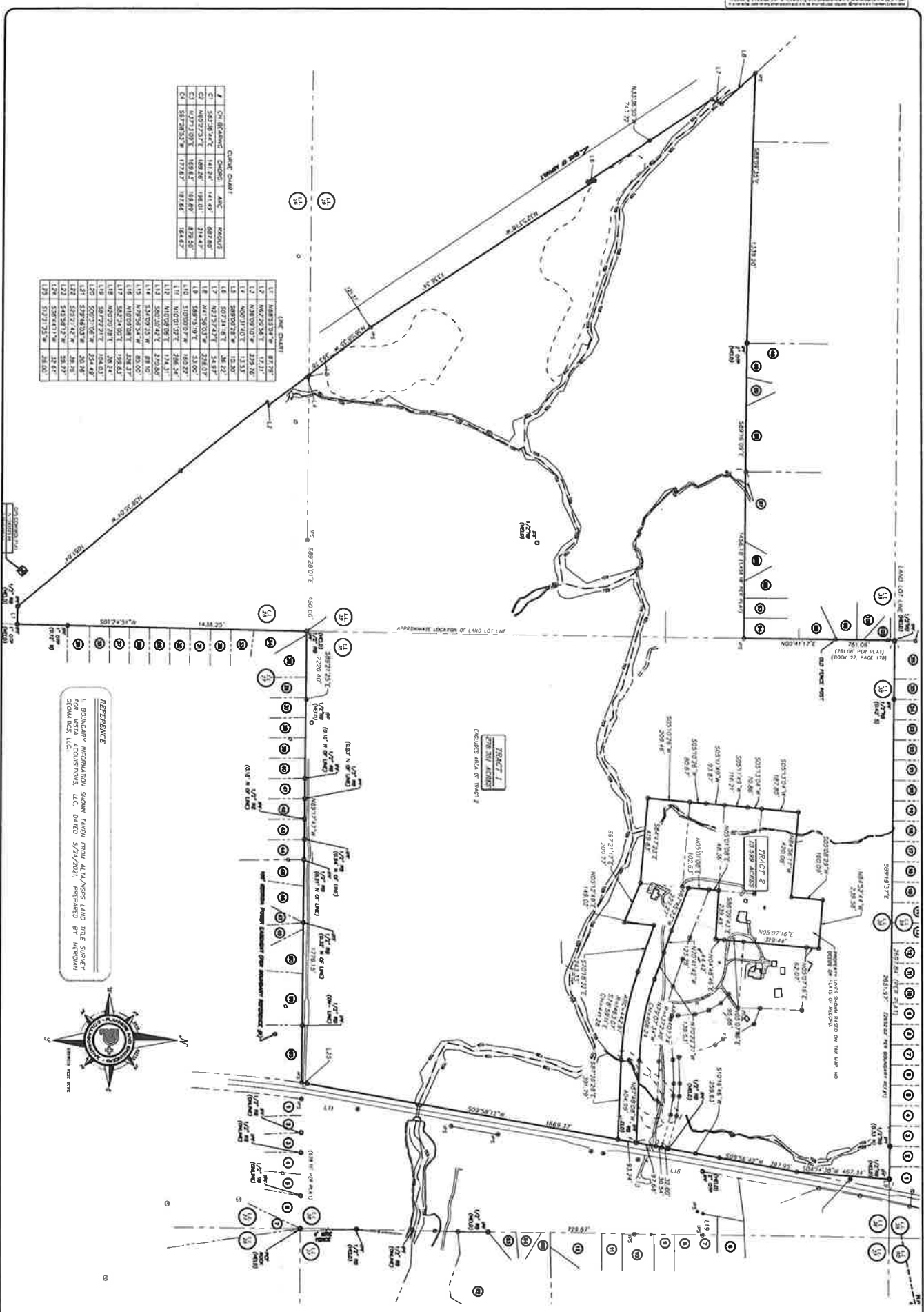
Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

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

Site Plan



Survey



CHUCK CHART

CHUCK CHART	CHUCK CHART	CHUCK CHART
C1 58829.47' 161.24'	161.24'	161.24'
C2 58829.47' 161.24'	161.24'	161.24'
C3 58829.47' 161.24'	161.24'	161.24'
C4 58829.47' 161.24'	161.24'	161.24'

CHUCK CHART

CHUCK CHART	CHUCK CHART	CHUCK CHART
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C4 58829.47' 161.24'	161.24'	161.24'

REFERENCE
1. BOUNDARY INFORMATION SHOWN TAKEN FROM A.T.A./H.S. LAND TITLE SURVEY
FROM H.S. L.L.C. DATED 12/14/2021, PREPARED BY HENRY COUNTY
GEORGIA



Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**
East side of I-75 and North of Walt Stephens Road
LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
<BRHoltsinger@cityofstockbridge-ga.gov> <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
<BRHoltsinger@cityofstockbridge-ga.gov> <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holsinger
(BHolsinger@cityofstockbridge-ga.gov) <bholsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President

Carter & Sloope, Inc.

1031 Stonebridge Parkway

Watkinsville, Georgia 30677

Phone: (706) 769-4119

Email: mboyd@cartersloope.com



Carter & Sloop

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloop, Inc.
RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloop (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

[illegible]

FIGURE 1



SEWER CAPACITY ANALYSIS FOR THE CITY OF STOCKBRIDGE HENRY COUNTY, GEORGIA

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.

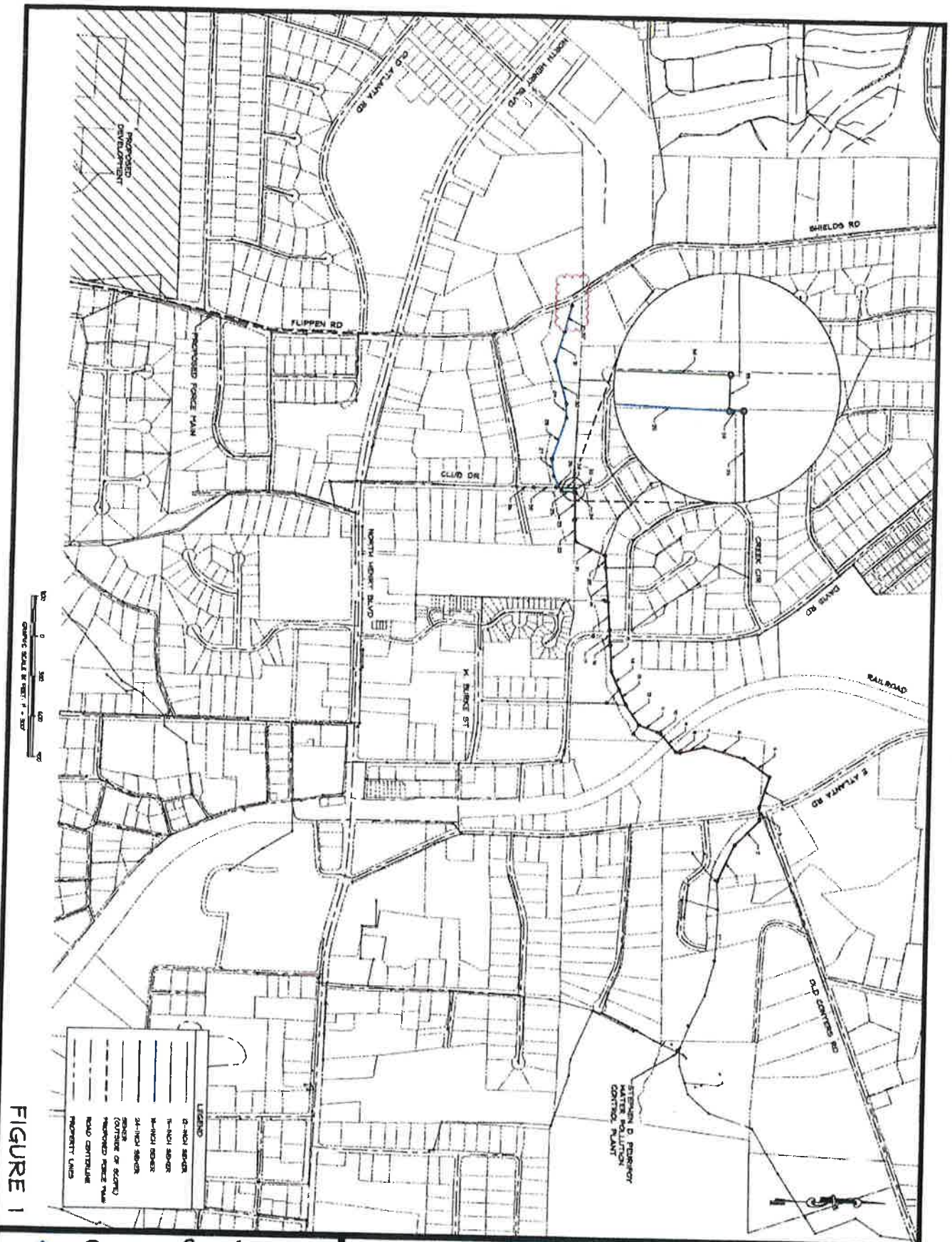


FIGURE 1



Carter & Sloop
CONSULTING ENGINEERS

MACON ♦ ATHENS ♦ CANTON ♦ MOULTON

1031 STONEMOOD PARKWAY, WAREHOUSVILLE, GA 30677, 706.769.4111 TEL., 706.769.4544 FAX

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA



DEVELOPMENT OF REGIONAL IMPACT
FORM 1



Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local
Government:

City of Stockbridge

Individual completing
form:

Ryan Anderson

Telephone:

678-216-6902

E-mail:

randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed
Project:

Reeves Creek II

Location (Street
Address, GPS
Coordinates, or Legal
Land Lot Description):

030-01004000; 030-01003001; 030-01004008

Brief Description of
Project:

Mixed residential development

Development Type:

☐ (not selected)☐ Hotels☐ Wastewater Treatment
Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta

State: GA

Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek
Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
☐ Variance
☐ Connect Sewer
☐ Connect Water
☐ Permit
☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	

FIRST AMENDED STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: PUD to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant owns $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), which was recently annexed from unincorporated Henry County into the City of Stockbridge. The Applicant files this request to (a) rezone the Subject Property to the Stockbridge designation of PUD (Planned Unit Development) with an approved regulating plan and (b) amend the Future Land Use Map designation for the Subject Property to HDR (High Density Residential) under the City’s Comprehensive Plan (the “Comp Plan”).¹

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract had been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments, townhomes, duplexes, senior-living, and single-family detached), three hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).² The gross residential density approved was 10.15 units per acre. The Applicant’s right to construct the Master Mixed-Use Development was fully vested at the time of annexation.

The Subject Property represents the residential component of the Master Mixed-Use Development. The Applicant plans a total of 1,347 residential units, as opposed to the 1,643

¹ The Subject Property was brought into the City with no zoning designation. On or about May 8, it was zoned PUD without a regulating plan. The Subject Property has never been given a Comp Plan designation.

² As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

originally approved, at a gross density of 4.84 units per acre. The dwellings will be spread among multifamily units (645), townhome units (189), senior-living units (182) and single-family detached units (331). As for the non-residential piece, the Applicant proposes 41,000 square feet of office space and a small commercial component fronting Flippen Road.³

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

³ The non-residential components were added at the request of Planning Staff.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). The City of Stockbridge annexed the Subject Property, effective January 1, 2023. The Subject Property was brought into the City with no zoning but was subsequently zoned PUD on May 8, 2023 without a regulating plan. To date, the Subject Property has no Future Land Use Map designation.

III. 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 previously located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is “Low Density Vertical Mixed-Use” to the North, “Medium Density Vertical Mixed-Use” and “High Density Residential” to the South and “High Density Residential” to the East). Finally, the Subject Property was included within the City’s proposed Annexation Map. Hence, the City chose to annex the Subject Property with full knowledge of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to have a comparable zoning district in the City of Stockbridge, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved at the time of annexation. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises $\pm$ 278.4 acres and consists of a mixed-use development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated on the City's FLUM.

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

Please see C, D and E above.

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 create 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.

This application was reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services were evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application has been reviewed as a DRI and a traffic study was generated through that process. Impacts to traffic safety and congestion were considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. NOTICE OF CONSTITUTIONAL CHALLENGES AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The current zoning of the Subject Property and any intervening zoning district or Comp Plan designation 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 or Comp Plan designation 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.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of May, 2023.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "DJ Webb", is positioned above a horizontal line.

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

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



TO: Planning Commission

FROM: Ryan Anderson, Chief Planner
Gordon Linton, Planner I

CC: Brecca Carter, Community Development Director

DATE: May 25, 2023

Subject: RZ-2022-05 For 0 Flippen Road, 630 Flippen Road, 384 Flippen Road

I. PURPOSE

Consider a request for a 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. Application by Vista Realty Partners.

II. Background

Proposed Development	The proposed master planned, mixed-use development will include detached single-family homes, townhomes, multifamily housing, senior living homes, office and retail. The property includes 276.91 acres of land. The site is currently zoned as PUD formerly county zoning of Residential-Agricultural (RA) and is requesting a rezoning to Planned Unit Development (PUD). The development proposes three full access driveways on Flippen Road, and one full access driveway stubbed for future connection to Davidson Parkway in the north. The development is located at 630 Flippen Road in the newly annexed property. In general, the site is located to the east of I-75 / I-675. Unified Growth Policy Map Land Use Area Designation Established Suburbs.
Site Address	0, 384, and 630 Flippen Road in Land Lots 38 and District 12.

Parcel Identification	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
Parcel Acreage	276.91+/- total acres within three parcels.
Applicant	Vista Realty Partners
Owner	630 Flippen Road is owned by RCVW Land, LLC. 384 Flippen Road is owned by Rodney S. Brown; 0 Flippen Road is owned by RCVW Land, LLC.
Current Zoning	PUD formerly county zoning of Residential-Agricultural (RA)
City Land Use Designation	Medium- Density Vertical Mixed Use
Zoning History	Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, ± 436.3-acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development. The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

Current Use	Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain.
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Project Background

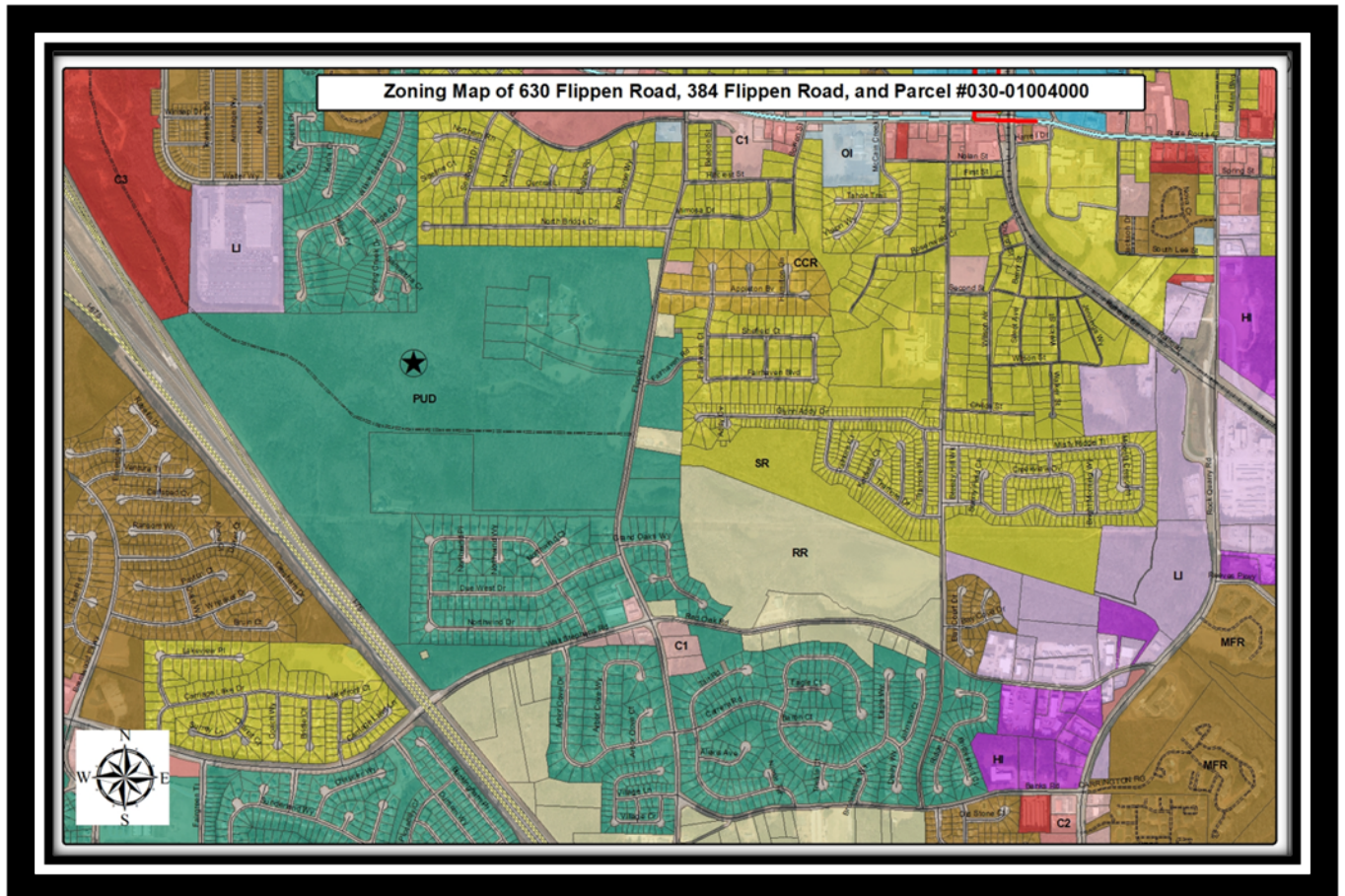
Permitting Local Government	City of Stockbridge
Additional Local Government(s) with development approval authority	Henry County
DRI Trigger	Rezoning
DRI Trigger Application/ Form ID #	#3799 Completed
Qualifying DRI Threshold Exceeded	500,000 gross square feet (with residential units calculated at 1500 square feet per unit, or the minimum allowed by the host local government)
Existing Zoning	PUD formerly County Residential-Agricultural (RA)
Proposed Zoning	Planned Unit Development (PUD)

Project Information

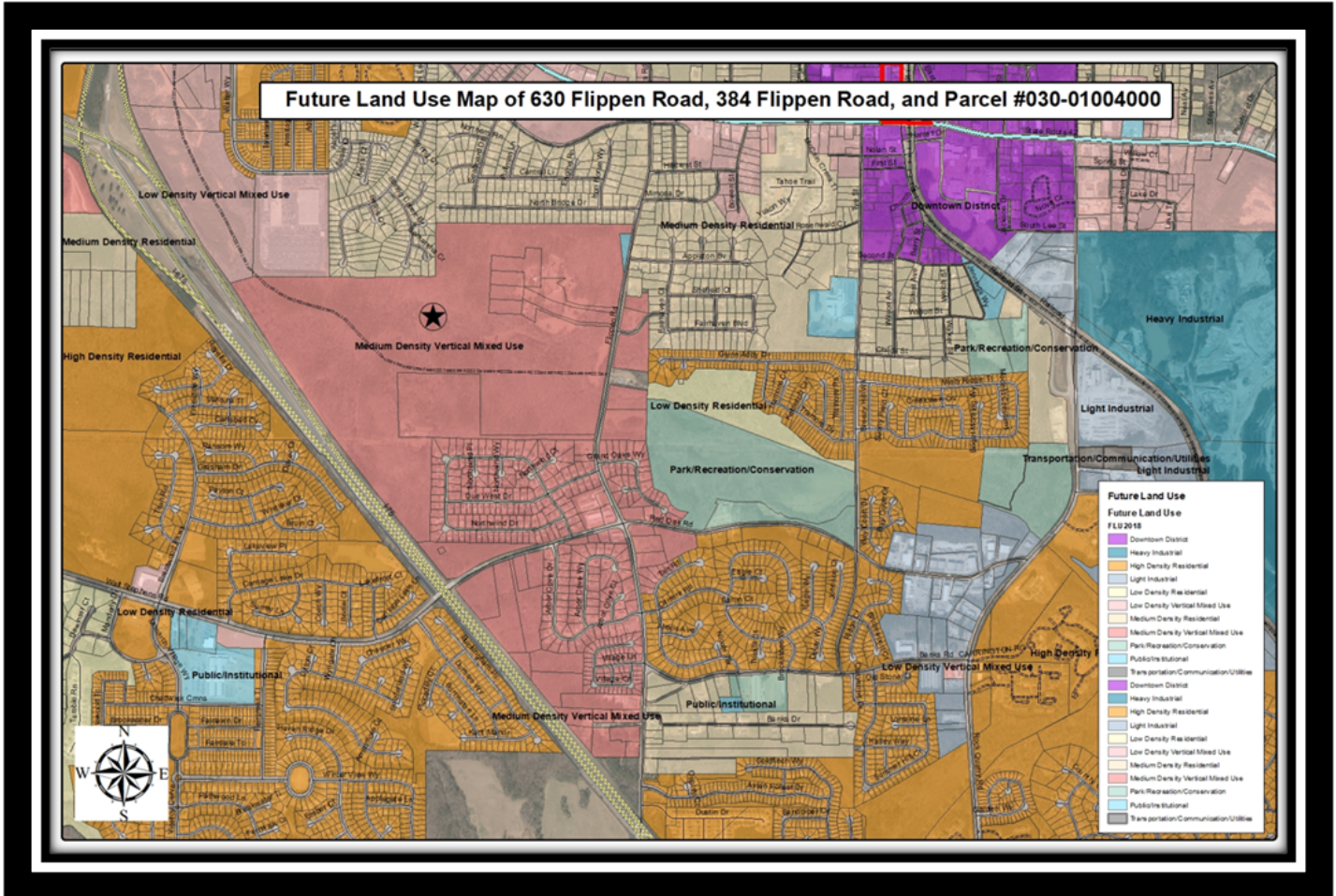
Land Use	Density
Single-Family Detached Housing	328 Lots
Townhomes	191 Units
Multifamily Housing	660 Units
Senior Living	172 Units
Office	41,000 SF
Retail	5,000 SF

III. Maps and Illustrations

Zoning Map



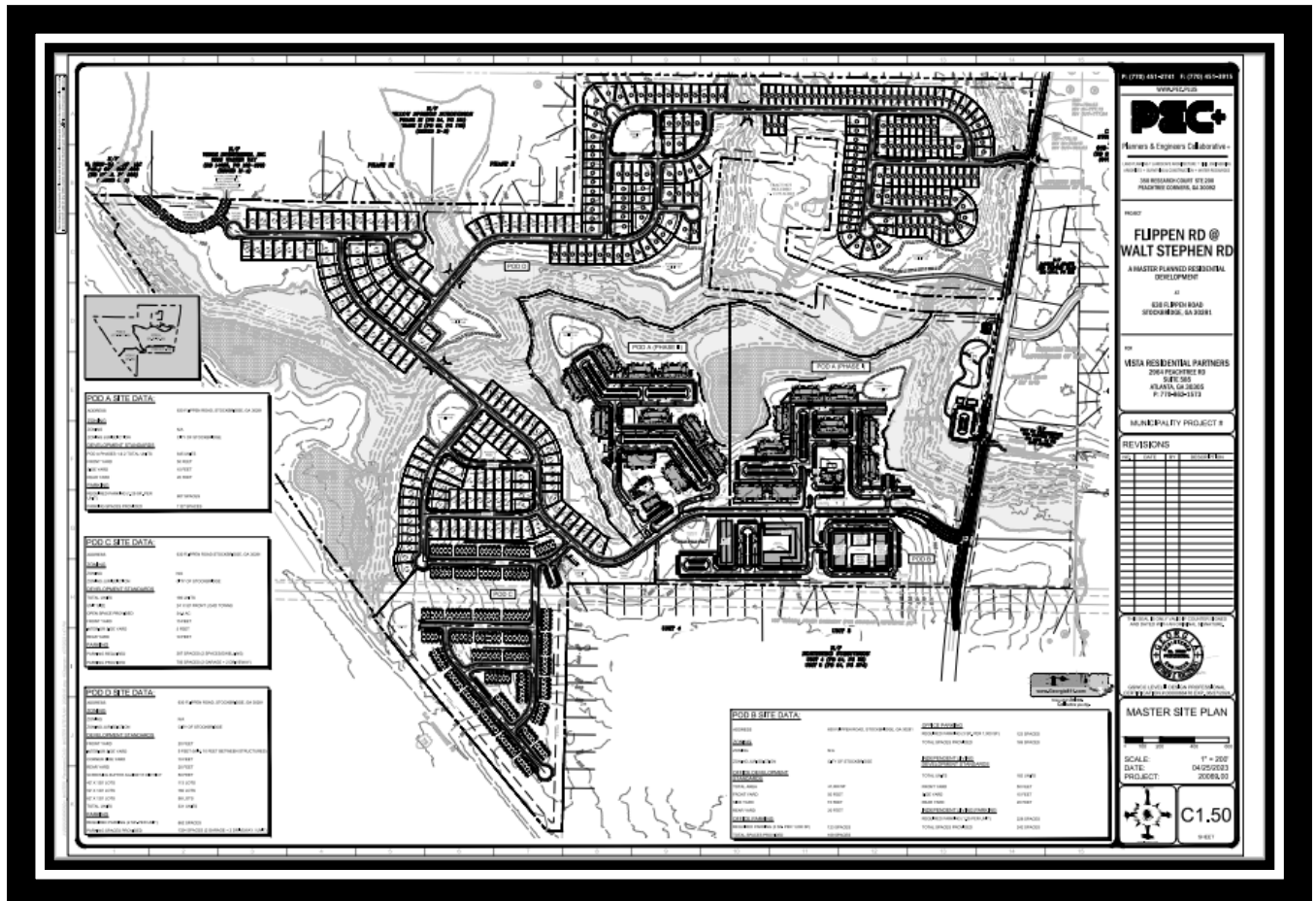
Future Land Use Map



Aerial Photo of Site



Site Plan



The subject property represents the residential component of the Master Mixed-Use Development. Through this application, the applicant proposes less intensity than originally. As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact ("DRI") and approved (DRI 2996 Reeves Creek (October 3, 2019)). 2 SGR/40731900.1 approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

Phased in Development Pods- A-D

POD A SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
<u>ZONING</u>	
ZONING	N/A
ZONING JURISDICTION	CITY OF STOCKBRIDGE
<u>DEVELOPMENT STANDARDS</u>	
POD A PHASES 1 & 2 TOTAL UNITS	645 UNITS
FRONT YARD	50 FEET
SIDE YARD	15 FEET
REAR YARD	20 FEET
<u>PARKING</u>	
REQUIRED PARKING (1.25 SP. PER UNIT)	807 SPACES
PARKING SPACES PROVIDED	1127 SPACES

POD B SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281	<u>OFFICE PARKING</u>	
<u>ZONING</u>		REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES
ZONING	N/A	TOTAL SPACES PROVIDED	169 SPACES
ZONING JURISDICTION	CITY OF STOCKBRIDGE	<u>INDEPENDENT LIVING DEVELOPMENT STANDARDS</u>	
<u>OFFICE DEVELOPMENT STANDARDS</u>		TOTAL UNITS	182 UNITS
TOTAL AREA	41,000 SF	FRONT YARD	50 FEET
FRONT YARD	50 FEET	SIDE YARD	15 FEET
SIDE YARD	15 FEET	REAR YARD	20 FEET
REAR YARD	20 FEET	<u>INDEPENDENT LIVING PARKING</u>	
<u>OFFICE PARKING</u>		REQUIRED PARKING (1.25 PER UNIT)	228 SPACES
REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES	TOTAL SPACES PROVIDED	242 SPACES
TOTAL SPACES PROVIDED	169 SPACES		

POD C SITE DATA:

ADDRESS 630 FLIPPEN ROAD STOCKBRIDGE, GA 30281

ZONING

ZONING N/A

ZONING JURISDICTION CITY OF STOCKBRIDGE

DEVELOPMENT STANDARDS

TOTAL UNITS 189 UNITS

UNIT SIZE 24' X 50' FRONT LOAD TOWNS

OPEN SPACE PROVIDED 24.4 AC

FRONT YARD 15 FEET

INTERIOR SIDE YARD 5 FEET

REAR YARD 10 FEET

PARKING

PARKING REQUIRED 387 SPACES (2 SPACES/DWELLING)

PARKING PROVIDED 756 SPACES (2 GARAGE + 2 DRIVEWAY)

POD D SITE DATA:

ADDRESS 630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281

ZONING

ZONING N/A

ZONING JURISDICTION CITY OF STOCKBRIDGE

DEVELOPMENT STANDARDS

FRONT YARD 20 FEET

INTERIOR SIDE YARD 5 FEET (MIN. 10 FEET BETWEEN STRUCTURES)

CORNER SIDE YARD 10 FEET

REAR YARD 20 FEET

SCREENING BUFFER AGAINST R DISTRICT 50 FEET

42' X 120' LOTS 113 LOTS

52' X 120' LOTS 166 LOTS

62' X 120' LOTS 98 LOTS

TOTAL UNITS 331 UNITS

PARKING

REQUIRED PARKING (2 SP. PER UNIT) 662 SPACES

PARKING SPACES PROVIDED 1324 SPACES (2 GARAGE + 2 DRIVEWAY / UNIT)

Project Orientation Map



IV. Analysis

Project Description

The mixed-use development will have a total of 1,347 units with 645 units in Pod A (Phase I and Phase II), 182 senior-living units in Pod B, 189 townhome units in Pod C, and 338 single-family units in Pod D. The development proposes three full access driveways on Flippen Road, and one full access driveway stubbed for future connection to Davidson Parkway in the north.

Staff Analysis

The applicant requests a **Rezoning** under the City of Stockbridge Unified Development Code Section (**Sec. 9.2.1 C**):

The Planning Commission and the City Council shall consider the following standards in considering any proposal that would result in a change to the text or map of this UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

ANALYSIS OF REQUEST

1. 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 is currently located in recently annexed property from unincorporated Henry County. The development proposed is currently not consistent with the Future Land Use Map ("FLUM") designation of "Medium-Density Vertical Mixed Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). The proposed development is consistent with this designation and will advance several policy goals outlined in the City's Comprehensive Plan, including:

- Providing a mixture of housing options to attract young professionals, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e., there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's newly annexed area. Hence, the City has chosen to annex the Subject Property with full knowledge of the entitlements currently in place and an obligation to maintain the allowed uses (See, e.g., UDC at § 9.8).

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

The projects include a wide range of housing types-single-family detached. Single-family attached, multi-family and senior housing is highly aligned with local and regional housing policies. The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (See, e.g., UDC at § 9.8).

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

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

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

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.

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

The proposed mixed-use development project is anticipated to have a positive effect on the subject property and the surrounding area. Having a mixture of land uses makes the best use of a large site which contains sensitive environmental areas. The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood, and the community have been considered, have been endorsed and are imminent.

It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families, and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical Mixed-Use" (North); "Medium Density Vertical Mixed-Use" and "High Density Residential" (South) and "High Density Residential" (East)).

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

The Master Mixed-Use Development has already been previously approved by Henry County. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated

on the City's FLUM.

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

Yes, the proposed uses are consistent with the City's future development plans as indicated on its future land use map. In addition, the proposed development would meet the purposes of the Parkway Mixed-Use Overlay District. It would feature a balanced mixture of retail and residential uses, where residents could both live and shop. The retail uses would provide jobs and bring needed services to residents of the project and within the surrounding area. The proposed development would also help to improve public health by encouraging physical activity via walking along the proposed one-mile multi-use trail around the subject property.

8. 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.

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

This application has been reviewed as a DRI. Hence, impacts to water, sewer, public facilities, and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

10. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts on traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impact from this development will be less than the development currently permitted according to the traffic study related to the proposed development.

11. 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.

12. 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.

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

The impacts from the development proposed should be comparable to those from Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

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

The current proposal is consistent with the existing regulations in the City of Stockbridge.

15. 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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

V. STAFF RECOMMENDATIONS

The Planning and Zoning Staff recommends APPROVAL WITH CONDITIONS for the proposed rezoning of the subject property from PUD to PUD. The recommended ZONING CONDITIONS are listed below:

1. The project will be conditioned on the Site plan titled Flippen Rd 2 Walt Stephens Rd "A Master Planned Residential Development," dated April 25, 2023, by PEC (Planners & Engineers Collaborative).
2. The developer will implement the recommendations from the ARC Regional Review Finding dated March 29, 2023, for Reeves Creek II DRI 3799.
3. The Developer will make several traffic improvements to mitigate project generated vehicular traffic that are identified in the TIS.
4. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
5. **Regarding the Property's Future Land Use Designation --** The approval of Case #CP-2022-04 to change the property's future land use designation from Medium Density Residential to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-05 for the rezoning of the property.
6. Reduction in the number of proposed parking spaces from 3,671 to 3,000 or 20 percent, whichever is greater.
7. Add a minimum of 30 EV charging stations throughout the development.
8. **Regarding the Parcels Comprising the Development Site**
The rezoning shall not be finalized until the parcels are combined and simultaneously; this shall not be finalized until a new plat is officially recorded by the Henry County Super Court (Real Estate Records Division).
9. **Regarding Environmental Matters --**

The applicant shall comply with the following:

- a) Take appropriate steps for the environmental protection of Reeves Creek, the floodplain areas, and other sensitive site areas.
- b) Submit an acceptable landscape plan to the Community Development Department.

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

DISTRICT 2
Councilman Aphenso Thomas

Councilman John Blount
DISTRICT 3

CURVE CHART

#	CH BEARING	CHORD	ARC	RADIUS
C1	S87.26°44'E	141.24	141.49	687.80
C2	N42.22°37'E	189.26	196.01	214.47
C3	N77.10°09'E	168.63	168.89	278.20
C4	S87.26°33'W	177.67	187.84	184.87

LINE CHART

1.1	S88°33'04"W	87.79
1.2	N62°20'34"E	17.31
1.3	N28°08'10"W	279.78
1.4	N00°31'40"E	13.53
1.5	S89°00'28"W	10.30
1.6	N07°34'16"E	38.27
1.7	N27°35'47"E	74.97
1.8	N41°26'03"W	276.07
1.9	S89°16'18"E	53.00
1.10	N10°00'07"W	160.22
1.11	N10°01'32"E	268.34
1.12	N10°08'06"E	174.31
1.13	S80°20'49"E	270.86
1.14	S24°09'25"W	28.10
1.15	N78°38'34"W	83.00
1.16	N10°08'06"E	126.37
1.17	S87°34'00"E	159.63
1.18	N00°20'28"E	28.24
1.19	S87°22'21"E	104.03
1.20	S00°31'06"W	234.48
1.21	S29°46'03"W	20.76
1.22	S23°21'42"W	28.76
1.23	S42°58'12"W	58.77
1.24	S36°44'11"W	32.61
1.25	N12°21'25"W	29.00

REFERENCE
 1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/SURVEY AND TIDE SURVEY FOR VISTA ACQUISITION, LLC, DATED 3/24/2021, PREPARED BY MERIDIAN COMMERCIAL, LLC.



BOUNDARY EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION

Prepared by: Engineers Corporation
 100 N. HARRIS STREET, SUITE 200, CHICAGO, IL 60610
 DATE: 8/17/2023
 SCALE: 1" = 100'

DATE: March 29, 2023

TO: Mayor Anthony Ford, City of Stockbridge
ATTN TO: Ryan Anderson, Chief Planner, City of Stockbridge
FROM: Mike Alexander, Director, ARC Center for Livable Communities
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Reeves Creek II DRI 3799

Submitting Local Government: City of Stockbridge

Date Opened: March 7, 2023

Date Closed: March 29, 2023

Description: A DRI review of a proposal to construct a mixed-use project with 828 multi-family units, 191 townhomes, 41,000 SF of office space, 5,000 SF of retail space, and 328 single-family detached units on a 278-acre site off of Flippen Road in the City of Stockbridge in Henry County.

Comments:

Key Comments

The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is somewhat aligned with Established Suburbs policy recommendations which note: "Preservation of existing single-family neighborhoods is important...infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors."

The provision of 89 acres of floodplain and other natural areas is supportive of regional environmental policies.

The projects inclusion of a range of housing types – single-family detached, single-family attached, multi-family, and senior housing is highly aligned with regional housing policies.

The project is expected to generate approximately 9,582 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

The inclusion of a multi-use trail within the project with a connection to the regional Reeves Creek Trail is supportive of regional multi-modal transportation policies.

The provision of a small amount of neighborhood serving retail is supportive of regional multimodal policies; locating the retail use closer to the denser residential areas would improve access and further support vehicular trip reduction.

Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

The project is located within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. As such, more restrictive stream buffers and impervious limits than those provided may actually be required under state law and the City of Stockbridge should follow up accordingly to ensure that all applicable water supply watershed regulations are met.

An area at the center of the property south of Reeves Creek appears to show a channelized or piped stream with what appear to be the City stream buffers but no State 25-foot Sediment and Erosion Control Buffer. If there is actually a stream in this location, the State Buffer also needs to be shown and accommodated by the development footprint.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The proposed mix of uses is supportive of regional growth, placemaking and multi-modal transportation policies. However the location of the office uses seems somewhat isolated from nearby commercial areas. The inclusion of a small amount of neighborhood retail offers the chance for project residents to reduce or shorten trips for daily necessities. However, its proposed location is somewhat isolated from the multi-family residential and office areas where the bulk of the customers would be drawn from. Ideally the retail could be located next to the office uses in walking distance of the multi-family buildings.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments are attached.

The project is projected to generate 9,582 daily new vehicular trips; a number of roadway improvements to mitigate the traffic impact are proposed.

The inclusion of a multi-use trail is supportive of regional multi-modal transportation policies. The final layout of the trail should be carefully studied to provide optimal multi-modal transportation connectivity within the site and as well as to the adjacent Reeves Creek Trails.

Care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

No EV charging spaces appear to be provided; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

A total of 3,671 surface parking spaces are proposed which is 1,214 more than the number required; a reduction in proposed spaces would be in keeping with regional multi-modal and environmental policies.

ARC Natural Resources Group Comments

ARC's Natural Resources Group comments are attached.

The proposed project property is located entirely within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County. It is classified as a small (less than 100 square mile) water supply watershed. Under the Georgia Planning Act of 1989, all development in a small public water supply watershed is subject to the DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) unless alternative criteria are developed and adopted by the jurisdiction according to the requirements of the Part 5 criteria and are then approved by Georgia EPD. The minimum criteria include a 100-foot vegetative buffer and 150-foot impervious setback along all perennial streams within 7 miles upstream of a public water supply reservoir or public water supply intake. This project is within 7 miles of the reservoir and, based on the USGS coverage for the project area, is crossed by one perennial stream, Reeves Creek. In addition, without approved alternate criteria, impervious surface is limited to 25 percent of the basin area. While an online search of City of Stockbridge ordinances and agendas indicate that a watershed protection ordinance was adopted by the City sometime before April, 2001, the requirements of that ordinance have not been found and it is not known if ordinance is still in effect or whether it follows the Henry County Watershed Protection Ordinance standards for Little Cotton Indian Creek, which include a perennial stream 200-foot impervious surface setback.

The USGS coverage for the project areas shows Reeves Creek crossing the property with an intermittent tributary to Reeves Creek on the eastern side of the property. The site plan shows three additional unmapped tributaries to Reeves Creek on the property. The submitted site plan shows 50-foot undisturbed

buffer and a 75-foot impervious surface setback required under the City of Stockbridge Stream Buffer Ordinance as well as the State 25-foot Sediment and Erosion Control Buffer on all streams. An area at the center of the property south of Reeves Creek shows what appear to be the City buffers, but no State 25-foot Sediment and Erosion Control Buffer, and appears to be channelized or piped. If this is a stream, the State Buffer also needs to be shown. As noted above, the project property is within Clayton County's Little Cotton Indian Creek Water Supply Watershed and is within 7 miles of the public water supply reservoir. Reeves Creek, as a perennial stream, may be subject to the DNR Part 5 Water Supply Watershed Minimum Criteria's 100-foot vegetative buffer and 150-foot impervious setback, unless alternate criteria have been adopted and approved by Georgia EPD.

Any unmapped streams on the property may also be subject to the City's Stream Buffer Ordinance. All streams as well as any other waters of the state on this property are also subject to the State 25-foot Sediment and Erosion Control Buffer.

Environmental Comments

A total of 89 acres of forested floodplain and stream buffer area associated with Reeves Creek is proposed to be retained. Additional retention of these areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation. Incorporation of green stormwater and heat island mitigation designs for the large number of surface car parking spaces proposed would be supportive of regional environmental policies.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Established Suburbs

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

With its provision of a variety of housing options and preservation of floodplain and stream buffer areas, the project generally aligns with The Atlanta Region's Plan's recommendations for Established Suburbs. Some revisions to the mix and location of uses and a reduction in the number of surface parking spaces could further this alignment. City of Stockbridge leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CLAYTON COUNTY
HENRY COUNTY	CITY OF STOCKBRIDGE	CITY OF MORROW
CITY OF McDONOUGH	CITY OF JONESBORO	

For questions, please contact Donald Shockley at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

- | | | |
|--|---|---|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistaarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVM Land, LLC

Is the proposed project entirely located within your ☐ (not selected) ☐ Yes ☒ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

If yes, provide the following information:

The initial action being requested of the local government for this project:

Is this project a phase or part of a larger overall project?

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2027

Overall project: 2027

The property is currently in unincorporated Henry County. An application has ben filed to annex the property into the City of Stockbridge.

☐ (not selected)

☒ Yes

☐ No

Project Name: Reeves Creek

Project ID: 2996

☒ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☐ Other

☐ (not selected)

☐ Yes

☒ No

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Developments of Regional Impact

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Thank you for submitting your application. The DRI Application Number is 3799. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=3799>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #3799

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge
Individual completing form: Ryan Anderson
Telephone: 678-216-6902
Email: randerson@cityofstockbridge-ga.gov

Project Information

Name of Proposed Project: Reeves Creek II
DRI ID Number: 3799
Developer/Applicant: Vista Residential Partners
Telephone: 404-835-5788
Email(s): mn@vistaarp.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 420,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 5,800,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Stockbridge

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
0.18 mile north

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Stockbridge

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

0.41 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity: The City has future expansion plans

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? 0.18 miles north

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Daily Trips 9,582/ AM Peak/Hr: 228 enter, 450 exit / PM Peak/Hr-489 enter, 372 exit

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See detailed traffic study for more information 1,250 tons annually

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

1,250 tons annually

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 35% of the site

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The site will have runoff reduction to reduce flows leaving the site for the disturb area. Water quality, Channel Protection and Detention 1-100 yr

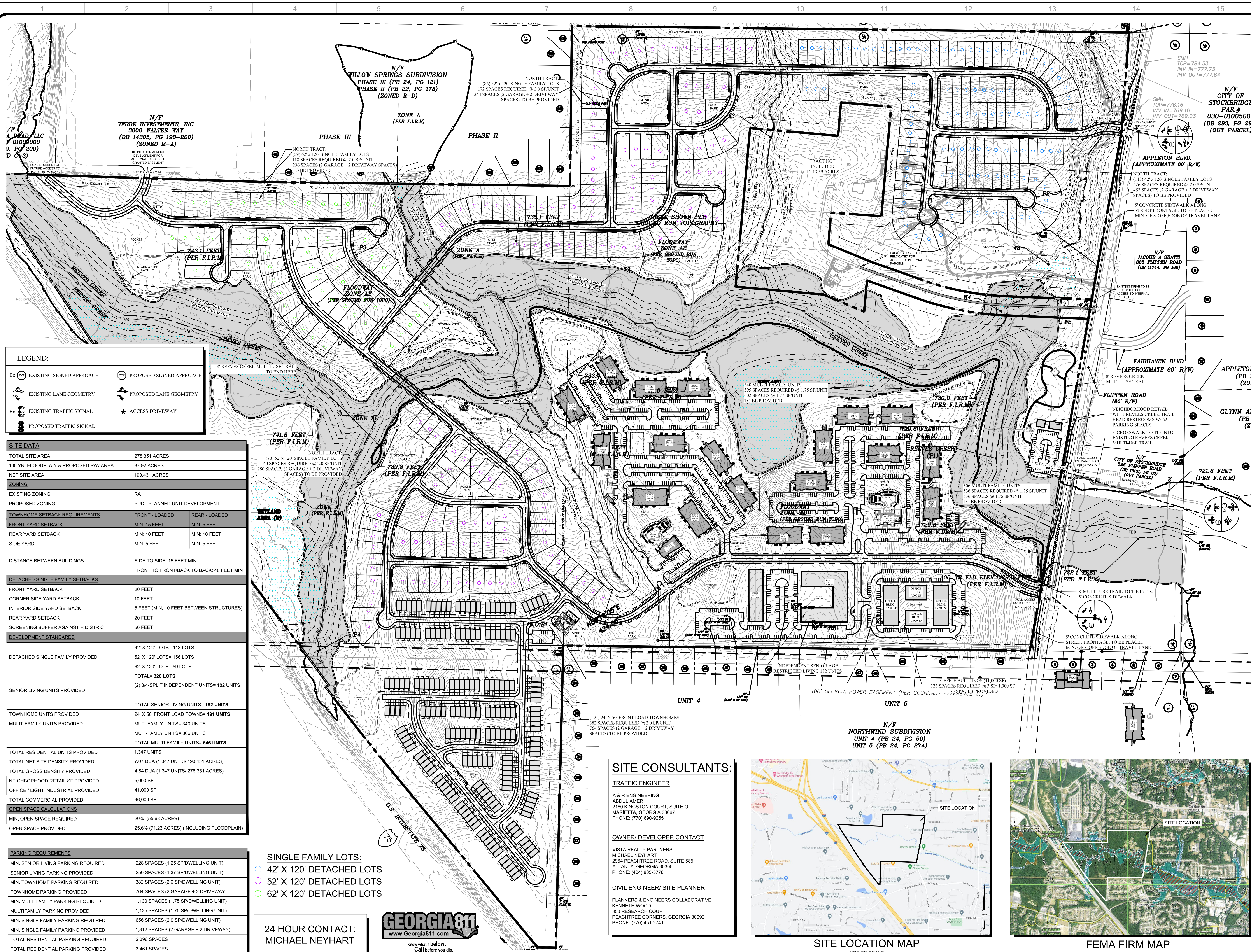
Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected: There are existing wetlands and Reeves Creek located on the site

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Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

**DRI# 3799
REEVES CREEK II**

**A MASTER PLANNED RESIDENTIAL
MIXED-USE DEVELOPMENT**

AT

630 FLIPPEN ROAD
STOCKBRIDGE, GEORGIA 30281

CITY OF STOCKBRIDGE/
HENRY COUNTY JURISDICTION

FOR

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/25/2022	SL	REVISIONS PER STAFF COMMENTS AND SOLUTION TO NORTH ACCESS
2	2/2/2023	SL	GRTA Updates and Site Plan Changes

[illegible]

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE.

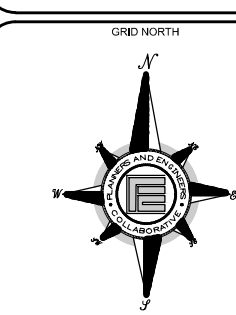


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

GRTA SITE PLAN



SCALE: 1" = 200'
DATE: 08/01/2022
PROJECT: 20069.00



G1

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11/20/2011 20:08:00(Del)Manny Stockholder\20060 On Site Zone 7 Approved GPTA dwn KIMood 2/14/2009 10:38 AM



Commission District: 5
Commissioner: Bruce Holmes
Report Prepared by: Yaritza Nieves, Planner III

Applicant: Vista Residential Partners

Property Owners: RCVW Land, LLC;
Rodney S. Brown

Location: 630 Flippen Road, 384 Flippen Road, and undeveloped land on Flippen Road
Land Lots 26, 38, and 39 of the 12th District

Parcel ID(s): 030-01003001, 030-01004000, and 030-01004008

Request: Annexation and Rezoning

BOC Meeting: **November 1, 2022**

Lot Size: 278.394 +/- acres

Zoning History: The subject property is currently zoned MU (Mixed Use) as illustrated on the Henry County Official Zoning Map, which was adopted on November 19, 2013, by the Henry County Board of Commissioners.

A review of zoning files indicates that the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019.

A review of zoning files indicates that the subject property was rezoned (RZ-19-01), as part of the larger Reeve's Creek development, from RA (Residential-Agricultural) to MU (Mixed Use) on November 19, 2019, by the Henry County Board of Commissioners with the following conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median

with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.

4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.
5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a. One (1) junior size Olympic pool and one (1) pool cabana
 - b. One (1) clubhouse
 - c. One (1) playground
 - d. One (1) covered pavilion
 - e. One (1) dog park
 - f. One (1) soccer/multi-use field
 - g. One (1) tennis court
 - h. Walking trails
 - i. Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):

- a. One (1) dog park
- b. Walking trails

16. All townhouses shall be a minimum of the following:

- a. 1,000 square feet for one bedroom,
- b. 1,500 square feet for two bedroom,
- c. Additional 200 square feet for each additional bedroom over two bedroom.

17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

Adjacent properties are as follows:

North: City of Stockbridge

South: Unincorporated Henry County

East: Unincorporated Henry County

West: City of Stockbridge and Unincorporated Henry County

Current Land Use: Single-Family Residences and Undeveloped

Future Land Use: Mixed Use (up to 16.0 dwelling units per acre, net)

Proposed Zoning: As per the application materials, the City of Stockbridge proposes to annex the subject property from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district.

Comments: The owners of the subject property are requesting the 100% annexation method into the City of Stockbridge. According to the Official Code Georgia Annotated, *O.C.G.A. § 36-36-20*, municipal corporations can annex unincorporated areas contiguous to the existing corporate limits – “contiguous” means abuts the municipal limits, or is separated by a street, river or railroad-type right-of-way, or city land, or land owned by some other political subdivision, or the lands owned by the state.

The application packet was delivered to Henry County via statutory overnight delivery, on October 7, 2022, in accordance with *O.C.G.A. § 36-36-9*, and would appear to be within the required timeframe as established by *O.C.G.A. § 36-36-6*. Confirmation of compliance with *O.C.G.A. § 36-36-6* could not be confirmed as the annexation application materials are not dated with the date that the application was accepted by the City of Stockbridge.

The City of Stockbridge intends to annex the subject property consisting of 278.394 +/- acres from the current zoning classification of MU (Mixed Use) to the City of Stockbridge PUD (Planned Unit Development) zoning district. With the amendment of the City of Stockbridge Unified Development Code on March 14, 2022, the new PUD zoning district is currently the only mixed use zoning district for the City of Stockbridge and encompasses the previous PTD (Planned

Town Development), MUND (Mixed Use Neighborhood Development), and TND (Traditional Neighborhood Development) zoning districts.

The Future Land Use Map (FLUM), as part of the Henry County/Cities Joint 2040 Comprehensive Plan, designation of the subject property is Mixed Use. Mixed Use areas are described in the Comprehensive Plan as areas which include parcels that are developed with a minimum of two uses as well as developments that may be used for a mixture of uses as provided by ordinance. The Mixed Use FLUM designation supports developments with a density of up to 16.0 dwelling units per acre, net.

The applicant is requesting concurrent rezoning for the subject property for a mixed single-family, multi-family apartments, townhomes, and senior/independent living residential development, consisting of a total of 1,347 dwelling units. As per the application materials provided, the proposed development for the subject property has a gross density of 4.89 dwelling units per acre. As per the application materials provided, the proposed development for the subject property has a net density of 7.07 dwelling units per acre. The applicant's request would appear to be consistent with the Mixed Use FLUM designation of the subject property, which supports mixed use developments with a net density of up to 16.0 dwelling units per acre, as described within the Henry County/Cities Joint 2040 Comprehensive Plan.

The subject property is within an area designated by the Henry County/Cities Joint 2040 Comprehensive Plan as an Activity Center Character Area. Activity Center Character Areas are described within the Henry County/Cities Joint 2040 Comprehensive Plan as the main retail and commercial districts outside of traditional town centers within Henry County. These areas may have higher density of housing developed in a mixed used environment. Strategic policies for these areas include:

- For new developments to meet the everyday needs of neighboring communities;
- Encouraging mixed use within sites and within buildings;
- Encouraging parking management strategies;
- Multimodal hubs with quality streetscapes and transportation amenities;
- Requiring new developments to develop quality streetscapes and transportation amenities; and
- Creating great public spaces and thoroughfares with well balanced, fiscally sound, infrastructure investments to promote reliable trips.

Implementation policies include:

- Encourage mixed use within sites and within buildings;
- Encourage parking management strategies including shared parking arrangements;
- Require sidewalks on both sides of streets both externally and internally to new developments that connect to buildings;
- Promote high quality design of public spaces and the public realm that is integrated within a development;
- Encourage Green Infrastructure and reductions in impervious surfaces;

- Require new developments to develop quality streetscapes and transportation amenities;
- Incorporate appropriate end-of-trip facilities such as bicycle racks, showers/ locker rooms, etc., within new and existing developments;
- Encourage active ground floors, pedestrian scale design, and pedestrian amenities in new developments and redevelopment of existing sites; and
- Encourage intra-parcel connectivity and new development should not preclude future connections.

Although the subject property, as part of a larger 317.661 +/- acre development known as Reeve's Creek, has already been evaluated as a Development of Regional Impact (DRI #2996) and was issued a Notice of Decision (NOD) by the Atlanta Regional Commission (ARC) on October 3, 2019, the currently proposed development varies substantially to the original proposal as evaluated per the review of DRI #2669. As per the *Official Compilation of the Rules and Regulations of the State of Georgia, Ga. Comp. R. & Regs. r. 110-12-7-.05*, the ARC may determine that previously submitted DRIs may be subject to subsequent evaluation as a new DRI if the project changes are substantial enough to warrant this. The ARC has determined that reevaluation is warranted in this case. A new DRI application has been submitted and accepted by the ARC for the subject property (Reeve's Creek II, DRI #3799).

Per *O.C.G.A. § 36-36-113*, a county's objection to an annexation is valid if the proposed annexation would create a substantial or significant change in zoning or land use, increase in density, or increase in infrastructure demands.

Recommendation:

It is Planning & Zoning staff's opinion that the annexation request would not create a significant change in the surrounding land uses and the future land use designation for the properties.

While it is Planning & Zoning staff's opinion that there are no grounds for objection for this annexation request as per *O.C.G.A. § 36-36-113*, Planning & Zoning Staff would encourage the City of Stockbridge to consider the zoning conditions placed upon the subject property as part of their zoning approval (RZ-19-01) in their evaluation of this annexation and rezoning request. These zoning conditions are described in Resolution 19-287 which is attached hereto. Planning Staff would also encourage the City of Stockbridge to consider the findings of the DRI review upon completion, including, but not limited to, the recommendations as per the Final Report and the recommendations of the Notice of Decision (NOD), in their evaluation of this request at the time of zoning.

Upon review of application materials, including DRI #3799 materials, Planning and Zoning Staff would encourage the City of Stockbridge to consider the additional Staff recommended conditions:

1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A for DRI #3799 shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by

the City of Stockbridge, prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.

3. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to City of Stockbridge standards.
4. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage. This preservation strip shall be under one owner, rather than included within residential building lots. Where road widening as part of site development requires, additional right-of-way may be required.
5. Sidewalks shall be provided along the subject property's frontage along Flippen Road and shall be a minimum of ten feet (10') wide.
6. Sidewalks for the use of pedestrians and bicyclists shall be provided throughout the development and shall connect to paths, residential areas, amenity areas, and commercial areas. Sidewalks shall be paved and a minimum of eight feet (8') wide. Benches and/or similar resting areas shall be paved and provided along sidewalks, outside of the paved sidewalk path.
7. All commercial uses shall provide bicycle racks, storage, or spaces. Bicycle racks, storage, or spaces shall be located near the entrance of an establishment and/or near a sidewalk. Any bicycle spaces shall be posted as such.
8. An area equal to one (1) percent of the total floor area within the development shall be provided as public space. Public space(s) shall be within view of a public roadway and accessible to pedestrians via sidewalk(s). Public spaces can include transit stops, plazas, courtyards, atriums, pavilions, or other similar public spaces with benches and/or seating areas. At least one (1) covered pavilion with tables and seating areas shall be provided.
9. The development shall be constructed in substantial compliance with the DRI Site Plan (Master Rezoning Plan prepared by PEC+, dated August 1, 2022).
10. The development shall not exceed 1,347 dwelling units.
11. Senior living units shall be limited in accordance with the federal Fair Housing Act and the federal Housing for Older Persons Act, 42 U.S.C. § 3601, et seq., and the Georgia Fair Housing Act, O.C.G.A. § 8-3-200, et seq. to require that at least eighty percent (80%) of all dwellings within the development must be occupied by at least one (1) person who is over the age of fifty-five (55), and that no individual under the age of nineteen (19) may be a permanent resident. The development shall publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing community and shall comply with the United

States Department of Housing and Urban Development (HUD) regulatory requirements for age verification of residents.

12. All homes shall consist of all sides brick or stone. Up to 20% of each elevation may be of a different accent material such as cement fiberboard. Vinyl based products are only permitted in the soffits, eaves, and fascia.
13. All homes shall be built on site (no modular or manufactured homes).
14. Each townhome and apartment pod/development shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
15. All single-family homes and townhomes shall have two-car garages. All garages shall be side or rear entry where feasible, provided that all corner lots have a side entry garage.
16. All single-family and townhome driveways shall be a minimum of forty feet (40') in length measured from the back of curb with a minimum width of twenty feet (20').
17. Each townhome and apartment pod shall provide an amenity package required to consist of at least four (4) of the following:
 - a. One (1) resort style pool and one (1) pool cabana
 - b. One (1) minimum 2,000 square foot clubhouse
 - c. One (1) playground with benches
 - d. One (1) minimum 1,500 square foot covered pavilion
 - e. One (1) dog park
 - f. One (1) tennis court or basketball court
 - g. Fitness facility
18. Walking trails and pocket parks with benches or other similar resting areas shall be provided throughout the development and shall connect to sidewalks, residential areas, and/or amenity areas.
19. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick or stone.
20. An undisturbed or enhanced minimum 50-foot buffer shall be maintained around the southern and northern property lines of the property. This buffer shall include new evergreen tree plantings, but shall otherwise be undisturbed. New evergreen trees planted in this buffer shall be a minimum of 6' in height at time of installation.
21. All required buffers shall be located outside of any building lot.
22. Stormwater management facilities can be included as passive open space only if they are landscaped, maintained as a feature of the development, and walking trails or multi-use paths are included around the entirety of the pond which connect to sidewalks or multi-use paths within the development.

23. No portion of any stormwater management facility that are not used as passive open space, as per other conditions, shall be located on any portion of a building lot. Stormwater management facilities which are not passive open space, as per other conditions, shall be secured by a 5-foot high fence and shall have a minimum ten-foot (10') undisturbed or enhanced screening buffer. All driveways, access easements, and emergency access easements must be paved and dust free.
24. All disturbed areas shall be sodded, except where landscaping is present or installed.
25. There shall be a master sign plan reviewed and approved by the Planning & Zoning Division of the Community Development Department prior to issuance of the first sign permit.

Attachments:

- Resolution 19-287 (RZ-19-01)
- DRI #2996 Notice of Decision
- RZ-19-01 Site Plan, dated August 21, 2019
- Zoning Map
- Future Land Use Map
- Application Packet
- City of Stockbridge Rezoning Application Packet
- City of Stockbridge Comprehensive Plan Amendment Application Packet
- DRI #3799 Site Plan, dated August 1, 2022

RESOLUTION NO. 19-287

RESOLUTION APPROVING A REZONING REQUEST BY FOREST DEVELOPMENT GROUP, INC. FOR PROPERTY LOCATED ON FLIPPEN ROAD, EAST INTERSTATE 75 IN LAND LOTS 38, 39, 26, AND 27 OF THE 12TH DISTRICT CONSISTING OF 317.661 +/- ACRES

WHEREAS, Forest Development Group, Inc. of Ellenwood, GA requests a rezoning from RA (Residential-Agricultural) to MU (Mixed Use) for property located on Flippen Road, east of Interstate 75 in Land Lots 38, 39, 26, and 27 of the 12th District consisting of 317.661 +/- acres for a mixed-use development to include single family residences, multi-family residences, offices, and commercial uses; and

WHEREAS, all County and State requirements for legal advertisement and a public hearing have been met; and

WHEREAS, the Planning & Zoning Staff for Henry County has reviewed the request and submitted a report that is part of the public record; and

WHEREAS, the Henry County Zoning Advisory Board reviewed and recommended approval of the applicant's request on May 9, 2019;

NOW, THEREFORE, BE IT RESOLVED, that the Henry County Board of Commissioners approves the applicant's request with the following conditions:

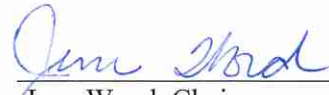
1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed by a licensed Traffic Engineer shall be submitted for review and approval by the Henry County Department of Transportation (HCDOT), prior to any certificate of occupancy being issued for that phase of development, unless conditioned otherwise.
3. The proposed Reeve's Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be a four lane roadway with a raised median with a width sufficient, meeting the approval of HCDOT, to contain left turn lanes on approaches where median openings are allowed by HCDOT.
4. The proposed Reeves Creek Parkway, as illustrated on the site plan dated August 21, 2019, shall be constructed meeting the approval of HCDOT prior to the cumulative trip generation of 2,000 trips per day for all permitted development on any portion of the subject property being met.

