



Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Yolanda Barber

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilman Alphonso Thomas

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

**Council Meeting
Agenda
June 12, 2023 6:00 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JUNE 12, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES

- 1 Adoption of the April 10, 2023 Meeting Minutes
- 2 Adoption of the April 25, 2023 Meeting Minutes

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

CEREMONIAL REVIEW

- 3 Proclamations- Caribbean Heritage Month; National Pride Month; Father's Day

PRESENTATION

- 4 First Quarter Transportation Advisory Group Update

PUBLIC HEARING**5 CITY OF STOCKBRIDGE – TEXT AMENDMENT CASE #TX-2023-****01. COUNCIL DISTRICT: Citywide.**

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: Ryan Anderson

6 COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04. COUNCIL DISTRICT: 2 and 3. Vista formally requests a 30-day deferral of both the rezoning and Comp Plan amendment applications.

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: Ryan Anderson

7 REZONING CASE #RZ-2022-05. COUNCIL DISTRICT: 2 and 3. Vista formally requests a 30-day deferral of both the rezoning and Comp Plan amendment applications.

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: Ryan Anderson

- 8 **CONDITIONAL USE PERMIT CASE #CU-2023-01. COUNCIL DISTRICT: 4.**
 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. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th
- Presented by: Community Development Staff
- 9 **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-01. COUNCIL DISTRICT: 4.**
 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. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th
- Presented by: Community Development Staff
- 10 **REZONING CASE #RZ-2023-01. COUNCIL DISTRICT: 4.**
 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. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th
- Presented by: Community Development Staff
- 11 **VARIANCE CASE #VR-2023-01 COUNCIL DISTRICT: 4.**
 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. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th

Council meeting. The applicant held that meeting on Monday, June 5th
 - Presented by: Community Development Staff

NEW BUSINESS

- 12 Council consideration to approve the Economic Development BRICS (Building a Resilient, Innovative and Connected Stockbridge) Initiatives and Program Guidelines. Funding Source: ARPA
 - Presented by: Kim Allonce
- 13 Council consideration to approve the Mays Crossing Lift Station and Force Main Rehabilitation Project Change Order No.1 with Allsouth Construction, Inc. The change order would, (1) replacement of the Old Conyers gravity sewer main, (2) Mays Crossing lift station generator, (3) installation of the air release valves on the Willow Springs force main and (4) installation of razor ribbon on the fence at the Mays Crossing lift station in the amount of \$342,667.80. Funding Source is SPLOST. - Presented by: Decius Aaron, Brad Holtsinger
- 14 Council consideration to approve Site Engineering to replace water main on Shortline Court in the amount of \$134,751.25. Funding source SPLOST V.
 - Presented by: Decius Aaron
- 15 Council Consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee - Presented by: Randi Rainey

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- **Main Street Advisory Board Meeting *SPECIAL MEETING DATE* Annual Planning Retreat – Saturday, June 10th at 9am at the Merle Manders Conference Center, Lower Level, 111 Davis Rd. (Jun 10)**
- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Jun 12)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Jun 12)**
- **Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Jun 13)**
- **City Council Work Session Meeting, *SPECIAL MEETING DATE* June 20th at 6:00 p.m. – City Hall Council (Jun 20)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jun 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 20)**

- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber
4th Thursday of each month– (Jun 22)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park, 111 Davis Rd. Lots of great food and activities for everyone.
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a *Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank and years of service to rrawls@cityofstockbridge-ga.gov
- The Main Street Staff will be hosting an informational session for Stockbridge Businesses to learn more about how they can participate in the Small Business BLITZ and Small Business Saturday. This meeting will be held on Tuesday, June 15 at 6:00 p.m. at the Stockbridge Welcome Center and Main Street Program Office.
- Join Mayor Ford for the State of the City Address on Thursday, June 15th at 6pm. Location: Stockbridge City Hall 4640 N. Henry Blvd. in the Council Chamber on the 2nd floor.
- Join the City of Stockbridge for the annual Juneteenth Celebration, Monday, June 19th at the Stockbridge Amphitheater. There will be food trucks, arts and craft vendors and a concert featuring jazz, blues and soul artists. The activities begin at 3pm. This is a FREE event.
- Join Councilman Blount for Bingo Bash, Wednesday, June 21st from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for Meet the Mayor on Wednesday, June 28th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for the 2nd Qtr. District 4 Community Forum, Wednesday, June 28th from 6pm – 8pm at the Merle Manders Conference Center located at 111 Davis Rd.

Get your tickets for the upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, APRIL 10, 2023 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford.

Invocation by Master Sgt. (Ret.) Baisden.

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were Present.

Adoption of the Agenda:

Councilman Thomas motioned to amend the Agenda to remove Item #6 – Amphitheater Rental Policy: Second by Councilwoman Gantt. The motion passed 4-1 (Alexander opposed).

Mayor Pro Tem Barber motioned to amend the Agenda to add Item #18: Ordinance for the consumption of alcohol at the Amphitheater: Second by Councilwoman Gantt. The motion passed 5-0.

Mayor Pro Tem Barber motioned to amend the Agenda to add for discussion Item #19: Southern Crescent Technical College Amphitheater Rental Agreement to be heard following the CVB Presentation: Second by Councilwoman Gantt. The motion passed 5-0.

Mayor Pro Tem Barber motioned for the adoption of the Minutes: Second by Councilman Blount. The motion passed 5-0.

1. Minutes 2/13/2023
2. Minutes 2/28/2023

PUBLIC COMMENTS

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

Ms. Fran Morgan referenced the Willow Springs Subdivision where there are several homes with vehicles and equipment parked on the grass in the yards and is very unsightly. Ms. Morgan asked the City Council to update the city's Code to not allow vehicles to park in the yard of a residential subdivision. Pictures were submitted. The City Manager was asked to follow up.

CERIMONIAL – Mayor Ford reviewed the proclamation ceremony.

3. Child Abuse Prevention and Awareness Month; Southern Crescent Veteran Services, Inc.

PRESENTATION

4. Annual CVB (Convention, Visitors and Bureau) 2022 Report
Presented by: Laura Luker, Executive Director

Ms. Luker noted the CVB (Convention, Visitors and Bureau) is a destination organization for the City of Stockbridge, City of Hampton, City of Locust Grove, and unincorporated parts of Henry County, and is responsible for promoting cities and counties to make it a desirable destination; noted the mission is to inspire tourism by engaging their partners to stimulate economic development; noted 2022 was the first full year of collecting hotel/motel taxes from short-term rentals; and noted 2023's numbers will look different for the city of Stockbridge due to the addition of hotels from the recent annexation.

Ms. Luker noted the CVB has been working on visitor services in 2022 and the visitor's guide magazine called the Quality Visitors Guide, which was the 2nd installation of magazines, with 2023 version just being released; noted that a new free standing touch screen photo kiosk has been placed at the center to help visitors and launched a new mobile visitors center; noted different types of advertising, such as 7 different billboard locations, print and design ads, video advertising with 15 second- and 2-minute videos, digital display ads, social media content, and the Local Explorer Van, which will present at the first concert of the this year at the Stockbridge Amphitheater.

Ms. Luker referenced the hiring of a local explorer with over 30 volunteers called the Volunteer Force to help with attracting tourism; and noted having invested in new research called Arrivalist which is location-based data.

Councilman Blount inquired about calculating points of interest.

Ms. Luker noted a geofence around the property. When a phone enters the fence, it registers as a visitor and if it returns to a location outside of Henry County, noting that it does not count commuters, but only counts people who have been at the destination for at least 2 hours.

Councilman Blount expressed concerns of not seeing the proper advertising for the City.

Ms. Luker noted advertising is not for residents and is targeted for those outside the city and county.

Councilman Blount suggested coordinating with city staff to include the talking points to promote the city included in the advertising.

Councilman Alexander noted asking if there was current advertisement on the digital board, noting the CVB assumed the advertising would be the same as last year, noting they have not been made aware of anything different, however, would certainly like to make the connection to cross promote with the Amphitheater staff, noting funding is available in the advertising budget.

Councilwoman Gantt commends the CVB (Convention, Visitors and Bureau) for reaching out to small businesses and promoting them and inquires on the process of getting on the billboards and the number of advertisers.

Ms. Luker noted the priority is the Visitors Guide advertiser, who gets the first pick, and after, there is a request form that could be filled out and noted there are between 15-17 advertisers.

Councilman Thomas noted the City needs to focus on giving travelers a reason to come to the city other than the Amphitheater.

Following the presentation, the Council requested staff and Ms. Luker coordinate a marketing package and strategy for the city and determine the best use of advertising funds that are still available.

5. Sanitation Roll Out Plan

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted that the Sanitation Roll Out Plan with GFL had several challenges, such as: obtaining an accurate and up-to-date list of newly annexed residents, figuring out how to bill the residents temporarily, how to integrate newly annexed residents into the current sanitation system, how to allow newly annexed residents to transition from the current sanitation system to the city's sanitation system. Mr. Aaron noted that some newly annexed residents have paid up for the year, some have expiring dates on their current terms, and some residents are satisfied with their current provider. However, the city makes it mandatory to use their provider.

Mr. Aaron noted there have been bi-weekly meetings with GLF and the city's representative, and secured the bins, but still had billing issues. Mr. Aaron referenced the Carriage Lake subdivision where there were 100 customers and a cost the city \$1,200/month from August to December billed to the customer; and with the recent annexation of SB612, there will be over 2,000 customers, which will cost the \$40,000/month, and the city will bill the newly annexed residents. Mr. Aaron noted staff is making sure the data is accurate to bill the right amount on the property tax bill, noting 742 customers are currently with GFL, 200 will expire on June 1st, 262 customers will begin paying the city's rate, 234 customers will begin paying the city rate on July 1st, and 236 customers will begin paying the city's rate August 1st. Mr. Aaron noted staff finally received an accurate list from the Tax Commissioners on March 17th and sent letters to customers on April 3rd. Mr. Aaron noted carts will start to be delivered on May 1st to the 1,300 residents not with GFL, and on June 5th, residents will start receiving services from GFL with the city's preferred rate.

Mayor Pro Tem Barber referenced the town hall meetings where staff indicated they would begin services in January 2023, and noted to not prolong adding the services.

Councilwoman Gantt noted she recalled being told there would be a second quarter roll-out and noting the importance of communicating to the newly annexed residents is essential.

Mr. Aaron confirmed they are keeping residents informed on the process.

OLD BUSINESS

6. Council Consideration to approve the amended Amphitheater Rental Policy. Item Removed from the Agenda

NEW BUSINESS

7. Council Consideration to approve the revised Youth Council and Youth Council Advisory Committee By-Laws

Presented by: Dr. Alfreda Gourdine, Chair

Dr. Gourdine referenced the revision of the Youth Council Advisory Committee and Stockbridge Youth Council By-Laws; noted adding a GPA no lower than 2.75; noted participants not missing more than 3 monthly meetings per school year; noted having a minimum of 20 hours of community service and included mirroring Council titles and job to the Stockbridge Youth Council By-Laws; noted the changes were: to host at least 4 events per year requiring hands-on volunteerism; to attend at least 70% of the SYCAC meetings (monthly and special call) and 50% of the YC work sessions for planning and 50% of YC activities (approved calendar events); Actively Engaged - providing a positive contribution to the mission and initiatives of the SYC. Active and consistent participation in SYC activities and opportunities; The bookkeeper will reconcile purchases made on behalf of the SYC and provide a monthly financial report; The fiscal year for the Stockbridge Youth Council is based on the Henry County School calendar. We are an active advisory committee from August to May. The SYCAC will also use July for planning sessions, meetings, and development of program structures that improve the SYC and make the program more robust. Any events during the summer months are strictly voluntary, and these Bylaws may be altered, amended, or repealed, and adopted by most members of the committee at regular or special meetings of the committee. Proposed amendments to the bylaws shall be sent in writing to all committee members at least 7 days before the meeting at which such amendments are to be considered and discussed by the Stockbridge Youth Council Advisory Committee.

Councilwoman Gantt motioned to approve: Second by Councilman Blount. The motion passed 5-0.

8. Council Consideration to approve the use of the Amphitheater Green Room and extend to the Catwalk if needed, Thursday, May 4, 2023, from 6pm - 8pm to host a National Small Business Week Reception to honor small business owners.

Presented by: Kimberley Allonce

Mr. Allonce noted the Small Business Administration recognizes small business owners yearly for their contributions locally and nationally with Small Business Week being April 30th- May 6th. Mr. Allonce noted the Economic Development Department is requesting to host an event to thank the small business owners at the Amphitheater Green Room on May 6th from 6pm-8pm.

Councilwoman Gantt motioned to approve use of the Amphitheater Green Room an extend to the Catwalk if needed, Thursday, May 4, 2023, from 6pm - 8pm to host a National Small Business Week Reception to honor small business owners: Second by Councilman Alexander. The motion passed 5-0.

9. Approval to Apply for Grant: GA Land & Water Conservation Fund (LWCF)
Presented by: Jeremy Goodwin, Kellie Russell

Ms. Russell noted staff is seeking to apply for the LWCF (Land and Water Conservation Fund) which provides funds to acquire recreation lands as well as develop and renovate outdoor facilities; noted wanting to add a restroom at the end of Reeves Creek Trail off Flippen Rd. for a cost of \$450,000 with the federal grant supporting 50%. Ms. Russell noted the grant application opened April 1st and closed May 31st and requires a Resolution to apply.

Councilwoman Gantt motioned to approve to Apply for Grant: GA Land & Water Conservation Fund (LWCF) and to direct staff to draft the Resolution: Second by Mayor Pro Tem Barber. The motion passed 4-0 (Blount was not present for the vote).

10. Council Consideration to approve purchase of 1 Ford Ranger for \$28,565 and 1 Ford Edge SUV for \$38,580 Under State Contract #99999-001-SPD0000183-0006. Funding Source 2023 Capital Improvement Budget for Police Services

Presented by: Frank Trammer

Chief Trammer noted needing to purchase an extra vehicle for Code Enforcement vehicle in case one vehicle is out of service and an extra unmarked vehicle for the drug and taskforce administration.

Councilman Alexander motioned to approve purchase of 1 Ford Ranger for \$28,565 and 1 Ford Edge SUV for \$38,580 Under State Contract #99999-001-SPD0000183-0006. Funding Source 2023 Capital Improvement Budget for Police Services: Second by Councilman Blount. The motion passed 5-0.

11. Council Consideration to approve a contract for Emergency Services for Building, Permitting & Inspections Services, not to exceed a 6-month timeframe.

Presented by: Brecca Carter

Ms. Carter noted staff is seeking approval of a contract to be awarded to Bureau Vertis North America, Inc. for up to 6 months to manage building inspections and plan review for new projects, and noted if approved it will allow for advertising, interviewing, and hiring in-house staff.

Councilman Blount inquired if the previous contract has expired.

Mrs. Carter noted the contract expires April 21st, 2023.

Chris Honeycutt, General Manager of Bureau Vertis North America, Inc. noted his firm is working all over the country and covering 12 jurisdictions.

Councilman Thomas motioned to approve a contract for Emergency Services for Building, Permitting & Inspections Services, not to exceed a 6-month timeframe: Second by Councilwoman Gantt. The motion passed 5-0.

12. Council Consideration to approve a contract for Emergency Services for Civil Engineering Services, not to exceed a 6 -month timeframe.

Presented by: Brecca Carter

Ms. Carter noted staff is seeking approval of a contract to be awarded to Whitley Engineering, Inc. who is the sub-contractor for the current contractor (SafeBuilt) for up to 6 months to handle building inspections, plan review and civil engineering projects, and noted if approved it will allow for advertising, interviewing, and hiring in-house staff.

Councilman Thomas motioned to approve a contract for Civil Engineering Services, not to exceed a 6-month timeframe: Second by Councilwoman Gantt. The motion passed 5-0.

13. Council Consideration to adopt a new job description for a Chief Building Official full-time position.

Presented by: Brecca Carter

Ms. Carter noted the objective is to hire qualified people to fill positions; noted adding three (3) full-time positions, Chief Building Official, Building Inspector and Building Permit Technician.

Councilwoman Gantt inquired if the positions have been budgeted.

Mrs. Carter noted they have and if staff can bring them on before July 1, 2023, it would work within the budget; noted if it goes past the 6 months, it will depend on what has been put out for the consultants, which will require additional funding.

Councilman Alexander and Councilman Blount expressed concerned that the city is not ready to move forward with in-house staffing and suggests the department continue to use the contracted firms.

Councilman Thomas referenced having several conversations to bring positions in-house and it is time to hire, train and hold staff accountable.

Councilman Blount noted having discussions in private and would need further discussion before taking a vote.

Mayor Pro Tem Barber recommended a one-year contract with an evaluation after 6 months to see if the city is ready to bring in-house.

Mrs. Carter requested an approval of the job descriptions only and hold off on the funding at this time, so as to be able to move forward if after six months of review, the Council is okay with the recommendation to bring in-house which would speed the process.

Councilman Thomas motioned to approve a new job description for a Chief Building Official full-time position: Second by Mayor Pro Tem Barber. The motion failed 2-3 (Alexander/Blount/Gantt Opposed).

Councilman Alexander motioned to Table Item #14, Item #15, Item# 16 and bring back to be heard in six months following an evaluation of the department, and also include Item #13 at that time: Second by Blount passed 3-1-1 (Thomas Opposed/Barber Abstained).

14. Council Consideration to adopt a new job description for a Building Inspector full-time position.

Presented by: Brecca Carter
Item Tabled

15. Council Consideration to adopt a new job description for a Permit Technician full-time position.

Presented by: Brecca Carter
Item Tabled

16. Council Consideration to adopt a new job description for a Civil Engineer part-time position.

Presented by: Brecca Carter
Item Tabled

17. Council Consideration to fill a vacancy and appoint a member to the Downtown Development Authority

Presented by: Quinton Washington

Mayor Ford noted filling a vacancy is normally done in Executive Session and noted the applicant requesting to be on the Board of Ethics.

Mrs. Holiday noted the Mayor appoints Ethics Board members and this applicant has requested to be considered for any other board with an opening, noting the application was submitted for the DDA, and the application was sent to the Mayor and Council and the (Downtown Development Authority) DDA Chair for review.

Councilman Alexander requested to consult with the DDA (Downtown Development Authority) board and motioned to Table: Second by Councilwoman Gantt. The motion passed 5-0.

18. Council Consideration to approve an Ordinance to amend the City of Stockbridge Code of Ordinances to provide for an exception to the restrictions on possession or consumption of alcoholic beverages at the Stockbridge Amphitheater.

Attorney Washington referenced an Ordinance requested by Council to match what is on the city's website; noted to allow 12x12 coolers to allow outside alcohol consumption at concerts.

Mayor Ford noted he does not favor the proposed Ordinance and has the power to veto and will veto the Ordinance if passed which can only be overturned with a vote of (4) members of Council.

Councilman Thomas noted his concern is what is being advertised on the city's website and tickets that have already been purchased in advance of the concert and this change.

Attorney Washington noted if the Mayor vetoes the Ordinance, it will go into effect with the second concert.

Chief Trammer noted there will be challenges enforcing the guidelines that are being put into place.

Mr. Harold Young, the Amphitheater Consultant referenced Zoom meeting with several Council members in January of 2023 where there was a consensus to allow alcohol consumption at concerts.

Councilwoman Gantt noted the importance of following the current process and procedures and to revisit this item at a later date.

Councilwoman Gantt motioned to approve w/amendment of page 2 Section (D) to permit patrons to bring alcohol and allow coolers up to size 12"x12"- one per patron: Second by Councilman Thomas. The motion passed 3-1-1 (Alexander Opposed/Barber Abstained). Mayor Ford noted he would exercise his veto power which can only be overturned with a vote of (4) members of Council.

19. Council Consideration to approve the Southern Crescent Technical College Amphitheater Rental Agreement to hold their 2023 commencement ceremony on May 9, 2023.

Presented by: Econuel Ingram, Events Coordinator

Mr. Ingram noted he has been working with Southern Crescent regarding the contract for use of the Amphitheater for their 2023 commencement since September 2022, noting the graduation will be held on May 9th and noted the contracts have been submitted to city attorney and the school's attorneys for review to finalize.

Mayor Ford inquired on the non-profit section of the current policy.

Mr. Ingram noted the contract stated the city allows for non-profits to have a \$2,500 rental status; however, there was not a standard operating procedure in place accounting for other things such as: maintenance, security, police, and parking which totals over \$16,000 including the rental fee for this proposed event.

Mayor Ford noted the documents provided to council indicate all the services that the school will be paying for to the vendors who are familiar with the Amphitheater and noted the city will not fund anything.

Councilwoman Gantt requested to remove on page 3 clause 8 (K)-Parking at Elementary Schools.

Councilman Thomas noted there should have been rules and regulations in place before allowing any organization to rent the Amphitheater.

Councilman Blount inquired under the commercial/for profit section if for profit businesses can host a concert for the same price of \$10,000 and noted adding language to the contract.

Mr. Gardiner noted they would not be able to hold a concert due to the rules put in place by the Council.

Attorney Washington noted the final contract could be edited to omit the prices before signature by the Mayor and the president of Southern Crescent Technical College.

Councilwoman Barber noted she would abstain from the vote noting the contract was presented to the Council on the dais prior to the meeting, and not having had an opportunity for review.

Councilwoman Gantt motioned to approve the rental agreement between Southern Crescent Technical College (SCTC) and the City of Stockbridge with the following conditions and amendments to the contract: Page 3 Clause 6 - B remove Private Events of \$7,500 and Commercial Events of \$10,000 and only include the fee for this Civic and Educational Event; remove Clause 8 (K) Parking at Elementary School; to add into the agreement page 4 Section 12 - Damages caused to the premises; and add a clause for in the event of a rainout: Second by Councilman Alexander. Th motion passed 4-0-1 (Barber Abstained; noting the full Council was not provided a copy of the contract prior to the meeting).

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

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Pro Tem Barber in Partnership with JJ Smiles for the 2023 Annual Cookout & Fundraiser on April 15th from 2 pm to 6 pm at Clark Community Park. Community members are encouraged to donate backpacks and school supplies. Monetary donations are welcome with 100% of the proceeds going directly to JJSMILES, Inc. This event is free and open to the public. Please email ybarber@cityofstockbridge-ga.gov for more information.
- Join Councilman Blount on Wednesday, April 19th at the Merle Manders Conference Center for Bingo from 10am - noon. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilman Blount on Thursday, April 20th at the Windsong Clubhouse for a District 3 Townhall meeting at 7pm. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilman Blount on Saturday, April 22nd at Clark Community Park from 12pm – 3pm for the Stockbridge Motorsports Safety Ride. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilwoman Gantt on Wednesday, April 26th at 6pm at the Merle Manders Conference Center for a District 1 Town Hall. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Join Mayor Ford for a Fund-Raising Luncheon in partnership with Sister Talk on Saturday, May 6, 2023, at 2pm for programs helping young girls to become both mature and responsible. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Save the Date: Carrie May Hambrick Day, Saturday, May 13th. More information to follow. Contact Councilman Thomas at 404-247-4972 for more information.

- A Continuous Salute to Veterans: Please forward pictures of Veterans including name, branch, rank, and years of service as Councilman Thomas presents a special tribute to our local veterans.
- Henry for Music (HFM) presents the ASEP Violin Classes and Music Program of Cotton Indian, Red Oak, and Fairview Elementary Schools & Students from the HFM Youth Orchestra United “Joy Through Music” Spring Concert 2023 on Tuesday, May 16, 2023, at 7pm at the Merle Manders Conference Center and will feature Mayor Pro Tem Barber on violin.

MAYOR’S COMMENTS

Mayor Ford stated that Spring is here, however, COVID-019 is still here and asked that everyone get vaccinations and boosters, along with flu shots. Mayor Ford wished everyone a belated Happy Easter/Resurrection Day hoping everyone has a new and renewed spirit for life; noted the NFL Draft is approaching and hopes Falcons and everyone else get their picks, noted the Atlanta Braves are off to a good start and wished them well on their season, hopefully towards another pennant; noted Friday, April 14th is the first concert of the 2023 series featuring the Isley Brothers and the group After 7.

Councilman Alexander referenced the NFL Draft will include our distinguished Stockbridge native and will likely be in the top 5.

Mayor Ford agreed, noting Will Anderson may very well be the first defensive player selected, and the city looks forward to honoring him on his accomplishments.

ADJOURNMENT

Councilwoman Gantt motioned to adjourn: Second by Mayor Pro Tem Barber. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, APRIL 25, 2023 6:00 P.M.

Mayor & City Council

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

Administration

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

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

The meeting was called to order by Mayor Ford.

Invocation by Captain Anderson

The Pledge of Allegiance was recited by all in attendance.

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

Councilman Blount motioned to amend the agenda to Remove Item 7: Second by Mayor Pro Tem Barber. The motion passed 5-0.

Councilman Alexander motioned to amend the agenda to Remove Item 10: Second by Councilwoman Gantt. The motion passed 5-0.

Councilman Alexander motioned to Adopt the agenda: Second by Mayor Pro Tem Barber. The motion passed 5-0.

1. Review of the Retreat Minutes 03/20/2023
 2. Review of the Retreat Minutes 03/21/2023
 3. Review of the Retreat Minutes 03/22/2023
 4. Review of the Work Session Minutes 03/23/2023
- No Action

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. None

PUBLIC HEARING

5. The City of Stockbridge Mayor & Council will hold the initial Public Hearing regarding the 5-Year update to the 2018 Comprehensive Plan & Community Work Program/Capital Improvement Element Presented by: Brecca Carter, Community Development Director and Ms. Keri Stevens of the Atlanta Regional Commission (ARC).

Mrs. Carter noted the City of Stockbridge will hold public hearings regarding the 5-year update to the 2018 Comprehensive Plan & Community Work Program/Capital Improvement Element, and the public participation process will take place over a 6-month period; noted the ARC is leading this process at no financial charge to the City.

Mrs. Carter referenced the 2018 Comprehensive Plan document, noting applicable maps, Short-Term Work Program and Capital Improvements Element were put in place to offer direction on the future growth of the City; and noted the DCA (Department of Community Affairs) requires that a 5-year plan update be conducted in order to incorporate changes to strengthen the plan in areas of housing, economic development, natural resources, facilities, etc., and that this process will allow the City to meet state standards.

Ms. Stevens noted this would be the first Public Hearing; noted the reason we plan is to Prepare for the Future, Provide for Public Health, Safety, & Welfare, Build Communities, Minimize Weaknesses, Enhance Strengths, Accommodate to Present Needs and Anticipate Change.

Ms. Stevens reviewed the Process and the Required Plan Elements, which included Vision & Goals, Needs & Opportunities, Community Work Program, Broadband Services, and some requirements for Capital Improvements Element, Land Use, Economic Development, Transportation and Housing.

Ms. Stevens reviewed the Tentative Schedule for February – October, noting the MOU (Memorandum of Understanding) has been signed with ARC, the Steering Committee will meet May 3rd and June 7th; a website will be launched along with a survey; ARC/City staff drafts the plan; Planning Commission/Council reviews plan at Work Session; ARC amends the plan as requested and will hold the 2nd Public Hearing.

Mrs. Carter noted the Steering Committee would consist of an elected official, the City Manager, the Community Development Director, the Public Works Director, and the Economic Development Director.

Councilman Thomas asked if there was a set number of members on the Steering Committee.

Ms. Stevens noted the committee is typically 7-9 members.

Councilwoman Gantt suggested new members in the community be selected for the committee.

Councilman Alexander asked Mrs. Carter to speak to how the projects come to fruition.

Mrs. Carter noted the Amphitheater as an example that had been on the Capital Improvement Plan for years, and has finally come to fruition, noting it takes years of planning for projects to work themselves through.

Councilman Alexander noted through guidance and training from National League of Cities and the Georgia Municipal Association, it was made very clear that local governments cannot request funding if the project is not included in the Plan.

Mrs. Carter noted the committee will also need to meet 3/3 with officials about their initiatives as well.

Mayor Pro Tem Barber emphasized the importance of getting information out to the public and including it in the city's next newsletter and social media platforms.

Ms. Stevens noted comments will be posted to the Public Input website and noted the ARC can assist and look into grant opportunities for the city; and thanked the ARC for the Bicycle Pedestrian Plan.

Mayor Pro Tem Barber suggested trails, trails, and more trails.

Ms. Stevens noted the plan will include trails, housing, infrastructure, and economic development.

Councilman Alexander asked the city to pursue funding and every dollar possible to address traffic and paving issues, especially along the Walt Stephens corridor and place on the next SPLOST.

Councilwoman Gantt agreed noting Flippen road should be added as well, along with pocket parks, sidewalks, and lighting, with the priority being the downtown area.

Councilman Blount noted he agrees with his colleagues, noting his greatest concern is funding, and the need to ensure that the infrastructure is the priority with the city's growth at a fast pace; and referenced the Rock Quarry Rd. widening project is already behind.

Mr. Gardiner reiterated the need to have meetings with the governing body to accomplish the goals, and noted that when projects are identified, there will be a need to address the funding, and this will need to be a collaborative effort; and noted there are several road issues that were inherited in District 1 that need to be addressed, and the funding has to be identified as well.

Mayor Pro Tem Barber noted District 4 has the same issues particularly along Valley Hill Rd.

Mayor Ford opened the Public Hearing.

There were no speakers in favor; there were no speakers opposed.

The Public Hearing was closed.

Mrs. Carter advised the Mayor & Council that someone would be in touch to schedule meetings over the next week or so, and that the Public Involvement Meeting would take place May 17th at the Merle Manders Conference Center with more information to follow.

OLD BUSINESS

6. Ordinance OR23-527 - To Amend the City of Stockbridge Code of Ordinances to provide for an exception to the restrictions on possession or consumption of alcoholic beverages at the Stockbridge Amphitheater
Presented by: Vanessa Holiday, City Clerk
Ms. Holiday presented OR232-527 and read Section 3.23 of the Charter: Submission of ordinances to the mayor's veto power.

Mayor Ford read his veto letter into the record:

"I, Mayor Anthony S. Ford, City of Stockbridge, am invoking City Charter Section 3.23 Submission of Ordinances to the Mayor, Veto Power. I am utilizing my veto power against Ordinance Amendment 23-527 Section D. The Veto is based on both: (A) Safety of the Concert Attendees and (B) Liability involving the City of Stockbridge. Concert attendees can still bring water, soft drinks, and juice in a cooler no larger than 12 inches by 12 inches. There is only one cooler per patron allowed."

Mayor Pro Tem Barber noted she abstained from the vote on April 10th noting she needed more information about the revenue and what other venues are doing in regard to alcohol, and will vote to approve the Ordinance, noting the size of the cooler does allow for some restriction on the quantity of alcohol brought into the venue.

Mayor Ford noted there are venues that do not allow patrons to bring in alcohol.

Mayor Pro Tem Barber noted there were tickets sold prior to the advertisement of patrons being allowed to bring in their own alcohol and believes decisions made prior to the concert series going on sale should stand.

Councilman Alexander noted, to be clear, the Ordinance is not to allow alcohol to be brought into the venue, noting you cannot regulate, and there would be a liability to the City; noted trained servers can sell alcohol and the patron can have a container with alcohol, and also visit the bar for additional alcohol, thus a liability to the city; noted small coolers cannot be regulated, and referenced the Braves and Falcon stadiums to not allow patrons to bring in their own alcohol.

Councilman Blount noted whether you sell alcohol or allow patrons to bring alcohol into a venue, you cannot control an individual's drinking, noted no one is checking blood alcohol levels, and agrees with the fact that tickets were sold to patrons where outside alcohol would be allowed.

Mayor Pro Tem Barber noted the city's intent is for concertgoers to have an enjoyable experience at our Amphitheater.

Councilman Thomas agreed, noting his experience at a venue west of the City does allow both food and alcohol, noting we need to work on getting the concession line wait time down at the Stockbridge Amphitheater; and asked Mayor Ford to call for a vote.

Mayor Ford asked the Amphitheater Consultant, Harold Young, to speak on the matter.

Mr. Young noted he has had a change of heart with his position regarding the admittance of alcohol since he last met with the Council at the Retreat, and that based on what he has witnessed, notes that we are competing we other venues and need to consider the allowance of alcohol by patrons.

Councilman Alexander reminded the Council of the City's Open Container District, noting alcohol must be consumed in a special cup.

Councilman Blount called for a Point of Order

Mayor Ford requested an explanation of the reason for the Point of Order.

Councilman Blount noted the discussion needs to remain germane to the topic.

Mayor Ford overrode the Point of Order.

Councilman Thomas noted the Point of Order identifies that you are off subject and should not be allowed to elaborate.

Attorney Washington defined a Point of Order, noting the Chair has the duty of making sure that the rules are followed, and that any member may call to the attention of the chair to a violation of the rules.

Councilman Alexander asked Mr. Young to confirm if his opinion has changed about allowing alcohol since he the Retreat.

Mr. Young confirmed that to be the case, noting the additional information about competitive venues and wanted the Amphitheater rules to be consistent.

Councilman Alexander noted this action will impact sales and noted the Stockbridge Amphitheater does not want to emulate the other venues, but rather to be the best, and offer best in class service; and noted approval of the Ordinance should require a cut-off time for the sale of alcohol.

Mr. Young noted he believes there is currently a cut-off time in place and will confirm.

Mayor Ford asked Major Godfrey to speak on the matter.

Major Godfrey noted the approval is at the discretion of the City Council, noting there are going to be challenges for the police to monitor and regulate.

Councilman Blount asked Mr. Young if the Amphitheater makes more money from ticket sales or alcohol.

Mr. Young responded with ticket sales.

Councilwoman Gantt motioned to override the Veto: Second by Councilman Blount. The motion passed 4-1 (Alexander opposed).

NEW BUSINESS

7. Council consideration to revise Chapter 10.12 of the city's code of ordinances governing parking regulations. Parking Ordinance Revisions
Presented by: Karen Anderson
Item Removed from the Agenda

8. Disposal of vehicle seats removed from police patrol vehicles as part of the up fitting with emergency equipment.
Presented by: Richard Godfrey
Major Godfrey noted there were 82 seats that were purchased with the police vehicles that have been replaced with seats that are more suitable for public transport of prisoners and need to surplus the original seats.

Mayor Pro Tem Baber asked what method is being used to dispose of the seats.

Major Godfrey noted there is currently no market, and they are currently housed on a pallet on the Public Works grounds.

Councilwoman Gantt noted there must be someone who could use these seats and does not want to see them discarded without checking into that first; and asked what other police departments do when they purchase public safety vehicles.

The consensus agreed to attempt to find a use for the seats or donation rather than discarding them.

Major Godfrey stated the department would dispose of the seats the best way they can.

Councilman Blount motioned to approve the surplus or donation of 82 police department vehicles seats: Second by Councilwoman Gantt. The motion passed 5-0.

9. Council Consideration to approve the Youth Council and Youth Council Advisory Committee to utilize the entrance of the Amphitheater on May 17, 2023, from 5:00 pm-9:00 pm for the Youth Council's Senior Banquet - Presented by: Dr. Renee Gourdine

Councilman Thomas motioned to approve the Youth Council's use of the Amphitheater Platform area or Council Chamber on May 17, 2023: Second by Councilman Alexander. The motion passed 5-0.

10. Council consideration to fill a vacancy and appoint a member to the Downtown Development Authority - Presented by: Quinton Washington
Item Removed from the Agenda

11. Council Consideration authorizing the Mayor to sign the Resolution Amending the 2020 Service Delivery Strategy Agreement.

Presented by: Frederick Gardiner

Mr. Gardiner noted the amended SDS document only requires the signatures of the Mayor and Henry County Chair and not the other cities and for Forms 1, 2 and 4.

Councilman Alexander motioned to approve authorizing the Mayor to sign the Resolution Amending the 2020 Service Delivery Strategy Agreement: Second by Councilwoman Gantt. The motion passed 5-0.

12. Council Consideration to appoint the Stockbridge Representative to the Transportation Advisory Group - Presented by: Brecca Carter
Council requested additional information about the applicant, the board, and the Terms.

Councilman Alexander motioned to Table: Second by Mayor Pro Tem Barber. The motion passed 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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

- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (May 8)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (May 9)
- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. at the Welcome Center 130 M L King, Sr. Heritage Trail (May 12)
- Downtown Development Authority Meeting - 3rd Tuesday of each month Via Zoom (May 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (May 16)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (May 25)
- City Council Work Session Meeting, Last Tuesday of each month at 6:00 p.m. – City Hall Council Chamber (May 30)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilwoman Gantt on Wednesday, April 26th for a District 1 Community Town Hall at the Merle Manders Conference Center at 6:00 p.m.
- Join Councilman Blount for National Day of Prayer, Thursday, May 4th at Stockbridge City Hall from 6:30 - 7:30 pm in the Council Chamber.
- Food Truck Tuesday starts Tuesday, May 2nd at Clark Community Park 111 Davis Rd. Lots and great food and activities for everyone.
- Save the Date: Carrie May Hambrick Day, Saturday, May 13th. More information to follow. Contact Councilman Thomas at 404-247-4972 for more information.
- Join Mayor Ford for a Fund-Raising Luncheon in partnership with Sister Talk on Saturday, May 6, 2023, at 2pm for programs helping young girls to become both mature and responsible. Please contact Rosalynd Rawls at 678-833-3348 for more information.
- Join Mayor Pro Tem Barber for a Mother's Day Tea/Brunch - Honoring Mothers and the Grace They Carry- Sunday, May 7th from 2-5pm at the Merle Manders Conference Center. Registration is required at [Eventbrite.com](https://www.eventbrite.com) MothersDayTeaBrunch.

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

MAYOR'S COMMENTS

Mayor Ford noted COVID is still with us and to get vaccinated and boosted; invited everyone to visit the website stockbridgeamp.com to see the concert lineup and noted more concerts are still being added; and extended congratulations to all the 2023 graduates and wished everyone success.

EXECUTIVE SESSION

Councilwoman Gantt motioned to convene Executive Session for Personnel, Real Estate and Litigation: Second by Councilman Alexander. The motion passed 5-0.

Councilman Thomas motioned to adjourn Executive Session: Second by Councilman Alexander. The motion passed 4-0 (Gantt was not present for the vote).

Attorney Washington asked for a motion to approve a Resolution for the City to enter into L.O.S.T. (Local Option Sales Tax) negotiations with Henry County.

Councilman Blount motioned to approve a Resolution for the City to enter into L.O.S.T. (Local Option Sales Tax) negotiations with Henry County: Second by Councilman Alexander. The motion passed 4-0 (Gantt was not present for the vote).

ADJOURNMENT

Councilman Alexander motioned to adjourn: Second by Councilman Thomas. The motion passed 4-0 (Gantt was not present for the vote).

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

**Proclamations- Caribbean
Heritage Month; National
Pride Month; Father's Day**

Henry County Transportation Advisory Group (TAG)

First and Second Quarter Update

June 12, 2023

Introduction

- ▶ Representative Background
- ▶ 5 Ws of TAG
- ▶ 2022 Summary
- ▶ 2023 1st & 2nd Quarter Update
- ▶ How can I help you?

Representative Background

- ▶ Thank you!
- ▶ Resident and/or locally employed for over 18 years
- ▶ Former GDOT Employee
- ▶ Local Transportation Design Firm (Roadway & Structures)

5Ws of TAG

- ▶ Who
- ▶ What
- ▶ Why
- ▶ When & Where

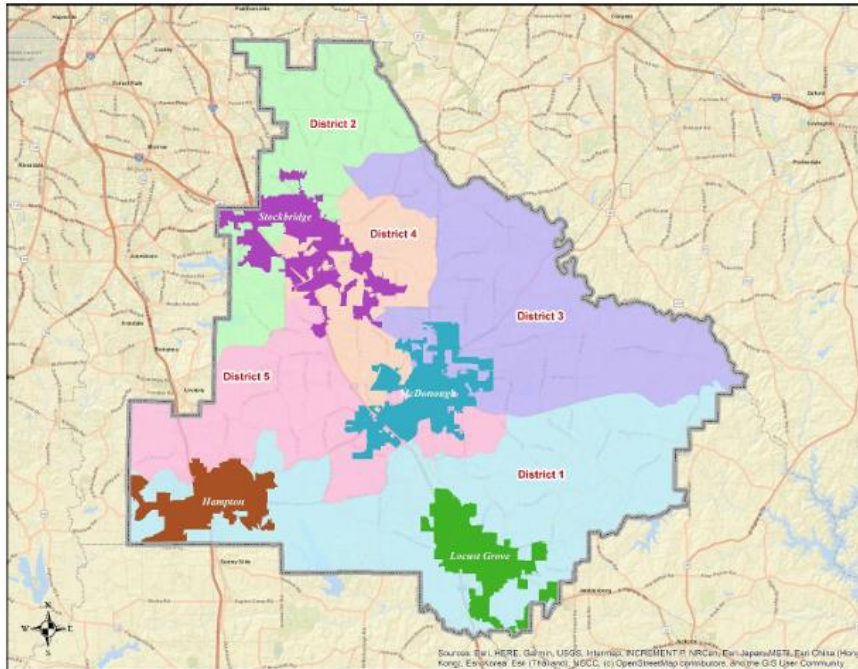
Who

- ▶ Adopted Resolution to Create Citizen-Appointed TAG on August 4, 2020
- ▶ 10 Representatives appointed by City and County Elected Officials
 - ▶ 5 Henry County Commission Districts
 - ▶ 1 Henry County Commission Chair
 - ▶ 4 Municipalities (Stockbridge, McDonough, Hampton and Locust Grove)
- ▶ Representatives Serve Two-Year Terms
- ▶ TAG Committee led by Henry County DOT Planning Director, Sam Baker

Who

Transportation Advisory Group Member List

- | | |
|----------------------|------------------------------------|
| 1. James Risher | Chair, Henry County |
| 2. Herman Ryan | Henry County Commission District 1 |
| 3. Vacant | Henry County Commission District 2 |
| 4. Wayne Smith | Henry County Commission District 3 |
| 5. J.T. Williams | Henry County Commission District 4 |
| 6. Timothy Blige | Henry County Commission District 5 |
| 7. Eniel Gonzalez | City of Stockbridge |
| 8. George Patterson | City of McDonough |
| 9. Bart Hammock | City of Locust Grove |
| 10. Devlin Cleveland | City of Hampton |



As of January 23, 2023

What

- ▶ Engage and Receive Input from Citizens on Transportation Planning Process
- ▶ Make Recommendations on Transportation Planning Projects
- ▶ Assist in Implementation of Transportation Plans
- ▶ Three Major Transportation Planning Projects
 - ▶ Update Comprehensive Transportation Plan (CTP)
 - ▶ Develop Transit Master Plan
 - ▶ Develop Trails Plan

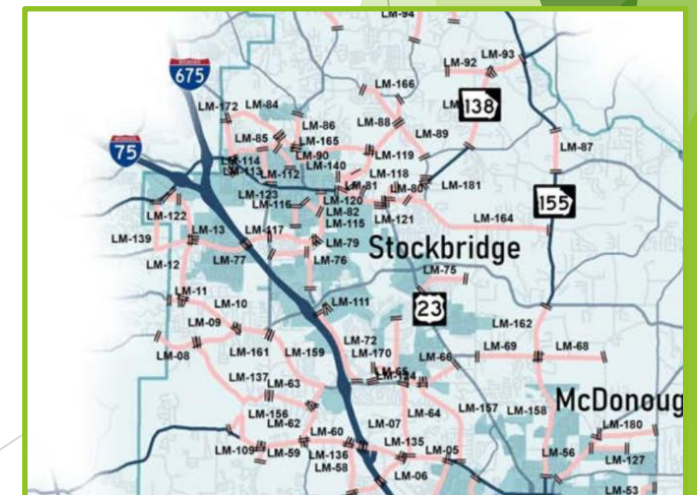
Why

- ▶ Assist County BOC and Staff in Defining Transportation Challenges and Potential Solutions
- ▶ Ensuring County and Cities focus on Long-Range Transportation Planning
- ▶ Identify Available Funding Sources for Current and Future Transportation Needs
- ▶ Update Henry County Transportation Plan (CTP)
- ▶ Develop Transit Master Plan
- ▶ Develop Trails Plan

Why - Henry County Transportation Plan

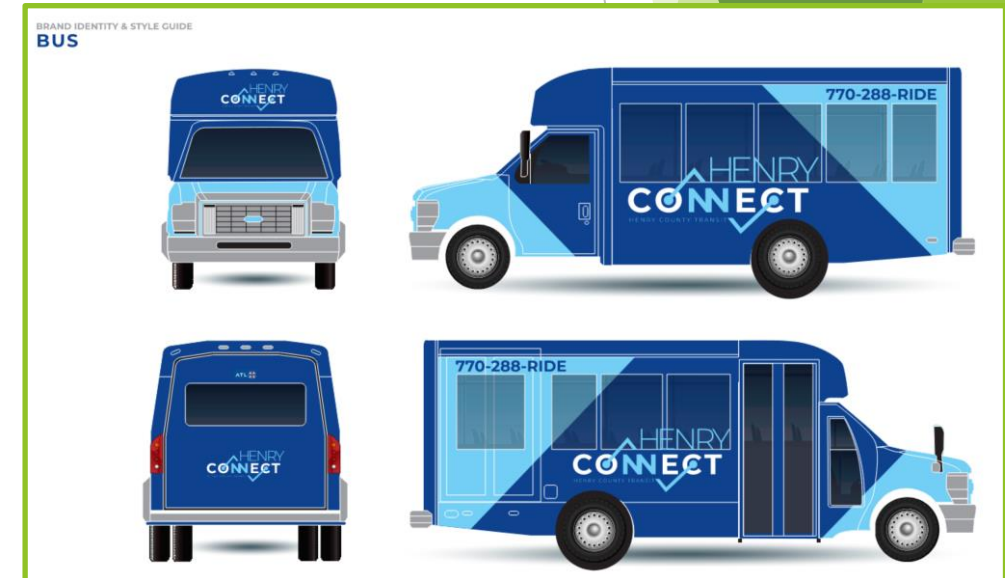
- Update 2016 CTP
- Long-Term Funding and Implementation Plans for Next 30-Years
- Existing, Needs, Recommendations
- Addresses Quality of Life, Congestion Relief, Equity
- Emerging Technology Project Recommendations

ACKNOWLEDGEMENTS	
PROJECT PARTNERS	PROJECT MANAGEMENT TEAM
Henry County Carlotta Harrell, Chair Johnny Wilson, District 1 Dee Clemmons, District 2 Dee Anglyn III, District 3 Vivian Thomas, District 4 Bruce B. Holmes, District 5	Shamsul Baker, AICP, Transportation Planning Director Cheri Matthews, County Manager David Simmons, Civil Engineer Ronald Burckhalter, Public Works Director Roque Romero-Muniz, Transportation Project Director Jonathon Penn, Leisure & Public Services Lead
Hampton Ann Tarpley, Mayor	Alex Cochias, City Manager Wanda Moore, Community Development Director Slesha Dahake, Planner
Laurens Robert Price, Mayor	Timothy Young, City Manager Bert Foster, Assistant City Manager
McDonough Sandra Vincent, Mayor	Preston Dorsey, City Administrator Ronnie Thompson, Public Works Director Charles Reese, Community Development Director Diane Johnson, Planner
Stockbridge Anthony S. Ford, Mayor	Brecca Carter, Community Development Director Decius Aaron, Public Works Director
	Atlanta Regional Commission Byron Rushing David Haynes Elizabeth Sandlin Marquatrice Magham



Why - Transit Plan

- ▶ 30-Year Plan
- ▶ Addresses Existing and Projected Conditions
- ▶ Improve Mobility, Safety, Connectivity and Quality of Life
- ▶ Recommendations for Short-, Mid- and Long-Range
- ▶ Branding



Why - Trails Plan

- ▶ Limited Existing Trails
- ▶ Roadmap of Funding Opportunities for Future Projects
 - ▶ CDBG, STBG, RTP, LCI, TSPLOST
- ▶ Connectivity, Health, and Economic Prosperity
- ▶ Establish Overall Countywide Trail Network
 - ▶ Community Input
 - ▶ Branding for Signage
 - ▶ Typical Section/Typology
- ▶ Implementation Plan (Mid, Long, Aspiration)

stockbridge
Where Community Connects

EXISTING TRAILS

The County currently has limited trails. However, the proposed trail network seeks to integrate existing trails as a part of the system.

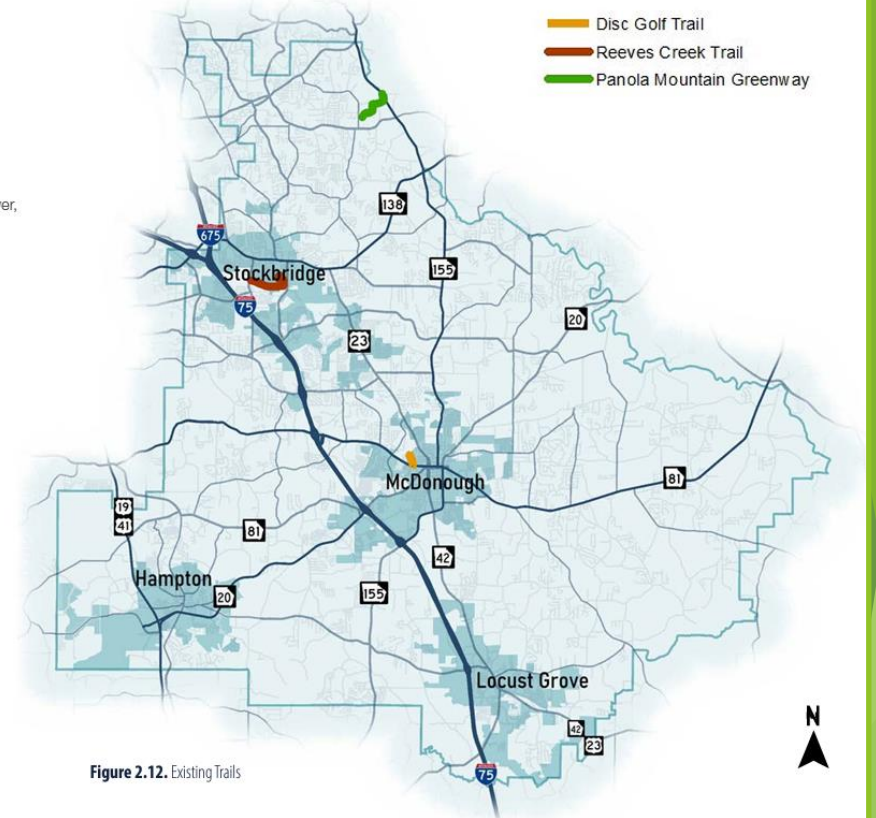


Figure 2.12. Existing Trails

HENRY
TRAILS
STOCKBRIDGE

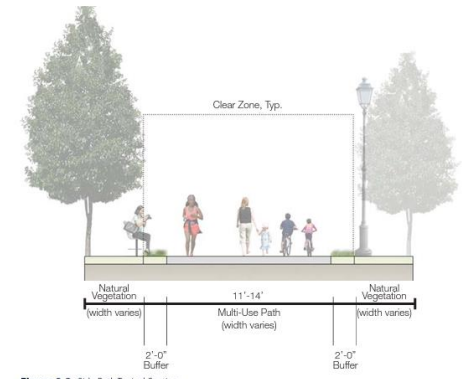


Figure 3.2. Side Path Typical Section

Why - Trails Plan

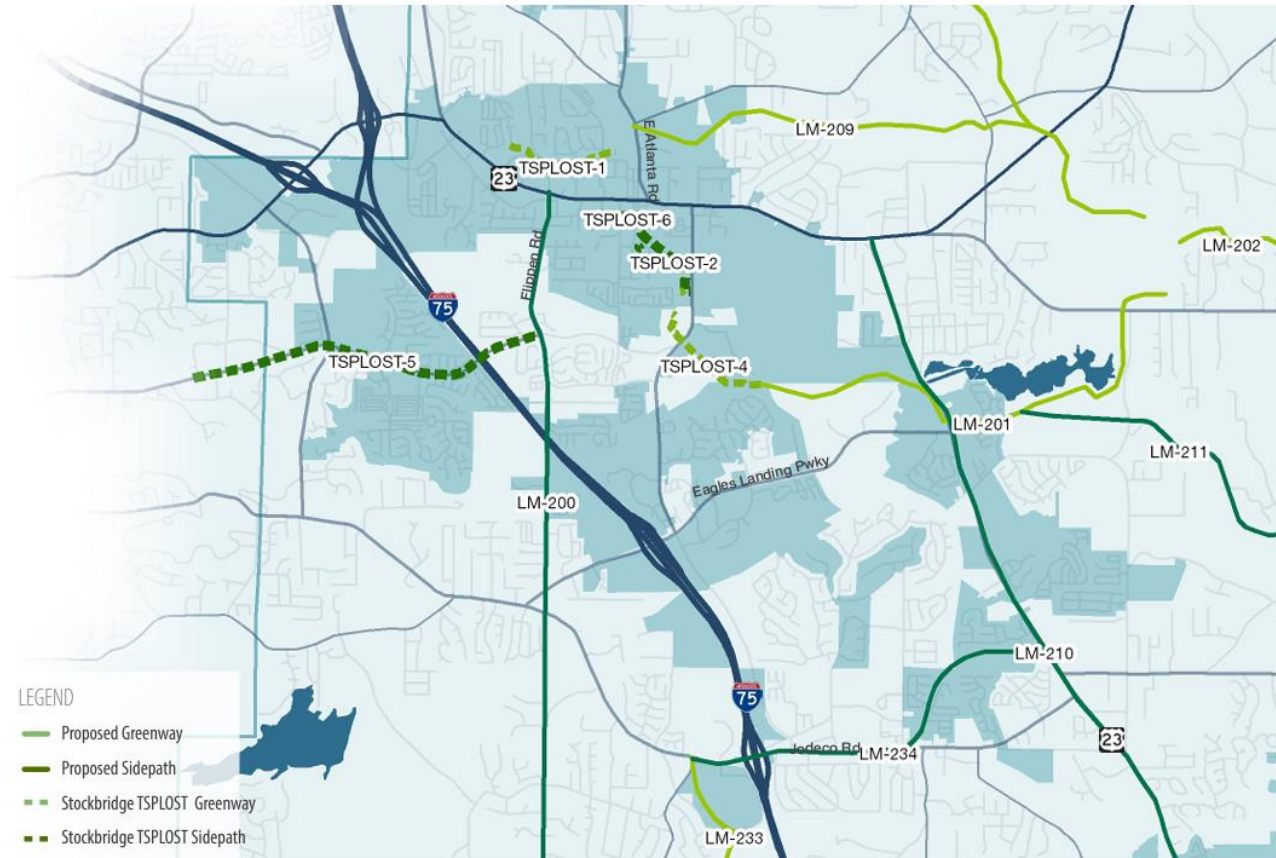


Figure A.4. Proposed Trails - City of Stockbridge

When & Where

- ▶ Citizens are Welcome to Attend
- ▶ For More Information:
 - ▶ Visit the Henry County website at: <https://www.co.henry.ga.us/>.
 - ▶ At the top-right corner on the home page, click “Departments”.
 - ▶ From the drop-down menu, select “Transportation Planning”



TRANSPORTATION ADVISORY GROUP

2023 MEETING SCHEDULE

The Transportation Advisory Group is scheduled to meet quarterly at 4:00 PM in Henry County Government Center, 140 Henry Parkway, McDonough, GA 30253, on the following days in 2023:

- Tuesday, January 31st
- Monday, April 24th
- Monday, July 31st
- Monday, October 30th

2022 Summary

- ▶ Adopted
 - ▶ Henry County Transportation Plan (CTP)
 - ▶ Transit Master Plan
 - ▶ Trails Plan

2023 1st Quarter Update

- ▶ Updated 30-Year List for Implementation
- ▶ New Fixed-Route Local Bus Service started with Purchase of New Bus
- ▶ Launch of Micro-Transit or On-Demand Transit Service
- ▶ Major Road Projects Underway
 - ▶ Commercial Vehicle Lanes on I-75 from Macon to McDonough (Construction: 2027-2031)
 - ▶ New interchange on I-75 at Bethlehem Road (Construction: 2024 to 2027)
 - ▶ Western Parallel Connector (Construction: 2024)
 - ▶ Rock Quarry Road Widening (Construction: 2023)

2023 1st Quarter Update

- ▶ I-75 Commercial Vehicle Lanes Traffic Impact Study
- ▶ Winner of 2022 Georgia Smart Communities Challenge Grant
 - ▶ Develop Web-Based Tool to Assess Impact and Potential of New Greenspace, Warehousing and Freight-Related Infrastructure Projects
 - ▶ Research from August 2022 to September 2023
- ▶ Henry County Granted Federal Funds from ARC (\$7 million)
 - ▶ SR 81 Widening from North Bethany Road to Keys Ferry Road (\$1.6 Million)
 - ▶ Mill Road Widening from SR 81 to Peachtree Peddlers (\$600K)
 - ▶ Start a New Fixed-Route Local Bus Service (\$4.8 Million)
- ▶ Henry County 2022 Crash Statistics show 5-Year Upward Trend

2023 2nd Quarter Update

- ▶ SPLOST - Update on Road and Resurfacing projects
- ▶ Transit Service
 - ▶ \$4.8 Million Federal Grant to Purchase New Bus to Start New Fixed-Route Local Bus Service in 2023
 - ▶ Working with company, VIA, to Launch Micro-Transit or On-Demand Transit Service in 2023
 - ▶ Extended Agreement with State Road & Tollway Authority (SRTA) to construct Park-and Ride Facility on Jonesboro Road near I-75

2023 2nd Quarter Update

► Transportation Planning Update

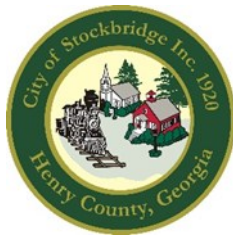
- Concept Design available to Public for Proposed Bethlehem Road Interchange at I-75 (Construction: 2024 to 2027)
- County to Team Up with Cities to Develop a City-County Joint Wayfinding Plan in Fiscal 2024 (July 1, 2023 to June 30, 2024)
- County to Apply for Safe Streets and Roads for All (SS4A) Planning and Demonstration Grant to develop a Comprehensive Safety Action Plan.
 - Apply for \$200K with \$50K Local Match
 - County Invited Cities to join in Joint Application. If Grant received, Developing Action Plan Together and Share Cost

2023 2nd Quarter Update

- ▶ County Applied for Georgia Transportation Infrastructure Bank (GTIB) Grants for several County Road Improvements
- ▶ County has Requested Funds for East Atlanta Road Resurfacing and Willow Lane Widening (Provided Letter of Recommendation)
- ▶ I-75 Commercial Vehicle Lanes Traffic Impact Study scheduled to be Completed by June 2023
- ▶ 2022 Georgia Smart Communities Challenge Grant
 - ▶ HC Technology & Economic Development Showcase held on May 4, 2023
- ▶ County Entered into Agreement with GDOT to deploy Connected Vehicle Technology at 20 Additional Road Intersections and 45 County Fire Department Vehicles
- ▶ County Considering Telework and Alt. Work Schedule Policy Effective July 1, 2023

How can I help you?