5. Entrances shall be located such that the minimum intersection sight distance and the minimum spacing requirement are met per the road's posted speed limit, and shall have a deceleration lane and acceleration taper designed and constructed to HCDOT standards.
6. Owner/developer shall preserve property along Flippen Road for future right-of-way width to sixty feet (60') from center on both sides of existing road along the site frontage.
7. No industrial development or uses shall be permitted.
8. The development shall be constructed in substantial compliance with the preliminary site plan dated August 21, 2019.
9. All disturbed areas shall be sodded, except where landscaping is present or installed.
10. The development shall not exceed 1,643 dwelling units.
11. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in the soffits, eaves, and fascia.
12. All homes shall be built on site (no modular or manufactured homes).
13. If multiple apartment communities/pods are proposed, each apartment pod shall be developed as a gated community. The gates shall be maintained and monitored at the property owner's expense.
14. Each apartment pod shall provide an amenity package required to consist of at least three (3) of the following:
 - a) One (1) junior size Olympic pool and one (1) pool cabana
 - b) One (1) clubhouse
 - c) One (1) playground
 - d) One (1) covered pavilion
 - e) One (1) dog park
 - f) One (1) soccer/multi-use field
 - g) One (1) tennis court
 - h) Walking trails
 - i) Fitness facility
15. Each townhome pod shall provide a shared amenity package required to consist of (at a minimum):
 - a) One (1) dog park
 - b) Walking trails
16. All townhouses shall be a minimum of the following:
 - a) 1,000 square feet for one bedroom,
 - b) 1,500 square feet for two bedroom,
 - c) Additional 200 square feet for each additional bedroom over two bedroom.
17. Dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of brick, stone, stucco or any combination thereof.

18. There shall be a master sign plan reviewed and approved by the Planning & Zoning Department prior to issuance of the first sign permit.

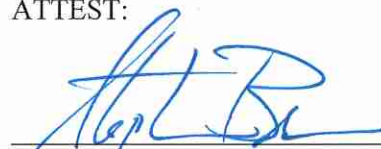
BE IT SO RESOLVED THIS 19TH DAY OF NOVEMBER 2019.

**BOARD OF COMMISSIONERS
OF HENRY COUNTY, GEORGIA**



June Wood, Chair

ATTEST:



Stephanie Braun, County Clerk



NOTICE OF DECISION

To: Doug Hooker, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Kathryn Zickert, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA

To: Henry County
(via electronic mail and certified mail) City of Stockbridge
Clayton County
Gary Furrow, Forest Development Group

From: Christopher Tomlinson, GRTA Executive Director

Copy: Jon West, DCA
(via electronic mail) Andrew Smith, ARC
Greg Giuffrida, ARC
Parker Martin, GRTA/SRTA
Annie Gillespie, GRTA/SRTA
Tyler Peek, GDOT
Dan Woods, GDOT
Jeremy Daniel, GDOT
Chance Baxley, GDOT

Lee Kelley, Clayton County
Stacey Jordan, Henry County
David Simmons, Henry County
Linda Logan, City of Stockbridge
Randy Knighton, City of Stockbridge
Camilla Moore, City of Stockbridge
Sameer Patharkar, Forsite Group Inc.
Josh Pruitt, Lowe Engineers
Sameer Patharkar, Lowe Engineers

Date: October 3, 2019

Re: DRI 2996 Reeves Creek

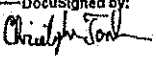
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

The purpose of this notice is to inform Forest Development Group (the Applicant), Henry County, Clayton County and the City of Stockbridge (the local governments), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2996 Reeves Creek (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on August 21, 2019. The review package includes: (1) the site development plan (Site Plan) dated August 21, 2019 titled "Reeves Creek" prepared by Paulson Mitchell, Inc., the transportation analysis dated August 21, 2019 prepared by Lowe Engineers received by GRTA on August 21, 2019 and the revised transportation analysis received on September 20, 2019.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 13, 2019 meeting.

DocuSigned by:

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Christopher Tomlinson
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide sidewalks along both sides of all internal roadways to connect all buildings (Phase 1). Sidewalks used for internal circulation serving Phase 2 development can occur in Phase 2. In any instance where adjacent municipalities have different sidewalk width requirements, the sidewalks provided as part of this development will gradually taper in width to seamlessly transition sidewalk width differences.
- Construct the 12 feet multi-use trail from east of Flippen Road to the proposed Reeves Creek Parkway as shown in the site plan. Provide crosswalk striping and traffic control devices as required by the local government to ensure safe trail crossing of Flippen Road (Phase 1).
- Ensure at least a 50 feet minimum turning radius for the driveway that buses will use to access the proposed Mass Transit Center from Reeves Creek Parkway (Phase 1)
- Provide crosswalks at the following intersections:
 - Reeves Creek Parkway and Davidson Parkway
 - Davidson Parkway and Walter Way
- Provide crosswalks and pedestrian connections (as approved by the local government*) between the Mass Transit Complex/Innovation Center/Hotels and the adjacent land uses across the proposed road that encircles the Mass Transit Complex to the north, east and south. These adjacent land uses include the proposed offices to the north and the proposed arena and convention center to the south.

**The local government may require additional engineering traffic study for any proposed mid-block crosswalks or crosswalks at un-signalized intersections.*

Roadway Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

SR 42/SR 138/US 23/N Henry Blvd at Flippen Road

- Add one eastbound right turn lane and one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 42/SR 138/US 23/ N Henry Blvd at Flippen Road.

SR 42/SR 138/US 23/N Henry Blvd at Davidson Parkway

- Coordinate with GDOT on an Intersection Control Evaluation

SR 138/Stockbridge Road at Davidson Parkway

- Add one northbound left turn lane, if approved by the Georgia Department of Transportation (GDOT). Final recommendations from a GDOT Intersection Control Evaluation shall prevail over the conditions described in the Notice of Decision for SR 138/Stockbridge Road at Davidson Parkway.

Walt Stephens Road Widening & Walt Stephens Road at Flippen Road

- Coordinate to determine appropriate turning and/or widening improvements along Walt Stephens Road between the proposed Reeves Creek Parkway and Flippen Road. The coordination shall include consideration of needed improvements at Walt Stephens Road and Flippen Road, and how those improvements would integrate into the Walt Stephens Road improvements.

Reeves Creek Parkway

- Construct two southbound through lanes and two northbound through lanes between the intersections of Walt Stephens Road/Reeves Creek Parkway and where Reeves Creek Parkway merges with the existing Davidson Parkway approximately 500 feet south of SR 138/Lake Spivey Parkway. At Walt Stephens Road, the inner southbound lane will turn left and the outer southbound lane will turn right.

Davidson Parkway at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- In addition to the two northbound and two southbound Reeves Creek Parkway through lanes, provide the following:
 - One southbound right turn lane, one southbound left turn lane
 - One eastbound left turn lane, one eastbound through lane, one eastbound right turn lane
 - One northbound left turn lane, one northbound right turn lane
 - One westbound left turn lane, one westbound through lane, one westbound right turn lane

Phase 2 – 2035 Build Out:

N/A

Site Access Improvement Conditions to GRTA Notice of Decision:

Phase 1 – 2029 Build Out:

Flippen Road at Fairhaven Road/Fairhaven Road Extension

- Add an eastbound shared through / left turn egress lane and a right turn egress lane
- Add a northbound left turn lane
- Add a southbound right turn lane and a southbound left turn lane

Flippen Road at Driveway 4

- On the site plan dated August 21, 2019, Driveway 4 and Driveway 5 are offset along Flippen Road. The development shall adjust the two driveways to align and satisfy local approach angle requirements.
- As part of the realigned driveways 4 and 5:
 - Add one eastbound right turn egress lane, one eastbound left turn egress lane and one ingress lane
 - Add one westbound right turn egress lane, one westbound left turn egress lane and one ingress lane

- On Flippen Road, add a northbound left turn lane, a southbound left turn lane and a southbound right turn lane

Walt Stephens Road at Reeves Creek Parkway

- Add a traffic signal, if and when warranted
- As described in the Reeves Creek Parkway widening improvements, add one southbound right turn lane and one southbound left turn lane
- Add one eastbound left turn lane

Phase 2 - 2035 Build Out:

N/A

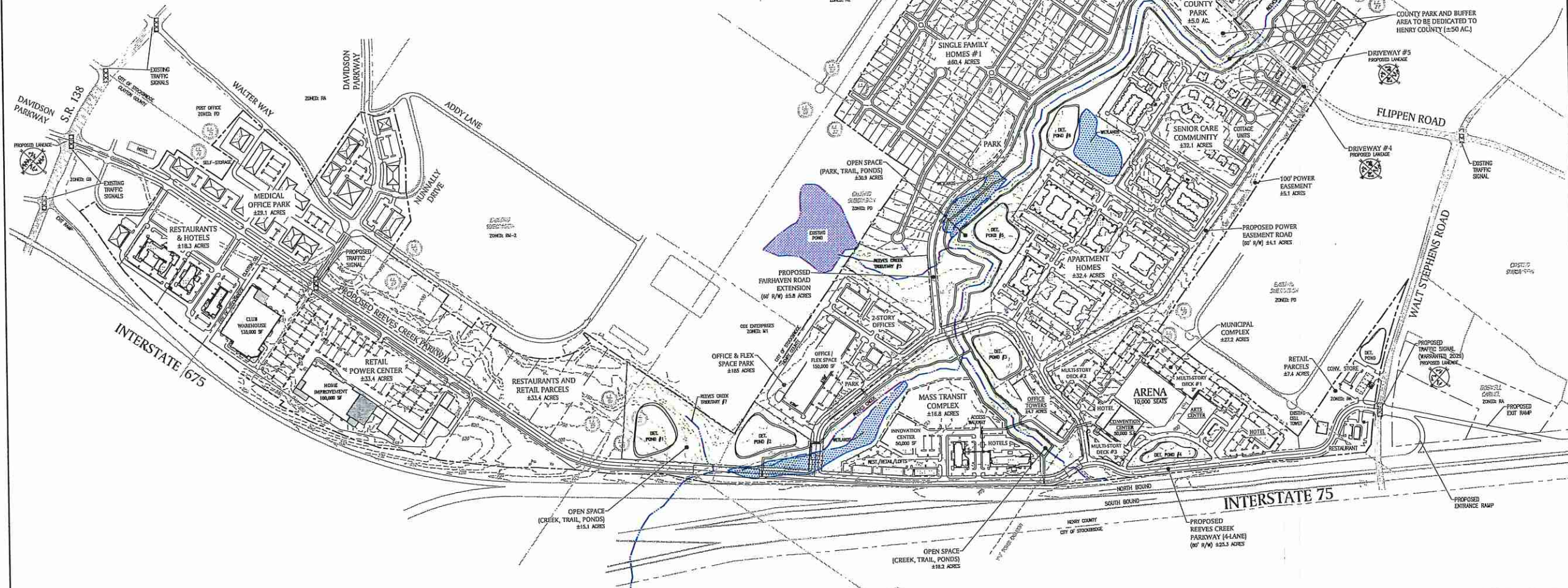
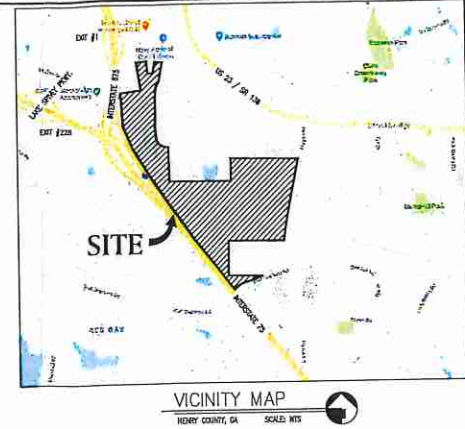
SITE & LAND ANALYSIS - COMMERCIAL	
RESTAURANTS & HOTELS (SR 138)	±18.3 ACRES
3 HOTELS (4-STORY, 100+ ROOMS)	±160,000 S.F.
RETAIL SHOPS	±15,000 S.F.
3 RESTAURANT OUTLETS	±15,000 S.F.
PARKING ALLOWED 500 SPACES (1 SP/ROOM & 1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.24
MEDICAL OFFICE PARK	±28.1 ACRES
14 OFFICE BLDGS.	±250,000 S.F.
PARKING ALLOWED 150 SPACES (5 SP/PHYSICIAN)	
FLOOR AREA RATIO	±0.20
RETAIL POWER CENTER	±33.4 ACRES
CLUB WAREHOUSE	±133,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/150 S.F.)	
HOME IMPROVEMENT WAREHOUSE	±100,000 S.F.
PARKING ALLOWED 250 SPACES (1 SP/400 S.F.)	
RETAIL ANCHOR/SHOPS	±75,000 S.F.
TOTAL BLDG. AREA	±310,000 S.F.
PARKING ALLOWED 2,067 SPACES (1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.22
RESTAURANTS & RETAIL (PARKWAY)	±36.7 ACRES
OFFICE & FLEX SPACE PARK	±18.5 ACRES
OFFICE & FLEX SPACE	±150,000 S.F.
4 2-STORY OFFICES	±120,000 S.F.
PARKING ALLOWED 900 SPACES (1 SP/200 S.F.)	
FLOOR AREA RATIO	±0.33

SITE & LAND ANALYSIS - COMMERCIAL	
MASS TRANSIT COMPLEX	±16.6 ACRES
MASS TRANSIT STATION	±40,000 S.F.
PARKING ALLOWED 33 SPACES (1 SP/3 SEATS IN WAITING AREA)	
INNOVATION CENTER	±50,000 S.F.
2 HOTELS (4-STORY, 100+ ROOMS)	±80,000 S.F.
RESTAURANT/RETAIL/LOFTS	±75,000 S.F.
PARKING ALLOWED 1,158 SPACES (1 SP/150 S.F. / 1 SP/400 S.F.)	
FLOOR AREA RATIO	±0.33
OFFICE TOWERS	±4.7 ACRES
BUILDING #1 (10-STORY)	±200,000 S.F.
BUILDING #2 (10-STORY)	±200,000 S.F.
TOTAL BLDG. AREA	±400,000 S.F.
PARKING ALLOWED 1,334 SPACES (1 SP/300 S.F.)	
FLOOR AREA RATIO	±1.85
MUNICIPAL COMPLEX	±27.2 ACRES
ARENA (10,000 SEATS)	±150,000 S.F.
PARKING ALLOWED 3,334 SPACES (1 SP/3 FIXED SEATS)	
ARTS CENTER	±45,000 S.F.
CONVENTION CENTER	±50,000 S.F.
PARKING ALLOWED 1,040 SPACES (1 SP/50 S.F.)	
2 HOTELS (5-STORY, 120+ ROOMS)	±200,000 S.F.
3 MULTI-STORY PARKING DECKS	±240 SPACES
PARKING ALLOWED 240 SPACES (1 SP/ROOM)	
FLOOR AREA RATIO	±0.38

SITE & LAND ANALYSIS - RESIDENTIAL	
SINGLE FAMILY HOMES #1	±60.4 ACRES
TYPICAL 60' X 140' LOTS	±206 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED 380 SPACES (2 SP/DWELLING UNIT)	
SINGLE FAMILY HOMES #2	±22.4 S.F.
TYPICAL 60' X 120' LOTS	±76 HOMES
HOUSING RATIO	±3.4/ACRES
PARKING ALLOWED 150 SPACES (2 SP/DWELLING UNIT)	
TOWNHOMES	±18.0 ACRES
TYPICAL 45' X 120' LOTS	±130 HOMES
PARKING ALLOWED 102 SPACES (1 SP/DWELLING UNIT)	
SENIOR CARE COMMUNITY	±30.1 ACRES
SINGLE FAMILY COTTAGES	±33 UNITS
DUPLEX FAMILY UNITS	±15 UNITS
4-STORY INDEPENDENT LIVING	±168 UNITS
3-STORY ASSISTED LIVING	±160 UNITS
MEMORY CARE	±40 UNITS
PARKING ALLOWED 416 SPACES (1 SP/BEDROOM)	
APARTMENT HOMES	±32.4 ACRES
3 - BLDG. #1 (4-STORY)	
X 50 UNITS/FLOOR	±600 UNITS
2 - BLDG. #3 (4-STORY)	
X 25 UNITS/FLOOR	±200 UNITS
PARKING ALLOWED 1,600 SPACES (2 SP/DWELLING UNIT)	

SITE & LAND ANALYSIS - PUBLIC DEDICATION	
COUNTY PARK	±5.0 ACRES
PARKING ALLOWED 40 SPACES (8 SP/1 ACRES)	
EXIST. 100' POWER EASEMENT	±5.1 ACRES
PROPOSED REEVES CREEK PARKWAY	±25.3 ACRES
4-LANE PARKWAY, 60' R/W	
TOTAL ±2.56 MILES LONG	
PROPOSED FAIRHAVEN ROAD EXTENSION	±5.0 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.68 MILES LONG	
PROPOSED POWER EASEMENT ROAD	±4.1 ACRES
3-LANE ROAD, 60' R/W	
TOTAL ±0.57 MILES LONG	

LAND USE SUMMARY	
COMMERCIAL LAND USES	±145.4 ACRES (31.3%)
MUNICIPAL LAND USES	±27.2 ACRES (5.8%)
RESIDENTIAL LAND USES	±183.8 ACRES (39.5%)
OPEN SPACE	±74.3 ACRES (16.0%)
(3) ROAD DEDICATED RIGHT-OF-WAY	±34.4 ACRES (7.4%)
TOTAL LAND AREA	±465.1 ACRES



DRI NUMBER: 2996

2018196 DRI.dwg 08.21.19

DRI SITE PLAN

SHEET

EX-1

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAPS, LOTS, LOTS, OR INFORMATION, SCANNED/REPRODUCED, BOUNDARY SURVEY, SCANNED/REPRODUCED, TOPOGRAPHICAL SURVEY, SCANNED/REPRODUCED, AS-BUILT PLANS, SCANNED/REPRODUCED, ALTA SURVEYS, AND/OR PREVIOUS CONSTRUCTION PLANS BY THE CLIENT. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION. SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE PLANNER:
CONTACT: JOHN WISE

PAULSON MITCHELL
INCORPORATED

LAND PLANNERS
ENGINEERS & SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS
85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

TRAFFIC CONSULTANT:

LOWE ENGINEERS
CONTACT: JOSH PRUITT
990 HAMMOND DR. SUITE 900
ATLANTA, GA 30328
770.857.8400

FOR:

**FOREST
DEVELOPMENT
GROUP**

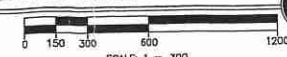
1475 BUFORD DRIVE
SUITE 403-117
LAWRENCEVILLE, GA 30043

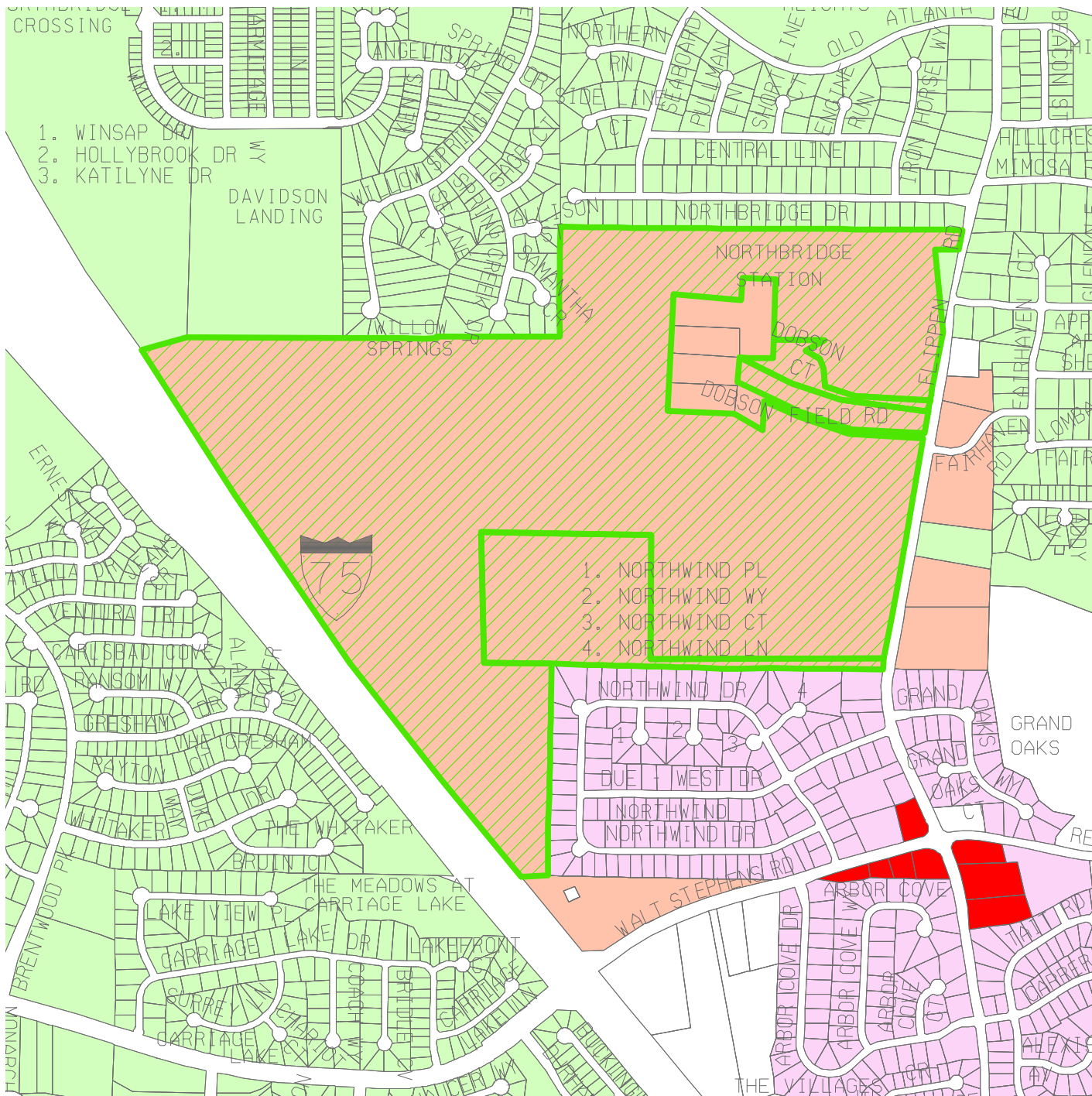
PROJECT:

**REEVES CREEK -
A HENRY COUNTY MIXED USE
PROJECT**

LAND LOTS 26, 27, 38, 39,
40, 57 & 58, 12TH DISTRICT
HENRY COUNTY, GA 30281

DRI SITE PLAN





Legend

-  AX-22-06
-  RS
-  RMH
-  RM
-  RD
-  RA
-  R-4
-  R-3
-  R-2
-  R-1
-  PD
-  OI
-  MU
-  MR2
-  MR1
-  M-2
-  M-1
-  DTRC
-  DTMU
-  CITY
-  C-3
-  C-2
-  C-1

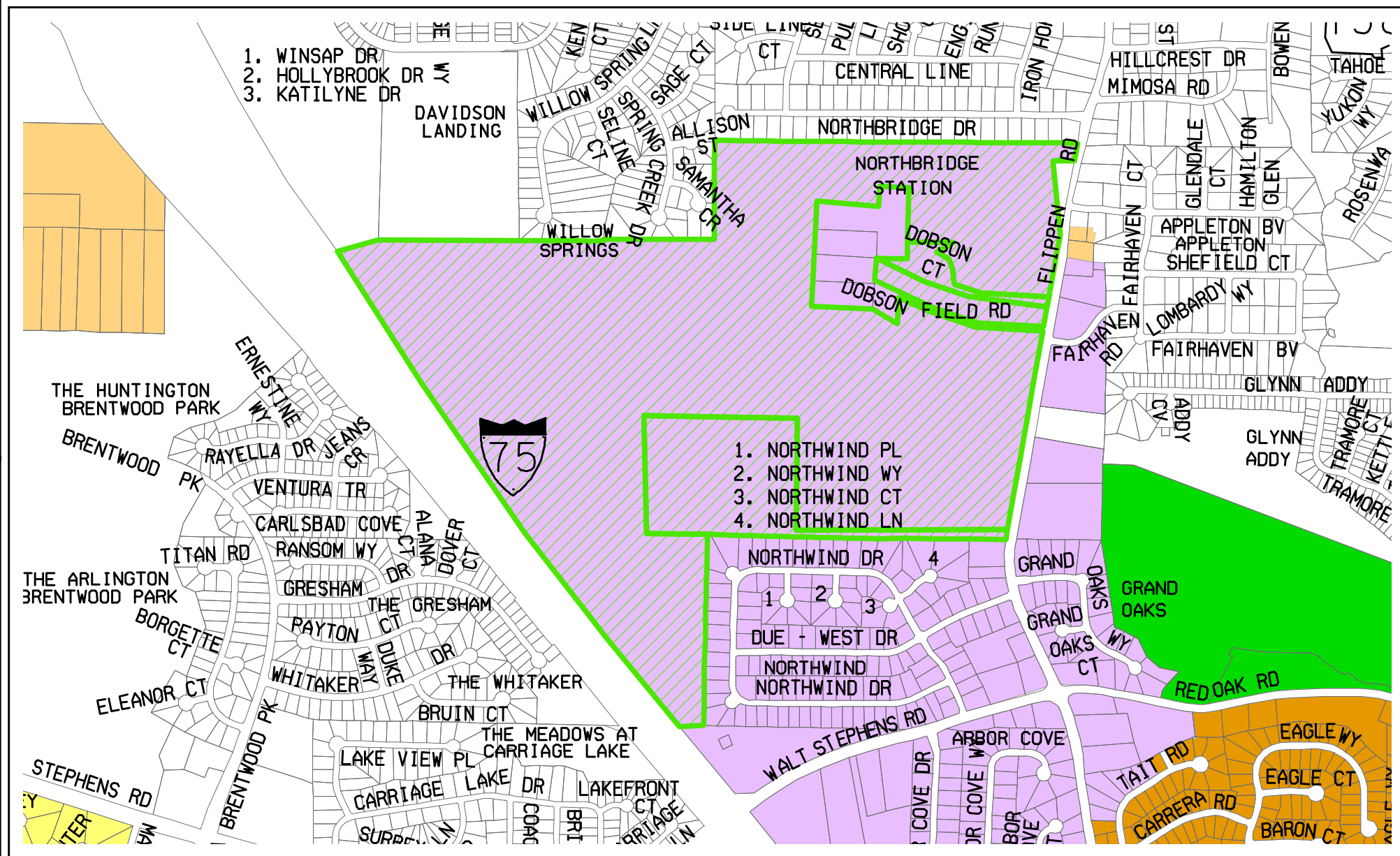


Scale: 1"= 1000'

Current Zoning Map

This map is for graphical representation only. It is not a legal document.

Future Land Use Map





City of Stockbridge

4640 North Henry Blvd. Stockbridge, GA 30281

City Hall: (770) 389-7900 Fax (770) 389-7912

September 29, 2022

VIA CERTIFIED MAIL

Attn: Cheri Hobson-Matthews, County Manager of Henry County
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

RE: Annexation Request Into City of Stockbridge – Flippen Road, Portion of Reeves Creek DRI Site

Please be advised that the City of Stockbridge has received an application for the annexation of property in unincorporated Henry County. The property includes three parcels consisting of 278 +/- total acres and parcels: #030-01004000; #030-01003001 (630 Flippen Road); and #030-01004008 (384 Flippen Road). The property previously comprised a portion of a larger site for DRI (Development of Regional Impact) Case #2996 and Rezoning Case #RZ-19-01, and it remains undeveloped. At this time, a new developer proposes to build a 1,361-unit mixed housing development on the site.

Staff has enclosed for your review, the annexation application, along with the companion Comprehensive Plan amendment and Rezoning applications. A new DRI application has been initiated, and its review process must be completed before the dates can be determined for the required Planning Commission and City Council meetings. Staff will inform your Office of the public hearing dates once they are set.

Please provide an official letter regarding Henry County's agreement or non-agreement to the proposed annexation. If you have any questions or need additional information, please call me directly at 470-758-3417.

Best regards,

**Brecca R. Carter, Director
Community Development Department**

CC: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Stephanie Braun, County Clerk
Toussaint Kirk, Planning Economic Development/Cluster

Attachments



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: _____ Date: _____

Received by: _____

TYPE OF ANNEXATION

- ☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.
- ☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 030-01004000 (no address); 030-01003001 (630 Flippen Road); 030-01004008 (384 Flippen Road)

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry County Zoning Classification: MU (Mixed-Use)
Present Land Use: Undeveloped Requested Zoning Classification: PUD (Planned Unit Development)

PROPERTY OWNER

Name: See Attached Exhibits A and B

Mailing Address: _____

Telephone: (____) _____ Email: _____

Signature: _____ Date: _____

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Mailing Address: 1105 West Peachtree Street, NE, Suite 1000, Atlanta, GA 30309

Telephone: (404) 815-3620 Email: dwebb@sgrlaw.com

Signature: _____ Date: _____

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: _____ Date: _____



CITY OF STOCKBRIDGE | ANNEXATION CHECKLIST

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

☒ **NON-REFUNDABLE APPLICATION FEE - \$50.00**

Payment: Check or Money Order Payable to the City of Stockbridge.

☒ **APPLICATION FORM**

Two Original (2) Copies: Complete and signed with original signatures.

☒ **PETITION FOR ANNEXATION**

Two (2) Original Copies: The Annexation Petitions must be notarized and signed by the owner or authorized applicant. (The petition for the 60% Method must clearly indicate if the applicant is an elector or a landowner.)

☒ **CONSENT OF OWNER(S)**

Original: If the property owner does not sign the application and/or petition, submit a notarized affidavit signifying the approval or consent of all owners. (An affidavit form is attached.) Use additional affidavits, if necessary, for multiple owners.

☒ **PLAT OF SURVEY AND/OR LEGAL DESCRIPTION**

Original and One (1) copy - Submit an accurate, as-built survey showing all improvements on the site, to scale. The survey must be completed by a registered surveyor and must be reproducible. If a photocopy is submitted, the original seal must be visible and the survey must still be to scale. The survey must not be more than 1 year old.

N/A ☐ **VERIFIED LEGAL DESCRIPTION FORM**

Original and One (1) Copy - Submit one original, signed copy of the verified legal description form and 1 copy. Forms should be typed and include acreage. If the legal description does not fit on one form, additional forms shall be used and numbered accordingly.

PETITION FOR
ANNEXATION

Exhibit A

**Property Owner Information and
Petition for Annexation**

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels and petitions that they be annexed into the City of Stockbridge, Henry County, Georgia.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: June 30, 2022

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


NOTARY PUBLIC

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission expires
March 8, 2025

Exhibit B

**Property Owner Information and
Petition for Annexation**

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel and petition that it be annexed into the City of Stockbridge, Henry County, Georgia.

Rodney Brown
Rodney S. Brown

Date: June 30, 2022

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

ARS
NOTARY PUBLIC

Steven H Ashby
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires 06/22/2024

CONSENT OF OWNERS



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 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 applicant in the pursuit of an annexation of the property.

Name:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004000 (no address); 030-01003001 (630 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Michael Neyhardt

Date: June 30, 2022

Personally appeared before me

Michael Neyhardt

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Gabrielle Elizabeth Howard
Notary Public

June 30, 2022
Date

(Affix Seal Here)

Gabrielle Elizabeth Howard
NOTARY PUBLIC
Fulton County, GEORGIA
my commission
expires March 8, 2025

Print



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 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 applicant in the pursuit of an annexation of the property.

Name:

Vista Residential Partners (c/o Dennis J. Webb, Jr.)

Property Address: 030-01004008 (384 Flippen Road)

Telephone: (404) 815-3620

Email: djwebb@sgrlaw.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: Rodney Brown

Date: June 30, 2022

Personally appeared before me

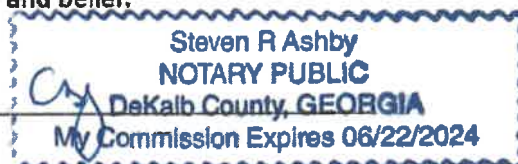
Rodney Brown

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

A. R.

Notary Public

6/30/2022
Date



(Affix Seal Here)

Print

SURVEY AND LEGAL DESCRIPTION



Planning & Engineering Collaborative
LAND IN ANIMALS + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
300 RESEARCH COURT, SUITE 100, GAITHERSBURG, MD 20878
(703) 412-7241 WWW.PBC-INC.COM

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LAND LOT(S) 28, 38 & 39
DISTRICT 12th

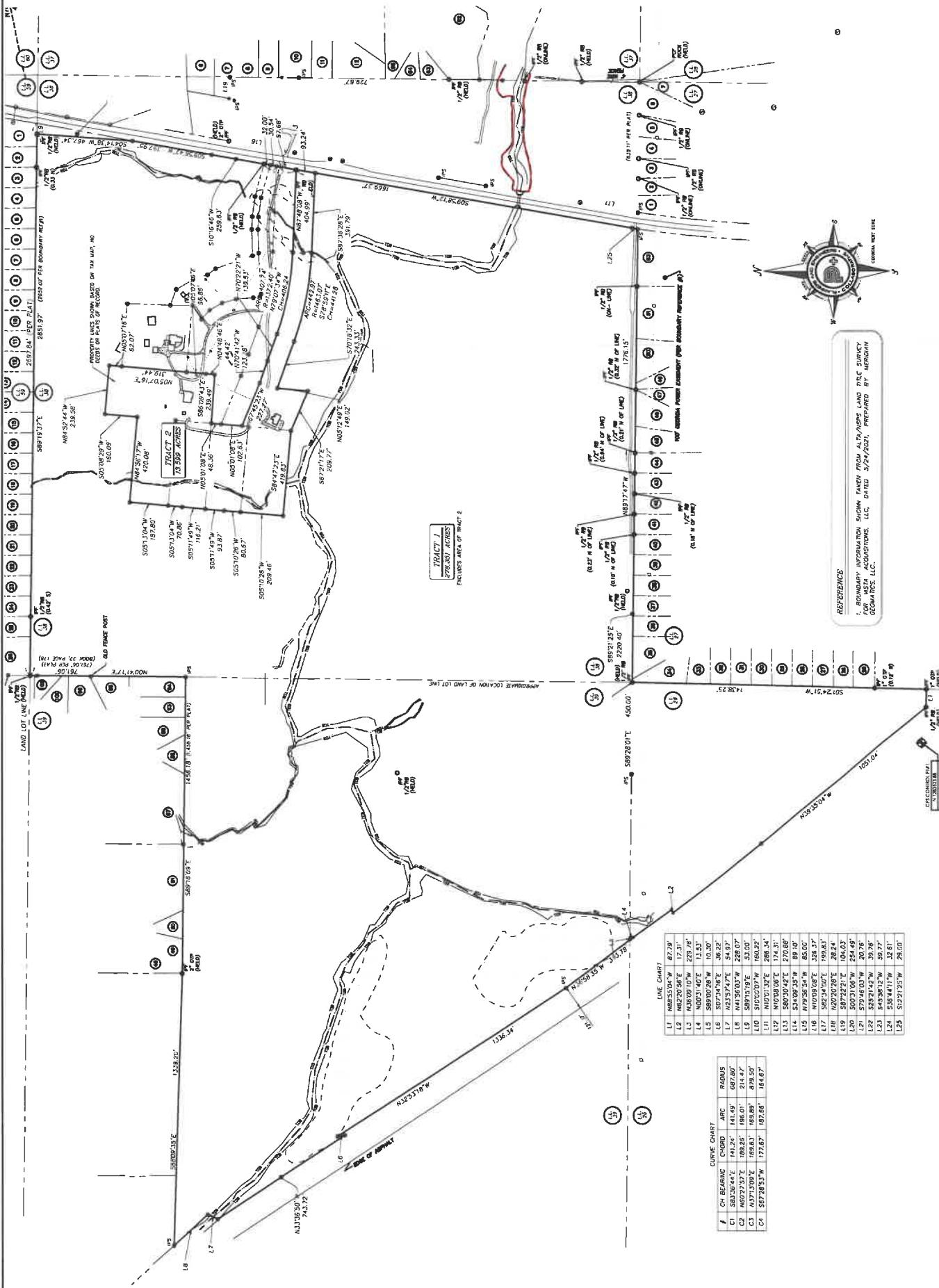
HENRY COUNTY
GEORGIA

BOUNDARY EXHIBIT

DRAWN BY
CHECKED BY
FILE NO. 20083.00
DATE 11/15/2017
SCALE:
DATE OF FIELD WORK N/A



BOUNDARY INFORMATION SHOWN TAKEN FROM ATLANTIS LAND TITLE SURVEY FOR GEOMETRICS, LLC, DATED 07-27-2017.



LINE	CHART	CHORD	ARC	RADIUS
L1	N08°55'04\"	87.32'	141.24'	141.49'
L2	N08°55'04\"	87.32'	141.24'	141.49'
L3	N08°55'04\"	87.32'	141.24'	141.49'
L4	N08°55'04\"	87.32'	141.24'	141.49'
L5	N08°55'04\"	87.32'	141.24'	141.49'
L6	N08°55'04\"	87.32'	141.24'	141.49'
L7	N08°55'04\"	87.32'	141.24'	141.49'
L8	N08°55'04\"	87.32'	141.24'	141.49'
L9	N08°55'04\"	87.32'	141.24'	141.49'
L10	N08°55'04\"	87.32'	141.24'	141.49'
L11	N08°55'04\"	87.32'	141.24'	141.49'
L12	N08°55'04\"	87.32'	141.24'	141.49'
L13	N08°55'04\"	87.32'	141.24'	141.49'
L14	N08°55'04\"	87.32'	141.24'	141.49'
L15	N08°55'04\"	87.32'	141.24'	141.49'
L16	N08°55'04\"	87.32'	141.24'	141.49'
L17	N08°55'04\"	87.32'	141.24'	141.49'
L18	N08°55'04\"	87.32'	141.24'	141.49'
L19	N08°55'04\"	87.32'	141.24'	141.49'
L20	N08°55'04\"	87.32'	141.24'	141.49'
L21	N08°55'04\"	87.32'	141.24'	141.49'
L22	N08°55'04\"	87.32'	141.24'	141.49'
L23	N08°55'04\"	87.32'	141.24'	141.49'
L24	N08°55'04\"	87.32'	141.24'	141.49'
L25	N08°55'04\"	87.32'	141.24'	141.49'

CH	BEARING	CHORD	ARC	RADIUS
C1	N08°55'04\"	87.32'	141.24'	141.49'
C2	N08°55'04\"	87.32'	141.24'	141.49'
C3	N08°55'04\"	87.32'	141.24'	141.49'
C4	N08°55'04\"	87.32'	141.24'	141.49'

This drawing is the property of Planning & Engineering Collaborative and is not to be used for any other project without the written consent of Planning & Engineering Collaborative.

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

City of Stockbridge

Zoning Case Map 2022

Zoning Actions:
Annexation

Parcel Numbers:
030-01003001
030-01004008
030-01004000

Address/Location:
Flippen Road

Total Acres:
276.91

Parcel Zoned:
Henry County MU

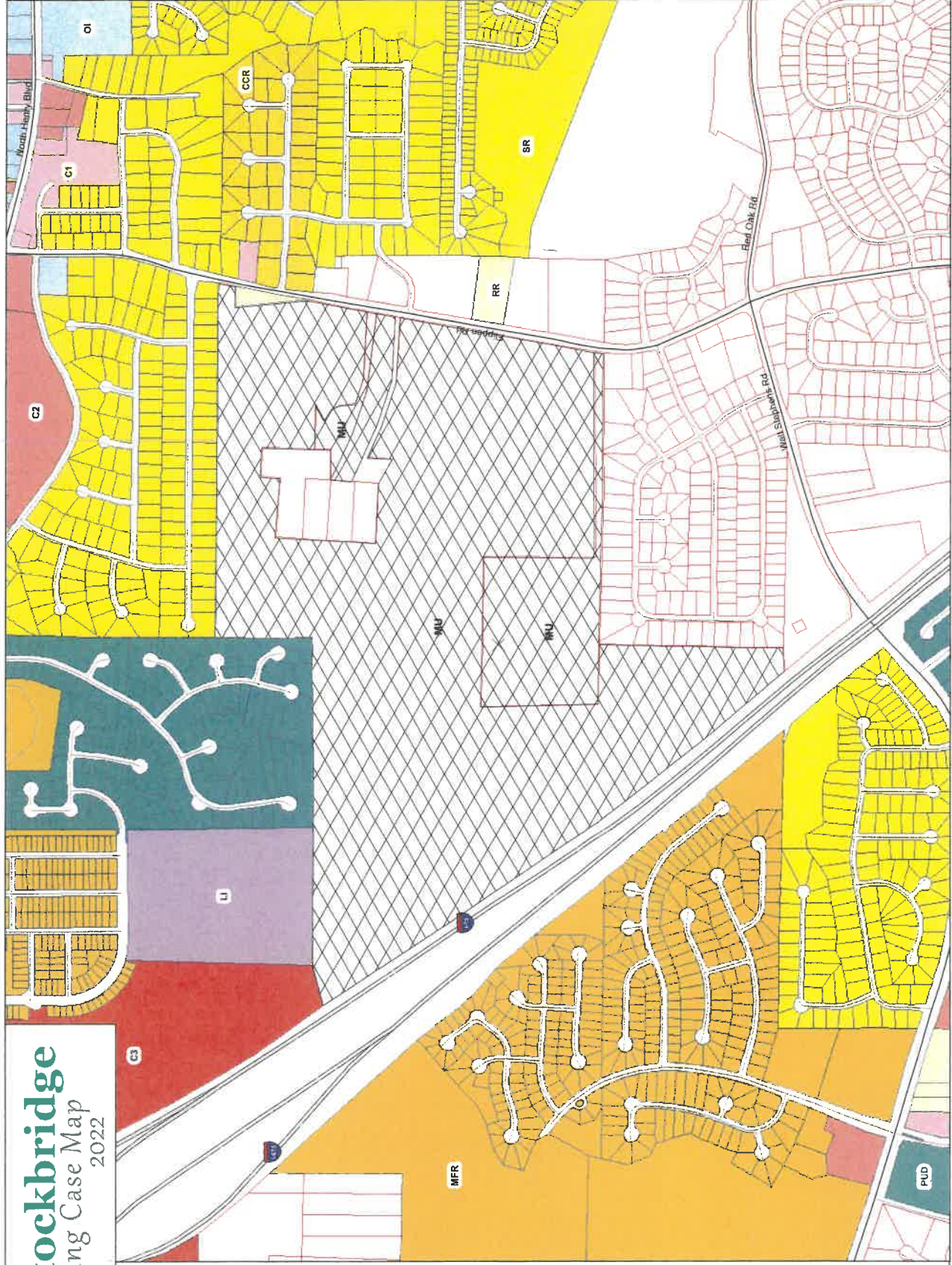
Overlay District:
Parkway Mixed Use

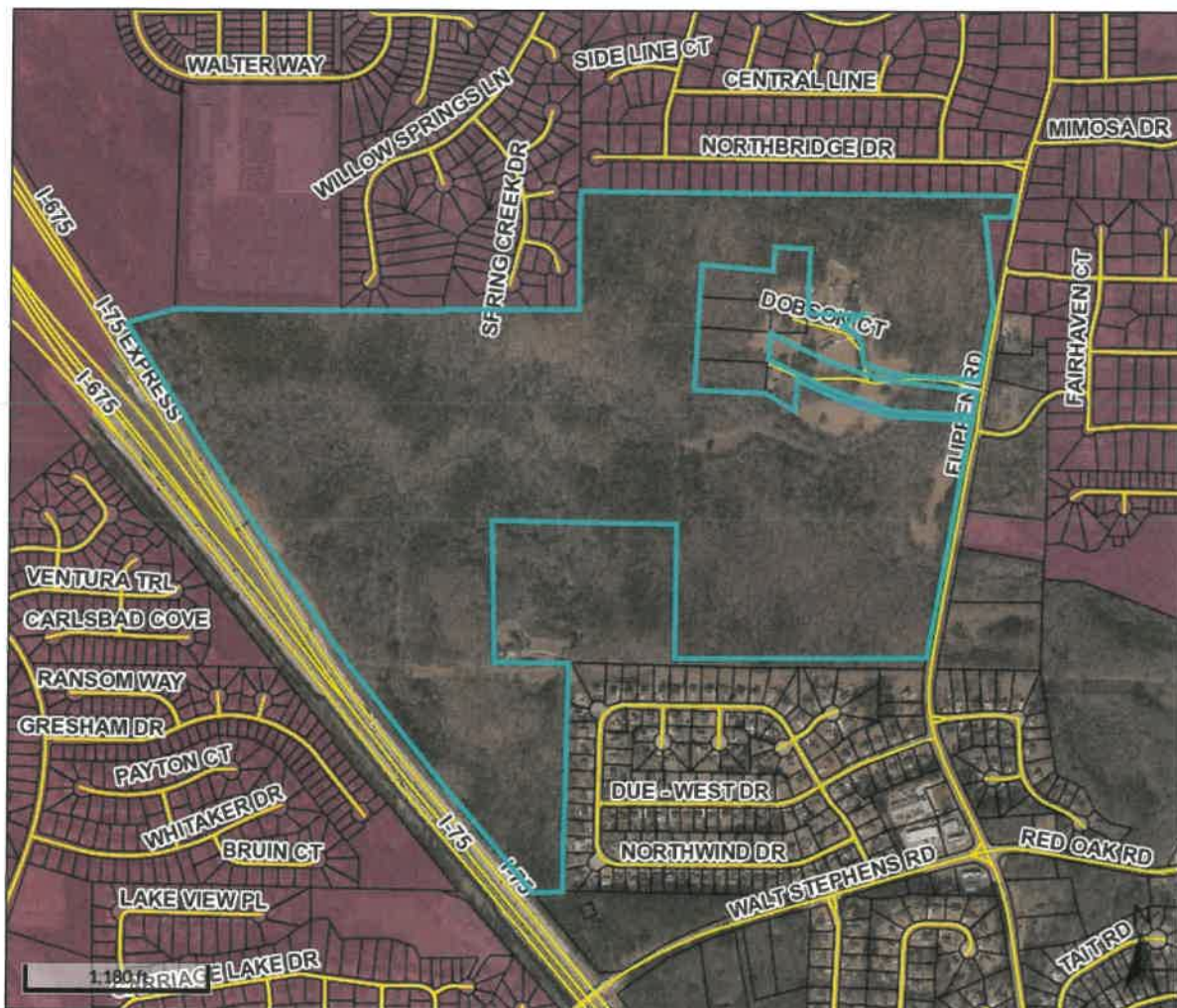
Current Zoning Adopted 03/14/22

- 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
 - OL-Office Institutional
 - DT-Downtown
 - LI-Light Industrial
 - HI-Heavy Industrial
 - PUD-Planned Unit Development
 - HC_Parcels_2022_Cropped

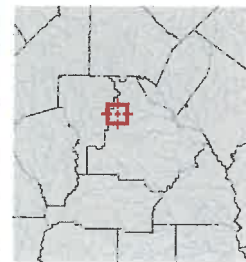


Created By: MD, 9/22/2022





Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property Address		Acreage	249.19	Address	2964 PEACHTREE RD STE 585 ATLANTA GA 30305	Building Value:	\$350,300	Date	Price	Reason
District	County/UnIncorp					Misc Value:	\$1,900	10/26/2021	\$7,600,000	MULTI PARCEL U
						Total Value:	\$6,928,300	2/13/1992	\$0	DOF ASSNT 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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land	\$501,000				
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:					
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp				ATLANTA GA 30305	Value:		Date	Price	Reason	Qual
						Misc	\$0	1/22/2021	\$750,000	OTHER	U
						Value:		12/29/1995	\$0	FAMILY/GIFT	U
						Total	\$750,000				
						Value:					

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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004008	Class	R	Owner	BROWN RODNEY S	Land Value:	\$34,500				
Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900				
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0				
						Total Value:	\$211,400				
								Last 2 Sales			
								Date	Price	Reason	Qual
								9/8/2011	\$0	FAMILY/GIFT	U
								6/29/2011	\$86,500	CONTIGUOUS PROPERTY	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: 9/7/2022

Last Data Uploaded: 9/7/2022 2:22:52 AM

Developed by  **Schneider**
GEOSPATIAL



Planners & Engineers Collaborative
1300 RICHMOND ST. N. SUITE 200
DALLAS, TX 75201
TEL: 214.343.1234
WWW.PBC-LLC.COM

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		

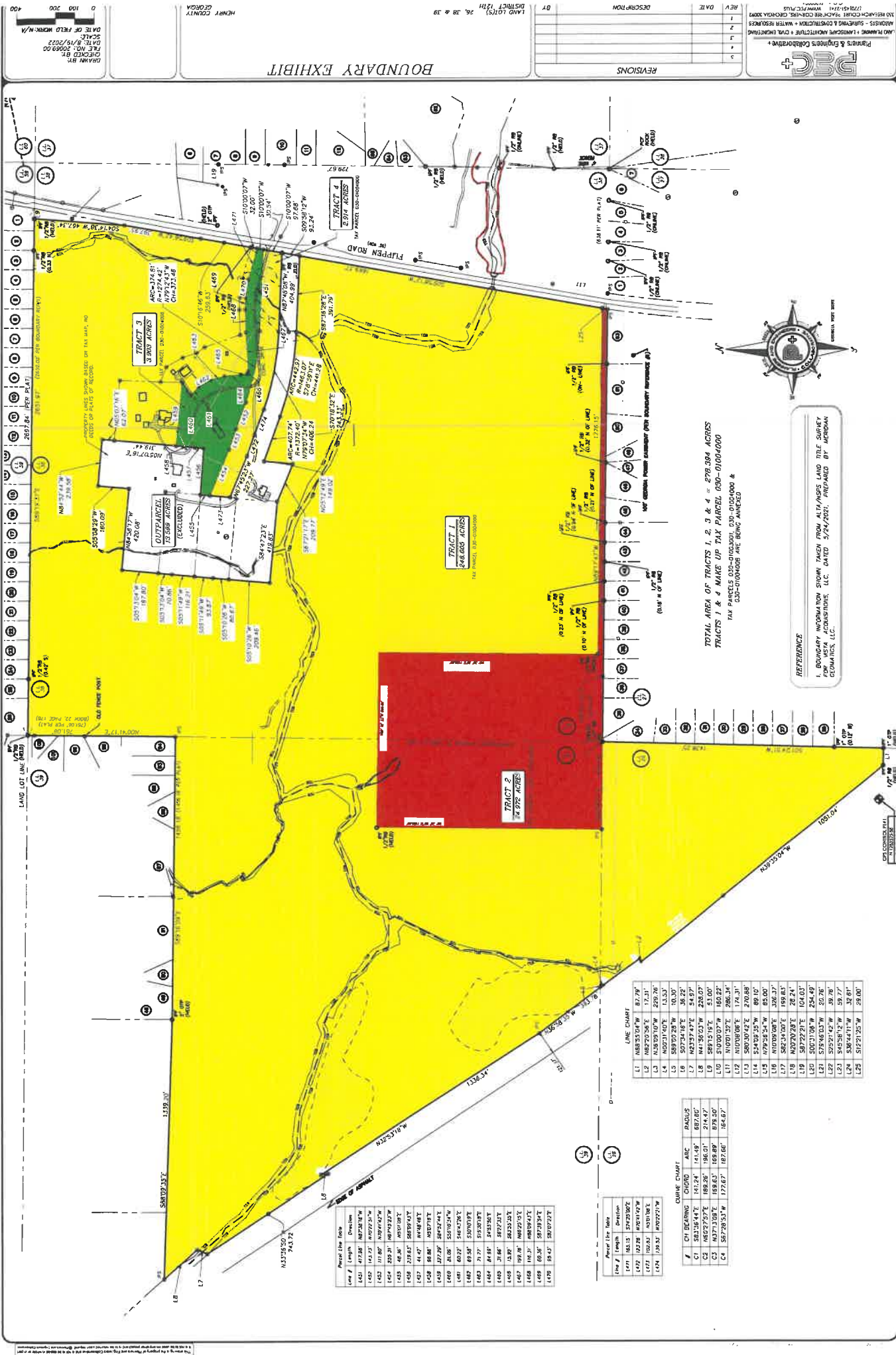
BOUNDARY EXHIBIT

HENRY COUNTY
DATE OF FIELD WORK: N/A
SCALE: 1" = 100.00'
DATE: 8/15/2023
DRAWN BY: JH
CHECKED BY: JH
TAX MAP: 030-01004000



REFERENCE
1. BOUNDARY INFORMATION SHOWN TAKEN FROM A.S. AND S. THE SURVEY FOR MTA ACQUISITION, LLC, DATED 1/24/2021, PREPARED BY GEOMATICS, LLC.

TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 278.384 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000
TAX PARCELS 030-01003001, 030-01004000 & 030-01004008 ARE BEING ANNEXED



LINE CHART		
LINE	BEARING	DISTANCE
L1	N83°55'04\"	82.39'
L2	N82°22'54\"	17.31'
L3	N38°09'10\"	229.76'
L4	N03°11'40\"	13.33'
L5	S89°02'28\"	10.30'
L6	S07°34'18\"	36.22'
L7	N25°59'41\"	24.57'
L8	N81°15'15\"	2.97'
L9	S88°15'15\"	51.00'
L10	S10°00'07\"	60.22'
L11	N00°01'35\"	286.34'
L12	N10°08'08\"	174.31'
L13	S80°30'42\"	270.88'
L14	S24°02'35\"	89.10'
L15	N03°35'28\"	36.03'
L16	N03°35'28\"	36.03'
L17	S82°34'00\"	169.83'
L18	N20°20'28\"	28.24'
L19	S87°22'21\"	164.03'
L20	S00°31'08\"	234.49'
L21	S78°48'02\"	50.76'
L22	S09°27'42\"	39.39'
L23	S45°38'12\"	59.77'
L24	S03°35'12\"	28.00'
L25	S07°21'25\"	28.00'

CURVE CHART			
CH	BEARING	CHORD	RADIUS
C1	S83°35'44\"	141.24'	667.66'
C2	N82°22'57\"	185.26'	186.01'
C3	N37°13'08\"	155.63'	155.63'
C4	S87°28'53\"	172.67'	164.67'

Partial Line Table		
Line #	Length	Direction
1451	477.88'	N87°26'15\"
1452	143.31'	N07°25'35\"
1453	111.80'	N07°14'42\"
1454	235.31'	N87°14'42\"
1455	46.36'	N07°10'08\"
1456	218.61'	S88°39'43\"
1457	44.45'	N4°48'48\"
1458	58.88'	N07°17'17\"
1459	277.29'	S87°24'41\"
1460	86.08'	S55°05'24\"
1461	86.08'	S55°05'24\"
1462	86.08'	S55°05'24\"
1463	31.72'	S10°01'02\"
1464	84.88'	S44°34'33\"
1465	77.68'	S87°13'17\"
1466	13.90'	S82°35'53\"
1467	99.78'	N80°29'53\"
1468	116.31'	N88°09'44\"
1469	60.34'	S87°25'34\"
1470	59.42'	S80°07'32\"



REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LAND IN AGRICULTURE + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + ENGINEERING CONSULTANTS + CIVIL ENGINEERING

BOUNDARY EXHIBIT

HENRY COUNTY

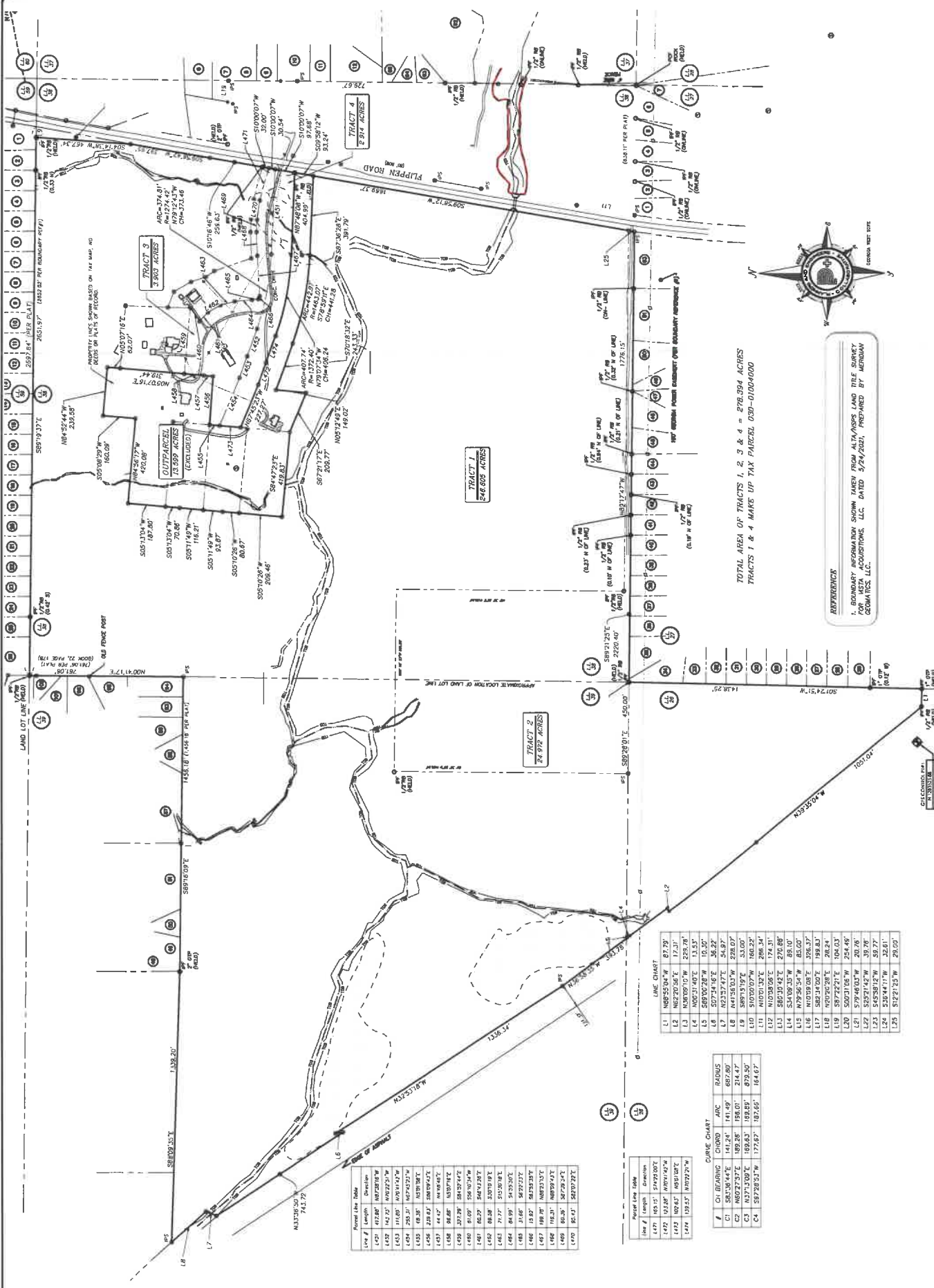
LAND LOT 12 26.38 & 39

DATE OF FIELD WORK: N/A
SCALE: 1" = 400'
FILE NO.: 20069.00
DATE: 12/19/2023
DRAWN BY: JRS



REFERENCE
1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA SURVEY LAND TITLE SURVEY FOR BETA HOUSING, LLC, DATED 9/24/2021, PREPARED BY GEOMETRICS, LLC.

TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 276.394 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000



LINE CHART

LINE #	BEARING	DISTANCE	AREA
1	N85°55'44\"	61.79'	1.21
2	N85°55'44\"	61.79'	1.21
3	N85°55'44\"	61.79'	1.21
4	N85°55'44\"	61.79'	1.21
5	N85°55'44\"	61.79'	1.21
6	N85°55'44\"	61.79'	1.21
7	N85°55'44\"	61.79'	1.21
8	N85°55'44\"	61.79'	1.21
9	N85°55'44\"	61.79'	1.21
10	N85°55'44\"	61.79'	1.21
11	N85°55'44\"	61.79'	1.21
12	N85°55'44\"	61.79'	1.21
13	N85°55'44\"	61.79'	1.21
14	N85°55'44\"	61.79'	1.21
15	N85°55'44\"	61.79'	1.21
16	N85°55'44\"	61.79'	1.21
17	N85°55'44\"	61.79'	1.21
18	N85°55'44\"	61.79'	1.21
19	N85°55'44\"	61.79'	1.21
20	N85°55'44\"	61.79'	1.21
21	N85°55'44\"	61.79'	1.21
22	N85°55'44\"	61.79'	1.21
23	N85°55'44\"	61.79'	1.21
24	N85°55'44\"	61.79'	1.21
25	N85°55'44\"	61.79'	1.21
26	N85°55'44\"	61.79'	1.21
27	N85°55'44\"	61.79'	1.21
28	N85°55'44\"	61.79'	1.21
29	N85°55'44\"	61.79'	1.21
30	N85°55'44\"	61.79'	1.21
31	N85°55'44\"	61.79'	1.21
32	N85°55'44\"	61.79'	1.21
33	N85°55'44\"	61.79'	1.21
34	N85°55'44\"	61.79'	1.21
35	N85°55'44\"	61.79'	1.21
36	N85°55'44\"	61.79'	1.21
37	N85°55'44\"	61.79'	1.21
38	N85°55'44\"	61.79'	1.21
39	N85°55'44\"	61.79'	1.21
40	N85°55'44\"	61.79'	1.21
41	N85°55'44\"	61.79'	1.21
42	N85°55'44\"	61.79'	1.21
43	N85°55'44\"	61.79'	1.21
44	N85°55'44\"	61.79'	1.21
45	N85°55'44\"	61.79'	1.21
46	N85°55'44\"	61.79'	1.21
47	N85°55'44\"	61.79'	1.21
48	N85°55'44\"	61.79'	1.21
49	N85°55'44\"	61.79'	1.21
50	N85°55'44\"	61.79'	1.21
51	N85°55'44\"	61.79'	1.21
52	N85°55'44\"	61.79'	1.21
53	N85°55'44\"	61.79'	1.21
54	N85°55'44\"	61.79'	1.21
55	N85°55'44\"	61.79'	1.21
56	N85°55'44\"	61.79'	1.21
57	N85°55'44\"	61.79'	1.21
58	N85°55'44\"	61.79'	1.21
59	N85°55'44\"	61.79'	1.21
60	N85°55'44\"	61.79'	1.21
61	N85°55'44\"	61.79'	1.21
62	N85°55'44\"	61.79'	1.21
63	N85°55'44\"	61.79'	1.21
64	N85°55'44\"	61.79'	1.21
65	N85°55'44\"	61.79'	1.21
66	N85°55'44\"	61.79'	1.21
67	N85°55'44\"	61.79'	1.21
68	N85°55'44\"	61.79'	1.21
69	N85°55'44\"	61.79'	1.21
70	N85°55'44\"	61.79'	1.21
71	N85°55'44\"	61.79'	1.21
72	N85°55'44\"	61.79'	1.21
73	N85°55'44\"	61.79'	1.21
74	N85°55'44\"	61.79'	1.21
75	N85°55'44\"	61.79'	1.21
76	N85°55'44\"	61.79'	1.21
77	N85°55'44\"	61.79'	1.21
78	N85°55'44\"	61.79'	1.21
79	N85°55'44\"	61.79'	1.21
80	N85°55'44\"	61.79'	1.21
81	N85°55'44\"	61.79'	1.21
82	N85°55'44\"	61.79'	1.21
83	N85°55'44\"	61.79'	1.21
84	N85°55'44\"	61.79'	1.21
85	N85°55'44\"	61.79'	1.21
86	N85°55'44\"	61.79'	1.21
87	N85°55'44\"	61.79'	1.21
88	N85°55'44\"	61.79'	1.21
89	N85°55'44\"	61.79'	1.21
90	N85°55'44\"	61.79'	1.21
91	N85°55'44\"	61.79'	1.21
92	N85°55'44\"	61.79'	1.21
93	N85°55'44\"	61.79'	1.21
94	N85°55'44\"	61.79'	1.21
95	N85°55'44\"	61.79'	1.21
96	N85°55'44\"	61.79'	1.21
97	N85°55'44\"	61.79'	1.21
98	N85°55'44\"	61.79'	1.21
99	N85°55'44\"	61.79'	1.21
100	N85°55'44\"	61.79'	1.21

CURVE CHART

CH	BEARING	CHORD	ARC	RADIUS
C1	S81°38'44\"E	141.24'	141.49'	685.80'
C2	N60°27'57\"E	189.28'	189.01'	214.47'
C3	N37°13'09\"E	189.63'	189.89'	975.50'
C4	S27°28'52\"W	177.67'	181.66'	164.67'

This document is a boundary exhibit and should not be used for any other purpose. It is a legal document and should be kept in a safe place. It is a legal document and should be kept in a safe place. It is a legal document and should be kept in a safe place.

LEGAL DESCRIPTION
TRACT 1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence leaving said right-of-way line of Flippen Road North 74 degrees 25 minutes 0 seconds West a distance of 165.15 feet to a point; thence North 82 degrees 7 minutes 22 seconds West a distance of 95.43 feet to a point; thence North 87 degrees 39 minutes 54 seconds West a distance of 60.36 feet to a point; thence South 88 degrees 9 minutes 43 seconds West a distance of 116.31 feet to a point; thence South 86 degrees 25 minutes 15 seconds West a distance of 199.76 feet to a point; thence North 63 degrees 55 minutes 35 seconds West a distance of 15.92 feet to a point; thence North 6 degrees 22 minutes 33 seconds West a distance of 31.66 feet to a point; thence North 4 degrees 55 minutes 50 seconds West a distance of 84.99 feet to a point; thence North 15 degrees 30 minutes 18 seconds West a distance of 71.77 feet to a point; thence North 30 degrees 10 minutes 19 seconds West a distance of 69.58 feet to a point; thence North 46 degrees 43 minutes 26 seconds West a distance of 60.22 feet to a point; thence North 56 degrees 10 minutes 34 seconds East a distance of 81.09 feet to a point; thence North 84 degrees 52 minutes 44 seconds West a distance of 327.13 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 319.47 feet to a point; thence North 5 degrees 7 minutes 16 seconds East a distance of 62.07 feet; thence North 84 degrees 52 minutes 44 seconds West a distance of 239.58 feet to a point; thence South 5 degrees 8 minutes 29 seconds West a distance of 160.09 feet to a point; thence North 84 degrees 56 minutes 17 seconds West a distance of 420.08 feet to a point; thence South 5 degrees 13 minutes 4 seconds West a distance of 187.80 feet to a point; thence South 5 degrees 13 minutes 4 seconds West, a distance of 70.86 feet; thence South 5 degrees 11 minutes 49 seconds West a distance of 116.21 feet to a point; thence continue Southerly along said line, a distance of 93.87 feet; thence South 5 degrees 10 minutes 26 seconds West a distance of 80.67 feet to a point; thence South 5 degrees 10 minutes 26 seconds West, a distance of 209.46 feet; thence South 84 degrees 47 minutes 23 seconds East a distance of 419.83 feet to a point; thence South 67 degrees 21 minutes 17 seconds East a

distance of 209.77 feet to a point; thence North 5 degrees 12 minutes 49 seconds East a distance of 149.02 feet to a point; thence South 70 degrees 18 minutes 32 seconds East a distance of 243.33 feet to a point; thence 442.97 feet along an arc of a curve to the left, said curve having a radius of 1,463.07 feet and a chord bearing and distance of South 78 degrees 59 minutes 11 seconds East 441.28 feet to a point; thence South 87 degrees 36 minutes 28 seconds East a distance of 391.79 feet to a point; thence South 9 degrees 58 minutes 32 seconds West a distance of 1,576.17 feet to a point; thence North 89 degrees 19 minutes 44 seconds West a distance of 1,776.78 feet to a point; thence North 0 degrees 39 minutes 26 seconds East a distance of 1,120.90 feet to a point; thence North 89 degrees 18 minutes 23 seconds West a distance of 899.50 feet to a point; thence South 0 degrees 39 minutes 26 seconds West a distance of 1,150.90 feet to a point; thence South 89 degrees 20 minutes 58 seconds East a distance of 450.00 feet to a point and the POINT OF BEGINNING.

Said tract containing 246.605 acres.

TOGETHER WITH
TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 26, 38 & 39, 12TH DISTRICT, HENRY COUNTY, GEORGIA, AND AS SHOWN ON THAT ALTA/ACSM LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY, VISTA ACQUISITIONS, LLC AND RCVW LAND PREPARED BY MERIDIAN GEOMATICS, LLC, DATED MAY 24, 2021 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½" REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, REBAR FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 26, 27, 38 & 39, THENCE, NORTH 89° 28' 01" WEST FOR A DISTANCE OF 450.00 FEET TO A POINT; THENCE, NORTH 00° 34' 04" EAST FOR A DISTANCE OF 1150.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 25' 46" EAST FOR A DISTANCE OF 899.87 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 REBAR FOUND; THENCE, SOUTH 00° 33' 08" WEST FOR A DISTANCE OF 1120.90 FEET TO A TO A ½" REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF REBAR FOUND; THENCE, SOUTH 89° 17' 47" EAST FOR A DISTANCE OF 1776.15 FEET TO A TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY); THENCE, ALONG SAID FLIPPEN ROAD RIGHT-OF-WAY SOUTH 12° 21' 25" WEST FOR A DISTANCE OF 29.00 FEET TO A POINT; THENCE LEAVING SAID FLIPPEN ROAD RIGHT-OF-WAY, NORTH 89° 21' 25" WEST A DISTANCE OF 2220.40 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 24.972 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 3

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 87° 38' 16" WEST FOR A DISTANCE OF 417.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1274.42 FEET, AN ARC DISTANCE OF 389.81 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 79° 12' 43" WEST FOR A DISTANCE OF 373.46 FEET TO A POINT; THENCE, NORTH 70° 22' 21" WEST FOR A DISTANCE OF 140.33 FEET TO A POINT; THENCE, NORTH 70° 41' 42" WEST FOR A DISTANCE OF 111.80

FEET TO A POINT; THENCE, NORTH 67° 45' 23" WEST FOR A DISTANCE OF 255.31 FEET TO A POINT; THENCE, NORTH 05° 01' 08" EAST FOR A DISTANCE OF 48.35 FEET TO A POINT; THENCE, SOUTH 86° 09' 43" EAST FOR A DISTANCE OF 239.63 FEET TO A POINT; THENCE, NORTH 04° 48' 46" EAST FOR A DISTANCE OF 44.42 FEET TO A POINT; THENCE, NORTH 05° 07' 16" EAST FOR A DISTANCE OF 96.86 FEET TO A POINT; THENCE, SOUTH 84° 52' 44" EAST FOR A DISTANCE OF 327.29 FEET TO A POINT; THENCE, SOUTH 56° 10' 34" WEST FOR A DISTANCE OF 81.09 FEET TO A POINT; THENCE, SOUTH 46° 43' 26" EAST FOR A DISTANCE OF 60.22 FEET TO A POINT; THENCE, SOUTH 30° 10' 19" EAST FOR A DISTANCE OF 69.58 FEET TO A POINT; THENCE, SOUTH 15° 30' 18" EAST FOR A DISTANCE OF 71.77 FEET TO A POINT; THENCE, SOUTH 04° 55' 50" EAST FOR A DISTANCE OF 84.99 FEET TO A POINT; THENCE, SOUTH 06° 22' 33" EAST FOR A DISTANCE OF 31.66 FEET TO A POINT; THENCE, SOUTH 63° 55' 35" EAST FOR A DISTANCE OF 15.92 FEET TO A POINT; THENCE, NORTH 86° 25' 15" EAST FOR A DISTANCE OF 199.76 FEET TO A POINT; THENCE, NORTH 88° 09' 43" EAST FOR A DISTANCE OF 116.31 FEET TO A POINT; THENCE, SOUTH 87° 39' 54" EAST FOR A DISTANCE OF 60.36 FEET TO A POINT; THENCE, SOUTH 82° 07' 22" EAST FOR A DISTANCE OF 95.43 FEET TO A POINT; THENCE SOUTH 74° 25' 00" EAST A DISTANCE OF 165.15 FEET TO THE POINT OF BEGINNING.

SAID LAND, TRACT OR PARCEL CONTAINS 3.903 ACRES MORE OR LESS.

TOGETHER WITH
TRACT 4

TO FIND THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF FLIPPEN ROAD (80' RIGHT-OF-WAY) AND THE LAND LOT LINE COMMON TO LAND LOTS 38 & 59, thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point; thence South 10 degrees 4 minutes 37 seconds West a distance of 657.57 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 32.00 feet to a point; thence SOUTH 10° 00' 07" WEST FOR A DISTANCE OF 30.54 FEET TO A POINT and the TRUE POINT OF BEGINNING, from the TRUE POINT OF BEGINNING; thence South 10 degrees 0 minutes 7 seconds West a distance of 97.66 feet to a point; thence leaving said right-of-way of Flippen Road North 87 degrees 48 minutes 8 seconds West a distance of 404.84 feet to a point; thence 407.74 feet along an arc of a curve to the right, said curve having a radius of 1,372.40 feet and a chord bearing and distance of North 79 degrees 7 minutes 34 seconds West 406.24 feet to a point; thence North 70 degrees 22 minutes 21 seconds West a distance of 140.05 feet to a point; thence North 70 degrees 41 minutes 42 seconds West a distance of 114.04 feet to a point; thence North 67 degrees 45 minutes 23 seconds West a distance of 227.27 feet to a point; thence North 5 degrees 01 minute 8 seconds East a distance of 102.50 feet to a point; thence South 67 degrees 45 minutes 23 seconds East a distance of 254.97 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 111.80 feet to a point; thence South 70 degrees 22 minutes 51 seconds East a distance of 143.73 feet to a point; thence 374.82 feet along an arc of a curve to the left, said curve having a radius of 1,274.42 feet and a chord bearing and distance of South 79 degrees 12 minutes 43 seconds East 373.47 feet to a point; thence South 87 degrees 38 minutes 16 seconds East a distance of 417.97 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 2.914 acres

TOTAL ACREAGE BEING = 278.394 ACRES

Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

City of Stockbridge Planning and Zoning Division
Community Development Department

REZONING APPLICATION CHECKLIST

**PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL REZONING APPLICATIONS.
ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.**

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

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

City of Stockbridge Planning and Zoning Division
Rezoning Application

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: (404) 815-36 20 Date: _____

Address Applicant: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 81536 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: (404) 8 15-36 20 Date: _____

Address Agent: 1105 W. Peachtree St., NE, Suite 1000 Fax _____ Cell # (404) 8 15 -36 20

City: Atlanta State: GA Zip: 30309 E-mail: djwebb@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 MU (Mixed-Use) (Henry County: RZ-19-01) to
PUD (Planned Unit Development) (City of Stockbridge)

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: 030-0100400 (no address); 630 Filppen Road; 384 Filppen Road

Nearest intersection to the property: Falhaven Road
(Street Address)

Size of Tract: 278.4 acre(s), Land Lot Number(s): 26, 38 & 39, District(s): 1 2

Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Cathy M. Ellington
Printed Name of Witness

Notary

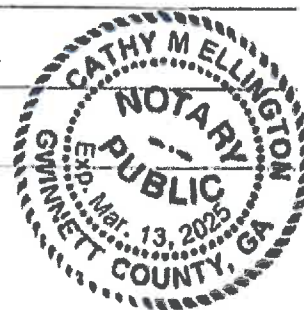
NOTARY STAMP:

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 8/16/25

Signature of Applicant

Michael Naylor
Printed Name of Applicant

Signature of Agent



(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: _____

Pre-Application Form

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

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

ZONING OF ADJACENT PROPERTIES:

NORTH: R-D SOUTH: PD/C-1 EAST: MU (Henry) WEST: I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson	_____	(Name and Signature)
Den Webb	_____ <i>dw</i>	(Name and Signature)
Michael Neyhart	_____ <i>mn</i>	(Name and Signature)
Ken Wood	_____ <i>kw</i>	(Name and Signature)

PLEASE NOTE:

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

The 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.

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

Disclosures

10/20/2023 10:00 AM

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 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

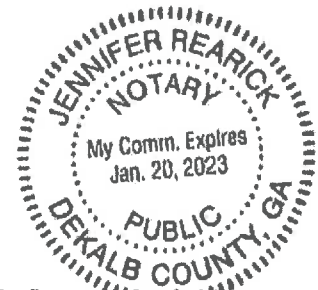
Rodney Brown
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 26th day of July, 2022

Jennifer Reauck
Notary Public



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

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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 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


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 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


Notary Public

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Yes _____ No ✓

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We certify that the foregoing information is true and correct, this 27th day of July, 2022

Vista Residential Partners

Applicant's Name - Printed



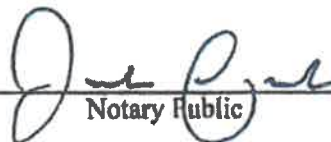
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


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 _____, _____

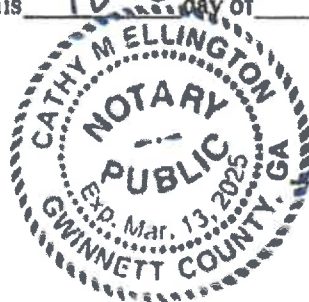
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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.)

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Yes _____ No X

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

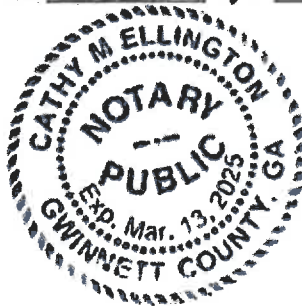
Applicant's Name - Printed

Signature of Applicant/Property Owner/Agent

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.)

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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

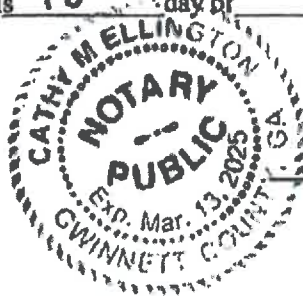
Signature of Applicant/Property Owner/Agent

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



Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

030-01004008 (384 Flippen Road)

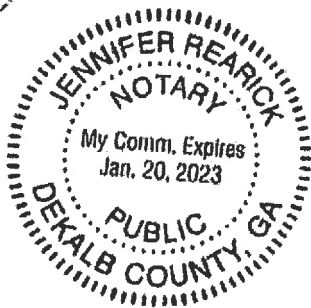
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 5/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD

FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. 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 is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

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

Please see C, D and E above.

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.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. 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.

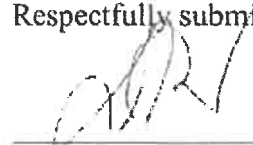
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of August, 2022.

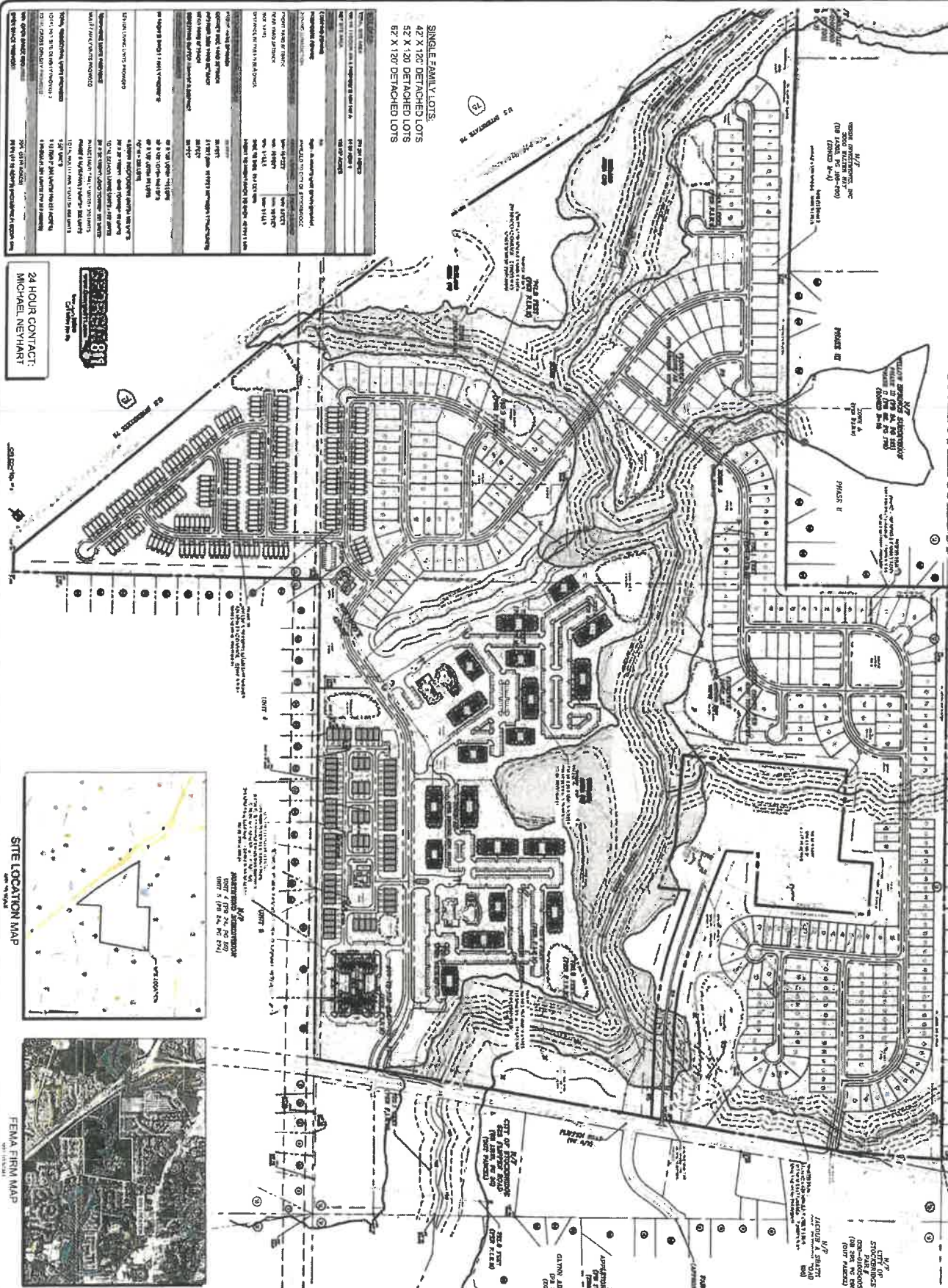
Respectfully submitted,



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

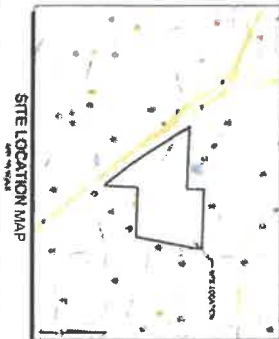
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



NO.	DATE	BY	DESCRIPTION
1	08/07/2022	20055.00	PROJECT
2	08/07/2022	20055.00	SCALE: 1" = 200'
3	08/07/2022	20055.00	DATE: 08/07/2022
4	08/07/2022	20055.00	PROJECT

24 HOUR CONTACT:
MICHAEL NEYHART



P&C+
Parrish & Engineers Collaborative +

10000 FLIPPER ROAD
STOCKBRIDGE, GEORGIA 30281
HENRY COUNTY JURISDICTION

**FLIPPER ROAD
MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

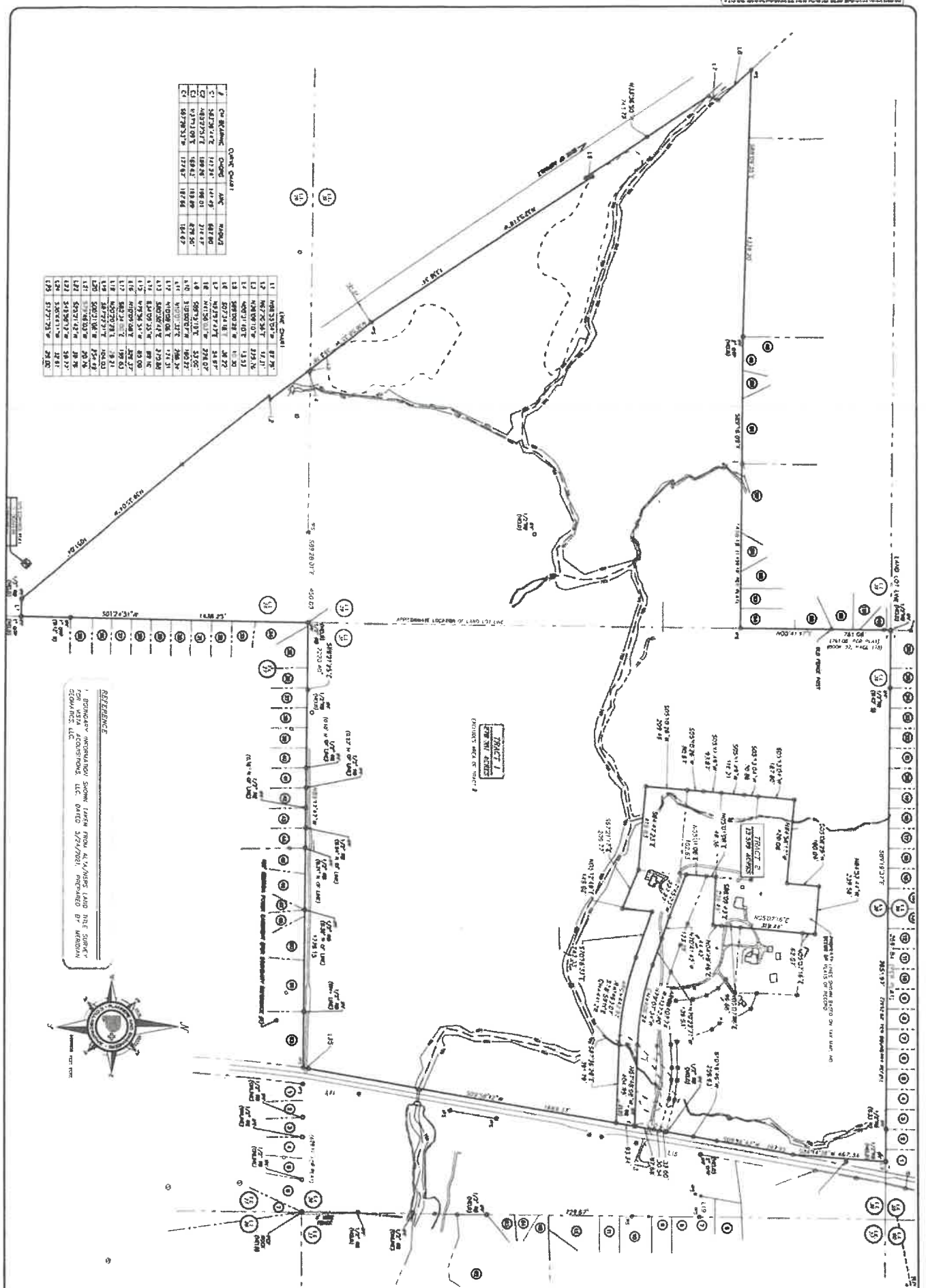
NO.	DATE	BY	DESCRIPTION
1	08/07/2022	20055.00	PROJECT
2	08/07/2022	20055.00	SCALE: 1" = 200'
3	08/07/2022	20055.00	DATE: 08/07/2022
4	08/07/2022	20055.00	PROJECT

**MASTER
REZONING PLAN**

Z1

20055.00

Survey



Curve Data

Curve	Radius	Chord	Angle	Area
1	548.76	111.25	14.49	647.60
2	548.76	111.25	14.49	647.60
3	548.76	111.25	14.49	647.60
4	548.76	111.25	14.49	647.60
5	548.76	111.25	14.49	647.60

Line Data

Line	Length	Area
1	108.33	87.76
2	108.33	87.76
3	108.33	87.76
4	108.33	87.76
5	108.33	87.76

Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds East a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



VISTA REALTY
PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BRHoltSinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>

Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.
RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

Carter & Sloope
CONSULTING ENGINEERS

1981 FORDHAM ROAD, SUITE 100, ATLANTA, GA 30329, 404.525.1111, 404.525.1112

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.

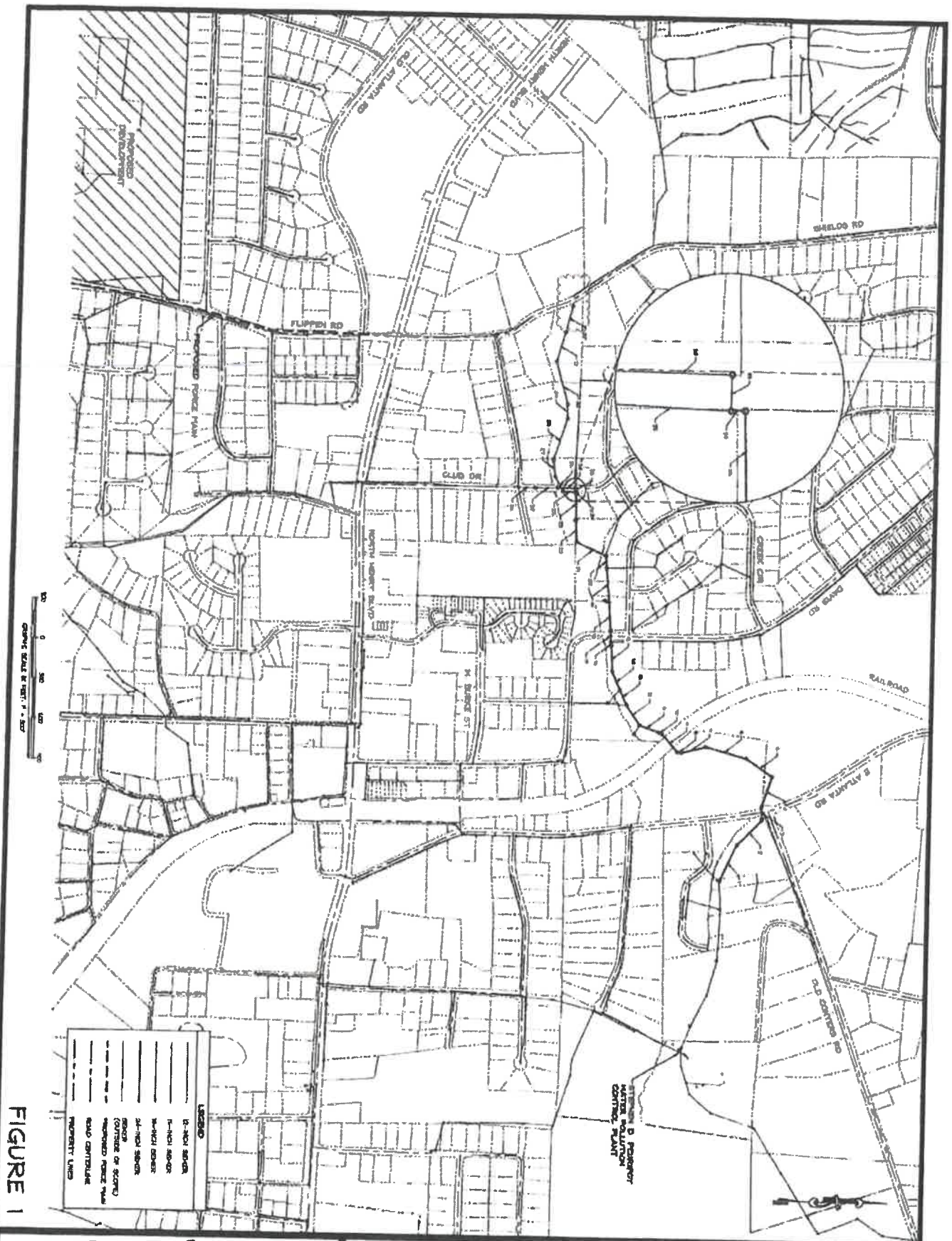


FIGURE 1



Carter & Sloop
CONSULTING ENGINEERS

HACON ♦ ATHENS ♦ CANTON ♦ MOULTON

1001 STONEMIDGE PARKWAY WATERSVILLE, GA 30677, 706.765.6119 TEL., 706.769.5446 FAX

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA



UPGRADE 8" LINE TO
26" OR 20" LINE TO TIE
INTO EXISTING 24"
ACROSS NORTH
HENRY

FORCE MAIN FROM
PROPERTY TO
EXISTING 8" LINE TO
BE UPGRADED.

NOTED: 1120 SF & 120' SINGLE FAMILY LOTS

DEVELOPMENT OF REGIONAL IMPACT FORM 1



Developments of Regional Impact

[DRI Home](#) [Tier Map](#) [Apply](#) [View Submissions](#) [Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: City of Stockbridge

Individual completing form: Ryan Anderson

Telephone: 678-216-6902

E-mail: randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Reeves Creek II

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 030-01004000; 030-01003001; 030-01004008

Brief Description of Project: Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta

State: GA

Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek
Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application	
Save without Submitting	
Cancel	
Back to Top	

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."	Rezoning application form attached.
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 35	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 within the last five years 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.	✓

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

Name of Applicant Vista Residential Partners (c/o Dennis J. Webb, Jr.) Phone: 404-815-3620 Date: _____

Address of Applicant: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

Name of Agent Dennis J. Webb, Jr. Phone: 404-815-3620 Date: _____

Address of Agent: 1105 W. Peachtree Street, Suite 1000 Cell # _____

City: Atlanta State: GA Zip: 30309 E-mail: dwebb@sgrlaw.com

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: Mixed Use (Henry County)

TO: HDR (High Density Residential)

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)

Property Address: 030-0100400 (no address); 630 Flippen Road; 384 Flippen Road

Nearest intersection to the property: Fairhaven Road

Size of Tract: 278.4 acre(s). Land Lot Number(s): 26, 38, & 39, District(s): 1,2
Property Tax Parcel Number(s): 030-01004000; 030-01003001; 030-01004008 (Required)

Witness' Signature

Signature of Applicant

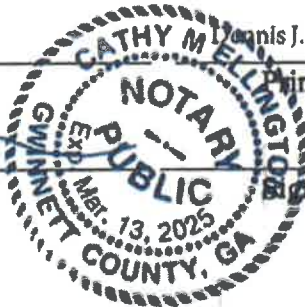
Printed Name of Witness

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: _____

Pre-Application Form

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

PRE-APPLICATION FORM

DATE June 7, 2022

APPLICANT: Vista Residential Partners

TYPE OF APPLICATION: Rezoning/Comp Plan Amendment

PROPERTY ADDRESS: 030-01004000 (no address); 630 Flippen Road; 384 Flippen Road

DISTRICT: 12 **LAND LOT(S):** 26 38 & 39 **PARCEL I.D.(S):** 030-01004000; 030-01003001; 030-01004008

CURRENT ZONING: MU (Mixed-Use) (Henry County: RZ-19-01)

PROPOSED ZONING: PUD (Planned Unit Development)

FUTURE LAND USE MAP DESIGNATION: Mixed Use (Henry County)

REQUEST / ITEMS DISCUSSED:

The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and rezone the property into the City of Stockbridge and potential Stockbridge zoning districts. We also discussed roadway and pedestrian connectivity, open space and sewer issues.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

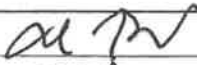
ZONING OF ADJACENT PROPERTIES:

NORTH: R-D **SOUTH:** PD/C-1 **EAST:** MU (Henry) **WEST:** I-75 ROW

PREVIOUS REZONING REQUESTS ON THE PROPERTY AND IN THE AREA,

INCLUDING SURROUNDING SUBDIVISIONS: The Subject Property was part of a larger tract originally rezoned from RA (Residential-Agricultural) to MU (Mixed-Use) by Henry County (RZ-19-01).

MEETING ATTENDANTS:

Ryan Anderson		(Name and Signature)
Den Webb		(Name and Signature)
Michael Neyhart		(Name and Signature)
Ken Wood		(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.

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.

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.

Contacts

**City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314**

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3321

> Water Department tel.: (770) 474-1232
Sewer Department tel.: (678) 833-3301

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

Disclosures

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 26th day of July, 2022

Rodney S. Brown
Applicant's Name - Printed

Rodney Brown
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 26th day of July, 2022

Jennifer Rearick
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 27th day of July, 2022

RCVW Land LLC
Applicant's Name - Printed


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 27th day of July, 2022.

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


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 27th day of July, 2022

Vista Residential Partners
Applicant's Name - Printed


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 27th day of July, 2022

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25


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 _____, _____

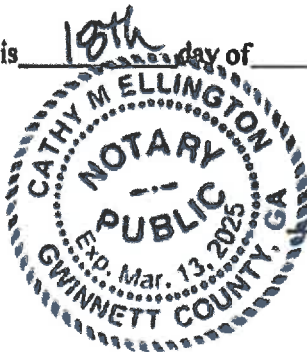
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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 _____, _____

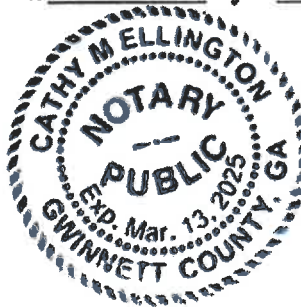
Applicant's Name - Printed

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

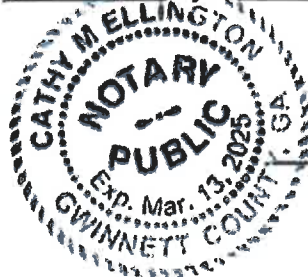
Signature of Applicant/Property Owner/Agent

J. Alexander Brock, 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 Mellington
Notary Public

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

Letter of Ownership

Letter of Ownership

Rodney S. Brown
384 Flippen Road
Stockbridge, GA 30281
Rodney78cl@gmail.com
770-696-8546

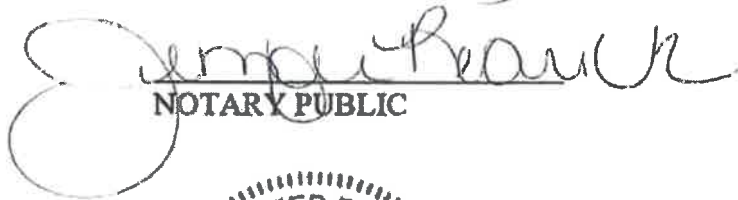
030-01004008 (384 Flippen Road)

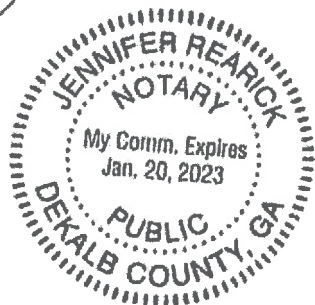
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


Rodney S. Brown

Date: 7-26-2022

Sworn to and subscribed before me
this 26th day of July, 2022


NOTARY PUBLIC



8CR/39827914.1

Letter of Ownership

RCVW Land LLC
c/o Michael Neyhart
2964 Peachtree Road, Suite 585
Atlanta, GA 30305
mn@vistarp.com
404-835-5778

030-01004000 (no address)
030-01003001 (630 Flippen Road)

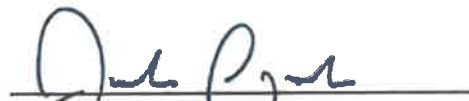
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



RCVW Land LLC

By: Michael Neyhart
Its: Authorized Representative
Date: July 27th 2022

Sworn to and subscribed before me
this 27th day of July, 2022


NOTARY PUBLIC

John Bush
NOTARY PUBLIC
Fulton County, Georgia
My Commission Expires 3/16/25

Statement of Intent

STATEMENT OF INTENT

and

Other Material Required by the
City of Stockbridge Unified Development Code
for the
Rezoning
And
Future Land Use Map Amendment Applications

of

VISTA RESIDENTIAL PARTNERS

for

± 278.4 Acres of Land
located in
Land Lots 26, 38 and 39,
12th District, Henry County

REZONE: MU (Henry County) to PUD
FLUMA: Mixed Use (Henry County) to HDR

Submitted for Applicant by:

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

I. INTRODUCTION

The Applicant has filed an application to annex $\pm$ 278.4 acres of land located in Land Lots 26, 38 and 39, 12th District of Henry County (the “Subject Property”), from unincorporated Henry County into the City of Stockbridge. Contemporaneously, the Applicant files this request to (a) rezone the Subject Property from its current Henry County zoning designation, MU (Mixed-Use), to the Stockbridge designation of PUD (Planned Unit Development) and (b) amend the Future Land Use Map designation for the Subject Property from Mixed Use (Henry County) to HDR (High Density Residential) under the City of Stockbridge’s Comprehensive Plan.

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). At the time, the Subject Property was part of a larger, $\pm$ 436.3 acre tract (the “Master Development Tract”). The Master Development Tract has been authorized for a mixed residential, office and commercial development that includes, among other things, 1,643 dwelling units (apartments (four-stories), townhomes, duplexes, senior-living (four-stories) and single-family detached), three four-story hotels, fourteen office buildings and over 300,000 square feet of restaurant and retail space, among other things (the “Master Mixed-Use Development”).¹ The gross residential density approved was 10.15 units per acre. While the Master Mixed-Use Development has not yet been constructed, the underlying zoning approval remains valid.

The Subject Property represents the residential component of the Master Mixed-Use Development. Through this application, the Applicant proposes less intensity than originally

¹ As part of the zoning process, the Master Mixed-Use Development was also reviewed as a Development of Regional Impact (“DRI”) and approved (DRI 2996 Reeves Creek (October 3, 2019)).

approved. Specifically, it plans a total of 1,361 units, as opposed to the 1,643 originally approved, at a gross density of 4.89 units per acre. The dwellings will be spread among multifamily units (660), townhome units (191), senior-living units (172) and single-family detached units (338).

The development proposed for the Subject Property has been thoughtfully designed. For example, the more intense multi-family uses are concentrated in the center of the site and the townhome units clustered along the I-75 frontage. Single family detached units and senior living units have been placed at the outer edges of the development, serving as a transition and step-down in intensity to the existing uses to the north and south. Further, the development has been devised to maximize use of the natural environment. The Subject Property is bisected by Reeves Creek. The development activates this natural amenity and puts a premium on open space, providing ± 71.23 acres or $\pm 25.6\%$ of the total land area. Similarly, the development has been planned to promote pedestrian connectivity by offering an extensive sidewalk network throughout. Finally, requisite parking has been provided.

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

Henry County rezoned the Subject Property from RA (Residential-Agricultural) to MU in May of 2019 (RZ-19-01). To the Applicant's knowledge, no other rezoning applications have been filed concerning the Subject Property.

III. 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 is currently located in unincorporated Henry County. The development proposed is consistent with the Future Land Use Map ("FLUM") designation in that jurisdiction, which is "Mixed-Use." Concurrent with the rezoning, the Applicant requests that the City designate the Subject Property as HDR (High Density Residential). 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, singles, and small families;
- Creating appropriate residential types to ensure that seniors can age in place;
- 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 (i.e. there is "Low Density Vertical Mixed-Use" to the North, "Medium Density Vertical Mixed-Use" and "High Density Residential" to the South and "High Density Residential" to the East). Finally, the Subject Property is included within the City's proposed Annexation Map. Hence, the City has chosen to annex the Subject Property with full knowledge

of the entitlements currently in place and an obligation to maintain the allowed uses (*See, e.g., UDC at § 9.8*).

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

The development scheme for the Subject Property was established in May of 2019, when Henry County rezoned the Subject Property to allow for the Master Mixed-Use Development. The requested rezoning will simply allow the Subject Property to be brought into the City of Stockbridge with an analogous zoning district, as required by City Ordinance (*See, e.g., UDC at § 9.8*).

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

The Master Mixed-Use Development has already been approved and can be developed now as-of-right. Hence, any potential impacts on the zoning district, the property, the neighborhood and the community have been considered, have been endorsed and are imminent. It should be noted, however, that the current proposal lessens the intensity of the residential component of the Master Mixed-Use Development from that originally approved, which will conversely lessen the impacts to the area in which the Subject Property is located.

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

No. The Subject Property comprises ± 278.4 acres and consists of a mixed-residential development designed to accommodate a diverse range of residents, including single-persons, families and senior citizens, and to provide a variety of housing types. Hence, the Subject Property has been designed in essence as a stand-alone district. It is also adjacent to properties with compatible and complimentary designations on the City's FLUM ("Low Density Vertical

Mixed-Use” (North); “Medium Density Vertical Mixed-Use” and “High Density Residential” (South) and “High Density Residential” (East)).

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

The Master Mixed-Use Development has already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City’s future development desires for the properties that surround it, as indicated on the City’s FLUM.

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

Please see C, D and E above.

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.

This application will be reviewed as a DRI. Hence, impacts to water, sewer, public facilities and public services will be evaluated and mitigation, if necessary, required. The Applicant notes, however, that it has provided a sewer capacity letter with this application indicating that water and sewer are available to serve the Subject Property, with upgrades that the Applicant is willing to make.

I. HOW THE PROPOSAL IMPACTS TRAFFIC SAFETY AND CONGESTION.

This application will be reviewed as a DRI. Hence, a traffic study will be performed as required, impacts to traffic safety and congestion considered and mitigation, if necessary, provided. It is important to note, however, that the Applicant is reducing the density allowed on the Subject Property now as-of-right. Hence, the traffic impacts from this development will be less than the development currently permitted.

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.

The impacts from the development proposed should be comparable to those from the Master Mixed-Use Development, which is currently permitted as-of-right, and should result in an increase in property values in the area. As the site plan submitted with the application demonstrates, the proposal is a thoughtful, pedestrian-oriented, mixed-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.

The current proposal is consistent with the existing regulations in Henry County.

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 have no greater impact on the integrity of adjacent and nearby residential neighborhoods than the Master Mixed-Use Development.

IV. 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.

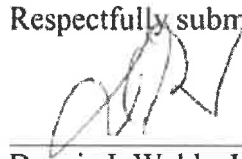
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

V. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Rezoning and Future Land Use Map Amendment 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 19th day of August, 2022.

Respectfully submitted,



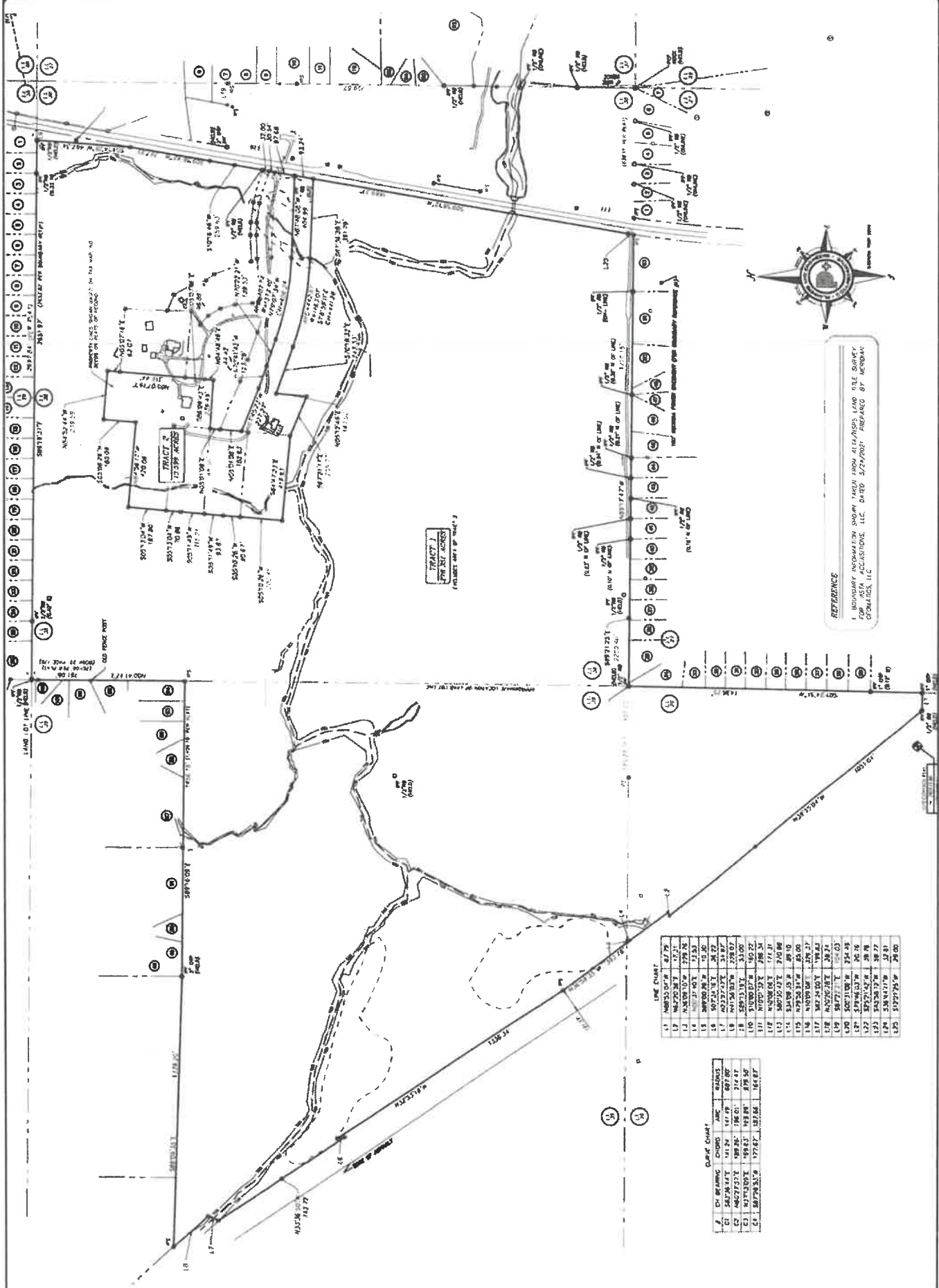
Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

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

Site Plan

[illegible]

Survey



LINE CHART	
1	1000.00 100.00 6.7%
2	1000.00 100.00 10.0%
3	1000.00 100.00 13.3%
4	1000.00 100.00 16.7%
5	1000.00 100.00 20.0%
6	1000.00 100.00 23.3%
7	1000.00 100.00 26.7%
8	1000.00 100.00 30.0%
9	1000.00 100.00 33.3%
10	1000.00 100.00 36.7%
11	1000.00 100.00 40.0%
12	1000.00 100.00 43.3%
13	1000.00 100.00 46.7%
14	1000.00 100.00 50.0%
15	1000.00 100.00 53.3%
16	1000.00 100.00 56.7%
17	1000.00 100.00 60.0%
18	1000.00 100.00 63.3%
19	1000.00 100.00 66.7%
20	1000.00 100.00 70.0%
21	1000.00 100.00 73.3%
22	1000.00 100.00 76.7%
23	1000.00 100.00 80.0%
24	1000.00 100.00 83.3%
25	1000.00 100.00 86.7%
26	1000.00 100.00 90.0%
27	1000.00 100.00 93.3%
28	1000.00 100.00 96.7%
29	1000.00 100.00 100.0%
30	1000.00 100.00 103.3%
31	1000.00 100.00 106.7%
32	1000.00 100.00 110.0%
33	1000.00 100.00 113.3%
34	1000.00 100.00 116.7%
35	1000.00 100.00 120.0%
36	1000.00 100.00 123.3%
37	1000.00 100.00 126.7%
38	1000.00 100.00 130.0%
39	1000.00 100.00 133.3%
40	1000.00 100.00 136.7%
41	1000.00 100.00 140.0%
42	1000.00 100.00 143.3%
43	1000.00 100.00 146.7%
44	1000.00 100.00 150.0%
45	1000.00 100.00 153.3%
46	1000.00 100.00 156.7%
47	1000.00 100.00 160.0%
48	1000.00 100.00 163.3%
49	1000.00 100.00 166.7%
50	1000.00 100.00 170.0%
51	1000.00 100.00 173.3%
52	1000.00 100.00 176.7%
53	1000.00 100.00 180.0%
54	1000.00 100.00 183.3%
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56	1000.00 100.00 190.0%
57	1000.00 100.00 193.3%
58	1000.00 100.00 196.7%
59	1000.00 100.00 200.0%
60	1000.00 100.00 203.3%
61	1000.00 100.00 206.7%
62	1000.00 100.00 210.0%
63	1000.00 100.00 213.3%
64	1000.00 100.00 216.7%
65	1000.00 100.00 220.0%
66	1000.00 100.00 223.3%
67	1000.00 100.00 226.7%
68	1000.00 100.00 230.0%
69	1000.00 100.00 233.3%
70	1000.00 100.00 236.7%
71	1000.00 100.00 240.0%
72	1000.00 100.00 243.3%
73	1000.00 100.00 246.7%
74	1000.00 100.00 250.0%
75	1000.00 100.00 253.3%
76	1000.00 100.00 256.7%
77	1000.00 100.00 260.0%
78	1000.00 100.00 263.3%
79	1000.00 100.00 266.7%
80	1000.00 100.00 270.0%
81	1000.00 100.00 273.3%
82	1000.00 100.00 276.7%
83	1000.00 100.00 280.0%
84	1000.00 100.00 283.3%
85	1000.00 100.00 286.7%
86	1000.00 100.00 290.0%
87	1000.00 100.00 293.3%
88	1000.00 100.00 296.7%
89	1000.00 100.00 300.0%
90	1000.00 100.00 303.3%
91	1000.00 100.00 306.7%
92	1000.00 100.00 310.0%
93	1000.00 100.00 313.3%
94	1000.00 100.00 316.7%
95	1000.00 100.00 320.0%
96	1000.00 100.00 323.3%
97	1000.00 100.00 326.7%
98	1000.00 100.00 330.0%
99	1000.00 100.00 333.3%
100	1000.00 100.00 336.7%

	CH BEARING	CHORD	ARC	RADIUS
1	54.7424°	141.24	141.49	697.007
2	48.67572°	139.36	146.01	314.47
3	43.74307°	139.43	143.88	179.50
4	58.77453°	177.67	187.66	164.87

Legal Descriptions

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar found at the Land Lot Corner common to Land Lots 26, 27, 38 & 39; thence South 01 degree 24 minutes 51 seconds West a distance of 1,438.25 feet to a point; thence North 88 degrees 55 minutes 4 seconds West a distance of 87.79 feet to a point on the northeasterly right-of-way line of Interstate 75 (Variable R/W); thence North 39 degrees 35 minutes 4 seconds West a distance of 1,051.04 feet to a point; thence 547.76 feet along an arc of a curve to the right, said curve having a radius of 11,291.16 feet and a chord bearing and distance of North 38 degrees 19 minutes 26 seconds West 547.71 feet to a point; thence North 62 degrees 20 minutes 56 seconds East a distance of 17.31 feet to a point; thence North 36 degrees 9 minutes 10 seconds West a distance of 229.76 feet to a point; thence North 0 degrees 31 minutes 40 seconds East a distance of 13.53 feet to a point; thence South 89 degrees 0 minutes 28 seconds West a distance of 10.30 feet to a point; thence North 36 degrees 58 minutes 35 seconds West a distance of 393.78 feet to a point; thence North 32 degrees 53 minutes 18 seconds West a distance of 1,336.34 feet to a point; thence South 7 degrees 34 minutes 16 seconds East a distance of 36.22 feet to a point; thence North 33 degrees 36 minutes 50 seconds West a distance of 743.72 feet to a point; thence North 23 degrees 57 minutes 47 seconds East a distance of 54.97 feet to a point; thence North 41 degrees 56 minutes 3 seconds West a distance of 228.07 feet to a point; thence leaving said right-of-way of I-75 South 88 degrees 9 minutes 35 seconds East a distance of 1,339.20 feet to a point; thence South 89 degrees 16 minutes 9 seconds East a distance of 1,456.18 feet to a point; thence North 0 degrees 41 minutes 17 seconds East a distance of 761.06 feet to a point; thence South 89 degrees 19 minutes 37 seconds East a distance of 2,651.97 feet to a point; thence South 4 degrees 14 minutes 38 seconds West a distance of 467.34 feet to a point on the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line the following courses and distances: South 9 degrees 56 minutes 42 seconds West a distance of 397.95 feet to a point; thence South 10 degrees 16 minutes 46 seconds West a distance of 259.63 feet to a point; thence South 10 degrees 0 minutes 7 seconds West a distance of 160.22 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 1,669.37 feet to a point; thence South 12 degrees 21 minutes 25 seconds West a distance of 29.00 feet to a point; thence leaving said right-of-way line North 89 degrees 21 minutes 25 seconds West a distance of 2,220.40 feet to a point and the TRUE POINT OF BEGINNING.

Said tract containing 291.95 acres.

LESS AND EXCEPT

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 26, 38 & 39 of the 12th District, Henry County, Georgia and being more particularly described as follows:

BEGINNING at a 1/2" Rebar at the intersection of the Land Lot line common to Land Lots 27 & 38 with the westerly right-of-way line of Flippen Road (80' R/W); thence along said right-of-way line thence North 12 degrees 21 minutes 25 seconds East a distance of 29.00 feet to a

point; thence North 9 degrees 58 minutes 32 seconds East a distance of 1,576.17 feet to a point to a point and the TRUE POINT OF BEGINNING; thence leaving said right-of-way line North 87 degrees 36 minutes 28 seconds West a distance of 391.79 feet to a point; thence 442.97 feet along an arc of a curve to the right, said curve having a radius of 1,463.07 feet and a chord bearing and distance of North 78 degrees 59 minutes 11 seconds West 441.28 feet to a point; thence North 70 degrees 18 minutes 32 seconds West a distance of 243.33 feet to a point; thence South 5 degrees 12 minutes 49 seconds West a distance of 149.02 feet to a point; thence North 67 degrees 21 minutes 17 seconds West a distance of 209.77 feet to a point; thence North 84 degrees 47 minutes 23 seconds West a distance of 419.83 feet to a point; thence North 5 degrees 10 minutes 26 seconds East a distance of 209.46 feet to a point; thence continue Northerly along said line, a distance of 80.67 feet; thence North 5 degrees 11 minutes 49 seconds East a distance of 93.87 feet to a point; thence continue Northerly along said line, a distance of 116.21 feet; thence North 5 degrees 13 minutes 4 seconds East a distance of 70.86 feet to a point; thence continue Northerly along said line, a distance of 187.80 feet; thence South 84 degrees 56 minutes 17 seconds East a distance of 420.08 feet to a point; thence North 5 degrees 8 minutes 29 seconds East a distance of 160.09 feet to a point; thence South 84 degrees 52 minutes 44 seconds East a distance of 239.58 feet to a point; thence South 5 degrees 7 minutes 16 seconds West a distance of 62.07 feet to a point; thence continue Southerly along said line, a distance of 319.44 feet; thence continue Southerly along said line, a distance of 96.86 feet; thence South 4 degrees 48 minutes 46 seconds West a distance of 44.42 feet to a point; thence North 86 degrees 9 minutes 43 seconds West a distance of 239.49 feet to a point; thence South 5 degrees 01 minute 8 seconds West a distance of 48.36 feet to a point; thence continue Southerly along said line, a distance of 102.63 feet; thence South 67 degrees 45 minutes 23 seconds East a distance of 227.27 feet to a point; thence South 70 degrees 41 minutes 42 seconds East a distance of 123.28 feet to a point; thence North 70 degrees 42 minutes 51 seconds West a distance of 8.72 feet to a point; thence South 70 degrees 22 minutes 21 seconds East a distance of 139.53 feet to a point; thence 407.74 feet along an arc of a curve to the left, said curve having a radius of 1,372.40 feet and a chord bearing and distance of South 79 degrees 7 minutes 34 seconds East 406.24 feet to a point; thence South 87 degrees 48 minutes 8 seconds East a distance of 404.99 feet to a point; thence South 9 degrees 58 minutes 12 seconds West a distance of 93.24 feet to a point to a point and the TRUE POINT OF BEGINNING.

Said tract containing 13.599 acres.