- ▶ Questions?
- ▶ What's Next?



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2023-01. To consider a text amendment to Section 2.5.2(D)(12) and Section 2.5.3(F)(11) of the UDC to allow hookah bars/lounges, cigar bars/lounges, and tobacco/vape shops as ancillary uses to the primary use of a restaurant or lounge. These uses would allow restaurants and lounges to expand their customer base and offer entertainment.

BACKGROUND INFORMATION:

The above uses are currently Prohibited Uses within the Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District. The Community Development Department recommends that sales from these ancillary uses comprise no more than 49 percent of the total sales of a restaurant or lounge, with the remaining sales volume of 51 percent coming from the sale of food. PC Action on 05/25/23--The Planning Commission voted to DENY this case.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2023-01.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____



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.



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
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- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04. To consider a request for a Comprehensive Plan Amendment to assign the "High-Density Residential" designation to three parcels on Flippen Road, to allow a mixed-use residential development, including commercial and office uses. Applicant: Vista Residential Partners (c/o Dennis J. Webb, Jr.). The project was approved by ARC on March 29, 2023 as DRI Case #3799 under the name of "Reeves Creek II." PC Action on 5/25/23--Approval with Staff's conditions.

BACKGROUND INFORMATION:

The subject property contains 276.91+/- acres within three parcels:

- 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.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

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	214.47
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	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	288.34
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	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	N12°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

DATE

DRAWN BY

CHECKED BY

DATE

SCALE

DATE

DRAWN BY

CHECKED BY

DATE

DATE

DRAWN BY: J. BLUNT
 CHECKED BY: J. BLUNT
 DATE: 8/17/2023
 SCALE: 1" = 100'

PREPARED BY: MERIDIAN COMMENCE, LLC
 DATE: 3/24/2021
 PROJECT: VISTA ACQUISITION, LLC

Presentation For CP- 2022-04

Presented To:

**Planning Commission –
May 25, 2023**

**Mayor and Council –
June 12, 2023**



CASE FACTS

- Applicant: Vista Residential Partners
- Agent: Dennis J. Webb Jr of Smith, Gambrell & Russell, LLP.
- Applicant's Request: Assign the future land use designation of 'High Density Residential' to allow for a construction of a mixed-use residential development
- Number of Proposed Units Per Acre: 4.84 units per acre
- Address of Property: 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000
- Number of Acres: 276.91 acres
- Project Characteristics: Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain
- City Land Use Designation: Medium Density Vertical Mixed Use
- Sign Posting: May 10, 2023

City of Stockbridge Comprehensive Plan (2018-2038)

- The Future Land Use Designation Map designates the subject property as Medium- Density Vertical Mixed Use. However, the current Future Land Use is incompatible with the requested rezoning to PUD (Planned Unit Development) district.
- Therefore, the applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium-Density Vertical Mixed Use and to assign the future land use designation of “High Density Residential.”

MEDIUM DENSITY VERTICAL MIXED USE

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.



Compatible Zoning Districts

MUND, Mixed-Use Neighborhood Development

O-I, Office Institutional

C-1, Neighborhood Commercial

C-2, General Commercial

HIGH DENSITY RESIDENTIAL (6-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.



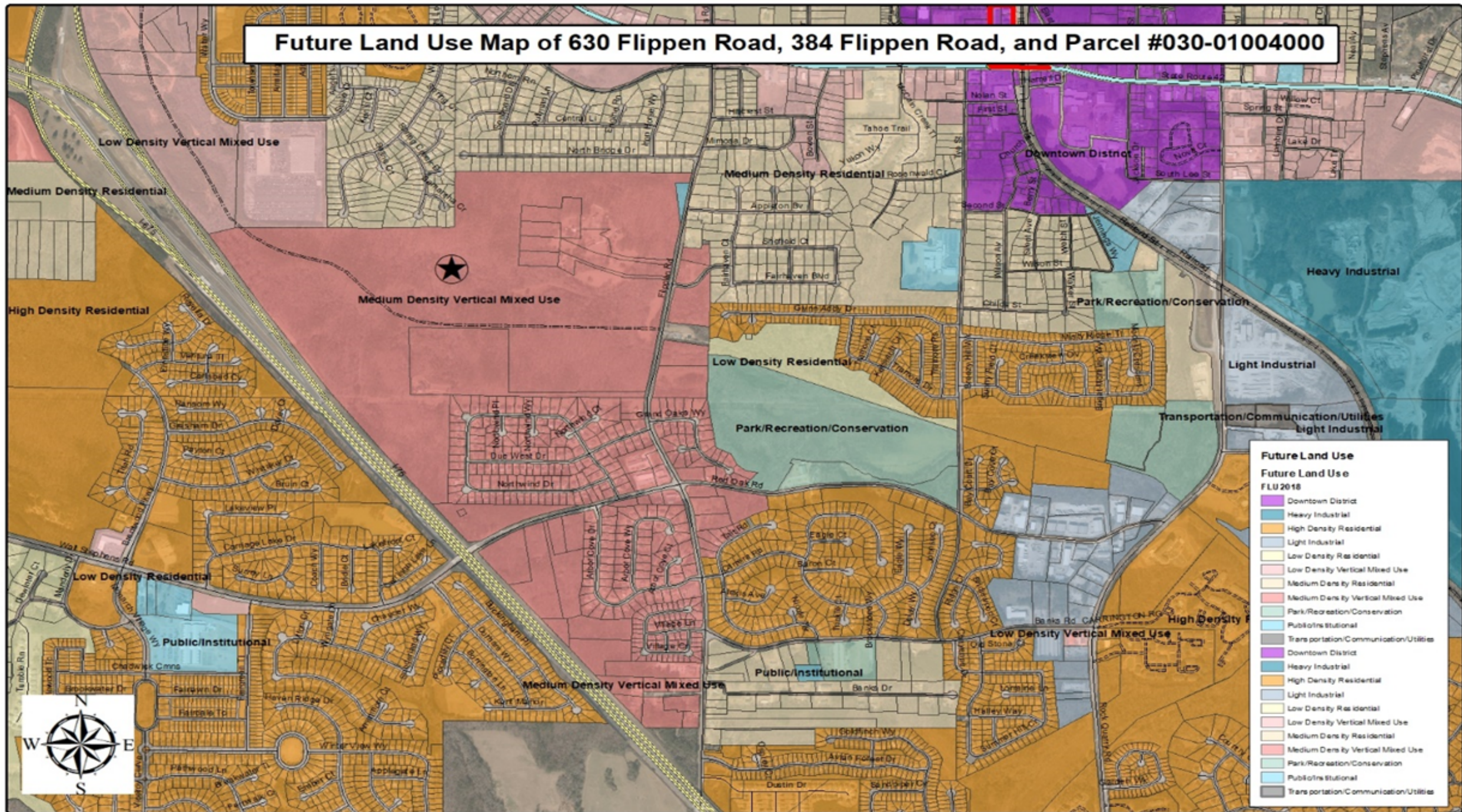
Compatible Zoning Districts

RM-3, Multiple Family Residence—Condominiums

PTD, Planned Town Development

CRS, Conservation Residential

Future Land Use Map of 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000



- Future Land Use**
- Future Land Use**
FLU2018
- Downtown District
 - Heavy Industrial
 - High Density Residential
 - Light Industrial
 - Low Density Residential
 - Low Density Vertical Mixed Use
 - Medium Density Residential
 - Medium Density Vertical Mixed Use
 - Park/Recreation/Conservation
 - Public/Institutional
 - Transportation/Communication/Utilities
 - Downtown District
 - Heavy Industrial
 - High Density Residential
 - Light Industrial
 - Low Density Residential
 - Low Density Vertical Mixed Use
 - Medium Density Residential
 - Medium Density Vertical Mixed Use
 - Park/Recreation/Conservation
 - Public/Institutional
 - Transportation/Communication/Utilities

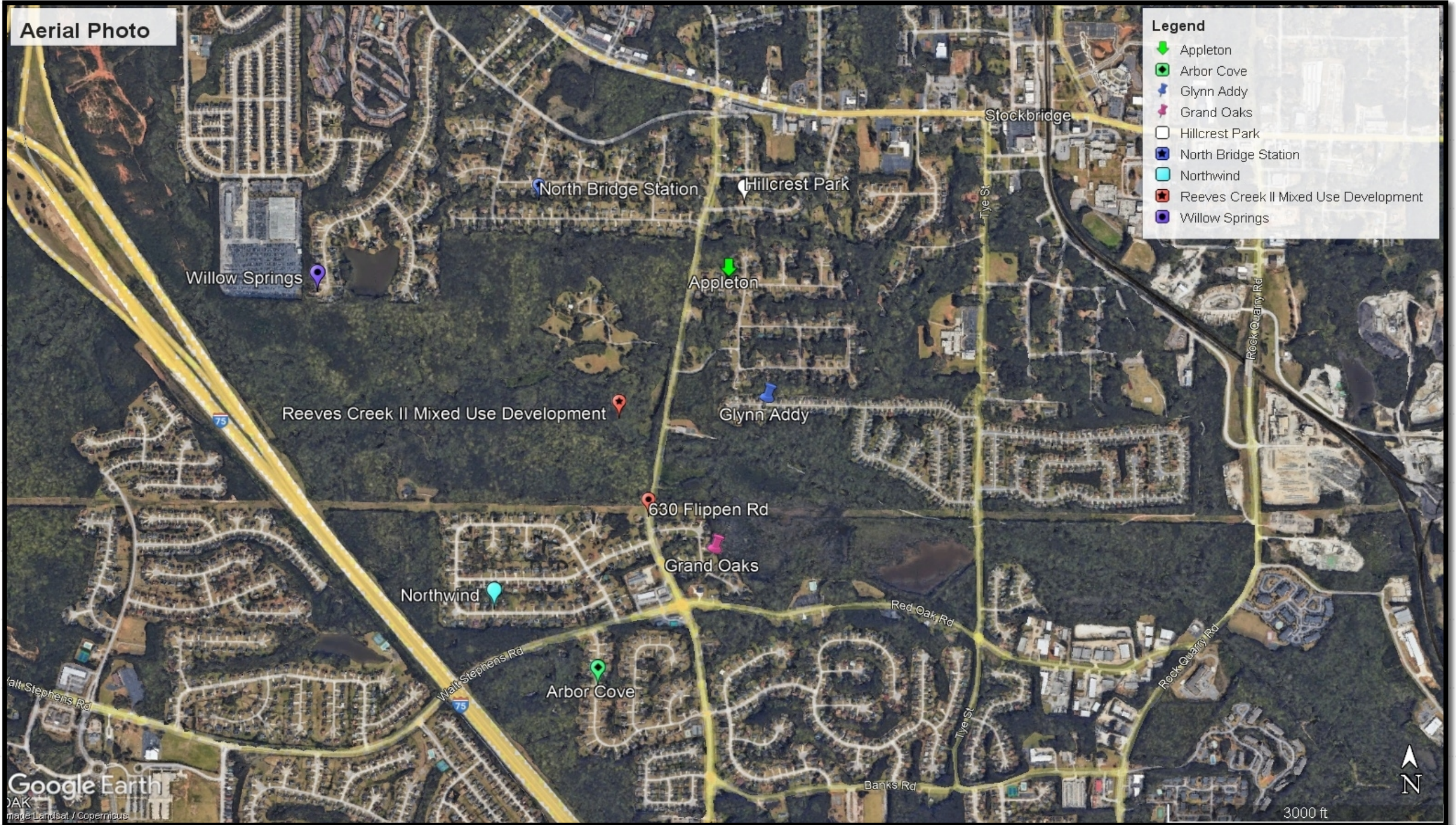
SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Willow Springs; Northbridge Station (Subdivision) Davidson Landing; Northbridge Crossing	Medium Density Residential
Property to the South	Northwind; Arbor Cove (Subdivision)	Medium-Density Vertical Mixed Use
Property to the East	Appleton (Duplex/Triplex Subdivision); Glenn Addy (Subdivision); Grand Oaks Hillcrest Park	Medium Density Residential; High Density Residential Medium-Density Vertical Mixed Use Medium Density Residential
Property to the West	Interstate 675	N/A

Aerial Photo

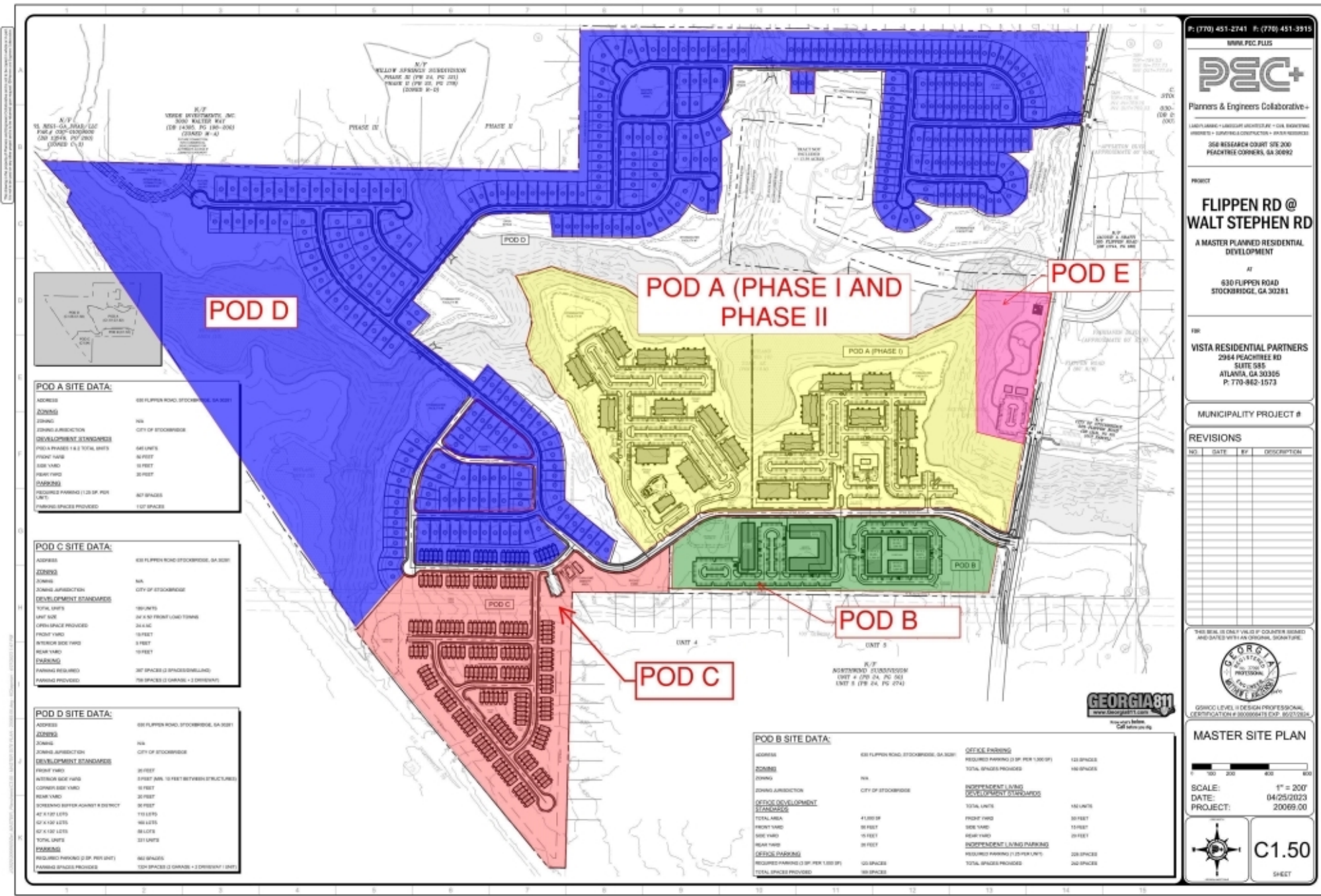
Legend

- Appleton
- Arbor Cove
- Glynn Addy
- Grand Oaks
- Hillcrest Park
- North Bridge Station
- Northwind
- Reeves Creek II Mixed Use Development
- Willow Springs



SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Willow Springs	150	11.66 units per acre
Glenn Addy	237	5.15 units per acre
Reeves Creek II Mixed Use Development	1,347	4.84 units per acre
Northbridge Crossing	274	4.83 units per acre
Davidson Landing	72	3.64 units per acre
Appleton	156	2.45 units per acre
Northwind	144	2.08 units per acre
Grand Oaks	33	2.01 units per acre
Hillcrest Park	46	1.84 units per acre
Arbor Cove	72	1.81 units per acre
Northbridge Station	135	1.7 units per acre



POD A SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
TOTAL UNITS	641 UNITS
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	801 SPACES
PARKING SPACES PROVIDED	1,127 SPACES

POD C SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
TOTAL UNITS	180 UNITS
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	225 SPACES
PARKING SPACES PROVIDED	225 SPACES

POD D SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
TOTAL UNITS	180 UNITS
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	225 SPACES
PARKING SPACES PROVIDED	225 SPACES

POD B SITE DATA:

ADDRESS	630 FLIPPIN ROAD, STOCKBRIDGE, GA 30281
ZONING	N/A
JURISDICTION	CITY OF STOCKBRIDGE
DEVELOPMENT STANDARDS	
TOTAL UNITS	180 UNITS
FRONT YARD	30 FEET
SIDE YARD	10 FEET
REAR YARD	30 FEET
PARKING	
REQUIRED PARKING (1.25 SP. PER UNIT)	225 SPACES
PARKING SPACES PROVIDED	225 SPACES

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS

PEC+
Planners & Engineers Collaborative+

LANDSCAPE + LANDMARK ARCHITECTURE + CIVIL ENGINEERING
INTERIORS + SURVEYING & CONSTRUCTION + DESIGN RESEARCH

350 RESEARCH COURT, STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

FLIPPIN RD @ WALT STEPHEN RD
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

630 FLIPPIN ROAD
STOCKBRIDGE, GA 30281

FIRM

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE RD
SUITE 500
ATLANTA, GA 30305
P: 770-962-1573

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA
REGISTERED PROFESSIONAL
PLANNING ENGINEER

GEORGE LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 300000475 EXP. 06/27/2024

MASTER SITE PLAN

SCALE: 1" = 200'

DATE: 04/25/2023

PROJECT: 20069.00

C1.50
SHEET

Staff Analysis

(Section 9.2.7 of The Unified Development Code)

1. Consistency with the Comprehensive Plan –

The requested Comprehensive Plan Amendment to assign the Future Land Use designation to High-Density Residential is necessary because the proposed density would be compatible with the required density for the requested land use designation. In addition, the current land use designation of Medium - Density Vertical Mixed Use does not allow the development of townhomes. Furthermore, the proposed mixed-use development is consistent with the policy goals of the City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39:

Community Goals and Policies (pg. 35-39)	Provide a mixture of housing options to attract young professionals, singles and small families
	Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
	Create a sense of place for our community along our commercial corridors
	Encourage the development of services to allow the aging population to age in place
	Maintaining a family friendly environment and focus on attracting and retaining young adults.
	Provide a mixture of housing options to attract young professionals, singles, and small families.
	Reduce the impact of new development through the preservation of greenspace

Staff Analysis

2. **Relation to the Zoning of the Property** - The subject property's requested zoning district is compatible with the list of permitted zoning districts that are found in the Comprehensive Plan, which includes the requested PUD (Planned Unit Development) district. Page 50 of the Unified Development Code states that the intent of the PUD zoning district is "(1) to allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones, (2) provide an appropriate district for mixed-use developments, and (3) allow flexibility in design for environmentally challenged properties."
3. **Suitability of the Site's Location** - The requested future land use designation of High Density Residential would be compatible with the other surrounding land use designations that are either adjacent or nearby the subject property which includes the following subdivisions Glen Addy (High Density Residential), Grand Oaks (Medium-Density Vertical Mixed Use), Willow Springs (Medium Density Residential), and Northbridge Station (Medium Density Residential).
4. **Maintaining the Current Land Use Designation** - Due to the location of the subject property along a major road (Flippen Road) as well as the size of the property, it is unlikely that the type of permitted land uses that are intended for the Medium Density Vertical Mixed Use would be allowed to be developed on this property. According to page 43 of the Comprehensive Plan, those uses would include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."



Staff Recommendation

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2022-04 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2022-05 to allow for the development of a mixed-use residential development. Therefore, the Planning and Zoning staff recommends **APPROVAL**



TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

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

DATE: May 27, 2023

Subject: #CP-2022-04 For 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000

I. PURPOSE

Consider a Comprehensive Plan Amendment application by Vista Residential Partners (c/o Dennis Webb Jr.) to change the Future Land Use Designation from Medium- Density Vertical Mixed Use to assign the future land use designation of 'High Density Residential' to 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000 to allow for a construction of a mixed-use residential development, which will include both commercial and office space. The applicant also submitted a rezoning application that will be heard concurrently.

II. Background

Proposed Development	Mixed-used development with 645 multi-family units, 189 townhome units, 182 senior-living units, 331 single-family detached units, 41,000 square foot office building to be developed by Vista Residential Partners
Site Address	630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000
Parcel Identification	630 Flippen Road (#030-01003001); 384 Flippen Road (#030-01004008) and Parcel #030-01004000
Parcel Acreage	276.91 acres
Applicant	Vista Residential Partners represented by Dennis J. Webb Jr of Smith, Gambrell & Russell, LLP.
Owner	630 Flippen Road is owned by RCVW Land, LLC. 384 Flippen Road is owned by Rodney S. Brown; Parcel # 030-01004000 is owned by RCVW Land,

	LLC
City Land Use Designation	Medium Density Vertical Mixed Use
City Land Use Zoning	PUD (Planned Unit Development)
Number of Proposed Units Per Acre	4.86 units per acre
Current Use	Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Willow Springs; Northbridge Station (Subdivision) Davidson Landing; Northbridge Crossing	Medium Density Residential
Property to the South	Northwind; Arbor Cove (Subdivision)	Medium-Density Vertical Mixed Use
Property to the East	Appleton (Duplex/Triplex Subdivision); Glenn Addy (Subdivision); Grand Oaks Hillcrest Park	Medium Density Residential; High Density Residential Medium-Density Vertical Mixed Use Medium Density Residential;
Property to the West	Interstate 675	N/A

SURROUNDING LAND USE DENSITIES

Name of Subdivision	Units	Estimate Density Per Acres
Willow Springs	150	11.66 units per acre
Northbridge Station	135	1.7 units per acre

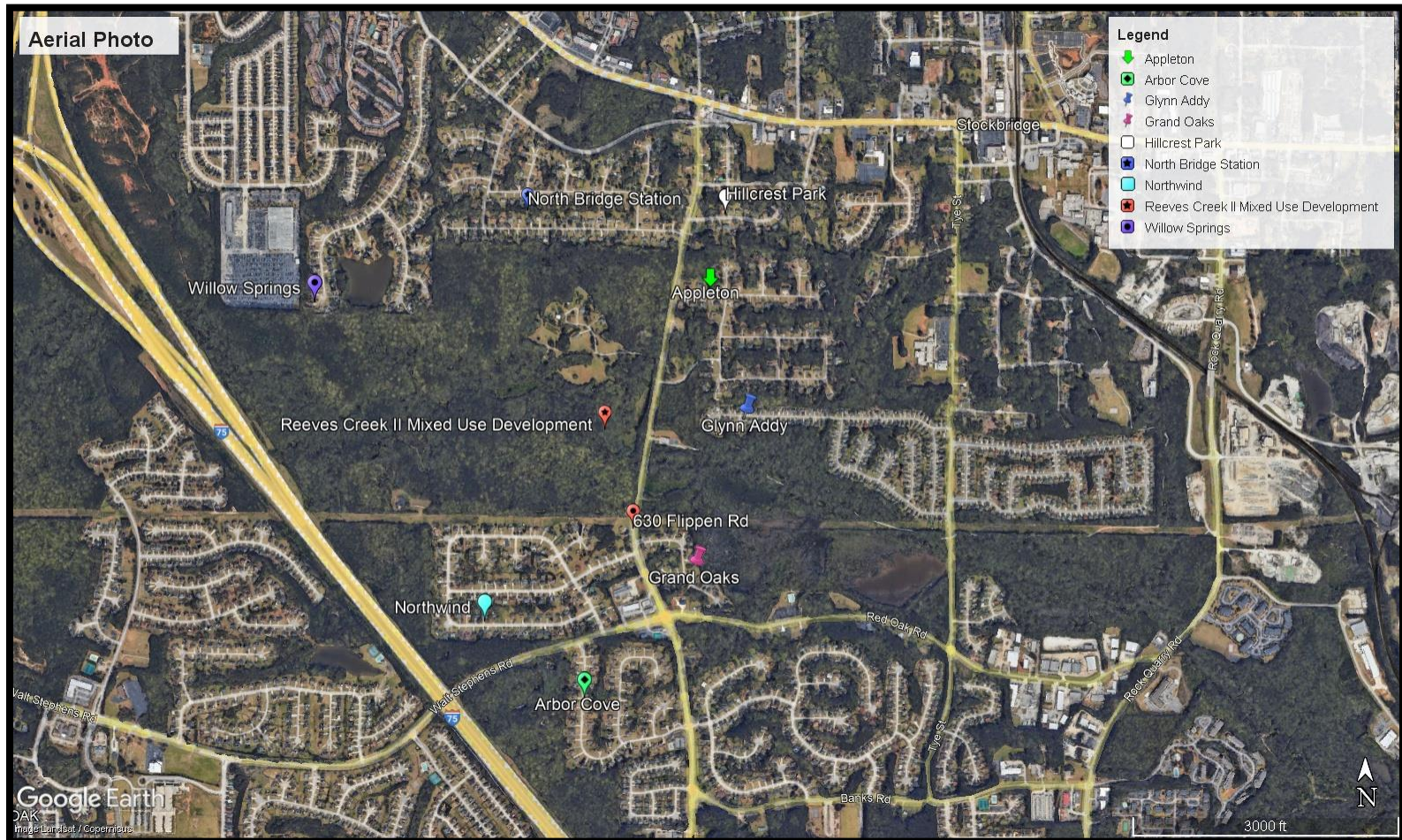
Northwind	144	2.08 units per acre
Arbor Cove	72	1.81 units per acre
Appleton	156	2.45 units per acre
Glenn Addy	237	5.15 units per acre
Grand Oaks	33	2.01 units per acre
Davidson Landing	72	3.64 units per acre
Northbridge Crossing	274	4.83 units per acre
Hillcrest Park	46	1.84 units per acre
Reeves Creek II Mixed Use Development	276.91	4.86 units per acre

III. Findings of Fact

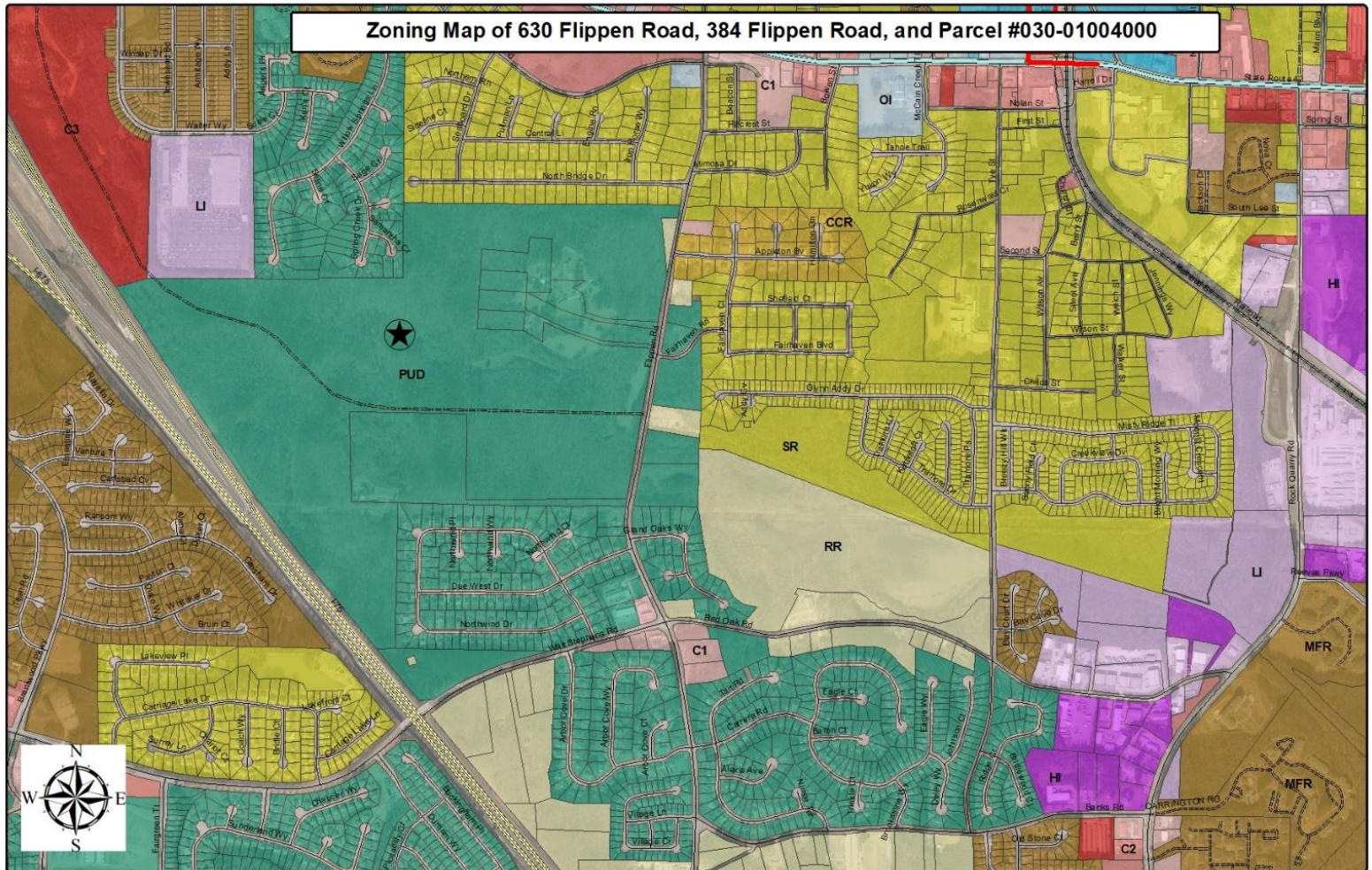
- The subject property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022 Citywide election.
- The subject property was evaluated as part of the Development of Regional Impact (DRI #3799) and was completed by the Atlanta Regional Commission on March 29, 2023.
- The Georgia Regional Transportation Authority (GRTA) approved the project on December 5, 2022.
- The vicinity of the area is mostly residential with a combination of Medium-Density Vertical Mixed Use, Medium Density Residential, and High Density Residential.
- The applicant will be seeking a rezoning to assign the zoning classification of PUD (Planned United Development) to the subject property. This case will be heard concurrently.

IV. Maps and Illustrations

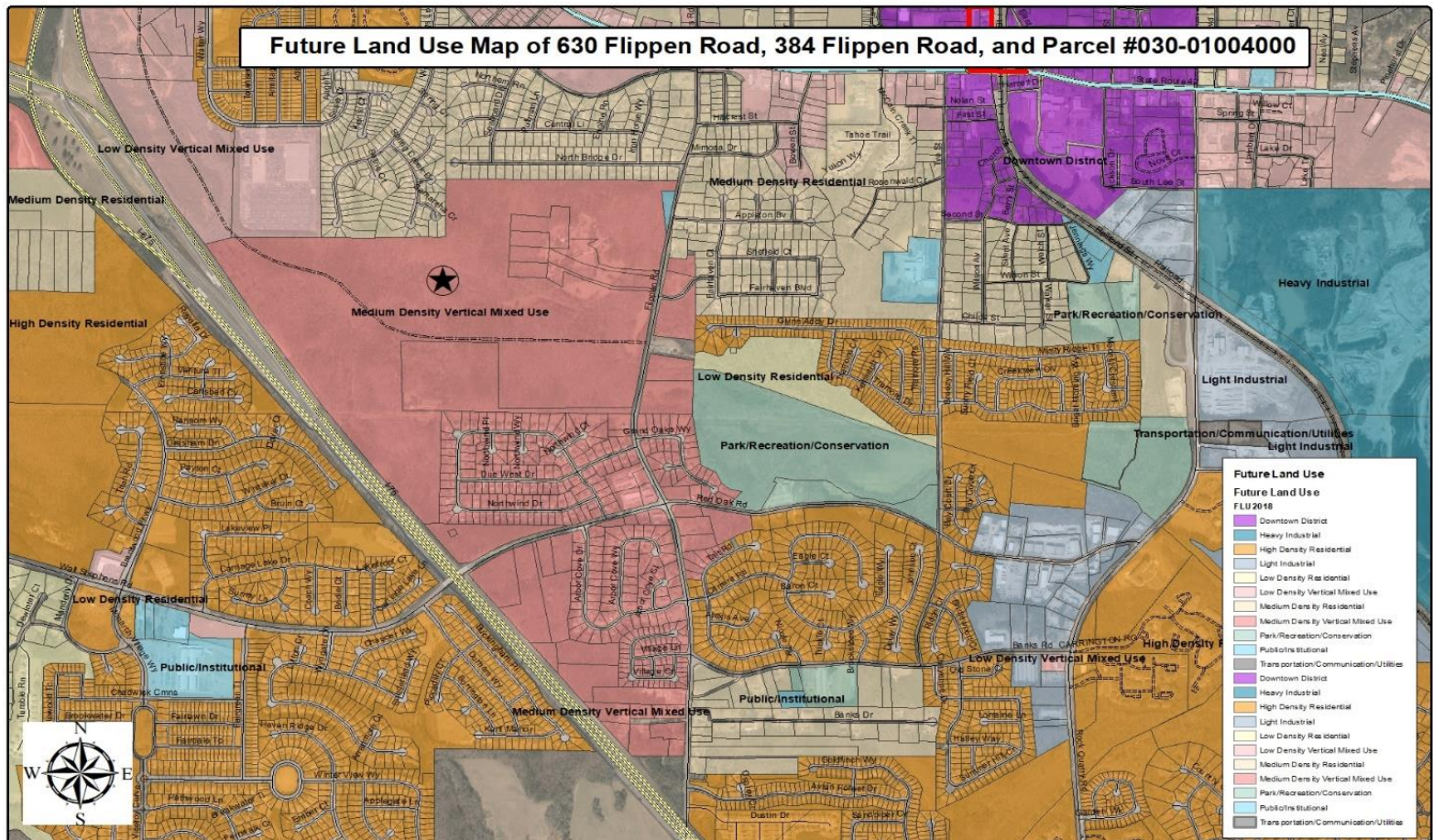
Aerial Photo of 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000



*Zoning Map of 630 Flippen Road,
384 Flippen Road, and Parcel #030-01004000*



*Future Land Use Map of 630 Flippen Road,
384 Flippen Road, and Parcel #030-01004000*



Conceptual Site Plan of Reeves Creek II Mixed Use Development



V. Analysis

Project Description

The applicant has requested a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium- Density Vertical Mixed Use to assign the future land use designation of “High Density Residential” to allow for the development of a mixed-use residential development, which will include both commercial and office space. 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 Future Land Use Designation Map designates the subject property as Medium-Density Vertical Mixed Use. However, the current Future Land Use is incompatible with the requested rezoning to PUD (Planned Unit Development) district. Therefore, the applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium- Density Vertical Mixed Use and to assign the future land use designation of “High Density Residential.”

Staff Analysis

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

ANALYSIS OF REQUEST

1. Consistency with the Comprehensive Plan.

- The requested Comprehensive Plan Amendment to assign the Future Land Use designation to High-Density Residential is necessary because the proposed density would be compatible with the required density for the requested land use designation. In addition, the current land use designation of Medium - Density Vertical Mixed Use does not allow the development of townhomes. Furthermore, the proposed mixed-use development is consistent with the policy goals of the City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39:

Community Goals and Policies (pg. 35-39)	Provide a mixture of housing options to attract young professionals, singles and small families
	Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
	Create a sense of place for our community along our commercial corridors
	Encourage the development of services to allow the aging population to age in place
	Maintaining a family friendly environment and focus on attracting and retaining young adults.
	Provide a mixture of housing options to attract young professionals, singles, and small families.
	Reduce the impact of new development through the preservation of greenspace

2. Relation to the Zoning of the Property.

- The subject property's requested zoning district is compatible with the list of permitted zoning districts that are found in the Comprehensive Plan, which includes the requested PUD (Planned Unit Development) district. Page 50 of the Unified Development Code states that the intent of the PUD zoning district is "(1) to allow the development of balanced neighborhoods containing physical, economic, and social assets which are difficult to achieve through the traditional separation of use and density zones, (2) provide an appropriate district for mixed-use developments, and (3) allow flexibility in design for environmentally challenged properties."

3. Suitability of the Site's Location.

- The requested future land use designation of High Density Residential would be compatible with the other surrounding land use designations that are either adjacent or nearby the subject property which includes the following subdivisions Glen Addy (High Density Residential), Grand Oaks (Medium-Density Vertical Mixed Use), Willow Springs (Medium Density Residential), and Northbridge Station (Medium Density Residential).

4. Maintaining the Current Land Use Designation.

- Due to the location of the subject property along a major road (Flippen Road) as well as the size of the property, it is unlikely that the type of permitted land uses that are intended for the Medium Density Vertical Mixed Use would be allowed to be developed on this property. According to page 43 of the Comprehensive Plan, those uses would include "two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums."

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2022-04 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2022-05 to allow for the development of a mixed-use residential development. Therefore, the Planning and Zoning staff recommends **APPROVAL**.

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:

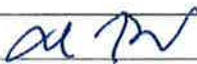
The Applicant discussed the proposed development, which is a mixed residential development consisting of ± 1,361 units/lots and comprised of multi-family, townhome and single-family detached units. The parties discussed the zoning history of the site in Henry County, the Applicant's intent to annex and 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.

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

* 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 ✓

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

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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

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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 _____

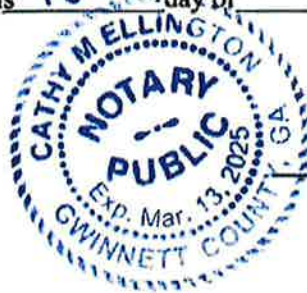
Signature of Applicant/Property Owner/Agent _____

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)

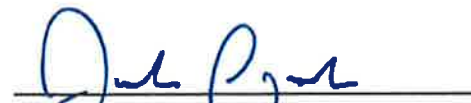
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



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.

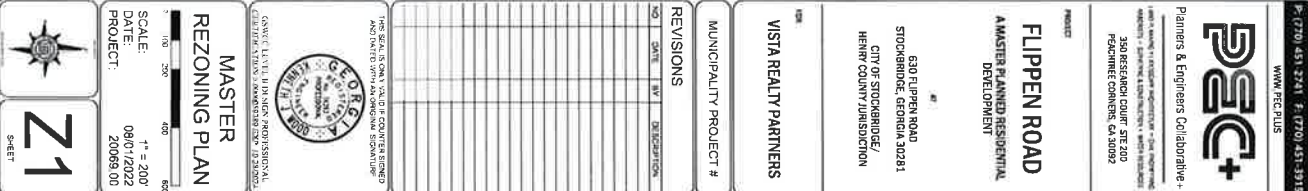
Respectfully submitted,



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



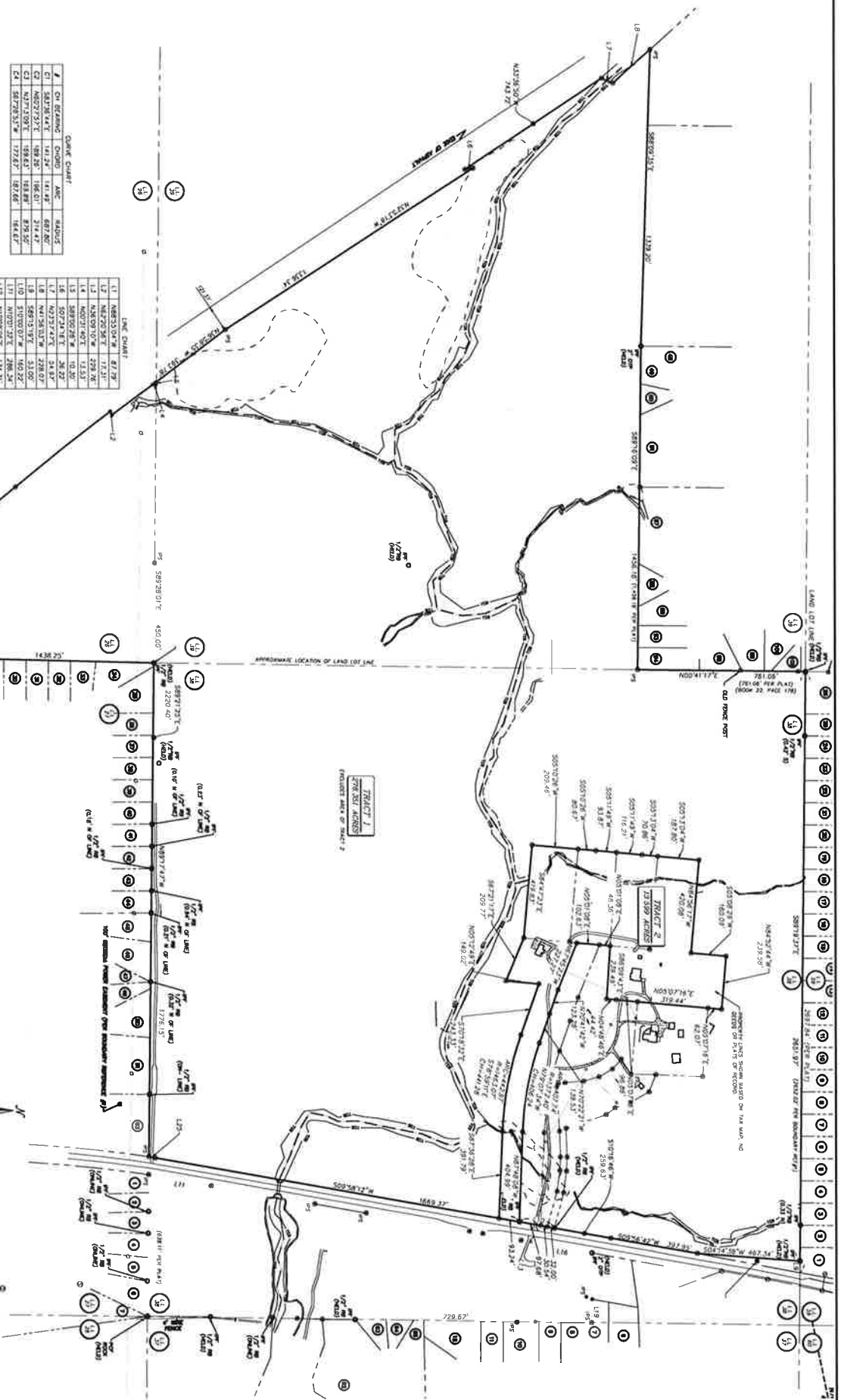
Survey

This drawing is to be read in conjunction with the plat of the same title and the same date and the same recording jurisdiction as this drawing.

#	CH	BEARING	CHORD	ARC	RADIUS
1	CH	S84°30'44"E	144.24'	144.48'	687.60'
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29	CH	S84°30'44"E	144.24'	144.48'	687.60'
30	CH	S84°30'44"E	144.24'	144.48'	687.60'

REFERENCE:
1. BOUNDARY INFORMATION SHOWN THEREIN FROM ALTIMAPERS LAND TITLE SURVEY FOR WSTA ACQUISITIONS, LLC, DATED 5/24/2021, PREPARED BY WETBORN GROUP INC., LLC.



PEC+
Planners & Engineers Collaborative
ARCHITECTS - LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING
SURVEYING & CONSTRUCTION - WATER RESOURCES
300 E. HIGHWAY 100, SUITE 100, ATLANTA, GEORGIA 30316
404.525.1234
WWW.PEC-PLUS.COM

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



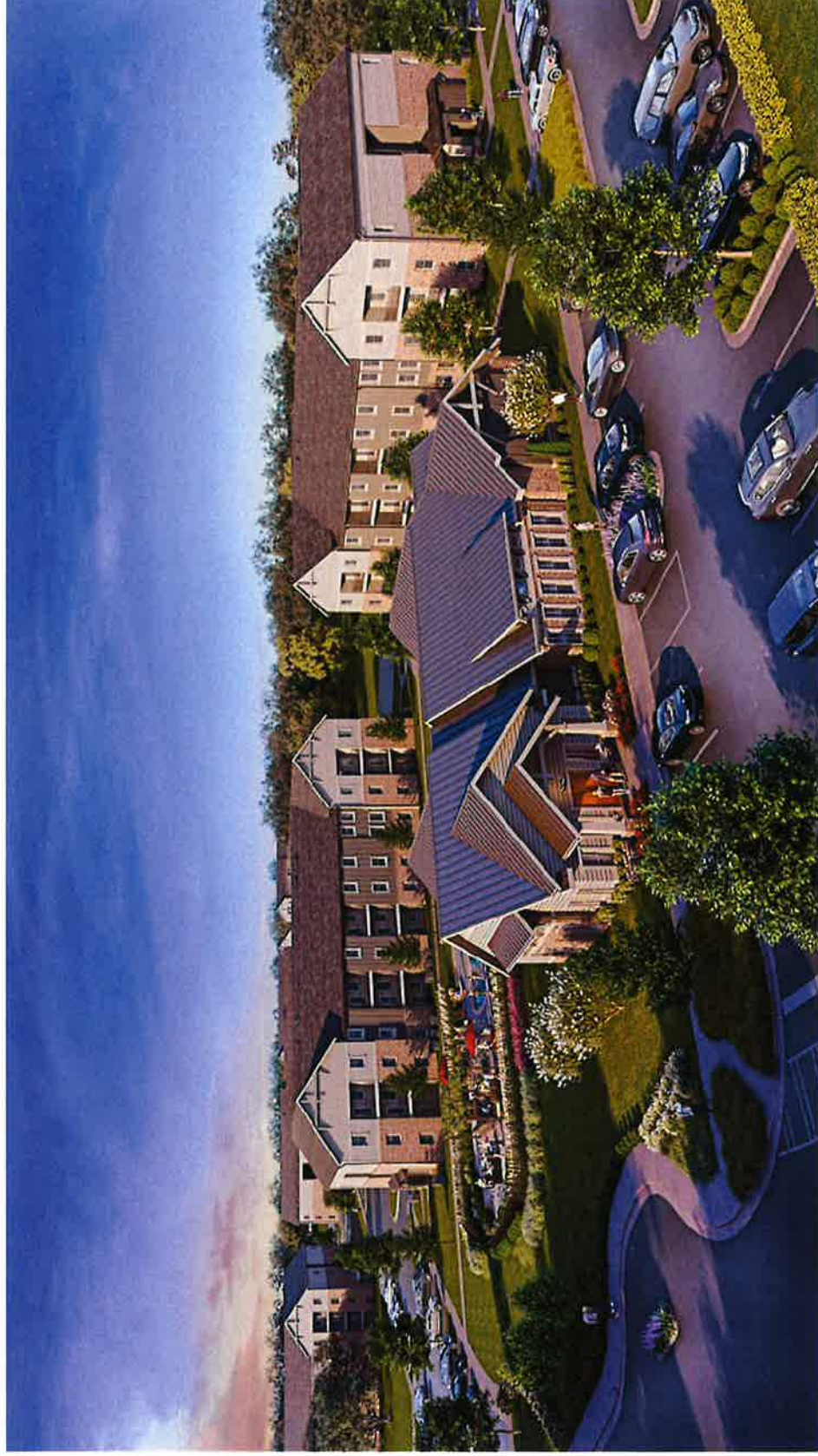
VISTA REALTY
PARTNERS

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

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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

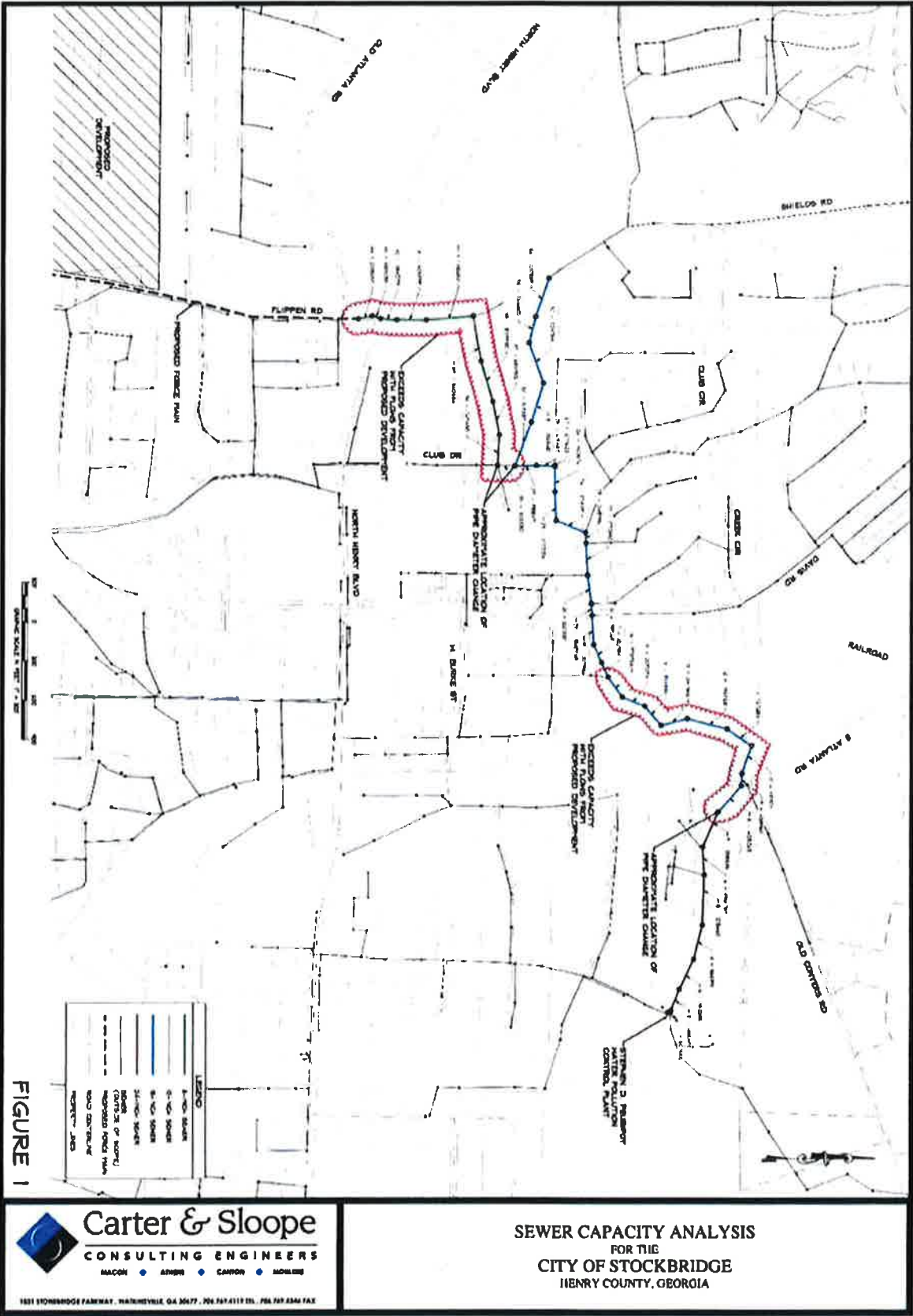


Figure 2 - Proposed Development Connection



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.

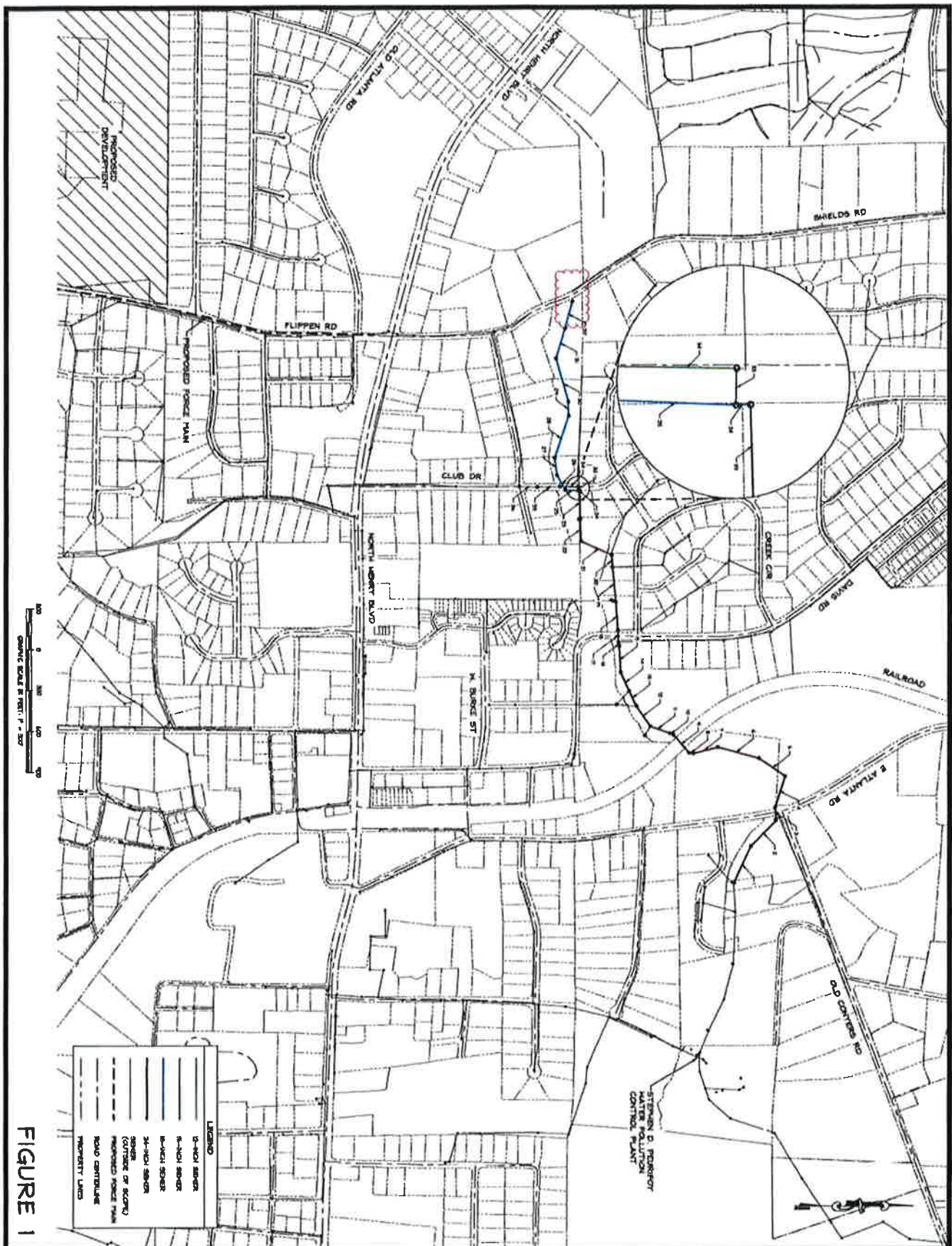


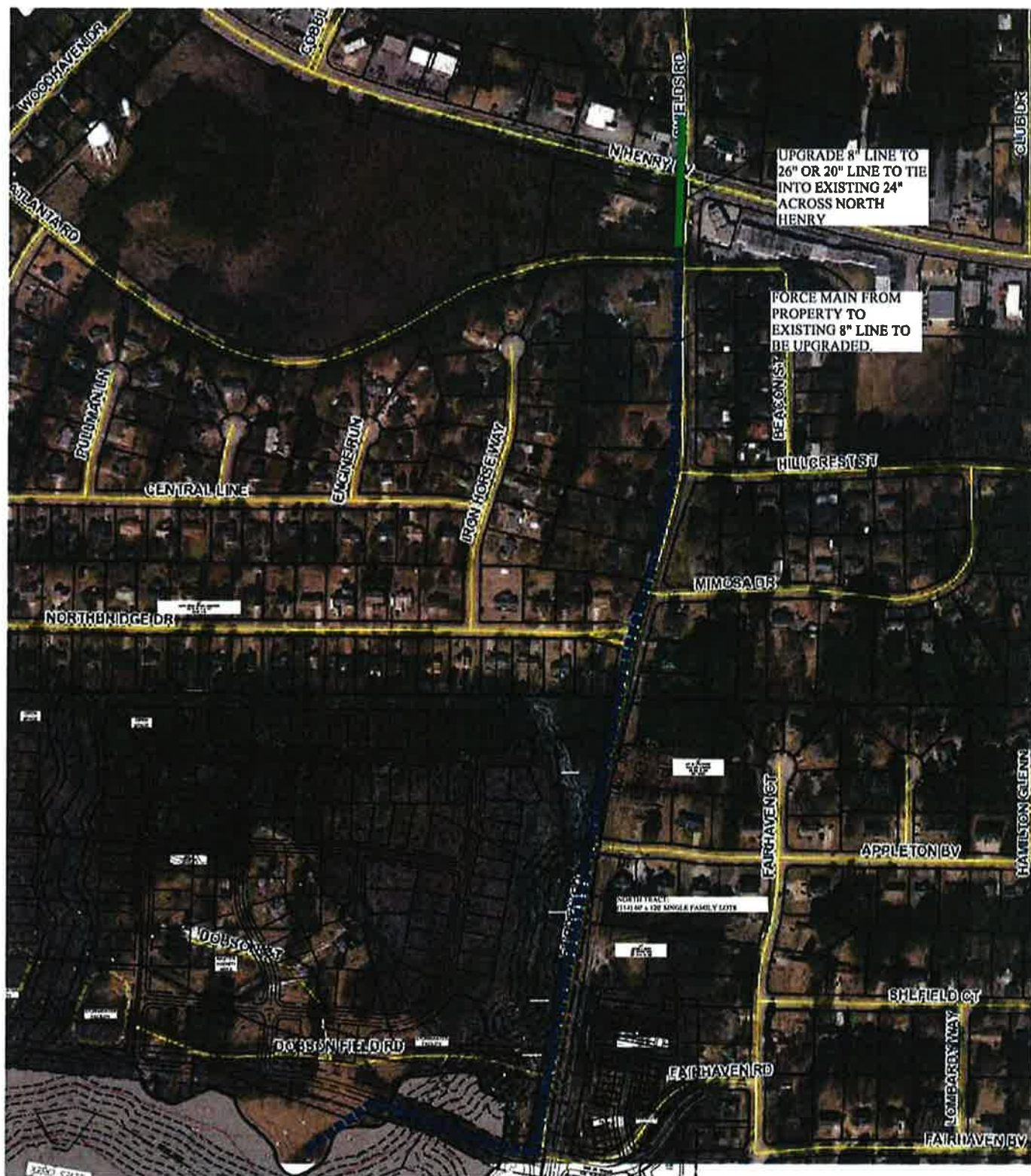
FIGURE 1



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	

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.

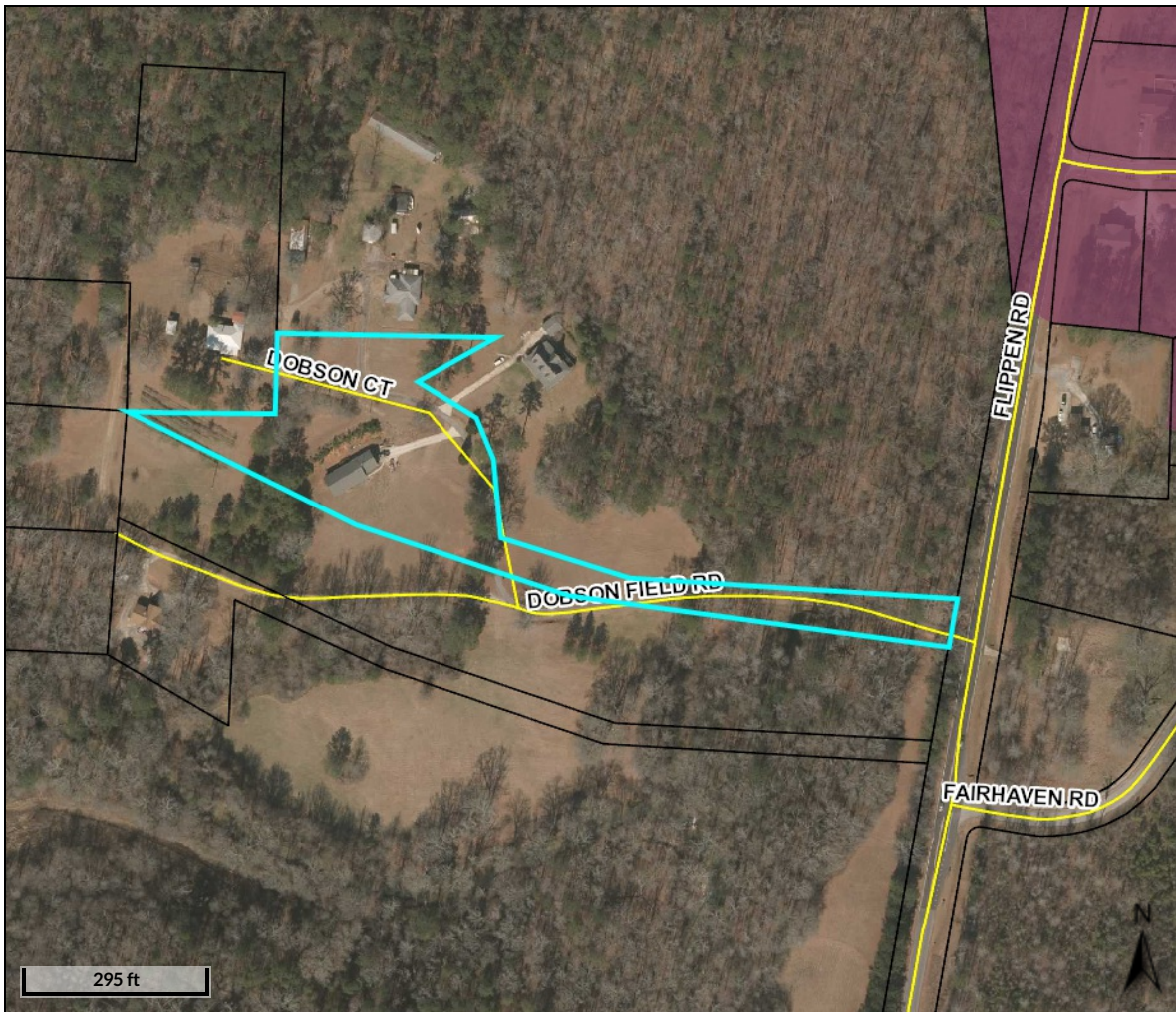
This 19th day of May, 2023.

Respectfully submitted,

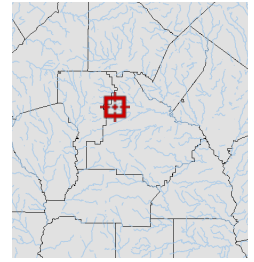
A handwritten signature in blue ink, appearing to read "DJ Webb", is positioned above a horizontal line.

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



Overview



Legend

- Parcels
- Roads
- Cities

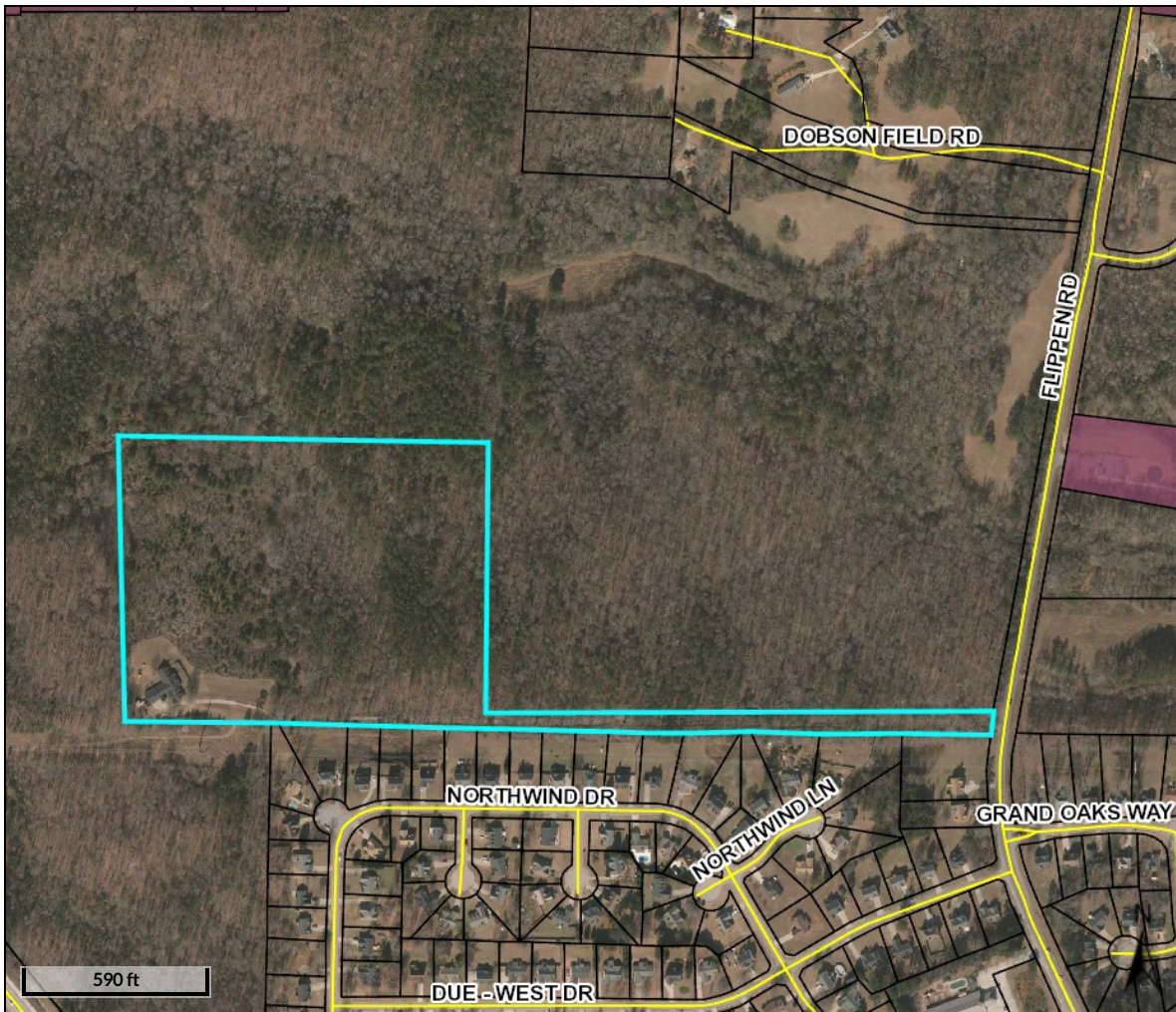
Parcel ID	030-01004008	Class	R	Owner	BROWN RODNEY S	Land Value:	\$34,500	Last 2 Sales		
Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason
						Total Value:	\$211,400	9/8/2011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

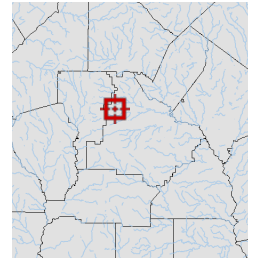
Date created: 9/7/2022

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Overview



Legend

- Parcels
- Roads
- Cities

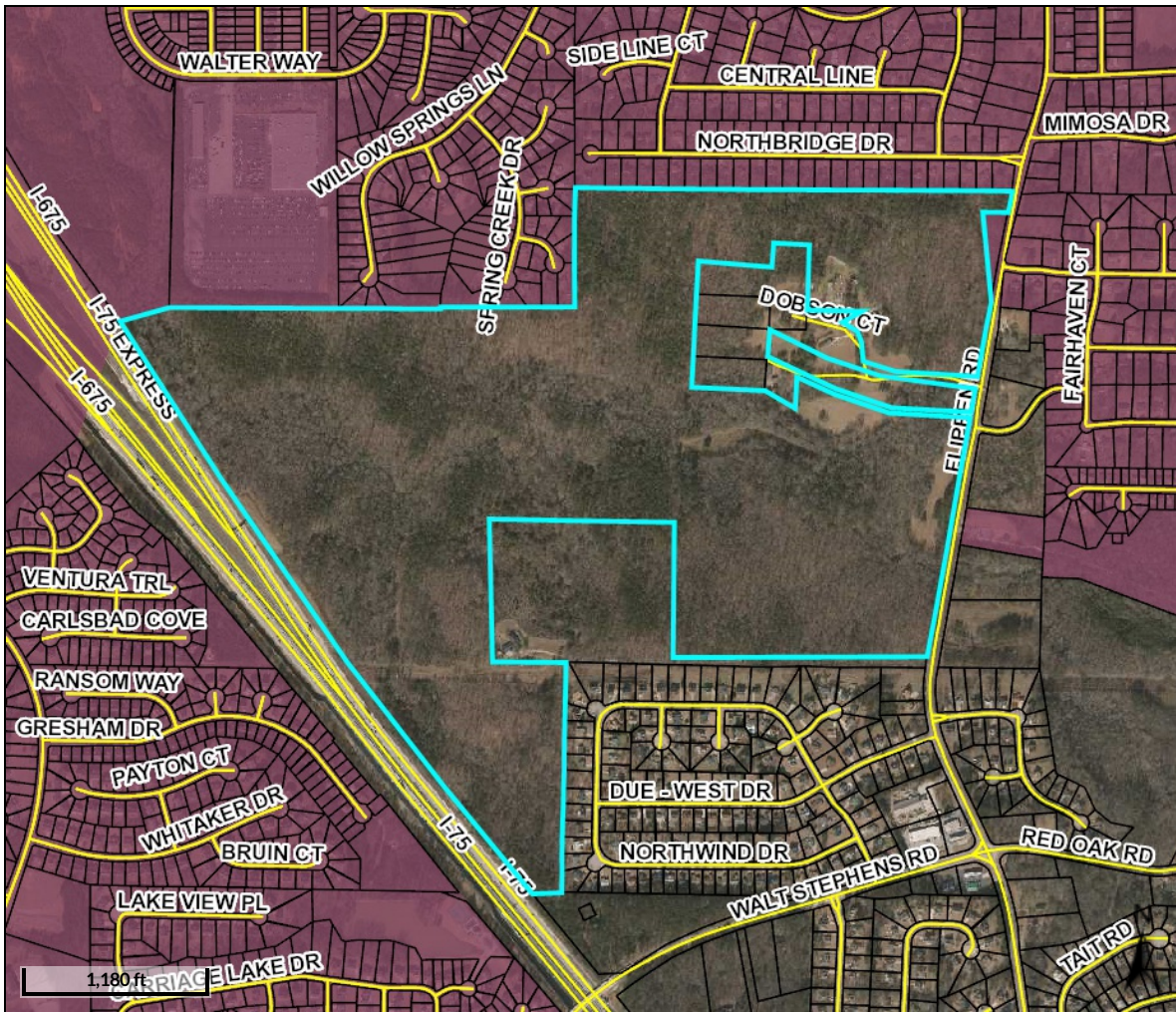
Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land					
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:	\$501,000				
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp	ATLANTA GA 30305				Value:		Date	Price	Reason	Qual
							Misc	1/22/2021	\$750,000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

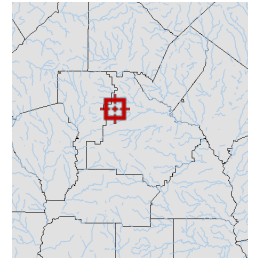
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Overview



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

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

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

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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

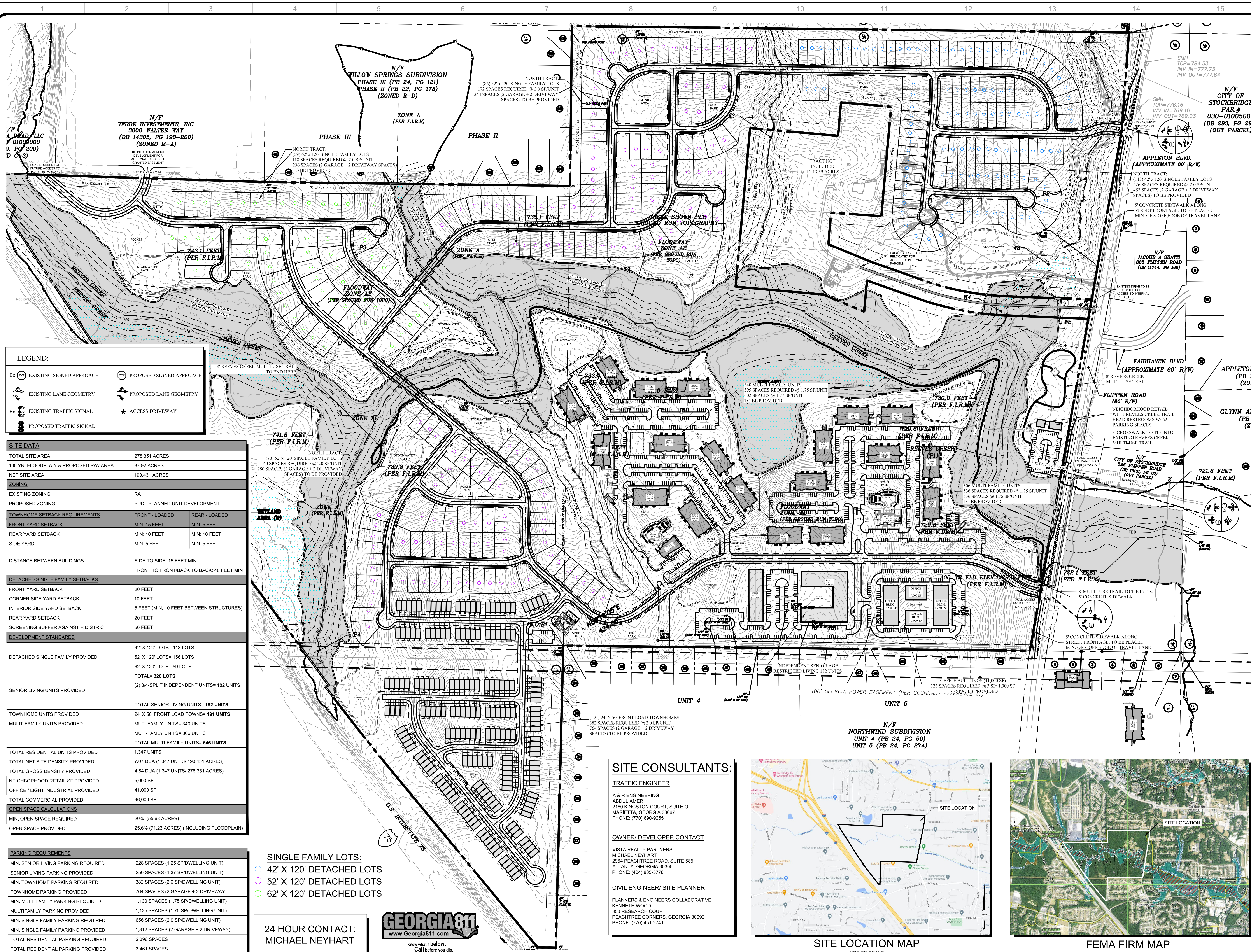
Environmental Quality

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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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.

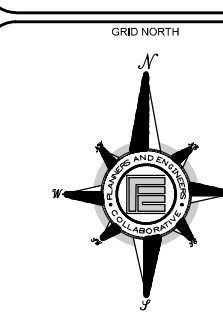


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

GRTA SITE PLAN



SCALE: 1" = 200'
DATE: 08/01/2022
PROJECT: 20069.00



G1



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:

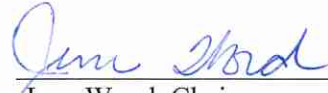
1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed 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

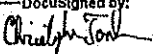
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

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

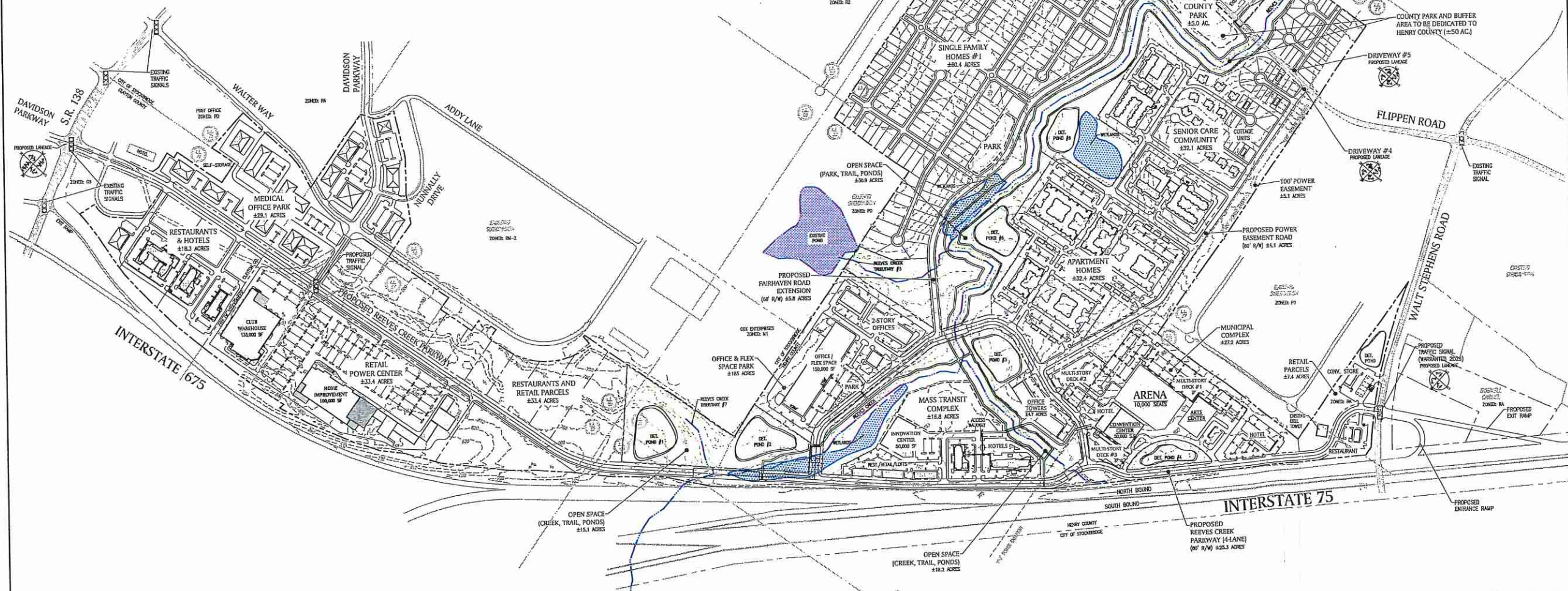
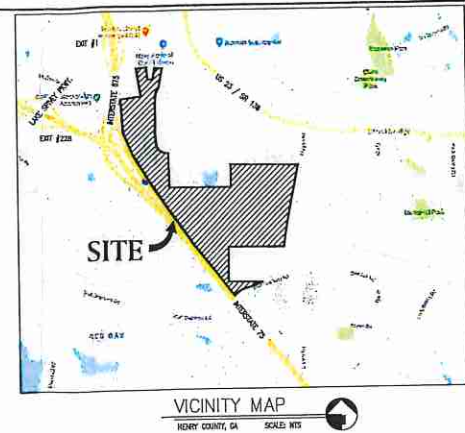
SITE & LAND ANALYSIS - COMMERCIAL	
RESTAURANTS & HOTELS (SR 138)	±18.3 ACRES
3 HOTELS (4-STORY, 100+ ROOMS)	±160,000 S.F.
RETAIL SHOPS	±15,000 S.F.
3 RESTAURANT OUTLOTS	±15,000 S.F.
PARKING ALLOWED 500 SPACES (1 SP/ROOM & 1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.24
MEDICAL OFFICE PARK	±28.1 ACRES
14 OFFICE 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	±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, LEGAL MAPS, 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**

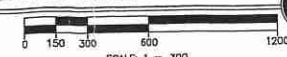
1475 BUFORD DRIVE
SUITE 403-117
LAWRENCEVILLE, GA 30043

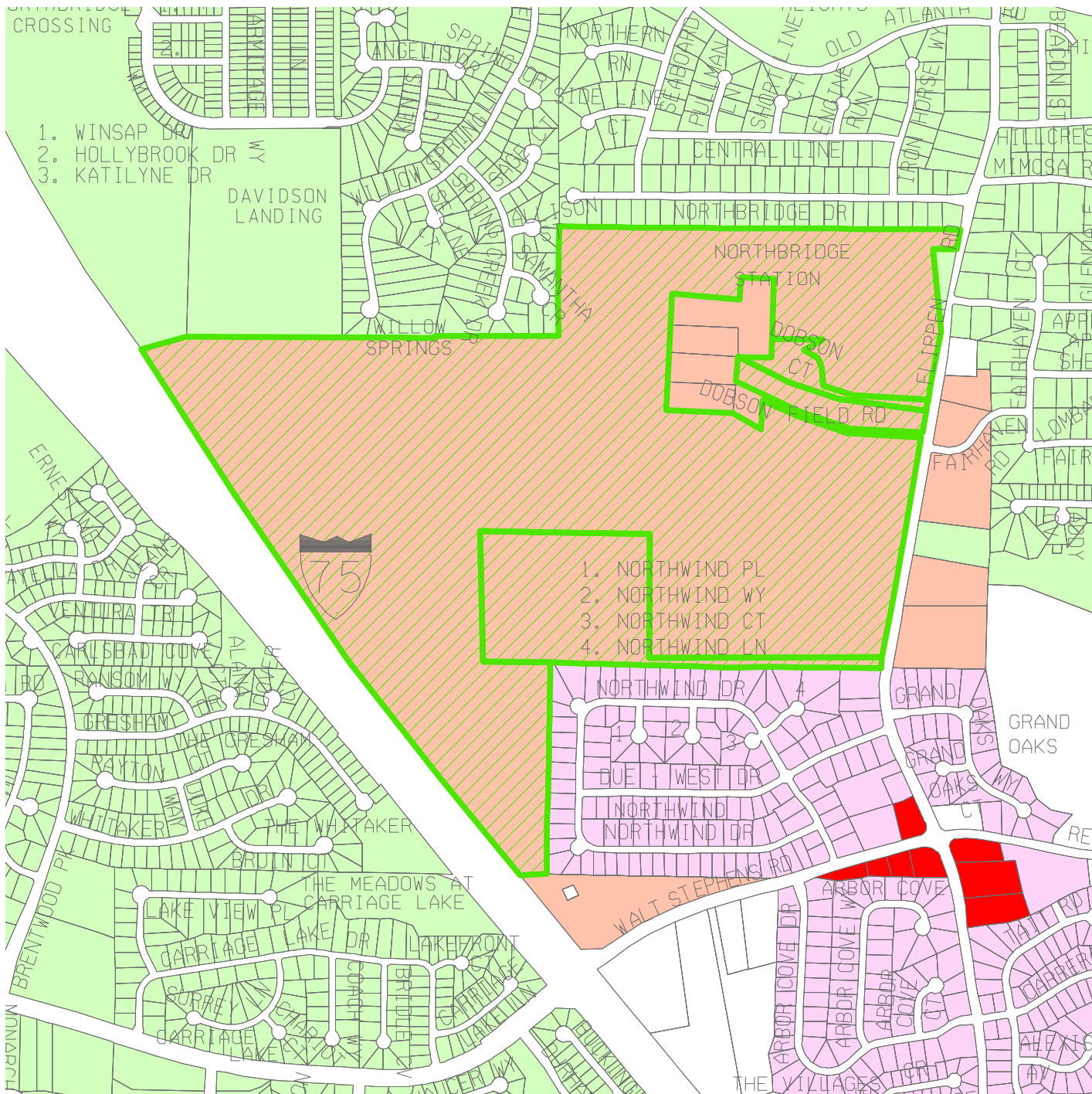
PROJECT:

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

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

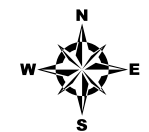
DRI SITE PLAN





Legend

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

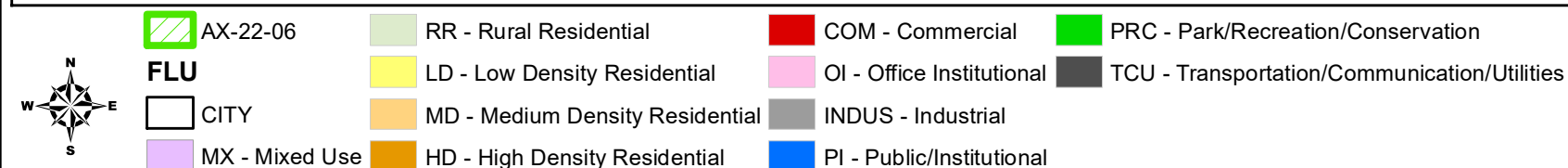
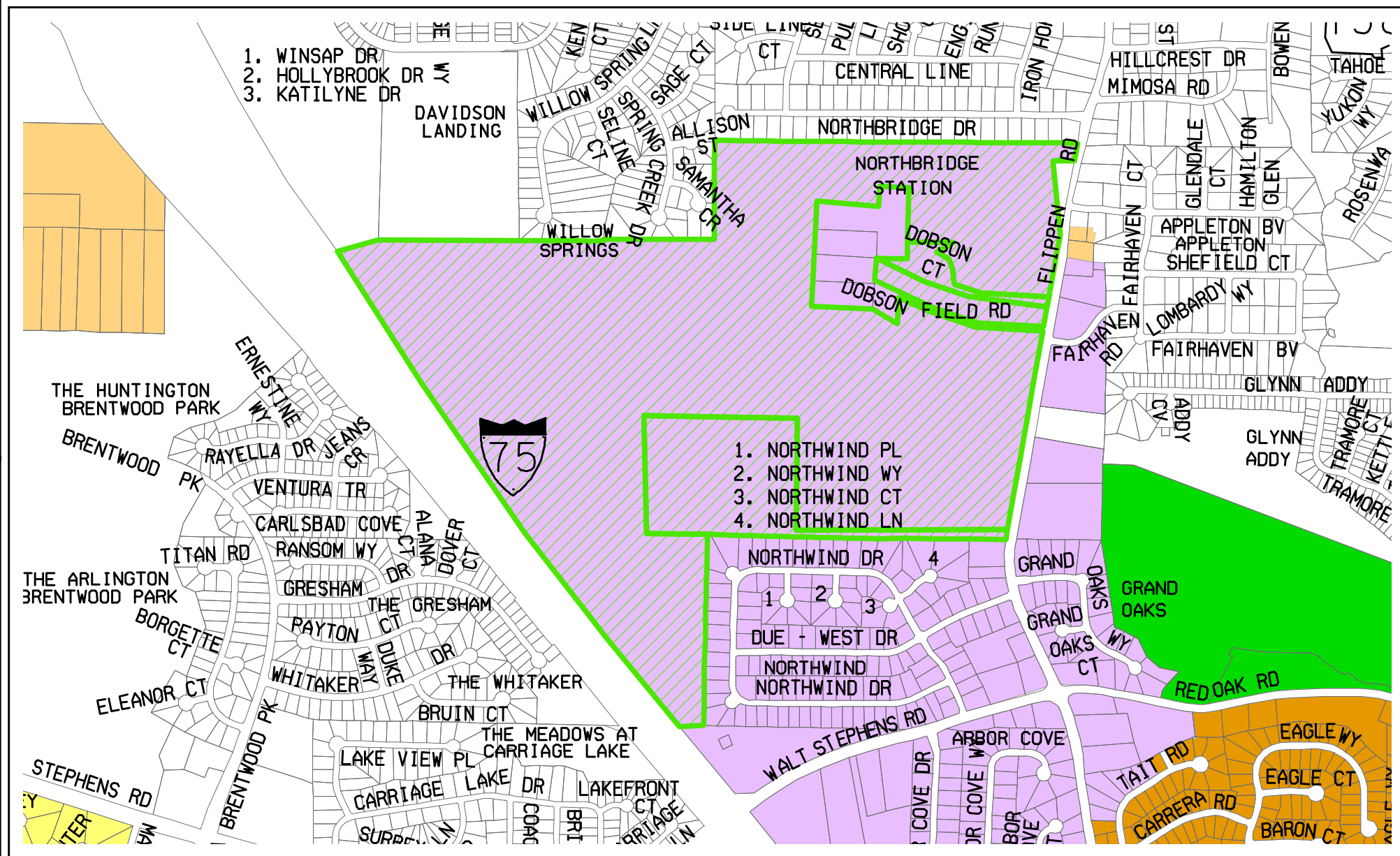


Scale: 1"= 1000'

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

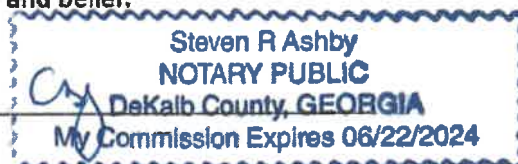
Rodney Brown

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)

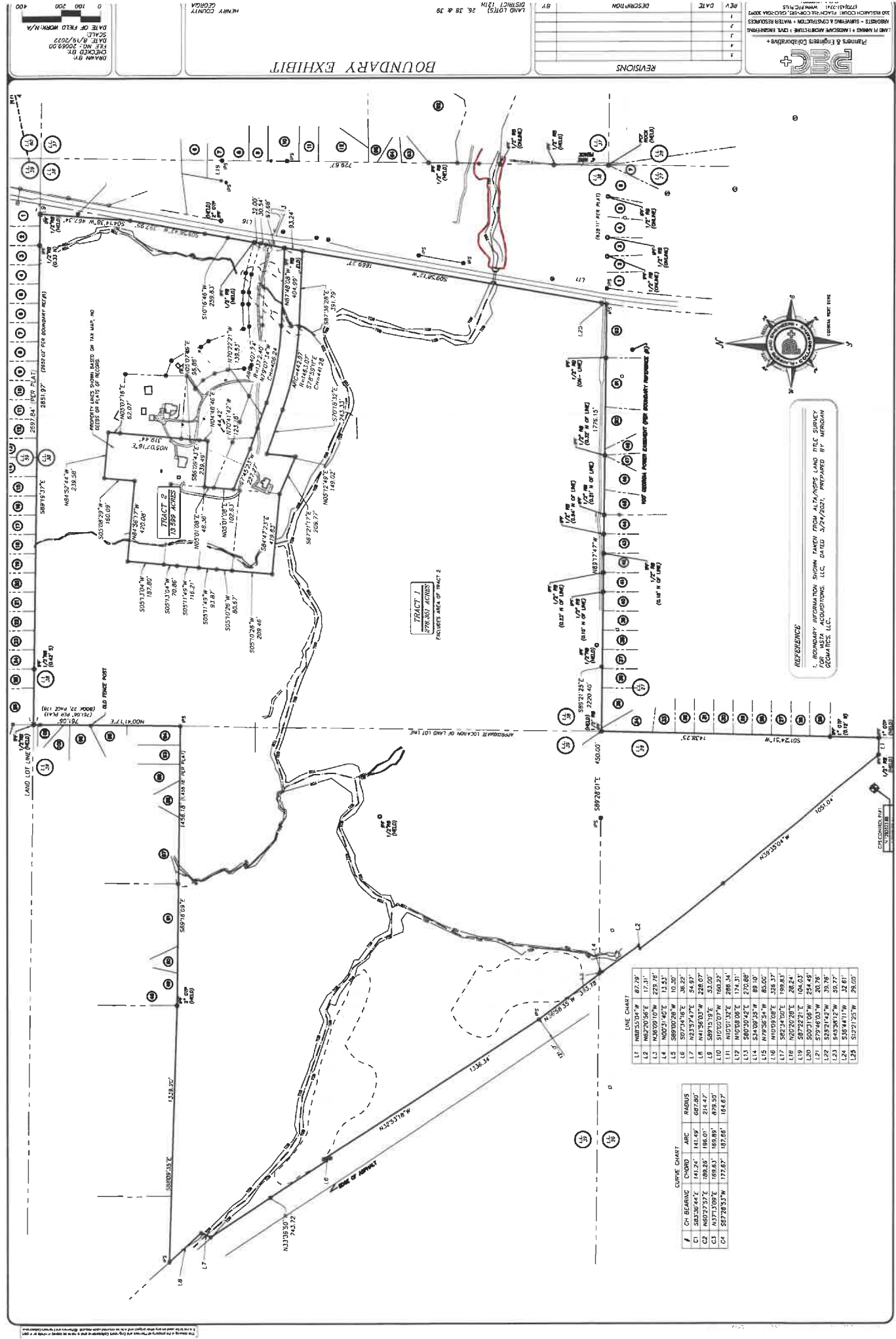
Print

SURVEY AND LEGAL DESCRIPTION

REVISIONS



CURVE CHART					LINE CHART				
	C1	C2	C3	C4	C5	C6	C7	C8	C9
	BEARING	CHORD	ARC	RADIUS					
L1	N85°30'00"E	441.24'	141.50'	697.860'	L1	N85°30'00"E	441.24'	141.50'	697.860'
L2	N85°30'00"E	441.24'	141.50'	697.860'	L2	N85°30'00"E	441.24'	141.50'	697.860'
L3	N85°30'00"E	441.24'	141.50'	697.860'	L3	N85°30'00"E	441.24'	141.50'	697.860'
L4	N85°30'00"E	441.24'	141.50'	697.860'	L4	N85°30'00"E	441.24'	141.50'	697.860'
L5	N85°30'00"E	441.24'	141.50'	697.860'	L5	N85°30'00"E	441.24'	141.50'	697.860'
L6	N85°30'00"E	441.24'	141.50'	697.860'	L6	N85°30'00"E	441.24'	141.50'	697.860'
L7	N85°30'00"E	441.24'	141.50'	697.860'	L7	N85°30'00"E	441.24'	141.50'	697.860'
L8	N85°30'00"E	441.24'	141.50'	697.860'	L8	N85°30'00"E	441.24'	141.50'	697.860'
L9	N85°30'00"E	441.24'	141.50'	697.860'	L9	N85°30'00"E	441.24'	141.50'	697.860'
L10	N85°30'00"E	441.24'	141.50'	697.860'	L10	N85°30'00"E	441.24'	141.50'	697.860'
L11	N85°30'00"E	441.24'	141.50'	697.860'	L11	N85°30'00"E	441.24'	141.50'	697.860'
L12	N85°30'00"E	441.24'	141.50'	697.860'	L12	N85°30'00"E	441.24'	141.50'	697.860'
L13	N85°30'00"E	441.24'	141.50'	697.860'	L13	N85°30'00"E	441.24'	141.50'	697.860'
L14	N85°30'00"E	441.24'	141.50'	697.860'	L14	N85°30'00"E	441.24'	141.50'	697.860'
L15	N85°30'00"E	441.24'	141.50'	697.860'	L15	N85°30'00"E	441.24'	141.50'	697.860'
L16	N85°30'00"E	441.24'	141.50'	697.860'	L16	N85°30'00"E	441.24'	141.50'	697.860'
L17	N85°30'00"E	441.24'	141.50'	697.860'	L17	N85°30'00"E	441.24'	141.50'	697.860'
L18	N85°30'00"E	441.24'	141.50'	697.860'	L18	N85°30'00"E	441.24'	141.50'	697.860'
L19	N85°30'00"E	441.24'	141.50'	697.860'	L19	N85°30'00"E	441.24'	141.50'	697.860'
L20	N85°30'00"E	441.24'	141.50'	697.860'	L20	N85°30'00"E	441.24'	141.50'	697.860'
L21	N85°30'00"E	441.24'	141.50'	697.860'	L21	N85°30'00"E	441.24'	141.50'	697.860'
L22	N85°30'00"E	441.24'	141.50'	697.860'	L22	N85°30'00"E	441.24'	141.50'	697.860'
L23	N85°30'00"E	441.24'	141.50'	697.860'	L23	N85°30'00"E	441.24'	141.50'	697.860'
L24	N85°30'00"E	441.24'	141.50'	697.860'	L24	N85°30'00"E	441.24'	141.50'	697.860'
L25	N85°30'00"E	441.24'	141.50'	697.860'	L25	N85°30'00"E	441.24'	141.50'	697.860'



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

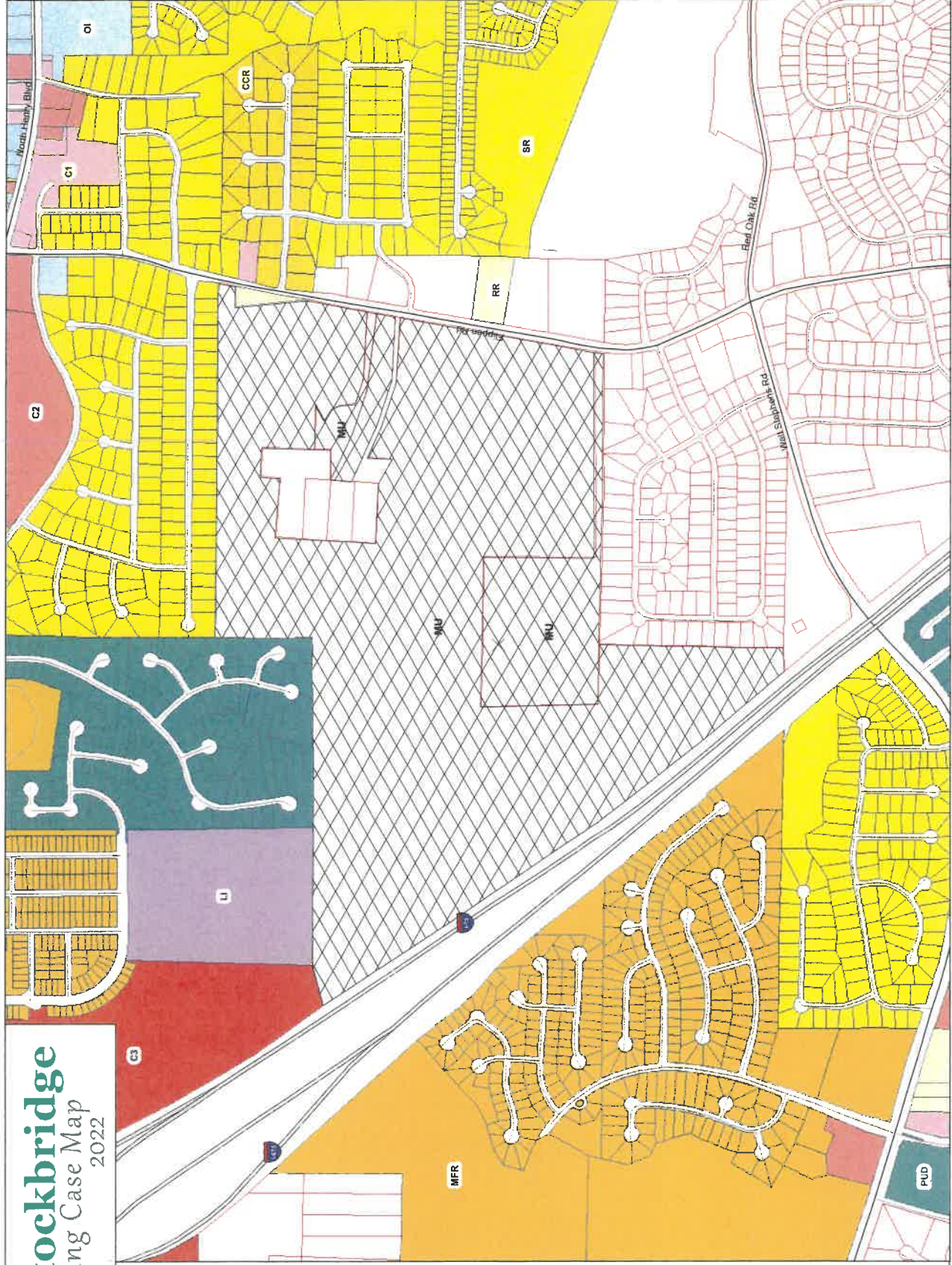
Overlay District:
Parkway Mixed Use

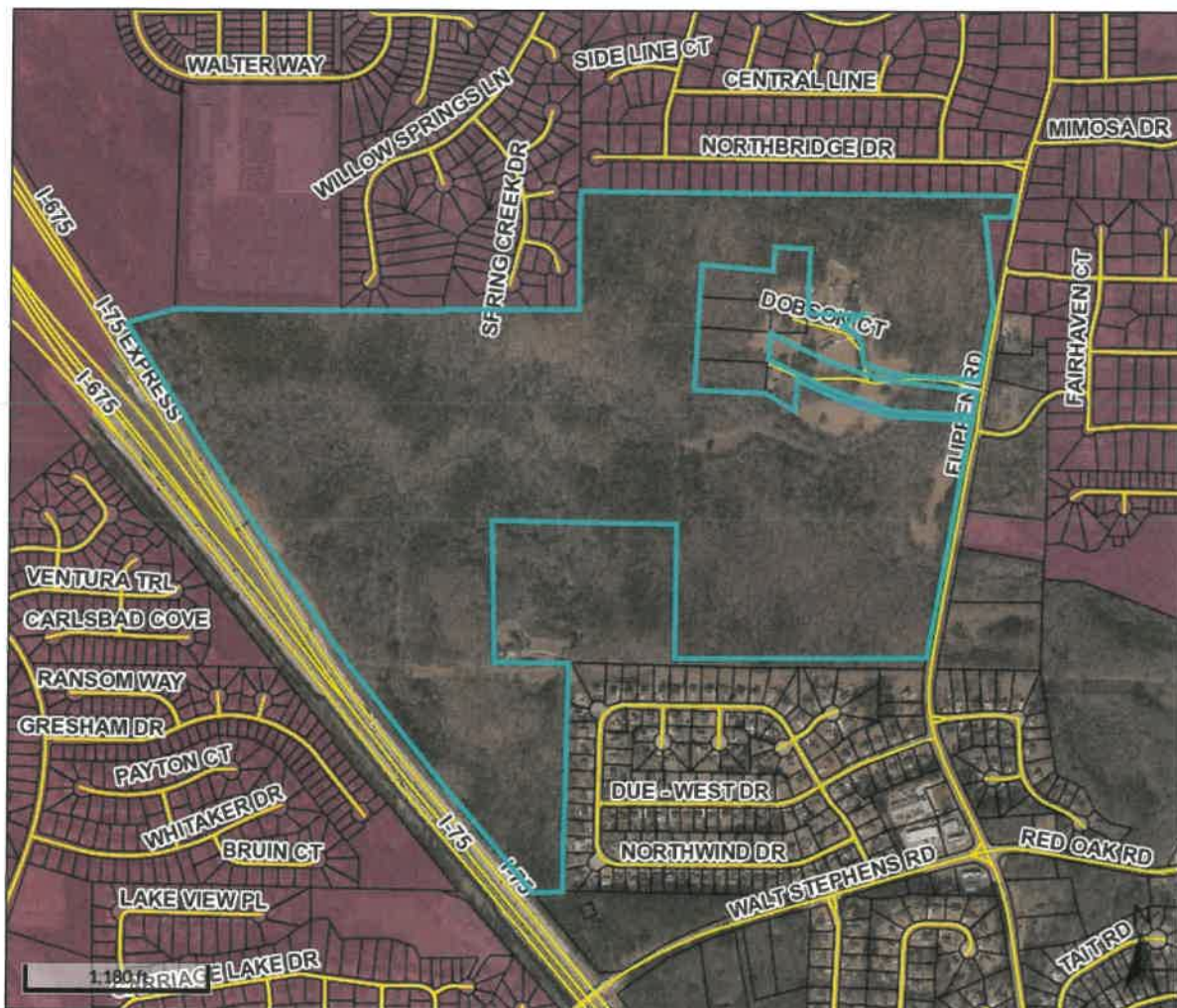
Current Zoning Adopted 03/14/22

- Zoning Districts**
- RR-Rural Residential
 - SR-Suburban Residential
 - CCR-City Center Residential
 - MFR-Mobile 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

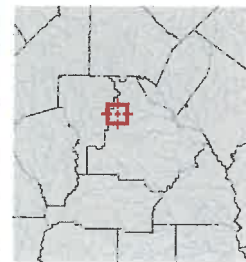


Created By: MD, 9/22/2022





Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		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
										Qual
										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.

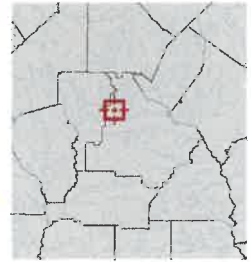
Date created: 9/7/2022

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	\$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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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

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Developed by  **Schneider**
GEOSPATIAL



Planners & Engineers Collaborative
1400 PLANNING + SURVEYING + CONSTRUCTION + WATER RESOURCES
1300 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
1200 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
1100 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
1000 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
900 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
800 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
700 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
600 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
500 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
400 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
300 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
200 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
100 RESOURCES + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING

REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		

BOUNDARY EXHIBIT

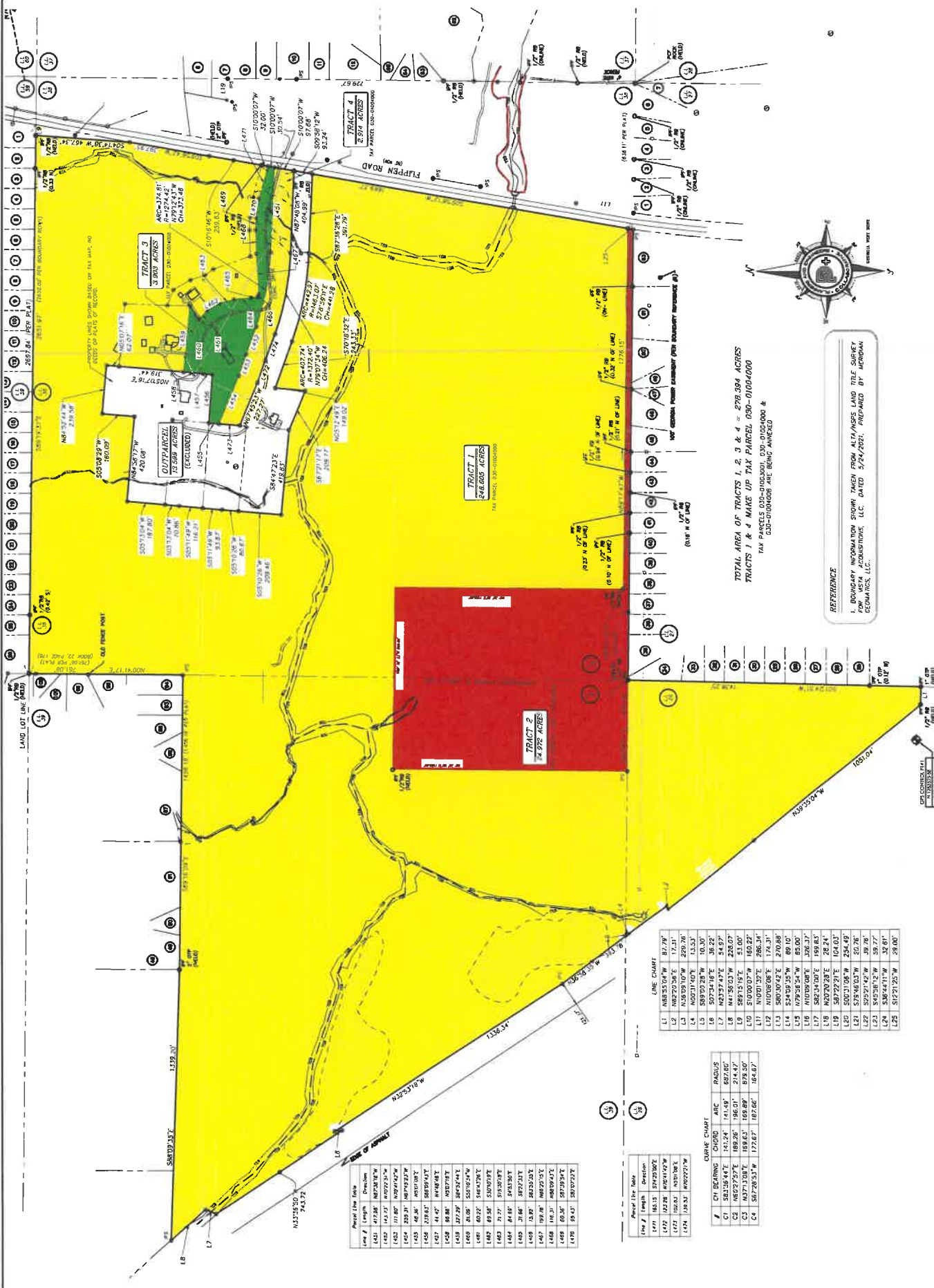
HENRY COUNTY

DRAWN BY: [Name]
CHECKED BY: [Name]
DATE OF FIELD WORK: [Date]
SCALE: [Scale]
TAX MAP: [Map Number]
DATE: [Date]



REFERENCE
1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALL ACRES LAND TITLE SURVEY FOR WEST ACRES, 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 & 030-01004001 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
C1	S83°35'44\"	667.60'
C2	N82°22'54\"	186.01'
C3	N37°13'08\"	189.63'
C4	S87°28'53\"	187.66'

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	84.48'	S44°34'33\"
1465	77.68'	S87°13'17\"
1466	13.90'	S82°35'23\"
1467	99.78'	N80°29'53\"
1468	116.31'	N88°09'44\"
1469	60.34'	S87°25'34\"
1470	59.42'	S80°07'32\"



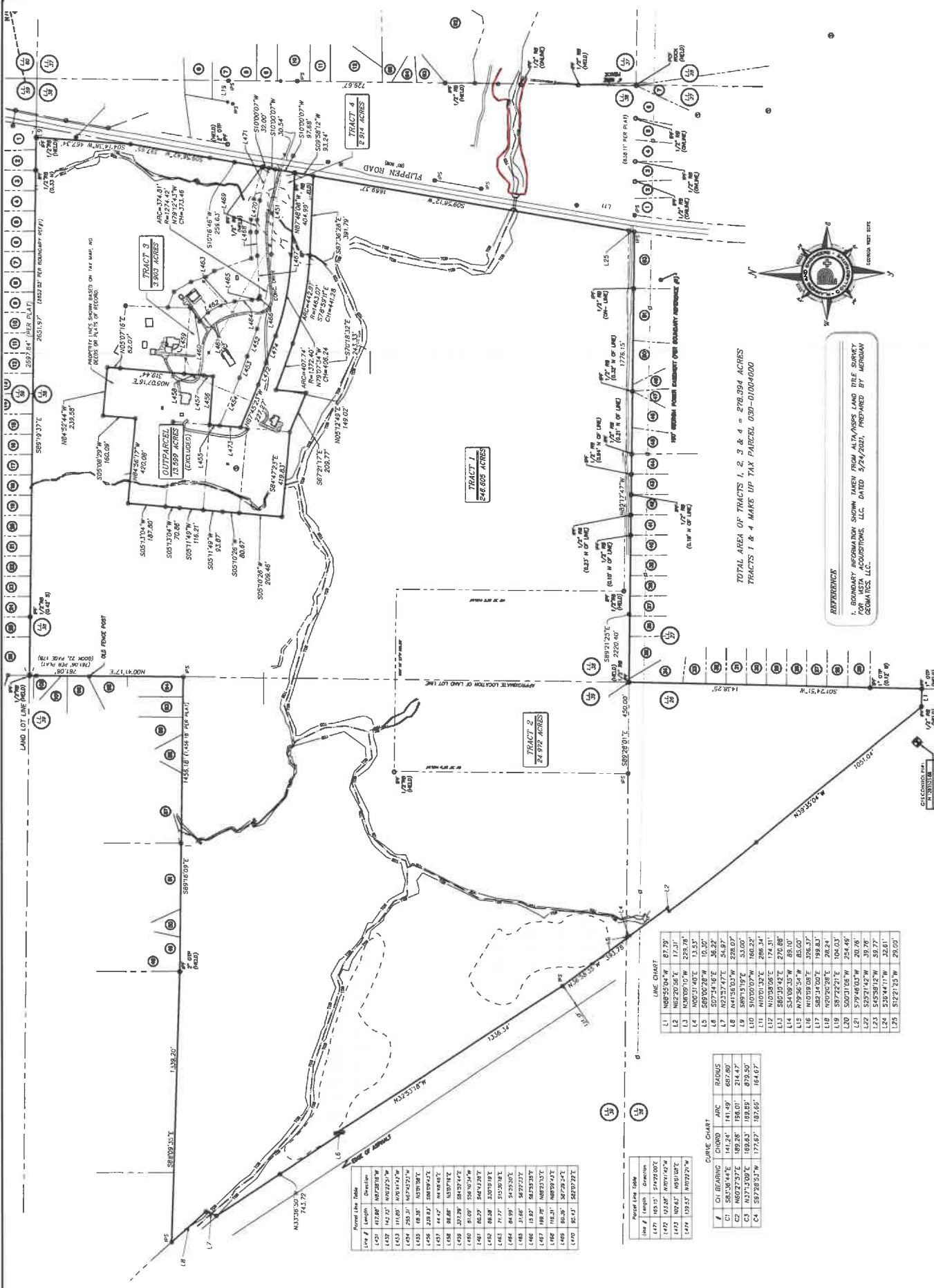
PLANNERS & ENGINEERS CONSULTANTS
LAND SURVEYING & ENGINEERING
10000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.RMC-INC.COM

REV	DATE	DESCRIPTION
1		
2		
3		
4		

BY: LAND SURVEYOR
DATE: 03/19/2023
26.38 & 39

BOUNDARY EXHIBIT

HENRY COUNTY
DATE OF FIELD WORK: N/A
SCALE: AS SHOWN
FILE NO.: 20069.00
DATE: 03/19/2023
DRAWN BY: (signature)



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

REFERENCE:
1. BOUNDARY SURVEY SHOWN TAKEN FROM ALTA SURVEY LAND TITLE SURVEY FOR BETA HOUSING, LLC, DATED 04/20/2011, PREPARED BY GEOMETRICS, LLC.

LINE	BEARING	DISTANCE	CHORD	ARC	RADIUS
1	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
2	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
3	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
4	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
5	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
6	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
7	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
8	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
9	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
10	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
11	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
12	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
13	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
14	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
15	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
16	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
17	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
18	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
19	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
20	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
21	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
22	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
23	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
24	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
25	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
26	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
27	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
28	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
29	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
30	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
31	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
32	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
33	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
34	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
35	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
36	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
37	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
38	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
39	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
40	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
41	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
42	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
43	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
44	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
45	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
46	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
47	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
48	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
49	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
50	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
51	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
52	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
53	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
54	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
55	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
56	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
57	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
58	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
59	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
60	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
61	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
62	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
63	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
64	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
65	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
66	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
67	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
68	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
69	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
70	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
71	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
72	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
73	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
74	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
75	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
76	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
77	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
78	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
79	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
80	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
81	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
82	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
83	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
84	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
85	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
86	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
87	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
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89	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
90	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
91	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
92	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
93	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
94	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
95	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
96	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
97	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
98	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
99	N85°55'44\"	61.79'	141.24'	141.49'	685.80'
100	N85°55'44\"	61.79'	141.24'	141.49'	685.80'

CH	BEARING	CHORD	ARC	RADIUS
C1	S81°38'44\"	141.24'	141.49'	685.80'
C2	N60°27'57\"	189.28'	189.01'	214.47'
C3	N37°13'09\"	189.63'	189.89'	975.50'
C4	S27°28'52\"	177.67'	181.66'	164.67'

LINE	LENGTH	DIRECTION
1	417.88'	N87°28'18\"
2	142.72'	N87°28'18\"
3	111.00'	N87°28'18\"
4	250.31'	N87°28'18\"
5	68.35'	N87°28'18\"
6	228.82'	N87°28'18\"
7	44.47'	N87°28'18\"
8	107.79'	N87°28'18\"
9	107.79'	N87°28'18\"
10	107.79'	N87°28'18\"
11	107.79'	N87°28'18\"
12	107.79'	N87°28'18\"
13	107.79'	N87°28'18\"
14	107.79'	N87°28'18\"
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82	107.79'	N87°28'18\"
83	107.79'	N87°28'18\"
84	107.79'	N87°28'18\"
85	107.79'	N87°28'18\"
86	107.79'	N87°28'18\"
87	107.79'	N87°28'18\"
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90	107.79'	N87°28'18\"
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92	107.79'	N87°28'18\"
93	107.79'	N87°28'18\"
94	107.79'	N87°28'18\"
95	107.79'	N87°28'18\"
96	107.79'	N87°28'18\"
97	107.79'	N87°28'18\"
98	107.79'	N87°28'18\"
99	107.79'	N87°28'18\"
100	107.79'	N87°28'18\"

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

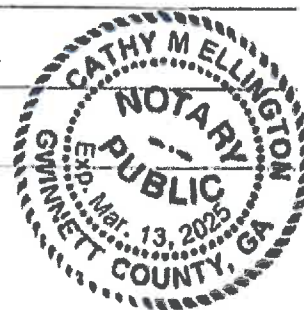
NOTARY STAMP:

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

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

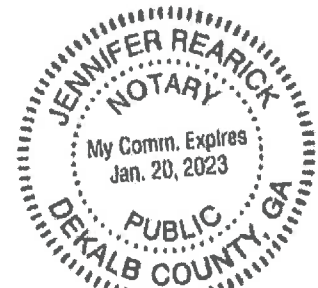
Rodney Brown
Signature of Applicant/Property Owner/Agent

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.

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



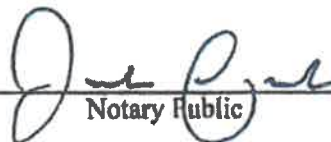
Signature of Applicant/Property Owner/Agent

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 _____, _____

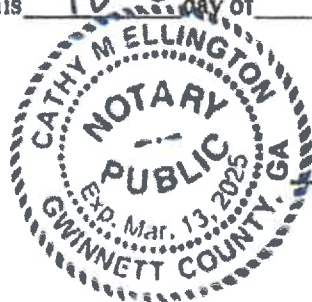
Applicant's Name - Printed _____

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 _____, _____

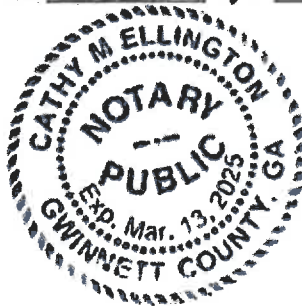
Applicant's Name - Printed

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?