THE RESULTING ACREAGE IS $291.95 - 13.599 = 278.351$

ELEVATIONS

Single-family



VISTA REALTY
PARTNERS

Townhomes



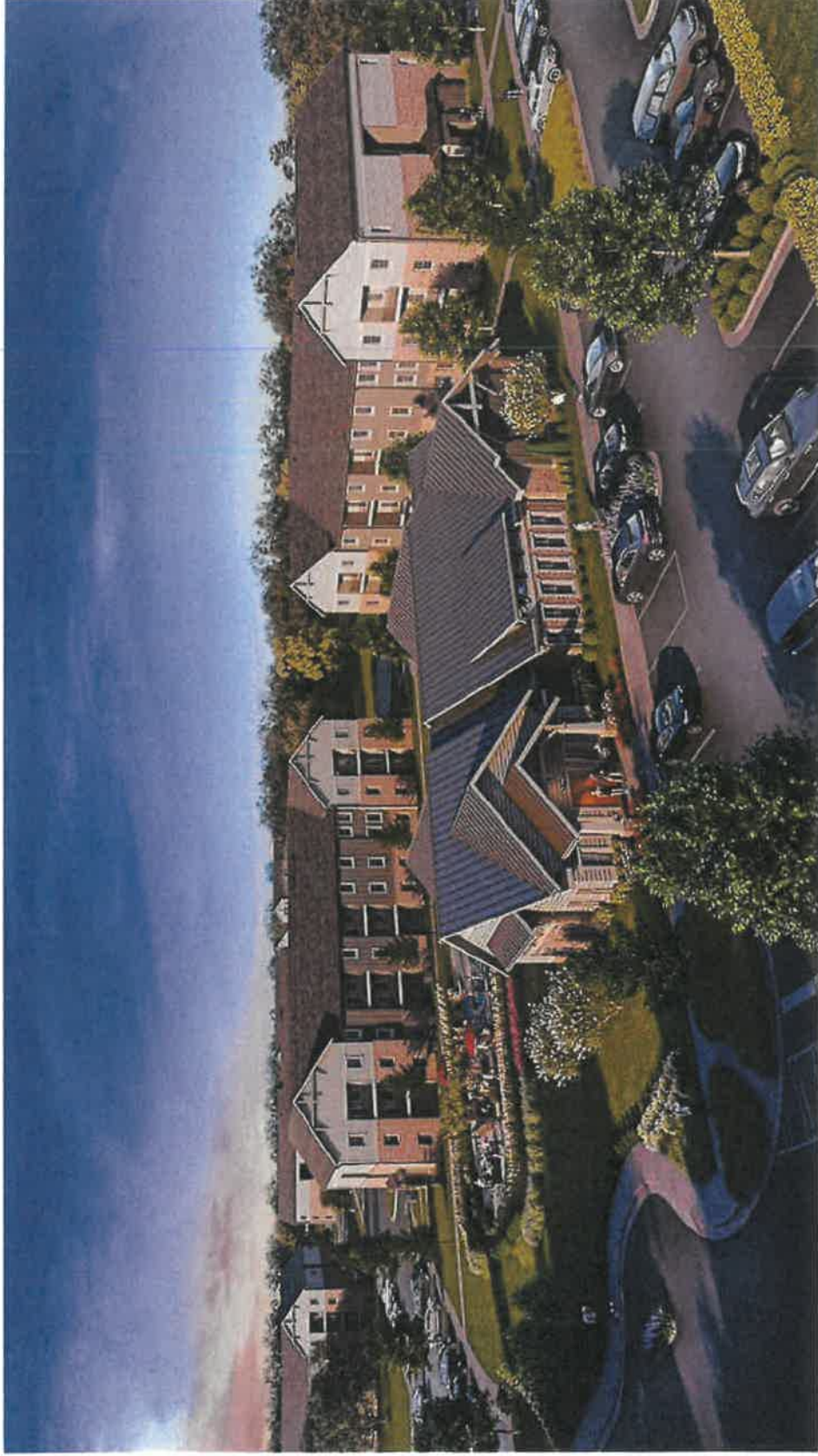
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PARTNERS

Senior cottages



VISTA REALTY
PARTNERS

Multi-family



VISTA REALTY
PARTNERS

Amenity package



VISTA REALTY
PARTNERS

Water and Sewer Availability Letter/Email



Henry County Water Authority
Engineering Division

May 28, 2021

Re: Water and Sewer Services - Availability

Proposed Development: **Mixed-Use**

Property Information: **630 Flippen Road**

East side of I-75 and North of Walt Stephens Road

LL 38; District 12; 304.54+/- acres

Purpose: **Due Diligence**

Sewer Basin: **Walnut Creek**

Watershed Basin: **Big Cotton Indian**

TO WHOM IT MAY CONCERN:

You have requested that this Authority provide you with information concerning the present availability of water and sewer services to the above-described property. This letter is being provided for informational purposes only and will not act to reserve water capacity to you or the property and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of **365** days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water service is available to the property. A fire flow test calculated in the area revealed the following data:

Static:	137	psi
Residual:	129	psi
Flow	1650	gpm
Calculated Flow @ 20 psi:	7024	gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said commercial development as established by the Henry County Board of Commissioners.

Sewage treatment capacity is presently available for gravity sewer conveyance to the property. **Based upon the preliminary plan submitted, sanitary sewer service can be made available by way of a line extension.** Moreover, the following will be necessary at the developer's expense:

- A 24" sewer extension along the Reeves Creek connecting into an existing 24-inch PVC sewer main (Line A), the offsite sewer line extension may require acquisition of easements.

- Per Section 2.2.2.1 B of HCWA's Standards and Specifications, the Developer must design and install the sewer line to the uppermost property line of the development. In this case, that will require two lines (see lines B & C on the attached exhibit for general routing and size requirements).

Furthermore, the Authority will consider option B (Lift Station) as shown in the attached exhibit in the event that necessary easement can not be secured to install the gravity option, and all possible appeals have been exhausted. A new water and sewer availability request will be required for the Lift Station option.

The Authority provides water and sewer services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water and sewer services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water or sewer capacity is not available, you will be notified in writing.

This letter was prepared with information submitted to HCWA on a Conceptual Master Plan dated 03/11/2021 prepared by Planners and Engineers Collaborative.

Scott Sage, P. E.
Engineering Division Manager
Henry County Water Authority

Webb, Dennis (Den)

From: Webb, Dennis (Den)
Sent: Monday, July 11, 2022 12:39 PM
To: 'Chad Peden'
Cc: 'Brock, Alex (jabrock@sgrlaw.com)'; Ellington, Cathy; 'Michael Neyhart'
Subject: FW: City of Stockbridge flow rates & Meeting 20069.00
Attachments: 2021-11-10-Sewer Outfall Stockbridge Route PN-20069.00.pdf; Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf; S9100.053 Technical Memo (2021_1117) FINAL.pdf

Hi Chad,

My name is Den Webb and I am helping Vista Residential/Michael Neyhart prepare and file Annexation and Rezoning Applications related to the property that is the subject of your email below and attachments above.

As part of the Rezoning Application, Vista is required to submit a Sewer Capacity letter. We plan to submit your email and attachments unless you want us to handle it some other way. Please let us know.

Thanks,

Den Webb

From: Chad Peden <cpeden@cartersloope.com>
Sent: Tuesday, December 21, 2021 5:54 AM
To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus
Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd <mboyd@cartersloope.com>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Morning Gentlemen,

I've completed my capacity evaluation using the field run manhole elevations and determined that the existing Brush Creek Interceptor has available capacity for your proposed development. Note that the connection point shown in the figure you sent in November, attached, will need to be extended to the Interceptor. I've included a separate attachment ("Stockbridge Sewer Capacity Analysis Prop. Connection Loc.pdf") showing the location where your flow will need to discharge into the Interceptor. Please review at your convenience and feel free to contact me if you have any questions.

I will be glad to assist you however possible as you evaluate this alternative.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Thursday, December 9, 2021 4:21 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Michael / Ken,

Following up, I just received the field data and am reviewing now. I'll have a report to the City asap.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Chad Peden

Sent: Tuesday, November 30, 2021 1:19 PM

To: Michael Neyhart <MN@vistarp.com>; Ken@pec.plus

Cc: DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov)
<bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>; Marty Boyd
<mboyd@cartersloope.com>

Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Good Afternoon Michael,

Thanksgiving was great, hope you had a nice break as well. We have someone onsite now collecting the field data and will have the field work completed this week. Once I receive that information, I will prioritize and have a recommendation to the City next week.

Sincerely,



Chad Peden, P.E.
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119 Fax: (706) 769-4546
Email: cpeden@cartersloope.com

From: Michael Neyhart <MN@vistarp.com>
Sent: Tuesday, November 30, 2021 12:22 PM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Marty/Chad – I hope you had a good Thanksgiving break. I just wanted to follow up on the question below. Any info you can provide would be appreciated.

Thanks,
Michael

Michael Neyhart
Managing Director
Vista Realty Partners
cell: [404-353-0297](tel:404-353-0297)
office: [404-835-5778](tel:404-835-5778)

From: Michael Neyhart
Sent: Monday, November 22, 2021 11:26 AM
To: Marty Boyd <mboyd@cartersloope.com>; Ken@pec.plus
Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger
(BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson
<bjohnson@cityofstockbridge-ga.gov>
Subject: RE: City of Stockbridge flow rates & Meeting 20069.00

Thank you for providing the report. What is the estimated timing to complete the additional studies to confirm the capacity and necessary scope of upgrades?

From: Marty Boyd <mboyd@cartersloope.com>
Sent: Friday, November 19, 2021 4:42 PM
To: Ken@pec.plus; Michael Neyhart <MN@vistarp.com>

Cc: Chad Peden <cpeden@cartersloope.com>; DAaron@cityofstockbridge-ga.gov; Brad Holtsinger (BHoltsinger@cityofstockbridge-ga.gov) <bholtsinger@cityofstockbridge-ga.gov>; Brecca Johnson <bjohnson@cityofstockbridge-ga.gov>
Subject: City of Stockbridge flow rates & Meeting 20069.00

Kenneth,

Chad Peden is out of the office and does not have good cell service, so he asked me to forward this information to you. Attached is a Technical Memorandum outlining the results of our hydraulic capacity review for the City of Stockbridge's collection system and the Stephen D. Peurifoy WPCP, which may potentially be impacted by your proposed development on Flippen Road. As described, there are two potential areas of the collection system that may need modifications to accommodate the additional flows. At the request of Stockbridge, we are measuring the elevations of the existing manholes along the Brush Creek Outfall so that we may confirm the actual capacity of each line segment. Once that is complete, we will have a clearer picture of what improvements may be required as a result of your proposed development.

From our conversations with the City, they are willing to work with you as necessary to meet your goals for the development. I would recommend allowing us time to confirm the capacity of the line segment and then meeting to discuss the necessary improvements.

Feel free to contact Chad or me if you have any questions or would like additional information.

Sincerely,

Marty



Martin C. Boyd, P.E., President
Carter & Sloope, Inc.
1031 Stonebridge Parkway
Watkinsville, Georgia 30677
Phone: (706) 769-4119
Email: mboyd@cartersloope.com



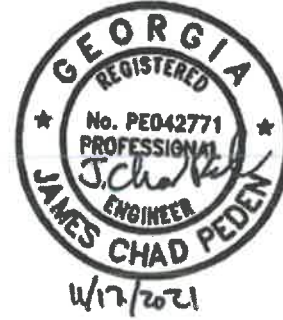
Carter & Sloope

CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

DATE: November 17, 2021
TO: Brad Holtsinger, City of Stockbridge
FROM: Chad Peden, P.E., Carter & Sloope, Inc.

RE: City of Stockbridge
Wastewater Capacity Evaluation
C&S Project No.: S9100.053



Wastewater Capacity Evaluation

Existing Conditions

The City of Stockbridge treats wastewater at their Stephen D. Peurifoy Water Pollution Control Plant (WPCP). The WPCP operates under NPDES permit GA0023337 with a permitted capacity of 1.5 million gallons per day (MGD), monthly average. The majority of flow to the City's WPCP is collected and conveyed through the Brush Creek Interceptor. The Brush Creek Interceptor travels along Brush Creek in a generally easterly direction from the WPCP and receives flows from multiple collector lines along its route upgradient towards the Wal Mart Shopping Center.

Vista Realty Partners (VRP) approached Stockbridge with interest in developing a parcel on Flippen Road and requested confirmation from the City if wastewater conveyance and treatment capacity is available for the planned development. Planners & Engineers Collaborative (PEC) is the design engineer for VRP and provided the following wastewater demand information in regard to the planned development:

- Phase I: Sewer Flow = 175,500 GPD by December 2022
- Phase II: Sewer Flow = 387,250 GPD by March 2024
- Project Total: Sewer Flow = 562,750 GPD by March 2024

Carter & Sloope (C&S) was asked by the City to provide a high-level evaluation of the City's existing collection and treatment systems to assess available capacity for the proposed development.

Capacity Evaluation

Discharge Monitoring Reports (DMRs), from October 2020 through September 2021, for the City's WPCP, were analyzed to evaluate the hydraulic capacity based on current flows. For this period, the average monthly discharge is 0.643 MGD, with a maximum monthly discharge of 0.682 MGD (December 2020). Table 1 below provides a summary of the flow review for the WPCP.

Table 1 - WPCP Hydraulic Capacity

Monthly [MGD]				
Month	Avg Effluent Flow	Permitted Flow	Excess Capacity	Percent Capacity Used
Oct-20	0.662	1.5	0.838	44.1%
Nov-20	0.648	1.5	0.852	43.2%
Dec-20	0.682	1.5	0.818	45.5%
Jan-21	0.663	1.5	0.837	44.2%
Feb-21	0.68	1.5	0.82	45.3%
Mar-21	0.66	1.5	0.84	44.0%
Apr-21	0.623	1.5	0.877	41.5%
May-21	0.635	1.5	0.865	42.3%
Jun-21	0.591	1.5	0.909	39.4%
Jul-21	0.618	1.5	0.882	41.2%
Aug-21	0.649	1.5	0.851	43.3%
Sep-21	0.606	1.5	0.894	40.4%
Average =	0.643	Minimum =	0.818	

The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the City's Existing GIS Data. During the analysis, two concerns were identified with the GIS data: 1) there was a discrepancy between the pipe diameters shown in the City's GIS records and what the Owner confirmed in the field, and 2) there were inconsistencies in the identified slope of the pipe and the calculated slope of the pipe using upstream and downstream invert elevations, both sources from GIS. To resolve these two concerns, the field confirmed diameters were used and the minimum allowable slope (from GaEPD's *Guidelines for Sewage Collection Systems*) for each diameter was input to calculate the theoretical minimum capacity of each segment. Note that the actual slope could be less than the minimum required and thus the capacity would be less than what was calculated or alternatively, the actual slope could exceed the minimum and the capacity would be greater than what is calculated herein. Additionally, it is recommended that the subject lines be surveyed to verify the actual pipe diameters and slopes, and subsequently capacities.

The subject sections of gravity main have nominal pipe diameters of 8" (PVC and VCP), 10" (VCP), 18" (DIP, PVC and VCP) and 24" (DIP and PVC) (See Figure 1). Table 2 shows the capacity of each of the four pipe diameters at various flow depths. Note that the capacity changes in response to the roughness coefficient "n" of the various pipe materials.

Table 2 - Pipe Capacity Summary

Diameter	Material	Min. Slope [%]	Capacity [MGD]			
			50% Full	66% Full	75% Full	100% Full
8"	PVC (n=0.010)	0.40	0.313	0.484	0.572	0.627
	VCP (n=0.015)	0.40	0.215	0.332	0.391	0.429
10"	VCP (n=0.015)	0.28	0.326	0.503	0.594	0.651
18"	DIP (n=0.013)	0.12	1.320	2.041	2.408	2.641
	PVC (n=0.010)	0.12	1.436	2.219	2.618	2.872
	VCP (n=0.015)	0.12	1.022	1.579	1.864	2.044
24"	DIP (n=0.013)	0.08	2.297	3.550	4.189	4.594
	PVC (n=0.010)	0.08	2.489	3.847	4.540	4.979

SEWER CAPACITY ANALYSIS
FOR THE
CITY OF STOCKBRIDGE
HENRY COUNTY, GEORGIA

LEGEND

- SEWER
- STREET
- RAILROAD
- ROAD
- CANYON
- MOBILE

FIGURE 1

The existing flow through the subject collection system was estimated using billing data from the City. Address points from the billing spreadsheet were georeferenced to the manhole GIS locations, allowing the metered flows for each property to be assigned to adjacent pipe segments. These flows were then accumulated downstream to provide an estimate of the current flows through each pipe segment. A peaking factor of 2.5 was used to estimate the peak flow. Figure 2, provided by PEC, shows the proposed discharge location for the VRP Development.

Figure 2 - Proposed Development Connection



Because wastewater from the VRP Development will be discharged to the existing collection system through a lift station, the following assumptions were made: 1) instantaneous flows from the lift station will be the same for Phase I and Phase II, and 2) the lift station will be designed for pumps to operate twelve (12) hours per day. Using the above assumptions, the additional flow to the collection system from the proposed development is approximately 790 gallons per minute (gpm). This flow was added to the existing flows and then compared to the available capacity of the existing collection system; Table 3 provides a summary of the available capacity of each pipe segment. Where negative (-) numbers are shown in the table below are locations where the pipe capacity is exceeded from the flows from the proposed development.

From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown in Figure 1 and denoted by the red clouded areas. The remainder of the impacted collection system appears to have adequate capacity to accommodate the additional flows from the proposed development.

Table 3 - Conveyance Capacity Summary

Pipe Segment #	Diameter [in]	Total Capacity [MGD]	Existing Flow [MGD]	Total Flow (Prop. + Exist.) [MGD]	Remaining Capacity [MGD]
44	8	0.675	0.000	1.138	-0.463
43	8	0.462	0.004	1.142	-0.680
42	8	0.462	0.004	1.142	-0.680
41	8	0.462	0.005	1.143	-0.681
40	8	0.462	0.008	1.146	-0.684
39	8	0.462	0.009	1.147	-0.685
38	8	0.462	0.012	1.150	-0.688
37	8	0.462	0.013	1.150	-0.689
36	8	0.462	0.013	1.150	-0.689
35	10	0.701	0.139	1.277	-0.576
34	18	2.199	0.622	0.622	1.577
33	18	2.199	0.622	0.622	1.577
32	18	2.841	0.622	0.622	2.220
31	18	2.841	0.622	0.622	2.220
30	18	2.199	0.622	0.622	1.577
29	18	2.199	0.761	1.899	0.300
28	18	2.199	0.761	1.899	0.300
27	18	2.199	0.733	1.871	0.328
26	18	2.199	0.770	1.907	0.292
25	18	2.199	0.770	1.907	0.292
24	18	2.199	0.770	1.907	0.292
23	18	3.090	0.864	2.002	1.088
22	18	3.090	0.871	2.008	1.081
21	18	2.199	0.890	2.027	0.172
20	18	2.199	0.900	2.037	0.162
19	18	2.199	1.015	2.153	0.046
18	18	2.199	1.015	2.153	0.046
17	18	2.199	1.015	2.153	0.046
16	18	2.199	1.394	2.531	-0.332
15	18	2.199	1.394	2.531	-0.332
14	18	2.199	1.394	2.531	-0.332
13	18	2.199	1.394	2.531	-0.332
12	18	2.199	1.394	2.531	-0.332
11	18	2.199	1.394	2.531	-0.332
10	18	2.199	1.404	2.542	-0.343
9	18	2.199	1.404	2.542	-0.343
8	18	2.199	1.421	2.558	-0.359
7	24	5.357	1.421	2.558	2.799
6	24	5.357	1.421	2.559	2.799
5	24	5.357	1.422	2.560	2.797
4	24	5.357	1.422	2.560	2.797
3	24	5.357	1.422	2.560	2.797
2	24	5.357	1.422	2.560	2.797
1	24	4.943	1.422	2.560	2.383

Recommendation

The undersized section of the Flippen Road Collector could easily be upsized or bypassed to accommodate the additional flows or the proposed connection point, shown in Figure 2, could be adjusted to the 18" Brush Creek Interceptor. Regarding the undersized portion of the Brush Creek Interceptor, field run survey should be conducted to verify the actual slope, and thus capacity, of the existing sewer main. If the survey confirms that the Interceptor is in fact undersized, this section of piping should be modified to accommodate the required flows.





DEVELOPMENT OF REGIONAL IMPACT FORM 1

Developments of Regional Impact

[DRI Home](#) [Tier Map](#) [Apply](#) [View Submissions](#) [Login](#)

New DRI

DEVELOPMENT OF REGIONAL IMPACT

Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	City of Stockbridge
Individual completing form:	Ryan Anderson
Telephone:	678-216-6902
E-mail:	randerson@cityofstockbridge-ga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	Reeves Creek II
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	030-01004000; 030-01003001; 030-01004008
Brief Description of Project:	Mixed residential development

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment
Facilities

- | | | |
|--|---|---|
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☒ Housing | ☐ Waste Handling Facilities | ☐ Any other development types |
| ☐ Industrial | ☐ Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 1,341 units (mixed type, square footages)

Developer: Vista Residential Partners

Mailing Address: 2964 Peachtree Road, Suite 585

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-835-5788

Email: mn@vistarp.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: RCVW Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☒ No

If no, in what additional jurisdictions is the project located? The property is currently in unincorporated Henry County. An application has been filed to annex the property into the City of Stockbridge.

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Reeves Creek
Project ID: 2996

The initial action being requested of the local government for this project:

- ☒ Rezoning
- ☐ Variance
- ☐ Connect Sewer
- ☐ Connect Water
- ☐ Permit
- ☐

Other

☐ (not selected) ☐ Yes ☒ No

Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Overall project: 2027
Submit Application Save without Submitting Cancel	
Back to Top	

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- When used international.

*Insurance does not cover certain items. For details regarding claims exclusions see the Domestic Mail Manual at <http://pe.usps.com>.

** See International Mail Manual at <http://pe.usps.com> for availability and limitations of coverage.

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FROM:

Brecca Carter
4640 North Henry Blvd.
Stockbridge GA 30281

TO: Cheri Hobson Matthews
Henry County Administration
140 Henry Parkway
McDonough, GA 30253

Label 228, March 2016

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Latest Update

Your item was delivered to an individual at the address at 3:30 pm on October 7, 2022 in MCDONOUGH, GA 30253.

Delivered

Delivered, Left with Individual

MCDONOUGH, GA 30253
October 7, 2022, 3:30 pm

[See All Tracking History](#)

Feedback

Text & Email Updates



USPS Tracking Plus[®]



Product Information



See Less ^

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Enter tracking or barcode numbers



Legend

-  **Parcels**
 Roads

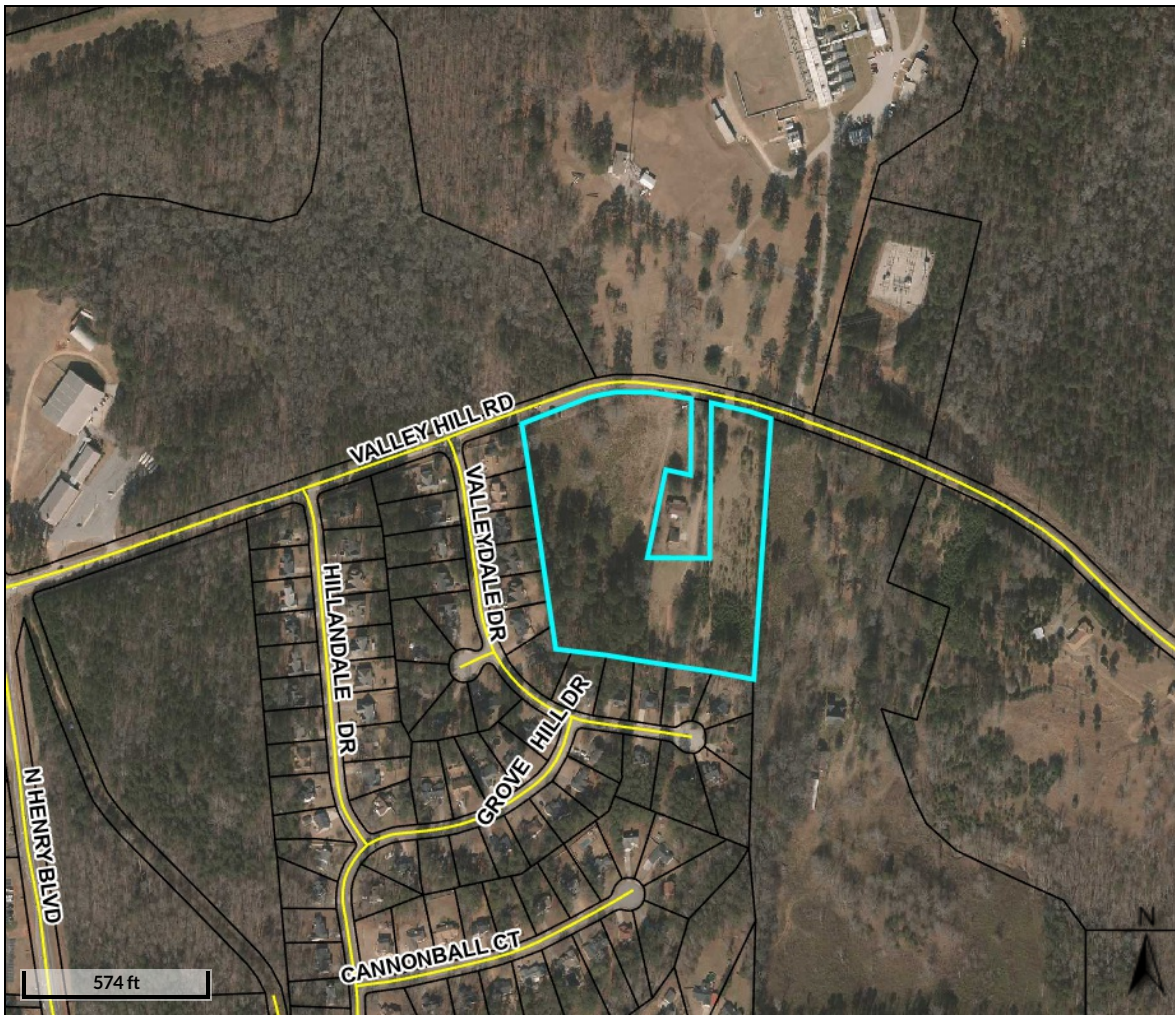
Parcel ID	029-01009000	Class	C	Owner	VICTORY WORSHIP	Land	\$40,000				
Property	713 VALLEY	Acreage	n/a	Address	CENTER CHURCH	Value:					
Address	HILL RD				OF GOD IN CHRIST INC	Building	\$184,700	Last 2 Sales			
District	City/Stockbridge				PO BOX 1093	Value:		Date	Price	Reason	Qual
					STOCKBRIDGE GA 30281	Misc	\$1,800	2/11/2005	\$0	n/a	U
						Value:		11/29/2004	\$250,000	n/a	U
						Total	\$226,500				
						Value:					

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.

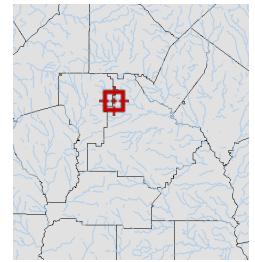
Last Data Uploaded: 2/22/2023 5:29:26 AM

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by **Schneider**
GEOSPATIAL



Overview



Legend

-  **Parcels**
-  **Roads**

Parcel ID	029-01009001	Class	E	Owner	VICTORY WORSHIP CENTER	Land						
Property		Acreage	9.85	Address	CHURCH	Value:	\$197,000					
Address					OF GOD IN CHRIST INC	Building		Last 2 Sales				
District	City/Stockbridge				PO BOX 1093	Value:	\$0	Date	Price	Reason	Qual	
					STOCKBRIDGE GA 30281	Misc		2/11/2005	\$0	n/a	U	
						Value:	\$0	n/a	\$	n/a	n/a	
						Total						
						Value:	\$197,000					

STOCK RESERVED FOR CLETS
OF TROPICAL OILS

GATE

IF YOU OIG GEORGIA
CALL US FIRST
911
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

Scale: 1" = 60' * 01-31-2018

PREPARED BY:
J.G. PRINCE & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD
SUITE 102
PHONE 3: 770-337-4814

JOB # 01291814

JOE = 01291814

LOCK REMOVED FOR ALEX
OF TROUBLE OUT

English Literature
ENGL 2302

DATE

IF YOU DID GEORGE
CALL US FIRST
811
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

~~CONFIDENTIAL~~

PREPARED BY:
J.G. FRANK & ASSOCIATES, INC.
LAND SURVEYORS
100 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 214-570-0351-4814



OFFICE	DATE	PAYMENT	LENGTH	DEPT.	OFFICE	DATE	AMOUNT
C-1	1/20/48	11.25	25.48	257432	114134	2/2/52	4.87
C-2	1/20/48	25.11	12.01	51430	31430	1/1/55	5.16

JOB # 01241814

Conditional Use Permit 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 CONDITIONAL USE PERMIT APPLICATIONS TO BE HEARD BY THE CITY OF STOCKBRIDGE PLANNING COMMISSION AND CITY COUNCIL.

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

CONDITIONAL USE PERMIT APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL CONDITIONAL USE PERMIT 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	<i>Refer to owner</i>	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	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 1/2 x 11) Or (11 x 17)	1	Subject Property, prepared and sealed within the last five years 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. If water and sewer service is provided by Clayton County, a letter must be provided from the appropriate department(s).	<i>Clayton County</i>
Form from the Health Department	1	This letter must accompany the application at the time of submittal (Only needed if property is not on sewer) .	<i>N/A</i>

City of Stockbridge Planning and Zoning Division
Conditional Use Permit Application

Name of Applicant: Keith G. Nation Phone: (404) 936 1728 Date: _____
Address Applicant: 164 Barclay Dr Fax _____ Cell # _____
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.com
Name of Agent: Keith G. Nation Phone: _____ Date: _____
Address Agent: 164 Barclay Drive Fax _____ Cell # _____
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.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.

Conditional Use Permit(s) being requested: To utilize the property at 713 Valley Hill Road for a place of worship (see) (letter of intent)

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: 713 Valley Hill Rd
Stockbridge 30281
Nearest intersection to the property: Highway 42 + Valley Hill Drive
(Street Address)
Size of Tract: 11.864 acre(s), Land Lot Number(s): 90 + 103, District(s): 12th
Property Tax Parcel Number(s): Tract "A" 029-01009001; Tract "B" 029-01009000 (Required)

Witness' Signature

Signature of Applicant

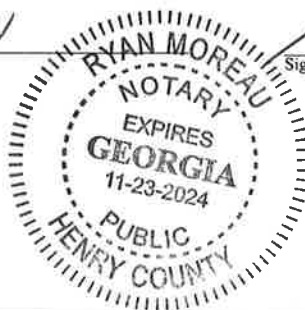
Printed Name of Witness

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: _____

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.

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.

Contacts

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601



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 Conditional Use Permit 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 Victory Worship Center G.O.G.I.C.
Address of Property Owner 713 Valley Hill Rd Stockbridge 30281
Telephone and E-Mail of Property Owner 404/936 1728
Name/Company Name of Authorized Applicant Keith G. Nation
Address of Authorized Applicant 164 Barclay Dr McDonough 30252
Telephone and E-Mail of Authorized Applicant 404-936 1728 kg.nation@hotmail.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

4/3/23

Personally appeared before me:

Keith Nation

, 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

Ryan Moreau 4/3/2023

Notary Public's Printed Name and Date



[Affix Seal Here]

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 conditional use permit, 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
N/A	N/A	N/A

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

N/A
Applicant's Name - Printed

N/A
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____, _____.

Notary Public

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

See letter from Clayton County

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office. For those properties, please obtain a letter from that office in lieu of obtaining one from Henry County. If water and sewer services are provided by Clayton County, please provide a letter from the appropriate office(s).]

Application for Water/Sewer Availability Letter



Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



See attached letter from Clayton County

Henry County Water Authority

Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (<i>Originals only. No photocopies accepted.</i>)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	N/A

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.

See attached letter from Clayton County



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant _____ Phone: _____ Mobile: _____

Address of Applicant: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent _____ Phone: _____ Mobile: _____

Address of Agent: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

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 _____ to _____
(Present Zoning) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest intersection to the property: _____
(Street Address, if Applicable, Nearest Intersection, Etc.)

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

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____ - _____ - _____ Proposed number of lots: _____

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: _____

Witness _____

Signature of Owner(s)/Agent(s) _____

Printed Name of Witness _____

Printed Name of Owner/s _____

Notary _____

Signature of Agent _____

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

See attached letter from Clayton County



City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: _____ Phone: _____ Mobile: _____

Applicant Address: _____ City, State: _____ Zip: _____

Name of Agent: _____ Phone: _____ Mobile: _____

Agent Address: _____ City, State: _____ Zip: _____

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of _____

Property Address: _____ Nearest Intersection to property: _____

Size of Tract: _____ acres Land Lot(s): _____ District(s): _____

Property Tax Parcel Number(s): _____ Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: _____

Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are **not** suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

Short-Cut Subdivision/Plat Application

For

Victory Worship Center C.O.G.I.C.

I. Property Owners – Both tracts are under the stewardship of Victory Worship Center C.O.G.I.C. However, during the development period both tracts will be placed under ownership of Tower Unlimited LLC. After both tracts are developed tract "A" will remain under the ownership of Tower Unlimited LLC; P.O. Box 1093 Stockbridge, GA. 30281. Tract "B" will revert back to ownership of Victory Worship Center C.O.G.I.C.

II. Surveyor - Jonathan B. Prince of McDonough was the land surveyor who prepared the survey map. The surveyor is no longer in business. Iron Stone of Jackson is the surveyor who has all the records pertaining to the survey conducted on both tracts.

III. Narrative Statement - This application is being submitted to reconfigure the boundaries of the two existing parcels. The current tract "A" is reconfigured to 7.864 Acres, and Tract "B" is reconfigured to 4.00 Acres. Tract "A" does not need any improvement and has no existing functional structure. Tract "B" has a three-bedroom house and a detach garage/storage building.



Keith G. Nation, Agent



Bishop Keith G. Nation, Founder/Pastor

P.O. Box 1093 * Stockbridge, GA 30281 Tel: (678) 834-7129
Visit us: www.vwcministries.net

"But thanks be to God, which giveth us the victory through our Lord Jesus Christ!" 1 Corinthians 15:57

To: City of Stockbridge
Planning and Zoning
Attn: Ms. Linda Logan

Ms. Logan this letter serves the purpose of highlighting our intent for filing the applications that are included with this letter. The proposal is to build townhouses on tract "A" ID No. 029-01009001, and a place of worship on tract "B" No. 029-01009000. The number of townhouses will be approximately fifty (50), and the size of the worship facility will be approximately twelve thousand (12,000) square feet. For this intent a Short-cut Subdivision/Plat Application has been submitted to first combine existing plats, and then divide them into two separate plats (see copy of proposed survey plats).

The following notes are added to provide further explanation for each application that is being:

1. **Amendment to the Comprehensive Plan Application** ~ The western will be transferred from Henry County parcel tract "A" ID No. 029-01009001 will be converted from low density residential to high density residential to the City of Stockbridge. The eastern parcel tract "B" ID No. 029-01009000 will be transferred from Henry County low density residential to the City of Stockbridge low density residential.
2. **Conditional Use Permit Application** ~ The eastern parcel tract "B" ID No. 029-01009000 is requested to be allowed use for a place of worship.
3. **Rezoning Application** ~ The western parcel tract "A" ID No. 029-01009001 is being requested to be rezone from Henry County RA to the City of Stockbridge MFR.
4. **Variance Application** ~ A variance is being requested for tract "A" ID No. 029-01009000 that will be used for the building of town houses. Without the variance for the front side and rear setback the number of town houses that can be built will be significantly reduced. As a result, the overall benefit to the community will be decreased, and the construction cost will increase. The main concern is to grant the variance to allow for no more than a 20 feet front setback for the inter roads on the property. The current layout of the property will restrict the ability to comply with the current guidelines and accomplish the intended design plans of the developer. The current guideline for the 50 feet front setback on Valley Hill Road will be followed.

The following documents are included with this letter:

- ~ Letter from Clayton County water authority
- ~ Conceptual drawings of site development plans
- ~ Current survey of tract "A" and "B"
- ~ Floor plan for place of worship
- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

Thank you for your favorable response to our request.

A handwritten signature in black ink, appearing to read "Keith G. Nation", with a long horizontal flourish extending to the right.

Reverend Keith G. Nation, MA

Pastor/Agent

(404) 936-1728



Providing Quality Water and Quality Services to Our Community

March 21, 2023

Keith Nation
713 Valley Hill Rd
Henry County, Georgia

Re: Parcel ID 029-01009001 0 Valley Hill Rd and 713 Valley Hill Rd
Henry County, GA

Mr. Nation,

Clayton County Water Authority owns and maintains a 24-inch water main running along Valley Hill Rd. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 24.86 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main running through the parcel of 0 Valley Hill Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.772 MGD.

The developer is responsible for designing and constructing all water and sewer system relocations and extensions to CCWA standards.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

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

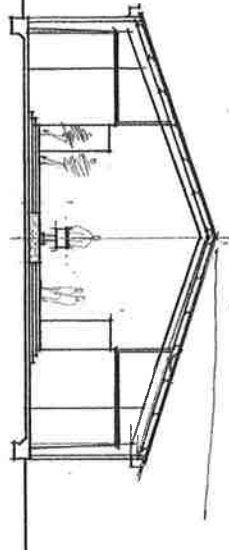
Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

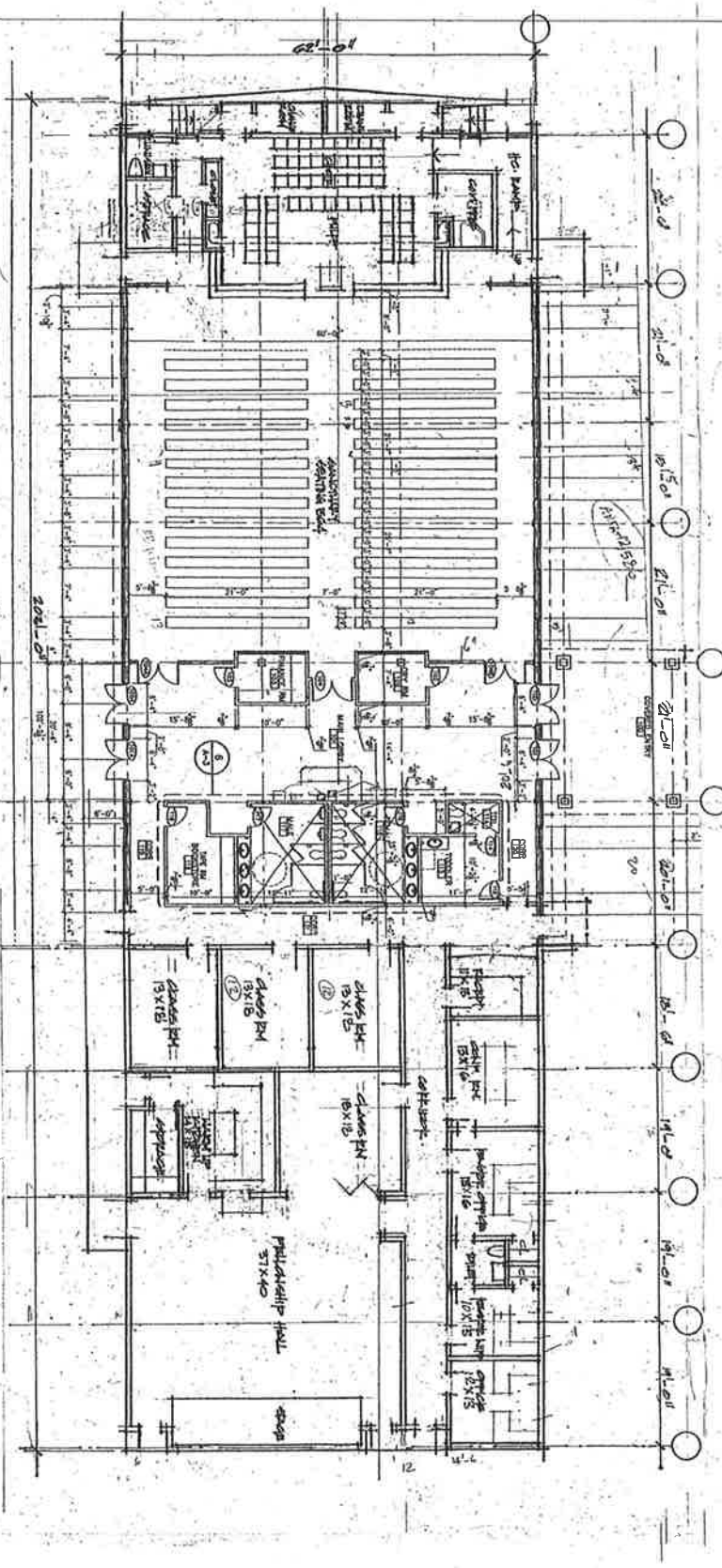
A handwritten signature in black ink, appearing to read "Catherine Samay", is written over a horizontal line.

Catherine Samay
Plan Review Coordinator

01/24/84



BUILDING SECTION



FIRST FLOOR PLAN

SCALE 1/8"=1'-0"



FIRST FLOOR - 1,800 S.F.
SECOND FLOOR - 1,800 S.F.
TOTAL AREA - 3,600 S.F.

ACE GROUP, INC. LLC
Architect
2150 Layla Boulevard Park Drive
Tulsa, Oklahoma 74104
Tel: (918) 441-4124
Tel: (770) 891-9122
Email: adam@acegroupinc.com

CONSTRUCTION
General Contractor
Construction Manager
Tutor Perini

PROPOSED
VICTOR
MEMORIAL CENTER

NO.	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

DATE: _____

PROJECT: _____

SHEET TITLE: _____

PLACE PLAN

DESIGNED BY: O.O.
CHECKED BY: O.O.
APPROVED BY: O.O.

SCALE: _____
DATE: XX 2017
PROJECT NO: ACE-XX-2017

SHEET: A-1

ACE GROUP, INC. LLC
 2130 Lantana Executive Park Drive
 Suite 201
 Tucker, Georgia 30084
 TEL: 770.591.9228
 FAX: 770.591.9229
 WWW.ACEGROUPINC.COM

ARCHITECT
 2130 Lantana Executive Park Drive
 Suite 201
 Tucker, Georgia 30084
 TEL: 770.591.9228
 FAX: 770.591.9229
 WWW.ACEGROUPINC.COM

CONTRACT

REVISIONS

NO.	DESCRIPTION

SCALE

PROJECT
PROPOSED
WORSHIP CENTER

PROJECT

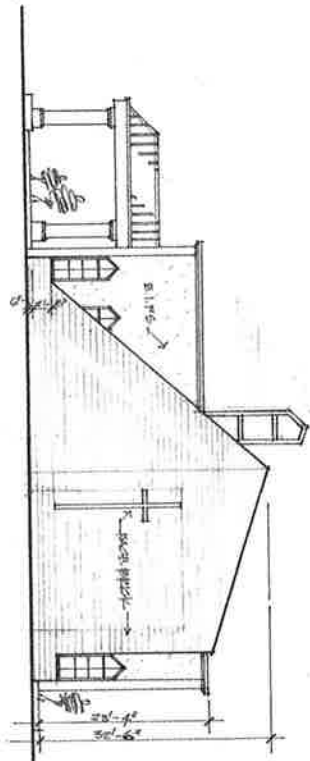
ELEVATIONS

REVISIONS

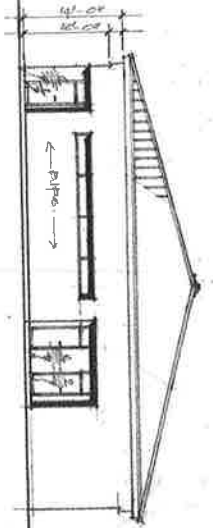
NO.	DESCRIPTION

DATE
 DATE: XX 2017
 PROJECT NO.
 ACME-XX-2017

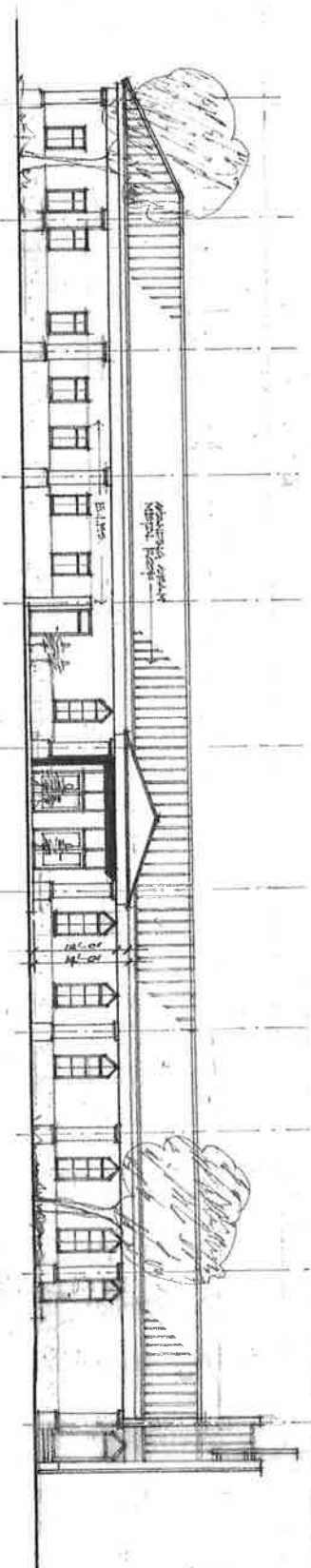
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FRONT ELEVATION
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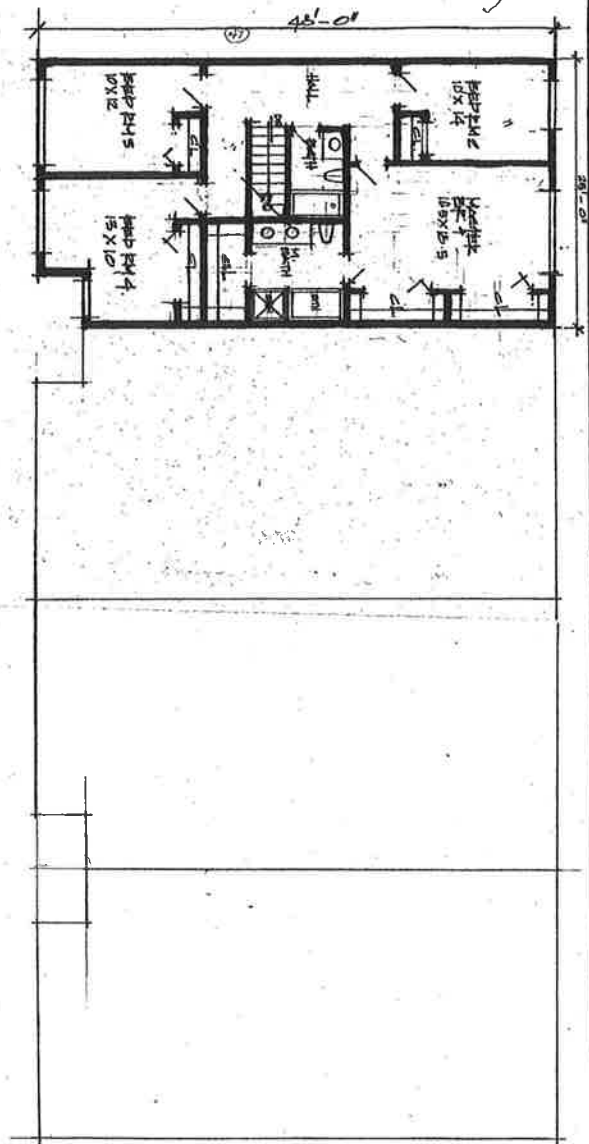


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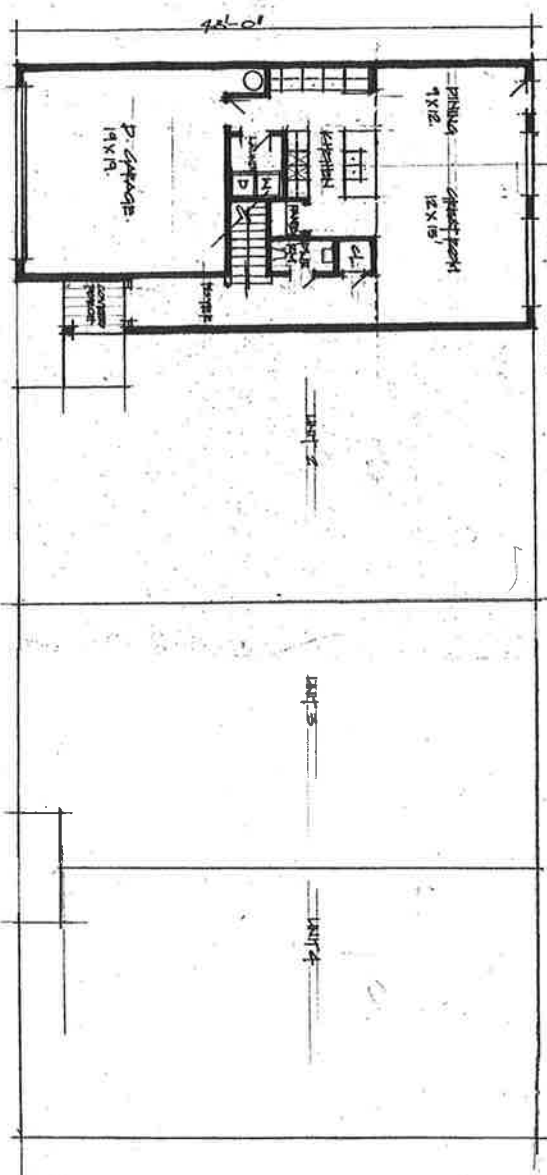


LEFT SIDE ELEVATION
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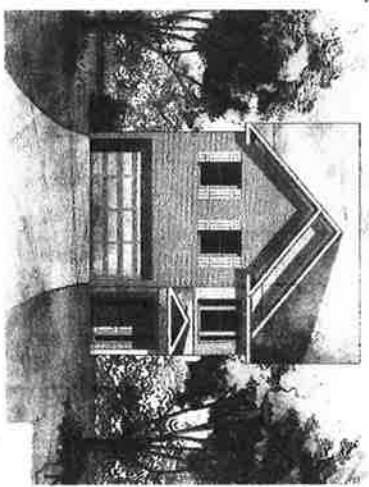
(C/LA)
 1/8/15



SECOND FLOOR PLAN BLDG. 5, A.B.E.
 AREA = 1120 SF
 TOTAL AREA OF BLDG. 5 = 1161 SF
 TOTAL AREA OF BLDG. 5 = 1161 SF
 TOTAL AREA OF BLDG. 5 = 1161 SF



FIRST FLOOR PLAN BLDG. 5, A.B.E.
 AREA = 1161 SF



ABE GROUP, Inc. LLC
 Architects
 2100 Levee Boulevard, Suite 100
 Tulsa, Oklahoma 74104
 Tel: (918) 441-4214
 Fax: (918) 441-4215
 Email: abegroup@abe-group.com

PROJECT TITLE

SCALE

DATE **XX 2017**

PROJECT NO.

APPROVED BY: O.G.

DESIGNED BY: O.G.

DRAWN BY: O.G.

CHECKED BY: O.G.

APPROVED BY: O.G.

DATE **XX 2017**

PROJECT NO.

APPROVED BY: O.G.

DESIGNED BY: O.G.

DRAWN BY: O.G.

CHECKED BY: O.G.

APPROVED BY: O.G.



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
Gordon Linton, Planner I

DATE: May 25, 2023

SUBJECT: Staff Report for Conditional Use Permit Case #CU-2023-01
At 713 Valley Hill Road

I. PURPOSE

Consider a Conditional Use Permit application (Case#CU-2023-01) by Victory Worship Center (represented by Keith G. Nation) to allow a "place of worship" on property at 713 Valley Hill Road. The applicant has submitted a joint site plan showing the proposed place of worship (church) at 713 Valley Hill Road, as well as the applicant's proposed townhome development on the adjacent parcel to the west (Parcel #029-01009001). Both developments would share the same entrance driveway. Details of the site plan are discussed in the Proposed Development section of this report.

To allow for the proposed development, the applicant has simultaneously submitted three other applications to the City of Stockbridge for Parcel #029-0109001 (the western parcel), as are listed below.

- A Comprehensive Plan Amendment Application (Case #CP-2023-01) —The applicant requests that Parcel #029-01009001 be assigned the future land use designation of 'High-Density Residential.'
- A Rezoning Application (Case #RV-2023-01) —The applicant requests a rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to Parcel #029-01009001.
- A Variance Application (Case #VR-2023-01) —The applicant requests a variance to reduce the front yard setback from the required minimum of 50 feet to 25 feet.

II. BACKGROUND INFORMATION

PROPERTY OWNERSHIP – The subject property at 713 Valley Hill Road is owned by the applicant, Victory Worship Center Church of God in Christ, Inc. The applicant also owns the adjacent property to the west, Parcel #029-01009001. Both properties have been owned by the applicant since 2005.

EXISTING CHURCH – Victory Worship Center is an existing church in the City of Stockbridge. It is located at 6043 North Henry Boulevard, within Council District 4. The church currently operates out of retail space in a commercial center, and it seeks to build a new church building on the property which it has owned since 2005 on Valley Hill Road.

ANNEXATION INTO THE CITY – The subject property was annexed into the City from unincorporated Henry County due to the passage of the 2022 Annexation Referendum.

APPLICANT'S PREVIOUS CONDITIONAL USE PERMIT—The applicant previously obtained approval in 2006 from Henry County for a Conditional Use Permit to use the property at 713 Valley Hill Road for a place of worship (church). However, since the property was annexed into the City, the conditional use permit which was issued by Henry County is not valid within the City of Stockbridge, and the City required the applicant to apply for a new conditional use permit.

CHURCHES IN COUNCIL DISTRICT 4 – For tax assessment purposes, the Henry County Tax Assessors' Office maintains a list of churches within the City of Stockbridge. As of May 22, 2023, there were twenty-five (25) churches within the Stockbridge City Limits. Of those, the Planning and Zoning Staff has determined that fourteen (14) of them were located within Council District 4, including the applicant's existing church at 6043 North Henry Boulevard.

III. CASE FACTS

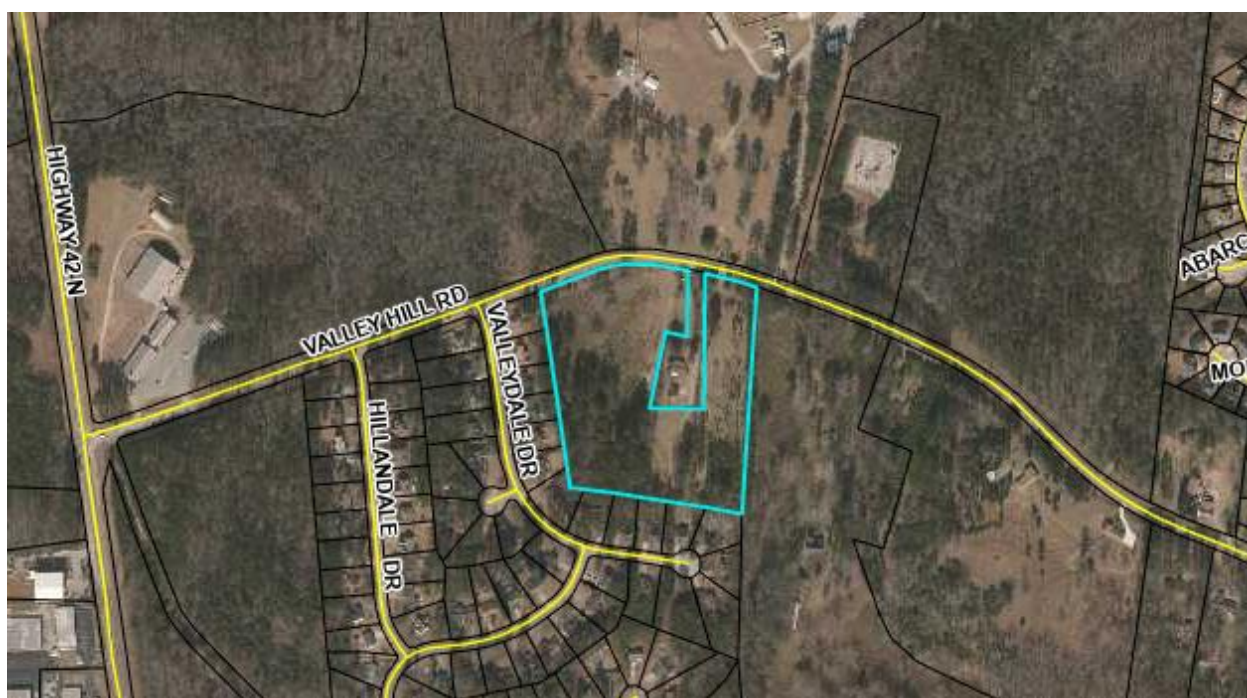
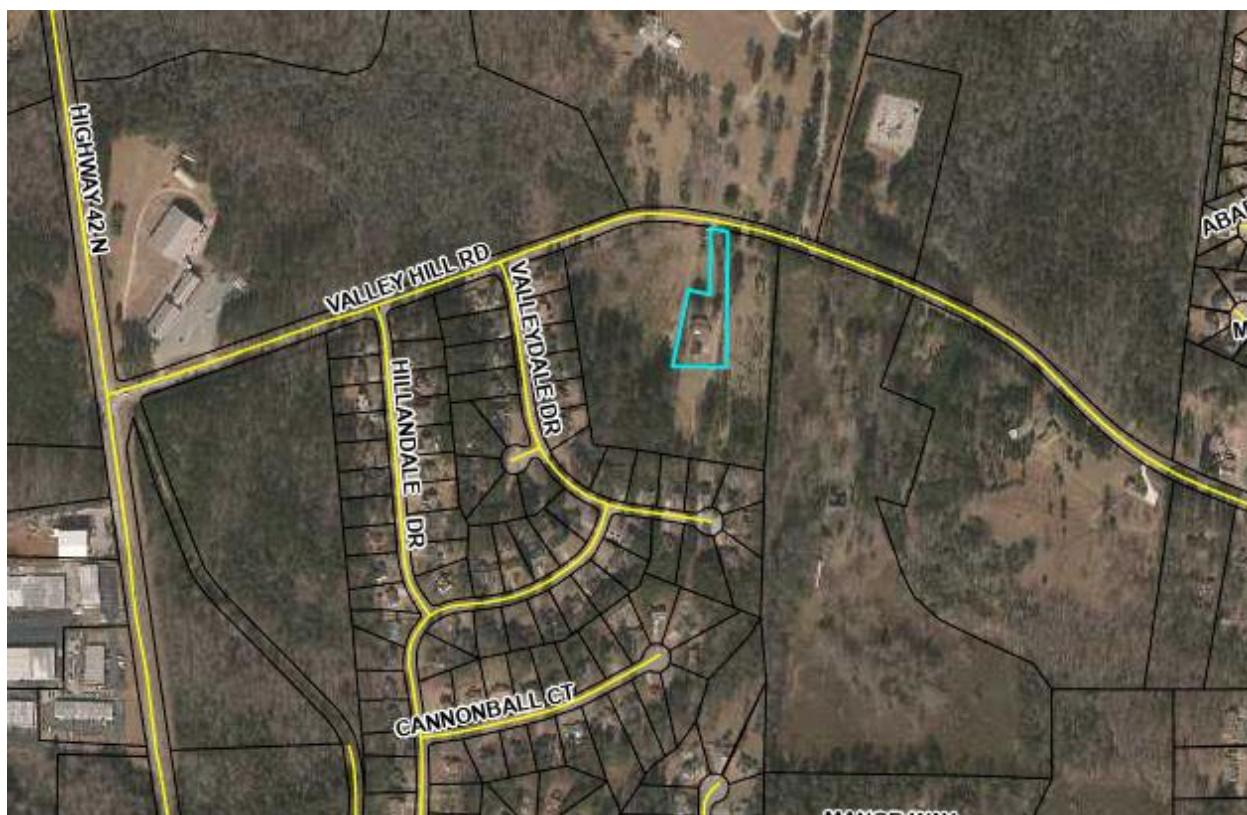
Proposed Use:	Place of worship.
Property Address:	713 Valley Hill Road.
Parcel Acreage:	4.000 acres, per May 2, 2023 recorded plat.
Land District and Land Lot:	District 12, Land Lot 103.
Council District:	4 (Mayor Pro Tem / Councilwoman Yolanda Barber)
Applicant:	Victory Worship Center (agent—Keith G. Nation)
Owner:	Victory Worship Center.
Surrounding Zoning:	~ <u>North and East</u> —RR (Rural Residential) ~ <u>South and West</u> —PUD (Planned Unit Development)
Property Location:	South side of Valley Hill Road, two parcels east of Valleydale Drive.
Property Conditions:	Fairly level and partially wooded. The front part of the property along Valley Hill Road is the lowest area.
Current Use:	Vacant.
Surrounding Land Uses:	~ <u>North</u> —Clayton County Water Authority facilities and Georgia Power Company facilities. ~ <u>East</u> —Vacant. ~ <u>South and West</u> —Parcel #029-01009001.
Future Land Use Designations:	~ North—Park/Recreation/Conservation, Transportation/Communication/Utilities, and Rural Residential. ~ South, East, and West—Rural Residential.
Road Classification:	Major Collector.

IV. PROPERTY MAPS AND ILLUSTRATIONS

Various property maps and illustrations appear on the next several pages.

AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat

Top--713 Valley Hill Road for Place of Worship
Bottom--Parcel #029-01009001 on Valley Hill Road for Townhome Development

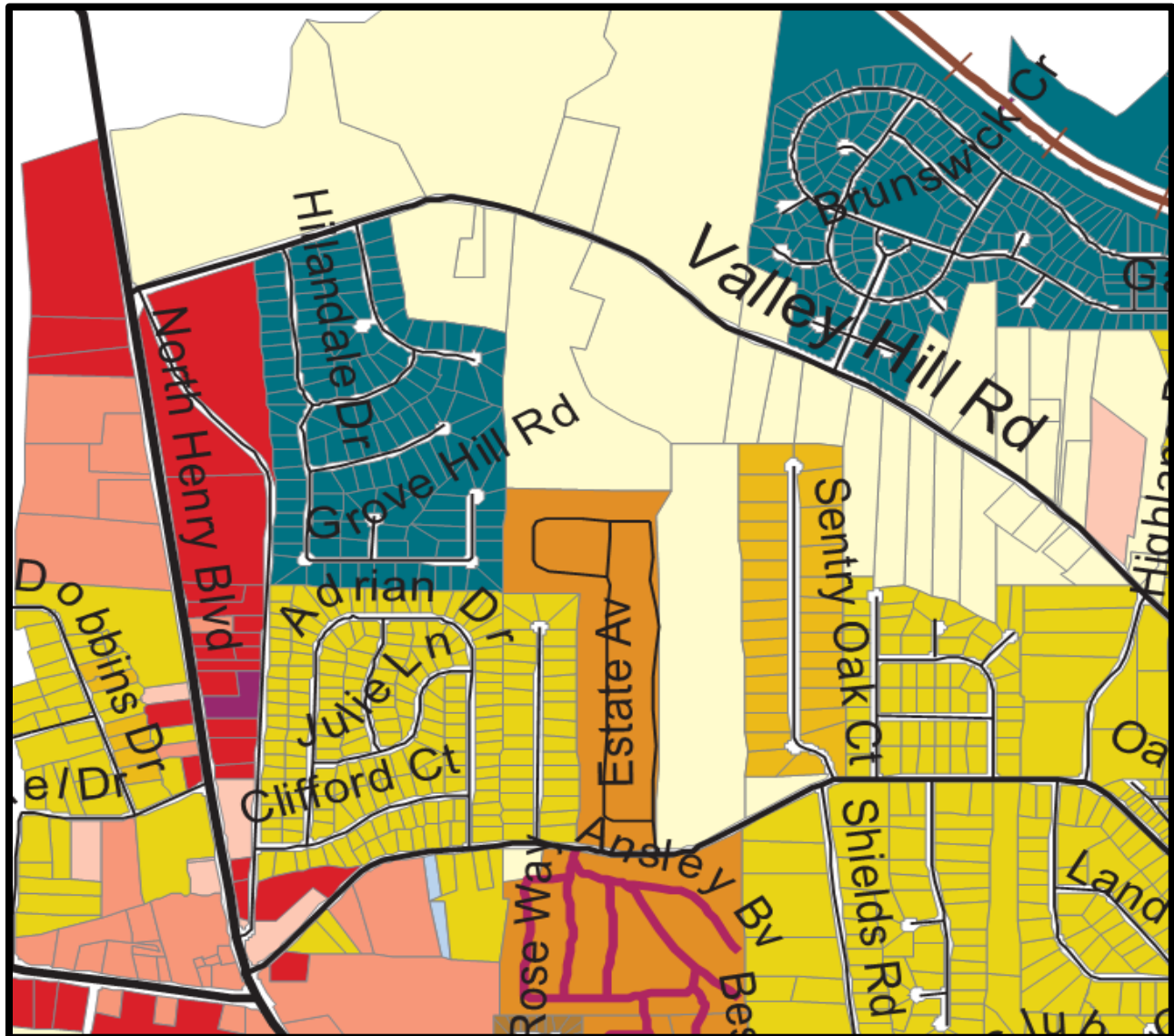


CITY OF STOCKBRIDGE 2023 ZONING MAP

Showing Parcel #029-01009001 and 713 Valley Hill Road

KEY:

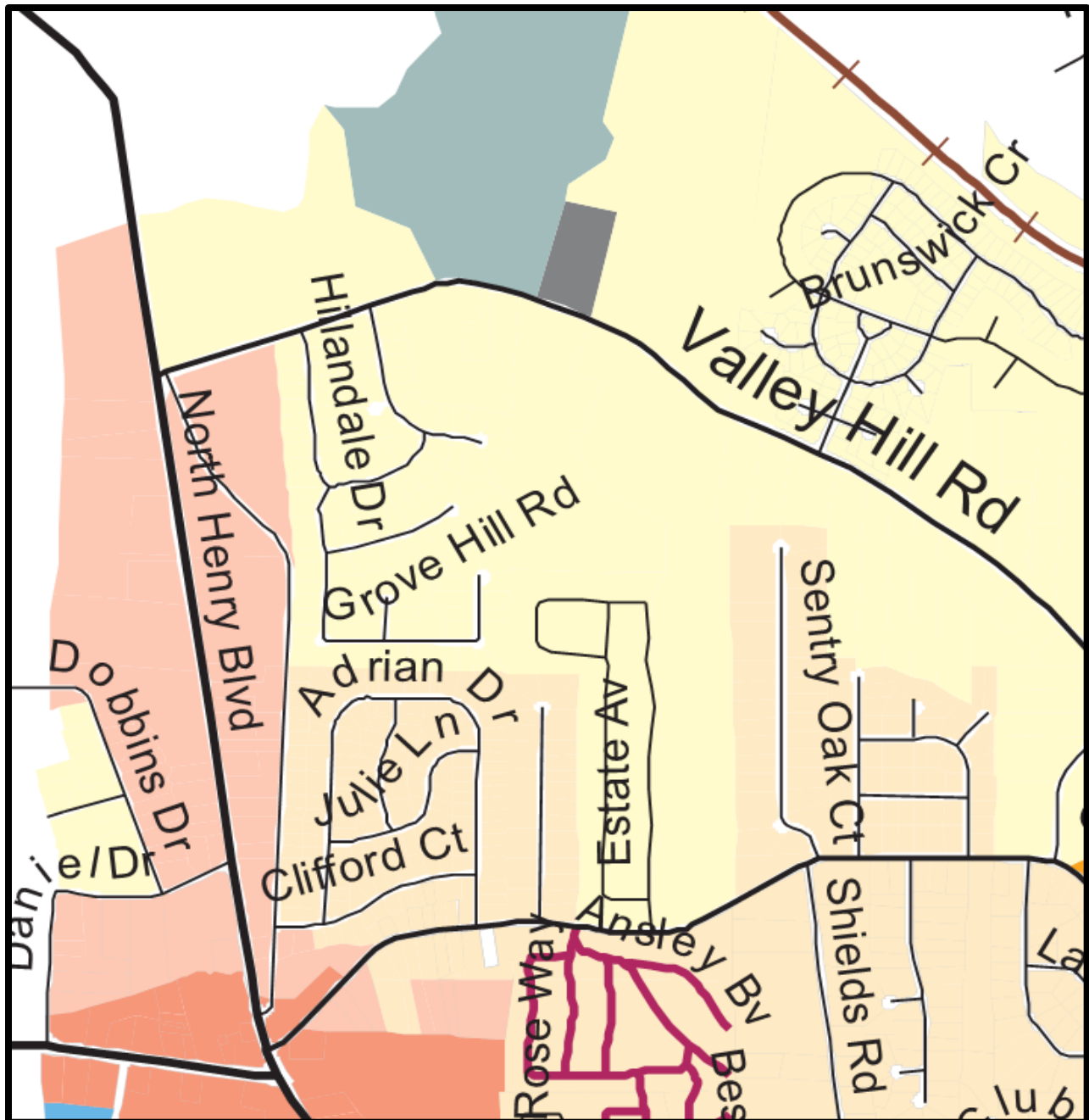
Main Road – Valley Hill Road
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Rust—CCR (City Center Residential)
Orange—MHR (Mobile Home Residential)
Brown—MFR (Multiple Family Residential)
Light Pink – C-1 (Neighborhood Commercial)
Medium Pink – C-2 (General Commercial)
Red—C-3 General Commercial
Teal—PUD (Planned Unit Development)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

KEY:

- Pale Yellow—Low-Density Residential
- Beige—Medium-Density Residential
- Peach—Low-Density Vertical Mixed-Use
- Salmon—Medium-Density Vertical Mixed-Use
- Slate—Parks/Recreation/Conservation
- Dark Gray—Transportation/Communication/Utilities



V. PROPOSED DEVELOPMENT

The applicant proposes to build a “place of worship” (church) on 4.000 acres of property at 713 Valley Hill Road (the subject of Conditional Use Permit Case #CU-2023-01), as well as a townhome development (the subject of CP-2023-01, RZ-2023-01, and VR-2023-01) on the adjacent 7.864-acre Parcel #029-01009001 to the west. The existing residence at 713 Valley Hill Road would remain, along with its accessory structures.

A. Project Size. The applicant has submitted a joint site plan showing both development proposals and the existing residence. The proposed sanctuary building for the place of worship would have 12,586 total square feet, of which 3,360 square feet would comprise the largest assembly area (60’ X 56’). The townhome development would have 56 units and a density of 7.12 units per acre. All townhome units would have three or four bedrooms.

B. Site Plan Design. The applicant’s submitted conceptual site plan is titled “Proposed Victory Worship Center—Master Plan” (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023, and it was received by the Planning and Zoning Office on May 16, 2023. The site plan uses as a base the new plat for 713 Valley Hill Road (the eastern parcel) and Parcel #029-01009001 (the western parcel). The proposed place of worship would be built at 713 Valley Hill Road (the eastern parcel) and the proposed townhome development would be constructed on Parcel #029-01009001 (the western parcel). The place of worship is shown in brown, its parking lots are shown in blue, and the townhomes on Parcel #029-01009001 are shown in purple.

The two developments would share a joint project entrance, which would expand into a looped internal street. The entrance and the interior street would initially both be privately-maintained, but they would be built to City standards. At a later date, the developer would dedicate the entrance and possibly the internal street to the City of Stockbridge. All sidewalks would be 6 feet wide. A detention pond would be provided on Parcel #029-01009001 to serve both developments, and each development would have its own refuse dumpster.

C. Proposed Parking Plan. Separate parking areas would be provided for the place of worship and the townhomes. The applicant has submitted a “Proposed Parking Plan”, dated May 8, 2023, for both the place of worship and the townhomes. The numbers of parking spaces that would be provided are listed in the table below.

Number of Parking Spaces to Be Provided

PARKING REQUIREMENT	MINIMUM REQUIRED SPACES	ADDITIONAL SPACES	TOTAL PARKING SPACES
<u>Place of Worship:</u> 112 parking spaces (one space per 30 square feet of non-fixed seats in largest assembly room)	112	9	121

(3,360 square feet) of the sanctuary.			
<u>Existing Residence:</u> 2 parking spaces.	2	0	2
<u>Townhome Development:</u> 126 parking spaces for 56 units (2.25 spaces per townhome unit having 3 or more bedrooms), excluding townhome garage spaces. Includes 112 driveway spaces plus 14 guest spaces in various locations.	126	0	126

Victory Worship Center C.O.G.I.C.
6043 North Henry Blvd, Stockbridge, GA. 30281

Proposed Parking Plan

May 8, 2023

The proposed parking plan is to detail what parking space is required to meet the needs of attendees in the worship facility, and parking space that is mandated for the townhouses. The parking plan also details contingencies that for the worship facility during the days and specific times when worship service is conducted:

I. Plans for construction ~ The site development plan requires one parking space for every thirty square feet of space in the sanctuary area for seating that is not fixed in the worship facility. The parking plan calls for constructing a total number of one hundred and twelve (112) parking spaces. With an additional nine parking (9) brings the total to one hundred twenty-one (121) parking spaces. The parking plan for the townhouses require two point two (2.25) spaces for each townhouse. The number of parking spaces is in addition to the two-car garage parking space each townhouse will have.

II. Parking use ~ The worship facility parking spaces will be utilized weekly on Sundays between the hours of 9:00 a.m. and 12:00 noon. On Wednesday parking will be utilized between the hours of 7:00 p.m. to 8:30 p.m.

III. Near term need for the worship facility ~ Within the first two years parking needs for the is not expected to exceed the current parking required based on total seating. The current membership is approximately one hundred (100). Regular attendees along with visitors is not expected to exceed the number of required parking during Sunday worship services. The number of parking during mid-week services will not exceed the required parking on Sundays.

IV. Long term need for the worship facility ~ Beyond two years attendees to the Sunday morning service is anticipated to increase by fifty percent of seating capacity, and within the next five to ten years by seventy-five percent of seating capacity. It is anticipated that the planned number of parking spaces is expected to meet projected growth. The parking needs for mid-week services will remain adequate for parking needs.

V. Special events need for the worship facility ~ The ministry will have at least four special events yearly that will anticipate an increased number of guests during each event. The current seating of capacity will allow for three hundred (300). The current parking along with the additional parking will accommodate the maximum number of attendees.

VI. Contingency plan for the worship facility ~ In the event the parking needs become greater than current parking spaces every effort will be made to avoid worship attendees from parking in the areas where residence live, or on the street that could impede the flow of traffic on main travel roads. Plans would require attendees within the immediate travel area of church to be shuttled to the Worship Center, and those residing in the immediate area to park their cars at their residence and walk to the worship facility. This contingency will be reviewed annually to ensure the plan will adequately meet the growth of ministry and special events that will be scheduled.

VII. Contingency plan for the townhouses ~ The parking plan includes an additional fourteen (14) parking spaces for guest parking needs that will exceed the number of parking spaces that are assigned to each townhouse. The fourteen additional parking is mainly located in the vicinity of the recreational park.

VI. STANDARDS FOR PLACES OF WORSHIP

Section 3.2.24 of the UDC for “mass assembly centers and grounds” identifies “places of religious worship” as one type of mass assembly center. Subsection 3.2.24(E) states as follows: “Religious facilities, together with specified accessory uses and structures, may be permitted as a conditional use in the RR, SR, C-1 and C-3 zoning districts, subject to the standards of the district and the supplemental standards that are set forth in this section.” The subject property is located in the ‘RR’ (Rural Residential) zoning district, thus it qualifies for consideration for a place of worship as a conditional use. Site design and architectural standards for places of worship and similar religious facilities are provided in the table below.

Standards for Places of Worship and Similar Religious Facilities

DEVELOPMENT FEATURE	STANDARD
Minimum site area, including structures and associated parking	2 acres
Road frontage	200 feet
Buffers (sides and rear)	20 feet
Building materials	Brick, stone, stucco, glass, cement fiberboard or masonry materials compatible in the surrounding area
Building setbacks	50 feet from all property lines

Other standards for places of worship from Subsection 3.2.24(E) are summarized below.

1. Accessory Uses and Activities—These must be “clearly ancillary” to the primary use, and are limited to the following: a) religious or similar instruction; b) offices; c) child or adult day care center, except for residentially-zoned property; d) a private academic school; e) a fellowship hall/community center/activity hall/life center, with or without a kitchen; f) recreation facilities, including athletic fields; g) individual meeting spaces; and h) a parsonage.
2. All accessory uses are subject to certain requirements. They must meet all local, state, or federal standards, and they must follow specified operational standards. In addition, outdoor play or activity areas must not be located closer than 50 feet from any residential property line.
3. Child day care centers, adult day care centers, preschools, or child nursery uses-- These are allowable accessory uses, subject to certain standards.
4. Private academic schools--These are allowable accessory uses, subject to certain standards.

5. Fellowship Hall—This is an allowable accessory use, provided that the total floor area which is allocated to the fellowship hall, including related mechanical and support facilities, does not exceed thirty-five (35) percent of the total floor area on the site.
6. Parsonage--One (1) dwelling unit to serve as a parsonage may be established, subject to the following standards:
 - a. The lot area within the parcel that is developed for religious uses and facilities to be devoted to the dwelling unit ("parsonage lot") shall have a minimum area of eight thousand (8,000) square feet. The parsonage lot shall be used exclusively for the dwelling unit, and it shall not include any primary or other accessory use that is allowable on the site. The parsonage lot shall not be used for any support activity to the primary or accessory uses, such as outdoor play areas, storage, or parking, other than as specifically provided for herein
 - b. The maximum lot coverage for the parsonage lot shall be thirty-five (35) percent.
 - c. Two (2) parking spaces shall be provided within the parsonage lot.
 - d. The maximum building height on the parsonage lot shall be thirty-five (35) feet.
 - e. The parsonage lot may contain children's outdoor play equipment in a size and quantity that is typical of residential uses.
 - f. The parsonage lot may contain a residential swimming pool, which is fully enclosed, and attached to the dwelling.
7. Parking Plan--A specific parking plan shall be provided. This plan shall identify the principal use and each accessory use that is proposed on the site. The parking plan shall indicate the hours of operation and the peak times of use (parking demand) for the primary use, as well as for and each accessory use on the site. The parking standards for the principal use and each accessory use shall be identified based upon Unified Development Code requirements that are set forth in Section 4.7 Parking Requirements. The parking plan may propose reduced or shared parking, asset forth in Subsection 4.7.8. The parking plan shall indicate areas that are designated for overflow parking during times of extraordinary use (such as festival or holiday periods).
8. Additional Required Setbacks--For religious facilities that exceed ten thousand (10,000) square feet in total floor area, excluding the parsonage, if any, the minimum setback from any property line that is otherwise required shall increase five (5) feet for each two thousand (2,000) square feet, or portion thereof, over ten thousand (10,000) square feet.

VII. NECESSITY OF REQUEST

The applicant requests a conditional use permit on the subject property at 713 Valley Hill Road to allow a place of worship. Section 3.2.24, Mass Assembly Centers and Grounds, identifies religious places of worship as one type of mass assembly center. Subsection 3.2.24(E) states as follows:

Religious facilities, together with specified accessory uses and structures, may be permitted as a conditional use in the RR, SR, C-1 and C-3 zoning districts, subject to the standards of the district and the supplemental

standards that are set forth in this section.

The subject property is zoned 'RR' (Rural Residential), which qualifies it for consideration for a conditional use permit for a place of worship.

VIII. ANALYSIS OF REQUEST

A. Standards for Places of Worship. The subject property and the proposed site plan meet the site standards for places of worship. The property at 713 Valley Hill Road has 4 acres, thus exceeding the required 2 acres, and its road frontage considerably exceeds 200 feet. The proposed sanctuary would be located 56 feet away from the eastern property line, and parking lots would be located on the other three sides. The types of building materials to be used would be evaluated during the plan review stage for the building permit application. Subsection 3.2.24(E) of the UDC lists other standards for places of worship, which were summarized above. Each one is briefly analyzed below.

1. Accessory uses and activities--The applicant has no plans at this time to provide any accessory uses or activities.
2. All accessory uses are subject to certain requirements--This is not applicable at the current time since no accessory uses or activities are being proposed.
3. Child day care centers, adult day care centers, preschools, or child nursery uses—These facilities are not allowed on the subject property since it is residentially zoned (Rural Residential).
4. Private academic schools--This is not applicable at the current time since no private academic schools are proposed.
5. Fellowship Hall—The applicant is not currently proposing to build a separate fellowship hall.
6. Parsonage--This is not applicable at the current time since the worship leader plans to continue to live off-site. If that were to later change, then a “parsonage lot” would need to be delineated on the subject property.
7. Parking Plan—The applicant has provided the detailed “Proposed Parking Plan”, dated May 8, 2023, for Victory Worship Center. It includes the hours of operation and the peak hours of use. Provisions for overflow parking were discussed. Due to the uncertainty about the extent or speed with which the church’s membership may expand, or the frequency or size of anticipated events, no specific parking needs can be determined at this time. If it is determined that additional parking may be needed, the applicant is willing to consider the provision of church bus or van parking, including the possible shuttling of guests from an offsite location. The latter would require a shared parking agreement with another property owner within a specified distance, or another acceptable provision, to be determined and approved by the Planning and Zoning Office.
8. Additional Required Setbacks—The proposed sanctuary building would have 12,586

square feet in total floor area, which would exceed the required threshold of 10,000 square feet in total floor area for the provision of an increased setback from the adjacent property line. The proposed site plan shows that the side yard setback would increase to 56 feet along the eastern property line.

B. Standards for the Granting of Conditional Use Permits. Section 9.2.4 of the Stockbridge Unified Development Code (UDC) provides requirements for the granting of conditional use permits, and Subsection 9.2.4(2) lists five (5) issues to be considered, in priority, as are listed below. Each issue will be discussed.

a. The proposed use shall not cause traffic congestion or conditions that will adversely affect nearby properties.

The applicant has situated the project entrance in an acceptable location, as was determined by an engineer, to mitigate any site distance issues due to the curvature of Valley Hill Road in front of the property. Since the hours of operation for the place of worship would be different from typical weekday rush hour traffic, no weekday traffic congestion is anticipated in the vicinity due to the operation of the place of worship.

b. The physical conditions of the site, including topography, drainage and size and shape, are suitable for the proposed development.

The proposed site plan shows that the building for the place of worship would be located away from the low point of the property, and that a detention pond would serve both the place of worship and the proposed townhome development.

c. Adequate public facilities are available to serve the proposed use.

The applicant has submitted a letter from the Clayton County Water Authority which indicates that water and sewer facilities are available to serve the proposed development.

d. The applicant has made a binding agreement for any specific limitations or conditions necessary to protect the public interest and assure the continued beneficial use and enjoyment of nearby properties or that no special limitations are necessary to protect the public.

As of this time, the applicant has not made any binding agreement. However, if the need for overflow parking becomes apparent due to the anticipated growth in church membership, and/or the holding of large special events, then consideration may need to be given to the applicant obtaining a shared parking agreement with another property owner in the vicinity, upon the approval of the Planning and Zoning Office.

e. The conditional use with specific limitations and design features as may have been required will further the aims of the comprehensive plan and will not be unduly detrimental to nearby properties.

Section 3.2.5 of the Stockbridge Comprehensive Plan 2018-2038 includes the following goal for Community Services and Facilities on Page 38: “To make available adequate facilities and services to meet the changing needs of all city residents.” The proposed worship center would allow the existing Victory Worship Center, which currently operates from a commercial building in Stockbridge, to relocate to the subject property to allow for improved facilities and the continued growth of its membership, which should be beneficial to the City’s growing population.

IX. STAFF FINDINGS

1. The applicant seeks to construct a church building on property which it has owned since 2005.
2. Although the applicant already obtained approval from Henry County in 2006 for a conditional use permit to build a place of worship (church) on the subject property, that conditional use permit became void when the applicant’s property was annexed into the City. The applicant therefore is seeking a new conditional use permit from the City.
3. If the requested conditional use permit is approved, the applicant would relocate its existing church from its leased retail space at 6043 North Henry Boulevard to a new building to be constructed on the subject property at 713 Valley Hill Road.
4. The applicant meets the required Standards for Places of Worship, as well as the required Standards for Granting Conditional Use Permits.

X. STAFF CONCLUSION

In view of these facts, as well as the foregoing analyses, the Planning and Zoning Staff concludes that the applicant’s request for a conditional use permit via CU-2023-01 to allow the use of the subject property for a place of worship (church) via would be acceptable and should be approved, with conditions.

XI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. A conditional use permit for 713 Valley Hill Road to allow the use of the subject property for a place of worship shall only be approved with the following conditions:

1. **Site Plan** – The proposed townhome development shall be constructed according to a design which is very similar to the one which is shown on the applicant’s submitted conceptual site plan, entitled “Proposed Victory Worship Center—Master Plan” (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023, which was received by the Planning and Zoning Office on May 16, 2023.

- 2. Additional Buildings, Uses, and Activities**—If additional buildings, uses, or activities are proposed on the subject property, these shall meet the requirements of Subsection 3.2.24(E) of the Unified Development Code. In particular, for the establishment of a church parsonage, a “parsonage lot” shall be delineated on the property; and no day care centers shall operate on the property since it is residentially zoned.
- 3. Parking Provision**—Sufficient parking shall be provided at all times to adequately accommodate the anticipated growth in church membership, as well as the holding of special events with significant numbers of guests. Such parking may include church bus or van parking, offsite parking within a specified distance via a shared parking agreement, or another acceptable provision, to be determined and approved by the Planning and Zoning Office.



Bishop Keith G. Nation, Founder/Pastor

P.O. Box 1093 * Stockbridge, GA 30281 Tel: (678) 834-7129
Visit us: www.vwcministries.net

"But thanks be to God, which giveth us the victory through our Lord Jesus Christ!" 1 Corinthians 15:57

To: City of Stockbridge
Planning and Zoning
Attn: Ms. Linda Logan

Ms. Logan this letter serves the purpose of highlighting our intent for filing the applications that are included with this letter. The proposal is to build townhouses on tract "A" ID No. 029-01009001, and a place of worship on tract "B" No. 029-01009000. The number of townhouses will be approximately fifty (50), and the size of the worship facility will be approximately twelve thousand (12,000) square feet. For this intent a Short-cut Subdivision/Plat Application has been submitted to first combine existing plats, and then divide them into two separate plats (see copy of proposed survey plats).

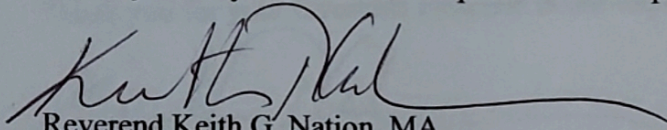
The following notes are added to provide further explanation for each application that is being:

1. **Amendment to the Comprehensive Plan Application** ~ The western will be transferred from Henry County parcel tract "A" ID No. 029-01009001 will be converted from low density residential to high density residential to the City of Stockbridge. The eastern parcel tract "B" ID No. 029-01009000 will be transferred from Henry County low density residential to the City of Stockbridge low density residential.
2. **Conditional Use Permit Application** ~ The eastern parcel tract "B" ID No. 029-01009000 is requested to be allowed use for a place of worship.
3. **Rezoning Application** ~ The western parcel tract "A" ID No. 029-01009001 is being requested to be rezone from Henry County RA to the City of Stockbridge MFR.
4. **Variance Application** ~ A variance is being requested for tract "A" ID No. 029-01009000 that will be used for the building of town houses. Without the variance for the front side and rear setback the number of town houses that can be built will be significantly reduced. As a result, the overall benefit to the community will be decreased, and the construction cost will increase. The main concern is to grant the variance to allow for no more than a 20 feet front setback for the inter roads on the property. The current layout of the property will restrict the ability to comply with the current guidelines and accomplish the intended design plans of the developer. The current guideline for the 50 feet front setback on Valley Hill Road will be followed.

The following documents are included with this letter:

- ~ Letter from Clayton County water authority
- ~ Conceptual drawings of site development plans
- ~ Current survey of tract "A" and "B"
- ~ Floor plan for place of worship
- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

Thank you for your favorable response to our request.

A handwritten signature in black ink, appearing to read "Keith G. Nation", with a long horizontal flourish extending to the right.

Reverend Keith G. Nation, MA

Pastor/Agent

(404) 936-1728

Victory Worship Center C.O.G.I.C.
6043 North Henry Blvd, Stockbridge, GA. 30281

Proposed Parking Plan

May 8, 2023

The proposed parking plan is to detail what parking space is required to meet the needs of attendees in the worship facility, and parking space that is mandated for the townhouses. The parking plan also details contingencies that for the worship facility during the days and specific times when worship service is conducted:

I. Plans for construction ~ The site development plan requires one parking space for every thirty square feet of space in the sanctuary area for seating that is not fixed in the worship facility. The parking plan calls for constructing a total number of one hundred and twelve (112) parking spaces. With an additional nine parking (9) brings the total to one hundred twenty-one (121) parking spaces. The parking plan for the townhouses require two point two (2.25) spaces for each townhouse. The number of parking spaces is in addition to the two-car garage parking space each townhouse will have.

II. Parking use ~ The worship facility parking spaces will be utilized weekly on Sundays between the hours of 9:00 a.m. and 12:00 noon. On Wednesday parking will be utilized between the hours of 7:00 p.m. to 8:30 p.m.

III. Near term need for the worship facility ~ Within the first two years parking needs for the is not expected to exceed the current parking required based on total seating. The current membership is approximately one hundred (100). Regular attendees along with visitors is not expected to exceed the number of required parking during Sunday worship services. The number of parking during mid-week services will not exceed the required parking on Sundays.

IV. Long term need for the worship facility ~ Beyond two years attendees to the Sunday morning service is anticipated to increase by fifty percent of seating capacity, and within the next five to ten years by seventy-five percent of seating capacity. It is anticipated that the planned number of parking spaces is expected to meet projected growth. The parking needs for mid-week services will remain adequate for parking needs.

V. Special events need for the worship facility ~ The ministry will have at least four special events yearly that will anticipate an increased number of guests during each event. The current seating of capacity will allow for three hundred (300). The current parking along with the additional parking will accommodate the maximum number of attendees.

VI. Contingency plan for the worship facility ~ In the event the parking needs become greater than current parking spaces every effort will be made to avoid worship attendees from parking in the areas where residence live, or on the street that could impede the flow of traffic on main

travel roads. Plans would require attendees within the immediate travel area of church to be shuttled to the Worship Center, and those residing in the immediate area to park their cars at their residence and walk to the worship facility. This contingency will be reviewed annually to ensure the plan will adequately meet the growth of ministry and special events that will be scheduled.

VII. Contingency plan for the townhouses ~ The parking plan includes an additional fourteen (14) parking spaces for guest parking needs that will exceed the number of parking spaces that are assigned to each townhouse. The fourteen additional parking is mainly located in the vicinity of the recreational park.

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[illegible]

PROJECT

PROPOSED
VICERY
WORSHIP CENTER

713 VALLEY HILL ROAD
STOCKBRIDGE, GA
30281

SHEET TITLE

MASTER
PLAN

DESIGNED BY: O. O.
DRAWN BY: O. O.
CHECKED BY: O. O.
APPROVED BY: O. O.

SCALE: 1" = 60'
DATE: FEB. 20, 2023
PROJECT NO: ACME-
SHEET

SHEET

AS-1

RELEASED FOR CONSTRUCTION

18X23

Graphic Scale

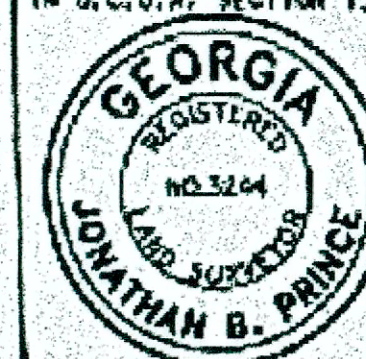
THIS PLAY WAS PREPARED FOR THE EXCLUSIVE
 USES OF THAT NAME APPEARING IN THE TITLE
 AND IS NOT TO BE LOANED TO ANY OTHER PARTY

IF YOU DIG GEORGIA
CALL US FIRST!
811
UTILITY PROTECTION CENTER
IT'S THE LAW



THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.
THEREFORE, ALL EASEMENTS AND MATTER

AS REQUIRED BY SUBSECTION (C) OF O.G.C.A. SECTION 15-6-09, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORD AS EVIDENCED BY APPROVAL CERTIFICATES. THE SURVEYOR'S STATEMENTS, REPRESENTATIONS, AND APPROVALS OR AFFIRMATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AND THE SURVEYOR'S STATEMENTS, REPRESENTATIONS, AND APPROVALS UNDERSTOOD. LAND SURVEYOR CERTIFIED THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PRACTICES AND PROCEDURES, RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH



QA 110. L. 5. L. 16. NO. 32

02/05/15

BLOCK RESERVED FOR CLERK
OF SUPERIOR COURT

THIS ALSO ON PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE ACCURATE

THE FIELD DATA UPON WHICH THIS SURVEY
IS BASED HAS A CLOSURE PRECISION OF ONE
FOOT IN 13,871 FEET AND ANGULAR
CLOSURE OF 0.0000 PER ANGULAR
MILE RUN. LOCATED USING TRANSIT, THEODOLITE AND

THE EQUIPMENT USED TO
MAKE THIS SURVEY WAS A
TOSHIBA CRT-SCOPIN TOTAL STATION.

80' R/W
VALLEY HILL ROAD

LEGEND

P.O.B. POINT OF BEGINNING
I.P.F. IRON PIN FOUND
H.P.F. HIGH PIN FOUND
R.R. RAILROAD
M.W. MAIN TO PIPE
O.P. OPEN TO PIPE
N.T. RIGHT-OF-WAY
B.U. BUILDING LINE
M.O. NOW OR FORMERLY
D.D. DEAD OAK
P.L. PLAT BOOK
P.D. PAVED
L.L. LAND LOT
L.L.L. PROPERTY LINE
C.L. CENTER LINE
P.C. PROPERTY CORNER

(S) SUSTAINITY SEWER MANHOLE
-S- APPROX. SUSTAINITY SEWER LINE
+S+ SUSTAINITY SEWER CAPPING

PARKING REQUIREMENT

1. CHURCH:
1 PARKING SPACE = 30 S.F. OF
AREA OF SANCTUARY SPACE = 112
NO. OF PARKING PROVIDED = 12

2. TOWN HOMES:

1 BUILDING UNIT = 2 CAR GARAGE.
ADD 2.5 CONTEGENCY FOR GUEST
PARKING = 14 SPACES REQUIRED
SEE GUEST PARKING AREAS NOTED
#1 AND #2.

THIS PLAT SUPERCEDES THE PLAT
RECORDED IN PLAT BOOK 44 PAGE
230 OF HENRY COUNTY, GEORGIA.

REFERENCE INFORMATION TAKEN FRO
PLAT BOOK 64 PAGE 230 OF HENRY
COUNTY GEORGIA RECORDS

THE FIELDWORK WAS COMPLETE
ON 01-24-2018.
THE PLAT WAS COMPLETED
ON 01-31-2018.

NOTES
INFORMATION PLACE
AT ALL CONFERENCES
OTHERWISE NOTED

NOTE:
PROPERTY IS LOCATED IN THE
BAR COTTON / LITTLE COTTON INDIAN CREEK
WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION.
A PORTION OF THIS PROPERTY IS NOT
LOCATED IN A WETLAND AREA.
PROPERTY IS SEIZED BY COUNTY
AUGUST

THIS PROPERTY DOES NOT HAVE
POOLES OF WATER ON THE PROPERTY.
PROPERTY IS IN A ASPHALT
PAVED ROAD.
PROPERTY OWNER: VICTORY BROSSE OF CENTER C.O. LLC
ADDRESS: 713 VALLEY HILL ROAD
STOCKBROOK, GA 30081

BASED ON THE INFORMATION SHOWN ON
THE FLOOD HAZARD BOUNDARY MAPS
FURNISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, IT IS MY OPINION
THAT THIS PROPERTY IS OUTSIDE OF
THE 100 YR FLOOD HAZARD AREA.

PANEL II 13116 CROSBY
13116 CROSBY

LL 102
LL 91

PREPARED BY:
J.D. PRINCE & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE HI 770-937-6516

[illegible]

PROPOSED SITE PLAN FOR CHURCH

1 INCH = 60 FT.

NO OF PARKING REQD = 112

NO OF PARKING PROVIDED = 121

OPTION #2

AS-1



Providing Quality Water and Quality Services to Our Community

March 21, 2023

Keith Nation
713 Valley Hill Rd
Henry County, Georgia

Re: Parcel ID 029-01009001 0 Valley Hill Rd and 713 Valley Hill Rd
Henry County, GA

Mr. Nation,

Clayton County Water Authority owns and maintains a 24-inch water main running along Valley Hill Rd. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 24.86 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main running through the parcel of 0 Valley Hill Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.772 MGD.

The developer is responsible for designing and constructing all water and sewer system relocations and extensions to CCWA standards.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Samay", is written over a light blue horizontal line.

Catherine Samay
Plan Review Coordinator

- ARCHITECTURE
- GENERAL CONTRACTORS
- CONSTRUCTION MANAGEMENT
- LOAN PACKAGING

2130 Lavista Executive Park Drive
Suite 201
Tucker Georgia 30084

TEL: (404) 645 4254
TEL: (770) 981 9528
EMAIL: ACMEGROUPLLC@YAHOO.COM

CONSULTANT

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IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION
IDENTIFIED HEREIN. NO PART OF THIS DRAWING MAY BE
REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR
TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC,
MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE
PRIOR PERMISSION OF THE ACME GROUP, INC. LLC.

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

PROPOSED
VICTORY
WORSHIP CENTER

SHEET TITLE

ELEVATIONS

DESIGNED BY: O.O.

DRAWN BY: O.O.

CHECKED BY: O.O.

APPROVED BY: O.O.

SCALE:

DATE: XX 2017

PROJECT NO:
ACME-XX-2017

SHEET

A-2



FRONT ELEVATION

1/8" = 1'-0"

REAR ELEVATION

1/8" = 1'-0"

LEFT SIDE ELEVATION

1/8" = 1'-0"

104
2515

2130 Lavista Executive Park Drive
Suite 201
Tucker Georgia 30084
TEL: (404) 645 4254
TEL: (770) 981 9528
EMAIL: ACMEGROUPINC@YAHOO.COM

CONSULTANT

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SEAL

REVISIONS	
NO.	DATE

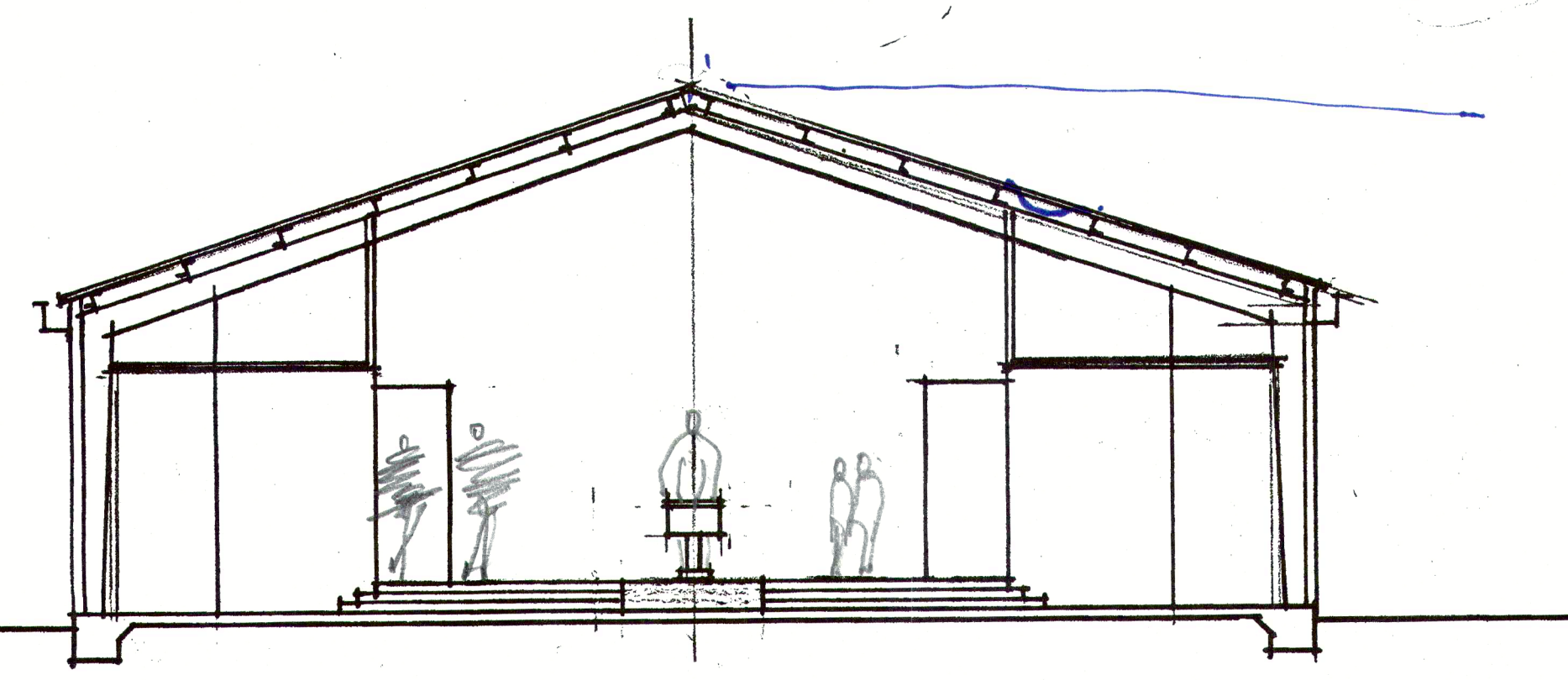
PROJECT
**PROPOSED
VICTORY
WORSHIP CENTER**

SHEET TITLE
FLOOR PLAN

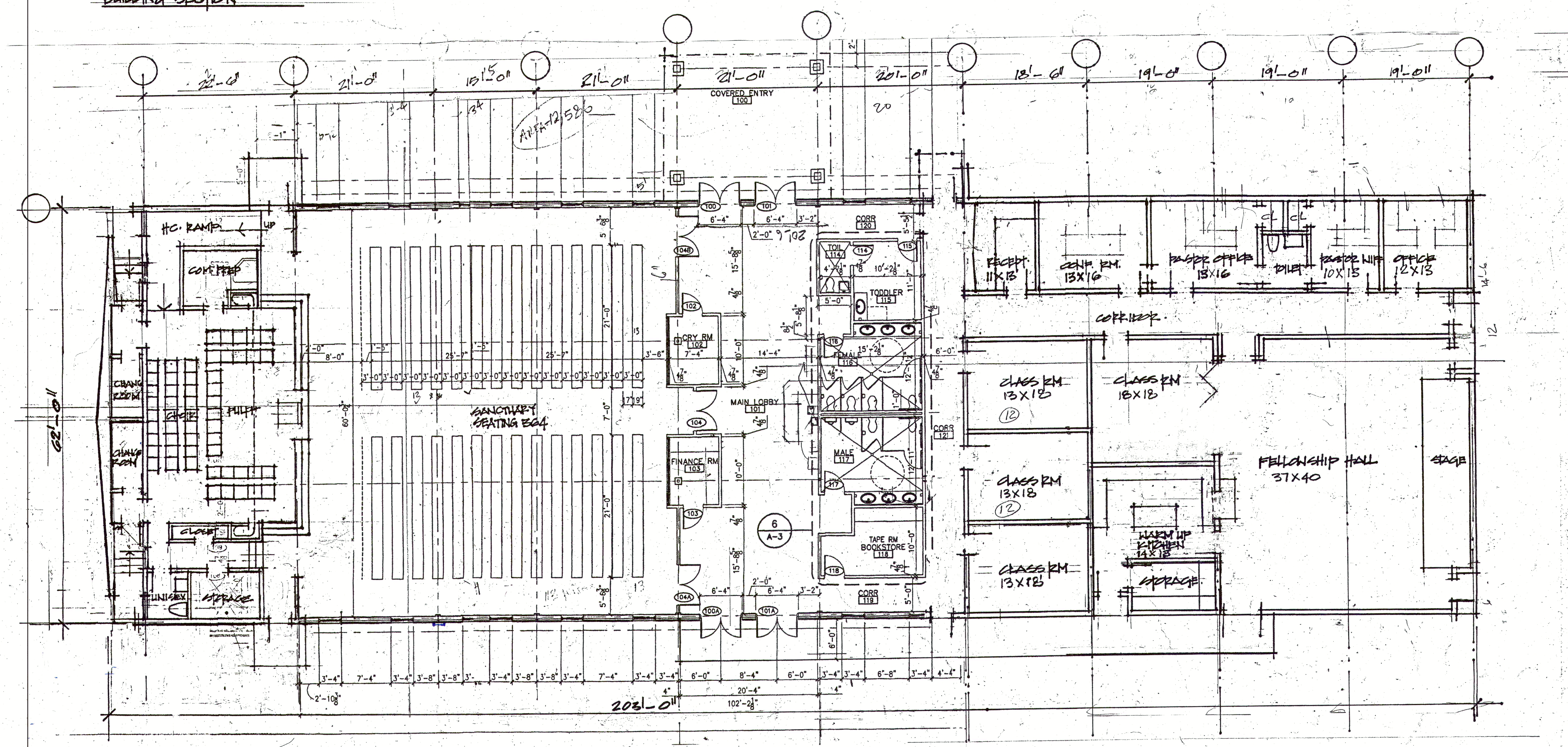
DESIGNED BY: O.O.
DRAWN BY: O.O.
CHECKED BY: O.O.
APPROVED BY: O.O.

SCALE:
DATE: XX 2017
PROJECT NO:
ACME-XX-2017

SHEET
A-1

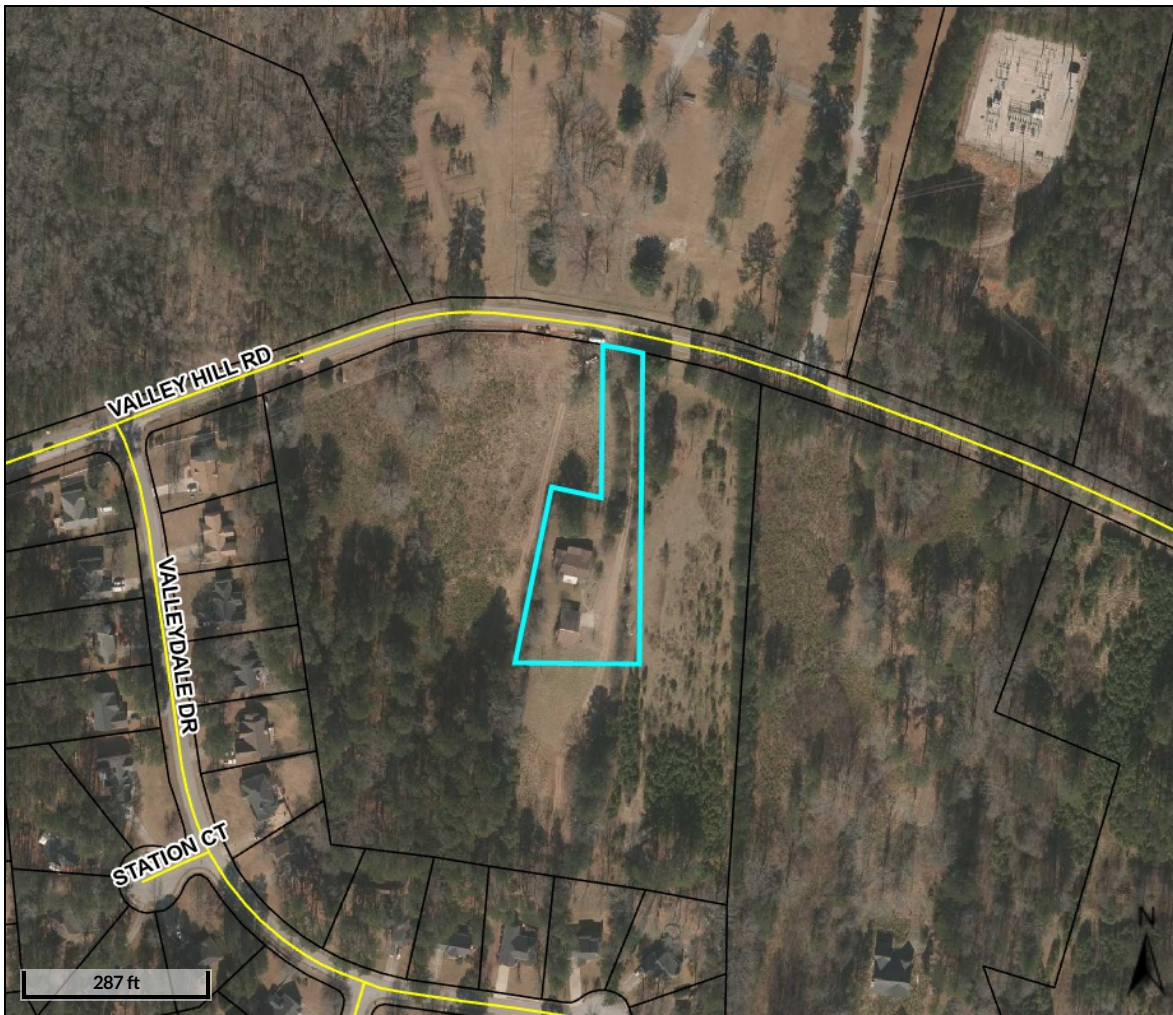


BUILDING SECTION

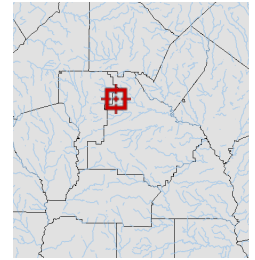


1 FIRST FLOOR PLAN
A-1 SCALE: 1/8"=1'-0"
(REVISION #3 9/28/05) N #3 9/28/05
AREA = 8,280 S.F. = 8,280 S.F.
NEW AREA = 12,520 S.F.

FIRST FLOOR = 8,280 S.F.
SECOND FLOOR = 3,600 S.F.
TOTAL AREA = 11,880 S.F.



Overview



Legend

- Parcels
- Roads

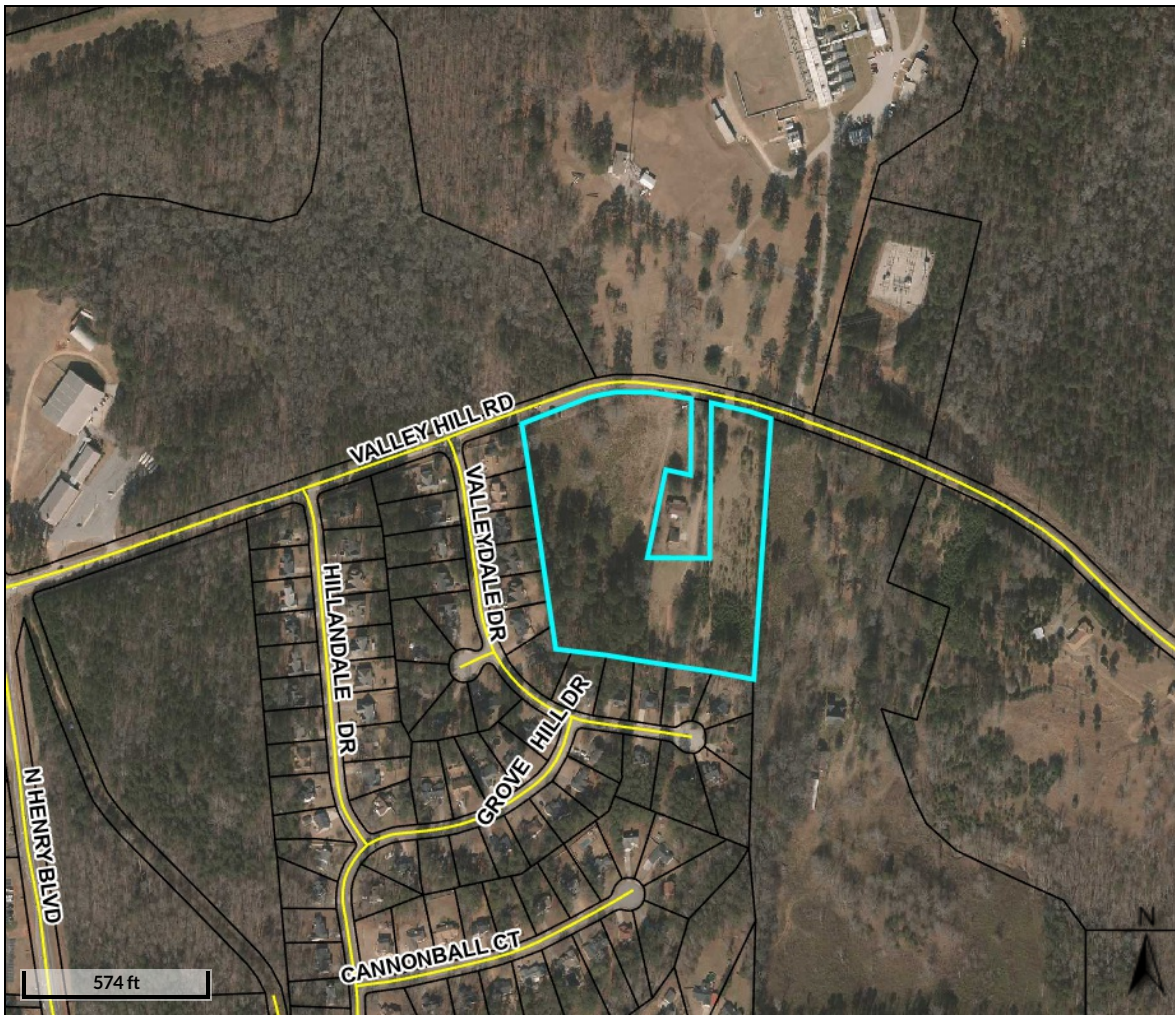
Parcel ID	029-01009000	Class	C	Owner	VICTORY WORSHIP	Land						
Property	713 VALLEY	Acreage	n/a	Address	CENTER CHURCH	Value:	\$40,000					
Address	HILL RD				OF GOD IN CHRIST INC	Building						
District	City/Stockbridge				PO BOX 1093	Value:	\$184,700	Last 2 Sales				
					STOCKBRIDGE GA 30281	Misc		Date	Price	Reason	Qual	
						Value:	\$1,800	2/11/2005	\$0	n/a	U	
						Total		11/29/2004	\$250,000	n/a	U	
						Value:	\$226,500					

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.

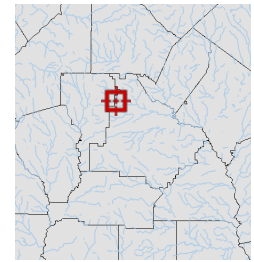
Date created: 2/22/2023

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	029-01009001	Class	E	Owner	VICTORY WORSHIP CENTER	Land Value:	\$197,000				
Property		Acreege	9.85	Address	CHURCH	Building Value:	\$0	Last 2 Sales			
Address					OF GOD IN CHRIST INC	Misc Value:	\$0	Date	Price	Reason	Qual
District	City/Stockbridge				PO BOX 1093	Misc Value:	\$0	2/11/2005	\$0	n/a	U
					STOCKBRIDGE GA 30281	Total Value:	\$197,000	n/a	\$	n/a	n/a

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: 2/22/2023

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by  **Schneider**
GEOSPATIAL

STOCK RESERVED FOR CLETS
OF TROPICAL OILS

GATE

IF YOU OIG GEORGIA
CALL US FIRST
911
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

Scale: 1" = 60' N 01-31-2018

Griddle Sack

THIS MAP WAS PREPARED FOR THE EXCLUSIVE
USE OF THAT NAME APPEARING IN THE FILE
BOOK AND IS CERTIFIED TO NO OTHER PARTY.

Engineering
05/02/2023

JOS - 01291814

PREPARED BY:
J.G. FRANK & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 2: TIO-057-4814

LOCK REMOVED FOR ALEX
OF TROUBLE OUT

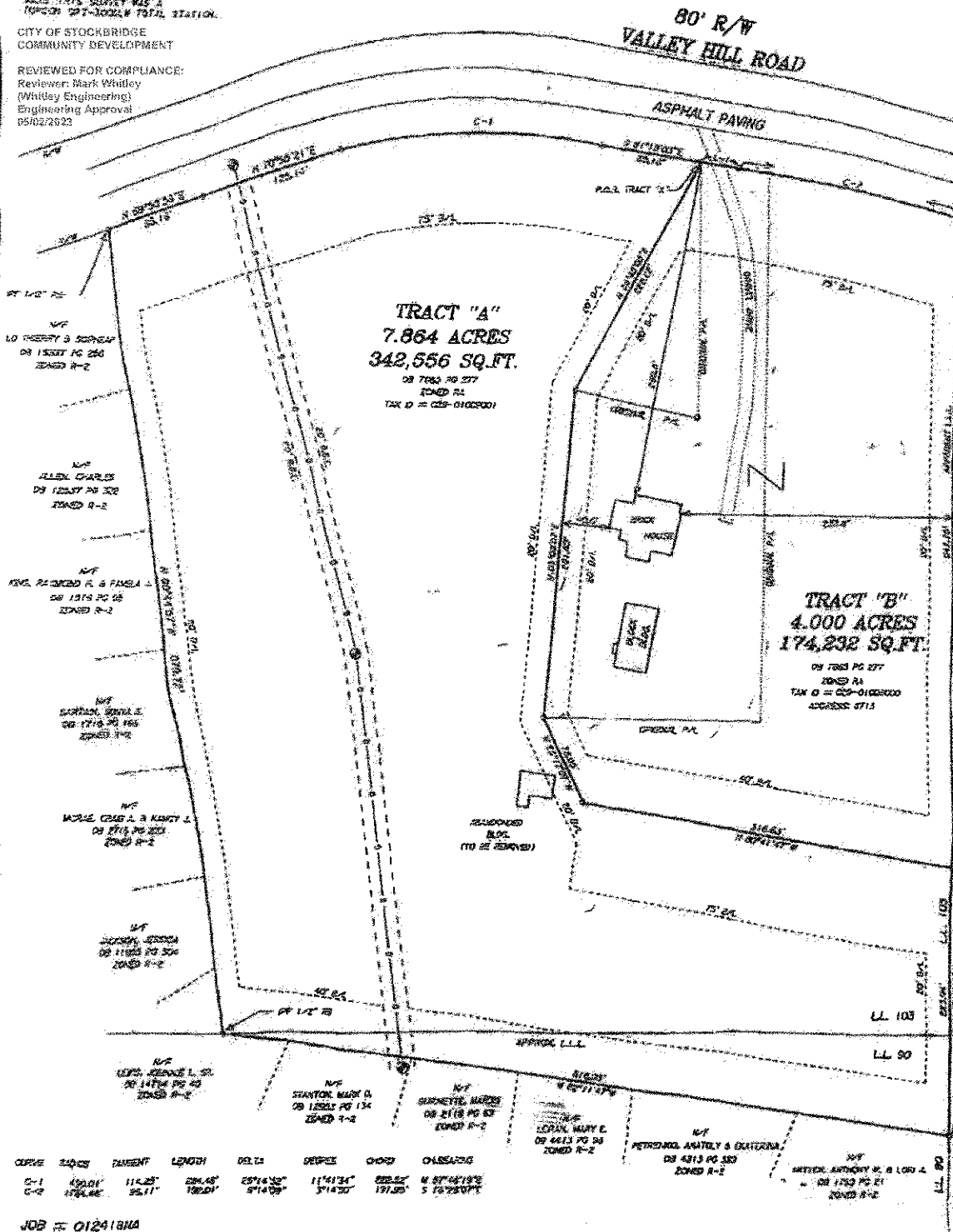
English Literature
ENGL 2302

DATE

IF YOU DID GEORGE
CALL US FIRST
811
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

~~CONFIDENTIAL~~

PREPARED BY:
J.G. FRANK & ASSOCIATES, INC.
LAND SURVEYORS
100 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 214-570-0351-4814



JOB # 012418MA

#600.00

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.

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.

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.

Contacts

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

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 25	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.	



APPLICATION CHECKLIST

DOCUMENTS AND QUANTITIES REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	NUMBER OF COPIES	CHECK ✓
1.	PRE-APPLICATION REVIEW FORM	1 Digital, 1 Hard Copy	
2.	APPLICATION FORM	1 Digital, 1 Hard Copy	
3.	LEGAL DESCRIPTIONS	1 Digital, 1 Hard Copy	
4.	SITE PLAN & SURVEY	1 Digital Copy – 4 hard Copies	
5.	DEVELOPMENT RENDERINGS AND ELEVATIONS	1 Digital Copy – 1 Hard Copy	
6.	LETTERS OF INTENT	1 Digital, 1 Hard Copy	
7.	ADJACENT PROPERTY OWNERS/NEIGHBORHOOD ASSOCIATION LETTERS	1 Digital, 1 Hard Copy	
8.	DEPARTMENTAL SIGN-OFF LETTERS	1 Digital, 1 Hard Copy	
9.	DISCLOSURE FORM	1 Digital, 1 Hard Copy	

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

Name of Applicant Keith G. Nation Phone (404) 936 1728 Date: _____
Address of Applicant: 164 Barclay Dr. Cell # (404) 936 1728
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.com
Name of Agent Mr. Keith G. Nation Phone: _____ Date: _____
Address of Agent: 164 Barclay Dr. Cell # _____
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.com

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: see letter of intent that is
TO: attached.

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)

Property Address: 713 Valley Hill Rd Stockbridge, GA - 30281
and adjacent parcel
Nearest intersection to the property: Highway 42 and Valley Hill Road
Size of Tract: 11.864 acre(s). Land Lot Number(s): 90 and 103 District(s): 12th
Property Tax Parcel Number(s):
Tract "A" 029-01009001; Tract "B" 029-01009000 (Required)

Witness' Signature

Signature of Applicant

Angele F. Dolbier
Printed Name of Witness

KEITH NATION
Printed Name of Applicant

Ryan Moreau
Notary

Keith Nation
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: _____

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
N/A	N/A	N/A

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

N/A
Applicant's Name - Printed

N/A
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____, _____

Notary Public

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



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 Admendment to comprehensive 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 Victory Worship Center COGIC
Address of Property Owner 6043 North Henry Blvd Stockbridge
Telephone and E-Mail of Property Owner (404) 936-1728
Name/Company Name of Authorized Applicant Keith G. Nation
Address of Authorized Applicant 164 Barclay Dr McDonough 30252
Telephone and E-Mail of Authorized Applicant kg.nation@hotmail.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

Keith Nation

Date

4/3/23

Personally appeared before me:

Keith Nation

, 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.