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

Applicant's Name -Printed

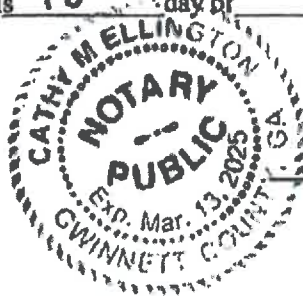
Signature of Applicant/Property Owner/Agent

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)

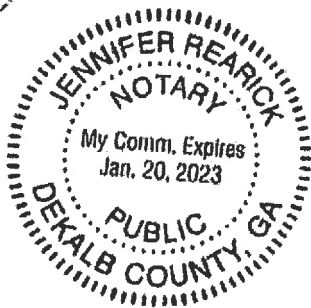
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


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.

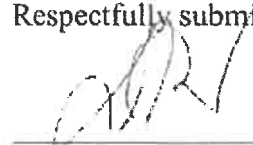
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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.

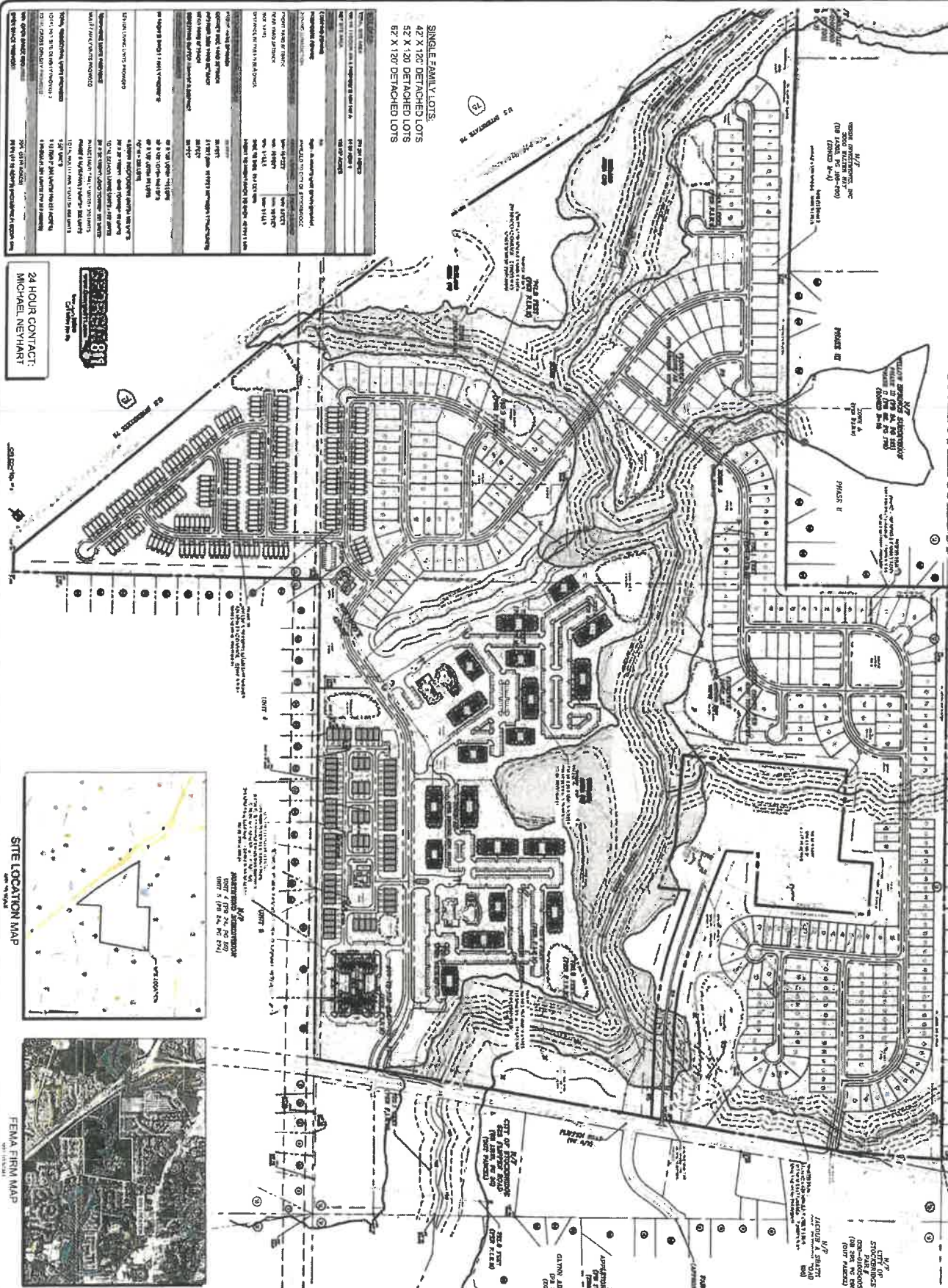
Respectfully submitted,



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

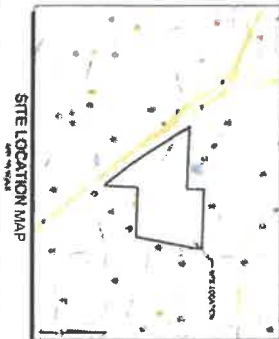
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



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 +

630 RUPPIN ROAD
STOCKBRIDGE, GEORGIA 30281
CITY OF STOCKBRIDGE/
HENRY COUNTY JURISDICTION

FLIPPEN ROAD
MASTER PLANNED RESIDENTIAL
DEVELOPMENT

VISTA REALTY PARTNERS

REVISIONS

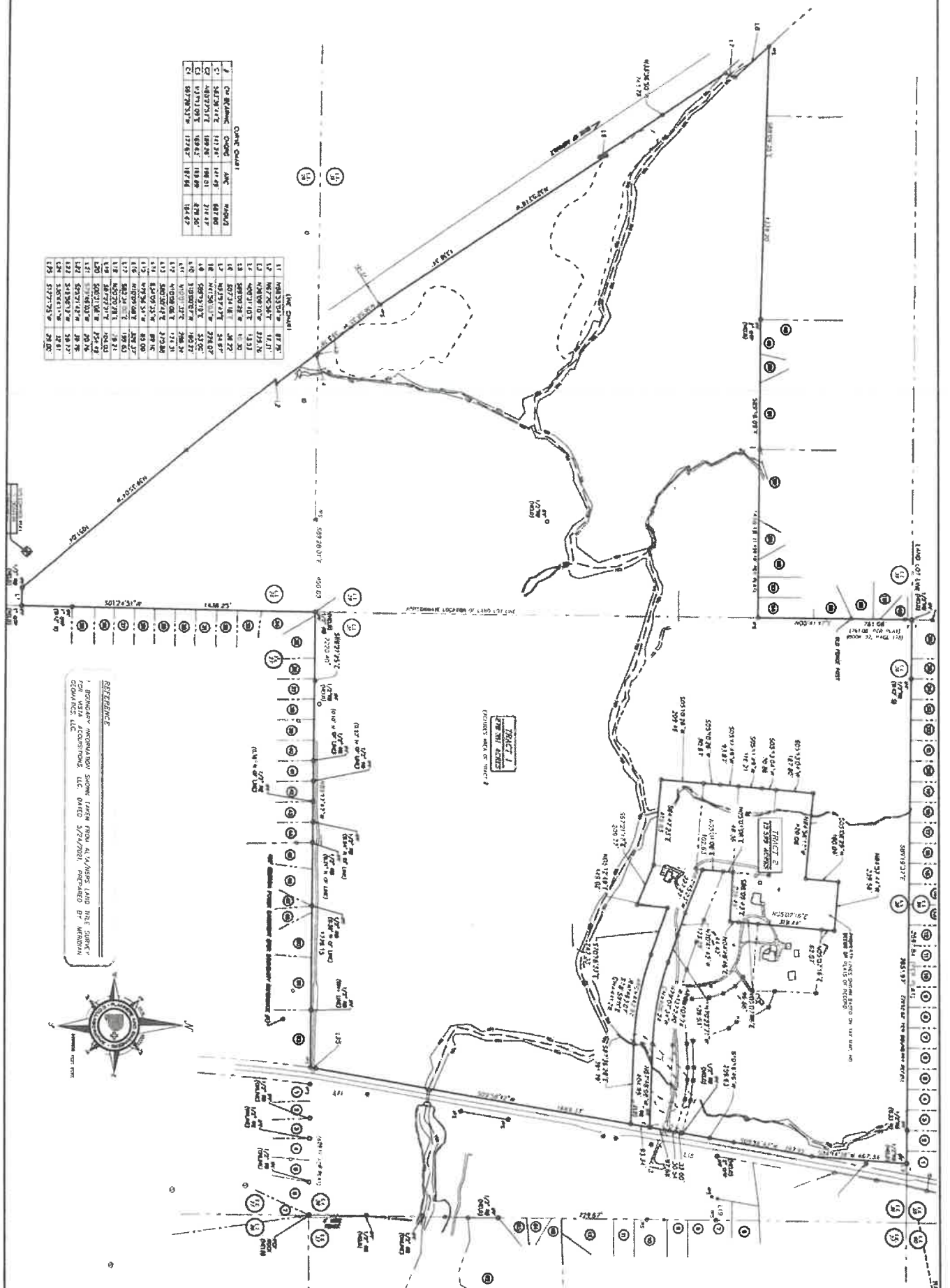
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3	08/07/2022	20055.00	DATE: 08/07/2022
4	08/07/2022	20055.00	PROJECT

MASTER REZONING PLAN

Z1

Survey

11	167.75	25.54	87.76
12	166.75	26.47	91.17
13	164.00	29.04	93.76
14	160.71	31.07	93.31
15	158.00	33.16	94.77
16	155.74	34.48	96.20
17	153.71	37.17	94.87
18	151.54	39.77	97.07
19	149.71	41.77	93.95
20	147.00	43.76	96.36
21	145.00	46.17	93.31
22	142.50	48.17	97.06
23	140.00	50.17	94.87
24	137.50	52.17	96.20
25	135.00	54.17	93.95
26	132.50	56.17	96.36
27	130.00	58.17	93.31
28	127.50	60.17	97.06
29	125.00	62.17	94.87
30	122.50	64.17	96.20
31	120.00	66.17	93.95
32	117.50	68.17	96.36
33	115.00	70.17	93.31
34	112.50	72.17	97.06
35	110.00	74.17	94.87
36	107.50	76.17	96.20
37	105.00	78.17	93.95
38	102.50	80.17	96.36
39	100.00	82.17	93.31
40	97.50	84.17	97.06
41	95.00	86.17	94.87
42	92.50	88.17	96.20
43	90.00	90.17	93.95
44	87.50	92.17	96.36
45	85.00	94.17	93.31
46	82.50	96.17	97.06
47	80.00	98.17	94.87
48	77.50	100.17	96.20
49	75.00	102.17	93.95
50	72.50	104.17	96.36
51	70.00	106.17	93.31
52	67.50	108.17	97.06
53	65.00	110.17	94.87
54	62.50	112.17	96.20
55	60.00	114.17	93.95
56	57.50	116.17	96.36
57	55.00	118.17	93.31
58	52.50	120.17	97.06
59	50.00	122.17	94.87
60	47.50	124.17	96.20
61	45.00	126.17	93.95
62	42.50	128.17	96.36
63	40.00	130.17	93.31
64	37.50	132.17	97.06
65	35.00	134.17	94.87
66	32.50	136.17	96.20
67	30.00	138.17	93.95
68	27.50	140.17	96.36
69	25.00	142.17	93.31
70	22.50	144.17	97.06
71	20.00	146.17	94.87
72	17.50	148.17	96.20
73	15.00	150.17	93.95
74	12.50	152.17	96.36
75	10.00	154.17	93.31
76	7.50	156.17	97.06
77	5.00	158.17	94.87
78	2.50	160.17	96.20
79	0.00	162.17	93.95
80	0.00	164.17	96.36
81	0.00	166.17	93.31
82	0.00	168.17	97.06
83	0.00	170.17	94.87
84	0.00	172.17	96.20
85	0.00	174.17	93.95
86	0.00	176.17	96.36
87	0.00	178.17	93.31
88	0.00	180.17	97.06
89	0.00	182.17	94.87
90	0.00	184.17	96.20
91	0.00	186.17	93.95
92	0.00	188.17	96.36
93	0.00	190.17	93.31
94	0.00	192.17	97.06



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.

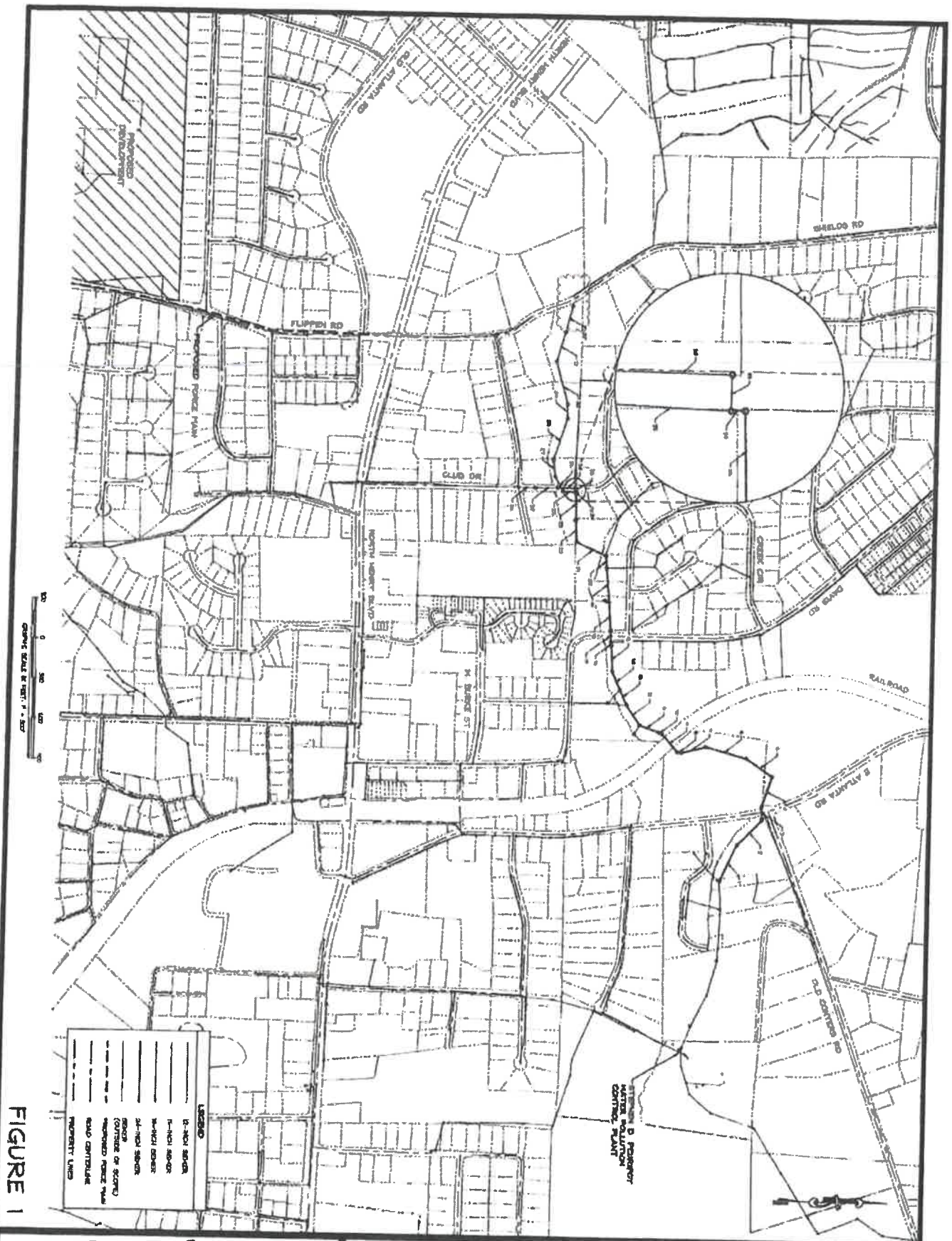


FIGURE 1



Carter & Sloop
CONSULTING ENGINEERS

HACON ♦ ATHENS ♦ CANTON ♦ MOULTON

1001 STONEMIDGE PARKWAY WATERSVILLE, GA 30677, 706.765.6119 TEL., 706.769.6546 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	

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

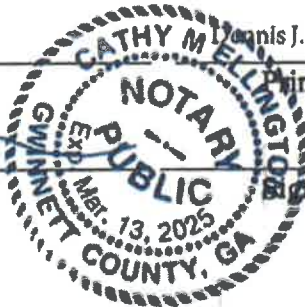
Printed Name of Witness

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 no margins, text, or other markings on the paper.

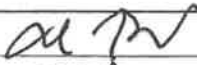
ZONING OF ADJACENT PROPERTIES:

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

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.

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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 _____, _____

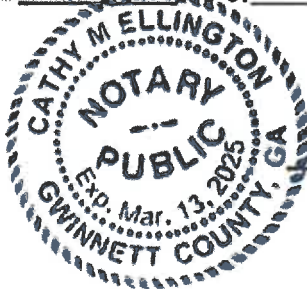
Applicant's Name - Printed _____

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

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Applicant Campaign Disclosure Form

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

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Yes _____ No X

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

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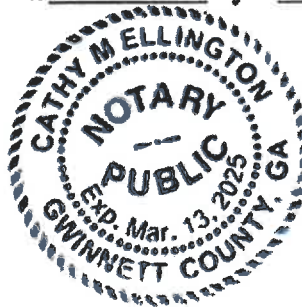
Applicant's Name - Printed

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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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

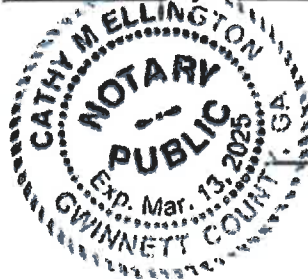
Signature of Applicant/Property Owner/Agent

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

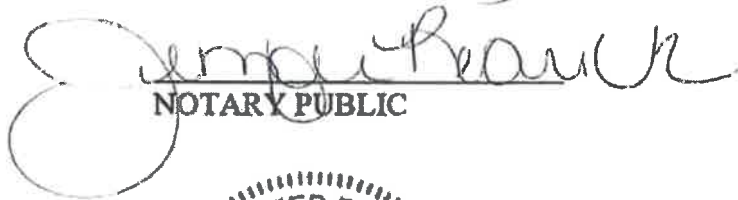
030-01004008 (384 Flippen Road)

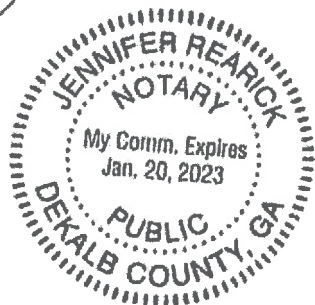
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


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)

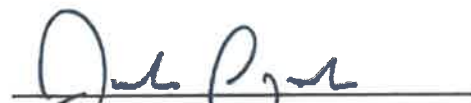
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



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.

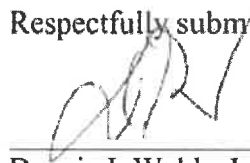
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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,



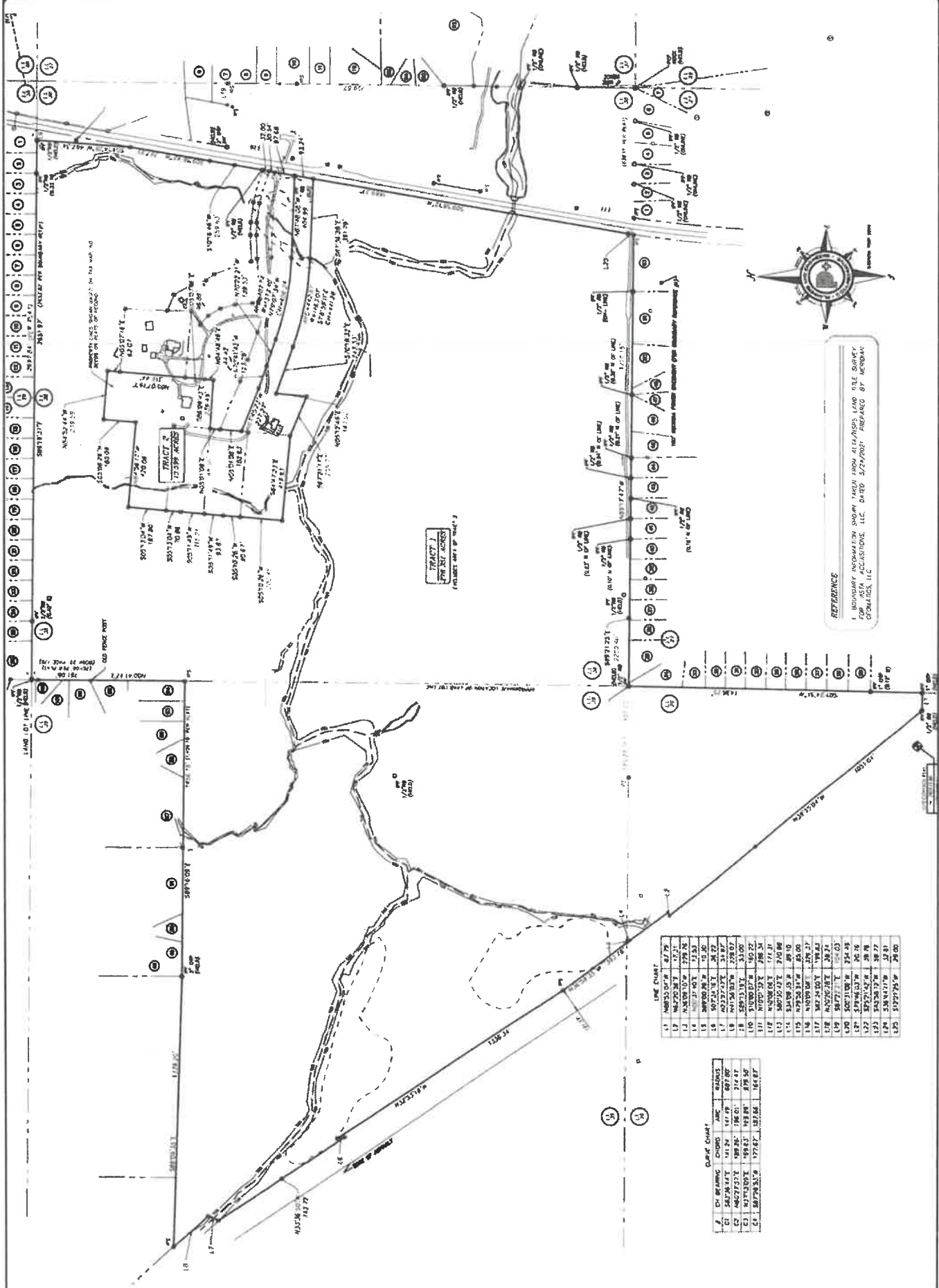
Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

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	6.7%
2	1000.00	6.7%
3	1000.00	6.7%
4	1000.00	6.7%
5	1000.00	6.7%
6	1000.00	6.7%
7	1000.00	6.7%
8	1000.00	6.7%
9	1000.00	6.7%
10	1000.00	6.7%
11	1000.00	6.7%
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15	1000.00	6.7%
16	1000.00	6.7%
17	1000.00	6.7%
18	1000.00	6.7%
19	1000.00	6.7%
20	1000.00	6.7%

θ	CH BRIMING	CHORD	ARC	RADIUS
C1	58.726 317°	121.24	161.49	602.00
C2	49.273 37°	99.24	195.01	216.47
C3	43.733 07°	59.63	428.08	239.56
C4	58.726 317°	177.67	122.66	166.87

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



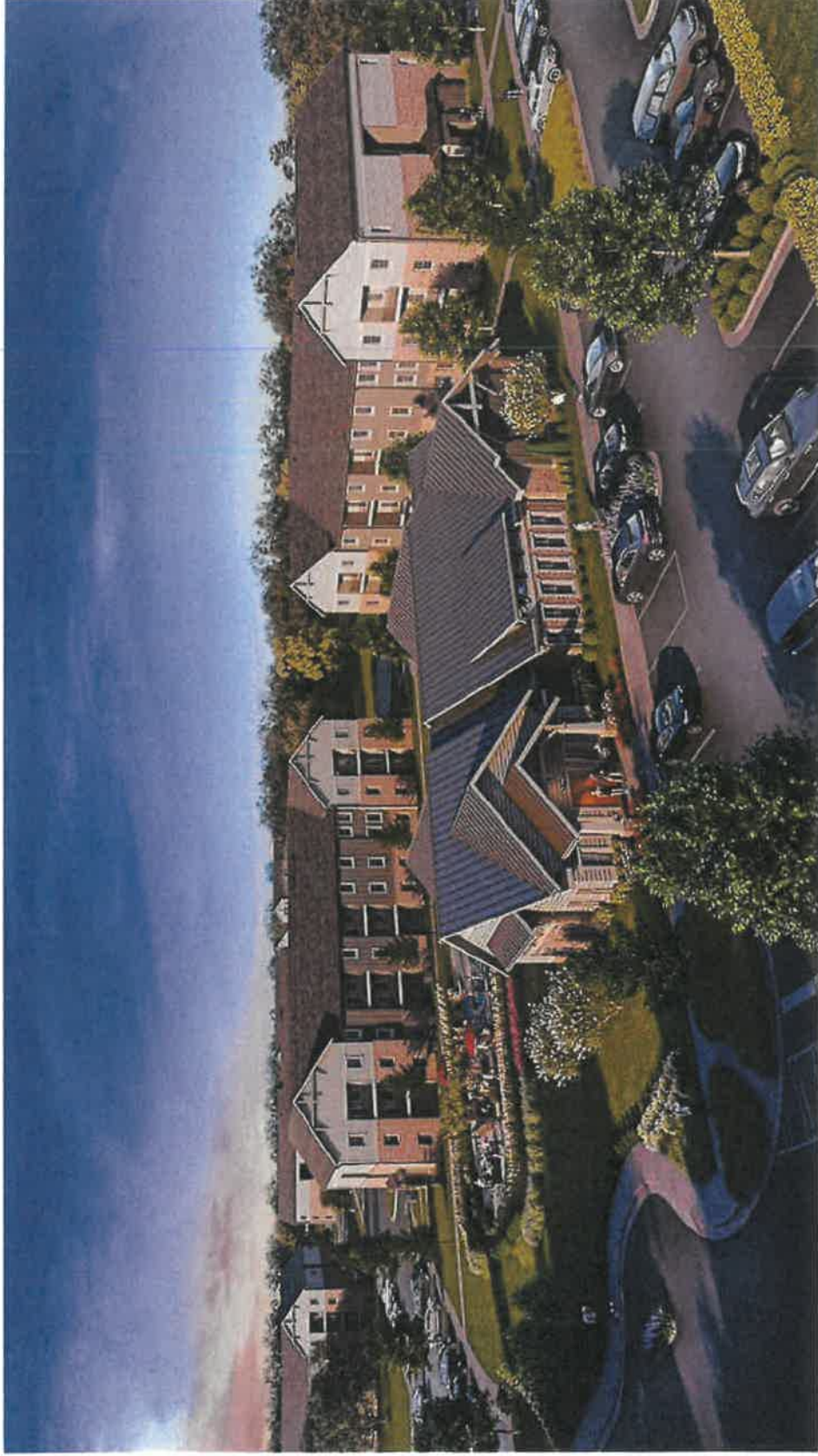
VISTA REALTY
PARTNERS

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
(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	

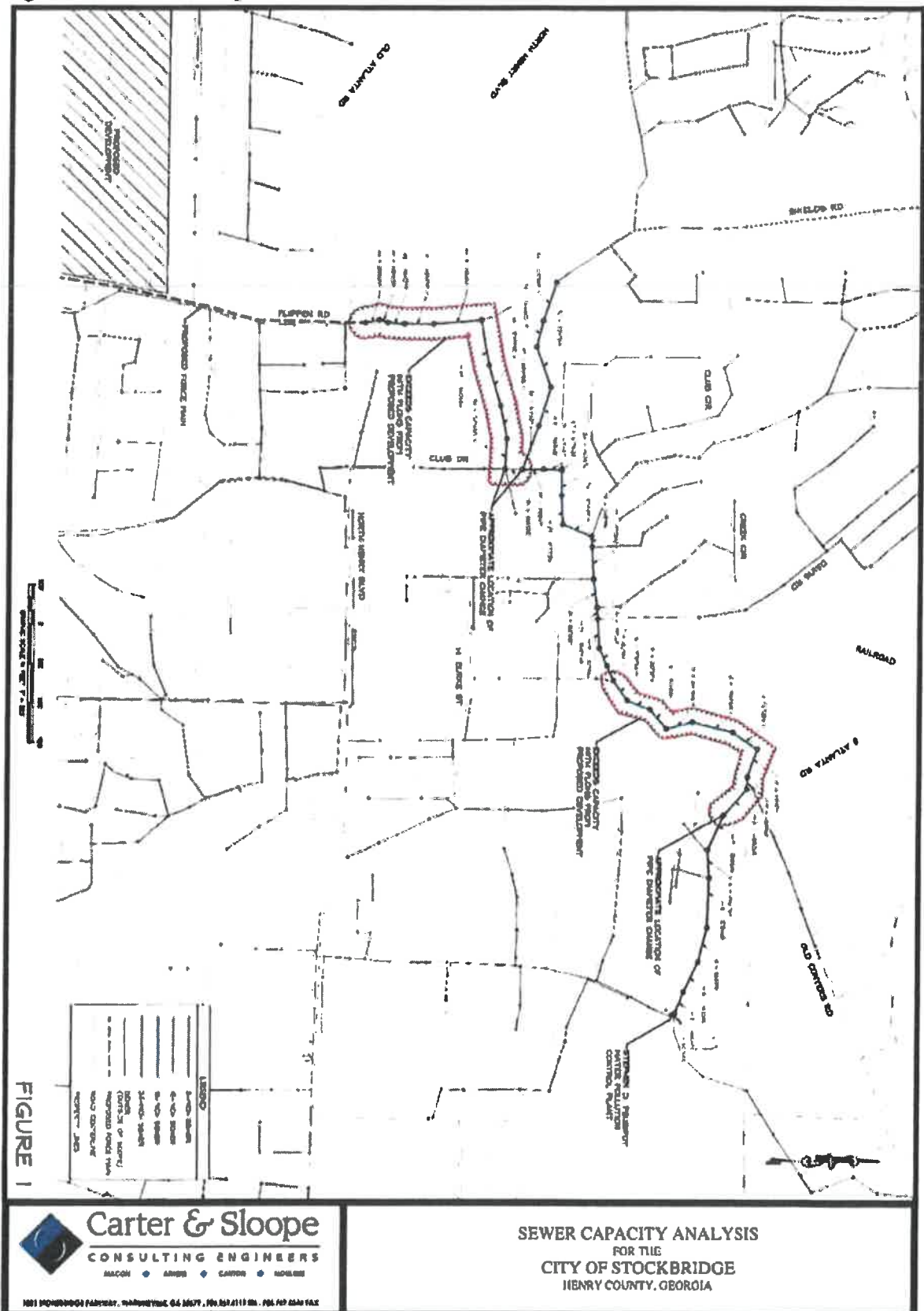
The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the 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



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.



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

1031 STONEMOSS PARKWAY, WATKINSVILLE, GA 30677, 706 769-8119 TEL, 706 769-8540 FAX



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	
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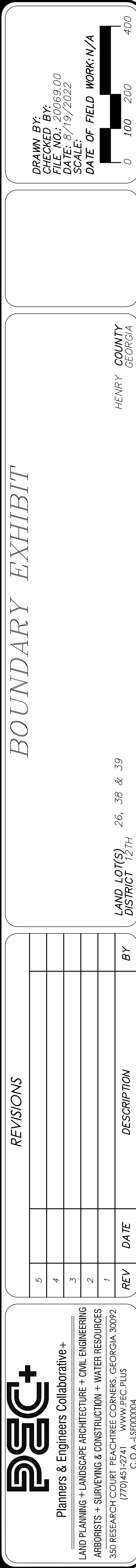
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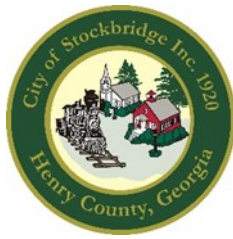
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C.O.A. #5000004



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2022-05. To consider a request for a Rezoning to assign the 'PUD' (Planned Unit Development) district to three parcels on Flippen Road, to allow a mixed-use residential development, including commercial and office uses. Applicant: Vista Residential Partners (c/o Dennis J. Webb, Jr.). The project was approved by ARC on March 29, 2023 as DRI Case #3799 under the name of "Reeves Creek II." PC Action on 05/25/23--Approval with Staff's conditions.

BACKGROUND INFORMATION:

The subject property contains 276.91+/- acres within three parcels:

- 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.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2022-05.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

DISTRICT 2
Councilman Aphenso Thomas

Councilman John Blount
DISTRICT 3

CURVE CHART

#	CH BEARING	CHORD	ARC	RADIUS
C1	S87.26°44'E	141.24	181.49	687.80
C2	N42.22°37'E	189.26	198.01	214.47
C3	N77.10°09'E	168.63	168.69	278.20
C4	S87.26°33'W	177.67	187.64	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	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	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	S12°21'25"W	28.00

REFERENCE
 1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/SUPP. LAND TITLE SURVEY FOR VISTA ACQUISITION, LLC, DATED 3/24/2021, PREPARED BY MERIDIAN COMMERCIAL, LLC.



BOUNDARY EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION

DEC
 Daniel & Engineers, Inc.
 100 N. HARRIS STREET, SUITE 100, CHICAGO, IL 60610
 TEL: (773) 344-1111 FAX: (773) 344-1112
 WWW.DEC-INC.COM

DATE: 3/24/2021
 DRAWN BY: J. BLUNT
 CHECKED BY: J. BLUNT
 SCALE: 1" = 100'



Presentation For RZ-2022- 05

Presented To:

Planning Commission – May 25,
2023

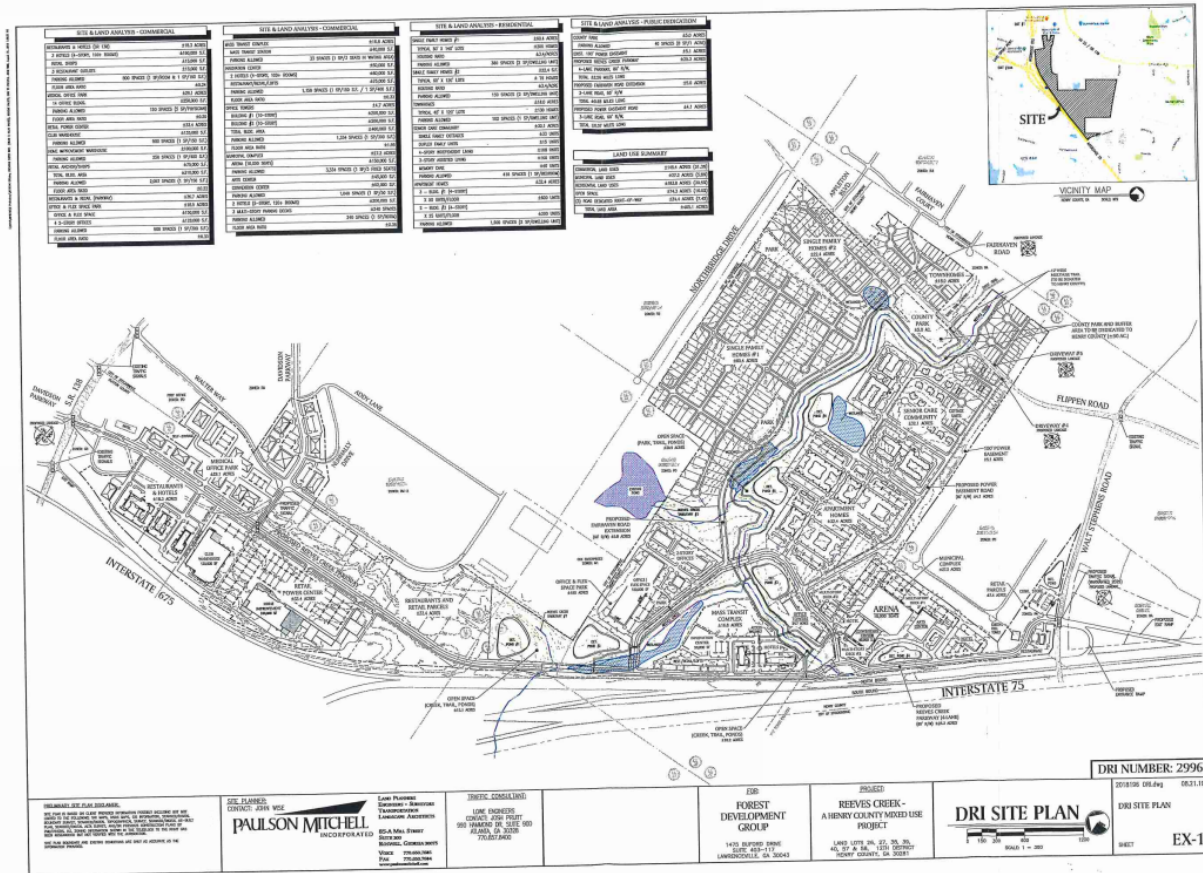
Mayor and Council – June 12,
2023

Case Facts

- Applicant: Vista Residential Partners
- Agent: Dennis J. Webb Jr of Smith, Gambrell & Russell, LLP.
- Applicant's Request: 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.
- Number of Proposed Units Per Acre: 4.86 units per acre
- Address of Property: 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000
- Number of Acres: 276.91 acres
- Project Characteristics: Mostly vacant with four single family residences. The site is wooded with Reeves Creek and its associated floodplain
- City Zoning (MU – Henry County)
- City Land Use Designation: Medium Density Vertical Mixed Use
- Sign Posting: May 10, 2023

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 subject property was annexed into the City as a result of the passage of the Stockbridge Annexation Referendum during the November 8, 2022 Citywide election.
- The subject property was evaluated as part of the Development of Regional Impact (DRI #3799) and was completed by the Atlanta Regional Commission on March 29, 2023.
- The Georgia Regional Transportation Authority (GRTA) approved the project on December 5, 2022.



Reeves Creek I vs Reeves Creek II Site Plan

Reeves Creek I Site Plan Henry County approval (May 2019)	Reeves Creek II Site Plan (City of Stockbridge Proposal)
436.3 +/- acres	276.91 +/- acres
1,643 units	1,361 units
10.15 units per acre	4.84 units per acre
3 hotels	Office – 41,000 square foot 5,000 square feet of retail space
Retail Shops	
3 Restaurant Outlets	
Medical Office Park (14 office buildings)	
Retail Power Center	
Warehouse	
Home Improvement Warehouse	
Retail Anchor/Shops (310,000 square feet)	
Restaurants and Retail (Parkway)	
Office and Flex Space Park – Office and Flex Space (4 2 story offices)	
Mass Transit Complex (Transit Station)	
Innovation Center – 2 hotels, restaurants/retail/lofts	
Office Towers (2 buildings)	
Municipal Complex – Arena, Arts Center, Convention Center, 2 hotels, 3 multi-story parking decks	
282 single family houses	Single-Family Detached Housing - 328 Lots
130 townhomes	Townhomes - 191 Units
Senior Care Community – 33 cottages, 15 duplexes, 4 story independent living (168 units), 3 story assisted living (160 units), memory care (40 units)	Senior Living - 172 Units
Apartments homes – 3 buildings (600 units) and 2 buildings (200 units)	Multifamily Housing - 660 Units



Speer Road

Kroger

Clark Community Park

Stockbridge

IS 75

Flippen Road

Tye Street

IS 75

Flippen Road

630 Flippen Rd

Ingles Market

Walt Stephens Road

Red Oak Road

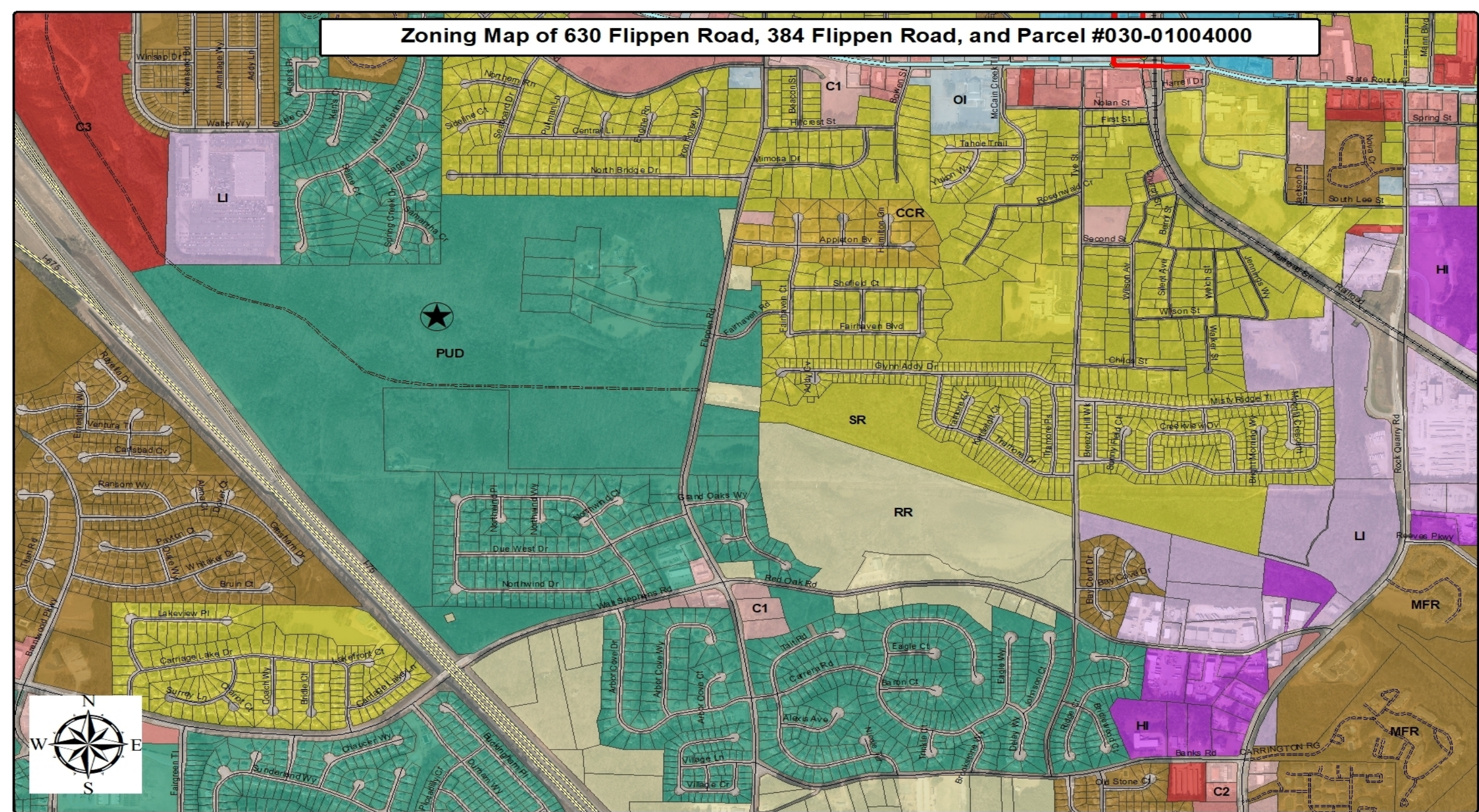
Walt Stephens Road

Tye Street



Google Earth

Zoning Map of 630 Flippen Road, 384 Flippen Road, and Parcel #030-01004000



PROPOSED DEVELOPMENT INFORMATION

- 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.



POD A

Townhomes



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

Senior cottages



POD B SITE DATA:			
ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281	<u>OFFICE PARKING</u>	
<u>ZONING</u>	N/A	REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES
ZONING JURISDICTION	CITY OF STOCKBRIDGE	TOTAL SPACES PROVIDED	169 SPACES
<u>OFFICE DEVELOPMENT STANDARDS</u>		<u>INDEPENDENT LIVING DEVELOPMENT STANDARDS</u>	
TOTAL AREA	41,000 SF	TOTAL UNITS	182 UNITS
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>OFFICE PARKING</u>		<u>INDEPENDENT LIVING PARKING</u>	
REQUIRED PARKING (3 SP. PER 1,000 SF)	123 SPACES	REQUIRED PARKING (1.25 PER UNIT)	228 SPACES
TOTAL SPACES PROVIDED	169 SPACES	TOTAL SPACES PROVIDED	242 SPACES

POD C

Townhomes



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

POD D SITE DATA:

ADDRESS	630 FLIPPEN ROAD, STOCKBRIDGE, GA 30281
<u>ZONING</u>	
ZONING	N/A
ZONING JURISDICTION	CITY OF STOCKBRIDGE
<u>DEVELOPMENT STANDARDS</u>	
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	160 LOTS
62' X 120' LOTS	58 LOTS
TOTAL UNITS	331 UNITS
<u>PARKING</u>	
REQUIRED PARKING (2 SP. PER UNIT)	662 SPACES
PARKING SPACES PROVIDED	1324 SPACES (2 GARAGE + 2 DRIVEWAY / UNIT)

Multi-family



Amenity package



Staff Analysis

(Section 9.2.1 C of The Unified Development Code)

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."

Staff Analysis (cont.)

2. **HOW THE PROPOSAL IMPACTS THE PURPOSES OF THE OVERALL ZONING SCHEME, AND WHETHER THE PROPOSED CHANGE FURTHERSTHE 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.

Staff Analysis (cont.)

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.

Staff Analysis (cont.)

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.

Staff Analysis (cont.)

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.

Staff Analysis (cont.)

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.

Staff Recommendation

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. The maximum density rate for the project will be 4.84 units per acre
8. Add a minimum of 30 EV charging stations throughout the development.
9. **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).

Staff Recommendation (cont.)

10. **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.
11. **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.



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

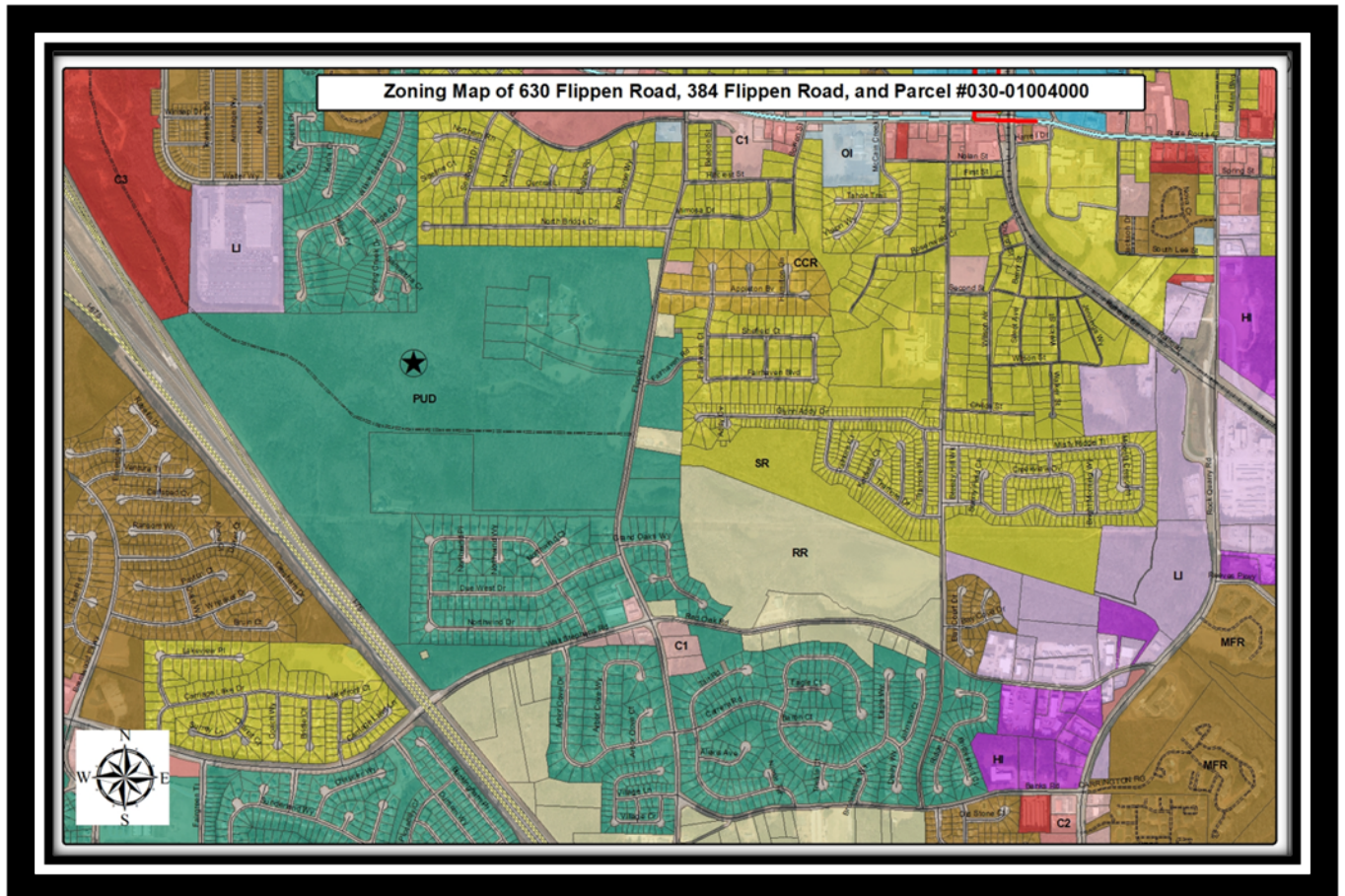
Permitting Local Government	City of Stockbridge
Additional Local Government(s) with development approval authority	Henry County
DRI Trigger	Rezoning
DRI Trigger Application/ Form ID #	#3799 Completed
Qualifying DRI Threshold Exceeded	500,000 gross square feet (with residential units calculated at 1500 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

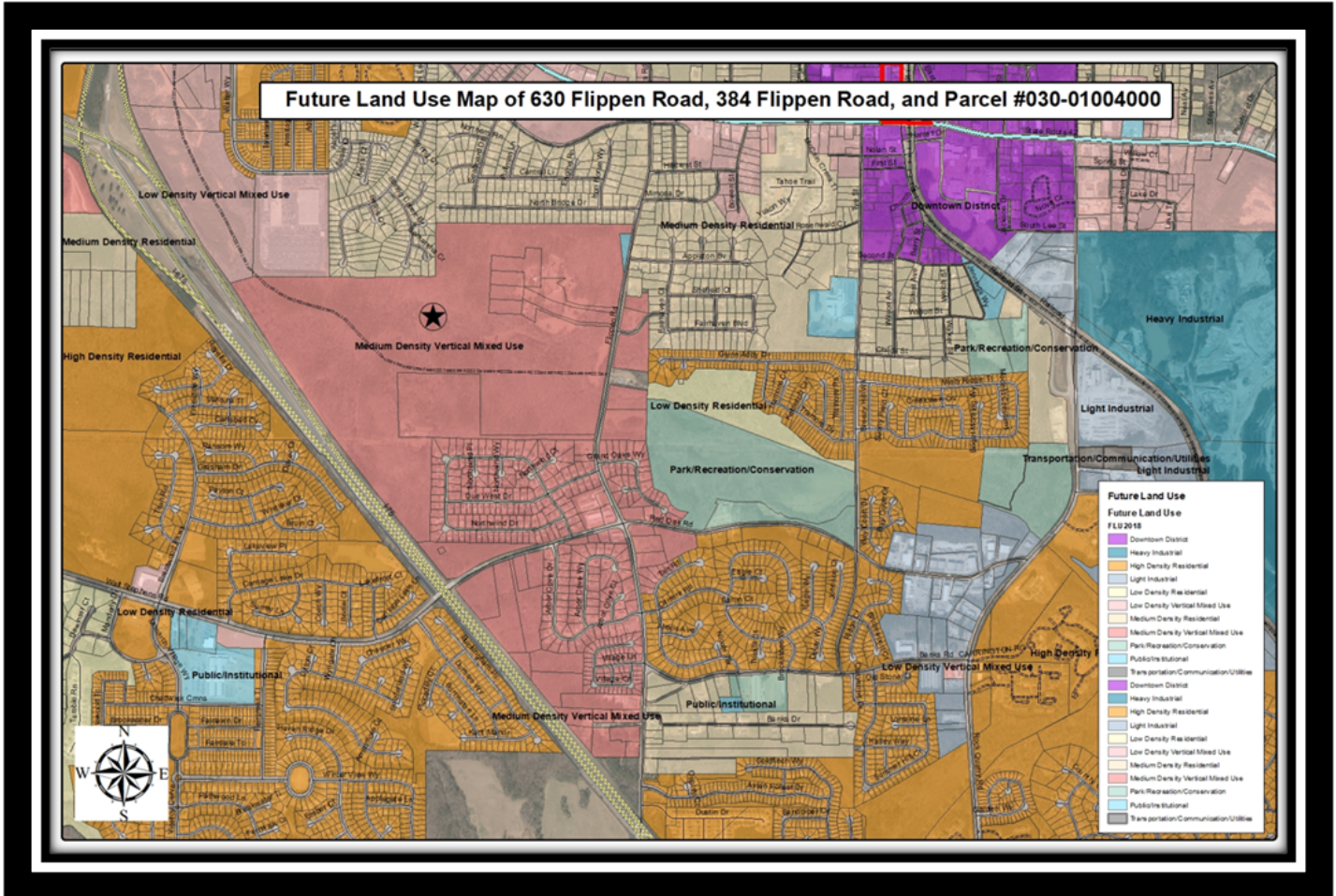
Land Use	Density
Single-Family Detached Housing	328 Lots
Townhomes	191 Units
Multifamily Housing	660 Units
Senior Living	172 Units
Office	41,000 SF
Retail	5,000 SF

III. Maps and Illustrations

Zoning Map



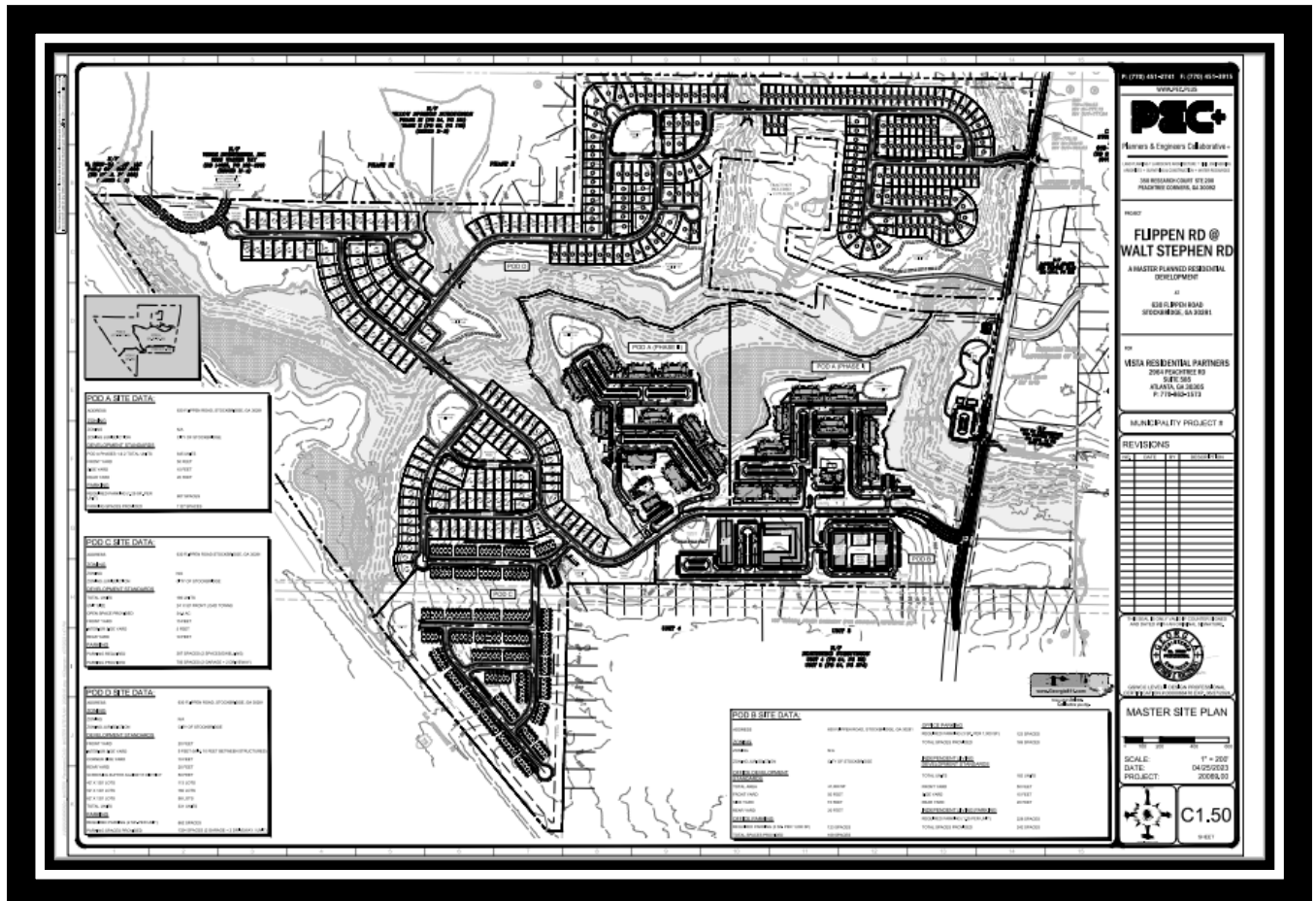
Future Land Use Map



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 56 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.

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 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

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.

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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



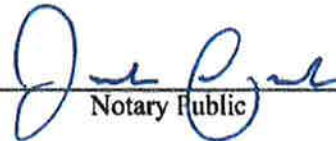
Signature of Applicant/Property Owner/Agent

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

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

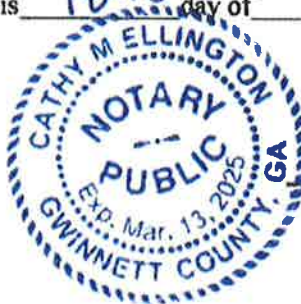
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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

Signature of Applicant's Attorney, if applicable _____

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



Cathy M. Ellington
Notary Public

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Applicant Campaign Disclosure Form

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

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Yes _____ No X

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

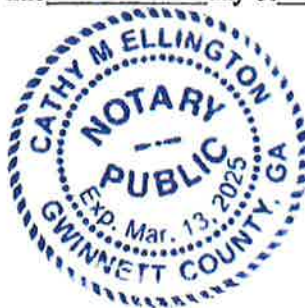
Applicant's Name - Printed

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

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

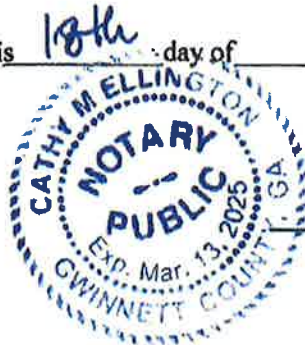
Signature of Applicant/Property Owner/Agent

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 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)

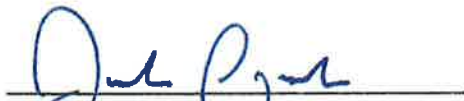
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



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.

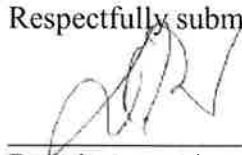
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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.

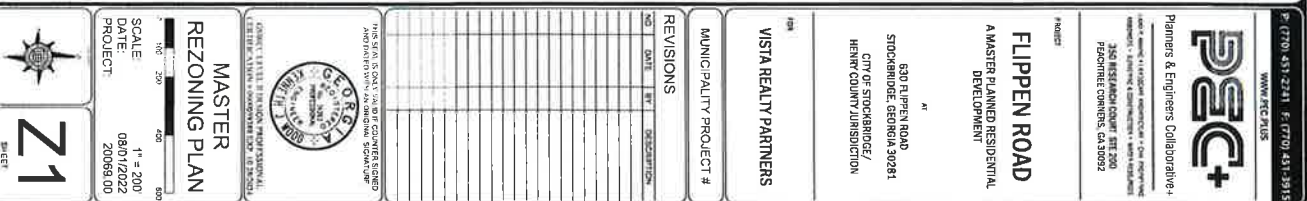
Respectfully submitted,



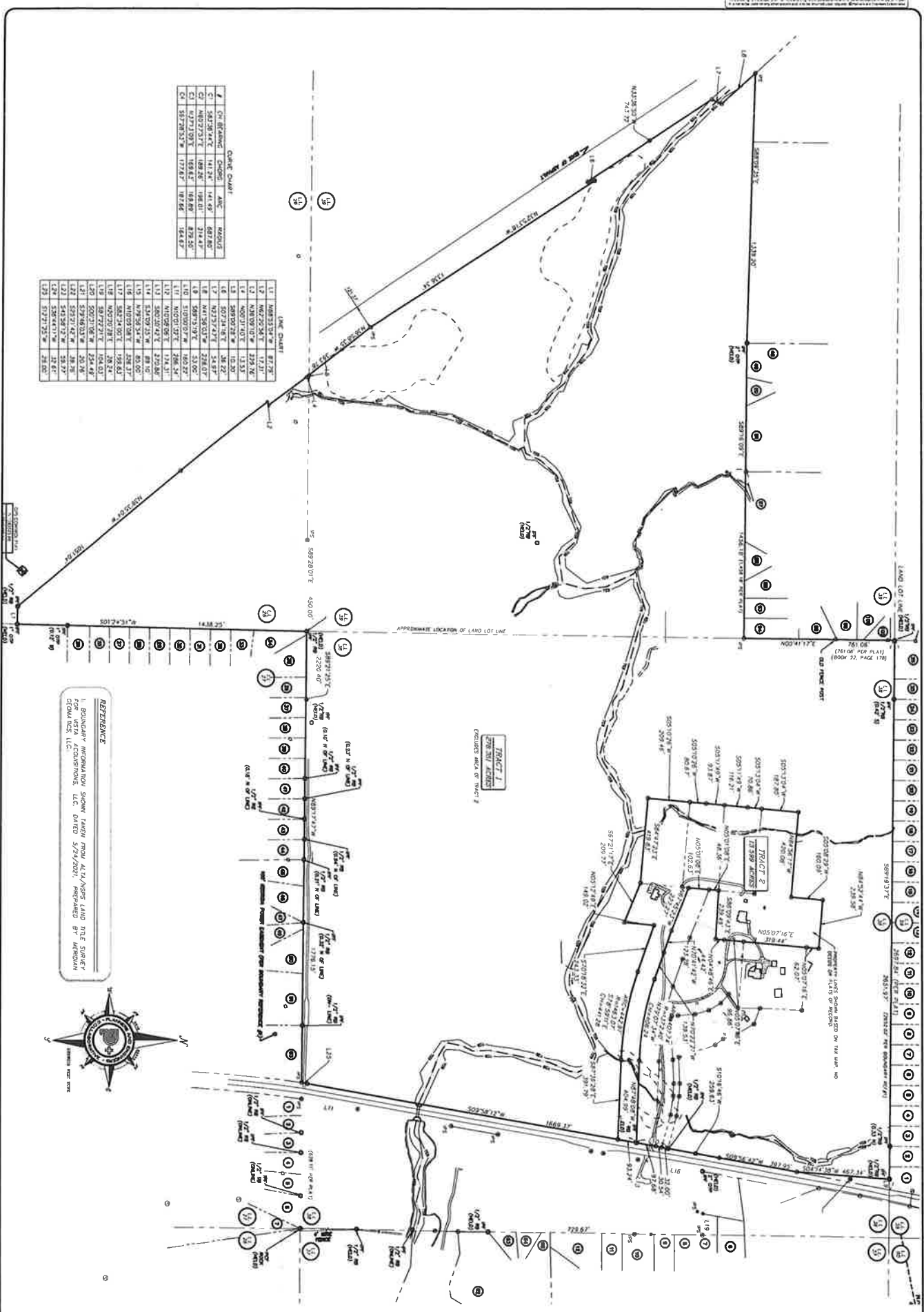
Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Attorneys For Applicant

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 58329.47' 161.24'	161.24'	161.24'
C2 58329.47' 161.24'	161.24'	161.24'
C3 58329.47' 161.24'	161.24'	161.24'
C4 58329.47' 161.24'	161.24'	161.24'

CHUCK CHART

CHUCK CHART	CHUCK CHART	CHUCK CHART
C1 58329.47' 161.24'	161.24'	161.24'
C2 58329.47' 161.24'	161.24'	161.24'
C3 58329.47' 161.24'	161.24'	161.24'
C4 58329.47' 161.24'	161.24'	161.24'

REFERENCE
1. BOUNDARY INFORMATION SHOWN TAKEN FROM A.T.A./N.P.S. LAND TITLE SURVEY
FROM NCS, LLC. DATED 2/24/2021. 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 (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 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
(BRoltsinger@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
(BRoltsinger@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.

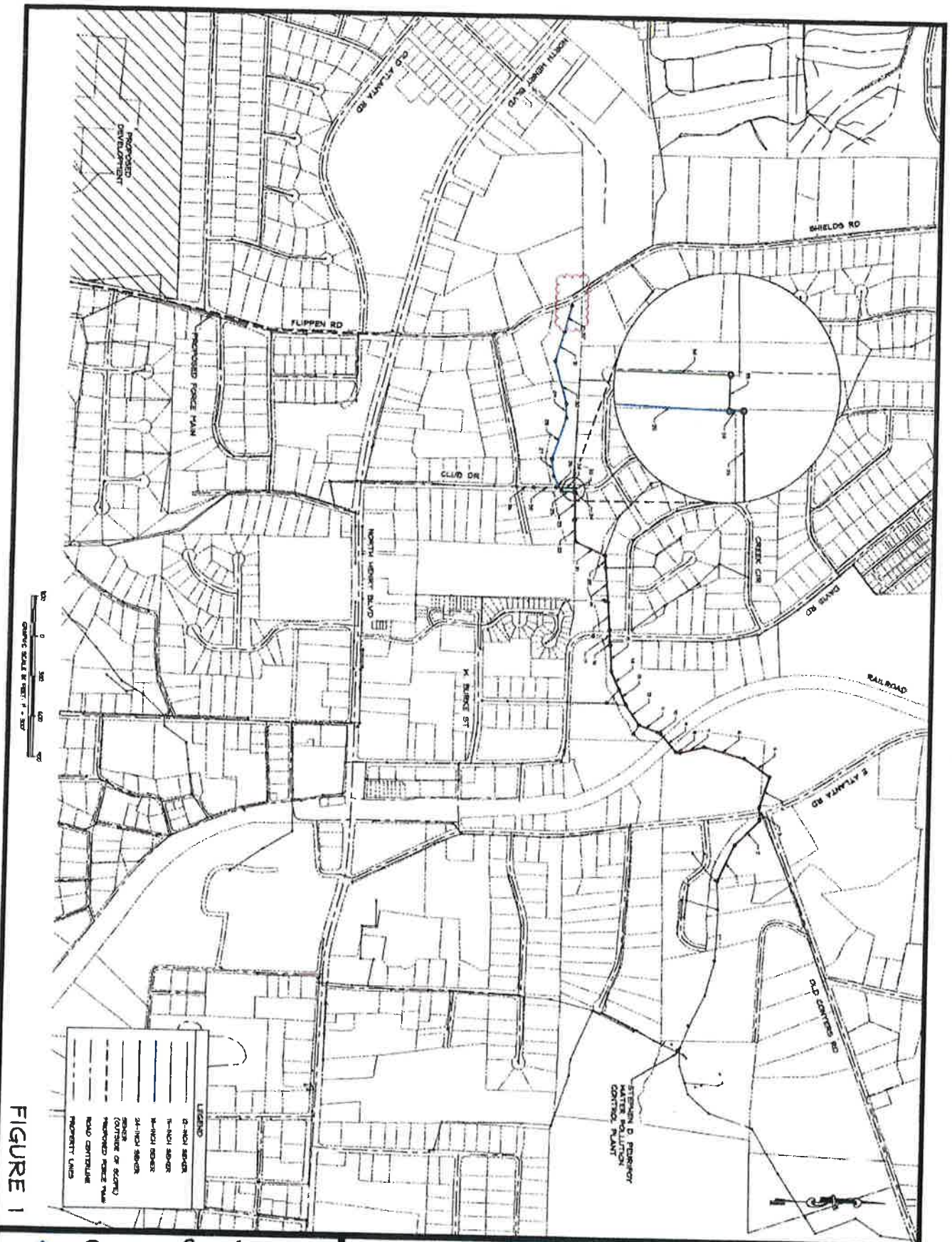


FIGURE 1



Carter & Sloop
CONSULTING ENGINEERS

MACON ♦ ATHENS ♦ CANTON ♦ MOULTON

1031 STONEMOOD PARKWAY WAREHOUSVILLE, GA 30677, 706.769.4111 TEL., 706.769.4546 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.): 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.

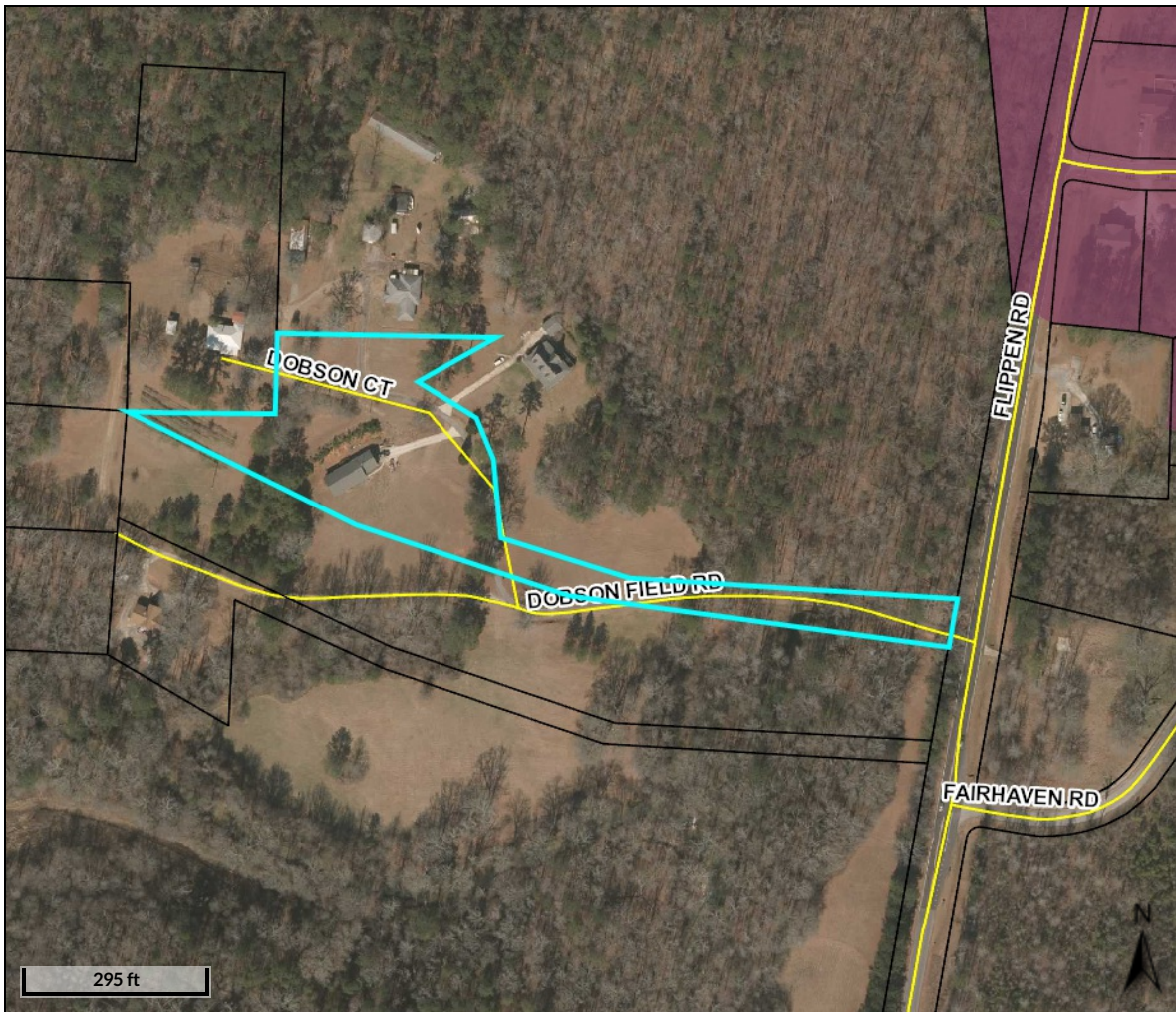
This 19th day of May, 2023.

Respectfully submitted,

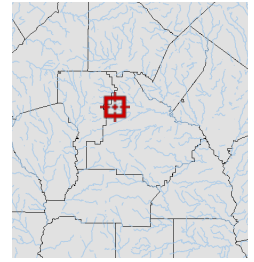
A handwritten signature in blue ink, appearing to read "DJ Webb", is positioned above a horizontal line.

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



Overview



Legend

- Parcels
- Roads
- Cities

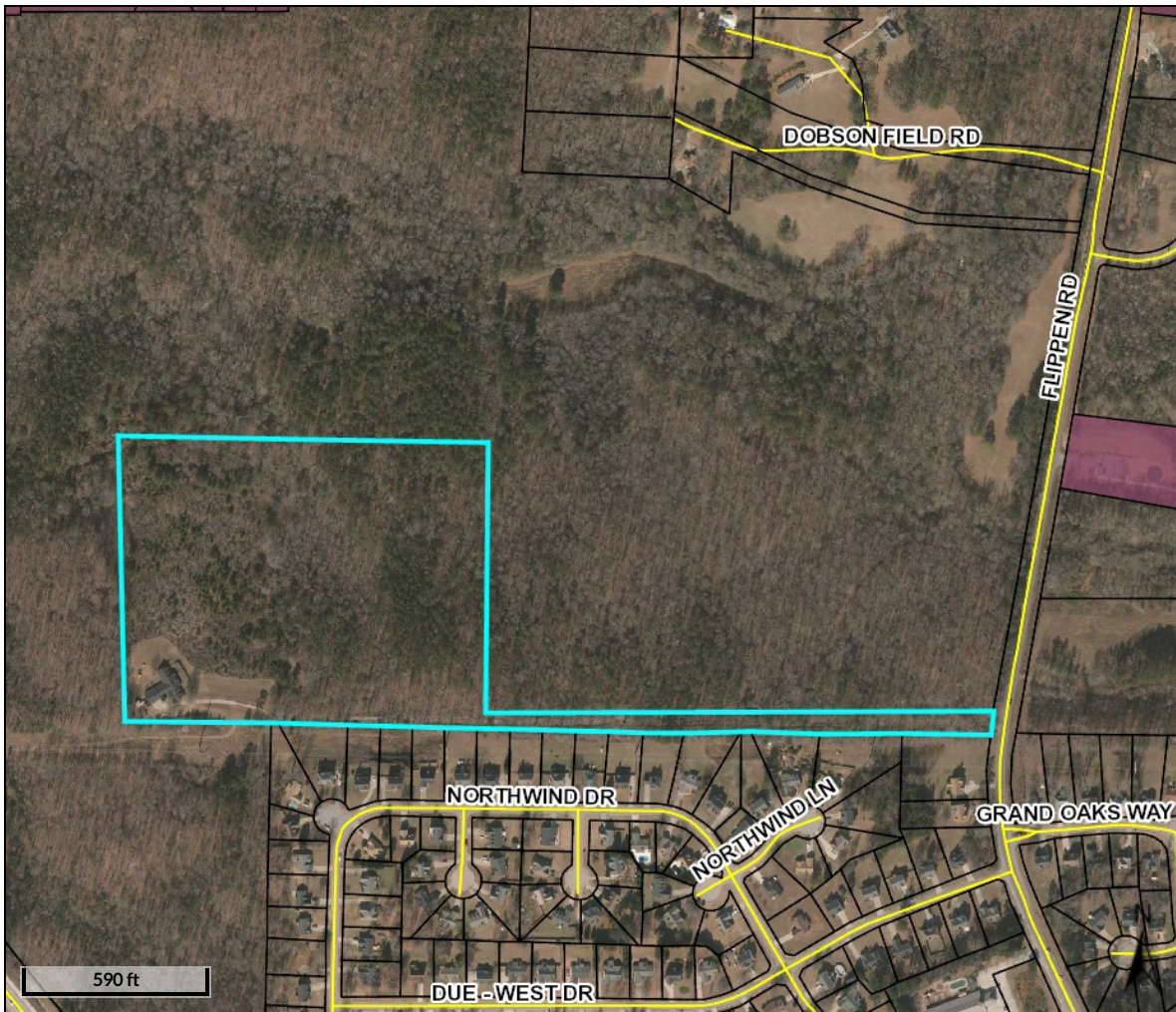
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Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason
						Total Value:	\$211,400	9/8/2011	\$0	FAMILY/GIFT
								6/29/2011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

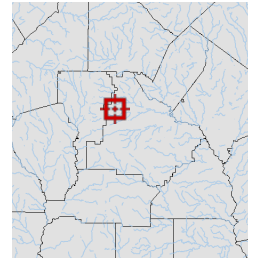
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Overview



Legend

- Parcels
- Roads
- Cities

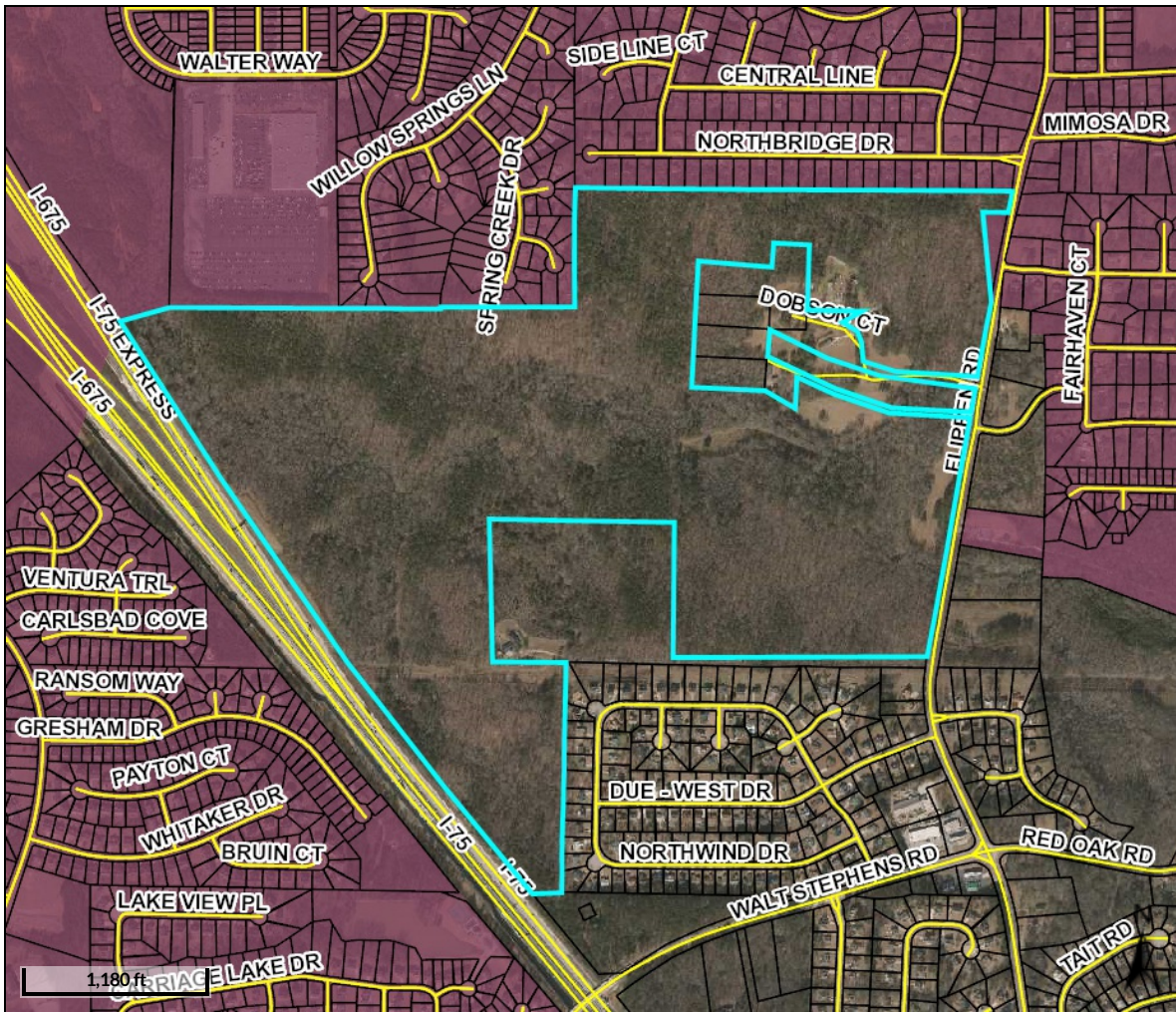
Parcel ID	030-01003001	Class	R	Owner	RCVW LAND LLC	Land					
Property	630 FLIPPEN RD	Acreage	24.97	Address	2964 PEACHTREE	Value:	\$501,000				
Address					RD STE 585	Building	\$249,000	Last 2 Sales			
District	County/UnIncorp	ATLANTA GA 30305				Value:		Date	Price	Reason	Qual
							Misc	1/22/2021	\$750,000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

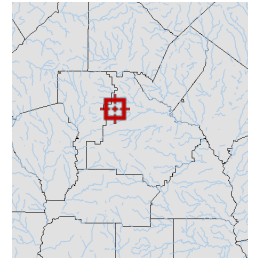
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Overview



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			
Address					STE 585	Misc Value:	\$1,900	Date	10/26/2021	Price
District	County/UnIncorp				ATLANTA GA 30305	Total Value:	\$6,928,300		2/13/1992	\$0
								Reason	MULTI PARCEL	Qual U
									DOF	U
									ASSNT	

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.

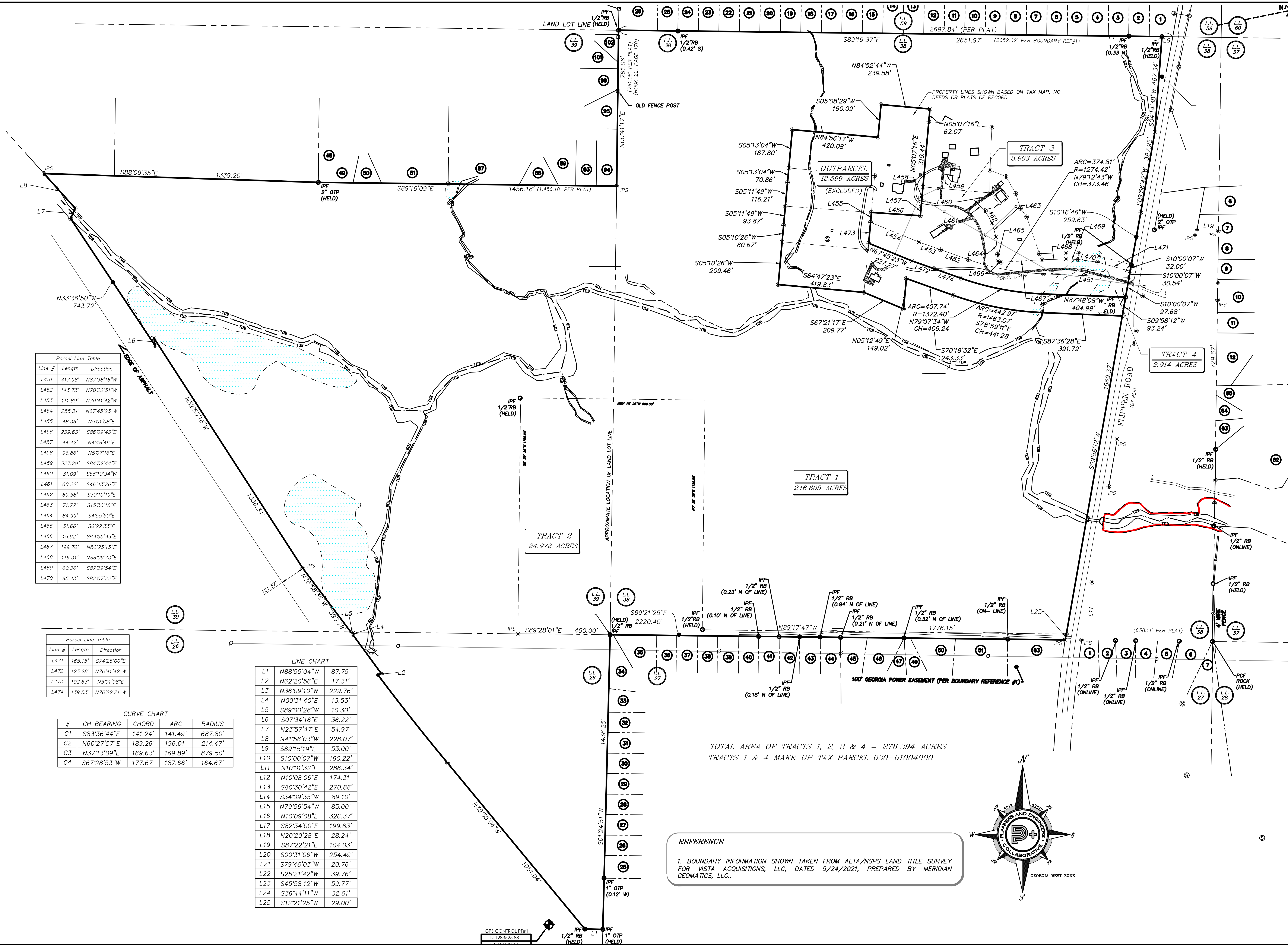
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J:\2020\20206000\Sub Drawings\Parcels ALTA for details.dwg - Jonathan - 9/13/2022 2:36 PM



TOTAL AREA OF TRACTS 1, 2, 3 & 4 = 278.394 ACRES
TRACTS 1 & 4 MAKE UP TAX PARCEL 030-01004000

REFERENCE

1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA/NSPS LAND TITLE SURVEY FOR VISTA ACQUISITIONS, LLC, DATED 5/24/2021, PREPARED BY MERIDIAN GEOMATICS, LLC..



BOUNDARY EXHIBIT

REVISIONS

REV	DATE	DESCRIPTION	BY
5			
4			
3			
2			
1			

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(770) 451-5741 WWW.PEC.PLUS

C.O.A.-LSF000004

DRAWN BY: [Signature]
CHECKED BY: [Signature]
FILE NO.: 20069.00
DATE: 8/19/2022
SCALE: DATE OF FIELD WORK: N/A

HENRY COUNTY
GEORGIA

0 100 200 400

1/20/2020 6:00 PM Drawings\Rooves A\TA for locals.dwg - Jonathan - 9/16/2022 1:55 PM



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

5			
4			
3			
2			
1			
REV	DATE	DESCRIPTION	BY

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



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

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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

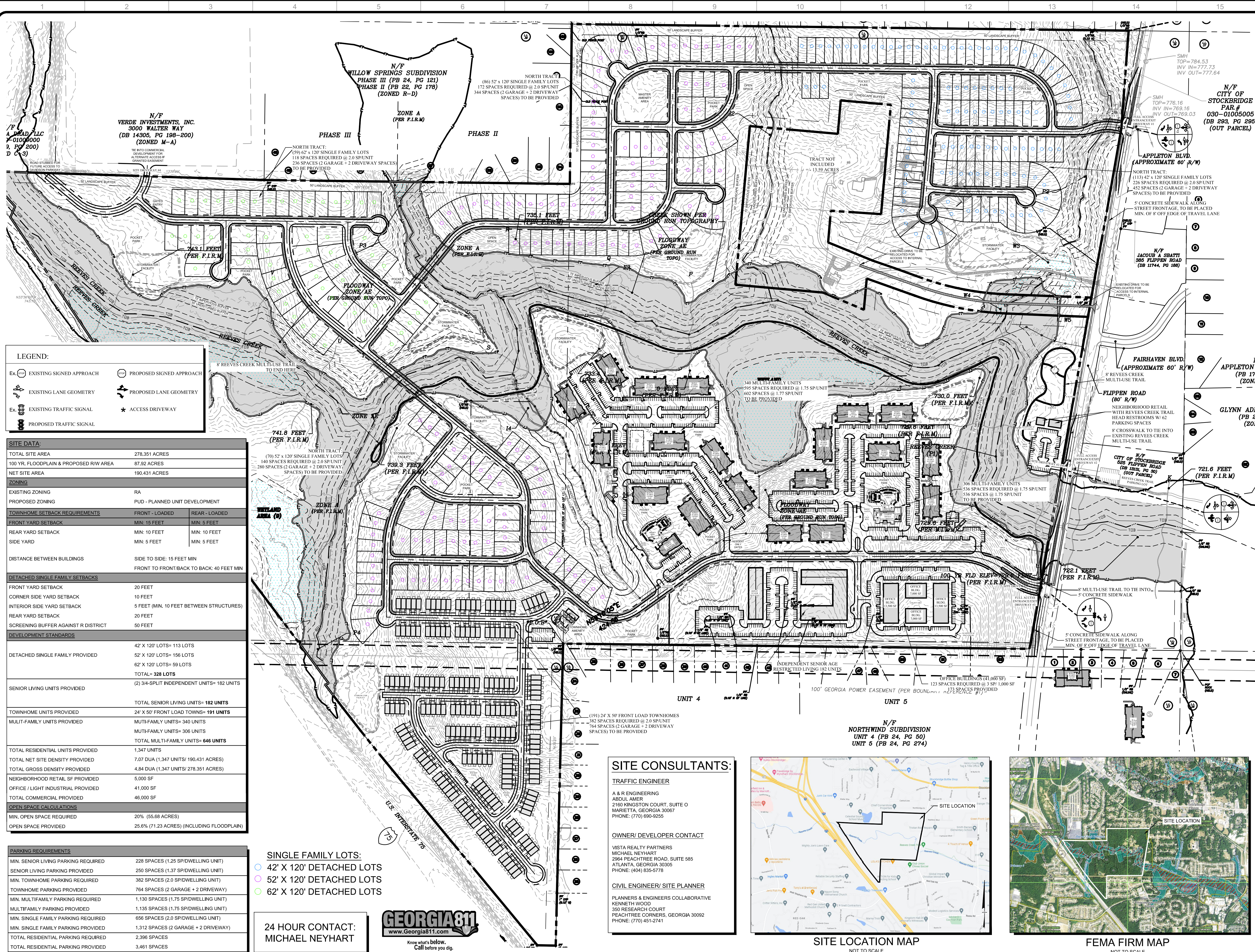
Is the development located within, or likely to affect any of the following:

- 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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LEGEND:	
Ex.  EXISTING SIGNED APPROACH	 PROPOSED SIGNED APPROACH
Ex.  EXISTING LANE GEOMETRY	 PROPOSED LANE GEOMETRY
Ex.  EXISTING TRAFFIC SIGNAL	* ACCESS DRIVEWAY
 PROPOSED TRAFFIC SIGNAL	



SITE DATA:		
TOTAL SITE AREA	278.351 ACRES	
100 YR. FLOODPLAIN & PROPOSED RW 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 TOTAL SENIOR LIVING UNITS= 182 UNITS	
TOWNHOME UNITS PROVIDED	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
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GEORGIA811	www.Georgia811.com
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SITE CONSULTANTS:

TRAFFIC ENGINEER

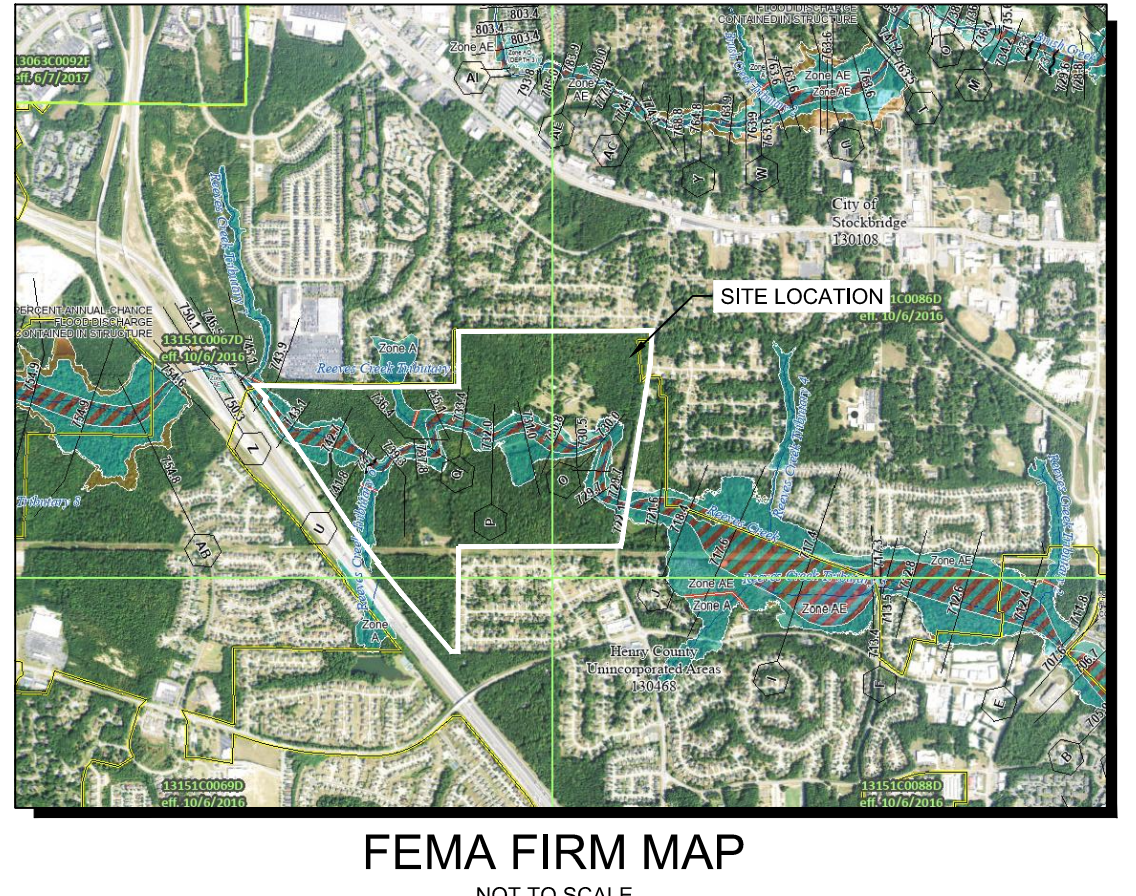
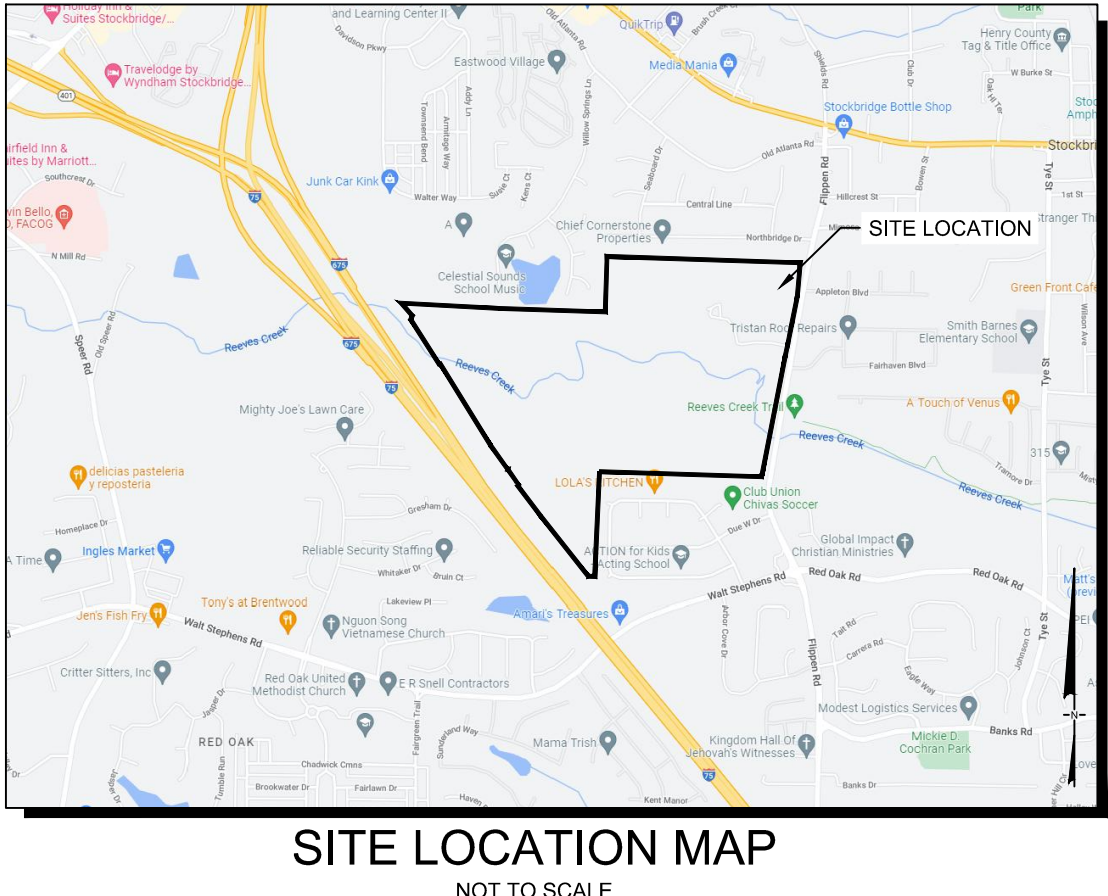
A & R ENGINEERING
ABDUL AMER
2160 KINGSTON COURT, SUITE O
MARIETTA, GEORGIA 30067
PHONE: (770) 690-9255

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.

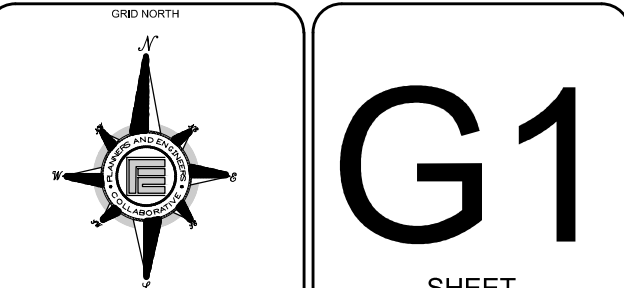


GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/28/2024

GRTA SITE PLAN

0 100 200 400 600

SCALE: 1" = 200'
DATE: 08/01/2022
PROJECT: 20069.00



L:\2020\20069\GRTA\Amex-Stockbridge\20069.00 Site-7 Amexed-GRTA.dwg - KWood - 2/14/2023 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:

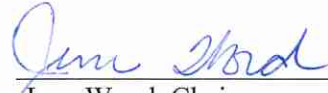
1. Requirements of the Georgia Regional Transportation Authority (GRTA) Notice of Decision (NOD) Attachment A, dated October 3, 2019, shall be met by the owner/developer.
2. Should development on the subject property be completed in phases, a phasing plan for each development phase's infrastructure completed 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

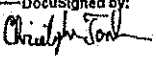
Notice of Decision for Request for Non-Expedited Review of DRI 2996 Reeves Creek

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

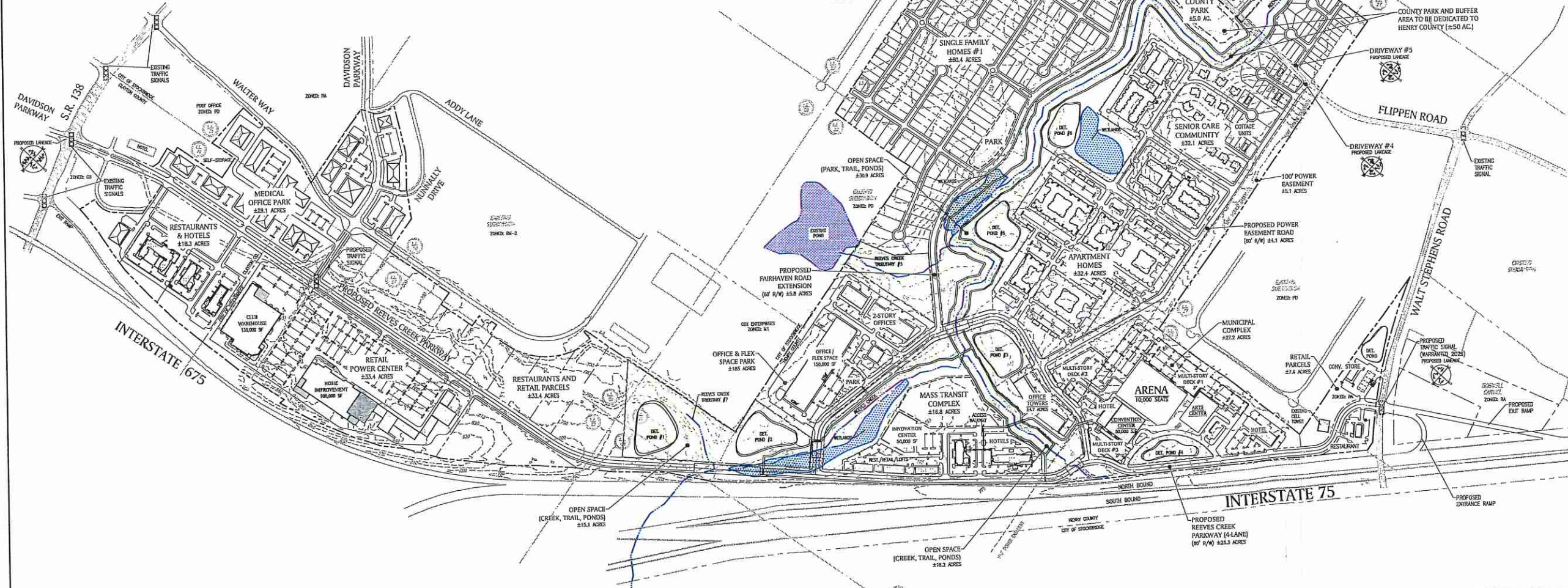
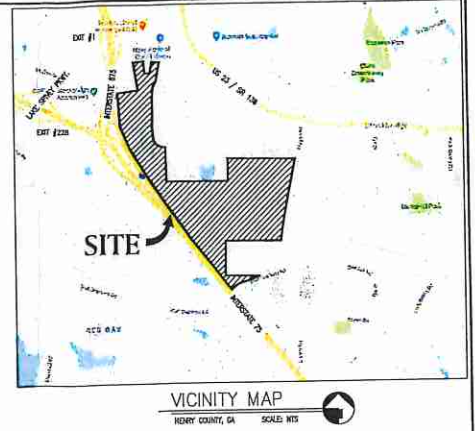
SITE & LAND ANALYSIS - COMMERCIAL	
RESTAURANTS & HOTELS (SR 138)	±18.3 ACRES
3 HOTELS (4-STORY, 100+ ROOMS)	±160,000 S.F.
RETAIL SHOPS	±15,000 S.F.
3 RESTAURANT OUTLETS	±15,000 S.F.
PARKING ALLOWED 500 SPACES (1 SP/ROOM & 1 SP/150 S.F.)	
FLOOR AREA RATIO	±0.24
MEDICAL OFFICE PARK	±28.1 ACRES
14 OFFICE 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	±16.8 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



PRELIMINARY SITE PLAN DISCLAIMER:
 SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: THE MAPS, LEGAL MAPS, 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.guideconsultants.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
 SCALE: 1" = 300'

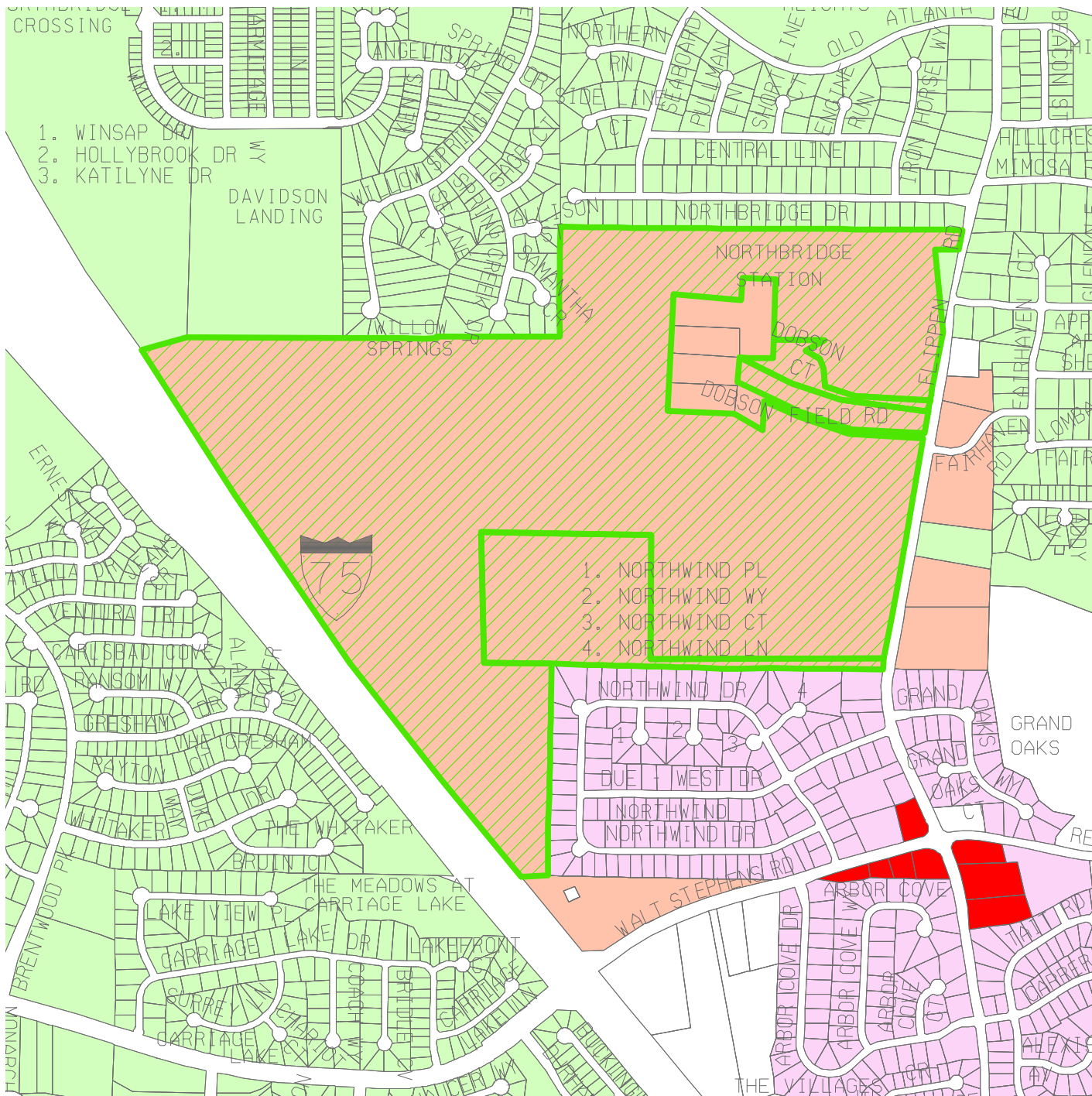
DRI NUMBER: 2996

2018196 DRI.dwg 08.21.19

DRI SITE PLAN

SHEET

EX-1



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

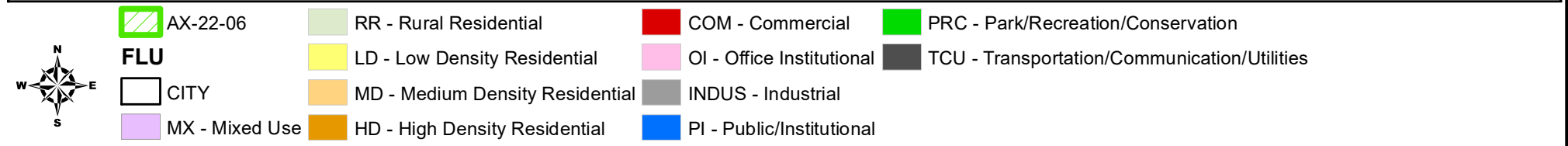
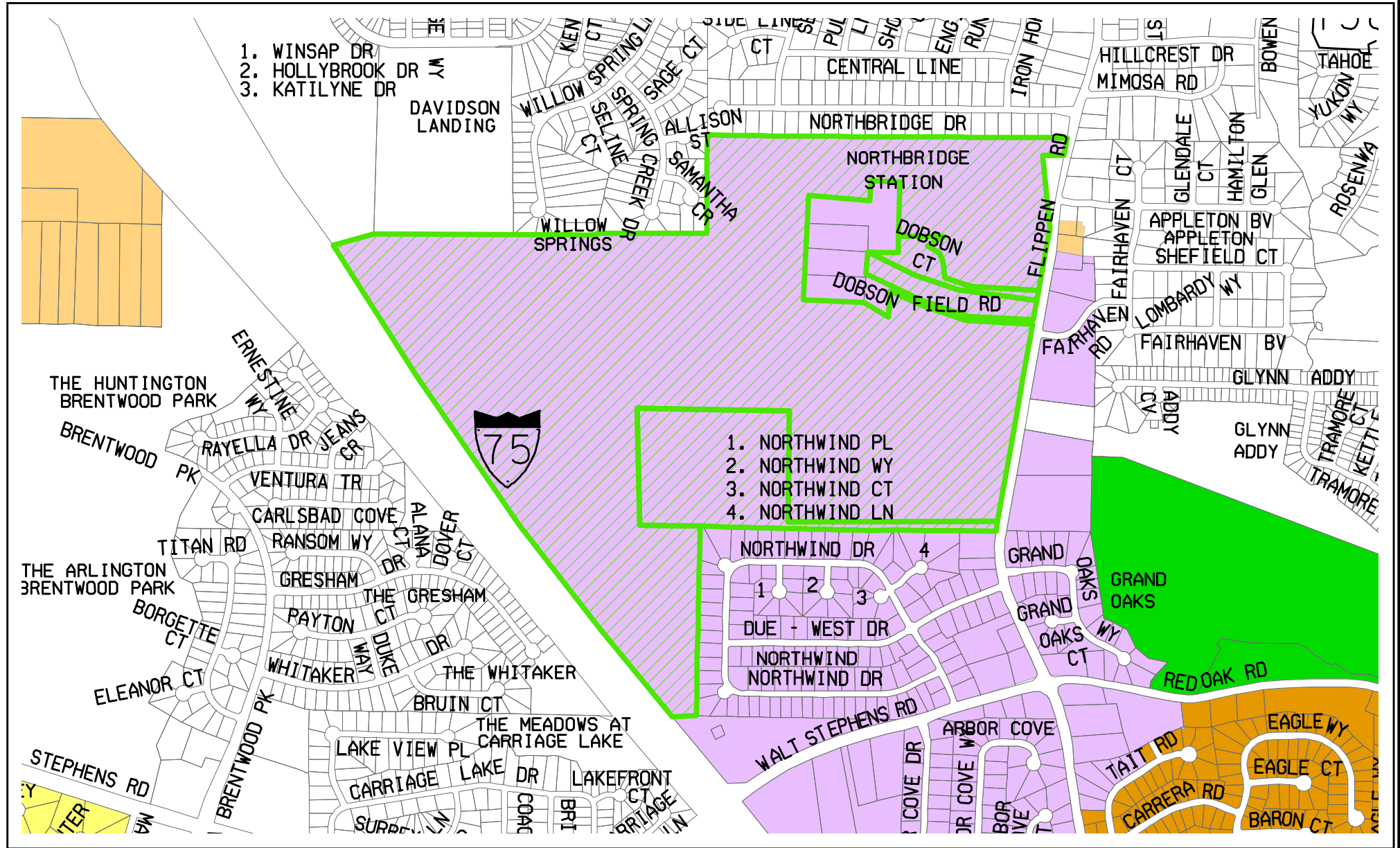


Scale: 1"= 1000'

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

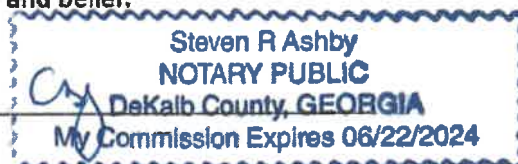
Rodney Brown

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	BY
1			
2			
3			
4			
5			

LAND LOT(S) 26, 28 & 29
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

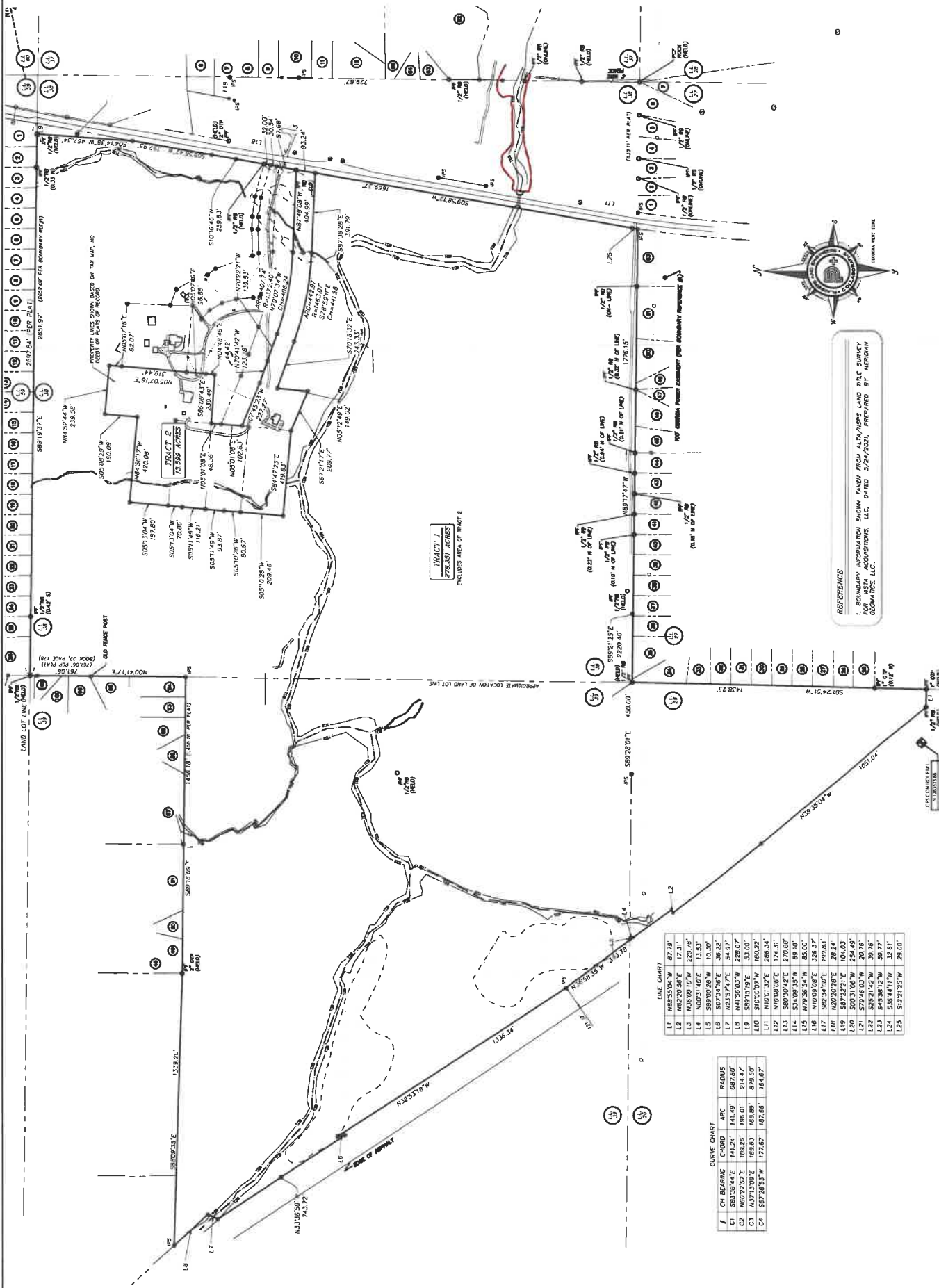


BOUNDARY INFORMATION SHOWN TAKEN FROM ATLANTIS LAND TITLE SURVEY
FOR ACCORDING, LLC, DATED 07-27-2017, PREPARED BY ATLANTIS
GEOMETRICS, LLC.