Ryan Moreau

Notary Public's Signature

Ryan Moreau

4/3/2023

Notary Public's Printed Name and Date



[Affix Seal Here]

See attached letter from Clayton County

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter



Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (<i>Originals only. No photocopies accepted.</i>)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	N/A

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant _____ Phone: _____ Mobile: _____

Address of Applicant: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent _____ Phone: _____ Mobile: _____

Address of Agent: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

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 _____ to _____
(Present Zoning) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest intersection to the property: _____
(Street Address, if Applicable, Nearest Intersection, Etc.)

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

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____ - _____ - _____ Proposed number of lots: _____

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: _____

Witness _____

Signature of Owner(s)/Agent(s) _____

Printed Name of Witness _____

Printed Name of Owner/s _____

Notary _____

Signature of Agent _____

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

Not applicable sewer and water provided by Clayton County.



City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: _____ Phone: _____ Mobile: _____

Applicant Address: _____ City, State: _____ Zip: _____

Name of Agent: _____ Phone: _____ Mobile: _____

Agent Address: _____ City, State: _____ Zip: _____

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of _____

Property Address: _____ Nearest Intersection to property: _____

Size of Tract: _____ acres Land Lot(s): _____ District(s): _____

Property Tax Parcel Number(s): _____ Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: _____

Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are **not** suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

Short-Cut Subdivision/Plat Application

For

Victory Worship Center C.O.G.I.C.

I. Property Owners – Both tracts are under the stewardship of Victory Worship Center C.O.G.I.C. However, during the development period both tracts will be placed under ownership of Tower Unlimited LLC. After both tracts are developed tract "A" will remain under the ownership of Tower Unlimited LLC; P.O. Box 1093 Stockbridge, GA. 30281. Tract "B" will revert back to ownership of Victory Worship Center C.O.G.I.C.

II. Surveyor - Jonathan B. Prince of McDonough was the land surveyor who prepared the survey map. The surveyor is no longer in business. Iron Stone of Jackson is the surveyor who has all the records pertaining to the survey conducted on both tracts.

III. Narrative Statement - This application is being submitted to reconfigure the boundaries of the two existing parcels. The current tract "A" is reconfigured to 7.864 Acres, and Tract "B" is reconfigured to 4.00 Acres. Tract "A" does not need any improvement and has no existing functional structure. Tract "B" has a three-bedroom house and a detach garage/storage building.



Keith G. Nation, Agent



Bishop Keith G. Nation, Founder/Pastor

P.O. Box 1093 * Stockbridge, GA 30281 Tel: (678) 834-7129

Visit us: www.vwcministries.net

"But thanks be to God, which giveth us the victory through our Lord Jesus Christ!" 1Corinthians 15:57

To: City of Stockbridge
Planning and Zoning
Attn: Ms. Linda Logan

Ms. Logan this letter serves the purpose of highlighting our intent for filing the applications that are included with this letter. The proposal is to build townhouses on tract "A" ID No. 029-01009001, and a place of worship on tract "B" No. 029-01009000. The number of townhouses will be approximately fifty (50), and the size of the worship facility will be approximately twelve thousand (12,000) square feet. For this intent a Short-cut Subdivision/Plat Application has been submitted to first combine existing plats, and then divide them into two separate plats (see copy of proposed survey plats).

The following notes are added to provide further explanation for each application that is being:

1. **Amendment to the Comprehensive Plan Application** ~ The western will be transferred from Henry County parcel tract "A" ID No. 029-01009001 will be converted from low density residential to high density residential to the City of Stockbridge. The eastern parcel tract "B" ID No. 029-01009000 will be transferred from Henry County low density residential to the City of Stockbridge low density residential.
2. **Conditional Use Permit Application** ~ The eastern parcel tract "B" ID No. 029-01009000 is requested to be allowed use for a place of worship.
3. **Rezoning Application** ~ The western parcel tract "A" ID No. 029-01009001 is being requested to be rezone from Henry County RA to the City of Stockbridge MFR.
4. **Variance Application** ~ A variance is being requested for tract "A" ID No. 029-01009000 that will be used for the building of town houses. Without the variance for the front side and rear setback the number of town houses that can be built will be significantly reduced. As a result, the overall benefit to the community will be decreased, and the construction cost will increase. The main concern is to grant the variance to allow for no more than a 20 feet front setback for the inter roads on the property. The current layout of the property will restrict the ability to comply with the current guidelines and accomplish the intended design plans of the developer. The current guideline for the 50 feet front setback on Valley Hill Road will be followed.

The following documents are included with this letter:

- ~ Letter from Clayton County water authority
- ~ Conceptual drawings of site development plans
- ~ Current survey of tract "A" and "B"
- ~ Floor plan for place of worship
- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

Thank you for your favorable response to our request.

A handwritten signature in dark ink, appearing to read 'Keith G. Nation', with a long horizontal flourish extending to the right.

Reverend Keith G. Nation, MA

Pastor/Agent

(404) 936-1728



Providing Quality Water and Quality Services to Our Community

March 21, 2023

Keith Nation
713 Valley Hill Rd
Henry County, Georgia

Re: Parcel ID 029-01009001 0 Valley Hill Rd and 713 Valley Hill Rd
Henry County, GA

Mr. Nation,

Clayton County Water Authority owns and maintains a 24-inch water main running along Valley Hill Rd. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 24.86 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main running through the parcel of 0 Valley Hill Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.772 MGD.

The developer is responsible for designing and constructing all water and sewer system relocations and extensions to CCWA standards.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

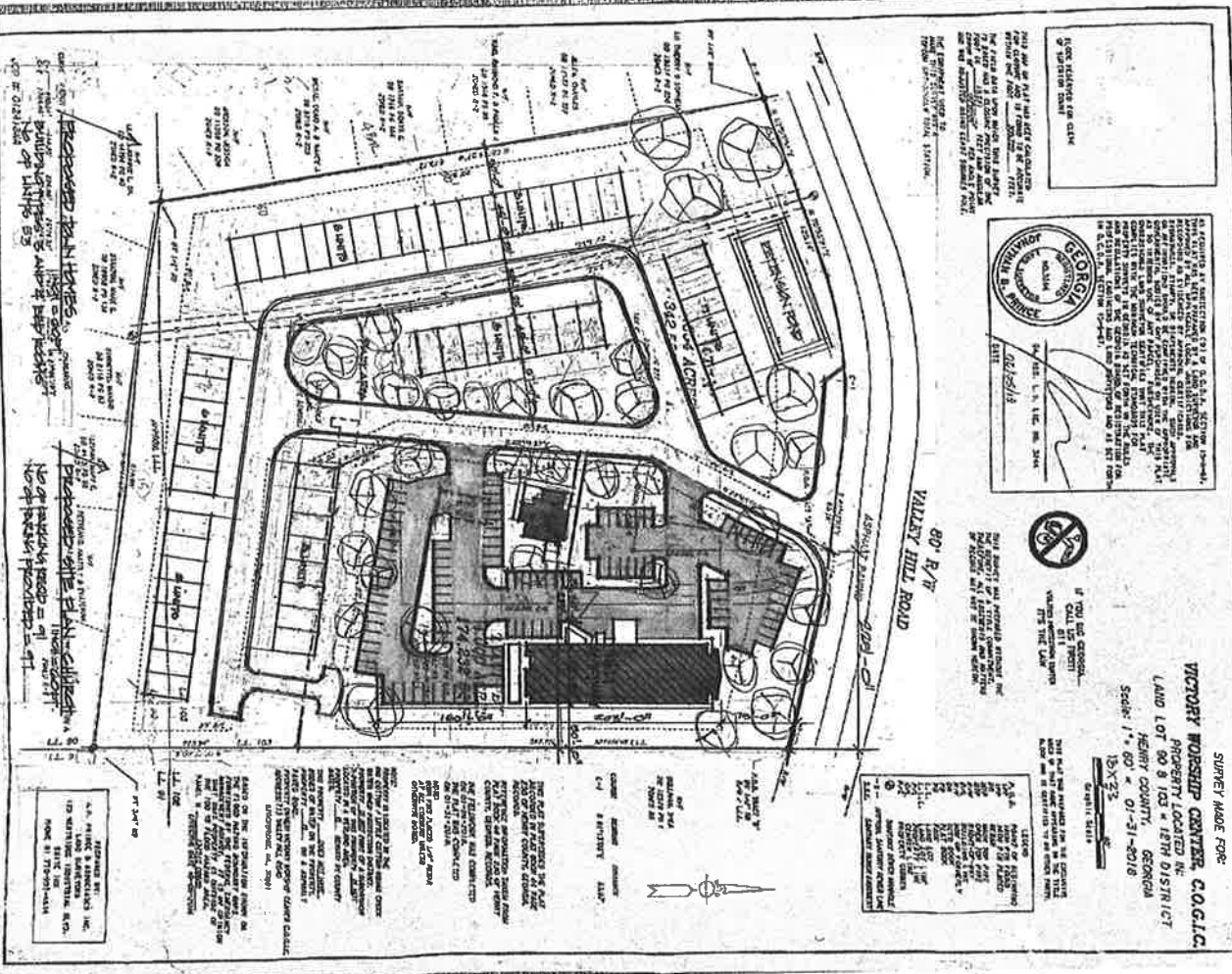
The data contained in this letter is for informational purposes only indicating location and size. A survey, by the above-referenced property owner, may be necessary to determine connection to the Authority's system.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Samay".

Catherine Samay
Plan Review Coordinator



BOOK RELEASES FOR SALE
OF THE STATE COURT

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IF YOU ARE CROSSED—
CALL US FIRST!
811
VOLUNTARY PARTICIPATION SURVEY
IT'S THE WAY

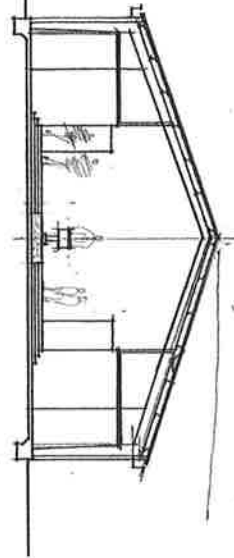
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SURVEY MADE FOR:
VICTORY WORSHIP CENTER, C.O.G.I.C.
 PROPERTY LOCATED IN:
 LAND LOT 90 & 103 = 12TH DISTRICT
 HENRY COUNTY, GEORGIA
 Scale: 1" = 60' = 01'-31"-2016
 15X7 1/2" 

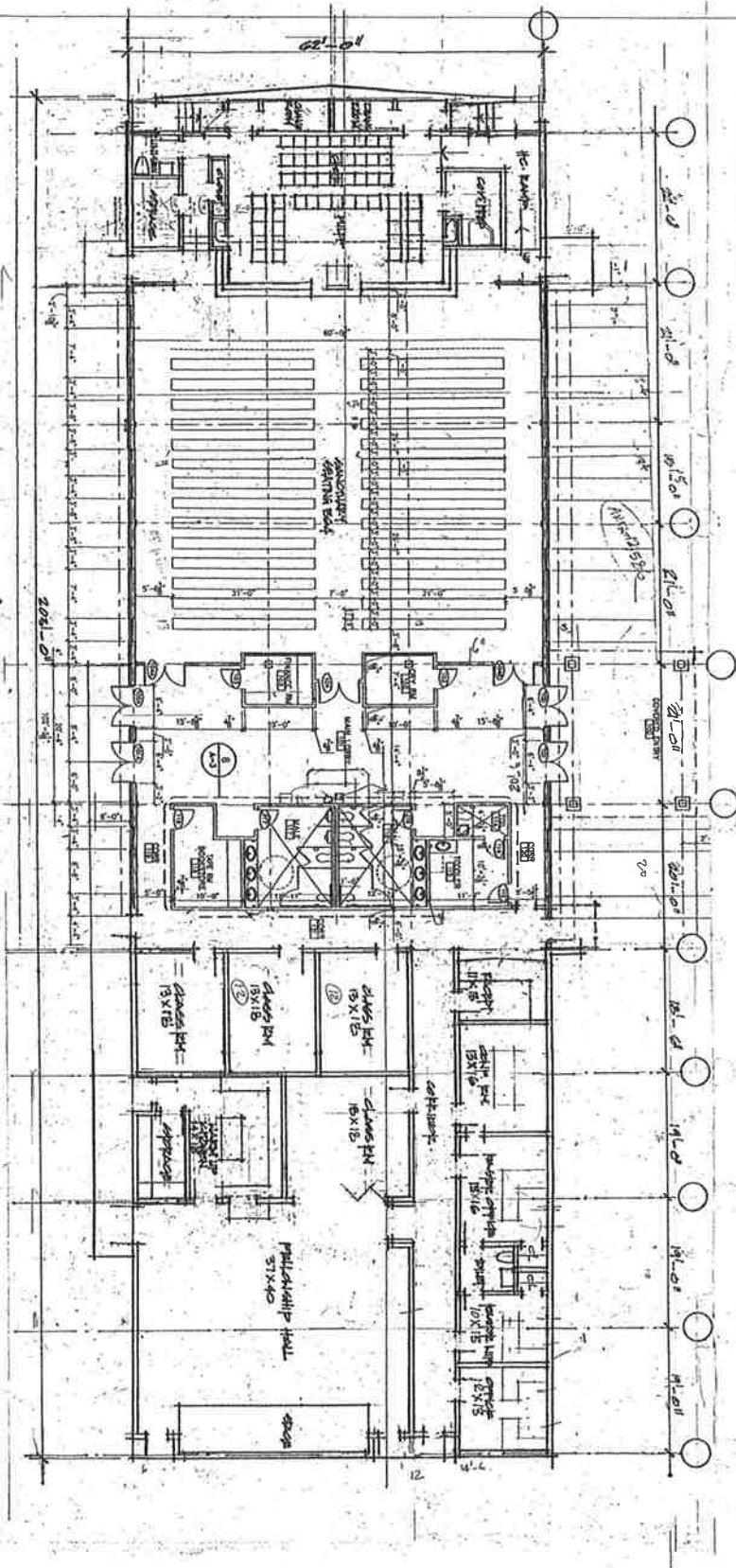
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 3. CITY AND STATE
 4. ZIP CODE
 5. PHONE NUMBER
 6. FAX NUMBER
 7. E-MAIL ADDRESS
 8. WEBSITE ADDRESS
 9. INDUSTRY
 10. TYPE OF BUSINESS
 11. NUMBER OF EMPLOYEES
 12. YEAR OF FOUNDED
 13. TYPE OF FINANCING
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~~SECRET~~

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BUILDING ELEVATION



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DESIGNED BY: J. L. WILSON
DRAWN BY: J. L. WILSON
CHECKED BY: J. L. WILSON
APPROVED BY: J. L. WILSON



ROOM NO. 1000
ROOM NO. 1001
TOTAL AREA: 11,000 SF

ACME Group, Inc. LLC

• General Contractor
• Construction Management
• Trade Partnering

2100 Leland Executive Park Drive
Suite 201
Birmingham, AL 35204
Tel: (205) 444-4334
Tel: (205) 881-9738
Email: acmegroup@acmegroup.com

CONSULTANT

The owner is not responsible for the design, construction, or performance of the building or its systems. The owner is responsible for the design, construction, and performance of the building and its systems. The owner is responsible for the design, construction, and performance of the building and its systems.

NO.	DESCRIPTION
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3	3.0000
4	4.0000
5	5.0000
6	6.0000
7	7.0000
8	8.0000
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10	10.0000

NO.	DESCRIPTION
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**PROPOSED
VICTORY
WORKSHOP CENTER**

Place Plan

DESIGNED BY: J. L. WILSON
DRAWN BY: J. L. WILSON
CHECKED BY: J. L. WILSON
APPROVED BY: J. L. WILSON

DATE: XX XX 2017
PROJECT NO: ACME-XX-2017

SHEET
A-1

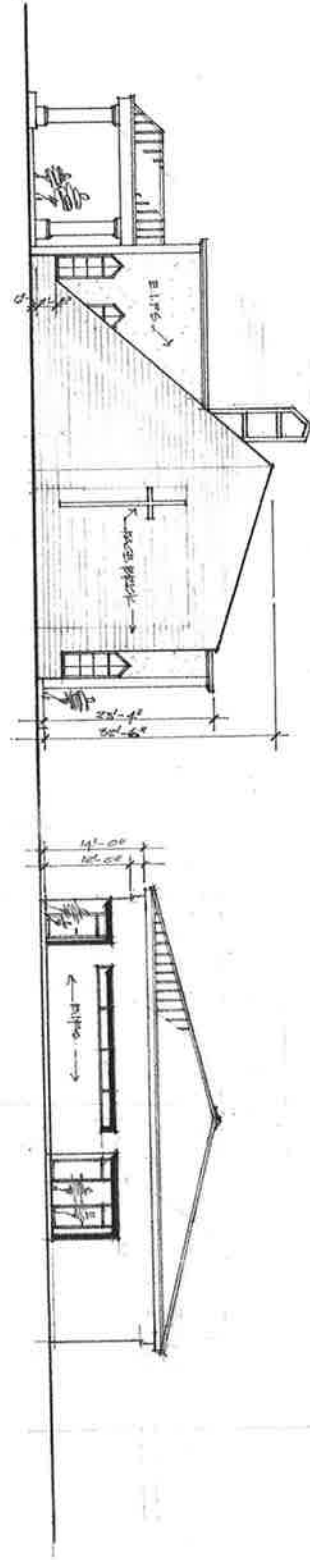
ACE GROUP, INC. LLC
 2100 N. Lakes Executive Park Drive
 Tulsa, Oklahoma 74104
 Tel: 918.491.4344
 Fax: 918.491.4345
 Email: acegroup@acegroup.com

ARCHITECT
 • General Construction
 • Commercial Buildings
 • Industrial Buildings
 • Institutional Buildings
 • Multi-Family Buildings
 • Office Buildings
 • Retail Buildings
 • School Buildings
 • Warehouse Buildings

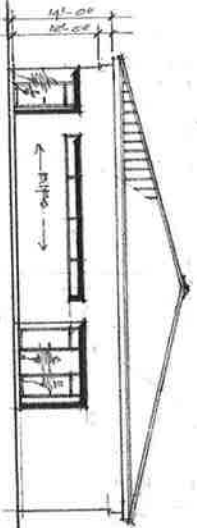
CONSULTANTS

THE ARCHITECT & ENGINEER'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE ARCHITECT & ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN OR SPECIFIED HEREON. THE ARCHITECT & ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN OR SPECIFIED HEREON. THE ARCHITECT & ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN OR SPECIFIED HEREON.

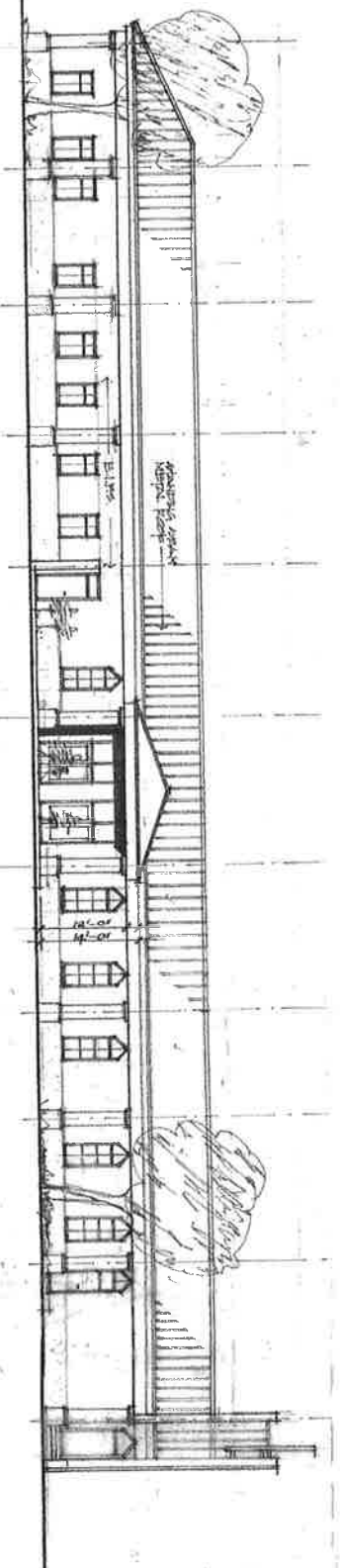
SCALE



FRONT ELEVATION
 1/8" = 1'-0"



REAR ELEVATION
 1/8" = 1'-0"

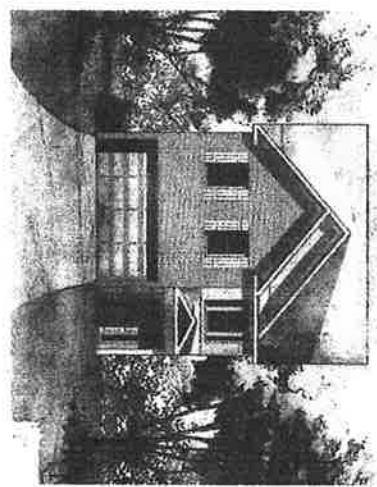
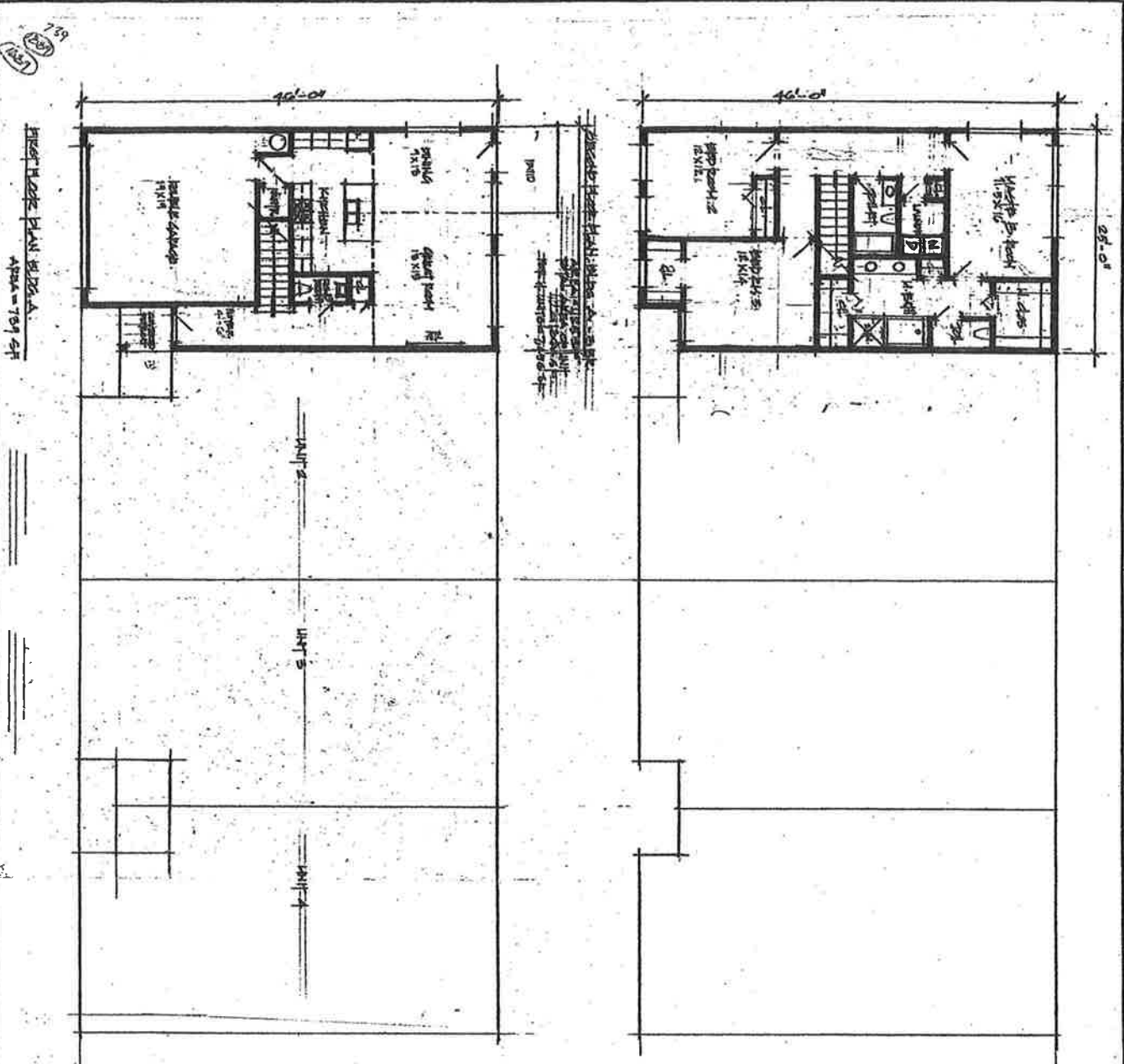


LEFT SIDE ELEVATION
 1/8" = 1'-0"

ELEVATIONS

DATE XX-XX-2017
PROJECT NO. ACE-XV-2017
ARCHITECT
SCALE
1/8" = 1'-0"

A-2



ADRI GROUP, INC. LLC ARCHITECTS 1100 N. 1st Street Suite 201 Tulsa, Oklahoma 74103 Tel: (918) 441-4234 Fax: (918) 441-4235 www.adrigroup.com		PROJECT PROJECT NO. PROJECT NAME PROJECT LOCATION PROJECT DATE		CLIENT CLIENT NAME CLIENT ADDRESS CLIENT CITY CLIENT STATE CLIENT ZIP		DATE DATE OF PLAN DATE OF REVISION		SCALE SCALE OF PLAN SCALE OF SECTION		REVISIONS NO. DESCRIPTION DATE		NOTES 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE. 3. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE. 4. ALL ROOFS ARE 12" THICK UNLESS NOTED OTHERWISE. 5. ALL CEILINGS ARE 8" THICK UNLESS NOTED OTHERWISE. 6. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE. 7. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE. 8. ALL STAIRS ARE 36" WIDE UNLESS NOTED OTHERWISE. 9. ALL HALLWAYS ARE 36" WIDE UNLESS NOTED OTHERWISE. 10. ALL BATHS ARE 5'6" WIDE UNLESS NOTED OTHERWISE. 11. ALL KITCHENS ARE 10'0" WIDE UNLESS NOTED OTHERWISE. 12. ALL DINING AREAS ARE 10'0" WIDE UNLESS NOTED OTHERWISE. 13. ALL LIVING AREAS ARE 10'0" WIDE UNLESS NOTED OTHERWISE. 14. ALL BEDROOMS ARE 10'0" WIDE UNLESS NOTED OTHERWISE. 15. ALL PORCHES ARE 10'0" WIDE UNLESS NOTED OTHERWISE.	
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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
Gordon Linton, Planner I

DATE: May 25, 2023

SUBJECT: Staff Report for Comprehensive Plan Amendment Case #CP-2023-01
For Parcel #029-01009001 on Valley Hill Road

I. PURPOSE

Consider a request for a Comprehensive Plan Amendment (Case #CP-2023-01) by Victory Worship Center (represented by Keith G. Nation) to assign the 'High-Density Residential) land use designation to Parcel #029-01009001 on Valley Hill Road to allow for the development of a townhome community with 56 +/- units. The applicant also simultaneously submitted two other applications to the City of Stockbridge for this property, as are listed below.

- A Rezoning Application (Case #RZ-2023-01) —The applicant requests that the subject property be assigned the 'MFR' (Multiple Family Residential) zoning district.
- A Variance Application (Case #VR-2023-01)—The applicant requests a variance to reduce the front yard setback from the required minimum of 50 feet to 25 feet.

In addition, the applicant has submitted Conditional Use Permit application #CU-2023-01 for the adjacent property to the east at 713 Valley Hill Road for the purpose of requesting that the property be allowed to be used for a place of worship. The applicant has submitted a joint site plan encompassing both the proposed townhome development and the proposed place of worship, which would share the same entrance driveway.

The subject property was annexed into the Stockbridge City Limits from unincorporated Henry County as a result of the passage of the November 8, 2022 Annexation Referendum. The property was designated as 'Low-Density Residential' by Henry County prior to the annexation, and it kept this designation by the City after the annexation.

II. CASE FACTS

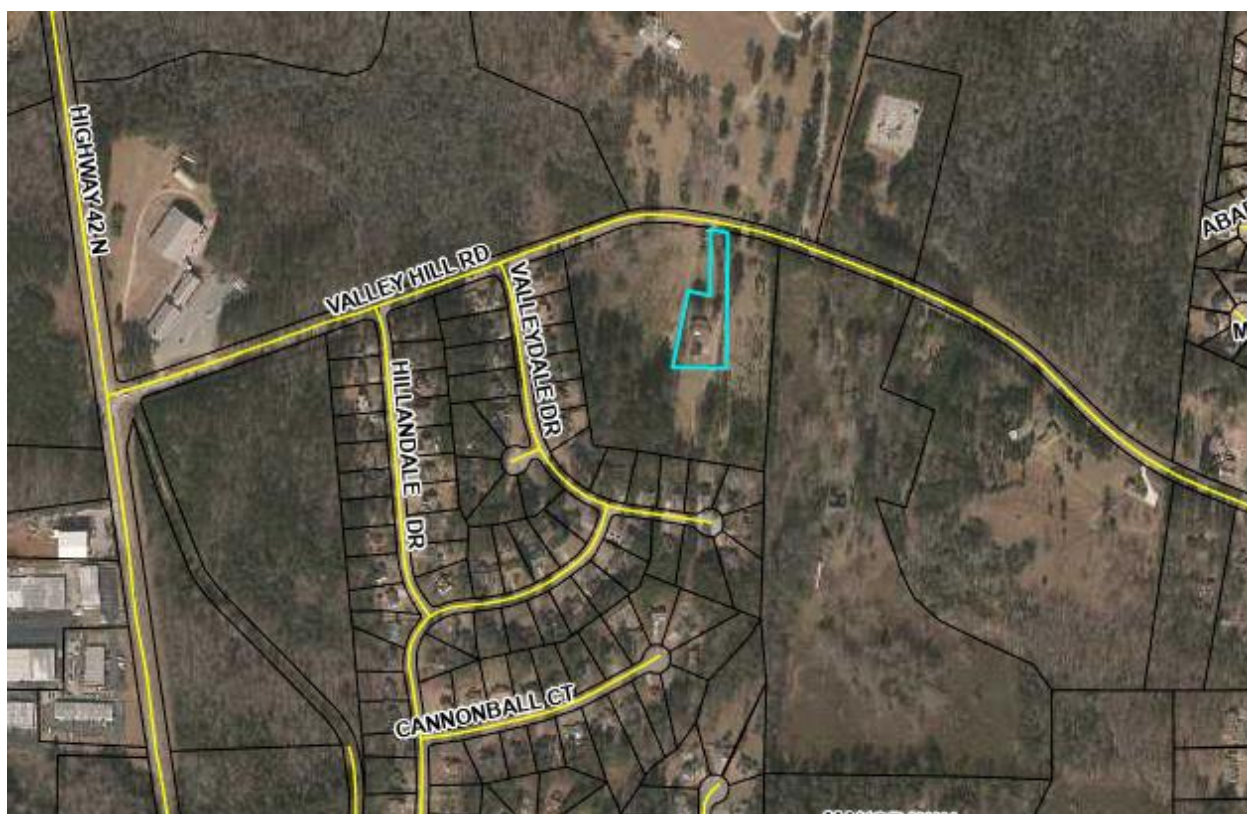
Proposed Development:	Townhome community with 56 units.
Parcel Identification:	029-01009000.
Parcel Acreage:	7.864 acres, per May 2, 2023 recorded plat.
Land District and Land Lot:	District 12, Land Lot 103.
Council District:	4 (Mayor Pro Tem / Councilwoman Yolanda Barber)
Applicant:	Victory Worship Center (agent—Keith G. Nation)
Owner:	Victory Worship Center.
Surrounding Zoning:	~ <u>North and East</u> —RR (Rural Residential) ~ <u>South and West</u> —PUD (Planned Unit Development)
Property Location:	South side of Valley Hill Road, immediately east of Valleydale Drive.
Property Conditions:	Fairly level and partially wooded. The front part of the property along Valley Hill Road is the lowest area.
Current Use:	Vacant.
Surrounding Land Uses:	~ <u>North</u> —Clayton County Water Authority facilities and Georgia Power Company facilities. ~ <u>East</u> —Single-family residence at 713 Valley Hill Rd. ~ <u>South and West</u> —Valley Hill Station Subdivision with approximately 126 lots for single-family detached homes.
Future Land Use Designations:	~ <u>North</u> —Park/Recreation/Conservation, Transportation/Communication/Utilities, and Rural Residential. ~ <u>South, East, and West</u> —Rural Residential
Road Classification:	Major Collector.

III. PROPERTY MAPS AND ILLUSTRATIONS

Various property maps and illustrations appear on the next several pages.

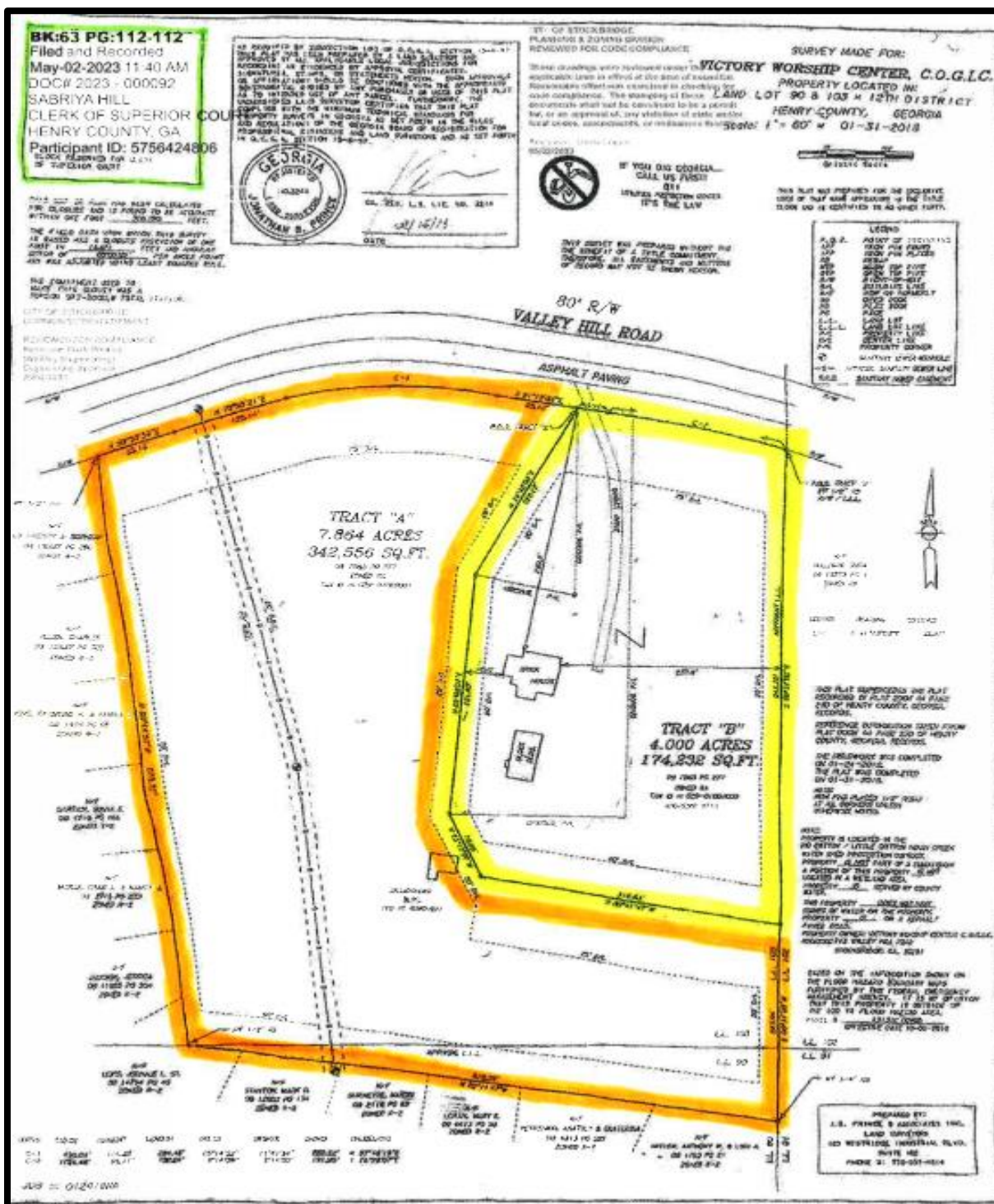
AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat

Top--Parcel # 029-01009001 on Valley Hill Road for Townhome Development
Bottom--713 Valley Hill Road for Place of Worship



RECORDED PLAT
May 2, 2023 / Plat Book 63, Page 112

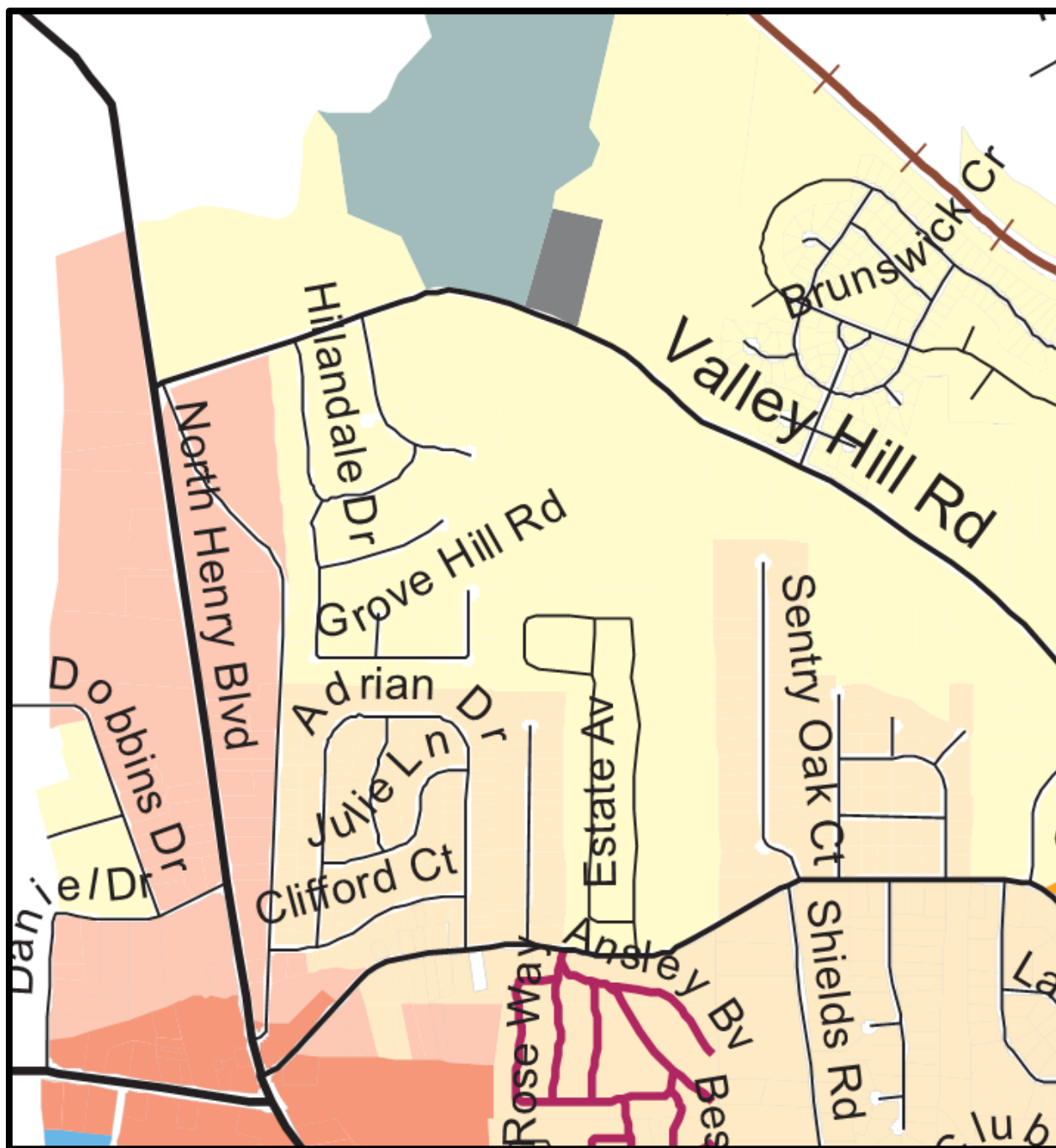
New Parcel Boundaries Highlighted:
Orange—Parcel #029-01009001 (proposed townhome development)
Yellow—713 Valley Hill Road (proposed place of worship)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

KEY:

- Pale Yellow—Low-Density Residential
- Beige—Medium-Density Residential
- Peach—Low-Density Vertical Mixed-Use
- Salmon—Medium-Density Vertical Mixed-Use
- Slate—Parks/Recreation/Conservation
- Dark Gray—Transportation/Communication/Utilities

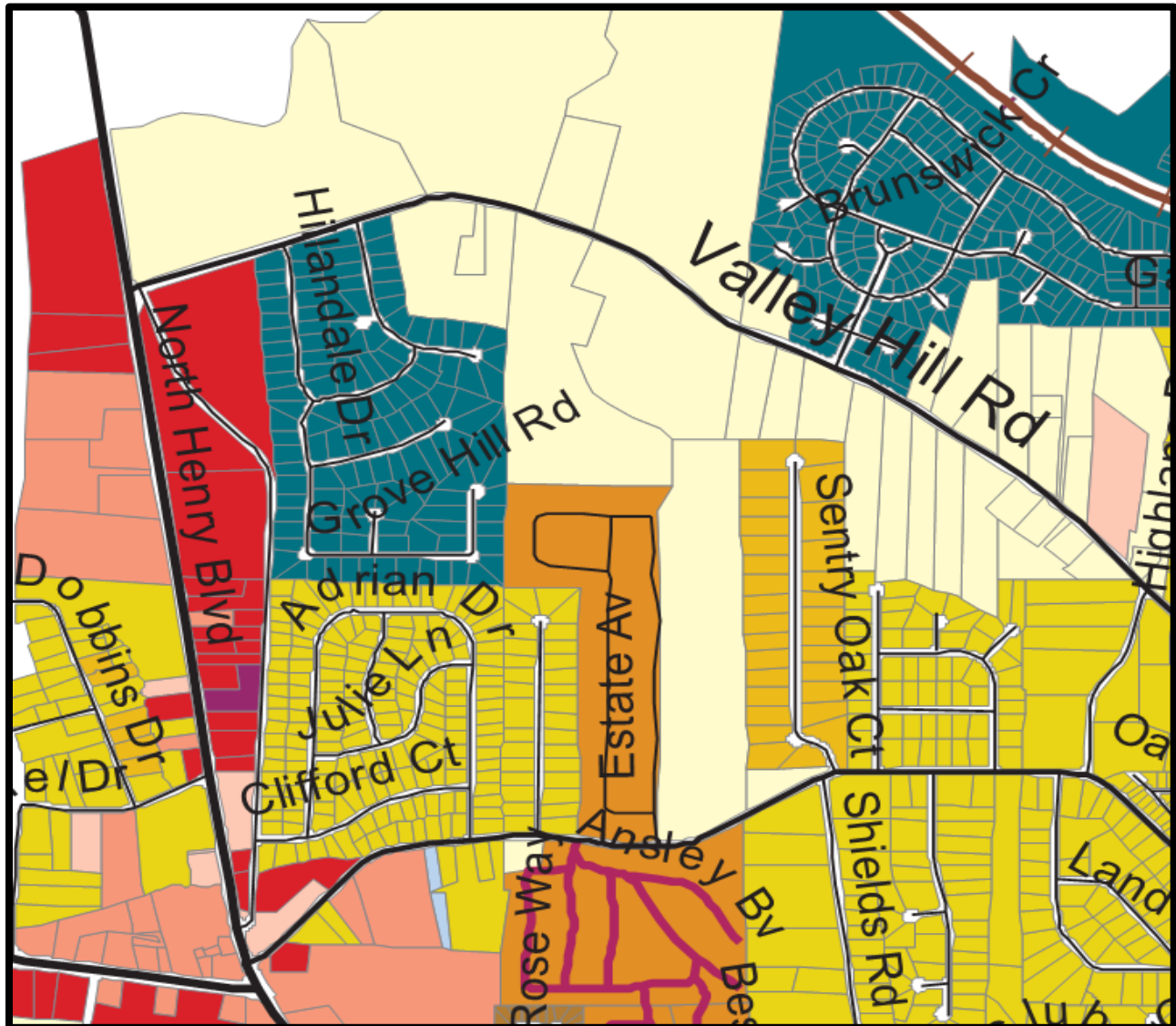


CITY OF STOCKBRIDGE 2023 ZONING MAP

Showing Parcel #029-01009001 and 713 Valley Hill Road

KEY:

Main Road – Valley Hill 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)



IV. PROPOSED DEVELOPMENT

The applicant proposes to build a townhome development on Parcel #029-01009001 (the subject of CP-2023-01, RZ-2023-01, and VR-2023-01) on the 7.864-acre Parcel #029-01009001, as well as a place of worship on the adjacent 4.000-acre parcel to the east at 713 Valley Hill Road (the subject of CU-2023-01). The existing residence at 713 Valley Hill Road would remain, along with its accessory structures.

A. Project Size. A joint site plan has been submitted which shows both development proposals and the existing residence. The proposed townhome development would have 56 units and a density of 7.12 units per acre. All townhome units would have three or four bedrooms. The sanctuary building for the proposed place of worship would have 12,586 total square feet, and the largest assembly area would have 3,350 square feet.

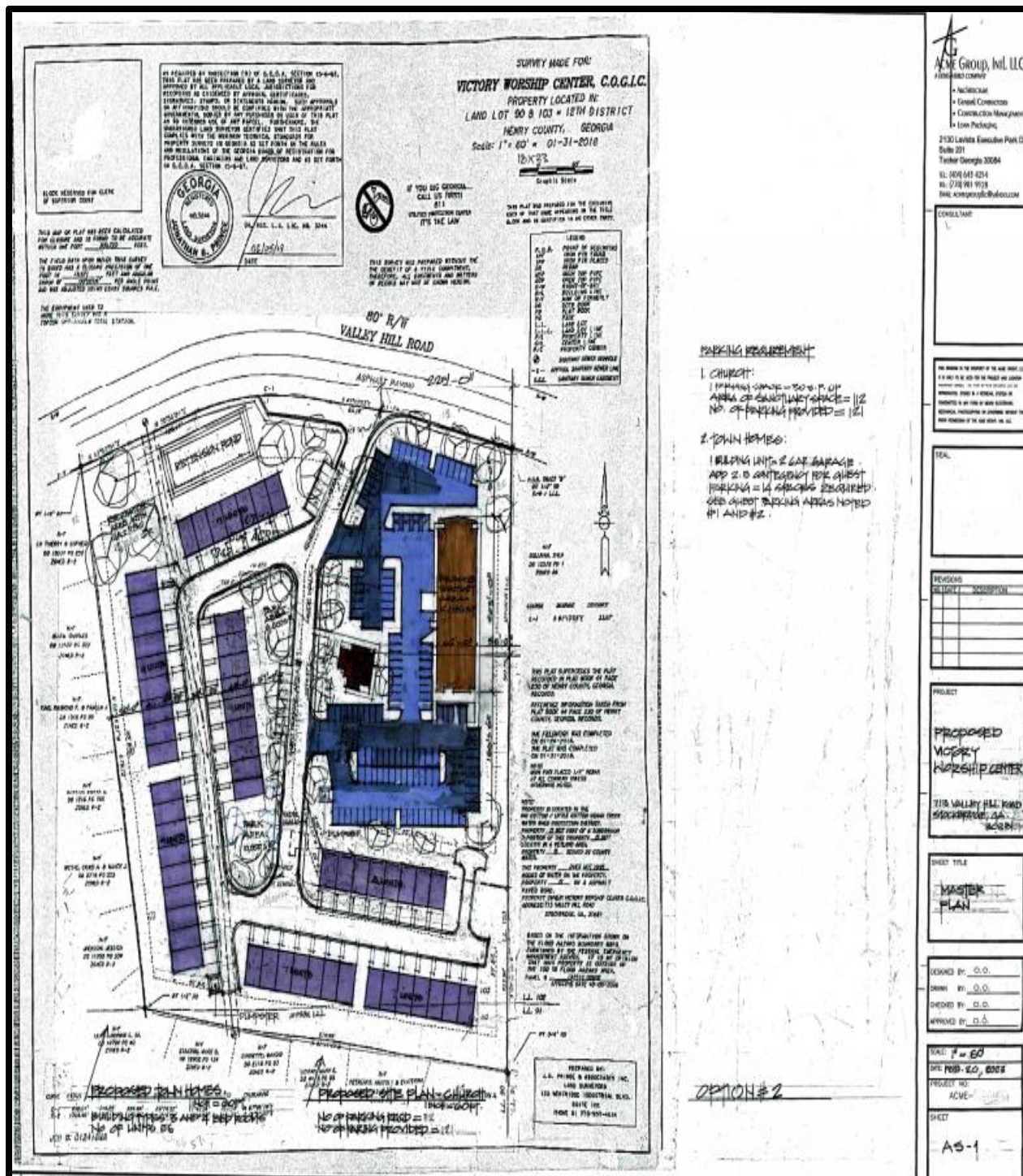
B. Site Plan Design. The applicant's submitted conceptual site plan is titled "Proposed Victory Worship Center—Master Plan" (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023, and it was received by the Planning and Zoning Office on May 16, 2023. The site plan uses as a base the new plat for 713 Valley Hill Road (the eastern parcel) and Parcel #029-01009001 (the western parcel). The proposed place of worship would be built at 713 Valley Hill Road (the eastern parcel) and the proposed townhome development would be constructed on Parcel #029-01009001 (the western parcel). The place of worship is shown in brown, its parking lots are shown in blue, and the townhomes on Parcel #029-01009001 are shown in purple.

The two developments would share a joint project entrance, which would expand into a looped internal street. The entrance and the interior street would initially both be privately-maintained, but they would be built to City standards. At a later date, the developer would dedicate the entrance and possibly the internal street to the City of Stockbridge. Two turnaround stubs would be provided at the rear of the property. All sidewalks would be 6 feet wide. A detention pond would be provided on Parcel #029-01009001 to serve both developments, and each development would have its own refuse dumpster. Landscaping would be installed on the west side of the project entrance.

The staff report for RZ-2023-01 provides details of the internal site plan design for the townhome development, and the staff report for CU-2023-01 provides details of the internal site plan design for the place of worship, as well as the applicant's submitted "Proposed Parking Plan."

PROPOSED SITE PLAN

Proposed Townhome Development—On Parcel #029-01009001 (the western parcel)
Proposed Place of Worship—On 713 Valley Hill Road (the eastern parcel)



V. NECESSITY OF REQUEST

The applicant requests a Comprehensive Plan Amendment to the City of Stockbridge 2018-2023 Comprehensive Plan for the purpose of assigning the future land use designation of 'High-Density Residential' to the subject property to allow for a rezoning of the property to 'MFR' (Multiple Family Residential) and the construction of a townhome development at a density of 7.12 units per acre. For such purposes, the Planning and Zoning Staff identified three reasons why the applicant's proposal would be inconsistent with the property's current land use designation of 'Low-Density Residential', and why the applicant needed to request a Comprehensive Plan amendment. They are listed below and are discussed in the next section.

Inconsistencies with the Comprehensive Plan:

- Type of Use--Townhomes (as well as other multifamily uses) are not a permissible use under the Low-Density Residential designation.
- Zoning District--The MFR district is not a permissible zoning district within the Low-Density Residential designation.
- Proposed Density--The proposed density of 7.12 units per acre would exceed the Low-Density Residential designation's allowable density range of 1.25 to 2.0 units per acre.

VI. ANALYSIS OF REQUEST

The Planning and Zoning Staff analyzed the applicant's request to assign the future land use designation of 'High-Density Residential' to the subject property according to the four factors (A, B, C, and D) that are discussed below.

A. Consistency with the Comprehensive Plan. The requested 'High-Density Residential' land use designation for the subject property would be consistent with the Comprehensive Plan for the following reasons:

1. Type of Use--The proposed townhome development would be a permissible use.
2. Zoning District--Page 45 of the Comprehensive Plan identifies multiple family zoning as being compatible with the High-Density Residential future land use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the MFR zoning district to allow the townhomes to be built. The rezoning will be heard concurrently with this case, along with the requested variance. But there is no need to change the property's land use designation unless the property is rezoned to MFR in contemplation of the proposed townhome development proposal. Therefore, any approval of the requested Comprehensive Plan Amendment via CP-2023-01 must be contingent upon the simultaneous approval of the requested rezoning of the property via RZ-2023-01.

3. Proposed Density-- The High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed density would be 7.12 units per acre, which falls within this range. Regarding surrounding densities, the adjacent Valley Hill Station subdivision to the west has an estimated 126 lots on an estimated 66.81 total acres, for a density of only 1.89 units per acre, as calculated by viewing the aerial photograph of the subdivision. However, the nearby property at 576 Davis Road to the south was just rezoned to 'MFR' (Multiple Family Residential) via Case #RZ-2022-07 by City Council on May 8, 2023 to allow for a townhome development with 165 units on 27.635 acres, for a density of 5.97 units per acre.

B. Promoting Established Housing Policies. Assigned the requested High-Density Residential designation to the subject property would also further the implementation of various housing policies that were identified by the Comprehensive Plan:

- ~ Encourage the development of higher-density residential developments to provide for the growing need for a range of housing choices within the City of Stockbridge.
- ~ 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.

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

1. Its reasonable size, whereby the High-Density Residential designation would not represent a small, "spot" designation relative to the surrounding area.
2. Its location along a major collector road, making it suitable for high-density development.
3. Its proximity to another High-Density Residential property at 576 Davis Road, which was just approved for a Comprehensive Plan Amendment on May 8, 2023.

D. Maintaining the Current Land Use Designation. Although the subject property could be used for low-density residential uses, few, if any, such uses have occurred in the Valley Hill Road corridor in several years. Further, it is unknown as to whether there exists any demand for such uses at this time.

VII. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to assign the 'High-Density Residential' future land use designation to Parcel #029-01009001 on Valley Hill Road via CP-2023-01 to allow for the proposed townhome development would be acceptable.

VIII. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH A CONDITION** for CP-2023-01, with the condition that the applicant's requested rezoning of the subject property to assign the 'MFR' (Multiple Family Residential) zoning district to the subject property via RZ-2023-01 is approved before, or simultaneously with, the approval of CP-2023-01.



Bishop Keith G. Nation, Founder/Pastor

P.O. Box 1093 * Stockbridge, GA 30281 Tel: (678) 834-7129
Visit us: www.vwcministries.net

"But thanks be to God, which giveth us the victory through our Lord Jesus Christ!" 1 Corinthians 15:57

To: City of Stockbridge
Planning and Zoning
Attn: Ms. Linda Logan

Ms. Logan this letter serves the purpose of highlighting our intent for filing the applications that are included with this letter. The proposal is to build townhouses on tract "A" ID No. 029-01009001, and a place of worship on tract "B" No. 029-01009000. The number of townhouses will be approximately fifty (50), and the size of the worship facility will be approximately twelve thousand (12,000) square feet. For this intent a Short-cut Subdivision/Plat Application has been submitted to first combine existing plats, and then divide them into two separate plats (see copy of proposed survey plats).

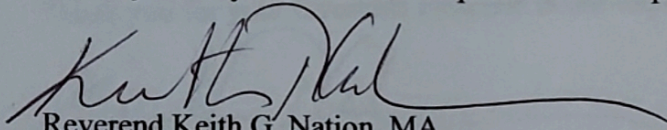
The following notes are added to provide further explanation for each application that is being:

1. **Amendment to the Comprehensive Plan Application** ~ The western will be transferred from Henry County parcel tract "A" ID No. 029-01009001 will be converted from low density residential to high density residential to the City of Stockbridge. The eastern parcel tract "B" ID No. 029-01009000 will be transferred from Henry County low density residential to the City of Stockbridge low density residential.
2. **Conditional Use Permit Application** ~ The eastern parcel tract "B" ID No. 029-01009000 is requested to be allowed use for a place of worship.
3. **Rezoning Application** ~ The western parcel tract "A" ID No. 029-01009001 is being requested to be rezone from Henry County RA to the City of Stockbridge MFR.
4. **Variance Application** ~ A variance is being requested for tract "A" ID No. 029-01009000 that will be used for the building of town houses. Without the variance for the front side and rear setback the number of town houses that can be built will be significantly reduced. As a result, the overall benefit to the community will be decreased, and the construction cost will increase. The main concern is to grant the variance to allow for no more than a 20 feet front setback for the inter roads on the property. The current layout of the property will restrict the ability to comply with the current guidelines and accomplish the intended design plans of the developer. The current guideline for the 50 feet front setback on Valley Hill Road will be followed.

The following documents are included with this letter:

- ~ Letter from Clayton County water authority
- ~ Conceptual drawings of site development plans
- ~ Current survey of tract "A" and "B"
- ~ Floor plan for place of worship
- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

Thank you for your favorable response to our request.

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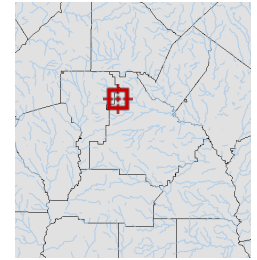
Reverend Keith G. Nation, MA

Pastor/Agent

(404) 936-1728



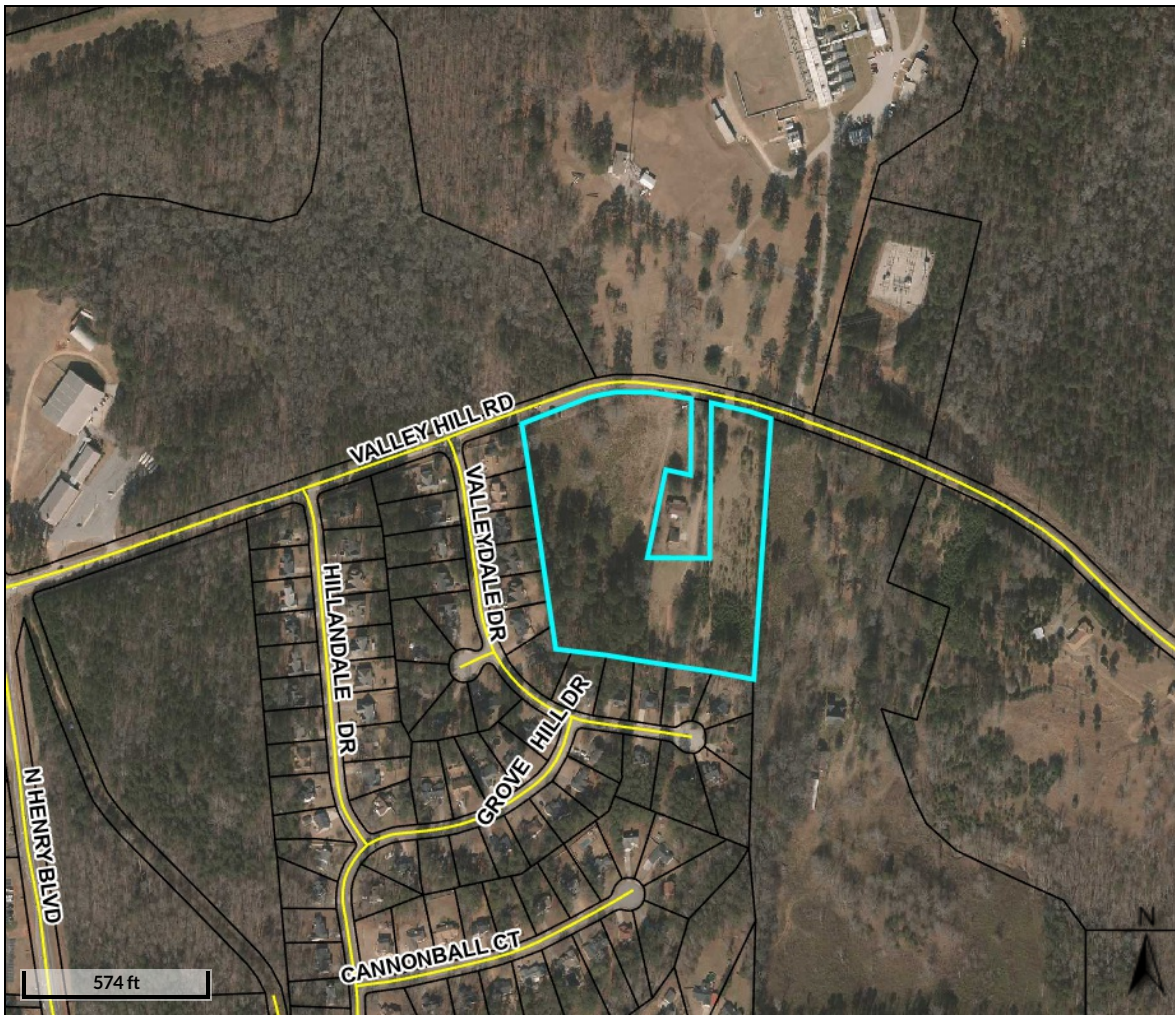
Overview



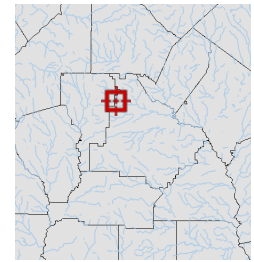
Legend

- Parcels
- Roads

Parcel ID	029-01009000	Class	C	Owner	VICTORY WORSHIP	Land						
Property	713 VALLEY	Acreage	n/a	Address	CENTER CHURCH	Value:	\$40,000					
Address	HILL RD				OF GOD IN CHRIST INC	Building						
District	City/Stockbridge				PO BOX 1093	Value:	\$184,700	Last 2 Sales				
					STOCKBRIDGE GA 30281	Misc		Date	Price	Reason	Qual	
						Value:	\$1,800	2/11/2005	\$0	n/a	U	
								11/29/2004	\$250,000	n/a	U	
						Total						
						Value:	\$226,500					



Overview



Legend

-  Parcels
-  Roads

Parcel ID	029-01009001	Class	E	Owner	VICTORY WORSHIP CENTER	Land Value:	\$197,000			
Property		Acreage	9.85	Address	CHURCH	Building Value:	\$0	Last 2 Sales		
Address					OF GOD IN CHRIST INC	Misc Value:	\$0	Date	Price	Reason Qual
District	City/Stockbridge				PO BOX 1093	Total Value:	\$197,000	2/11/2005	\$0	n/a U
					STOCKBRIDGE GA 30281			n/a	\$	n/a n/a

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: 2/22/2023

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by  **Schneider**
GEOSPATIAL

STOCK RESERVED FOR CLETS
OF TROPICAL OILS

GATE

IF YOU OIG GEORGIA
CALL US FIRST
911
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

Scale: 1" = 60' * 01-31-2018

PREPARED BY:
J.G. PRINCE & ASSOCIATES INC.
LAND SURVEYORS
125 WESTRIDGE INDUSTRIAL BLVD
SUITE 102
PHONE 3: 770-337-4814

JOB # 01291814

JOE = 01291814

LOCK REMOVED FOR ALEX
OF TROUBLE OUT

English text
English text

DATE

IF YOU DID GEORGE
CALL US FIRST
811
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

~~CONFIDENTIAL~~

PREPARED BY:
J.G. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
100 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 214-770-0371-4814



OFFICE	DATE	PAYMENT	LENGTH	DEPT.	OFFICE	DATE	AMOUNT
C-1	1/20/48	11.25	25.48	257432	114134	2/2/52	4.87
C-2	1/20/48	25.11	12.01	51430	31430	1/1/55	5.16

JOB # 01241814



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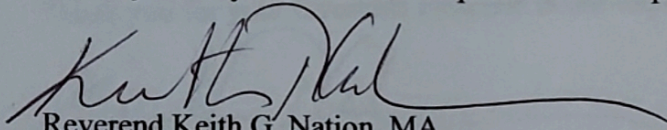
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Reverend Keith G. Nation, MA

Pastor/Agent

(404) 936-1728

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.]