TRACT 1
28.50 ACRES
PRELIMINARY AREA OF TRACT 2

LINE	CHART	CHORD	ARC	RADIUS
1	N00255.04°W	87.32'	141.24'	141.49'
2	N00255.04°W	87.32'	141.24'	141.49'
3	N00255.04°W	87.32'	141.24'	141.49'
4	N00255.04°W	87.32'	141.24'	141.49'
5	N00255.04°W	87.32'	141.24'	141.49'
6	N00255.04°W	87.32'	141.24'	141.49'
7	N00255.04°W	87.32'	141.24'	141.49'
8	N00255.04°W	87.32'	141.24'	141.49'
9	N00255.04°W	87.32'	141.24'	141.49'
10	N00255.04°W	87.32'	141.24'	141.49'
11	N00255.04°W	87.32'	141.24'	141.49'
12	N00255.04°W	87.32'	141.24'	141.49'
13	N00255.04°W	87.32'	141.24'	141.49'
14	N00255.04°W	87.32'	141.24'	141.49'
15	N00255.04°W	87.32'	141.24'	141.49'
16	N00255.04°W	87.32'	141.24'	141.49'
17	N00255.04°W	87.32'	141.24'	141.49'
18	N00255.04°W	87.32'	141.24'	141.49'
19	N00255.04°W	87.32'	141.24'	141.49'
20	N00255.04°W	87.32'	141.24'	141.49'
21	N00255.04°W	87.32'	141.24'	141.49'
22	N00255.04°W	87.32'	141.24'	141.49'
23	N00255.04°W	87.32'	141.24'	141.49'
24	N00255.04°W	87.32'	141.24'	141.49'
25	N00255.04°W	87.32'	141.24'	141.49'

CH	BEARING	CHORD	ARC	RADIUS
C1	S82°30'44"E	141.24'	141.49'	687.80'
C2	N60°27'57"E	188.25'	186.01'	214.47'
C3	N37°13'09"E	168.83'	169.89'	679.50'
C4	S57°28'53"W	172.67'	167.28'	184.67'



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 and bearings are as shown on this drawing.

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

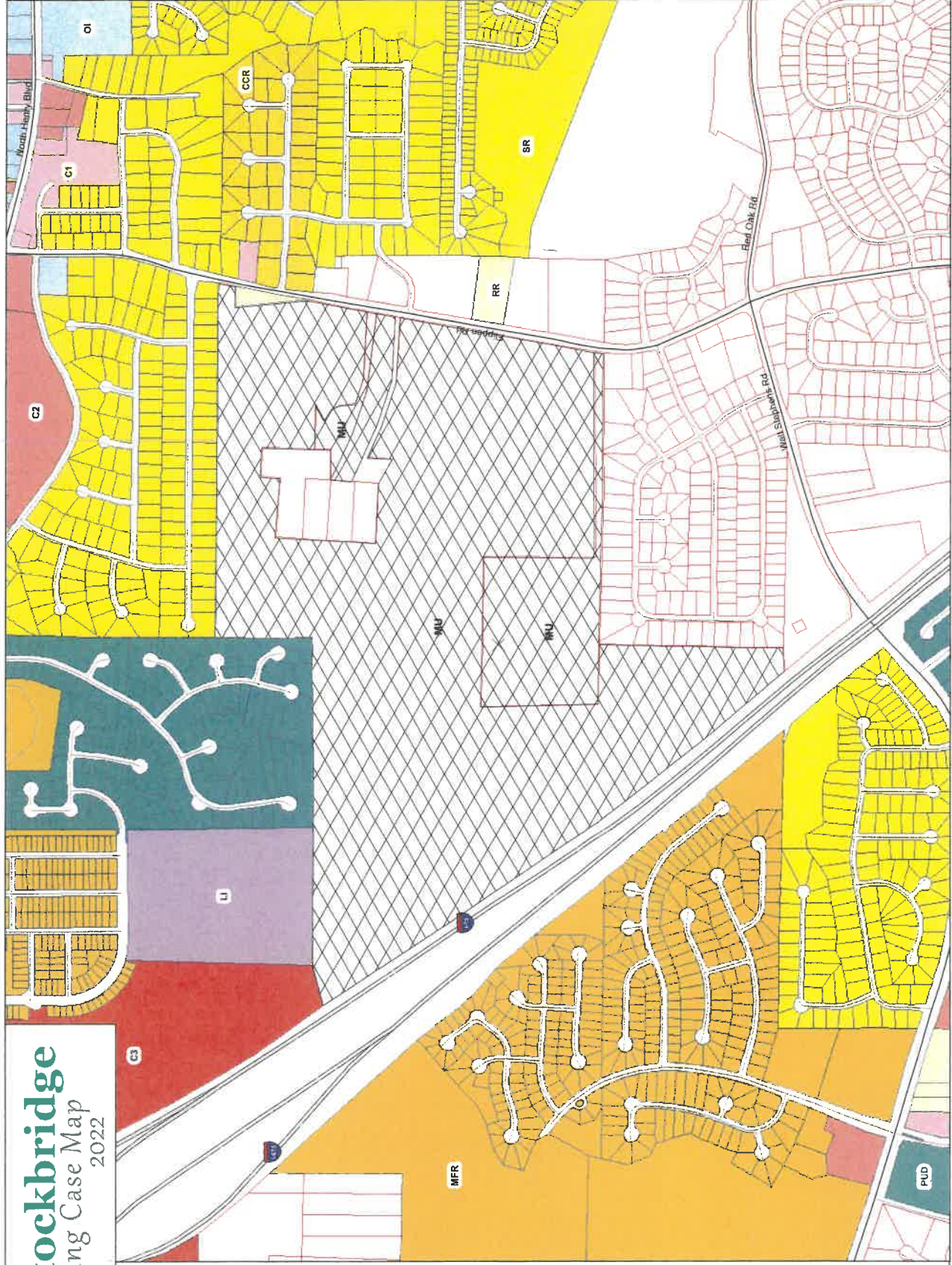
Overlay District:
Parkway Mixed Use

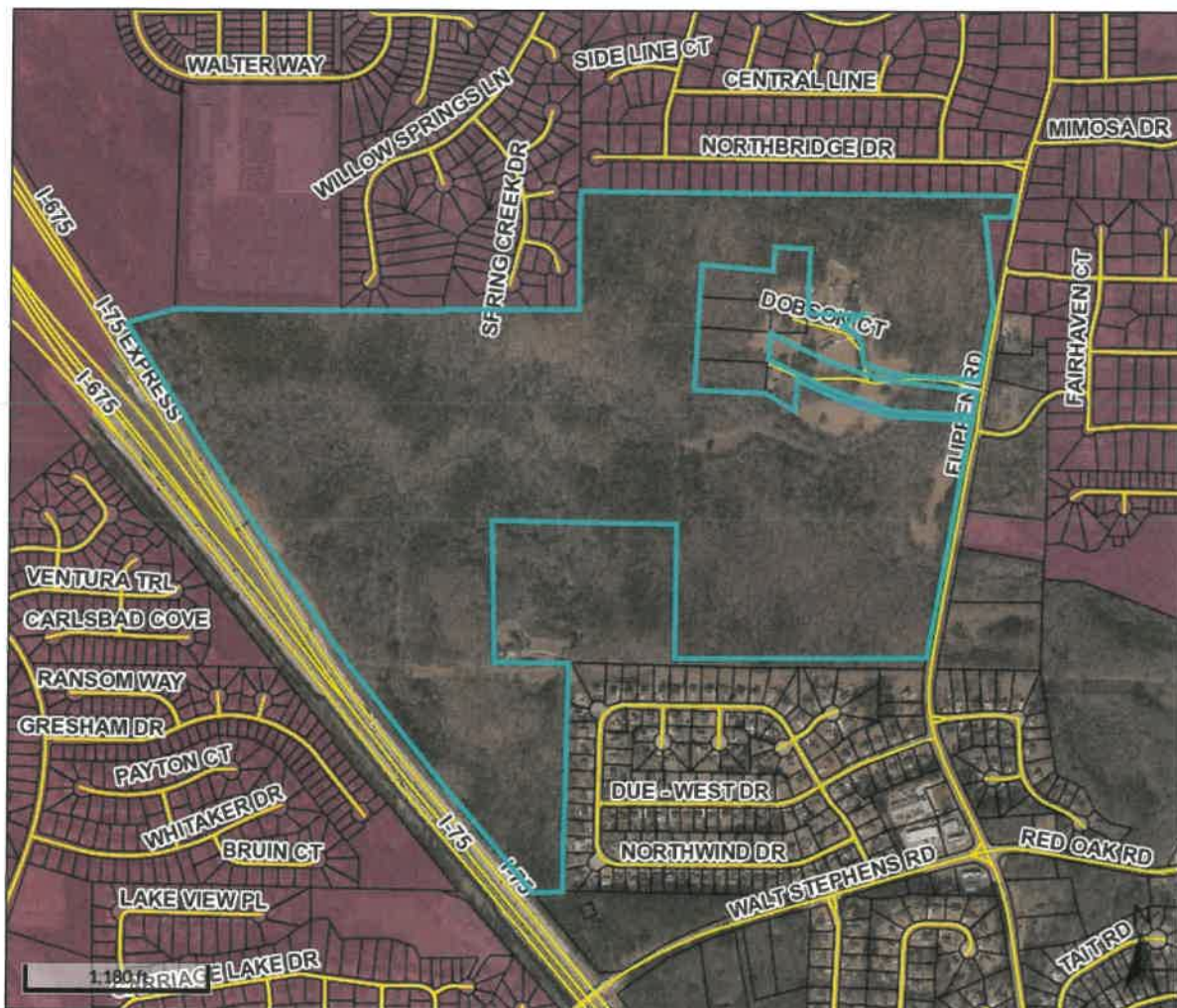
Current Zoning Adopted 03/14/22

- Zoning Districts**
- RR-Rural Residential
 - SR-Suburban Residential
 - CCR-City Center Residential
 - MFR-Mobile 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

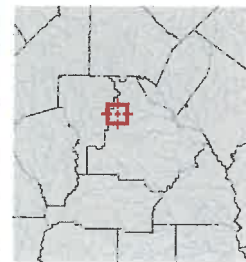


Created By: MD, 9/22/2022





Overview



Legend

- Parcels
- Roads
- Cities

Parcel ID	030-01004000	Class	R	Owner	RCVW LAND LLC	Land Value:	\$6,576,100	Last 2 Sales		
Property		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
										Qual
										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	\$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

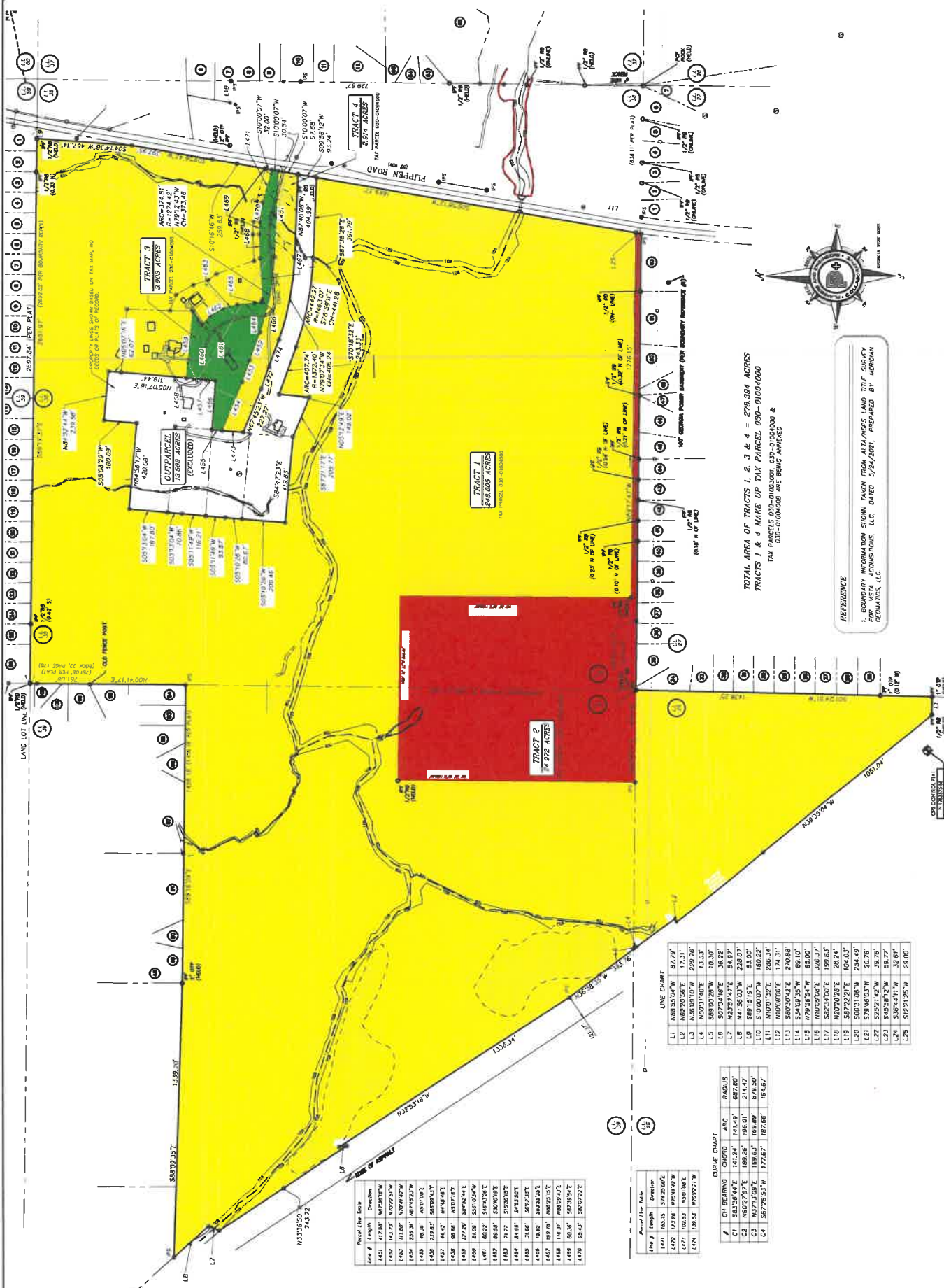
Parcel ID	030-01004008	Class	R	Owner	BROWN RODNEY S	Land Value:	\$34,500				
Property Address	384 FLIPPEN RD	Acreage	2.75	Address	384 FLIPPEN RD	Building Value:	\$176,900	Last 2 Sales			
District	County/UnIncorp				STOCKBRIDGE GA 30281	Misc Value:	\$0	Date	Price	Reason	Qual
						Total Value:	\$211,400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



	ONE CHAIN	
	Li	8.7%
L1	Li	23.504%
L2	Li	23.87056%
L3	Li	22.76%
L4	Li	20.11140%
L5	Li	18.98925%
L6	Li	20.37416%
L7	Li	20.23749%
L8	Li	24.5457%
L9	Li	23.607%
L10	Li	23.5003%
L11	Li	23.00037%
L12	Li	23.00037%
L13	Li	23.00037%
L14	Li	23.545935%
L15	Li	23.545935%
L16	Li	23.00037%
L17	Li	23.824304%
L18	Li	23.00037%
L19	Li	20.72221%
L20	Li	20.001706%
L21	Li	23.794633%
L22	Li	23.952192%
L23	Li	24.545935%
L24	Li	23.621457%
L25	Li	23.621457%

CURVE CHART			
#	CH BEARING	CHORD	RADIUS
C1	S63°36'44"E	141.24'	687.80'
C2	N60°27'57"E	189.26'	196.01'
C3	A37°1'08"E	189.63'	169.89'
C4	S67°20'53"W	172.67'	187.66'
			164.62'

Parcel Line Table		
Line #	Length	Description
1471	165.15'	S74°25'00"E
1472	123.28'	N70°41'42"W
1473	102.03'	N3°01'08"E
1474	139.35'	N70°22'12"W

Percent line	Length	Division
4.51	417.26	10722.317°W
4.52	413.27	10722.317°W
4.53	410.87	10722.317°W
4.54	409.31	10722.317°W
4.55	407.19	10722.317°W
4.56	405.42	10722.317°W
4.57	403.97	10722.317°W
4.58	402.76	10722.317°W
4.59	401.76	10722.317°W
4.60	400.93	10722.317°W
4.61	400.23	10722.317°W
4.62	399.63	10722.317°W
4.63	399.10	10722.317°W
4.64	398.63	10722.317°W
4.65	398.21	10722.317°W
4.66	397.83	10722.317°W
4.67	397.48	10722.317°W
4.68	397.16	10722.317°W
4.69	396.87	10722.317°W
4.70	396.61	10722.317°W



REVISIONS

REV	DATE	DESCRIPTION
1		
2		
3		
4		

LAND IN AGRICULTURE + ENGINEERING CONSULTANTS + CIVIL ENGINEERING
LAND SURVEYING + CONSTRUCTION + WATER RESOURCES
1700 N. 10TH ST., SUITE 100, OKLAHOMA CITY, OK 73102
WWW.RMC-OKLAHOMA.COM

BOUNDARY EXHIBIT

HENRY COUNTY

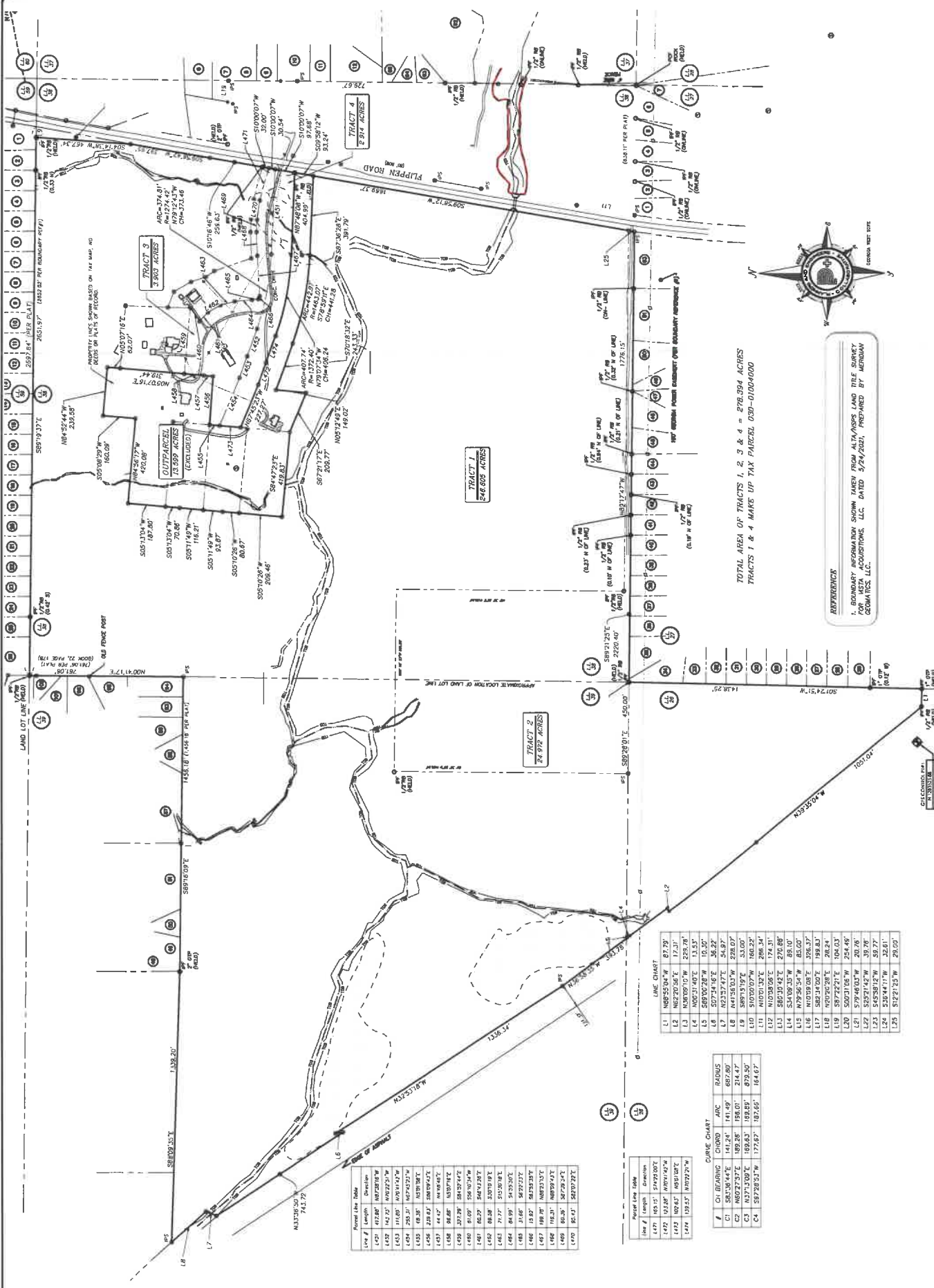
LAND LOTS 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DATE OF FIELD WORK: N/A
SCALE: 1" = 400'
FILE NO.: 2006.00
DATE: 12/19/2023
DRAWN BY: JRS



REFERENCE:
1. BOUNDARY INFORMATION SHOWN TAKEN FROM ALTA SURVEY AND TITLE SURVEY FOR BETA 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 CHART		
Line #	Bearing	Distance
1	N 85° 55' 30" E	61.75'
2	N 85° 55' 30" E	61.75'
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CURVE CHART		
Curve #	Bearing	Radius
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100	N 85° 55' 30" E	61.75'

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

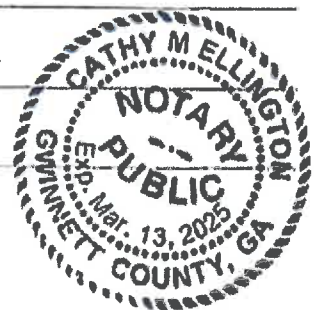
NOTARY STAMP:

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

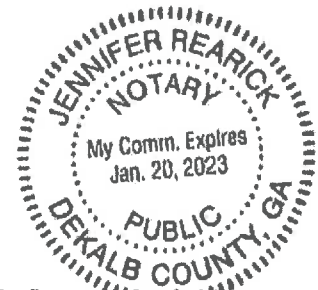
Rodney Brown
Signature of Applicant/Property Owner/Agent

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.

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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

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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Vista Residential Partners

Applicant's Name - Printed



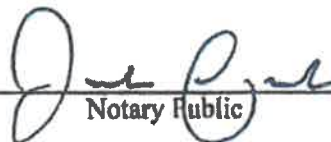
Signature of Applicant/Property Owner/Agent

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


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Yes _____ No X

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

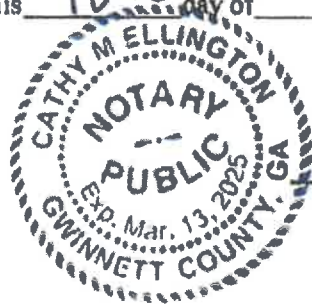
Applicant's Name - Printed _____

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 _____, _____

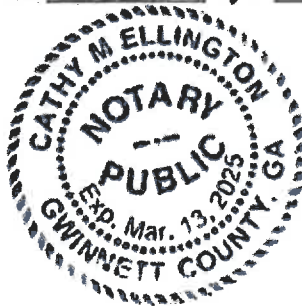
Applicant's Name - Printed _____

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 _____

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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

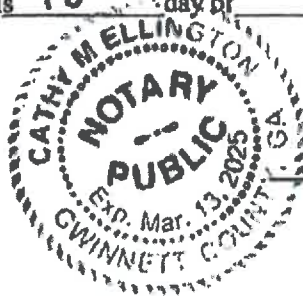
Signature of Applicant/Property Owner/Agent

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



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)

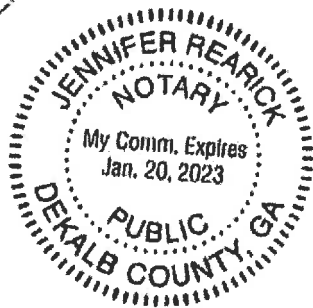
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


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.

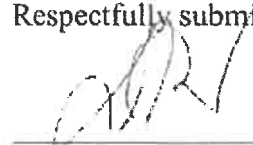
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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.

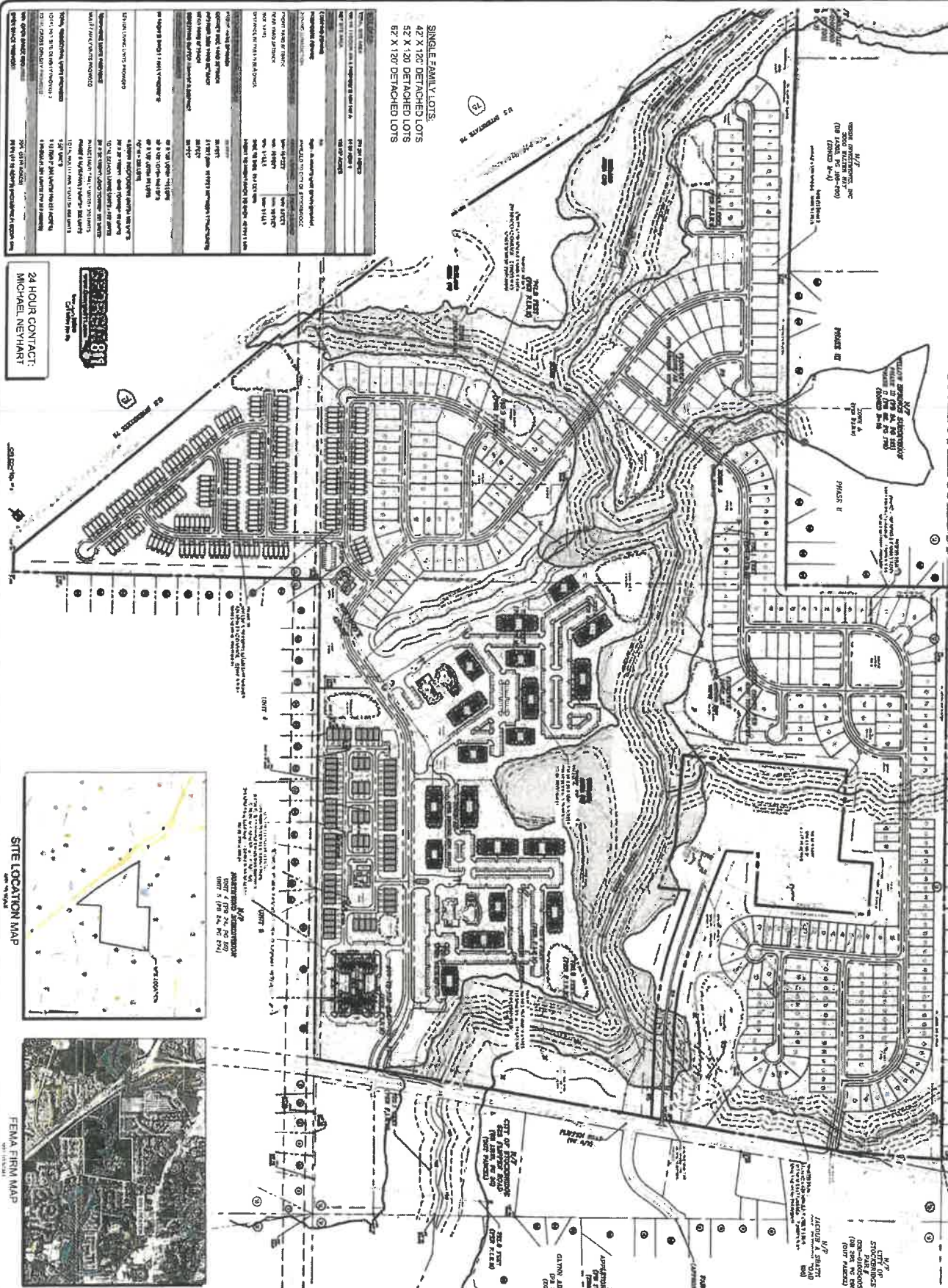
Respectfully submitted,



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

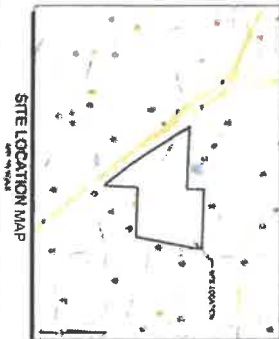
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



SINGLE FAMILY LOTS:	
42' X 120' DETACHED LOTS	
52' X 120' DETACHED LOTS	
62' X 120' DETACHED LOTS	
REVISIONS	
NO.	DATE
1	08/07/2022
2	08/07/2022
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24 HOUR CONTACT:
MICHAEL NEWHART



P&C+
Parrish & Engineers Collaborative +

620 RUPPIN ROAD
STOCKBRIDGE, GEORGIA 30281
CITY OF STOCKBRIDGE/
HENRY COUNTY JURISDICTION

**FLIPPEN ROAD
MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/07/2022		
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**MASTER
REZONING PLAN**

SCALE: 1" = 200'

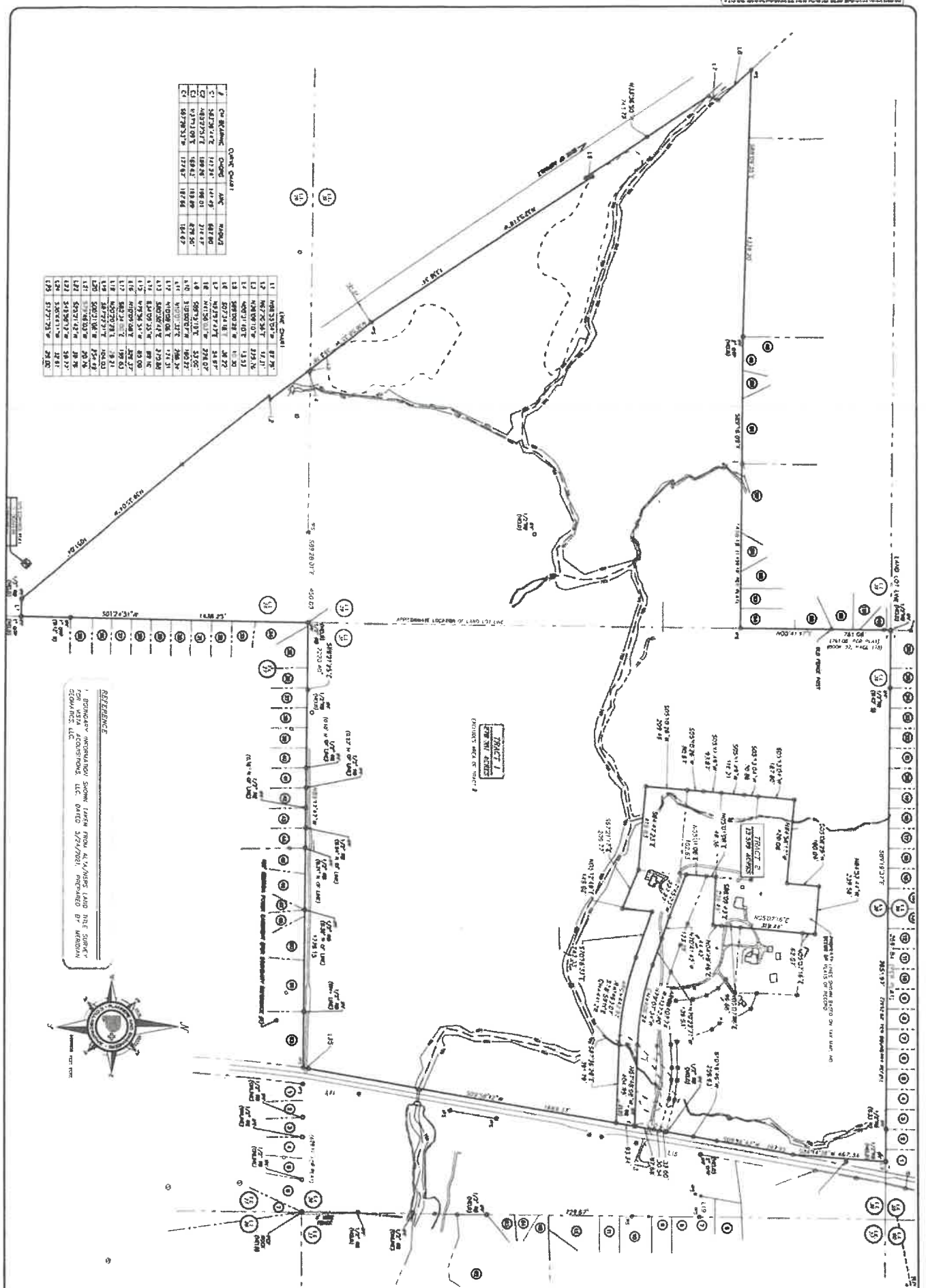
DATE: 08/07/2022

PROJECT: 20055.00

Z1

DEC 1

Survey



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REFERENCE
1. BOUNDARY INFORMATION SHOWN HEREIN FROM A. HARRIS LAND TITLE SURVEY
FOR VISTA ACQUISITION, LLC DATED 3/27/2021, PREPARED BY WINDYBORN
SURVEYING, LLC.



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	

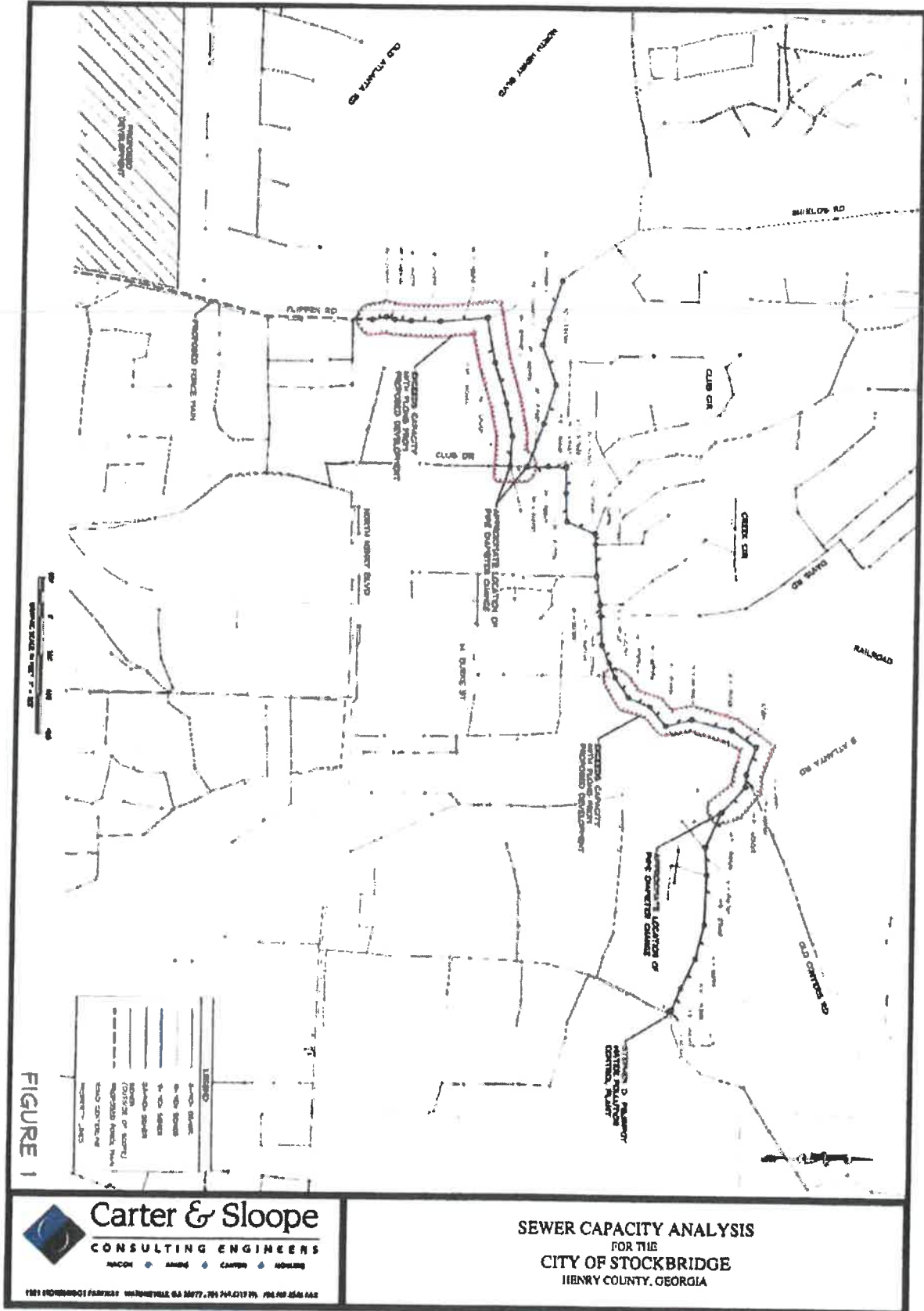
The capacity of the Brush Creek Interceptor and the Flippen Road Collector were estimated using Manning's Equation, which calculates the available capacity of an open channel piping segment based on the material type, internal diameter and slope. Initially, these three properties were obtained from the 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

Figure 1 - Brush Creek Interceptor



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	

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

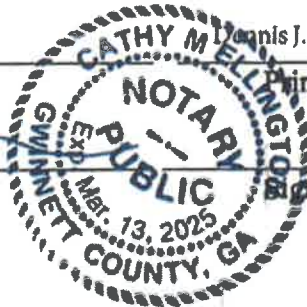
Printed Name of Witness

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.

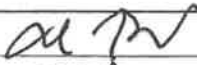
ZONING OF ADJACENT PROPERTIES:

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

**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.

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Yes _____ No ✓

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

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

We certify that the foregoing information is true and correct, this 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.

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Yes _____ No ✓

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

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

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


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Yes _____ No X

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

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

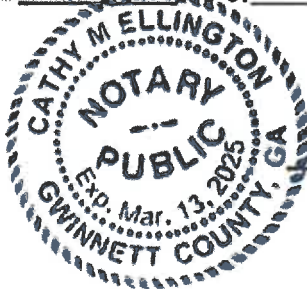
Applicant's Name - Printed _____

Signature of Applicant/Property Owner/Agent _____

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

Signature of Applicant's Attorney, if applicable _____

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



Cathy M. Ellington
Notary Public

* 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 _____, _____

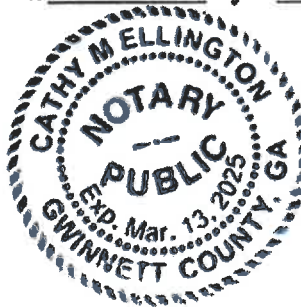
Applicant's Name - Printed

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

* 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

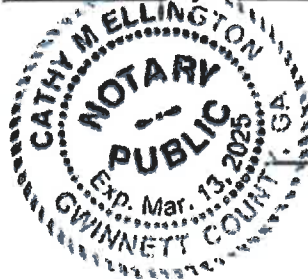
Signature of Applicant/Property Owner/Agent

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

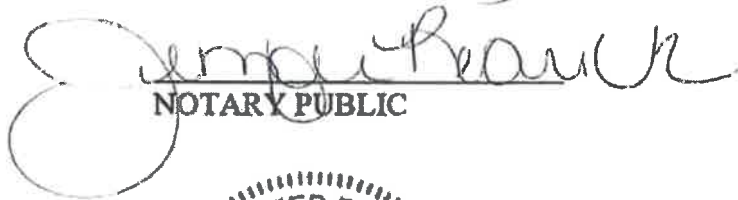
030-01004008 (384 Flippen Road)

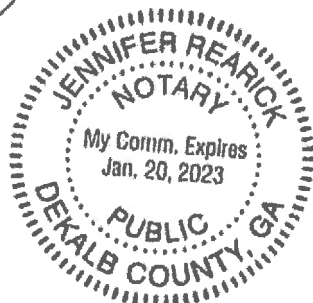
I, Rodney S. Brown, hereby affirm that I solely own the above-referenced tax parcel. I also acknowledge that I am aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced property and consent to same.


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)

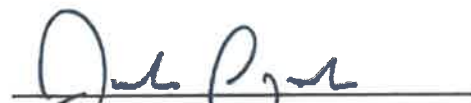
RCVW Land LLC hereby affirms that it solely owns the above-referenced tax parcels. RCVW Land LLC also acknowledges that it is aware of the rezoning request filed by Vista Residential Partners (c/o Dennis J. Webb, Jr.) related to the referenced properties and consents to same.



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.

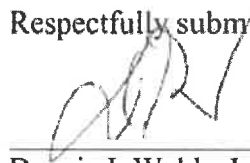
Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

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.

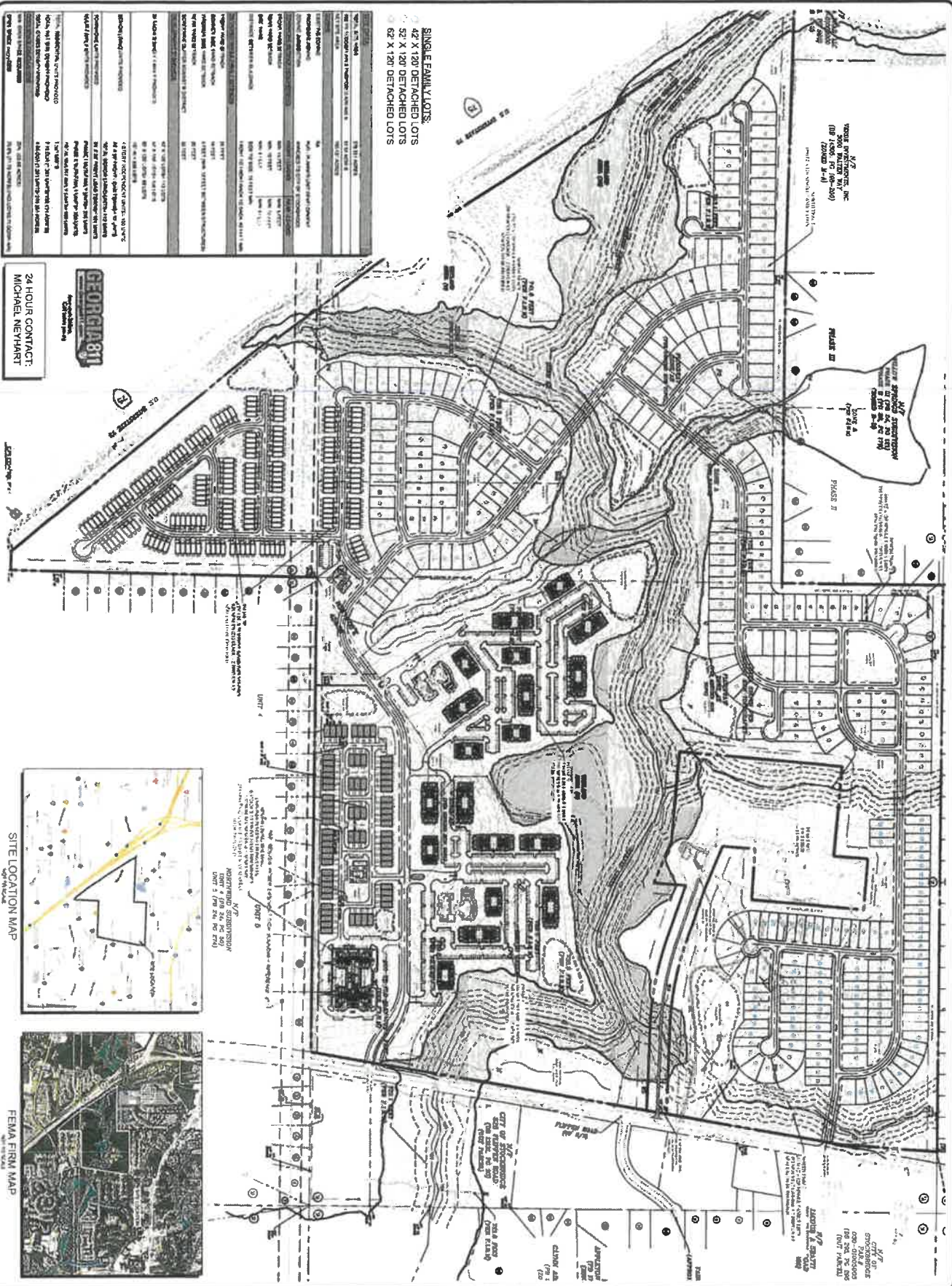
Respectfully submitted,



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

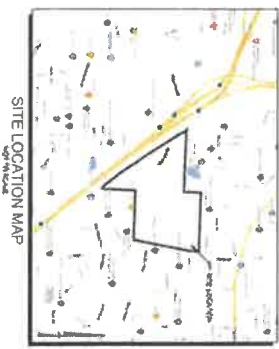
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

Site Plan



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	08/01/2022	MC
2	REVISIONS	08/01/2022	MC
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24 HOUR CONTACT:
MICHAEL NEWMART



MASTER REZONING PLAN

SCALE: 1" = 200'

DATE: 08/01/2022

PROJECT: 20069.00

Z1

FLIPPEN ROAD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

630 FLIPPEN ROAD

STOCKBRIDGE, GEORGIA 30281

CITY OF STOCKBRIDGE /

HERN COUNTY JURISDICTION

VISTA REALTY PARTNERS

MUNICIPALITY PROJECT #

REVISIONS

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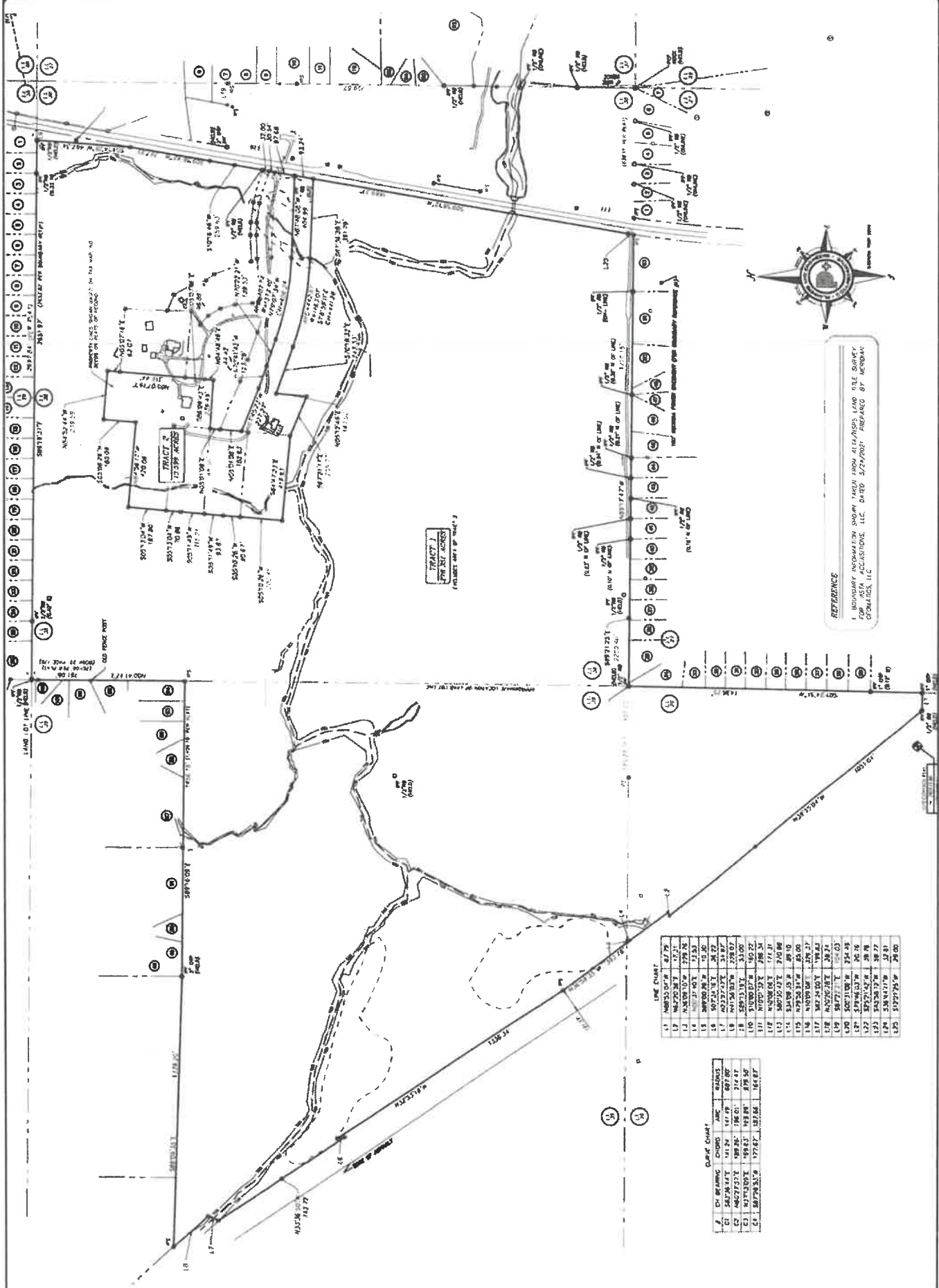
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C1	58.726 317°	121.24	161.49	602.00
C2	49.273 37°	99.24	136.01	216.47
C3	43.733 07°	59.63	92.88	89.56
C4	58.726 317°	177.67	122.66	166.87

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



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
(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.

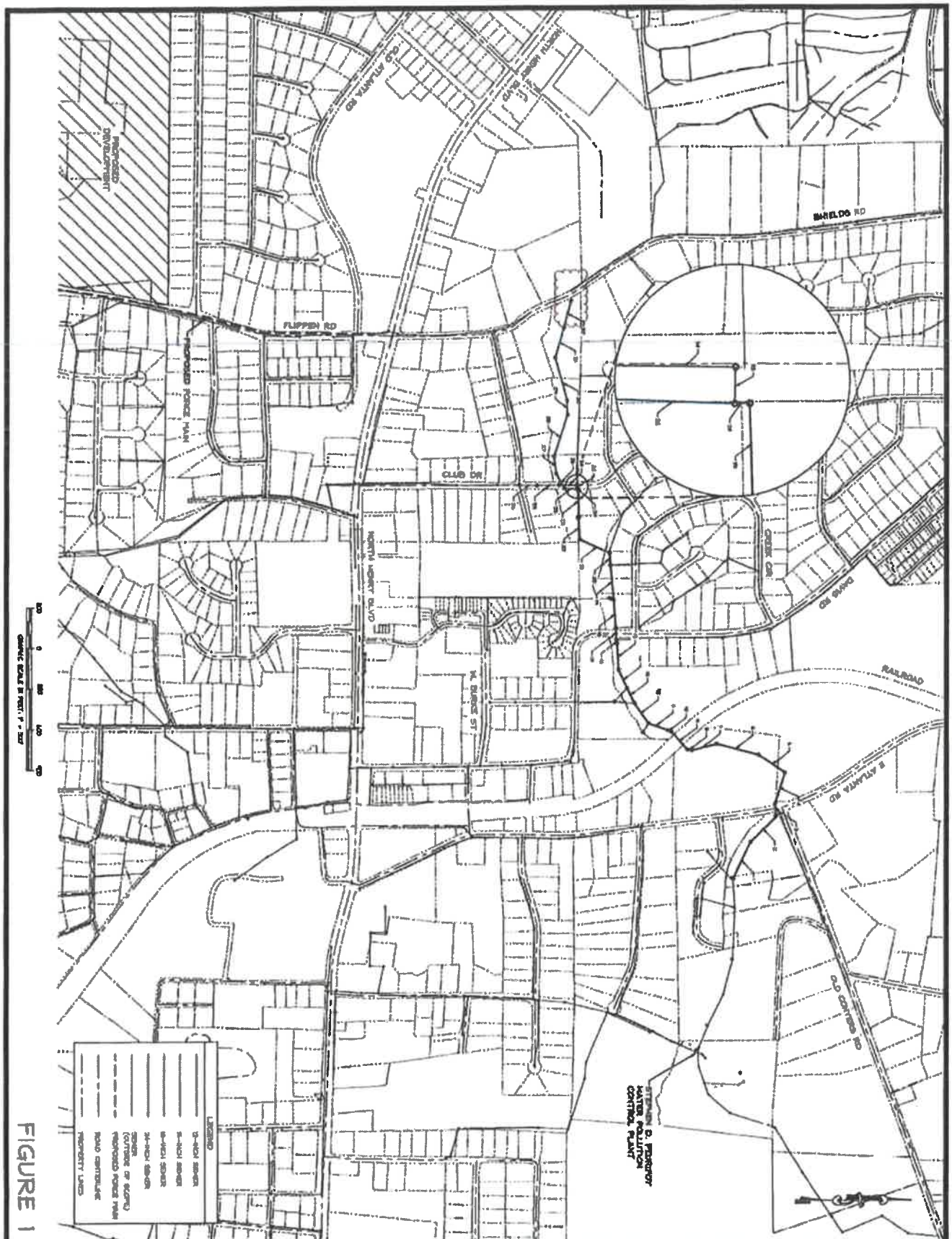
From Table 3, the existing 8" diameter gravity sewer main along Shields Road and Club Drive and a section of the 18" diameter gravity sewer main from Clark Park to east of E. Atlanta Road do not have adequate capacity to convey the proposed flows without surcharging the inverts; these areas are shown 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.



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

1031 STOCKBRIDGE PARKWAY, WATKINSVILLE, GA 30677, 706.769.4719 TEL., 706.769.6446 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	

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Stockbridge GA 30281

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Henry County Administration
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McDonough, GA 30253

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October 7, 2022, 3:30 pm

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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~~ conditions listed in the GRTA Notice of Decision ("NOD"), dated March 27, 2023, in Attachment A, Attachment B and Section 1 of Attachment C. A copy of the NOD is attached hereto as Exhibit "A."
3. The Developer will make ~~the several~~ traffic improvements ~~to mitigate project generated vehicular traffic that are identified in from~~ the TIS Traffic Impact Study identified in Exhibit "B," attached hereto.
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. The development will have a maximum density rate not to exceed 4.84 units per acre.
8. Add a minimum of 30 EV charging stations throughout the development.
9. **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 Superior Court (Real Estate Records Division).
10. **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.

11. **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.



EXHIBIT "A"

NOTICE OF DECISION

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

To: City of Stockbridge
(via electronic mail and certified mail) Michael Neyhart

From: Jannine Miller, GRTA Executive Director

Copy: Elizabeth Davis, SRTA/GRTA/ATL
(via electronic mail) Reginald James, Atlanta Regional Commission
Donald Shockey, Atlanta Regional Commission
Kenta Lanham, Henry County
David Simmons, Henry County
Ryan Anderson, City of Stockbridge
Brecca Carter, City of Stockbridge
Linda Logan, City of Stockbridge
Eric Harris, MARTA
Charles Rosa, MARTA
Abdul Amer, A&R Engineering
Naser Omer, A&R Engineering
Michael Neyhart, Vista Residential Partners
Dennis Webb, SGR Law
Kenneth Wood, PEC

Date: March 27, 2023

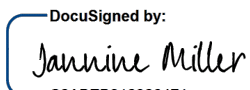
**Notice of Decision for
Request for Non-Expedited Review of
DRI 3799 Reeves Creek II**

The purpose of this notice is to inform Michael Neyhart (the Applicant) and City of Stockbridge (the Local Government), the Georgia Regional Transportation Authority (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 Development of Regional Impact (DRI) 3799 Reeves Creek II (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. 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 substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on February 14, 2023. The review package includes: the site development plan (Site Plan) dated February 2, 2023 titled "Reeves Creek II" prepared by Planners & Engineers Collaborative +, the Transportation Study dated January 23, 2023 prepared by A&R Engineering received by GRTA on February 14, 2023, and the DCA Initial and Additional forms filed on August 29, 2022 and February 20, 2023.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business 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 Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

C2ABEB312920471...
Jannine Miller
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 pedestrian connectivity between all buildings and uses.
- Coordinate with the City of Stockbridge on bike connectivity to the neighboring bike routes as planned in the Henry County Comprehensive Transportation Plan.
- Coordinate with the City of Stockbridge, GDOT and ATL on pedestrian access to the scheduled bus stop at Flippen Road and SR 138.
- Provide pedestrian connectivity along the property frontage on Flippen Road.
- Provide a signalized crosswalk on all approaches and other pedestrian facilities at Flippen Road to access the Reeves Creek Trail from the site.
- Provide on-site signage to Reeves Creek Trail.
- Coordinate with Henry Connect on providing signage for demand response transit services at pedestrian site entrances.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full access (northern) driveway on Flippen Road, aligned with Appleton Boulevard

- Construct one entering and two (a shared through/left turn and a separate right turn) exiting lanes.
- Install stop-sign control on Appleton Boulevard and the driveway approaches, with Flippen Road remaining free flow.
- Construct left turn and right turn lanes on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 2: Full access (middle) driveway on Flippen Road, for retail, aligned with Reeves Creek Trail

- Construct one entering and one exiting lane.
- Install a stop-sign control on Reeves Creek Trail and the site driveway approaches with Flippen Road remaining free flow.
- Construct a right turn lane on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 3: Full access (southern) driveway on Flippen Road, south of Site Driveway 2

- Install one entering and two (separate left turn and right turn) exiting lanes.
- Construct a left turn and right turn lane on Flippen Road for entering traffic.
- Install a traffic signal with 'protected-permissive' phasing for northbound left turn movements from Flippen Road into the site as warranted and approved by the City of Stockbridge.
- Provide adequate sight distance per AASHTO standards.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Coordinate with the City of Stockbridge on bike connectivity to the neighboring bike routes as planned in the Henry County Comprehensive Transportation Plan.
- Coordinate with the City of Stockbridge, GDOT and ATL on pedestrian access to the scheduled bus stop at Flippen Road and SR 138.
- Provide pedestrian connectivity along the property frontage on Flippen Road.
- Provide a signalized crosswalk on all approaches and other pedestrian facilities at Flippen Road to access the Reeves Creek Trail from the site.
- Provide on-site signage to Reeves Creek Trail.
- Coordinate with Henry Connect on providing signage for demand response transit services at pedestrian site entrances.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full access (northern) driveway on Flippen Road, aligned with Appleton Boulevard

- Construct one entering and two (a shared through/left turn and a separate right turn) exiting lanes.
- Install stop-sign control on Appleton Boulevard and the driveway approaches, with Flippen Road remaining free flow.
- Construct left turn and right turn lanes on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 2: Full access (middle) driveway on Flippen Road, for retail, aligned with Reeves Creek Trail

- Construct one entering and one exiting lane.
- Install a stop-sign control on Reeves Creek Trail and the site driveway approaches with Flippen Road remaining free flow.

- Construct a right turn lane on Flippen Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Site Driveway 3: Full access (southern) driveway on Flippen Road, south of Site Driveway 2

- Install one entering and two (separate left turn and right turn) exiting lanes.
- Construct a left turn and right turn lane on Flippen Road for entering traffic.
- Install a traffic signal with 'protected-permissive' phasing for northbound left turn movements from Flippen Road into the site as warranted and approved by the City of Stockbridge.
- Provide adequate sight distance per AASHTO standards.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

Intersection 1. Flippen Road / Shields Road @ SR 42/SR 138/US 23 (North Henry Boulevard)

- Reconfigure the northbound approach on Flippen Road to consist of a separate left turn lane and a shared through/right-turn lane.
- Provide a 'Protected-Permissive' phase for northbound left-turn lane.

Intersection 6. SR 42/SR 138/US 23 (North Henry Boulevard) @ SR 138 (Lake Spivey Parkway)

- Reconfigure the eastbound approach on SR 138 (Lake Spivey Parkway) to consist of one left turn lane, one through lane and one right turn lane.
- Construct a channelized island for the eastbound right turn lane and provide a 'protected overlap' phase.
- Change the split phasing for eastbound and westbound approaches to 'protected-permissive' phasing for the eastbound and westbound left turn movements.

Intersection 12. SR 138 (Lake Spivey Parkway) @ Speer Road / Mount Zion Parkway

- Coordinate with GDOT to convert the northbound right-turn movement from Speer Road onto SR 138 (Lake Spivey Parkway) as a "free" movement by removing the existing striping on SR 138 (Lake Spivey Parkway) and using the existing asphalt as a third receiving lane. The third eastbound lane will become a right-turn lane at I-75 southbound ramp.

Note: All conditions along state routes are subject to GDOT approval.

EXHIBIT “B”

Recommended Site Mitigation Improvements

Site mitigation improvements address deficiencies that are caused by site traffic and can be identified as related to the proposed development. The following site improvements were identified.

Intersection 15. Flippen Road @ Site Driveway 3 (Southern)

- Install a traffic signal.
- Provide ‘protected-permissive’ phasing for northbound left turn movements on Flippen Road.
- Provide crosswalks on all approaches and other pedestrian facilities at the intersection.
- Provide a sidewalk along the site frontage to gain access to the Reeves Creek Trail.

Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersections:

- Site Driveway 1: Full access (northern) driveway on Flippen Road, aligned with Appleton Boulevard
 - One entering and two (a shared through/left turn and a separate right turn) exiting lanes.
 - Stop-sign controlled on Appleton Boulevard and the driveway approaches with Flippen Road remaining free flow.
 - Left Turn and Right Turn Lanes on Flippen Road for entering traffic.
 - Provide adequate sight distance per AASHTO standards.
- Site Driveway 2: Full access (middle) driveway on Flippen Road, for retail, aligned with Reeves Creek Trail
 - One entering and one exiting lane.
 - Stop-sign controlled on Reeves Creek Trail and the site driveway approaches with Flippen Road remaining free flow.
 - Right Turn Lane on Flippen Road for entering traffic.
 - Provide adequate sight distance per AASHTO standards.
- Site Driveway 3: Full access (southern) driveway on Flippen Road, south of Site Driveway 2
 - One entering and two (separate left turn and right turn) exiting lanes.
 - Left Turn and Right Turn Lanes on Flippen Road for entering traffic.
 - Installation of a traffic signal with ‘protected-permissive’ phasing for northbound left turn movements from Flippen Road into the site.
 - Provide crosswalks on all approaches and pedestrian facilities to have access to the Reeves Creek Trail through the proposed sidewalk on Flippen Road.
 - Provide adequate sight distance per AASHTO standards.



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

CONDITIONAL USE PERMIT CASE #CU-2023-01. To consider a request for a Conditional Use Permit in an RR district to allow a "place of worship" (church) at 713 Valley Hill Road. Applicant: Victory Worship Center. Agent: Keith G. Nation, pastor. PC Action on 05/25/23--Approval with Staff's conditions, plus applicant must cut grass and hold community meeting prior to CC meeting.

BACKGROUND INFORMATION:

The applicant was approved by Henry County in 2006 for a conditional use permit for a place of worship, but it became void when the subject property was annexed into the City. The applicant has owned the property since 2005, and currently operates a place of worship at 6043 North Henry Boulevard, in Council District 4. The applicant has also submitted CP-2023-01, RZ-2023-01, and VR-2023-01 applications for this Agenda to build a townhome development on the adjacent Parcel #029-01009001 to the west via a joint site plan and a shared driveway entrance.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

CONDITIONAL USE PERMIT CASE #CU-2023-01.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

Presentation
For CU-2023-01:
CONDITIONAL USE
PERMIT FOR A
PROPOSED “PLACE
OF WORSHIP”

At 713 Valley Hill Road

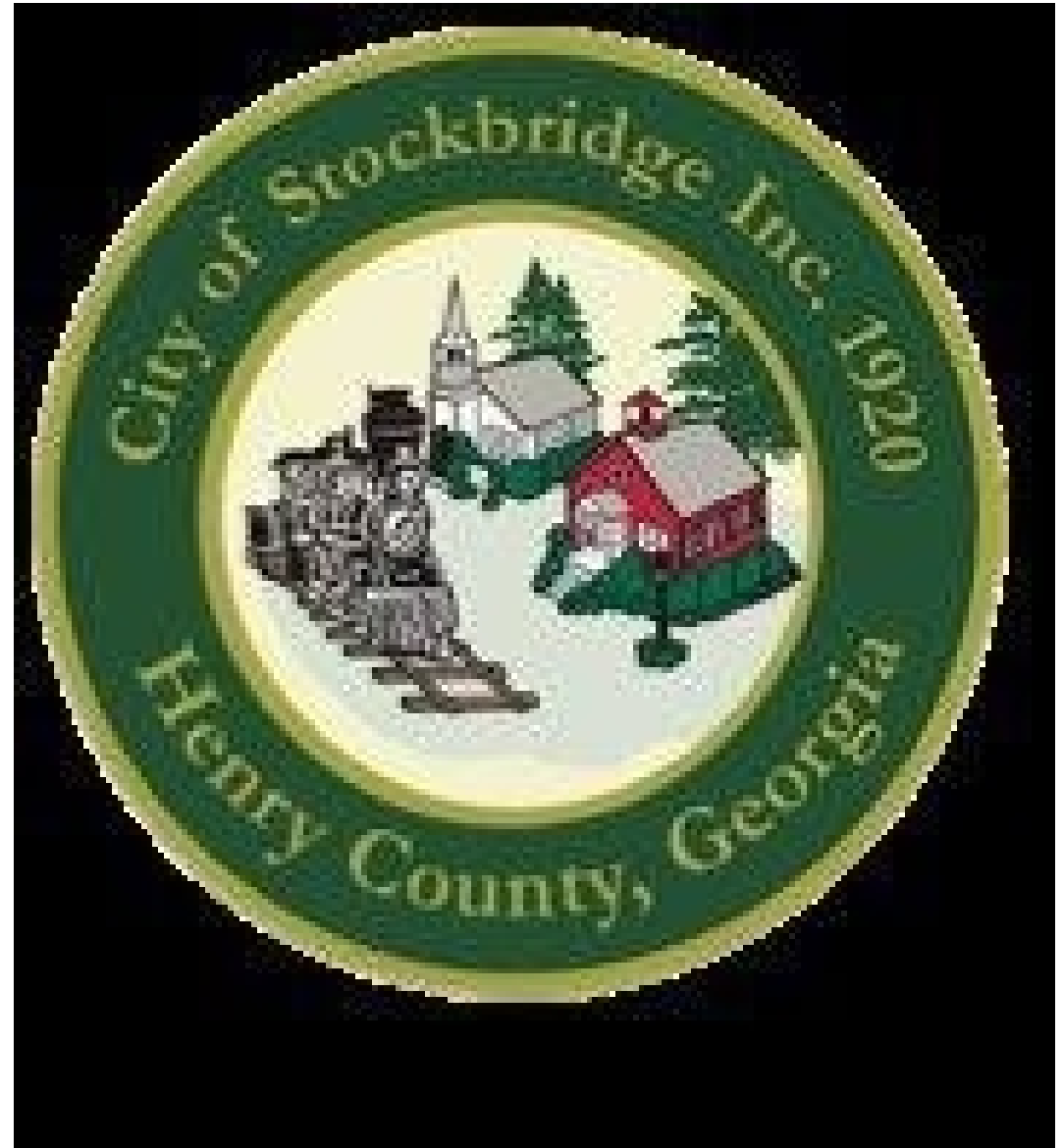
Presented To:

Planning Commission – May 25,
2023

City Council – June 12, 2023

Presented By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division
Linda Logan, Senior Planner



INTRODUCTION

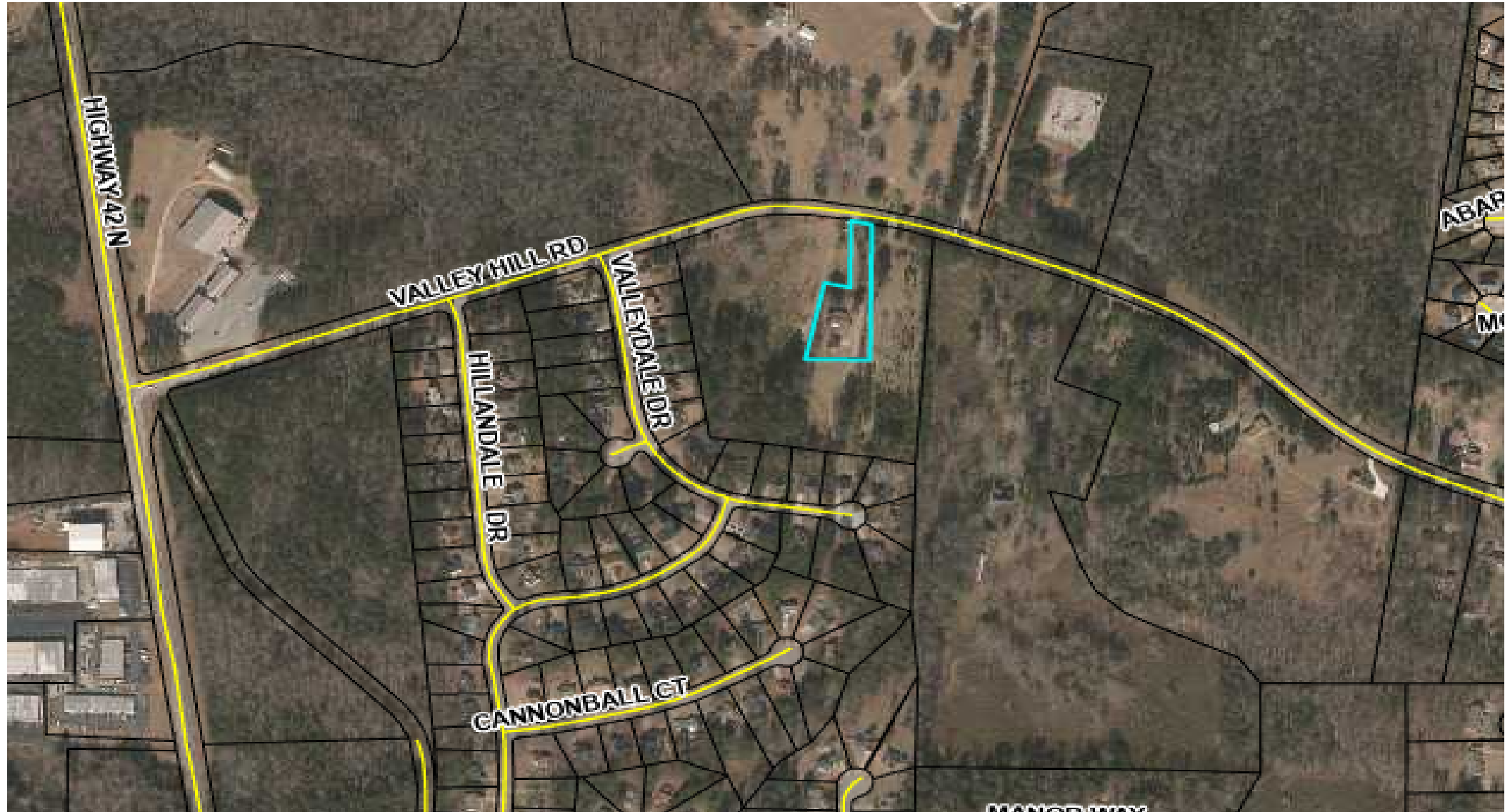
PURPOSE OF APPLICATION -- Consider a **Conditional Use Permit** application (**#CU-2023-01**) by Victory Worship Center (represented by Keith G. Nation) for property at **713 Valley Hill Road** to allow for the development of **“place of worship” (church)**.

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.

RELATED APPLICATIONS -- The applicant also simultaneously submitted three applications to the City of Stockbridge for the adjacent Parcel #029-01009001 on Valley Hill Road:

1. **Rezoning (Case #RZ-2023-01)** – The applicant requests that the zoning district of ‘MFR’ (Multiple Family Residential) be assigned to the subject property.
2. **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.
3. **Variance Application (Case #VR-2023-01)** – The applicant requests a **Variance** to allow for the reduction in the front yard setbacks from the required minimum of 50” feet to 25 feet.

AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:
Subject Property at 713 Valley Hill Road for Proposed Place of Worship



**AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:
Adjacent Property--Parcel # 029-01009001 on Valley Hill Road for Townhome Development**



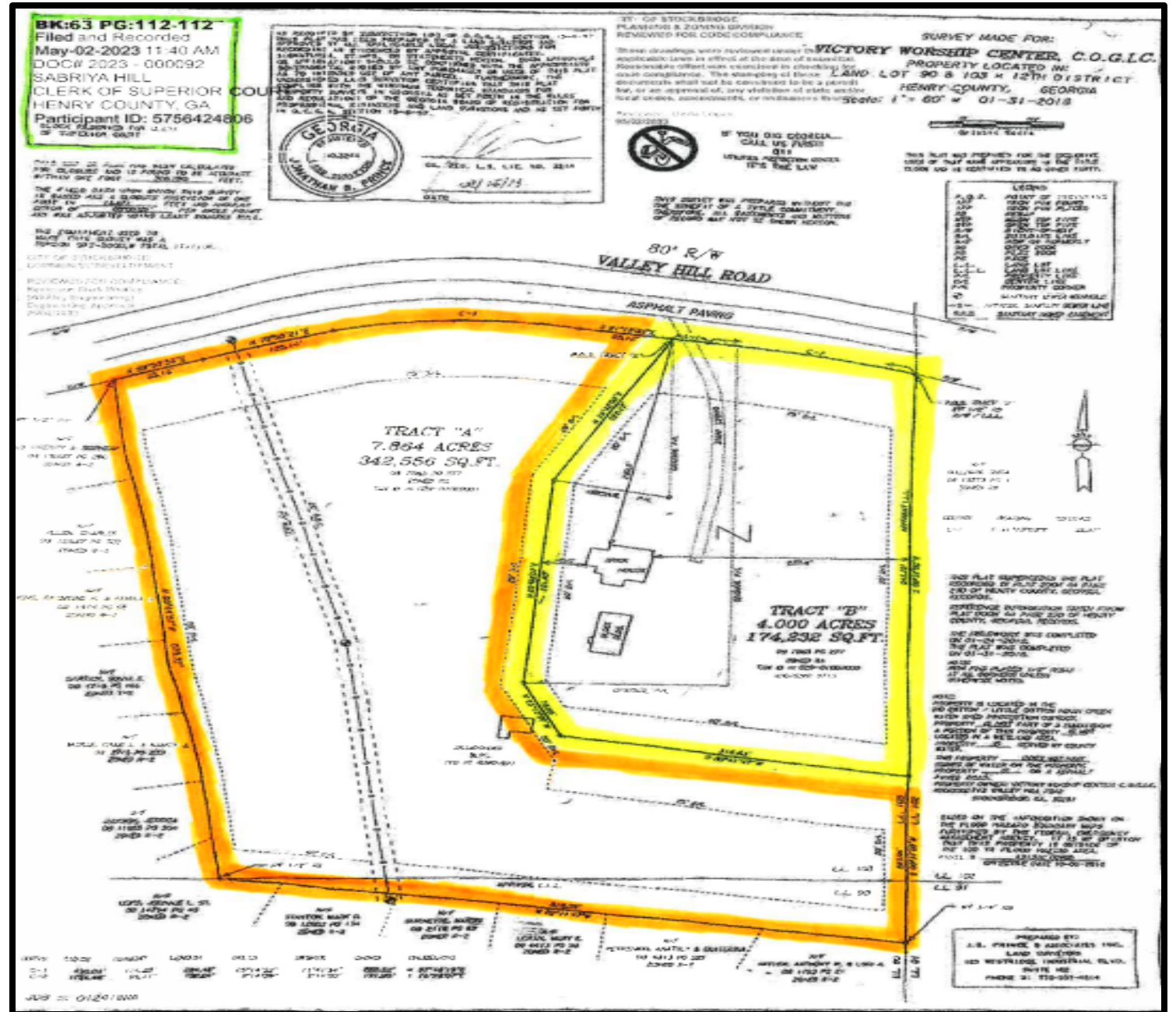
RECORDED PLAT

May 2, 2023 / Plat Book 63, Page 112

New Parcel Boundaries Highlighted:

Orange—Parcel #029-01009000
(proposed townhome development)

Yellow—713 Valley Hill Road
(proposed place of worship)



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.

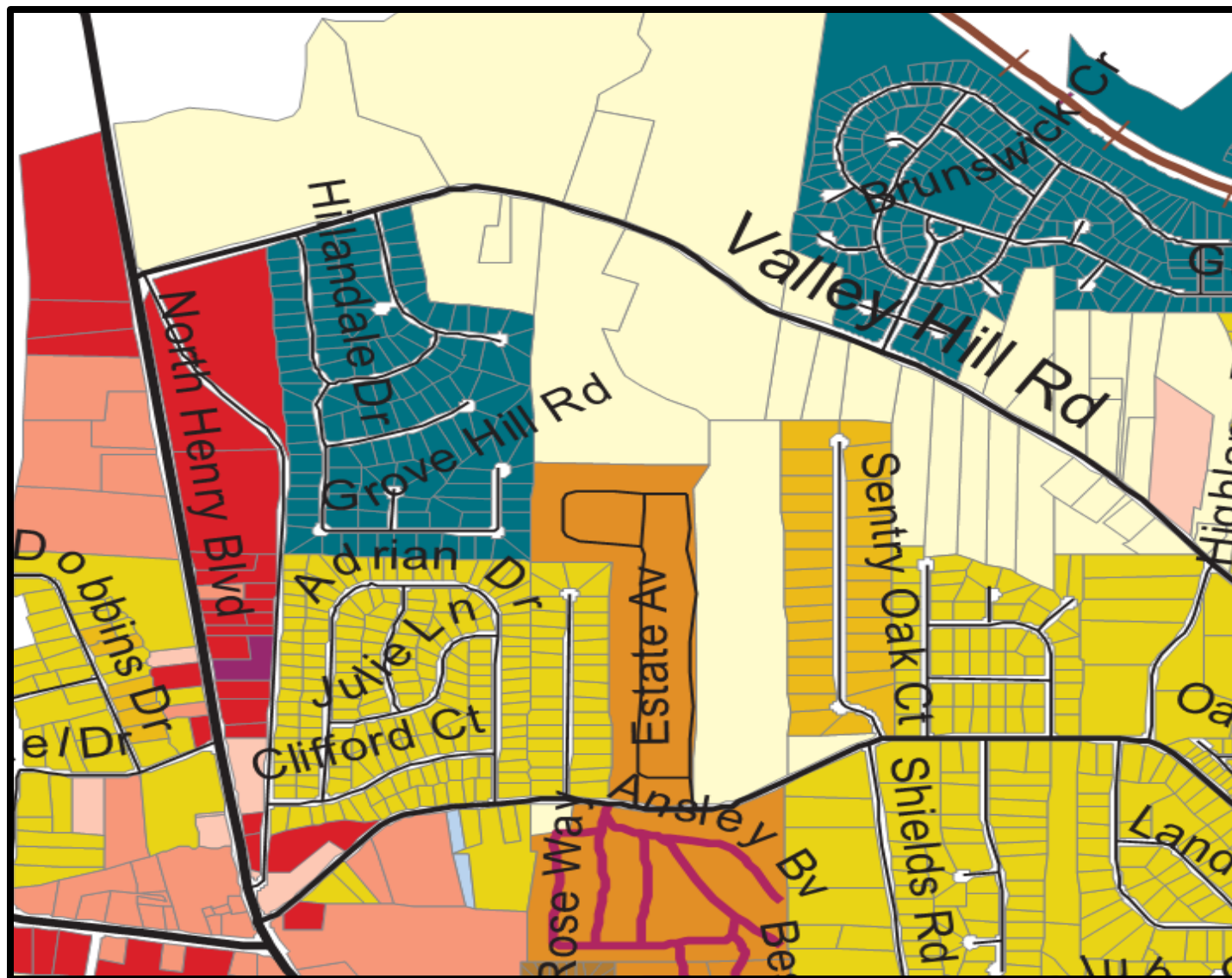
ANNEXATION INTO THE CITY – The subject property was annexed into the City from unincorporated Henry County due to the passage of the 2022 Annexation Referendum.

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.

SURROUNDING ZONING

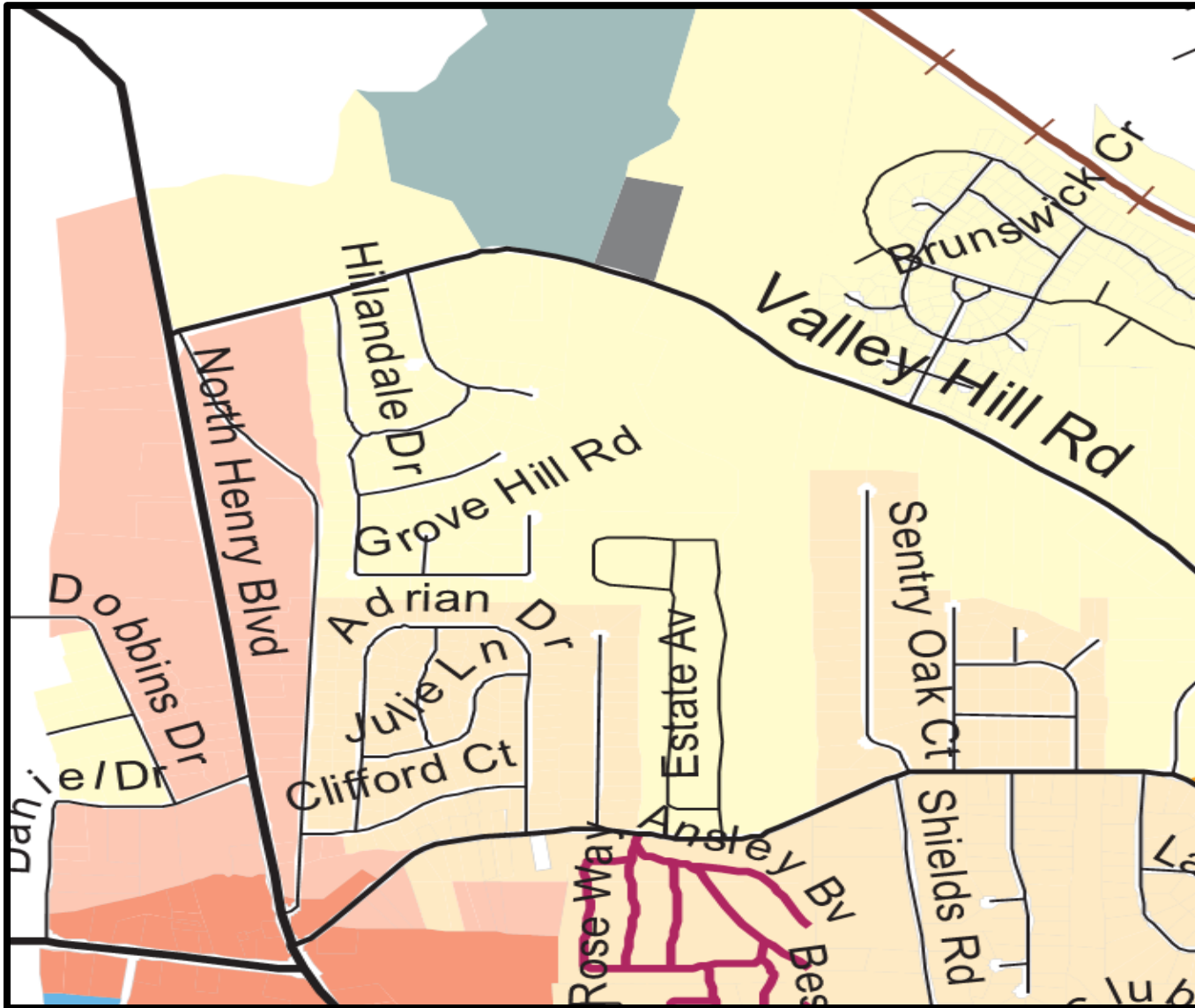
Showing 713 Valley Hill Road and Parcel #029-01009001 a



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)

SURROUNDING LAND USE DESIGNATIONS



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

CASE FACTS

Proposed Development:	Place of Worship.
Property Acreage:	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, 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> —Vacant residential property. ~ <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.

PROPOSED DEVELOPMENT (First Slide)

- The applicant proposes to build a “place of worship” (church) at 713 Valley Hill Road (the subject of CU-2023-01) to the east (the existing residence would remain, along with its accessory structures), and a townhome development on Parcel #029-01009001 on Valley Hill Road to the west.
- A. Project Size -- Applicant’s joint site plan shows both development proposals & existing residence.
 - ~ Place of Worship (Church) -- Sanctuary building would have 12,586 total square feet, and the largest assembly area would have 3,350 square feet.
 - ~ Townhomes -- 56 units, all 3 or 4 bedrooms, at a density of 7.12 units per acre.
- B. Site Plan Design—Overall:
 - ~ Title and Date -- “Proposed Victory Worship Center—Master Plan” (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023. Received by Planning and Zoning on 05-16-23.
 - ~ Base -- It uses the new Recorded Plat from 05-02-23 as a base.
 - ~ Eastern Parcel (713 Valley Hill Road) -- Place of worship location.
 - ~ Western Parcel (Parcel #029-01009001) -- Townhome location.
 - ~ Colors on Site Plan -- The place of worship is shown in brown, its parking lots are shown in blue, and the townhomes are shown in purple.
 - ~ Streets:
 - o A joint project entrance would expand into a looped internal street.
 - o The entrance and the interior street would initially both be privately-maintained, but they would

PROPOSED DEVELOPMENT (Second Slide)

be built to City standards. Later, the developer would dedicate the entrance and possibly the internal street to the City of Stockbridge. Would have two turnaround stubs at the rear.

~ Sidewalks -- Would be 6 feet wide, on both sides of the streets.

~ Detention Pond -- Would be provided on Parcel #029-01009001 to serve both developments. development would have its own refuse dumpster. Landscaping would be installed on the west side of the project entrance.

C. Site Plan Design—Internal Components:

~ Townhome Development -- Would include 6 townhome buildings, with 7 to 9 units per building.

~ Setbacks -- Each townhome unit would have a front yard setback of 25 feet instead of the required 50 feet, due to the applicant's requested variance via Variance Case #VR-2023-01.

~ Building Separation -- Would be more than the required 20 feet.

~ Buffer Areas -- Would have 50 feet or more at the rears of the townhome buildings.

D. Amenities -- Three amenity areas would be provided:

~ "Recreation Area with Gazebo" -- Would have 13,200 total square feet, located at the northwest corner of Parcel #029-01009001. It 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 would have 10,000 square feet and the other would have 6,500 square feet.

PROPOSED DEVELOPMENT (Third Slide)

E. Parking – Would be separate parking areas for the townhomes and the place of worship.

- ~ Townhome Parking – Would have 126 parking spaces for the proposed 56 townhome units.
 - o Would include 112 driveway spaces plus 14 guest parking spaces
 - o Guest parking would be provided in two small parking lots – one next to the project entrance and the other between the two small park areas.
 - o 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. Staff recommended that some guest parking be provided in both areas.
- ~ Place of Worship Parking -- 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 on the next slide.

PARKING PROVISIONS

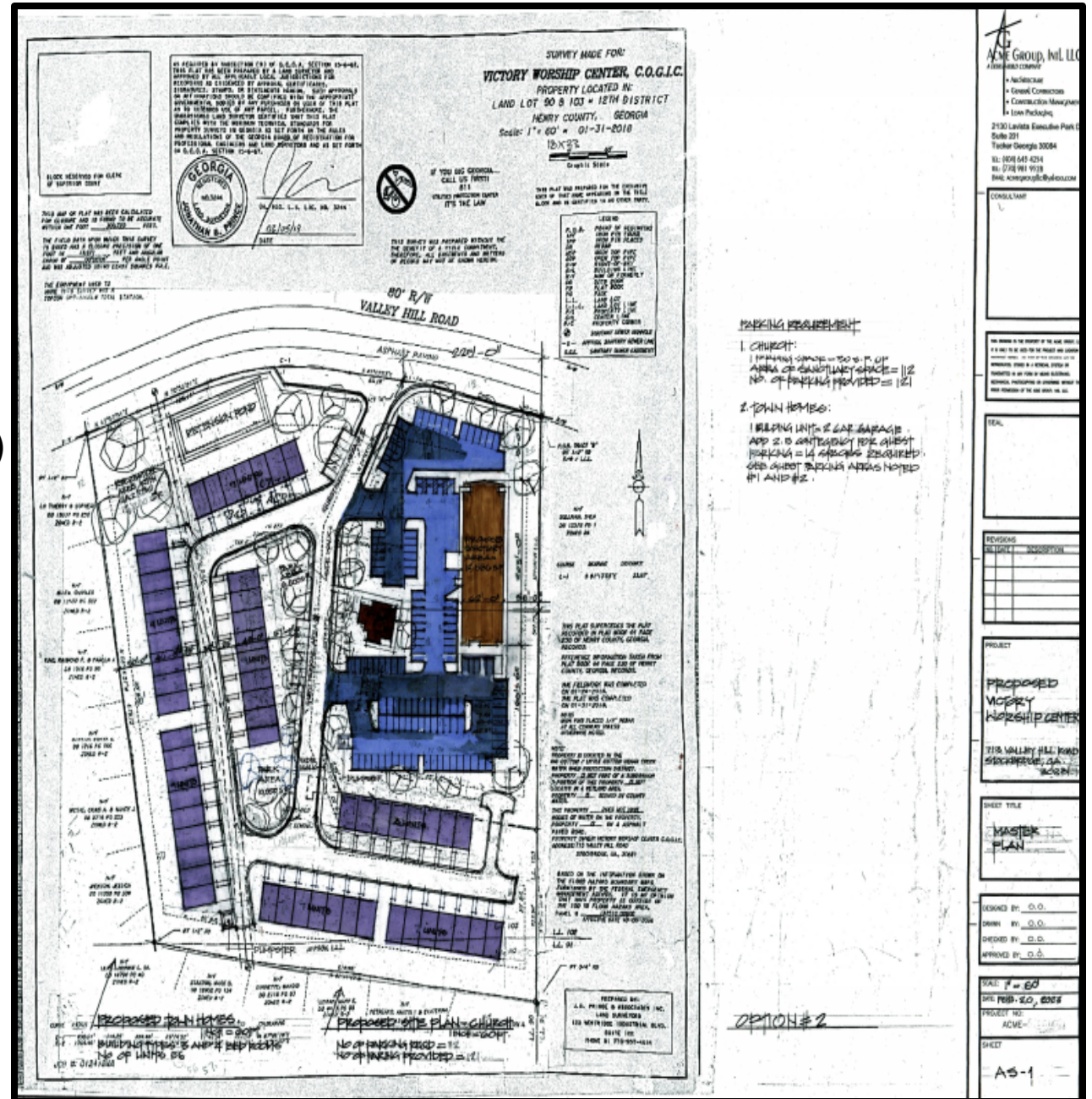
Number of Parking Spaces to Be Provided

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 (3,360 square feet) of the sanctuary.	112	9	121
<u>Existing Residence:</u>	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.	126	0	126

PROPOSED SITE PLAN

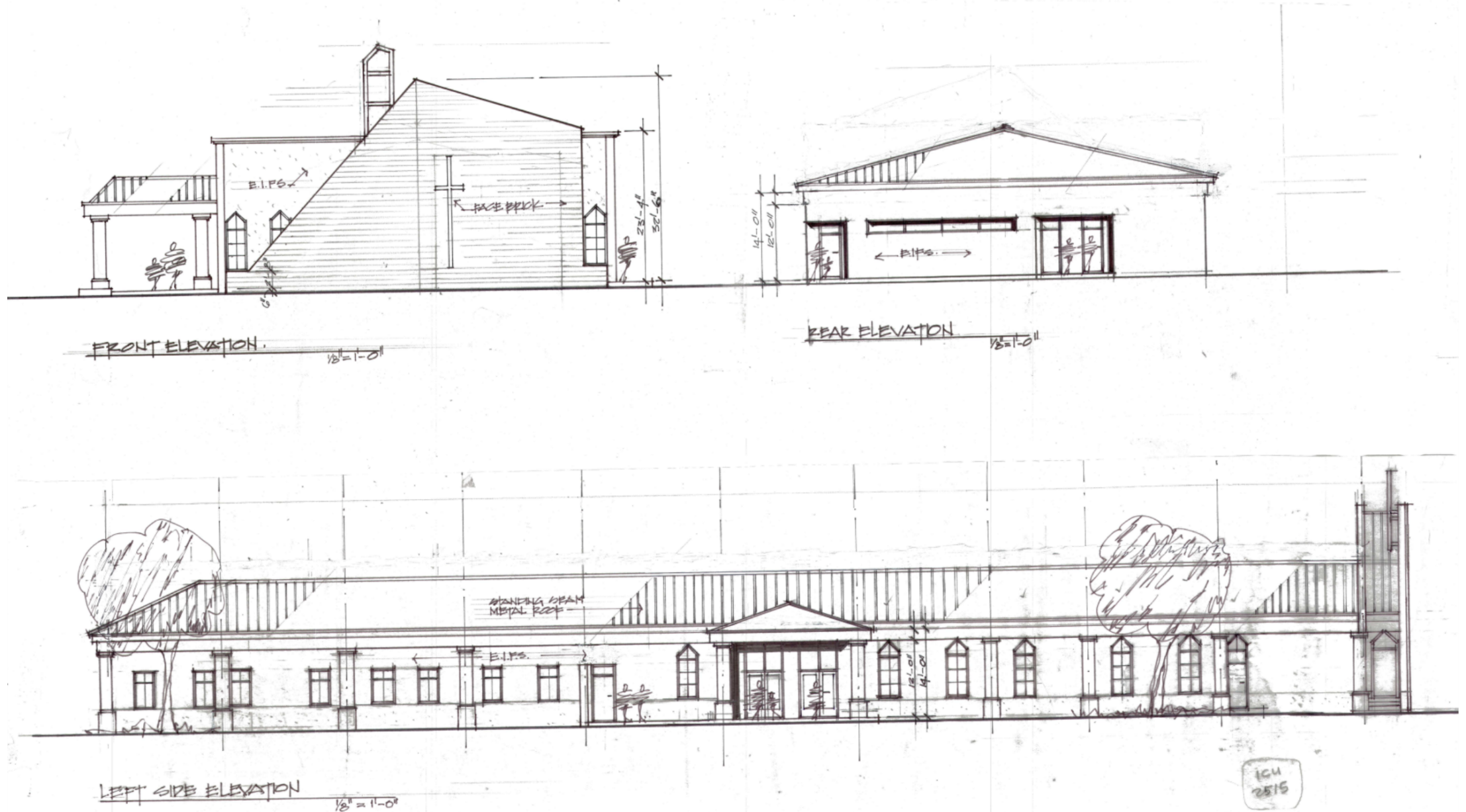
**Proposed Townhome Development—
On Parcel #029-01009001 (the western parcel)**

**Proposed Place of Worship—
On 713 Valley Hill Road (the eastern parcel)**



[illegible]

CHURCH BUILDING ELEVATIONS



PARKING PLAN FOR CHURCH (First Slide)

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.

PARKING PLAN FOR CHURCH (Second Slide)

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.

PARKING PLAN FOR CHURCH (Third Slide)

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.

PARKING PLAN FOR CHURCH (Fourth Slide)

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.

STANDARDS FOR PLACES OF WORSHIP (First Slide)

“Places of religious worship” are identified in Section 3.2.24 of the UDC as one type of “mass assembly center”, which has specific regulations. Places of worship may be located in the ‘RR’ (Rural Residential) zoning district, thus the subject property qualifies for consideration for this type of use, provided that a conditional use permit is obtained. The table below provides locational and building standards for places of worship..

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

STANDARDS FOR PLACES OF WORSHIP (Second Slide)

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.

STANDARDS FOR PLACES OF WORSHIP (Third Slide)

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. . . .
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, as set 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).

STANDARDS FOR PLACES OF WORSHIP (Fourth Slide)

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.

ANALYSIS OF REQUEST (First Slide)

- A. Standards for Places of Worship.** The subject property and the proposed site plan meet the site and locational and building standards for places of worship.
- ~ The property at 713 Valley Hill Road has 4 acres, thus exceeding the required 2 acres.
 - ~ The property's 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.

Listed below is the analysis of the eight (8) other standards for places of worship that are listed in Subsection 3.2.24(E) of the UDC.

- 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.

ANALYSIS OF REQUEST (Second Slide)

- 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.

ANALYSIS OF REQUEST (Third Slide)

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.

ANALYSIS OF REQUEST (Fourth Slide)

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 was analyzed.

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.

ANALYSIS OF REQUEST (Fifth Slide)

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.

ANALYSIS OF REQUEST (Sixth Slide)

- 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.

STAFF FINDINGS AND CONCLUSION

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.**

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.

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.



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

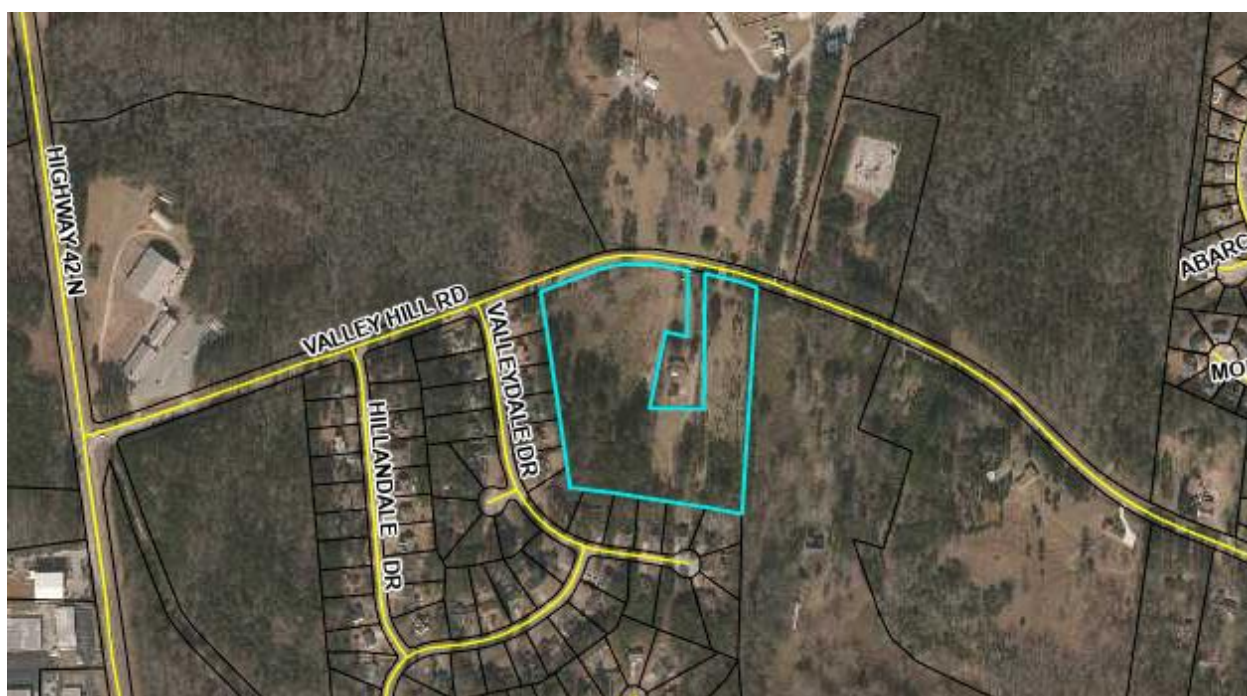
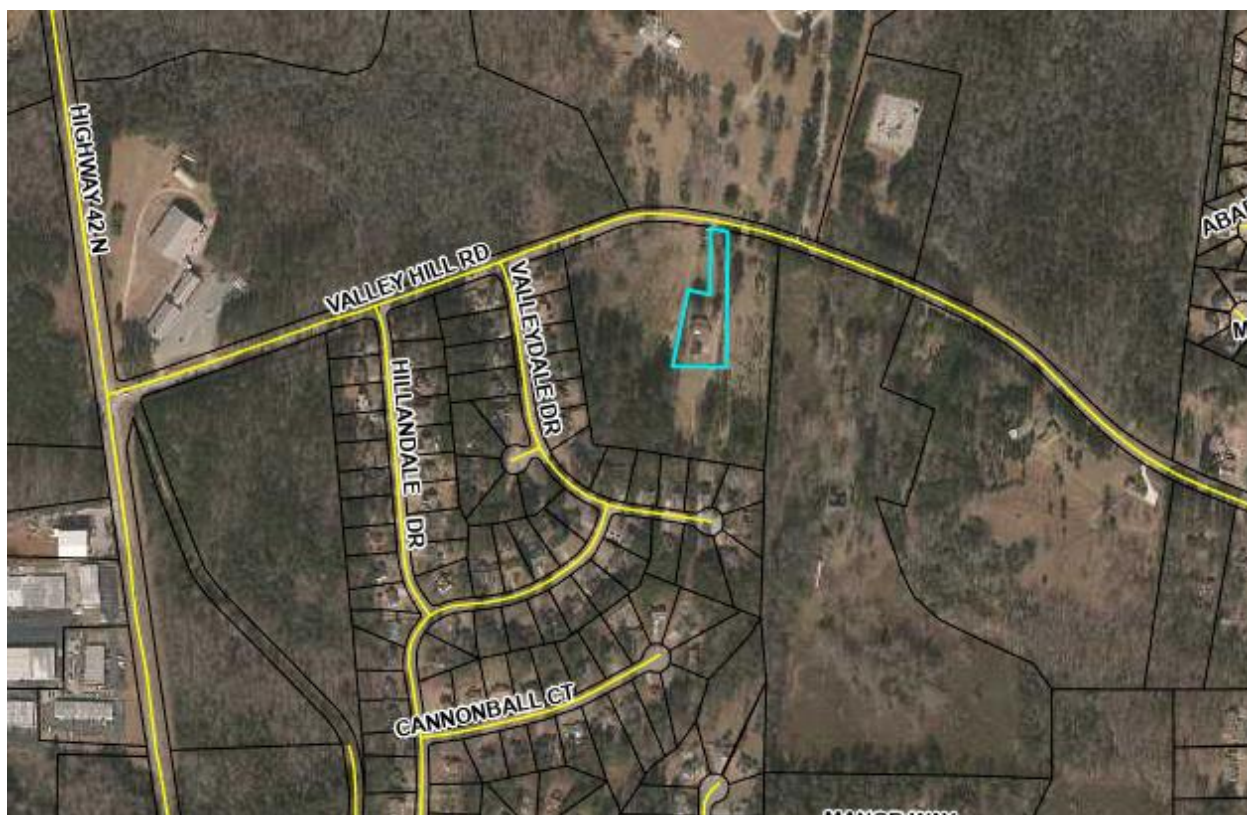
Proposed Use:	Place of worship.
Property Address:	713 Valley Hill Road.
Parcel Acreage:	4.000 acres, per May 2, 2023 recorded plat.
Land District and Land Lot:	District 12, Land Lot 103.
Council District:	4 (Mayor Pro Tem / Councilwoman Yolanda Barber)
Applicant:	Victory Worship Center (agent—Keith G. 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

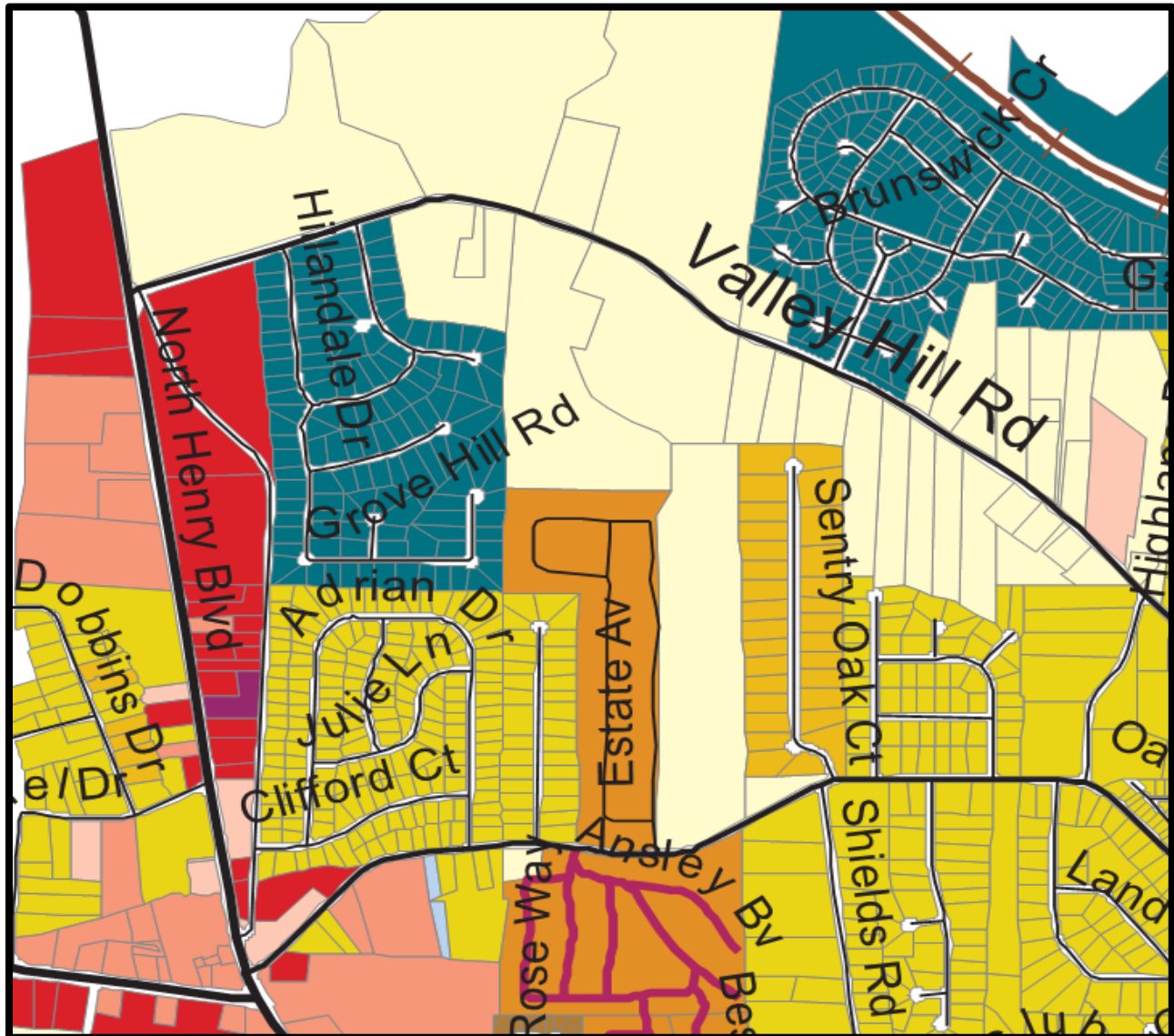


CITY OF STOCKBRIDGE 2023 ZONING MAP

Showing Parcel #029-01009001 and 713 Valley Hill Road

KEY:

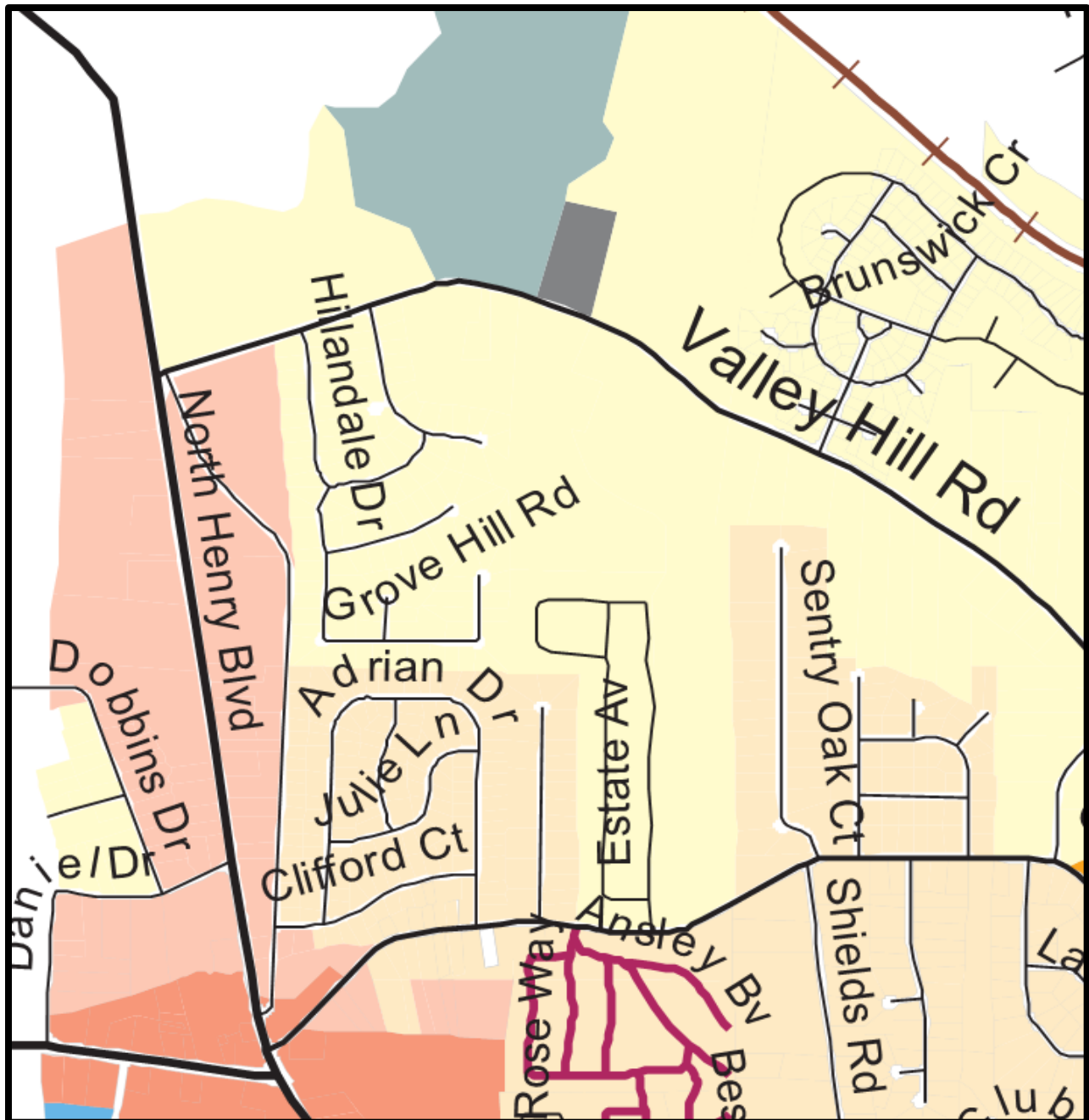
Main Road – Valley Hill Road
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Rust—CCR (City Center Residential)
Orange—MHR (Mobile Home Residential)
Brown—MFR (Multiple Family Residential)
Light Pink – C-1 (Neighborhood Commercial)
Medium Pink – C-2 (General Commercial)
Red—C-3 General 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.

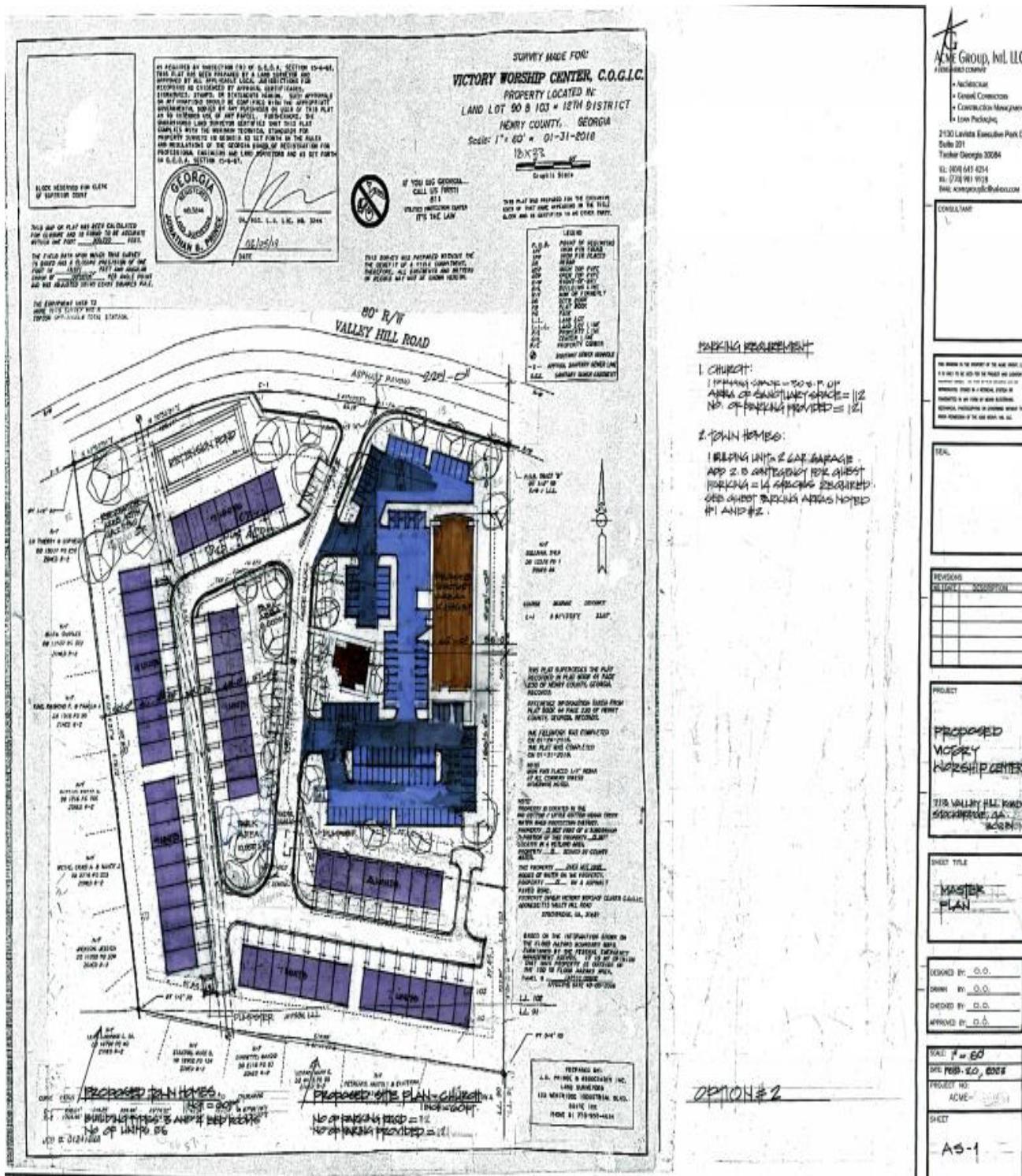
Number of Parking Spaces to Be Provided

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

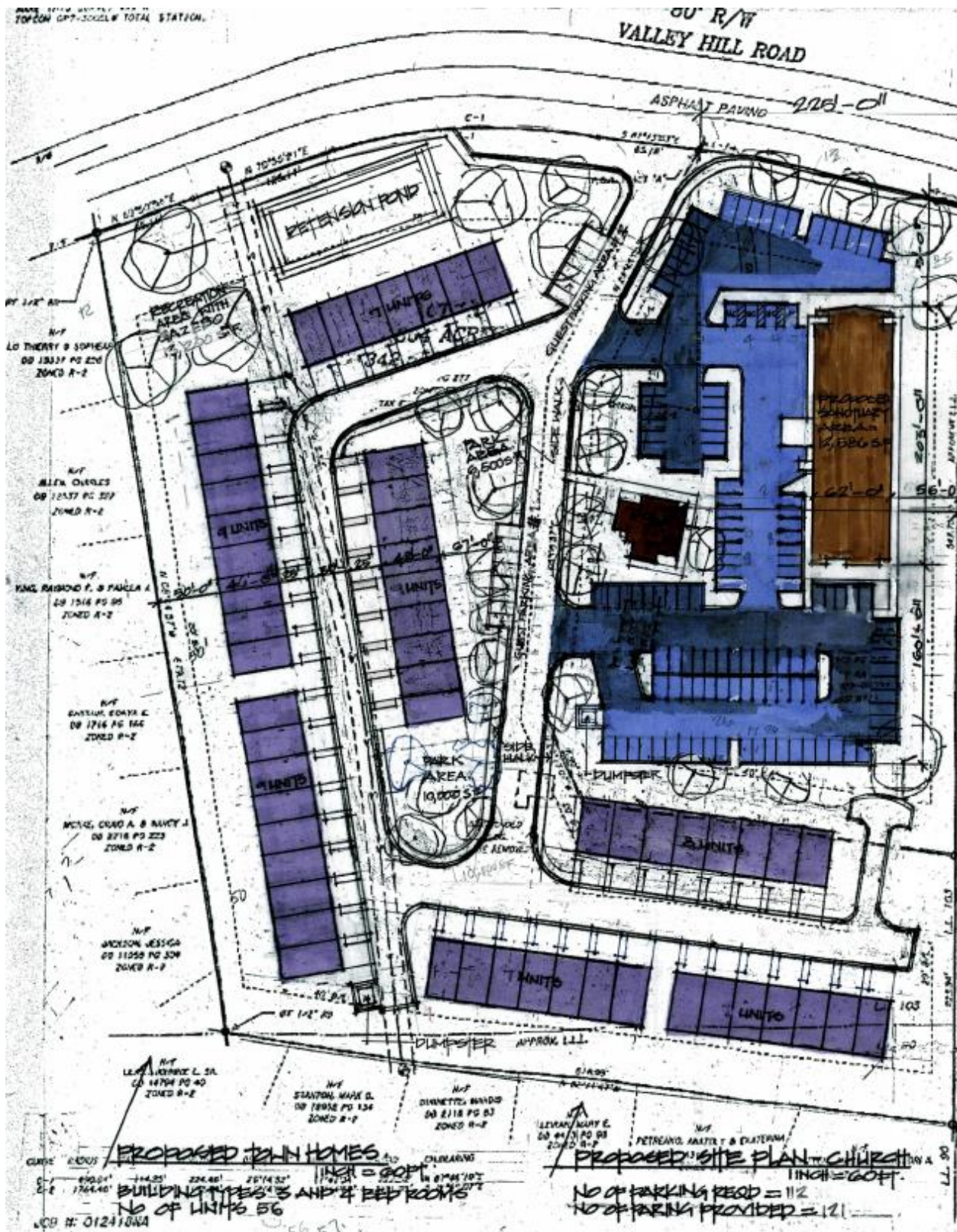
(3,360 square feet) of the sanctuary.			
<u>Existing Residence:</u> 2 parking spaces.	2	0	2
<u>Townhome Development:</u> 126 parking spaces for 56 units (2.25 spaces per townhome unit having 3 or more bedrooms), excluding townhome garage spaces. Includes 112 driveway spaces plus 14 guest spaces in various locations.	126	0	126

PROPOSED SITE PLAN

Proposed Place of Worship—On 713 Valley Hill Road (the eastern parcel)
Proposed Townhome Development—On Parcel #029-01009001 (the western parcel)



SITE PLAN ENLARGEMENT



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.

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

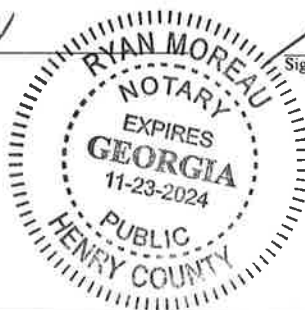
Printed Name of Witness

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.	<i>N/A</i>

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".