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.

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.

Contacts

Henry County Board of Education
33 North Zach Hinton Parkway
McDonough, GA 30253
tel. (770) 957-6601

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.	
Letter of Intent	1	Must clearly state the proposed use and development intent.	
Site Plans (24 x 36) and (11 x 17)	1 40	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 1/2 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.	Clayton County
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 Keith G. Nation Phone: (404) 936 1728 Date: _____
Address Applicant: 164 Barclay Dr. Fax _____ Cell # (404) 936 1728
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.com
Name of Agent Keith G. Nation Phone: _____ Date: _____
Address Agent: 164 Barclay Dr. Fax _____ Cell # _____
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.com

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

Rezoning being requested from Henry County RA
to city of Stockbridge MFR
(See letter of intent)

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: 713 Valley Hill Rd and adjacent parcel

Nearest intersection to the property: _____

(Street Address)

Size of Tract: _____ acre(s), Land Lot Number(s): 90 + 103, District(s): 12th

Property Tax Parcel Number(s): TAX ID 029-1009000 + ID 029-10029001 (Required)

Witness' Signature

Printed Name of Witness

Notary

NOTARY STAMP:



Signature of Applicant

Printed Name of Applicant

Signature of Agent

(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: _____

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
N/A	N/A	N/A

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

N/A
Applicant's Name - Printed

N/A
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____.

Notary Public

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



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 Victory Worship Center, C.O.G.I.C.
Address of Property Owner 713 Valley Hill Dr Stockbridge 30281
Telephone and E-Mail of Property Owner 404 936 1728; kg.nation@hotmail.com
Name/Company Name of Authorized Applicant Keith G. Nation
Address of Authorized Applicant 164 Barclay Dr McDonough 30252
Telephone and E-Mail of Authorized Applicant 404-936-1728

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

4/3/23

Personally appeared before me:

Keith Nation

, 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

Ryan Moreau 4/3/2023

Notary Public's Printed Name and Date



[Affix Seal Here]

See letter from Clayton
County

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office or from Clayton County. For those properties, please obtain a letter from the appropriate office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter



Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



Henry County Water Authority

Availability Letter Checklist/Summary

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only. No photocopies accepted.)	01	1. Signed by owner and notarized . OR 2. Signed by owner's agent and notarized .	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.



Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant: _____ Phone: _____ Mobile: _____

Address of Applicant: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent: _____ Phone: _____ Mobile: _____

Address of Agent: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

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 _____ to _____
(Present Zoning) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest intersection to the property: _____
(Street Address, if Applicable, Nearest Intersection, Etc.)

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

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____ Proposed number of lots: _____

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: _____

Witness _____

Signature of Owner(s)/Agent(s) _____

Printed Name of Witness _____

Printed Name of Owner/s _____

Notary _____

Signature of Agent _____

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

See letter from Clayton County



City of Stockbridge

Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to the Planning and Zoning Office with all zoning applications for properties that are not served by public sewer.

Name of Applicant: _____ Phone: _____ Mobile: _____

Applicant Address: _____ City, State: _____ Zip: _____

Name of Agent: _____ Phone: _____ Mobile: _____

Agent Address: _____ City, State: _____ Zip: _____

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of _____

Property Address: _____ Nearest Intersection to property: _____

Size of Tract: _____ acres Land Lot(s): _____ District(s): _____

Property Tax Parcel Number(s): _____ Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: _____

Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are not suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will not support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

Short-Cut Subdivision/Plat Application

For

Victory Worship Center C.O.G.I.C.

I. Property Owners – Both tracts are under the stewardship of Victory Worship Center C.O.G.I.C. However, during the development period both tracts will be placed under ownership of Tower Unlimited LLC. After both tracts are developed tract "A" will remain under the ownership of Tower Unlimited LLC; P.O. Box 1093 Stockbridge, GA. 30281. Tract "B" will revert back to ownership of Victory Worship Center C.O.G.I.C.

II. Surveyor - Jonathan B. Prince of McDonough was the land surveyor who prepared the survey map. The surveyor is no longer in business. Iron Stone of Jackson is the surveyor who has all the records pertaining to the survey conducted on both tracts.

III. Narrative Statement - This application is being submitted to reconfigure the boundaries of the two existing parcels. The current tract "A" is reconfigured to 7.864 Acres, and Tract "B" is reconfigured to 4.00 Acres. Tract "A" does not need any improvement and has no existing functional structure. Tract "B" has a three-bedroom house and a detach garage/storage building.



Keith G. Nation, Agent



Bishop Keith G. Nation, Founder/Pastor

P.O. Box 1093 * Stockbridge, GA 30281 Tel: (678) 834-7129

Visit us: www.vwcministries.net

"But thanks be to God, which giveth us the victory through our Lord Jesus Christ!" 1Corinthians 15:57

To: City of Stockbridge
Planning and Zoning
Attn: Ms. Linda Logan

Ms. Logan this letter serves the purpose of highlighting our intent for filing the applications that are included with this letter. The proposal is to build townhouses on tract "A" ID No. 029-01009001, and a place of worship on tract "B" No. 029-01009000. The number of townhouses will be approximately fifty (50), and the size of the worship facility will be approximately twelve thousand (12,000) square feet. For this intent a Short-cut Subdivision/Plat Application has been submitted to first combine existing plats, and then divide them into two separate plats (see copy of proposed survey plats).

The following notes are added to provide further explanation for each application that is being:

1. **Amendment to the Comprehensive Plan Application** ~ The western will be transferred from Henry County parcel tract "A" ID No. 029-01009001 will be converted from low density residential to high density residential to the City of Stockbridge. The eastern parcel tract "B" ID No. 029-01009000 will be transferred from Henry County low density residential to the City of Stockbridge low density residential.
2. **Conditional Use Permit Application** ~ The eastern parcel tract "B" ID No. 029-01009000 is requested to be allowed use for a place of worship.
3. **Rezoning Application** ~ The western parcel tract "A" ID No. 029-01009001 is being requested to be rezone from Henry County RA to the City of Stockbridge MFR.
4. **Variance Application** ~ A variance is being requested for tract "A" ID No. 029-01009000 that will be used for the building of town houses. Without the variance for the front side and rear setback the number of town houses that can be built will be significantly reduced. As a result, the overall benefit to the community will be decreased, and the construction cost will increase. The main concern is to grant the variance to allow for no more than a 20 feet front setback for the inter roads on the property. The current layout of the property will restrict the ability to comply with the current guidelines and accomplish the intended design plans of the developer. The current guideline for the 50 feet front setback on Valley Hill Road will be followed.

The following documents are included with this letter:

- ~ Letter from Clayton County water authority
- ~ Conceptual drawings of site development plans
- ~ Current survey of tract "A" and "B"
- ~ Floor plan for place of worship
- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

Thank you for your favorable response to our request.

A handwritten signature in black ink, appearing to read "Keith G. Nation", with a long horizontal flourish extending to the right.

Reverend Keith G. Nation, MA

Pastor/Agent

(404) 936-1728



Providing Quality Water and Quality Services to Our Community

March 21, 2023

Keith Nation
713 Valley Hill Rd
Henry County, Georgia

Re: Parcel ID 029-01009001 0 Valley Hill Rd and 713 Valley Hill Rd
Henry County, GA

Mr. Nation,

Clayton County Water Authority owns and maintains a 24-inch water main running along Valley Hill Rd. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 24.86 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main running through the parcel of 0 Valley Hill Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.772 MGD.

The developer is responsible for designing and constructing all water and sewer system relocations and extensions to CCWA standards.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Samay".

Catherine Samay
Plan Review Coordinator

THE EQUIPMENT USED TO
MAKE THIS SURVEY WAS A
TOPCON GPT-3000W TOTAL STATION.

[illegible]

GA. PIC. L.S. LIC. NO. 3744

DATE 02/05/18



**IF YOU DIG GEORGIA...
CALL US FIRST!
811
UNIVERSITY PROTECTION CENTER
IT'S THE LAW**

THIS STUDY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITTEE. THEREFORE, ALL ERRORS AND MATTERS OF FACT ARE NOT BE EXONERATED.

SURVEY MADE FOR:

VICTORY WORSHIP CENTER, C.O.G.I.C.

PROPERTY LOCATED IN:
LAND LOT 90 & 103 - 12TH DISTRICT
HENRY COUNTY, GEORGIA

Score: 1" = 60' N 01-31-2018



THIS PLAY WAS PREPARED FOR THE EXCLUSIVE
USE OF THAT NAME APPEARING IN THE TITLE
BLOCK AND IS LOANED TO NO OTHER PARTY.

LEGEND

P.O.B.	POINT OF BEGINNING
MP	MAIN PIPE PEAK
HP	HIGH PIN PLACED
ADP	ADJ. PIN
MP	MAIN TOP PIPE
OTF	OPEN TOP PIPE
NW	NIGHT-OF-WAY
BL	BUILDING LINE
NH	NH OF FORESLY
DO	DITCH DRAIN
FL	FLAT SOIL
PG	PAVE
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
PL	PROPERTY LINE
CL	CENTER LINE
PC	PROPERTY CORNER
Q	SENTARY SEVEN MOUNTAIN
SS	SENTARY SEVEN LINE
SS	SENTARY SEVEN SEWER LINE



COURSE	DURATION	PERCENTAGE
E-1	6 MONTHS	100%

THIS PLAT SUPERCEDES THE PLAT
RECORDED IN PLAT BOOK 44 PAGE
230 OF NORTHERN COUNTY, GEORGIA,
RECORD.

REFERENCE INFORMATION TAKEN FROM
PLAT BOOK 64 PAGE 250 OF HENRY
COUNTY GEORGIA RECORDS.

THE FELDWORK WAS COMPLETED
ON 01-24-2018.
THE FLAT WAS COMPLETED
ON 01-31-2018.

DO NOT
BE PLACED 1/2" FROM
AT ALL CORNERS UNLESS
OTHERWISE NOTED.

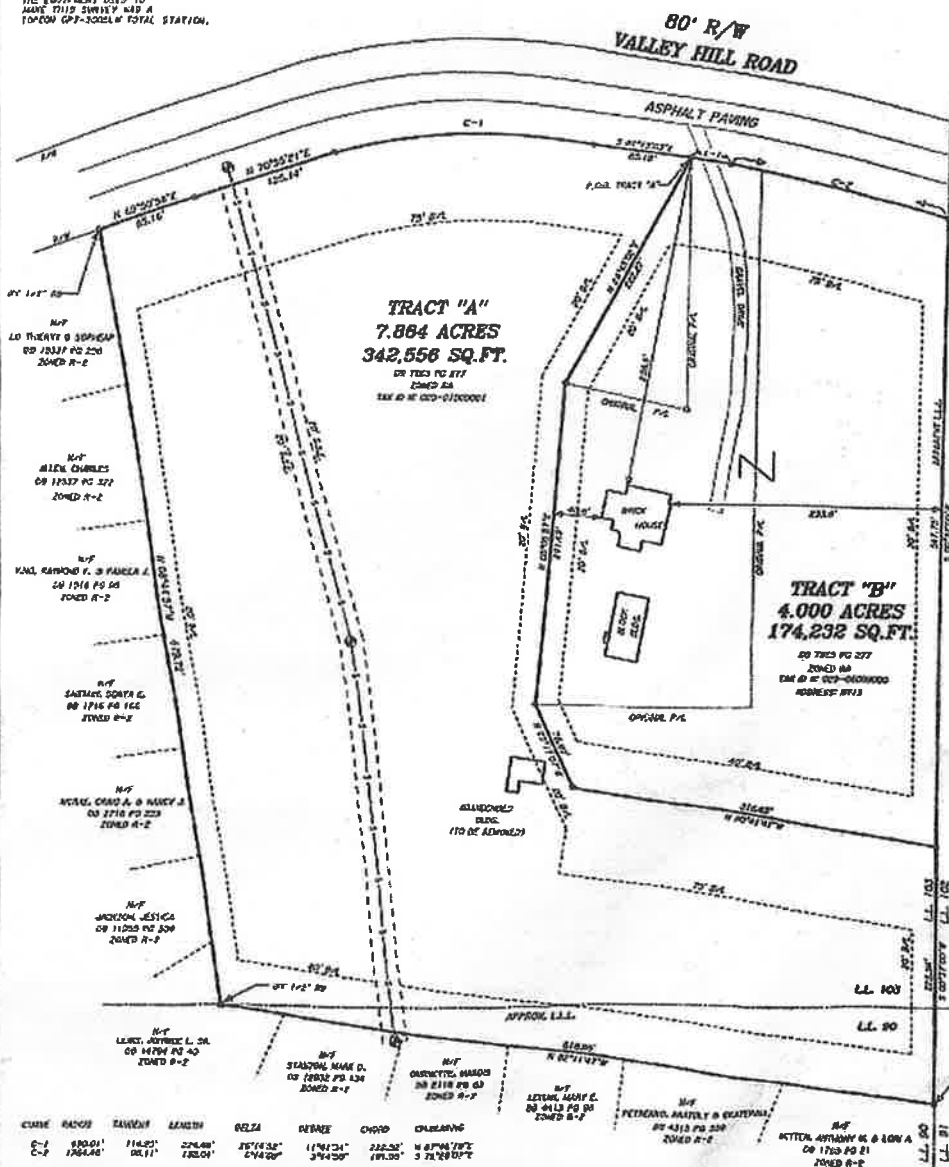
NOTE:
PROPERTY IS LOCATED IN THE
AND COTTON / LITTLE COTTON WISAM CREEK
WATER AND PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A SUBDIVISION
A PORTION OF THIS PROPERTY IS NOT
LOCATED IN A WETLAND AREA.
PROPERTY IS SITUATED IN COUNTY
AUSTIN

THE PROPERTY DOES NOT HAVE
BODIES OF WATER ON THE PROPERTY.
PROPERTY IS ON A ASPHALT
PAVED ROAD.
PROPERTY OWNED VICTORY BROSHPY CENTR C.A.C.
ADDRESS 713 VALLEY HILL ROAD
STOODROVE, CA, 90083

BASED ON THE INFORMATION SHOWN ON
THE FLOOD HAZARD ZONING MAPS
MAINTAINED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, IT IS MY OPINION
THAT THIS PROPERTY IS OUTSIDE OF
THE 100 YEAR FLOOD HAZARD AREA.

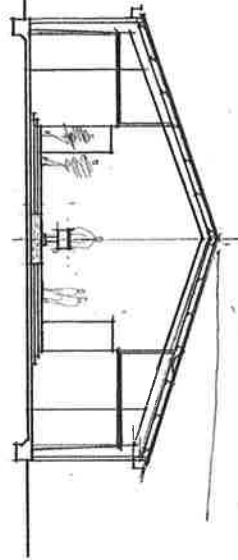
PANEL II 121212 ZCZC
EFFECTIVE DATE 10-05-2008

PREPARED BY:
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
185 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE N: 770-997-4614

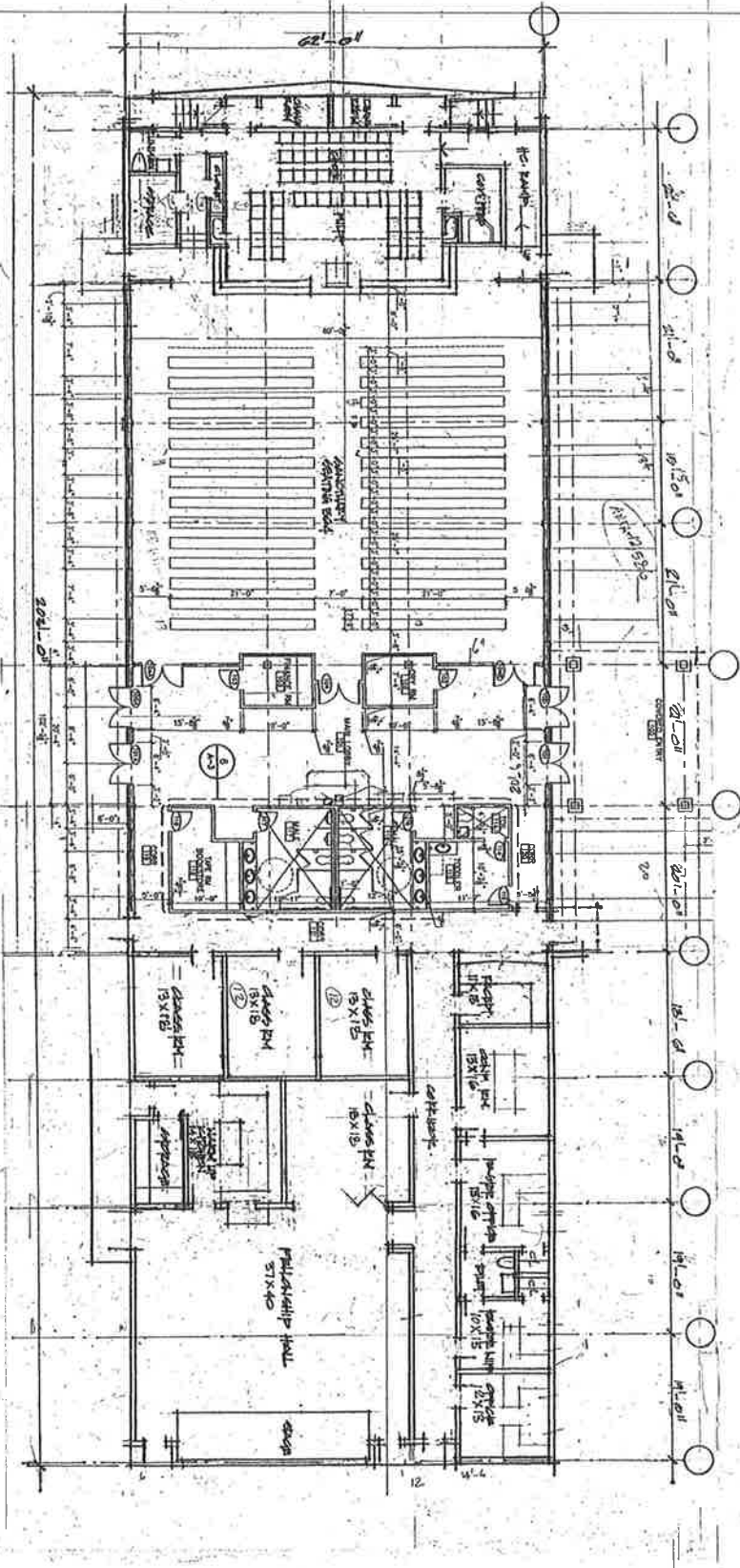


NO. 01241844

DELETED FOR PROTECTION



BUILDING SECTION



FIRST FLOOR PLAN

DESIGNED BY: [Firm Name]
SCALE: 1/8" = 1'-0"



DATE: [Date]
DRAWN BY: [Name]

ACE Group, Inc. LLC

2130 Lakeside Drive, Suite 200

Tulsa, Oklahoma 74104

Phone: (918) 439-1234

Fax: (918) 439-5678

Website: www.acegroup.com

PROJECT: [Project Name]

DATE: [Date]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: [Scale]

SHEET: [Sheet Number]

PROJECT TITLE: [Project Title]

PROJECT: [Project Name]

DATE: [Date]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: [Scale]

SHEET: [Sheet Number]

PROJECT TITLE: [Project Title]

PROJECT: [Project Name]

DATE: [Date]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: [Scale]

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APPROVED BY: [Name]

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DATE: [Date]

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APPROVED BY: [Name]

SCALE: [Scale]

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DATE: [Date]

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APPROVED BY: [Name]

SCALE: [Scale]

SHEET: [Sheet Number]

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DATE: [Date]

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SCALE: [Scale]

SHEET: [Sheet Number]

PROJECT TITLE: [Project Title]

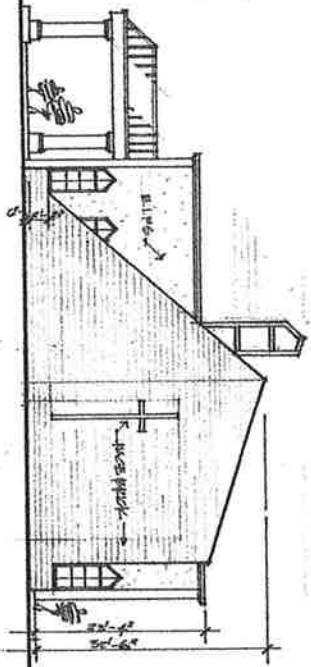
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DATE: [Date]

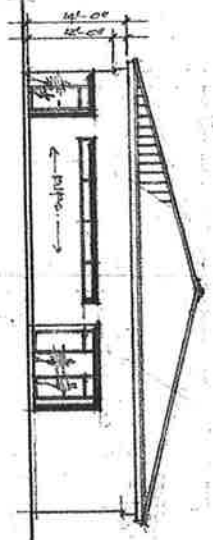
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CHECKED BY: [Name]

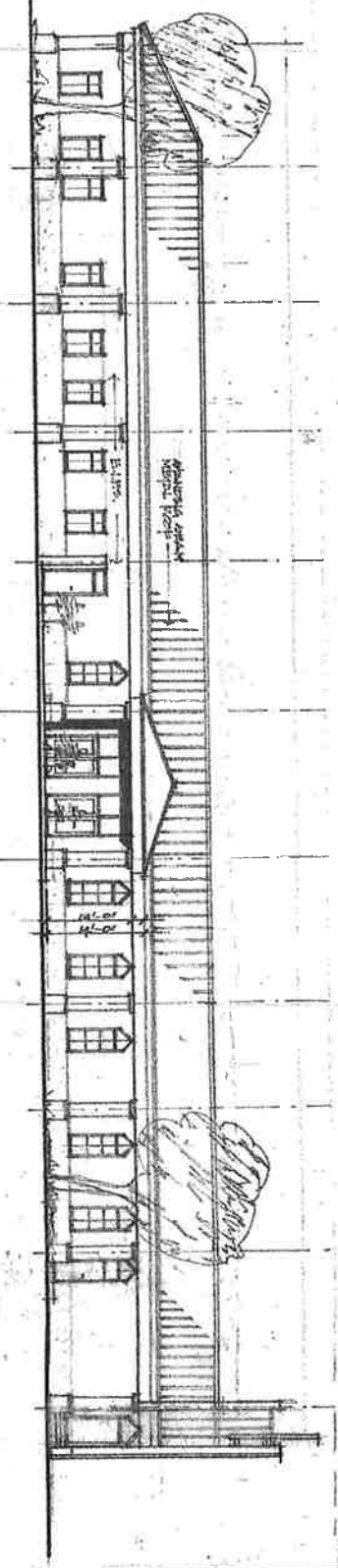
APPROVED BY: [Name]



FRONT ELEVATION 1/8"=1'-0"



REAR ELEVATION 1/8"=1'-0"



LEFT SIDE ELEVATION 1/8"=1'-0"

1/8"=1'-0"

ADJE GROUP, Inc. LLC
Architects
• Creative Collaborations
• Innovative Solutions
• Total Satisfaction
3131 Landon Boulevard Park Drive
Suite 201
Tucker, Georgia 30084
Tel: 404.441.4114
Fax: 404.441.4115
www.adjegroup.com

CONTRACT NO.

ADJE GROUP, Inc. LLC
3131 Landon Boulevard Park Drive
Suite 201
Tucker, Georgia 30084
Tel: 404.441.4114
Fax: 404.441.4115
www.adjegroup.com

DATE

REVISIONS

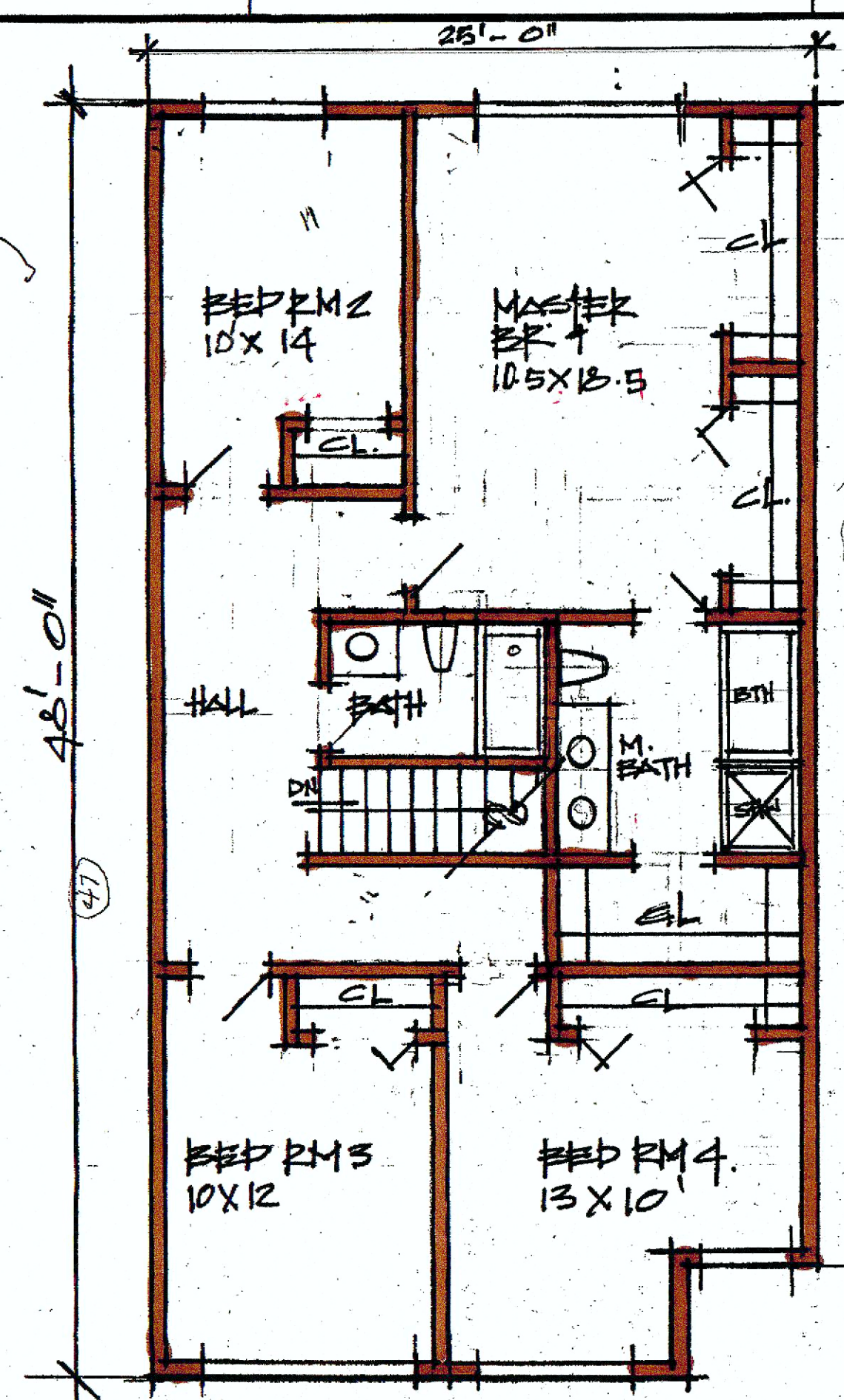
PROJECT
PHOTOGRAPHY
VICTORY
MEMORIAL CAMP

PROJECT TITLE
ELEVATIONS

DESIGNED BY: A.D.
DRAWN BY: A.D.
CHECKED BY: A.D.
APPROVED BY: A.D.

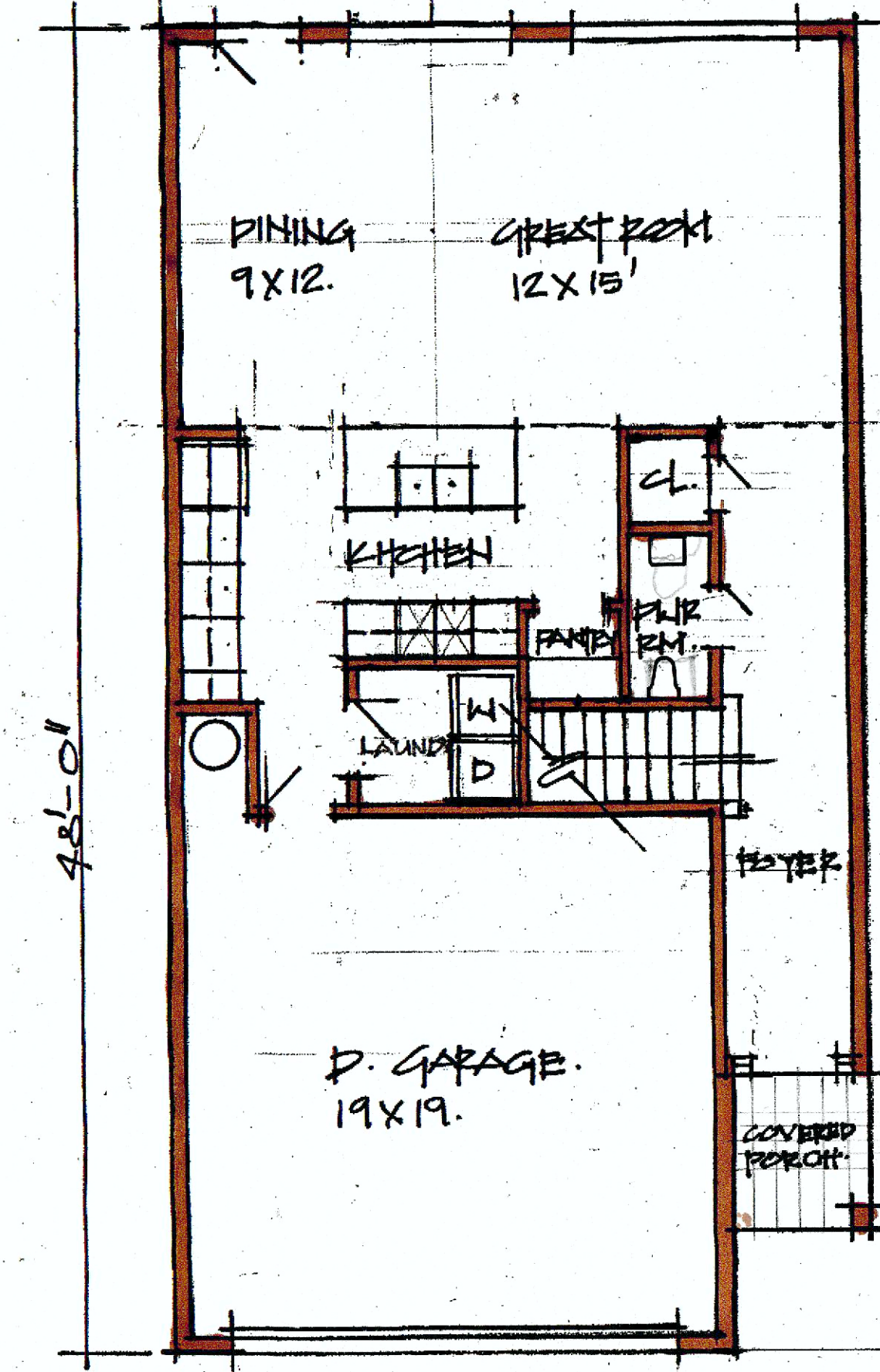
SCALE: 1/8"=1'-0"
DATE: XX 2017
PROJECT NO.
ADJE-XX-2017

DIRECT
A-2



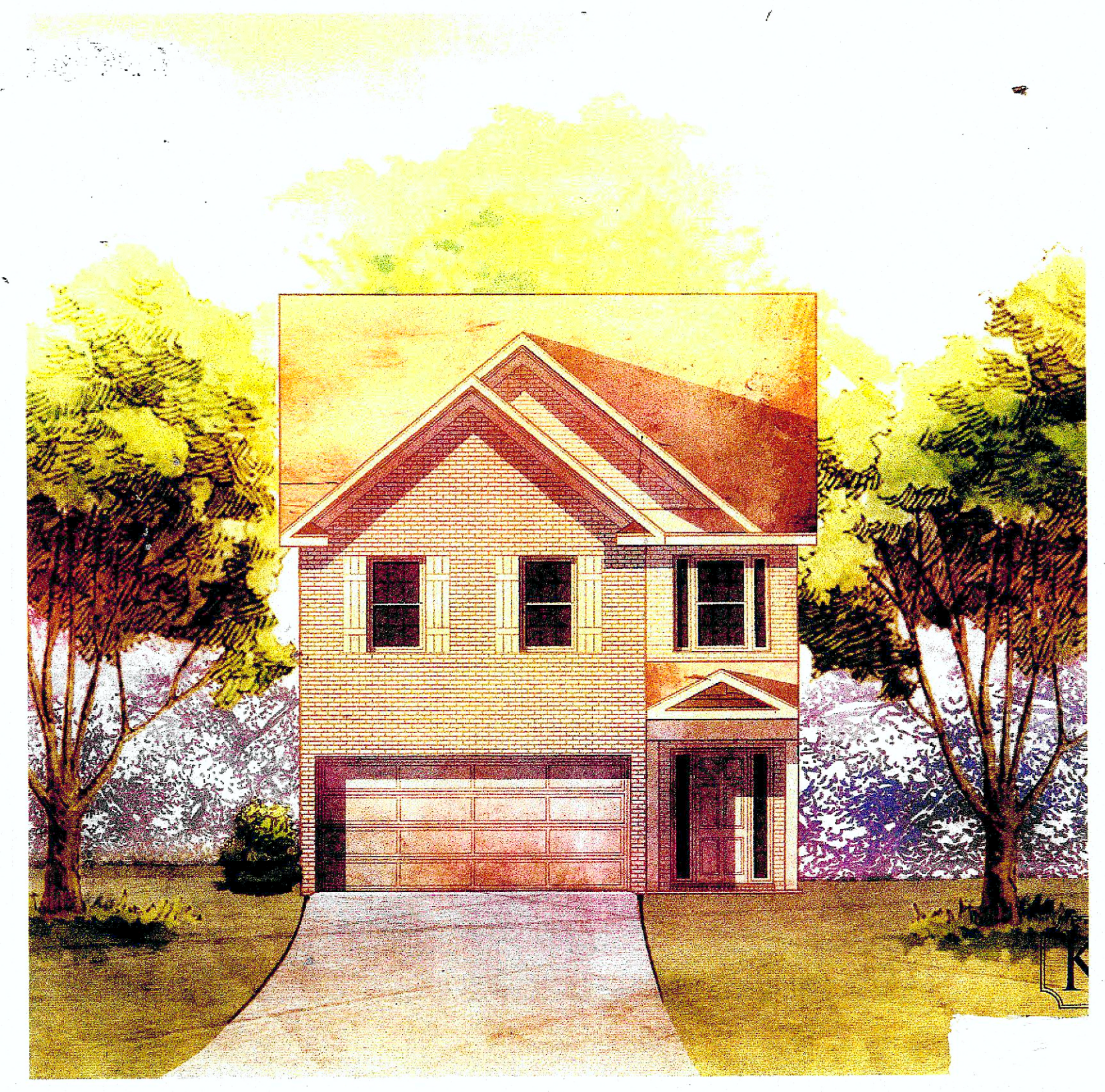
SECOND FLOOR PLAN BLDG. B, 4 BR.

AREA = 1,130 SF
TOTAL AREA OF UNIT
BLDG. B = 1,909 SF
FOR 4 UNITS = 7,876 SF.



FIRST FLOOR PLAN BLDG. B, 4 BR.

AREA = 789 SF



ACME GROUP, INTL. LLC
A DESIGN-BUILD COMPANY

- ARCHITECTURE
- GENERAL CONTRACTORS
- CONSTRUCTION MANAGEMENT
- LOAN PACKAGING

2130 Lavista Executive Park Drive
Suite 201
Tucker Georgia 30084

TEL: (404) 645 4254
TEL: (770) 981 9528
EMAIL: ACMEGROUPLLC@YAHOO.COM

CONSULTANT

THIS DRAWING IS THE PROPERTY OF THE ACME GROUP, LLC.
IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION
IDENTIFIED HEREIN. NO PART OF THIS DRAWING MAY BE
REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR
TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC,
MECHANICAL, PHOTOCOPYING OR OTHERWISE, WITHOUT THE
PRIOR PERMISSION OF THE ACME GROUP, INTL. LLC.

SEAL

REVISIONS	
NO.	DESCRIPTION

PROJECT

SHEET TITLE

DESIGNED BY: O.O.
DRAWN BY: O.O.
CHECKED BY: O.O.
APPROVED BY: O.O.

SCALE:
DATE: XX 2017
PROJECT NO:
ACME-XX-2017

SHEET

CONSULTANT

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 IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION
 IDENTIFIED HEREIN. NO PART OF THIS DRAWING MAY BE
 REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR
 TRANSMITTED IN ANY FORM BY MEANS ELECTRONIC,
 MECHANICAL, PHOTOCOPYING OR OTHERWISE WITHOUT THE
 PRIOR PERMISSION OF THE ACME GROUP, INC. LLC.

SEAL

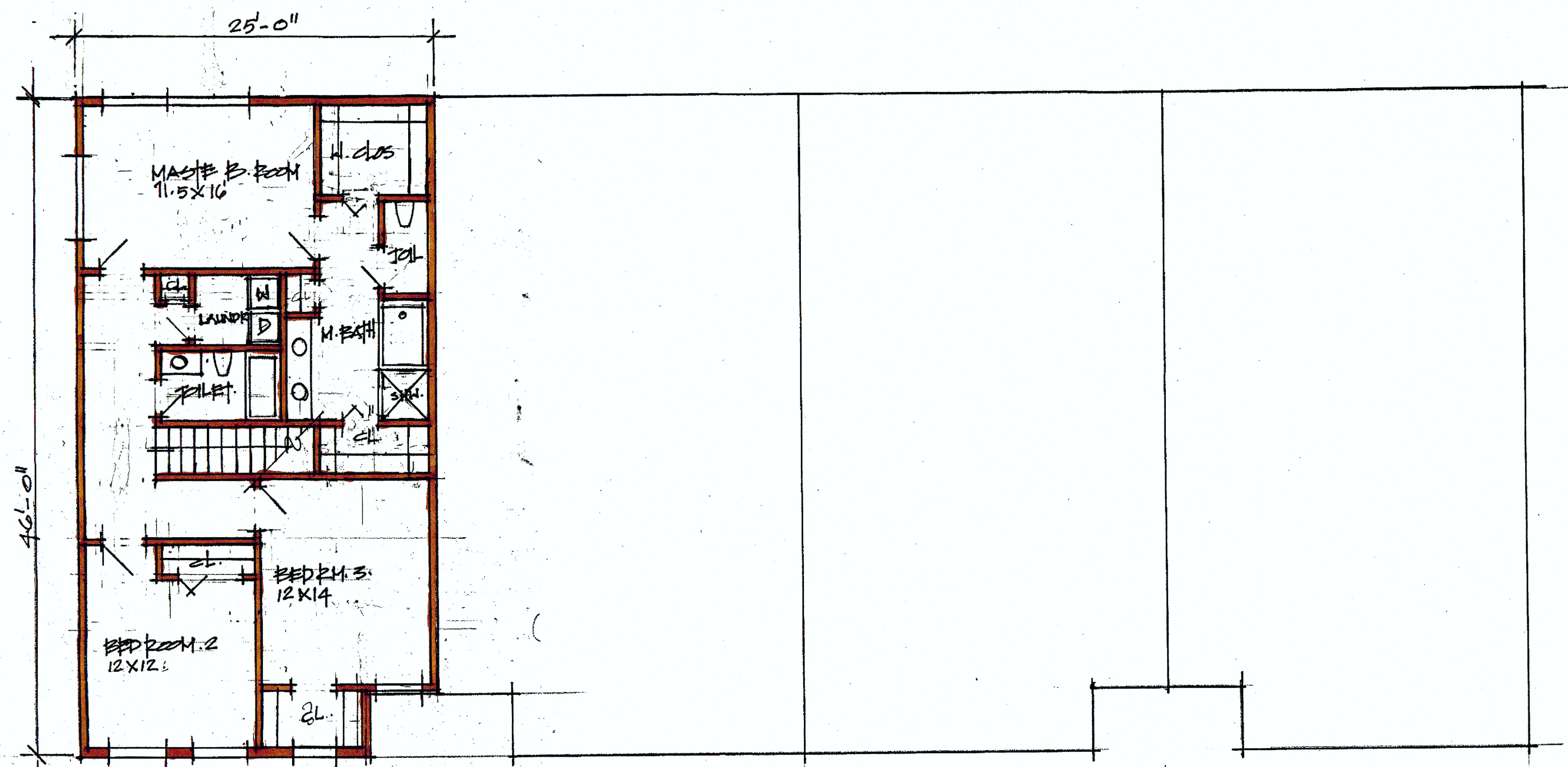
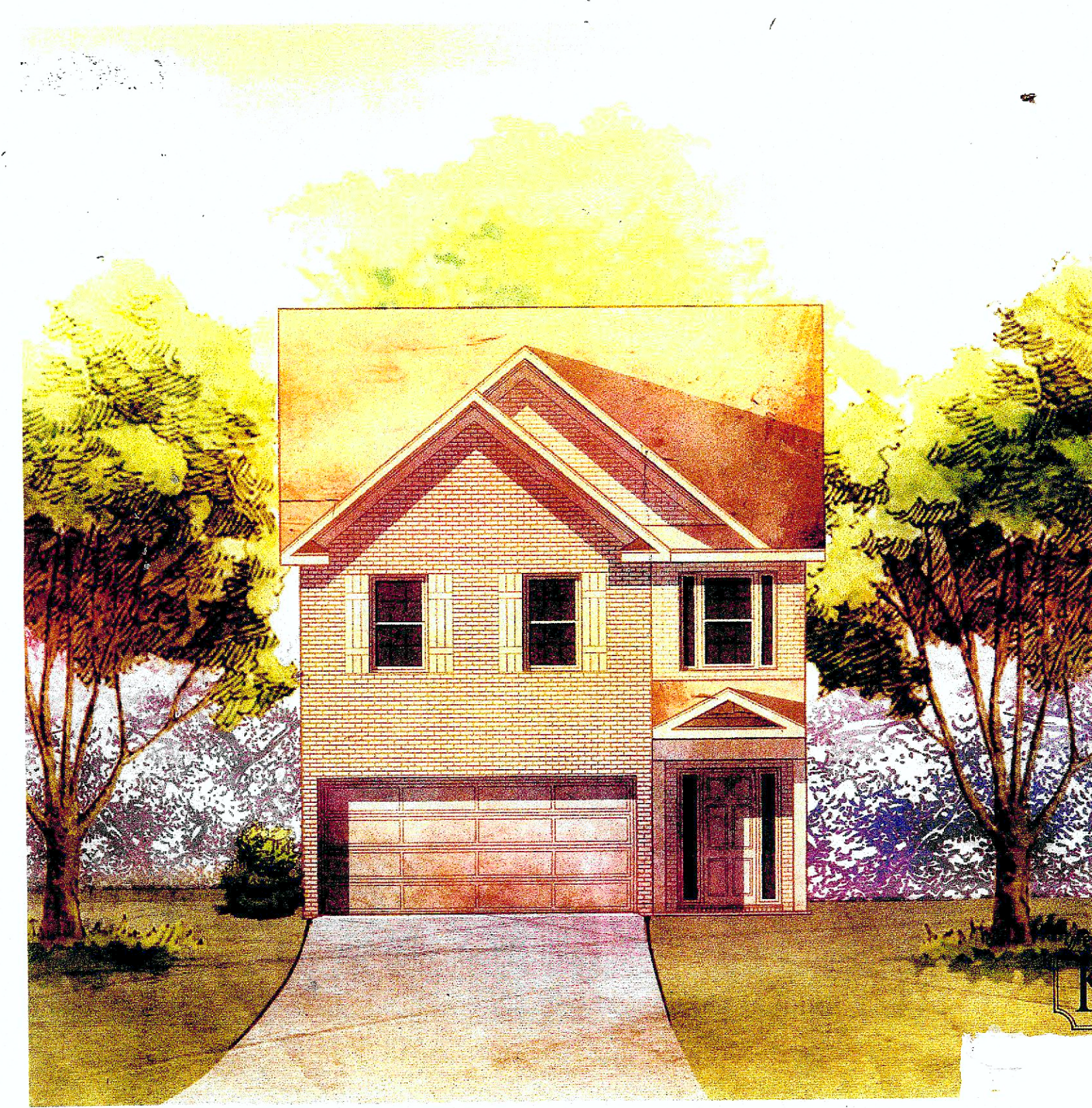
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT

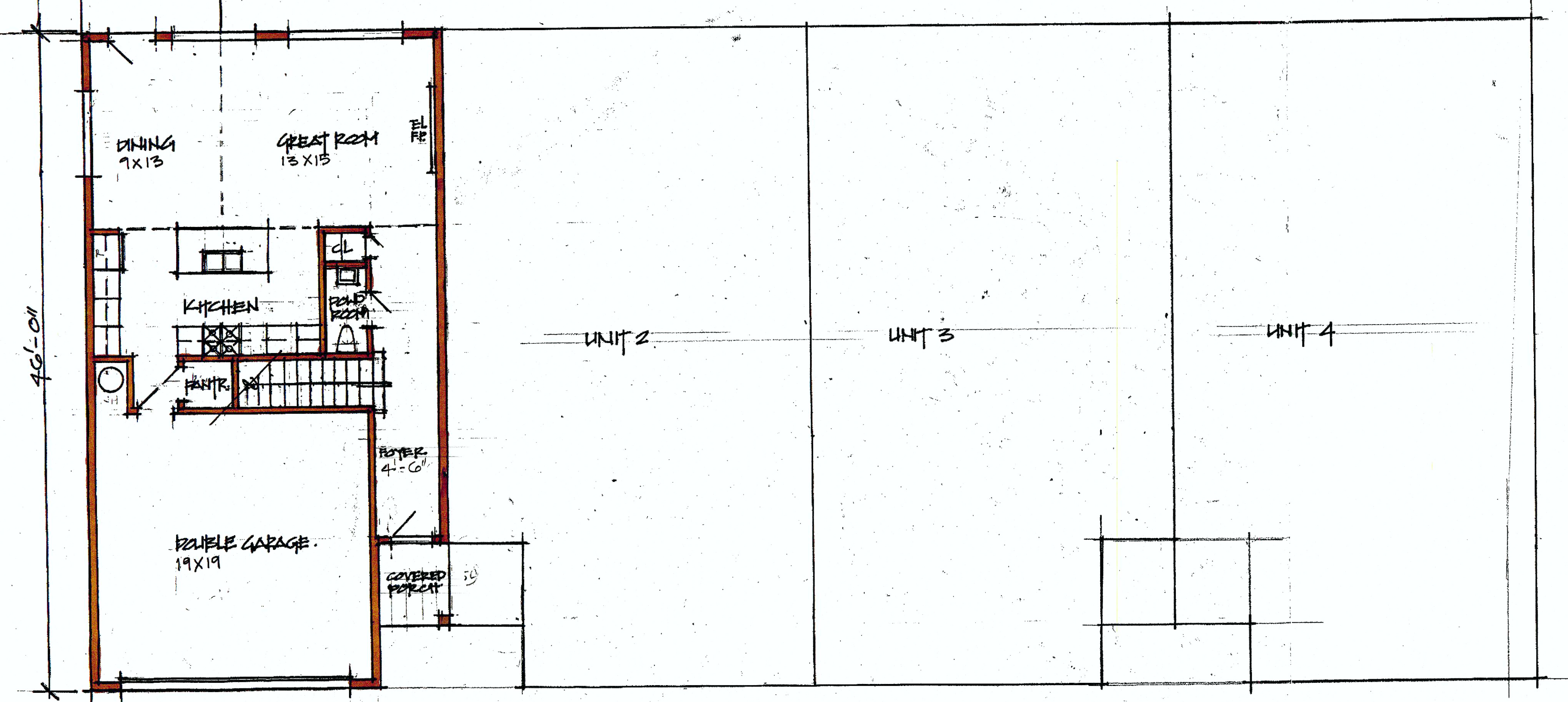
SHEET TITLE

DESIGNED BY: O.O.
 DRAWN BY: O.O.
 CHECKED BY: O.O.
 APPROVED BY: O.O.

SCALE:
 DATE: ____ XX 2017
 PROJECT NO:
 ACME-XX-2017
 SHEET



SECOND FLOOR PLAN BLDG. A - 3 BR.
 AREA = 1125 SF
 TOTAL AREA OF UNIT = 1804 SF
 PER 4 UNITS = 7436 SF



FIRST FLOOR PLAN BLDG. A.
 AREA = 739 SF

739
 1389
 1389



Providing Quality Water and Quality Services to Our Community

March 21, 2023

Keith Nation
713 Valley Hill Rd
Henry County, Georgia

Re: Parcel ID 029-01009001 0 Valley Hill Rd and 713 Valley Hill Rd
Henry County, GA

Mr. Nation,

Clayton County Water Authority owns and maintains a 24-inch water main running along Valley Hill Rd. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 24.86 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main running through the parcel of 0 Valley Hill Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.772 MGD.

The developer is responsible for designing and constructing all water and sewer system relocations and extensions to CCWA standards.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine Samay", is written over a light blue horizontal line.

Catherine Samay
Plan Review Coordinator



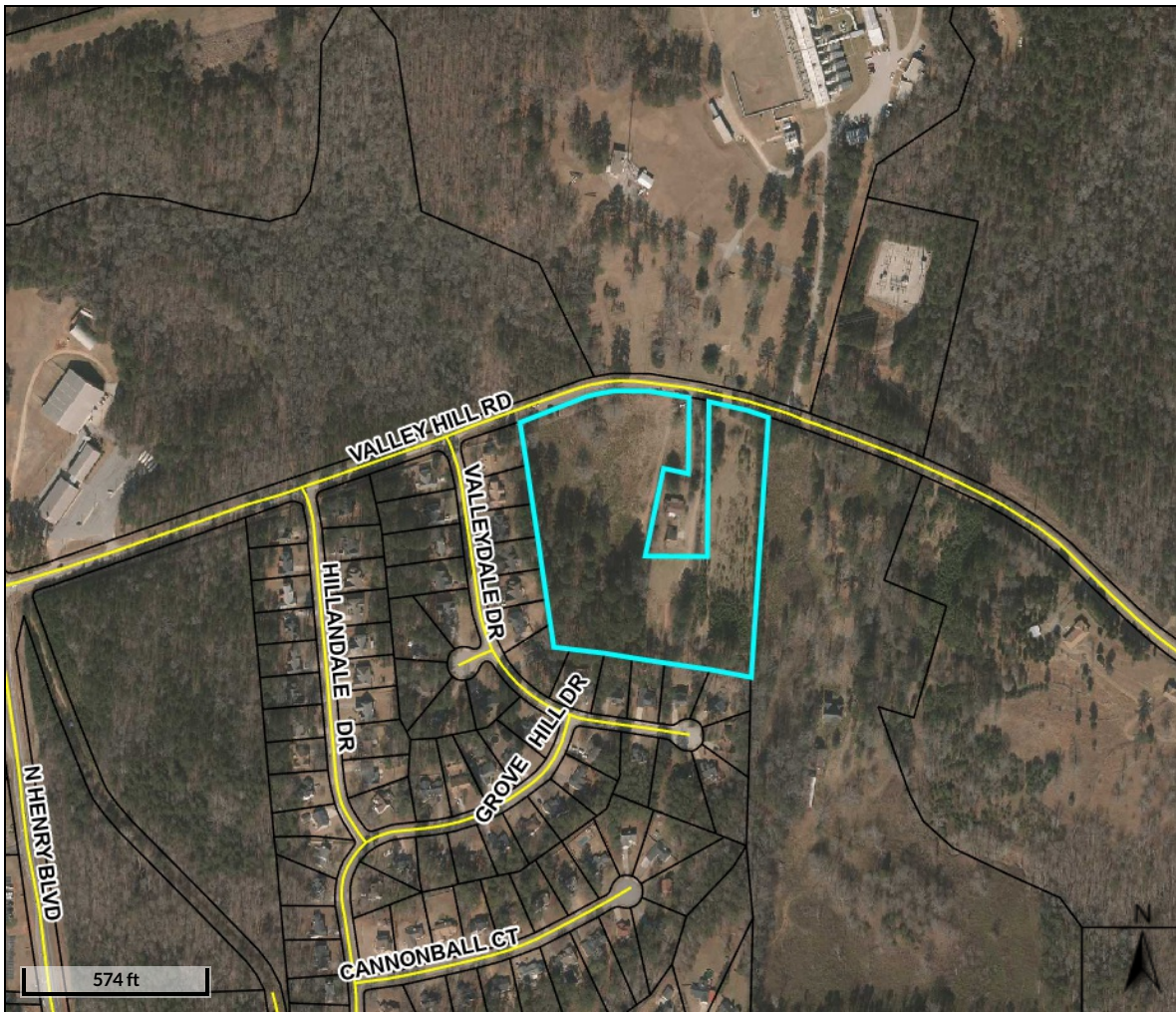
Parcel ID	029-01009000	Class	C	Owner	VICTORY WORSHIP	Land	\$40,000				
Property	713 VALLEY	Acreage	n/a	Address	CENTER CHURCH	Value:					
Address	HILL RD				OF GOD IN CHRIST INC	Building	\$184,700	Last 2 Sales			
District	City/Stockbridge				PO BOX 1093	Value:		Date	Price	Reason	Qual
					STOCKBRIDGE GA 30281	Misc	\$1,800	2/11/2005	\$0	n/a	U
						Value:		11/29/2004	\$250,000	n/a	U
						Total	\$226,500				
						Value:					

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.

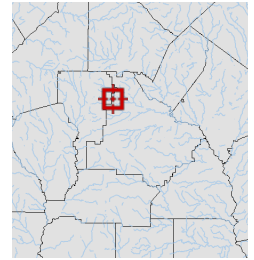
Date created: 2/22/2023

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	029-01009001	Class	E	Owner	VICTORY WORSHIP CENTER	Land Value:	\$197,000			
Property		Acreage	9.85	Address	CHURCH	Building Value:	\$0	Last 2 Sales		
Address					OF GOD IN CHRIST INC	Misc Value:	\$0	Date	Price	Reason Qual
District	City/Stockbridge				PO BOX 1093	Total Value:	\$197,000	2/11/2005	\$0	n/a U
					STOCKBRIDGE GA 30281			n/a	\$	n/a n/a

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: 2/22/2023

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by  **Schneider**
GEOSPATIAL

BK:63 PG:112-112

Filed and Recorded

May-02-2023 11:40 AM

DOC# 2023 - 000092

SABRIYA HILL

CLERK OF SUPERIOR COURT

HENRY COUNTY, GA

Participant ID: 5756424806

Block reserved for clerk of superior court

AS REQUIRED BY SUBSECTION 101 OF A.C.C.L. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR CERTIFICATIONS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES BY THE PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN A.C.C.L. SECTION 15-6-87.



CE. REG. L.S. LIC. NO. 32344

DATE 05/15/23

CITY OF STOCKBRIDGE
PLANNING & ZONING DIVISION
REVIEWED FOR CODE COMPLIANCE

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

Reviewer: Linda Logan
05/02/2023



IF YOU OIG GEORGIA
CALL US FIRST
011
LITTLE PROTECTION CENTER
IT'S THE LAW

SURVEY MADE FOR:

VICTORY WORSHIP CENTER, C.O.G.I.C.

PROPERTY LOCATED IN:

LAND LOT 90 & 103 & 12TH DISTRICT

HENRY COUNTY, GEORGIA

Scale: 1" = 60' x 01-31-2018



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THAT PART APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO AS OTHER PLAT.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THAT PART APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO AS OTHER PLAT.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSEST PRECISION OF ONE FOOT IN 1000 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ASSUMED TO BE AT LEAST 1000 FEET.

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON 207-1002W TOTAL STATION.

CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT

REVIEWED FOR COMPLIANCE:

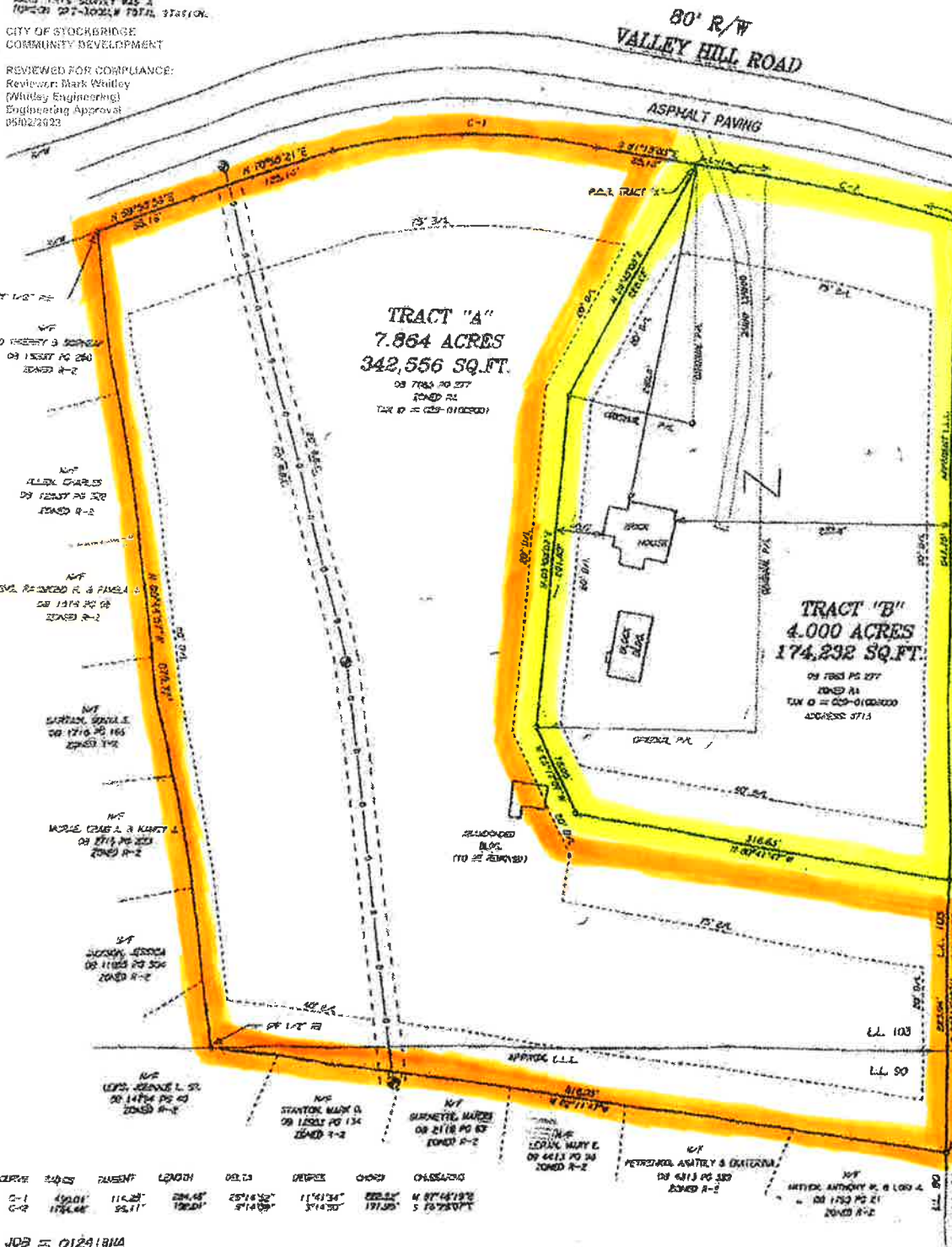
Reviewer: Mark Whitley

(Whitley Engineering)

Engineering Approval

05/02/2023

LEGEND	
P.O.B.	POINT OF BEGINNING
1/2"	IRON PIN FOUND
1/4"	IRON PIN FOUND
2"	IRON PIN FOUND
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99"	IRON PIN FOUND
100"	IRON PIN FOUND



COURSE	BEARING	DISTANCE
L-1	S 31° 13' 00" E	120.00'

THIS PLAT SUPERSEDES THE PLAT RECORDED IN PLAT BOOK 44 PAGE 230 OF HENRY COUNTY, GEORGIA RECORDS.

REFERENCE INFORMATION TAKEN FROM PLAT BOOK 44 PAGE 230 OF HENRY COUNTY, GEORGIA RECORDS.

THE REVISION WAS COMPLETED ON 01-24-2018. THE PLAT WAS COMPLETED ON 01-31-2018.

NOTED: FOR THE PLAT 1/2" RIGHT AT ALL CORNERS UNLESS OTHERWISE NOTED.

NOTED: PROPERTY IS LOCATED IN THE 100' COTTON / LITTLE COTTON ADJACENT CREEK WATER SHED PROTECTION DISTRICT. PROPERTY IS NOT PART OF A SUBDIVISION. A PORTION OF THIS PROPERTY IS NOT LOCATED IN A WETLAND AREA. PROPERTY IS OWNED BY VICTORY CENTER.

THE PROPERTY IS LOCATED IN THE 100' COTTON / LITTLE COTTON ADJACENT CREEK WATER SHED PROTECTION DISTRICT. PROPERTY IS NOT PART OF A SUBDIVISION. A PORTION OF THIS PROPERTY IS NOT LOCATED IN A WETLAND AREA. PROPERTY IS OWNED BY VICTORY CENTER.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS OF OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL 2 EFFECTIVE DATE 10-05-2018

PREPARED BY:
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
100 WESTRIDGE INDUSTRIAL BLVD.
SUITE 100
PHONE 770-337-1514

JOB # 012418M

LOCK REMOVED FOR ALEX
OF TROUBLE OUT

English Literature
ENGL 2302

DATE

IF YOU DID GEORGE
CALL US FIRST
811
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

~~_____~~

PREPARED BY:
J.G. FRANK & ASSOCIATES, INC.
LAND SURVEYORS
100 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 214-570-0351-4814



JOB # 01241814



Bishop Keith G. Nation, Founder/Pastor

P.O. Box 1093 * Stockbridge, GA 30281 Tel: (678) 834-7129
Visit us: www.vwcministries.net

"But thanks be to God, which giveth us the victory through our Lord Jesus Christ!" 1 Corinthians 15:57

To: City of Stockbridge
Planning and Zoning
Attn: Ms. Linda Logan

Ms. Logan this letter serves the purpose of highlighting our intent for filing the applications that are included with this letter. The proposal is to build townhouses on tract "A" ID No. 029-01009001, and a place of worship on tract "B" No. 029-01009000. The number of townhouses will be approximately fifty (50), and the size of the worship facility will be approximately twelve thousand (12,000) square feet. For this intent a Short-cut Subdivision/Plat Application has been submitted to first combine existing plats, and then divide them into two separate plats (see copy of proposed survey plats).

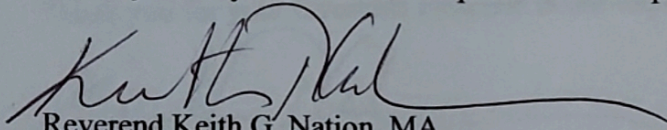
The following notes are added to provide further explanation for each application that is being:

1. **Amendment to the Comprehensive Plan Application** ~ The western will be transferred from Henry County parcel tract "A" ID No. 029-01009001 will be converted from low density residential to high density residential to the City of Stockbridge. The eastern parcel tract "B" ID No. 029-01009000 will be transferred from Henry County low density residential to the City of Stockbridge low density residential.
2. **Conditional Use Permit Application** ~ The eastern parcel tract "B" ID No. 029-01009000 is requested to be allowed use for a place of worship.
3. **Rezoning Application** ~ The western parcel tract "A" ID No. 029-01009001 is being requested to be rezone from Henry County RA to the City of Stockbridge MFR.
4. **Variance Application** ~ A variance is being requested for tract "A" ID No. 029-01009000 that will be used for the building of town houses. Without the variance for the front side and rear setback the number of town houses that can be built will be significantly reduced. As a result, the overall benefit to the community will be decreased, and the construction cost will increase. The main concern is to grant the variance to allow for no more than a 20 feet front setback for the inter roads on the property. The current layout of the property will restrict the ability to comply with the current guidelines and accomplish the intended design plans of the developer. The current guideline for the 50 feet front setback on Valley Hill Road will be followed.

The following documents are included with this letter:

- ~ Letter from Clayton County water authority
- ~ Conceptual drawings of site development plans
- ~ Current survey of tract "A" and "B"
- ~ Floor plan for place of worship
- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

Thank you for your favorable response to our request.

A handwritten signature in black ink, appearing to read "Keith G. Nation", with a long horizontal flourish extending to the right.

Reverend Keith G. Nation, MA

Pastor/Agent

(404) 936-1728

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.

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

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.	Clayton County
Form from the Health Department	1	This letter must accompany the application at the time of submittal (Only needed if property is not on sewer) .	N/A

City of Stockbridge Planning and Zoning Division
Variance Application

Name of Applicant Keith G. Nation Phone: (404) 936 1728 Date: 3-31-23
Address Applicant: 164 Barclay Dr Fax: N/A Pager/Cell #: N/A
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.com
Name of Agent Keith G. Nation Phone: (404) 936 1728 Date: 3-31-23
Address Agent: 164 Barclay Dr Fax: N/A Pager/Cell #: N/A
City: McDonough State: GA Zip: 30252 E-mail: kg.nation@hotmail.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 See attached
Letter of intent

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: 713 Valley Hill Dr
Nearest intersection to the property: Highway 42 and Valley Hill Dr.
(Street Address)
Size of Tract: 11.864 acre(s), Land Lot Number(s): 90 + 103, District(s): 12th
Property Tax Parcel Number(s): Tract "A" 029-01009001; Tract "B" 029-01009002 (Required)

Angele F. Dolbier
Witness' Signature

Angele F. Dolbier
Printed Name of Witness

Ryan Moreau
Notary

Keith G. Nation
Signature of Applicant

KEITH G. NATION
Printed Name of Applicant

Keith G. Nation
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: _____

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 variance, 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
N/A	N/A	N/A

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

N/A
Applicant's Name - Printed

N/A
Signature of Applicant/Property Owner/Agent

N/A
Applicant's Attorney, if applicable - Printed

N/A
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this _____ day of _____, _____

Notary Public

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



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 Variance 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 Victory Worship Center G.O.G.I.C.
Address of Property Owner 713 Valley Hill Dr. Stockbridge, GA 30281
Telephone and E-Mail of Property Owner (404) 936-1728
Name/Company Name of Authorized Applicant Keith G. Nation
Address of Authorized Applicant 164 Barclay Dr McDonough 30252
Telephone and E-Mail of Authorized Applicant 404-9361728 kg.nation@hotmail.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 Keith Nation Date 4/3/23

Personally appeared before me:

Keith Nation

, 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.

Ryan Moreau

Notary Public's Signature

Ryan Moreau 4/3/2023

Notary Public's Printed Name and Date



[Affix Seal Here]

See attached letter from Clayton County.

[NOTE: Some properties receive water and sewer service through the City of Stockbridge Public Works Office. For those properties, please obtain a letter from that office in lieu of obtaining one from Henry County.]

Application for Water/Sewer Availability Letter



Thank you for your interest in Henry County, Georgia. This packet includes the necessary documents required for processing water/sewer availability letters.

Availability letters are required for rezoning(s), conditional use/exception, variance, and modifications to Zoning Conditions of properties that are heard by the City of Stockbridge Planning Commission and/or the Stockbridge City Council that are within the HCWA service area).

HCWA will verify that water and sewer service is, or will be, available to serve a particular development. The requested information in this package is used for determining the existing water/sewerage system capacity, planning for future water and sewerage system needs, and protection of Henry County water sources.

Please note: All fees are non-refundable. There are no exceptions.

Should you need further assistance, please feel free to contact our office between 8:00AM to 5:00PM, Monday through Friday at (770) 914-3688.



See attached letter from Clayton County.

**Henry County Water Authority
Availability Letter Checklist/Summary**

PLEASE COMPLETE THIS FORM WHEN REQUESTING WATER/SEWER AVAILABILITY LETTERS. ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN. (THIS DOES NOT APPLY TO EXISTING SERVICE VERIFICATION LETTERS OR LETTERS FOR CONDITIONAL USE/EXCEPTION AND SOME VARIANCES).

**ALL DOCUMENTS ARE REQUIRED IN ORDER TO CONSIDER AVAILABILITY;
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

REQUIRED ITEMS	COPIES	PROCEDURE	(INITIAL)
Application Form (Originals only. No photocopies accepted.)	01	1. Signed by owner and notarized. OR 2. Signed by owner's agent and notarized.	
Letter of Intent	01	The letter must clearly state the proposed use, development intent, and estimated time period for construction.	
Preliminary Site Plan/Layout (24 x 36 max.)	01	Must show minimum details: Buildings, road frontage, correct scale, north arrow, present zoning classification, topography, proposed lot layout, existing water and sewer line sizes and locations. If an extension of the water/sewer system is required, site plan must be accompanied with a preliminary routing of the off-site extension. <i>Preliminary profiles of the proposed sewer routing may be required.</i> The plan/layout must be dated and correspond with the submittal to the County or respective City. All plans/layouts must include a statement of whether or not the property is within a protected watershed district.	
Additional site plan/layout requirements	01	If property is within a protected watershed, include proposed minimum lot sizes, estimate of impervious surface, required stream buffers, and statement of whether or not the property is within the water quality critical area.	
Payment		Cash or check made payable to <i>Henry County Water Authority</i> in the amount of \$200.00 for Availability Letters. A deposit and additional costs will be required for developments requiring feasibility/basin studies.	
Letter from the Health Department (Only if property is not on sewer and located within a protected watershed district)	01	This letter is required only if the development is within a protected watershed district and the proposed minimum lot size is less than the requirements set forth in the Watershed Protection Ordinance. Letter must indicate that septic systems will be adequate for proposed lots and house/building sizes.	

The Engineering Manager may require additional information different from the above depending upon the type of development and/or system requirements. The terms and conditions of an availability letter are subject to all rules and regulations of Henry County Water Authority. This application is valid only for the real property referenced on this application. This application is not transferable or assignable to any party. Henry County Water Authority reserves the right to discontinue processing applications at any time without prior notice for any reason, including limited, diminished, or lack of supply and/or demand considerations. If no development activity commences within 365 days from issuance of a letter, the letter shall be invalid, and the Applicant will be required to repeat the application process. If the applicant is unable to commence development within 365 days, a written request for a six-month extension will be considered.



See attached letter from Clayton County

Henry County Water Authority

Engineering Division
100 Westridge Industrial Blvd.
McDonough, GA 30253

Application for Water/Sewer Availability Letter

Date: _____

Name of Applicant _____ Phone: _____ Mobile: _____

Address of Applicant: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

Name of Agent _____ Phone: _____ Mobile: _____

Address of Agent: _____ Fax: _____

City: _____ State: _____ Zip: _____ E-mail: _____

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 _____ to _____
(Present Zoning) (Requested Zoning)

For the Purpose of _____
(Type of Development)

Address of Property: _____ Nearest intersection to the property: _____
(Street Address, if Applicable, Nearest Intersection, Etc.)

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

Development Estimated Average Daily Sewer Flow (GPD): _____

Property Tax Parcel Number: _____ Proposed number of lots: _____

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: _____

Witness _____

Signature of Owner(s)/Agent(s) _____

Printed Name of Witness _____

Printed Name of Owner/s _____

Notary _____

Signature of Agent _____

770-914-3688 (Office) 770-914-3359 (Fax) www.hcwa.com

See attached letter from Clayton County



City of Stockbridge
Planning and Zoning Office

Septic System Information for Zoning Requests

4640 North Henry Boulevard; Stockbridge, GA 30281 (770) 389-7900

This form must be completed and submitted to Planning and Zoning with all zoning applications for properties that are not served by public sewer.

Name of Applicant: _____ Phone: _____ Mobile: _____

Applicant Address: _____ City, State: _____ Zip: _____

Name of Agent: _____ Phone: _____ Mobile: _____

Agent Address: _____ City, State: _____ Zip: _____

Request (Check one):

Rezoning (Current Zoning _____ Requested Zoning _____) Conditional Use _____ Variance _____ Zoning Modification _____

For the Purpose of _____

Property Address: _____ Nearest Intersection to property: _____

Size of Tract: _____ acres Land Lot(s): _____ District(s): _____

Property Tax Parcel Number(s): _____ Proposed Number of Lots: _____

Signature of Owner: _____ Printed Name of Owner: _____

Signature of Agent: _____ Printed Name of Agent: _____

(To be Completed by Henry County Environmental Health)

Check all that apply

_____ There are suitable soils for the installation of a septic system on the subject property.

_____ There are **not** suitable soils for the installation of a septic system on the subject property.

_____ There is an existing septic system on the subject property.

_____ The existing septic system will support the proposed development and/or use.

_____ The existing septic system will **not** support the proposed development and/or use.

Comments: _____

Name of Person Completing: _____ Title: _____

Signature: _____ Date: _____

E-mail Address: _____ Phone Number: _____

Short-Cut Subdivision/Plat Application

For

Victory Worship Center C.O.G.I.C.

I. Property Owners – Both tracts are under the stewardship of Victory Worship Center C.O.G.I.C. However, during the development period both tracts will be placed under ownership of Tower Unlimited LLC. After both tracts are developed tract "A" will remain under the ownership of Tower Unlimited LLC; P.O. Box 1093 Stockbridge, GA. 30281. Tract "B" will revert back to ownership of Victory Worship Center C.O.G.I.C.

II. Surveyor - Jonathan B. Prince of McDonough was the land surveyor who prepared the survey map. The surveyor is no longer in business. Iron Stone of Jackson is the surveyor who has all the records pertaining to the survey conducted on both tracts.

III. Narrative Statement - This application is being submitted to reconfigure the boundaries of the two existing parcels. The current tract "A" is reconfigured to 7.864 Acres, and Tract "B" is reconfigured to 4.00 Acres. Tract "A" does not need any improvement and has no existing functional structure. Tract "B" has a three-bedroom house and a detach garage/storage building.



Keith G. Nation, Agent



Bishop Keith G. Nation, Founder/Pastor

P.O. Box 1093 * Stockbridge, GA 30281 Tel: (678) 834-7129

Visit us: www.vwcministries.net

"But thanks be to God, which giveth us the victory through our Lord Jesus Christ!" 1Corinthians 15:57

To: City of Stockbridge
Planning and Zoning
Attn: Ms. Linda Logan

Ms. Logan this letter serves the purpose of highlighting our intent for filing the applications that are included with this letter. The proposal is to build townhouses on tract "A" ID No. 029-01009001, and a place of worship on tract "B" No. 029-01009000. The number of townhouses will be approximately fifty (50), and the size of the worship facility will be approximately twelve thousand (12,000) square feet. For this intent a Short-cut Subdivision/Plat Application has been submitted to first combine existing plats, and then divide them into two separate plats (see copy of proposed survey plats).

The following notes are added to provide further explanation for each application that is being:

1. **Amendment to the Comprehensive Plan Application** ~ The western will be transferred from Henry County parcel tract "A" ID No. 029-01009001 will be converted from low density residential to high density residential to the City of Stockbridge. The eastern parcel tract "B" ID No. 029-01009000 will be transferred from Henry County low density residential to the City of Stockbridge low density residential.
2. **Conditional Use Permit Application** ~ The eastern parcel tract "B" ID No. 029-01009000 is requested to be allowed use for a place of worship.
3. **Rezoning Application** ~ The western parcel tract "A" ID No. 029-01009001 is being requested to be rezone from Henry County RA to the City of Stockbridge MFR.
4. **Variance Application** ~ A variance is being requested for tract "A" ID No. 029-01009000 that will be used for the building of town houses. Without the variance for the front side and rear setback the number of town houses that can be built will be significantly reduced. As a result, the overall benefit to the community will be decreased, and the construction cost will increase. The main concern is to grant the variance to allow for no more than a 20 feet front setback for the inter roads on the property. The current layout of the property will restrict the ability to comply with the current guidelines and accomplish the intended design plans of the developer. The current guideline for the 50 feet front setback on Valley Hill Road will be followed.

The following documents are included with this letter:

- ~ Letter from Clayton County water authority
- ~ Conceptual drawings of site development plans
- ~ Current survey of tract "A" and "B"
- ~ Floor plan for place of worship
- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

Thank you for your favorable response to our request.

A handwritten signature in dark ink, appearing to read "Keith G. Nation", with a long horizontal flourish extending to the right.

Reverend Keith G. Nation, MA
Pastor/Agent
(404) 936-1728



Providing Quality Water and Quality Services to Our Community

March 21, 2023

Keith Nation
713 Valley Hill Rd
Henry County, Georgia

Re: Parcel ID 029-01009001 0 Valley Hill Rd and 713 Valley Hill Rd
Henry County, GA

Mr. Nation,

Clayton County Water Authority owns and maintains a 24-inch water main running along Valley Hill Rd. The Authority has a treatment capacity of 42 MGD and is currently producing an average of 24.86 MGD.

The Authority also owns and maintains an 8-inch sanitary sewer main running through the parcel of 0 Valley Hill Rd. Wastewater generated from your development would receive treatment at the Northeast Clayton WRF. This facility has a design capacity of 10 MGD and is presently treating 4.772 MGD.

The developer is responsible for designing and constructing all water and sewer system relocations and extensions to CCWA standards.

The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of connection fees.

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

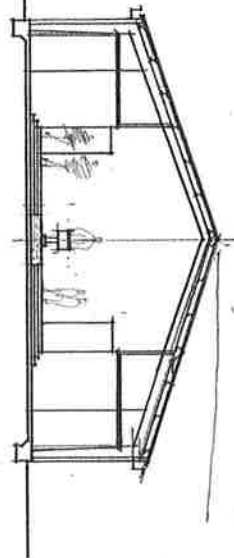
Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

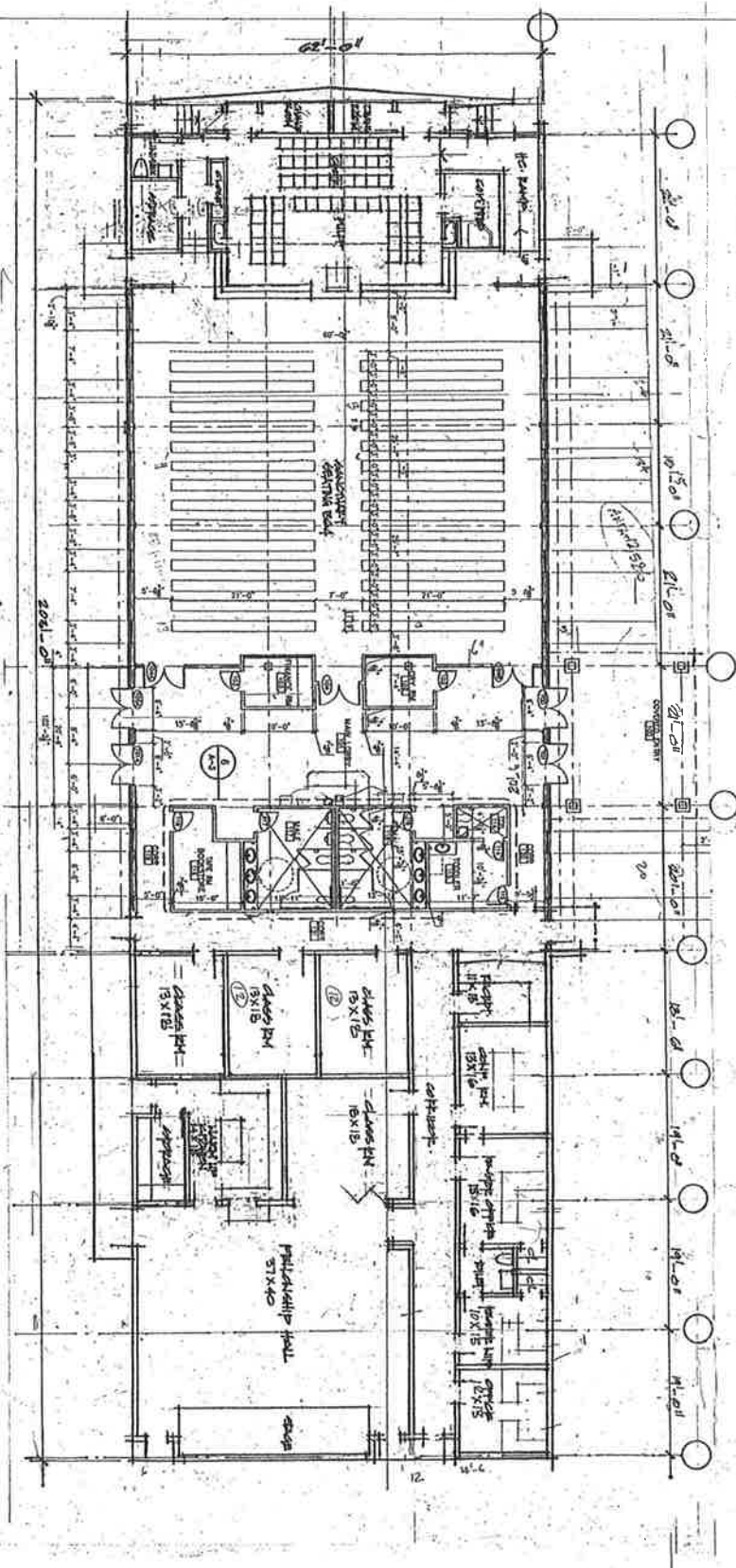
A handwritten signature in dark ink, appearing to read "Catherine Samay", is written over a horizontal line.

Catherine Samay
Plan Review Coordinator

JOB #: 012418NA



BUILDING SECTION



FIRST FLOOR PLAN

OVERALL DIMENSIONS: 100' 0" x 100' 0"
TOTAL AREA: 10,000 S.F.

OVERALL DIMENSIONS: 100' 0" x 100' 0"
TOTAL AREA: 10,000 S.F.

ADVE GROUP, INC. LLC

2150 Lantana Boulevard, Suite 201
Fort Lauderdale, FL 33304
Tel: (954) 441-4214
Fax: (954) 441-4215
Email: info@advegroup.com

PROJECT: FORD ROAD VICTORY MATHS CENTER

ARCHITECT: ADVE GROUP, INC. LLC

DATE: XX 2017

SCALE: 1/8" = 1'-0"

SHEET TITLE: FLOOR PLAN

PROJECT NO: ADVE-XX-2017

SHEET: A-1

ACE Group, Inc. LLC
 2130 Linda Erickson Park Drive
 Tallahassee, FL 32310
 Tel: (904) 441-1124
 Fax: (904) 441-1125
 Email: acegroup@aol.com

Project:
 • General Construction
 • Construction Management
 • Iron Works

Scale: 1/8" = 1'-0"

DATE: XX-XX-2017
PROJECT NO.: ACME-NY-2017

DESIGNER:

THIS DRAWING IS THE PROPERTY OF ACE GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ACE GROUP, INC.

REVISIONS:

NO.	DESCRIPTION

PROJECT:
PROPOSED
VICTORY
WORKSHOP CENTER

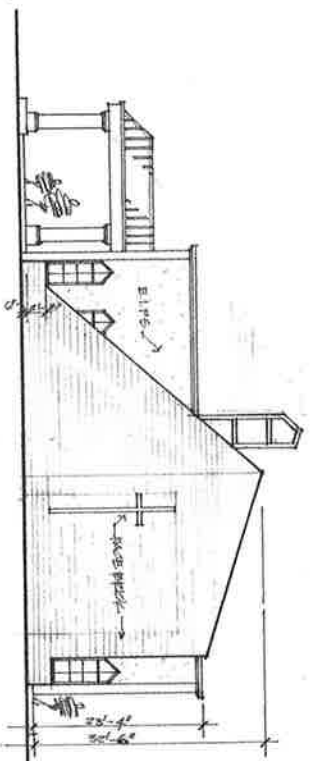
PROJECT:

ELEVATIONS

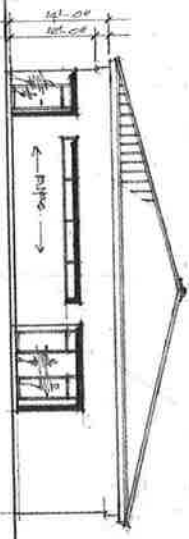
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PROJECT NO.: ACME-NY-2017

SCALE: 1/8" = 1'-0"

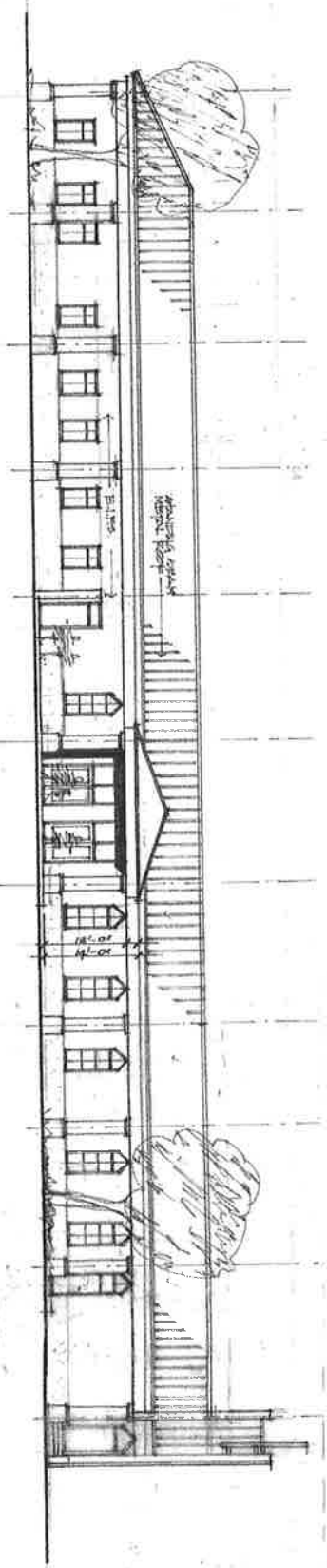
DATE: XX-XX-2017
PROJECT NO.: ACME-NY-2017



FRONT ELEVATION
1/8" = 1'-0"

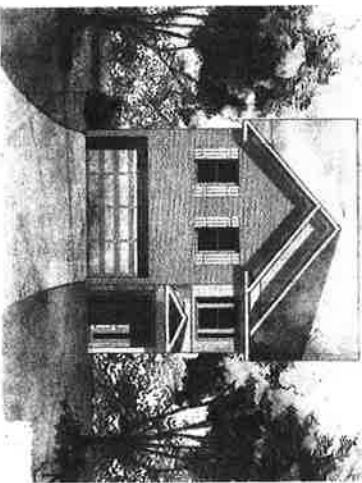
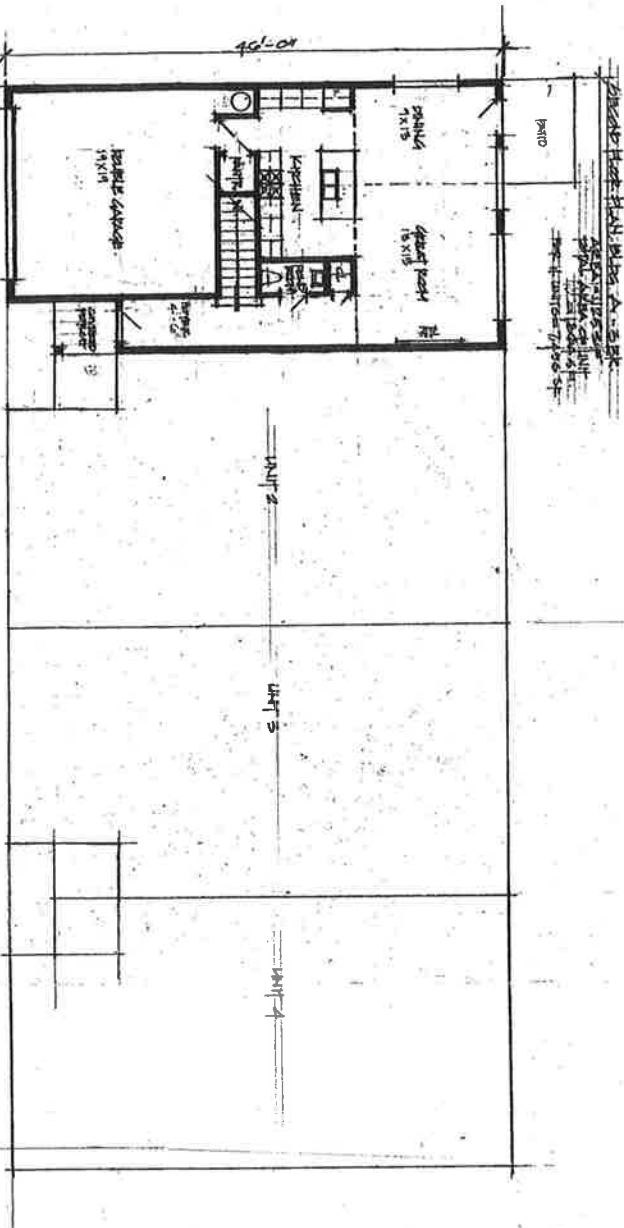


REAR ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"

1/8" = 1'-0"



ACME GROUP, INTL. LLC
A DOW-HEWLETT COMPANY

- **APPROACH**
- General Connections
- Construction Management
- Total Package

2130 Lavette Executive Park Drive
Auburn 201
Nuclear Georgia 30084

TEL: (804) 643-4234
TEL: (770) 981-9528
EMAIL: ACW@pacific-sydney.com

CONSULTANT

[illegible][illegible]

PRODUCT

SHEET TIME

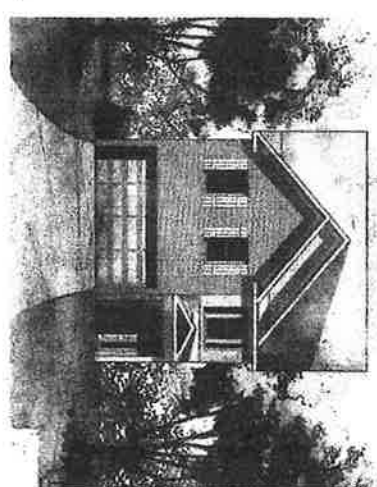
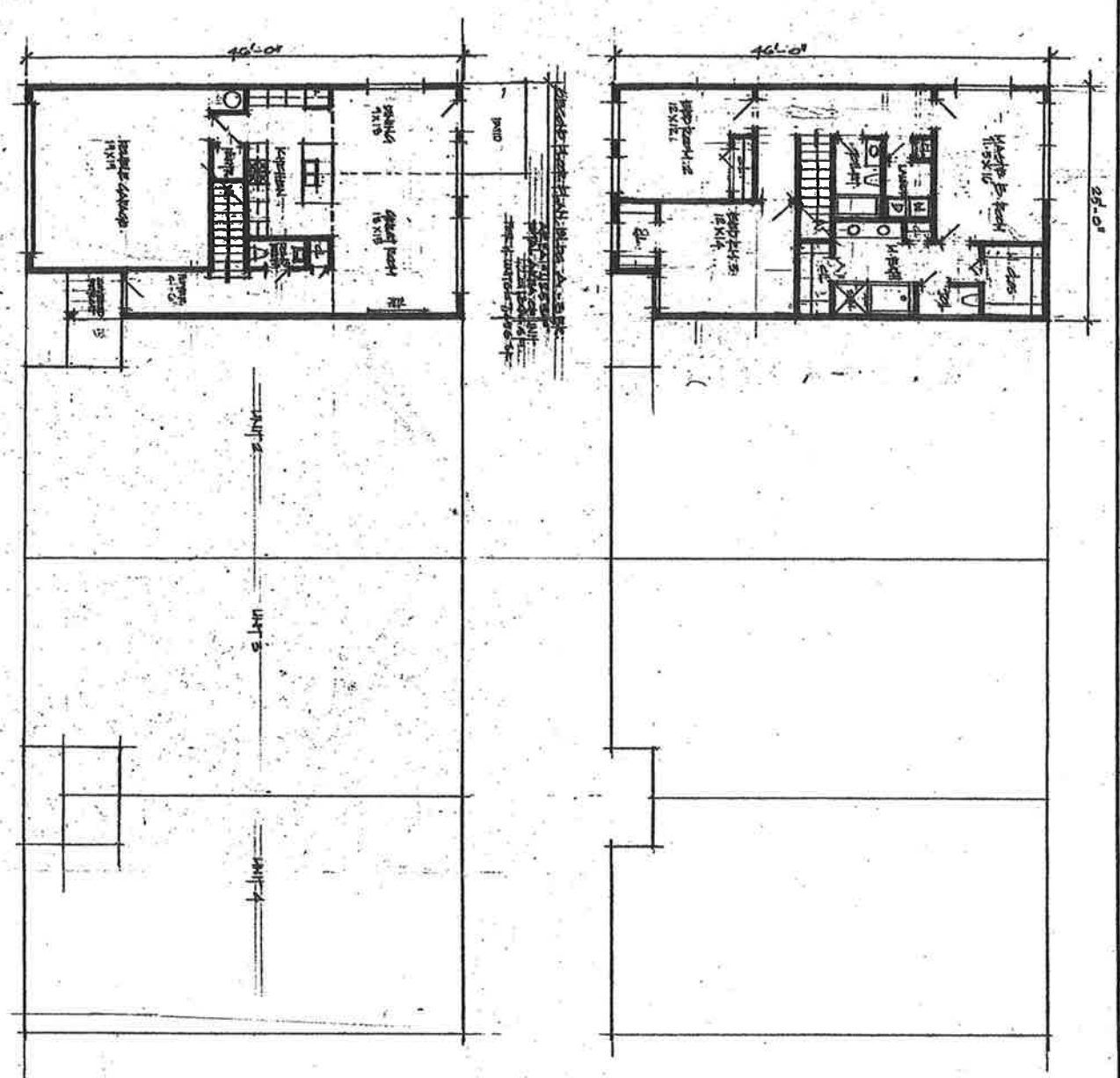
DETACHED BY: O.O.
 ORIGIN BY: O.O.
 CHECKED BY: O.O.
 APPROVED BY: O.O.

DATE: XX 2017
PROJECT NO: A2016-XX-2017

ISHEET

759
1001

FRONT HOUSE PLAN BLDG. A.
AREA = 769 SF



ABLE GROUP, Inc. LLC 1100 Lake Boulevard Park Drive Suite 201 Tucker, Georgia 30084 Tel: 770.441.6294 Fax: 770.441.6792 Email: info@ablegroup.com		CONTRACT															
PROJECT		DATE															
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE													PROJECT
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DESIGNED BY: A.B.		DATE															
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APPROVED BY: A.B.		DATE															
PROJECT NO.		DATE															
PROJECT NAME		DATE															
PROJECT ADDRESS		DATE															
PROJECT PHONE		DATE															
PROJECT FAX		DATE															
PROJECT EMAIL		DATE															
PROJECT WEBSITE		DATE															
PROJECT SOCIAL MEDIA		DATE															
PROJECT CONTACT		DATE															



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
Gordon Linton, Planner I

DATE: May 25, 2023

SUBJECT: Staff Report for Variance Case #VR-2023-01
Parcel #029-01009001 on Valley Hill Road

I. PURPOSE

Consider a Variance application (Case #VR-2023-01) by Victory Worship Center (represented by Keith G. Nation) for Parcel #029-02009001 on Valley Hill Road to grant a variance to allow for the development of a townhome community with 56 +/- units. The purpose of the variance would be to reduce the front yard setback in the requested MFR (Multiple Family Residential) zoning district from the required 50 feet to 25 feet for each townhome lot. The applicant also simultaneously submitted two other applications to the City of Stockbridge for this property, as are listed below.

- A Comprehensive Plan Amendment Application (Case #CP-2023-01)—The applicant requests that the subject property be assigned the future land use designation of High-Density Residential.
- A Rezoning Application (Case #RZ-2023-01)—The applicant requests a rezoning of the subject property to assign the zoning district of 'MFR' (Multiple Family Residential).

In addition, the applicant has submitted a Conditional Use Permit application (Case #CU-2023-01) for the adjacent property to the east at 713 Valley Hill Road for the purpose of requesting that the property be allowed to be used for a place of worship. The applicant has submitted a joint site plan encompassing both the proposed townhome development and the proposed place of worship, which would share the same entrance driveway. Details of the site plan are discussed in the Proposed Development section of this report.

The subject property was annexed into the Stockbridge City Limits from unincorporated Henry County as a result of the passage of the November 8, 2022 Annexation

Referendum. The property was designated as ‘Low-Density Residential’ by Henry County prior to the annexation, and it kept this designation by the City after the annexation.

II. CASE FACTS

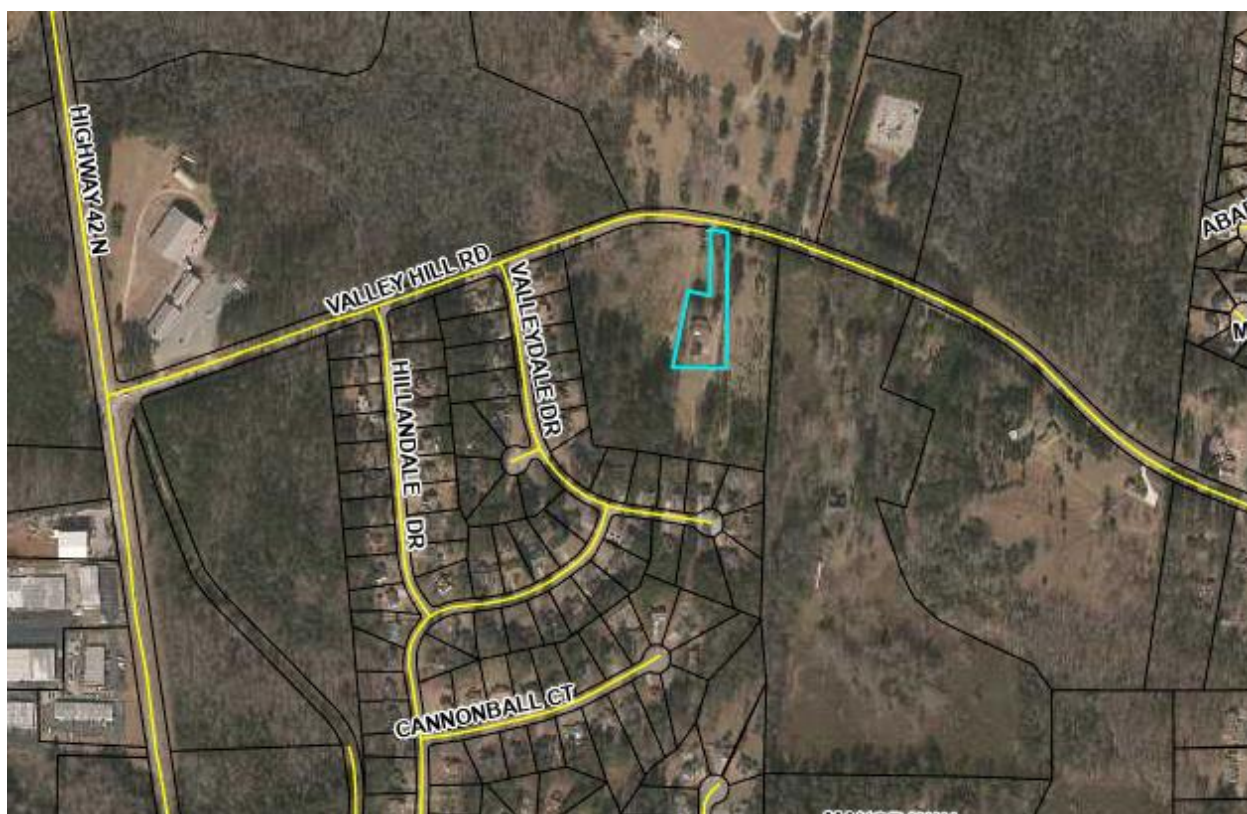
Proposed Development:	Townhome community with 56 units.
Parcel Identification:	029-01009000.
Parcel Acreage:	7.864 acres, per May 2, 2023 recorded plat.
Land District and Land Lot:	District 12, Land Lot 103.
Council District:	4 (Mayor Pro Tem / Councilwoman Yolanda Barber)
Applicant:	Victory Worship Center (agent—Keith G. Nation)
Owner:	Victory Worship Center.
Surrounding Zoning:	~ <u>North and East</u> —RR (Rural Residential) ~ <u>South and West</u> —PUD (Planned Unit Development)
Property Location:	South side of Valley Hill Road, immediately east of Valleydale Drive.
Property Conditions:	Fairly level and partially wooded. The front part of the property along Valley Hill Road is the lowest area.
Current Use:	Vacant.
Surrounding Land Uses:	~ <u>North</u> —Clayton County Water Authority facilities and Georgia Power Company facilities. ~ <u>East</u> —Single-family residence at 713 Valley Hill Road. ~ <u>South and West</u> —Valley Hill Station Subdivision with approximately 126 lots for single-family detached homes.
Future Land Use Designations:	~ North—Park/Recreation/Conservation, Transportation/Communication/Utilities, and Rural Residential. ~ South, East, and West—Rural Residential.
Road Classification:	Major Collector.

III. PROPERTY MAPS AND ILLUSTRATIONS

Various property maps and illustrations appear on the next several pages.

AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat

Top--Parcel # 029-01009001 on Valley Hill Road for Townhome Development
Bottom--713 Valley Hill Road for Place of Worship

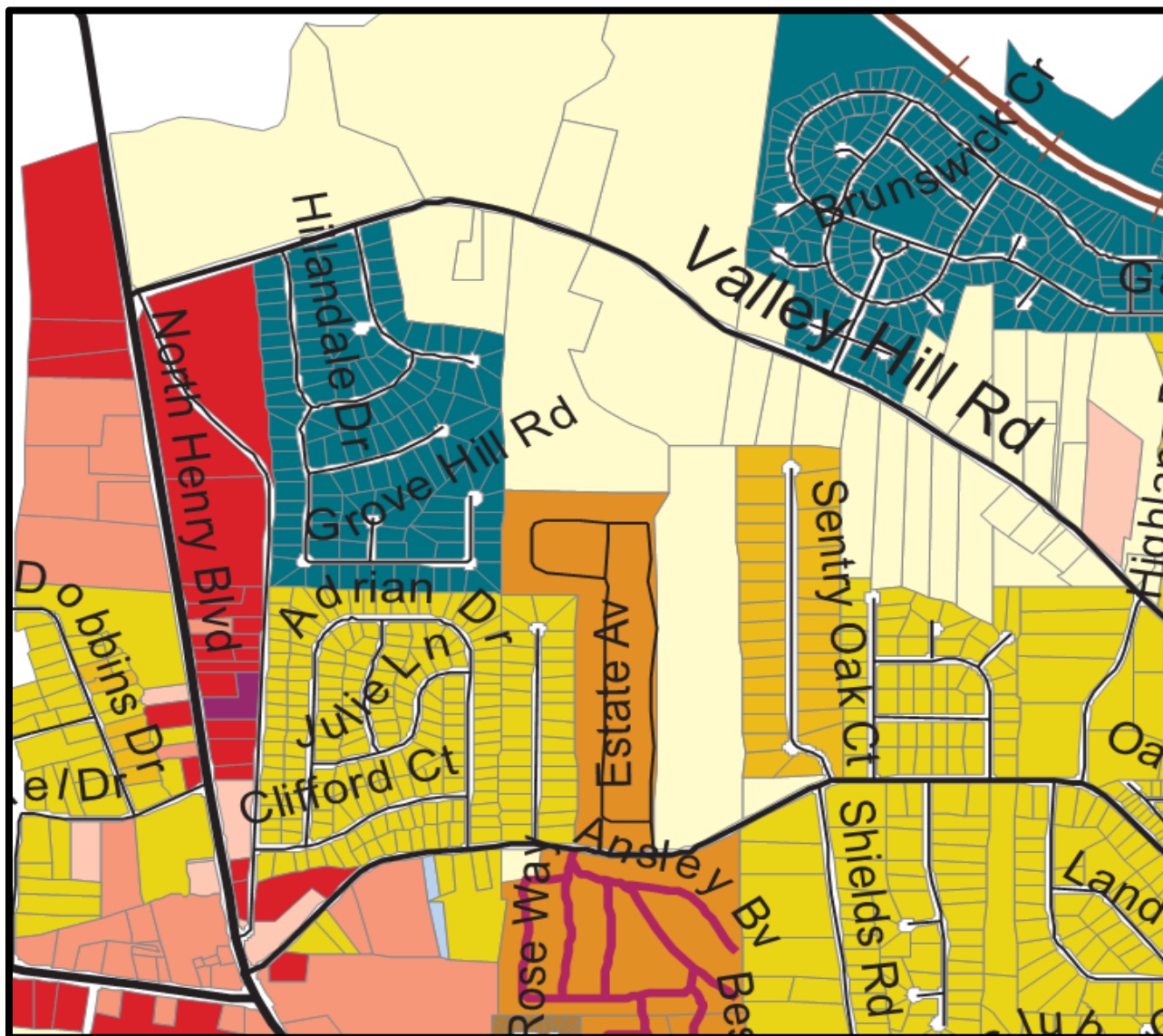


CITY OF STOCKBRIDGE 2023 ZONING MAP

Showing Parcel #029-01009001 and 713 Valley Hill Road

KEY:

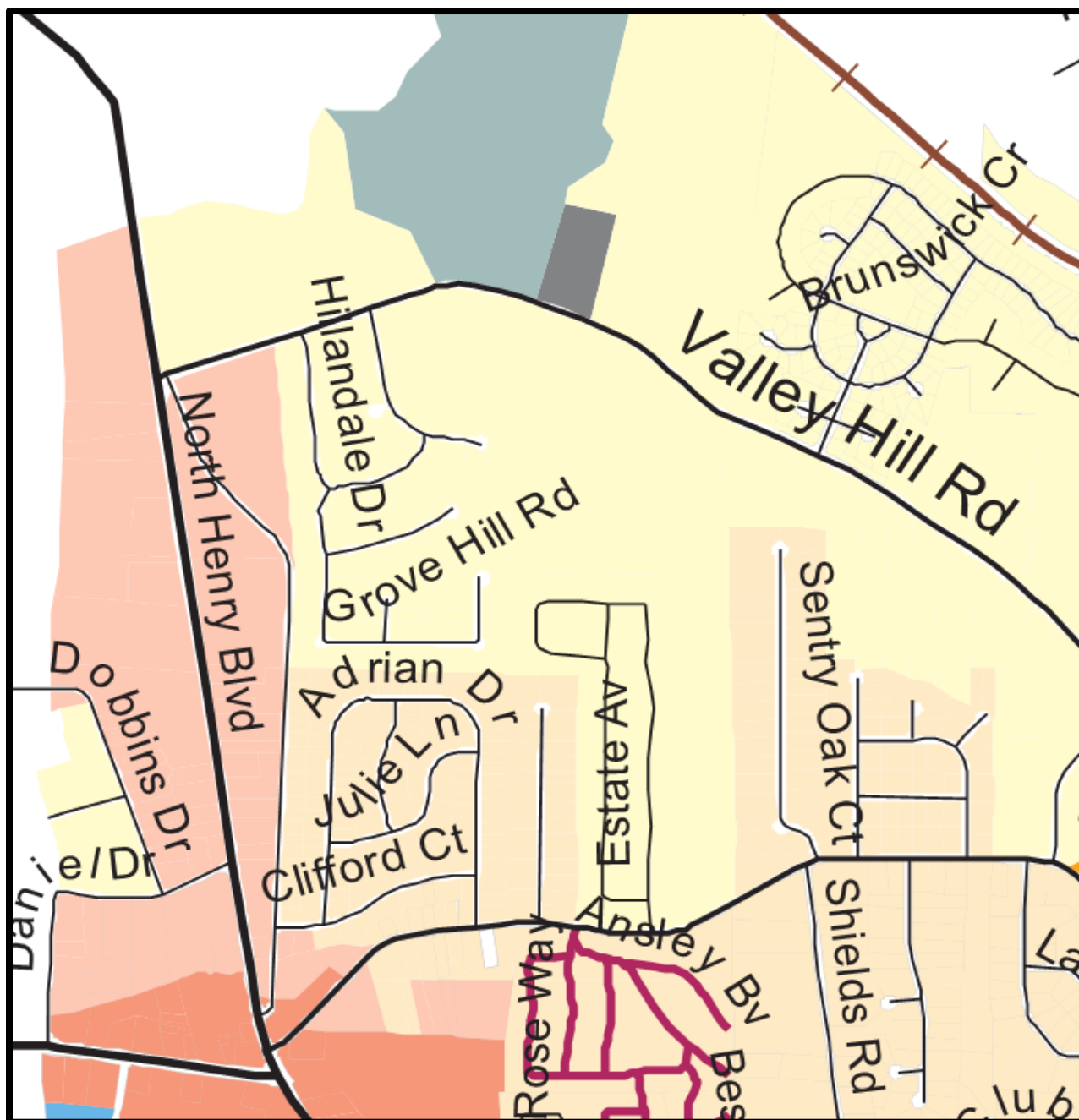
- Main Road – Valley Hill Road
- Pale Yellow—RR (Rural Residential)
- Gold—SR (Suburban Residential)
- Rust—CCR (City Center Residential)
- Orange—MHR (Mobile Home Residential)
- Brown—MFR (Multiple Family Residential)
- Light Pink – C-1 (Neighborhood Commercial)
- Medium Pink – C-2 (General Commercial)
- Red—C-3 General Commercial)
- Teal—PUD (Planned Unit Development)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP

KEY:

- Pale Yellow—Low-Density Residential
- Beige—Medium-Density Residential
- Peach—Low-Density Vertical Mixed-Use
- Salmon—Medium-Density Vertical Mixed-Use
- Slate—Parks/Recreation/Conservation
- Dark Gray—Transportation/Communication/Utilities



IV. PROPOSED DEVELOPMENT

The applicant proposes to build a townhome development on Parcel #029-01009001 (the subject of CP-2023-01, RZ-2023-01, and VR-2023-01) on the 7.864-acre Parcel #029-01009001, as well as a place of worship on the adjacent 4.000-acre parcel to the east at 713 Valley Hill Road (the subject of CU-2023-01). The existing residence at 713 Valley Hill Road would remain, along with its accessory structures.

A. Project Size. A joint site plan has been submitted which shows both development proposals and the existing residence. The proposed townhome development would have 56 units and a density of 7.12 units per acre. All townhome units would have three or four bedrooms. The sanctuary building for the proposed place of worship would have 12,586 total square feet, and the largest assembly area would have 3,350 square feet.

B. Site Plan Design--Overall. The applicant's submitted conceptual site plan is titled "Proposed Victory Worship Center—Master Plan" (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023, and it was received by the Planning and Zoning Office on May 16, 2023. The site plan uses as a base the new plat for 713 Valley Hill Road (the eastern parcel) and Parcel #029-01009001 (the western parcel). The proposed place of worship would be built at 713 Valley Hill Road (the eastern parcel) and the proposed townhome development would be constructed on Parcel #029-01009001 (the western parcel). The place of worship is shown in brown, its parking lots are shown in blue, and the townhomes on Parcel #029-01009001 are shown in purple.

The two developments would share a joint project entrance, which would expand into a looped internal street. The entrance and the interior street would initially both be privately-maintained, but they would be built to City standards. At a later date, the developer would dedicate the entrance and possibly the internal street to the City of Stockbridge. Two turnaround stubs would be provided at the rear of the property. All sidewalks would be 6 feet wide. A detention pond would be provided on Parcel #029-01009001 to serve both developments, and each development would have its own refuse dumpster. Landscaping would be installed on the west side of the project entrance.

C. Site Plan Design—Townhome Buildings. Internally, the townhome development would include six townhome buildings. Each one would include seven to nine units. 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 has requested a variance to reduce the front yard setbacks of each townhome unit from the required 50 feet to 25 feet. The site plan would, though, meet the side and rear yard setback requirements. In addition, the townhome buildings would be separated by a distance of more than the required 20 feet since buffer areas of 50 feet or greater are shown at the rears of the townhome buildings.

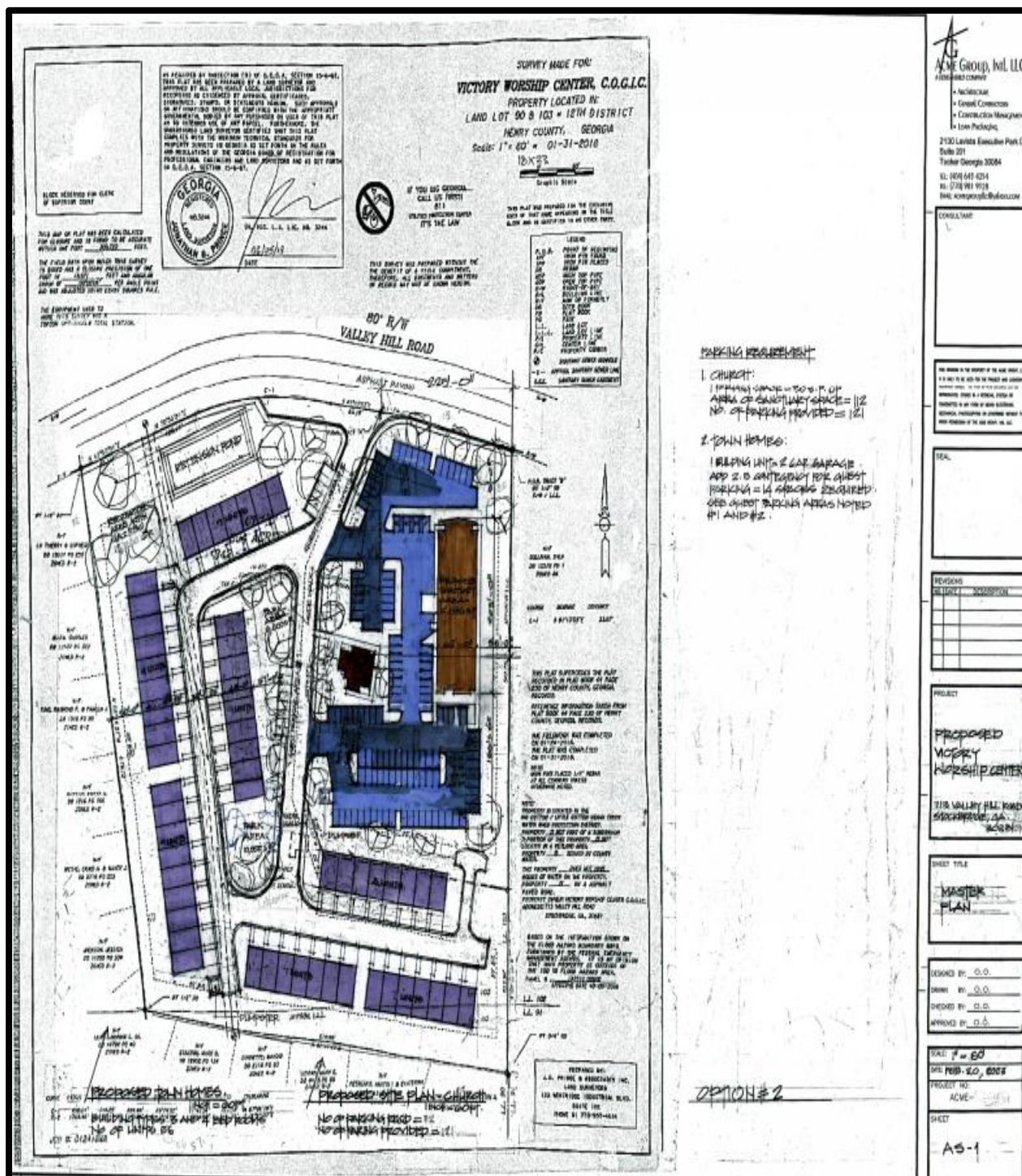
D. Site Plan Design—Other Internal Components. Three amenity areas would be provided. The largest amenity area would be a "recreation area with gazebo" having 13,200 total square feet, to be located at the northwest corner of Parcel #029-01009001. This would include a pavilion, a playground, and a barbeque area. No parking for the recreation

area is currently shown. A mail kiosk would be provided, although its location cannot be determined from the submitted site plan. Two small park areas would be designated in the center of the site. One park area would have 10,000 square feet and another one would have 6,500 square feet.

E. Parking. Separate parking areas would be provided for the townhome development and the place of worship. A total of 126 parking spaces would be provided for the proposed 56 townhome units. This would include 112 driveway spaces plus 14 guest parking spaces. Guest parking would be provided in two small parking lots. One would be located adjacent to the project entrance and the other would be located between the two small park areas. No guest parking is currently shown in front of the recreation area, nor is any guest parking shown near the three townhome buildings at the rear of the property. The applicant has submitted a "Proposed Parking Plan", dated May 8, 2023, primarily for the proposed place of worship. Details are discussed in the staff reports for RZ-2023-01 and CU-2023-01.

PROPOSED SITE PLAN

Proposed Townhome Development—On Parcel #029-01009001 (the western parcel)
Proposed Place of Worship—On 713 Valley Hill Road (the eastern parcel)



V. NECESSITY OF REQUEST

The applicant requests a variance to reduce the front yard setback of each proposed townhome unit from the required minimum of 50 feet within the MFR (Multiple Family Residential) zoning district to 25 feet. The variance is necessary because the applicant has stated that it would be impossible without it to design a site plan which would include enough townhome units to make the project economically feasible within the confines of the parcel boundaries.

VI. ANALYSIS OF REQUEST

Variance requests are governed by Section 10.1.1 of the Stockbridge Unified Development Code (UDC), which lists eight criteria that must be considered before a variance may be granted. These are listed and analyzed below.

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 has an unbuildable area along Valley Hill Road, which is a low area that is prone to flooding. These characteristics limit 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.

Subsection 10.1.1(A) of the UDC states as follows: "A variance may be granted where owing to special conditions, a literal enforcement of the provisions of this Unified Development Code will in an individual case result in unnecessary hardship." Due to the unbuildable condition of land at the front of the property along Valley Hill Road, 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.

VII. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant’s request for a variance to reduce the front yard setback of each proposed townhome unit from the required minimum of 50 feet to 25 feet within the requested MFR zoning district would be acceptable.

VII. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for VR-2023-01, subject to the following conditions:

1. **Comprehensive Plan Amendment** – The variance shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-01, to assign the land use designation of High-Density Residential to the subject property, is approved before, or simultaneously with, the approval of VR-2023-01.
2. **Rezoning** – The variance shall not be approved unless the applicant's requested rezoning, via RZ-2023-01, to assign the zoning district of MFR (Multiple Family Residential), is approved before, or simultaneously with, the approval of VR-2023-01.
3. **Site Plan** – The proposed townhome development shall be constructed according to a design which is very similar to the one which is shown on the applicant's submitted conceptual site plan, entitled "Proposed Victory Worship Center—Master Plan" (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023, which was received by the Planning and Zoning Office on May 16, 2023.