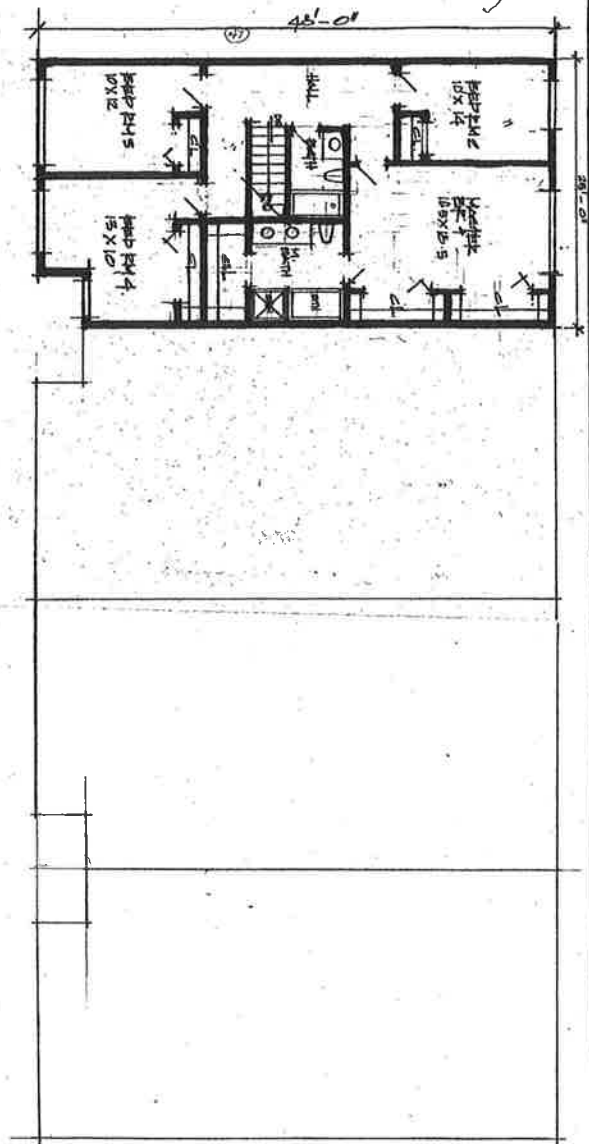
Catherine Samay
Plan Review Coordinator

01/24/84

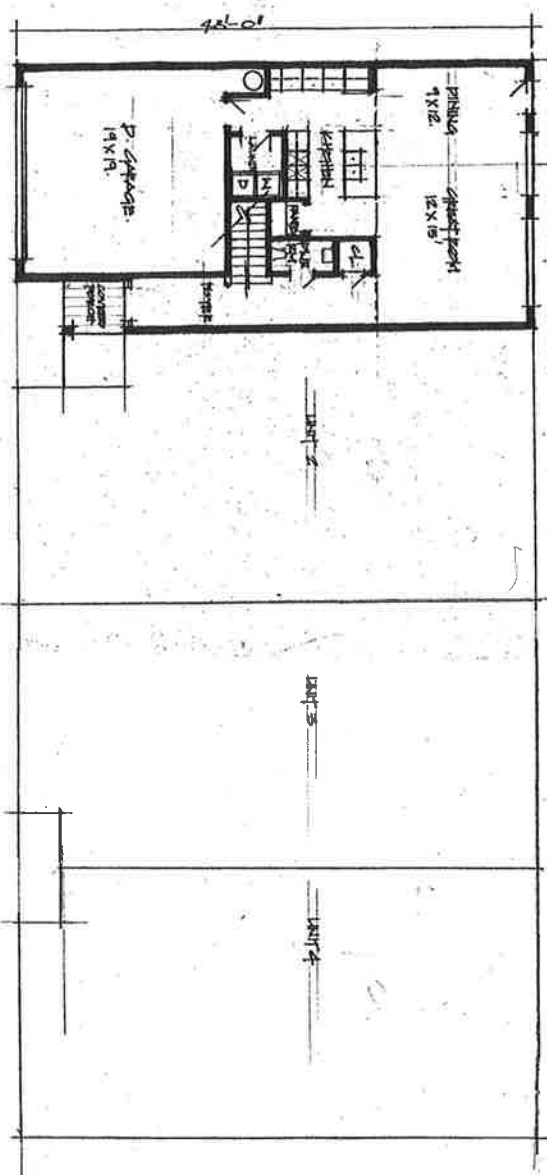


NEWARK - 12,556 S.F.

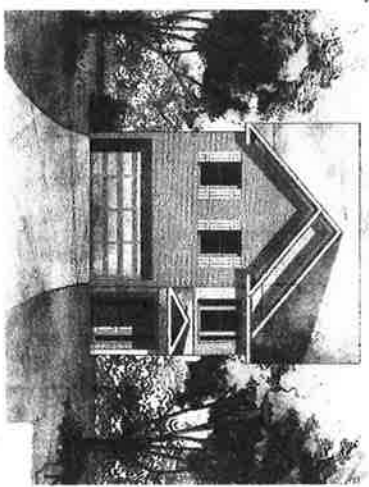
FIRST FLOOR	= 11,200 S.F.
SECOND FLOOR	= 3,400 S.F.
TOTAL AREA	= 14,600 S.F.



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 Lavette Boulevard, Suite 200
 Tucker, Georgia 30084
 Tel: 770.461.4214
 Fax: 770.461.4215
 Email: abegroup@abegroup.com

PROJECT TITLE

SCALE

DATE

DESIGNED BY

DRAWN BY

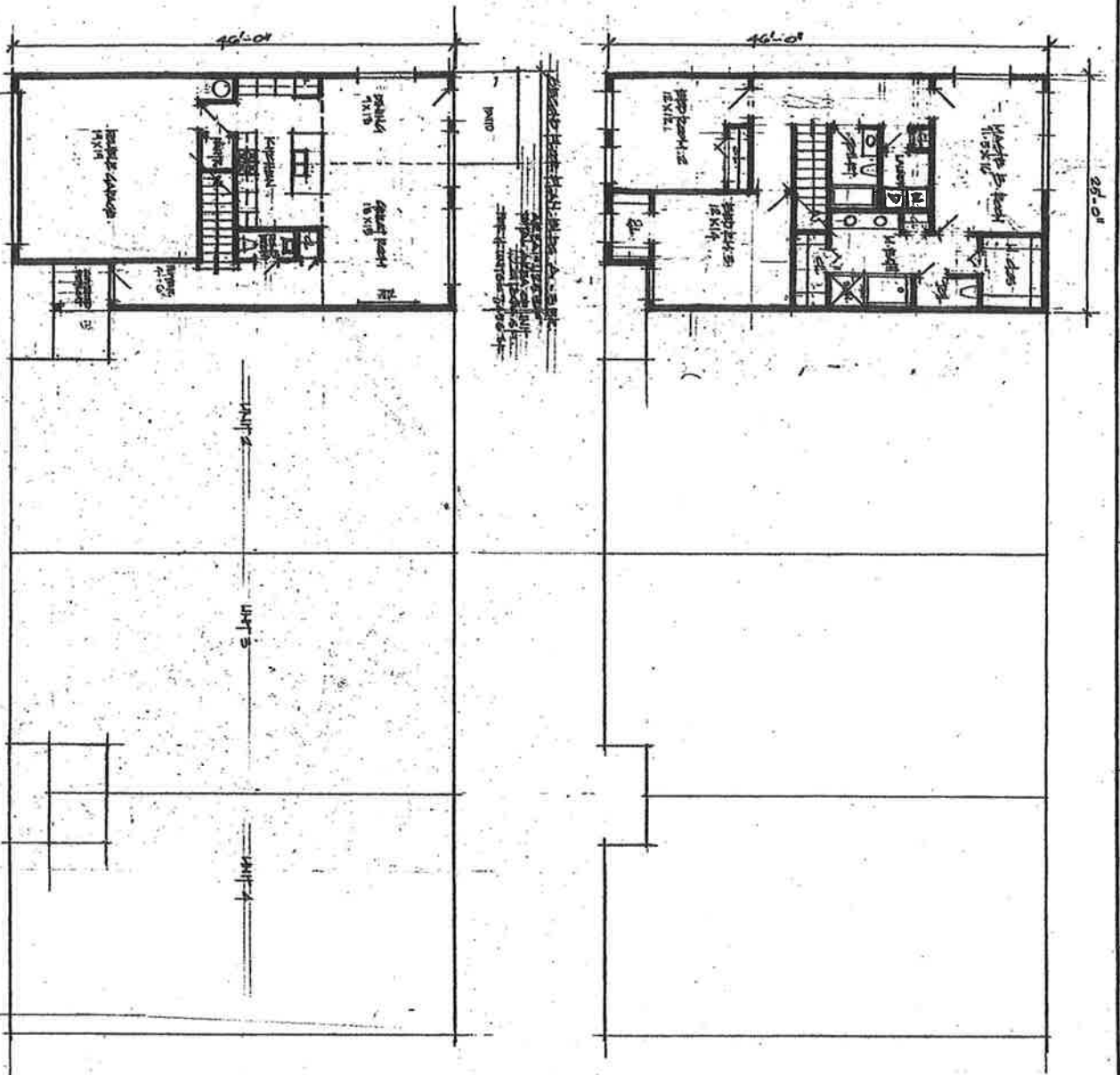
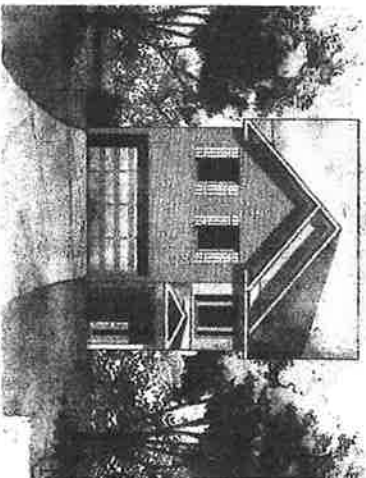
CHECKED BY

APPROVED BY

PROJECT NO.

PROJECT NAME

SHEET



Project Work Plan 1975-76
APR 24 - 75

$$APQR = 759 \text{ sq}$$

三

100



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

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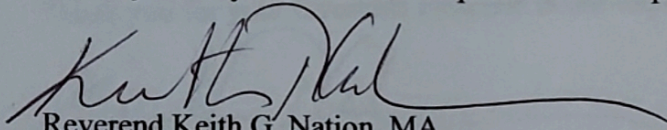
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- ~ Typical Elevation for place of worship
- ~ Floor plan for townhouse
- ~ Three elevations for townhouse

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

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' - 01-31-2018



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USES OF THAT NAME APPEARING IN THE TITLE
BLOCK AND IS CONFIDENTIAL TO NO OTHER PARTY.



IF YOU DIG GEORGIA
CALL US FIRST!
811
UNLAWFUL PROTECTION OFFERED
IT'S THE LAW

THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE COMMITMENT.
THEREFORE, ALL ENCUMBRANCES AND MATTERS
OF RECORD MAY NOT BE SHOWN HEREON.

AS REQUIRED BY SUBSECTION (2) OF O.C.G.A. SECTION 15-4-47,
THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR FOR
RECORDING AND IS EVIDENCED BY APPROVAL, CERTIFICATION,
SIGNATURE, STAMP, OR INSTRUMENT RECORD. SUCH APPROVALS
OR INSTRUMENTS SHOULD BE CONFIRMED WITH THE APPROPRIATE
GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT
AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE
UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT
COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR
PROPERTY SURVEYS 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 O.C.G.A. SECTION 15-4-47.

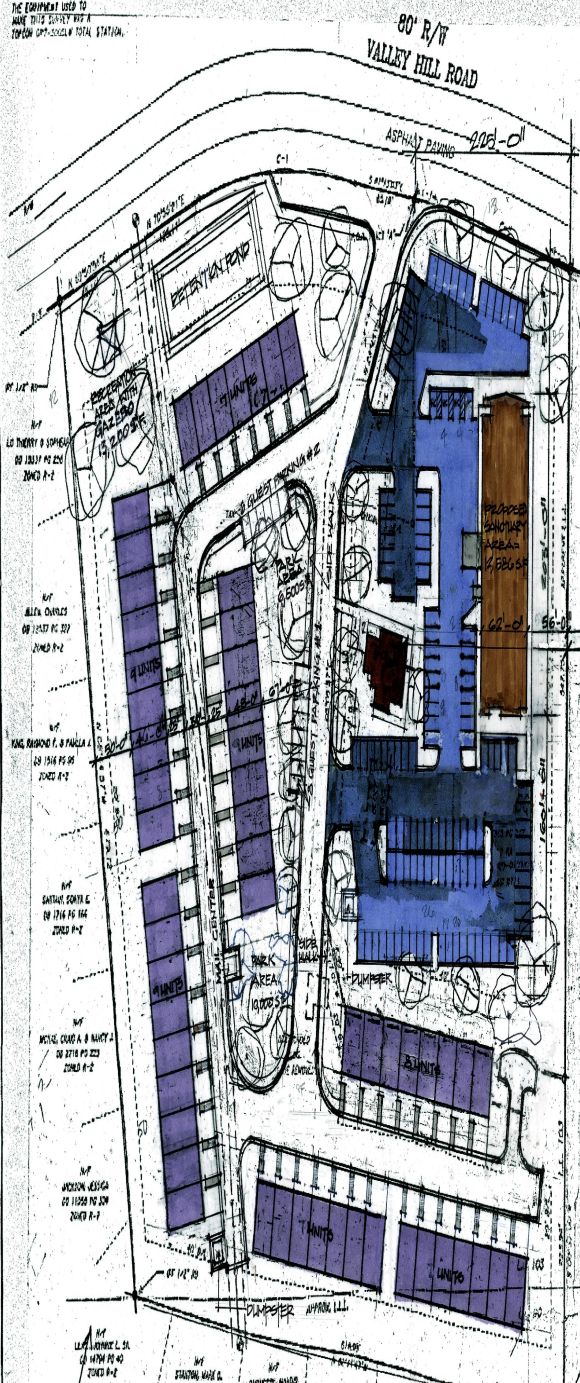
THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT - 30.0000 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY
IS BASED HAS A CLOSING PRECISION OF ONE
FOOT IN - 33.5571 FEET AND AN ANGULAR
CLOSURE OF - 0.0000 PER ANGLE POINT
AND WAS ADJUSTED USING LEAST SQUARES PLAT.

THE EQUIPMENT USED TO
MAKE THIS SURVEY WERE
TOPCON OPT-CELESTIAL TOTAL STATION.

LEGEND

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PARKING REQUIREMENT

1. CHURCH:
PARKING SPACE = 30 S.F.
AREA OF SANITARY SPACE = 1/2
NO. OF PARKING PROVIDED = 1/2

2. TOWN HOMES:
BUILDING UNIT = 2 GAR GARAGE
ADD 2.5 CATEGORIES FOR GUEST
PARKING = 14 SPACES REQUIRED
SEE GUEST PARKING AREAS NOTED
#1 AND #2.

COURSE BEARING DISTANCE

1-1	N 89° 17' 00" E	14.87'
-----	-----------------	--------

THIS PLAT SUPERSEDES THE PLAT
RECORDED IN PLAT BOOK 44 PAGE
1250 OF HENRY COUNTY, GEORGIA
RECORDS.

REFERENCE INFORMATION TAKEN FROM
PLAT BOOK 44 PAGE 1250 OF HENRY
COUNTY, GEORGIA RECORDS.

THE FIELDWORK WAS COMPLETED
ON 01-24-2018.
THE PLAT WAS COMPLETED
ON 01-31-2018.

NOTES:
IRON PINS PLACED 1/4" DEEP
AT ALL CORNERS UNLESS
OTHERWISE NOTED.

PROPERTY IS LOCATED IN THE
100' COTTON CREEK CATCHMENT AREA
WATER SHED PROTECTION DISTRICT.
PROPERTY IS PART OF A SUBDIVISION
A PORTION OF THIS PROPERTY IS
LOCATED IN A FLOOD HAZARD AREA.
PROPERTY IS BOUND BY COUNTY
ROADS.

THE PROPERTY DOES NOT HAVE
ROADS OF WATER ON THE PROPERTY.
PROPERTY IS ON AN ASPHALT
PAVED ROAD.
PROPERTY OWNER VICTORY WORSHIP CENTER C.O.G.I.C.
ADDRESS 113 VALLEY HILL ROAD
SMYRNA, GA 30081

BASED ON THE INFORMATION SHOWN ON
THE FLOOD HAZARD AREA MAPS
FURNISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, IT IS BY OR IN
WITNESS WHEREOF, I HAVE HEREON
SIGNED THIS INSTRUMENT OF RECORD OF
THE 100' FLOOD HAZARD AREA.
PAGE 1 OF 1
OFFICIAL DATE 10-20-2018

PREPARED BY:
J.A. PRANCE & ASSOCIATES, INC.
LAND SURVEYORS
123 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 817-257-4514

PROPOSED TOWN HOMES
BUILT IN 2018
NO. OF PARKING REQD = 1/2
NO. OF PARKING PROVIDED = 1/2

PROPOSED SITE PLAN - CHURCH
BUILT IN 2018
NO. OF PARKING REQD = 1/2
NO. OF PARKING PROVIDED = 1/2

OPTION #2

CONSULTANT

THIS DRAWING IS THE PROPERTY OF THE ACME GROUP, LLC.
IT IS NOT TO BE USED FOR THE PROJECT AND LOCATION
SHOWN HEREIN. IN THE EVENT THIS DRAWING IS USED
FOR ANY OTHER PROJECT, THE USER SHALL BE RESPONSIBLE
FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE
ACME GROUP, LLC. FOR SUCH USE.

SEAL

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

**PROPOSED
VICTORY
WORSHIP CENTER**

113 VALLEY HILL ROAD
SMYRNA, GA 30081

SHEET TITLE

**MASTER
PLAN**

DESIGNED BY: O.O.
DRAWN BY: O.O.
CHECKED BY: O.O.
APPROVED BY: O.O.

SCALE: 1" = 60'
DATE: MAY 20, 2018
PROJECT NO.: ACME-
SHEET

AS-1

15-00000

Reviewer: Mark Whitley
(Whitley Engineering)
Engineering Approval
05/02/2023

04-319

IF YOU DIG GEORGE
CALL US FIRST
811
NATIONAL PROTECTION CENTER
IT'S THE LAW

Reprints Sold

THIS MAP WAS PREPARED FOR THE SOLE AND EXCLUSIVE USES OF THAT AGENCY APPEARING IN THE TITLE IN BOX TWO IS CERTIFIED TO NO OTHER PARTY

[illegible]

AGE BENT 3"
FF 1/2" AS
N/A / LLL

NF
SULLYWAY 3024
DR 12575 PG 1
E0405 2X



DATE	REMARKS	TIME
1-1	5:31:23 PM	14:51

THIS PLAT SUPERSEDES THE PLAT
RECORDED IN PLAT 2004-48 PAGE
230 OF HEAVY COUNTY, GEORGIA.
RECORDED

RECEIVED INFORMATION FROM
FLAT ROCK IN EAST END OF HENRY
COUNTY, GEORGIA, RECENT

THE RECORDS WAS COMPLETED
ON 07-24-2018.
THE PLAT WAS COMPLETED
ON 01-31-2018.

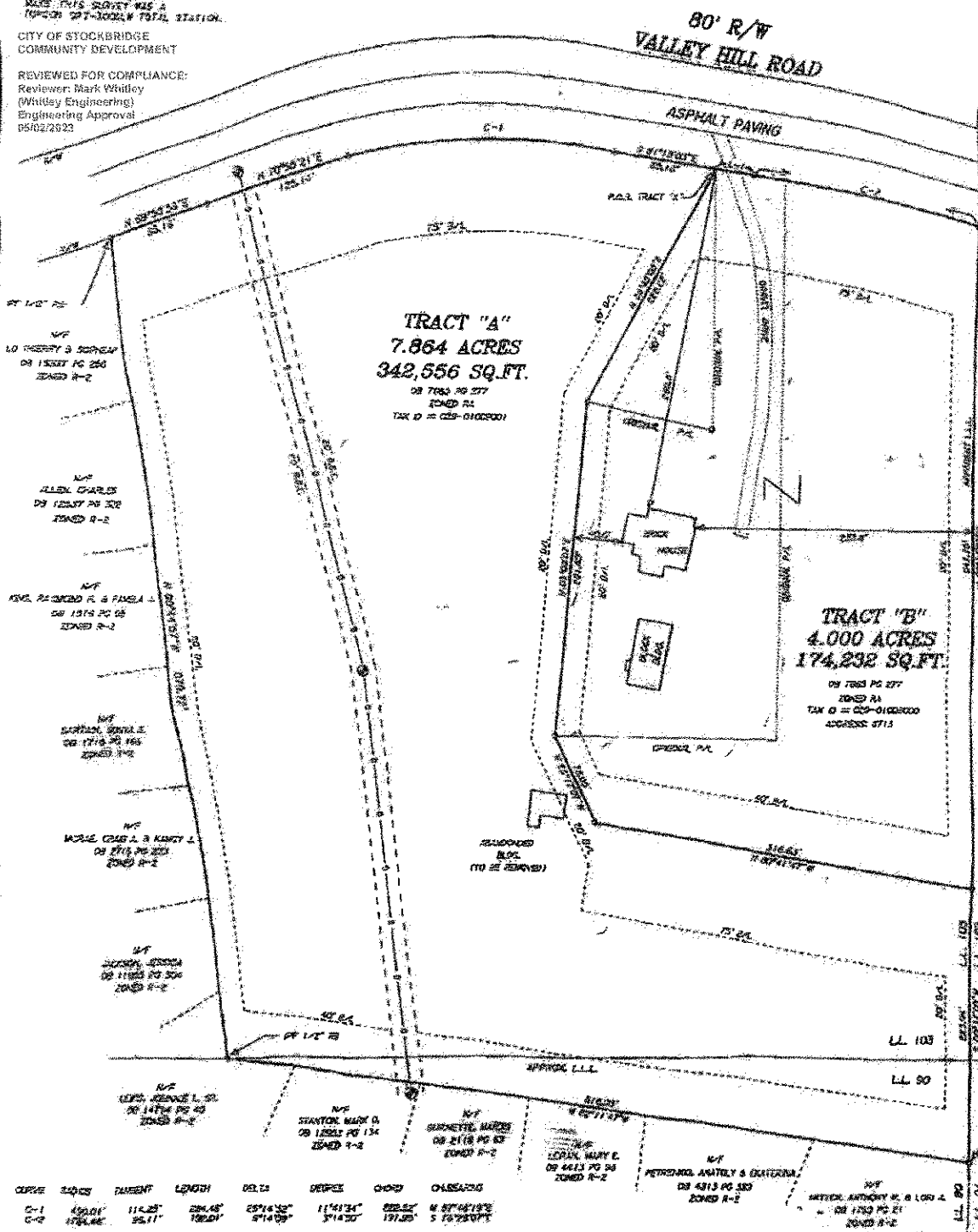
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-28-2001 BY 60322
UCBAW

PROPERTY IS LOCATED IN THE
ED COTTON / LITTLE COTTON RANCH 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 SITUATED BY COUNTY
STATE

THIS PROPERTY DOES NOT HAVE
SOURCE OF WATER ON THE PROPERTY.
PROPERTY S ON 1 ACRES?
PAVED ROAD.
PROPERTY OWNER: WILLIAM BOON OF CENTER CIRCLE
ADDRESS: THE VALLEY HILL ROAD
STOCKBRIDGE, GA. 30281

BASED ON THE INFORMATION SHOWN ON
THE FLOOD HAZARD SYMBOL MAPS
FURNISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY. IT IS MY OPINION
THAT THIS PROPERTY IS OUTSIDE OF
THE 100 YEAR FLOOD HAZARD AREA.
PANEL 2 JUDGE GORD
EXPIRATION DATE 10-08-2016

PREPARED BY
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYOR
125 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 31: TTD-937-4814



JOB # 012418MA

STOCK RESERVED FOR CLERKS
OF TROUBLE COURT

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

05/04/2023

Y-22 P-25 628-0100000

09 7663 PG 277

 DOD 41
 EDITION 1 - 01-01-01

ADDRESS 5713

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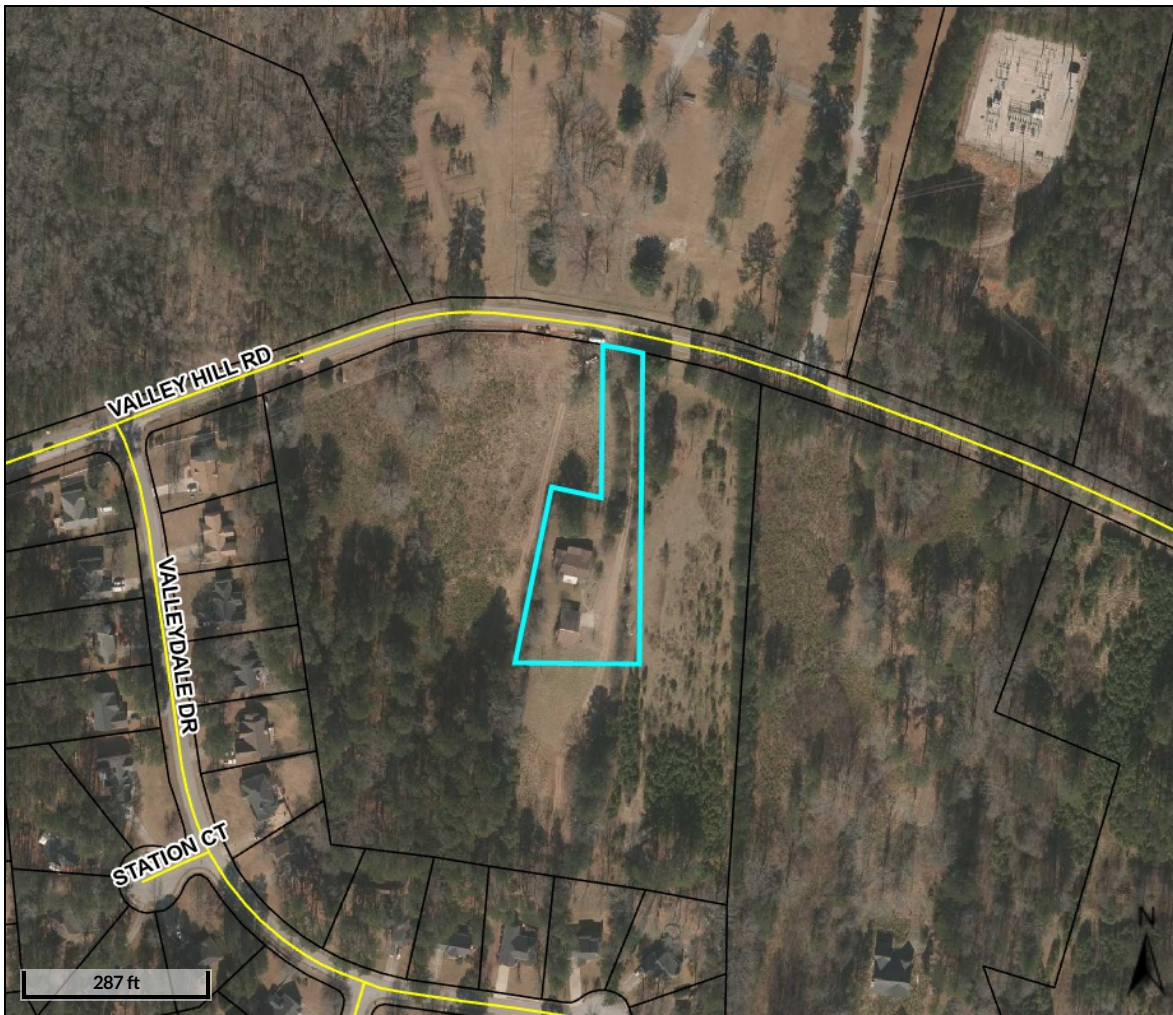
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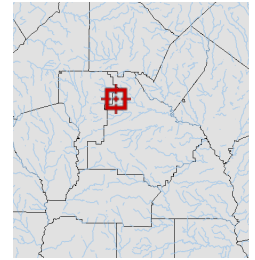
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DATE	TIME	PLANT	LEAVES	SEEDS	FRUIT	ROOT	COLLECTOR
5-1	12:00	112.25"	224.45"	2518.32"	11'41"34"	222.5"	4 87'44"19"
5-2	12:00	112.25"	224.45"	2518.32"	11'41"34"	222.5"	5 78'25"07"

JOB # 01291814



Overview



Legend

- Parcels
- Roads

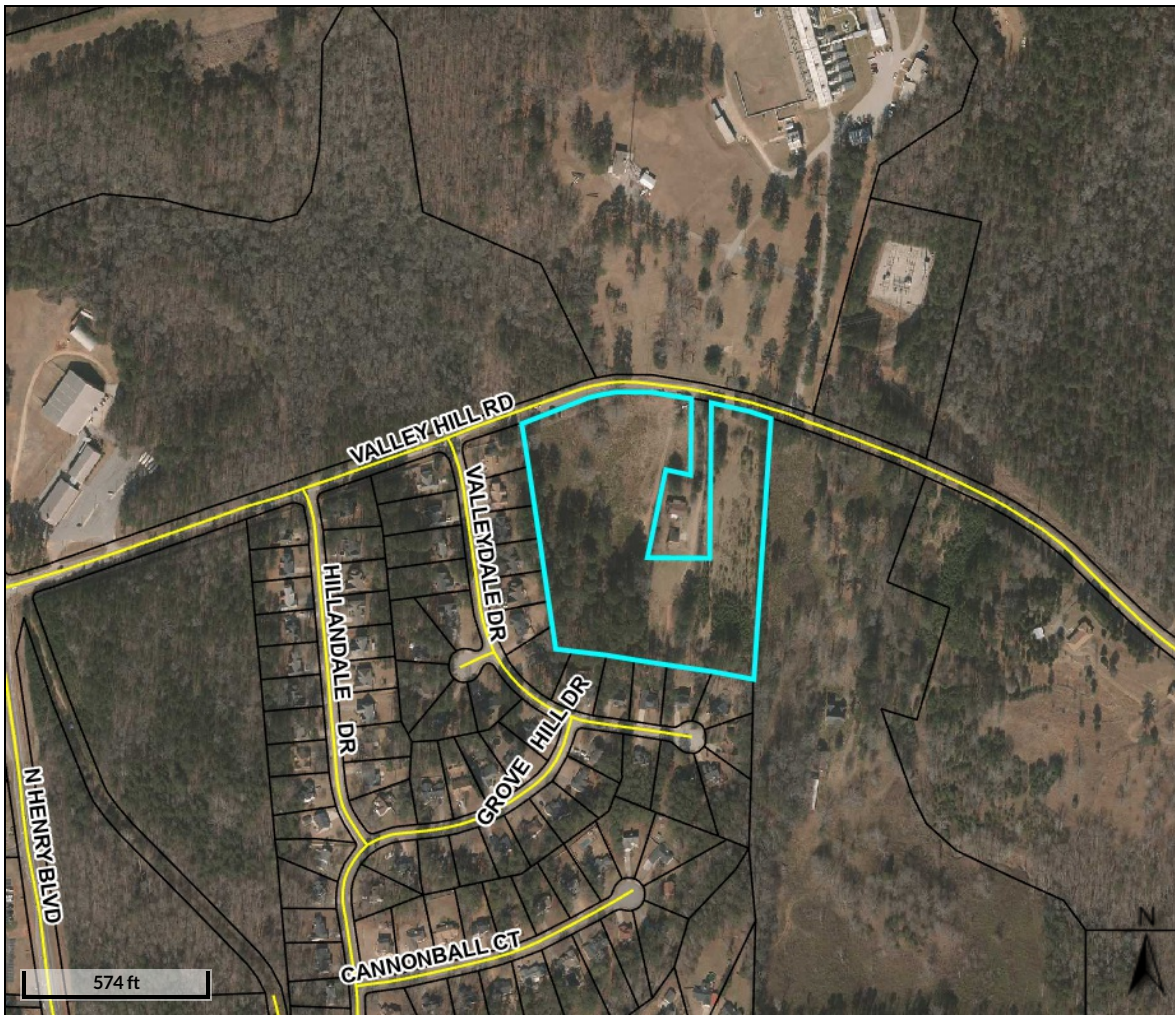
Parcel ID	029-01009000	Class	C	Owner	VICTORY WORSHIP	Land					
Property	713 VALLEY	Acreage	n/a	Address	CENTER CHURCH	Value:	\$40,000				
Address	HILL RD					Building					
District	City/Stockbridge					Value:	\$184,700	Last 2 Sales			
						Misc		Date	Price	Reason	Qual
						Value:	\$1,800	2/11/2005	\$0	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.

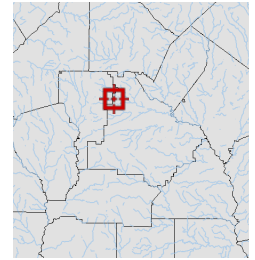
Date created: 2/22/2023

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Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

-  **Parcels**
-  **Roads**

Parcel ID	029-01009001	Class	E	Owner	VICTORY WORSHIP CENTER	Land Value:	\$197,000			
Property		Acres	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

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.



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

- 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

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, INC. LLC.

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.

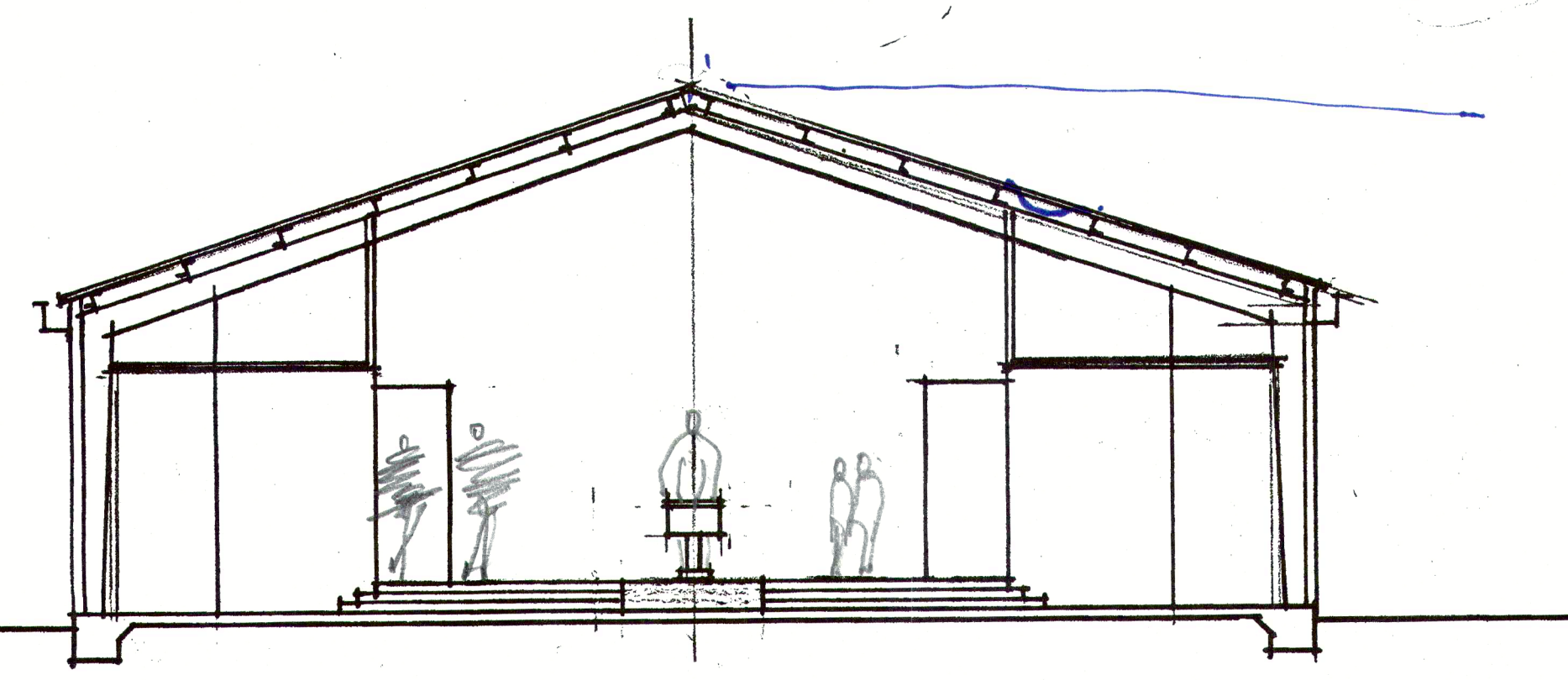
SCALE:

DATE: XX 2017

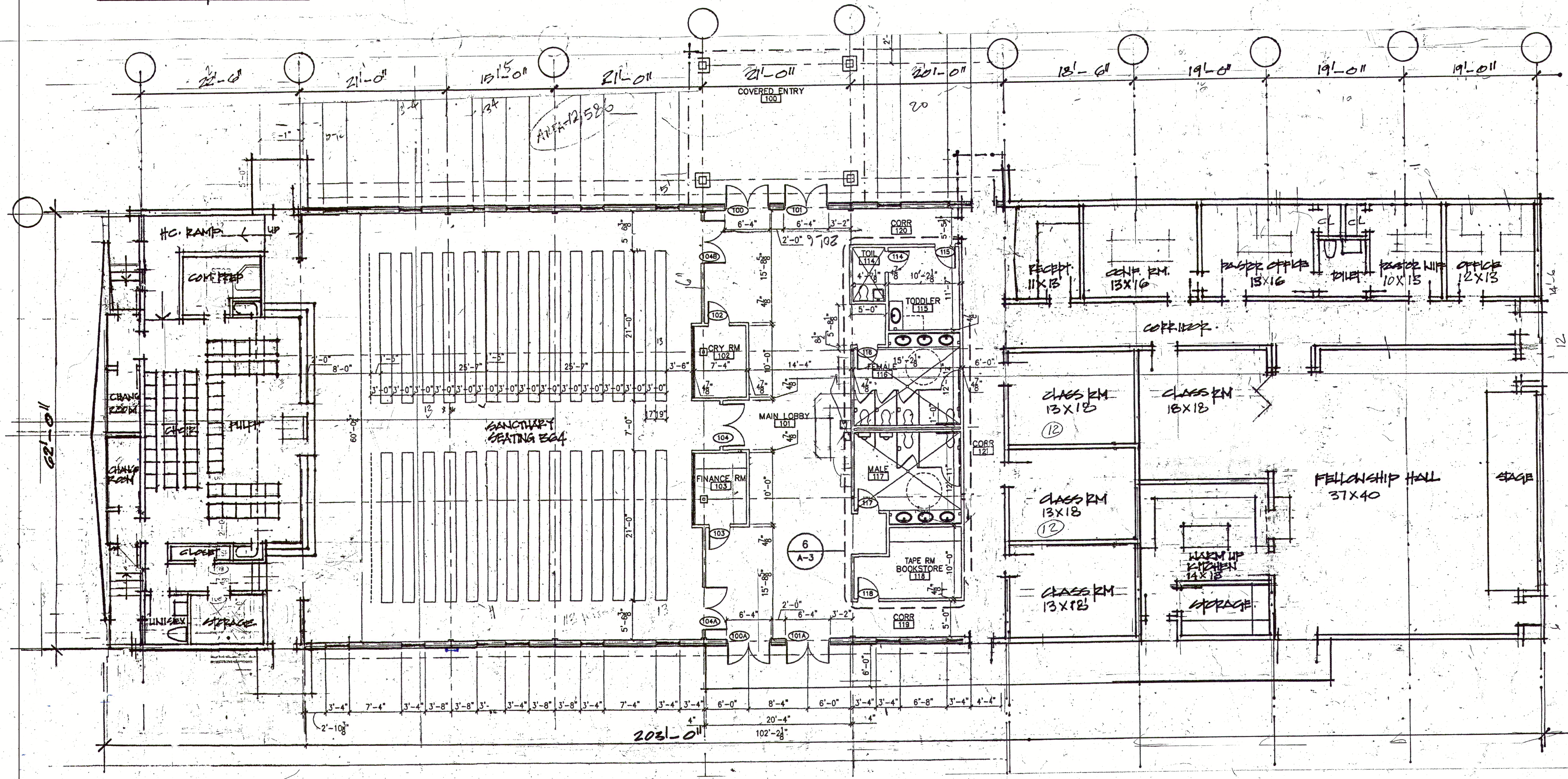
PROJECT NO:
ACME-XX-2017

SHEET

A-1



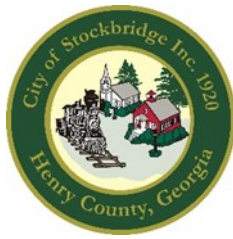
BUILDING SECTION



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.



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-01. To consider a request for a Comprehensive Plan Amendment to to High-Density Residential to allow a townhome development with 56 units at Parcel #029-01009001 on Valley Hill Road. Applicant: Victory Worship Center. Agent: Keith G. Nation, pastor. The applicant also submitted RZ-2023-01 and VR-2023-01 applications for this property. PC Action on 05/25/23--Approval with Staff's conditions, plus applicant must cut grass and hold community meeting prior to CC meeting.

BACKGROUND INFORMATION:

The applicant submitted a joint site plan for the townhome development and a proposed "place of worship", to be built at 713 Valley Hill Road to the east. Both projects would share the same driveway entrance. The applicant has submitted Conditional Use Permit Case #CU-2023-01 on this Agenda to request the place of worship on the adjacent property to the east.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-01.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

Presentation
For CP-2023-01:
COMPREHENSIVE PLAN
AMENDMENT
For Proposed
Townhomes At
Parcel #029-01009001
On Valley Hill Road

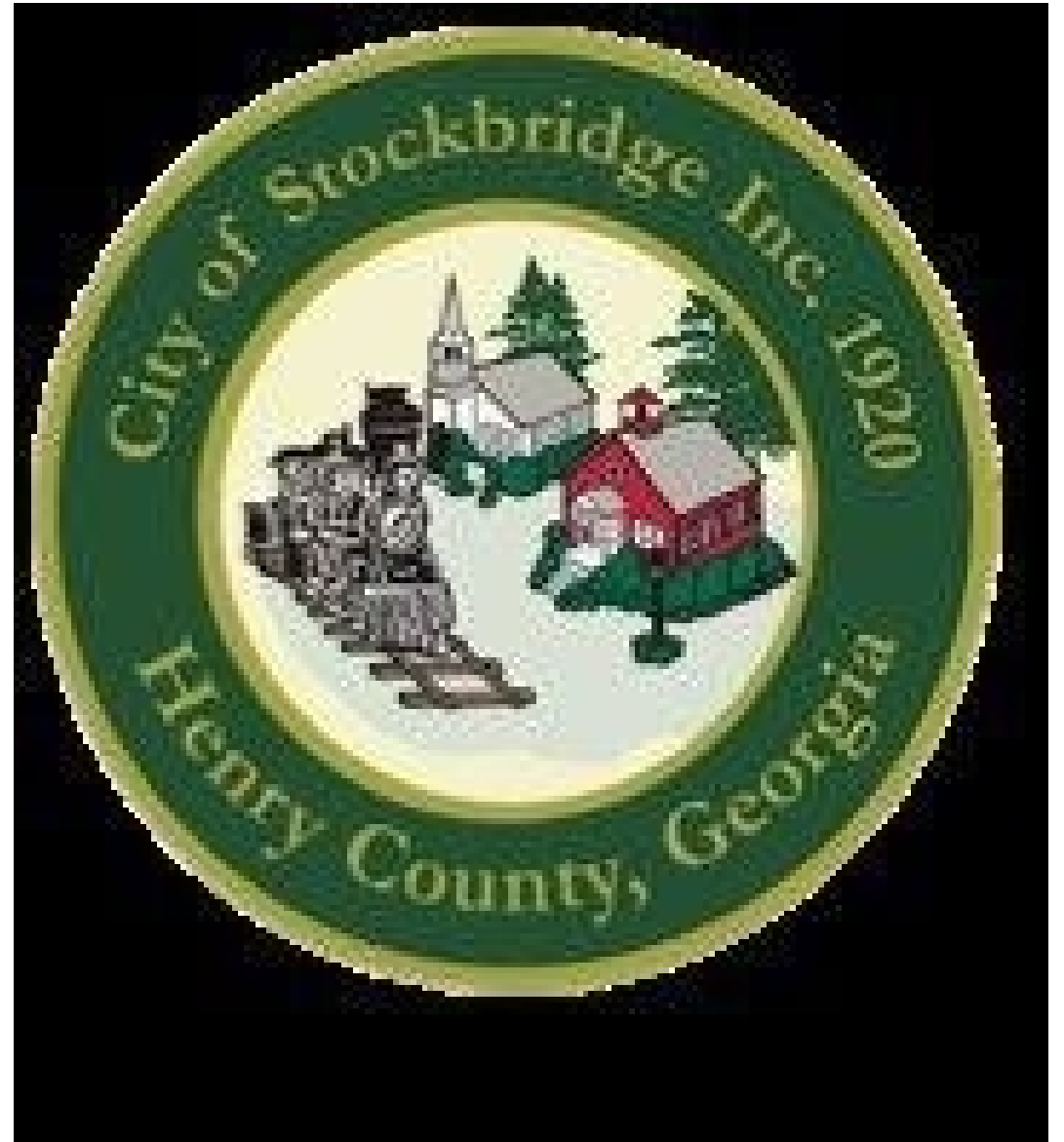
Presented To:

Planning Commission – May 25, 2023

City Council – June 12, 2023

Presented By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division
Linda Logan, Senior Planner



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a Comprehensive Plan Amendment application (#CP-2023-01) by Victory Worship Center (represented by Keith G. Nation) for Parcel #029-01009001 on Valley Hill Road to allow for the development of a townhome community having 56 units, at a density of 7.12 units per acre.

APPLICANT'S REQUEST – Assign the future land use designation of 'High-Density Residential' to the subject property.

COMPANION APPLICATIONS -- The applicant also simultaneously submitted two other applications to the City of Stockbridge for the subject property, as are listed below.

- 1. Rezoning Application (Case #RZ-2023-01) –** The applicant requests that the subject property be assigned zoning district of 'MFR' (Multiple Family Residential).
- 2. Variance Application (Case #VR-2023-01) –** The applicant requests a Variance to allow for the reduction in the front yard setbacks from the required minimum of 50" feet to 25 feet.

RELATED APPLICATION – The applicant has also submitted Conditional Use Permit Application #CU-2023-01 for the adjacent property at 713 Valley Hill Road for a proposed "place of worship" (church), which would utilize the same site plan as the one for the proposed townhomes.

BACKGROUND INFORMATION

ANNEXATION INTO THE CITY – Subject property was annexed into the City due to the Annexation Referendum. It was designated as ‘Low-Density Residential’ by Henry County prior to the annexation, and it kept this designation by the City after the annexation.

JOINT OWNERSHIP—The subject property and the adjacent property at 713 Valley Hill Road are both owned by Victory Worship Center.

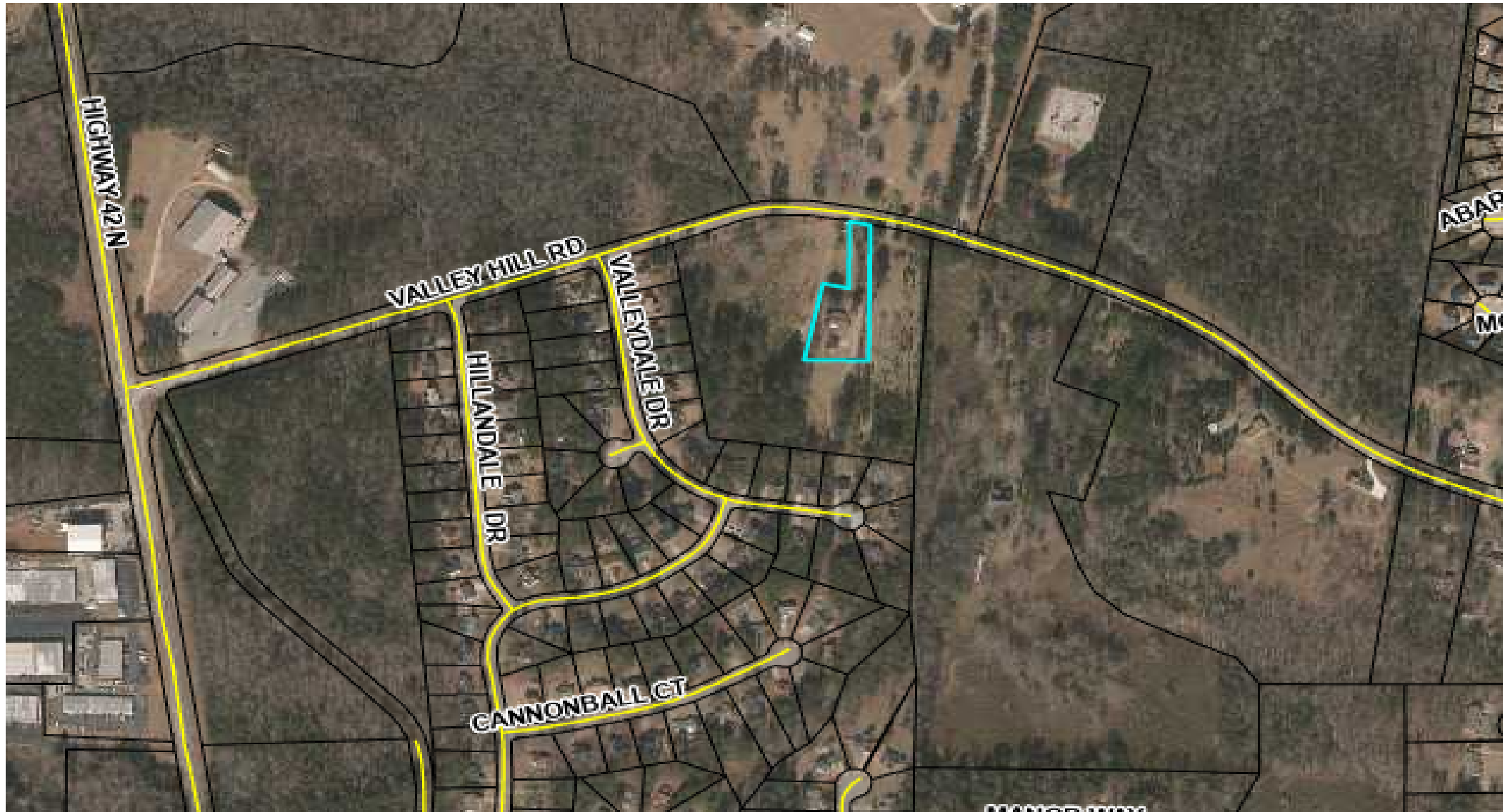
NECESSITY OF REQUEST -- The applicant’s proposed townhome development would be inconsistent with the property’s current land use designation of ‘Low-Density Residential’ for three reasons:

- 1. Type of Use--** Townhomes (as well as other multifamily uses) are not a permissible use under the Low-Density Residential designation.
- 2. Zoning District--** The MFR district is not a permissible zoning district within the Low-Density Residential designation.
- 3. 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.

AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:
Subject Property--Parcel # 029-01009001 on Valley Hill Road for Townhome Development



AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:
Adjacent Parcel at 713 Valley Hill Road for Proposed Place of Worship



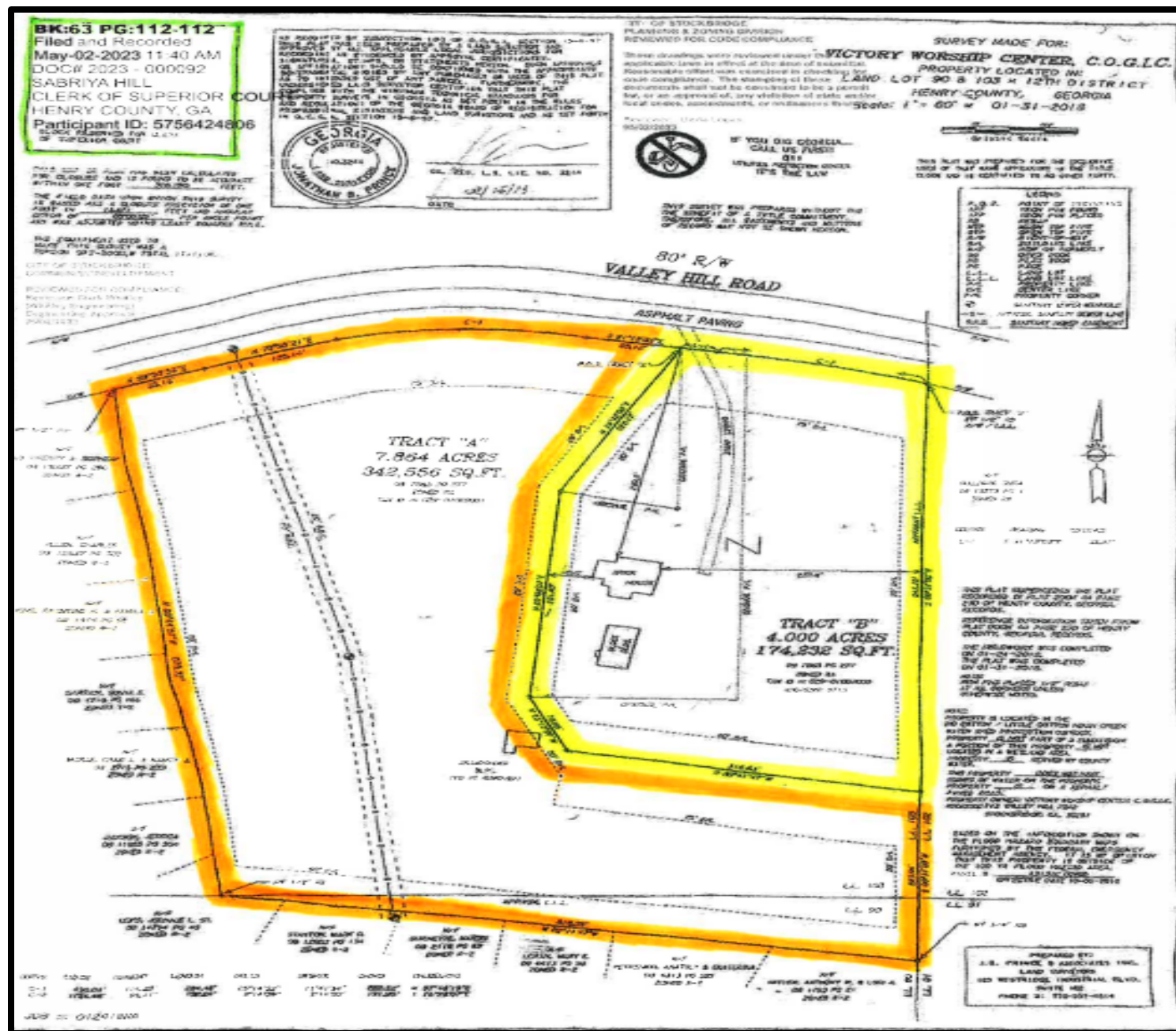
RECORDED PLAT

May 2, 2023 / Plat Book 63, Page 112

New Parcel Boundaries Highlighted:

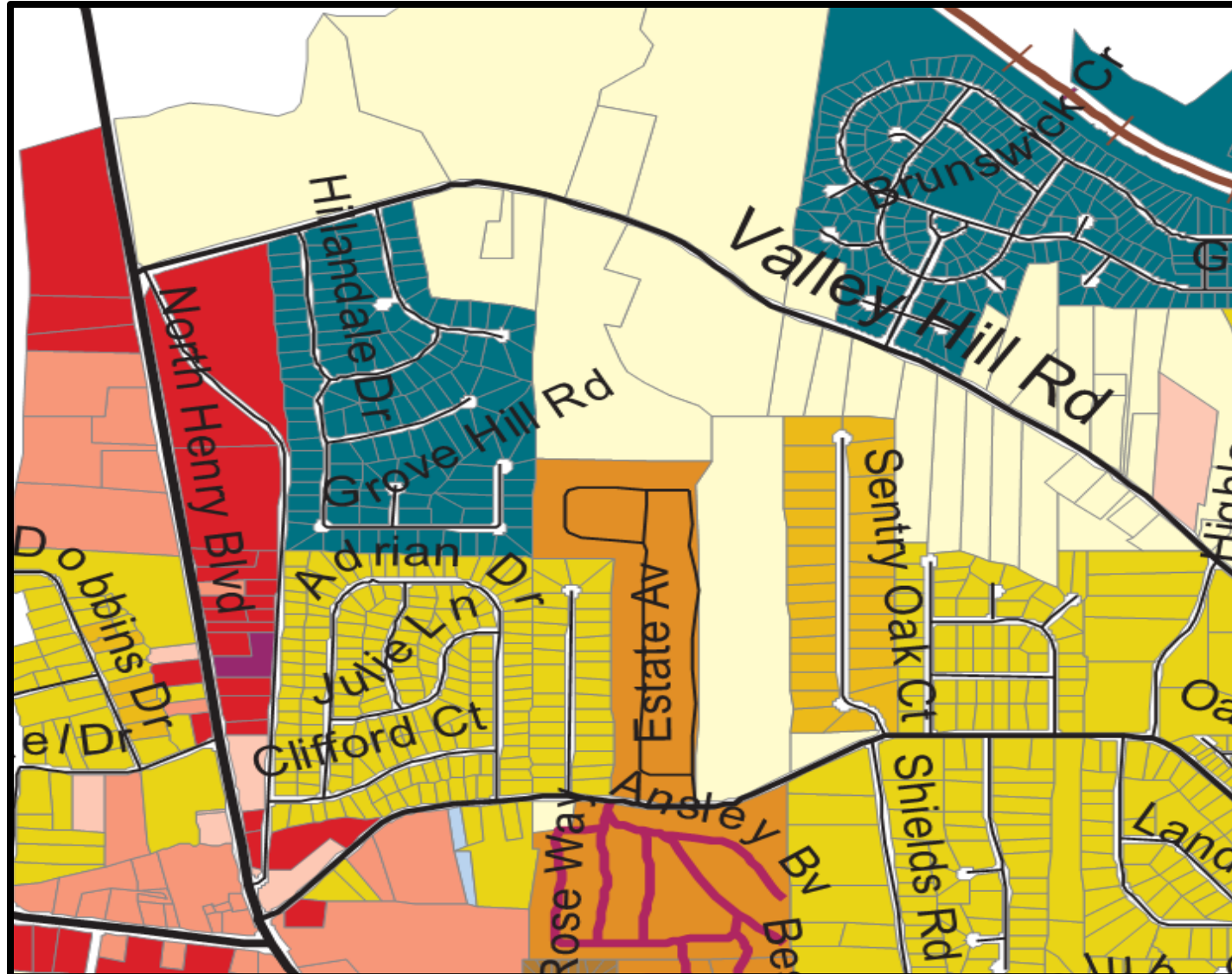
Orange—Parcel #029-01009000
(proposed townhome development)

Yellow—713 Valley Hill Road
(proposed place of worship)



SURROUNDING ZONING

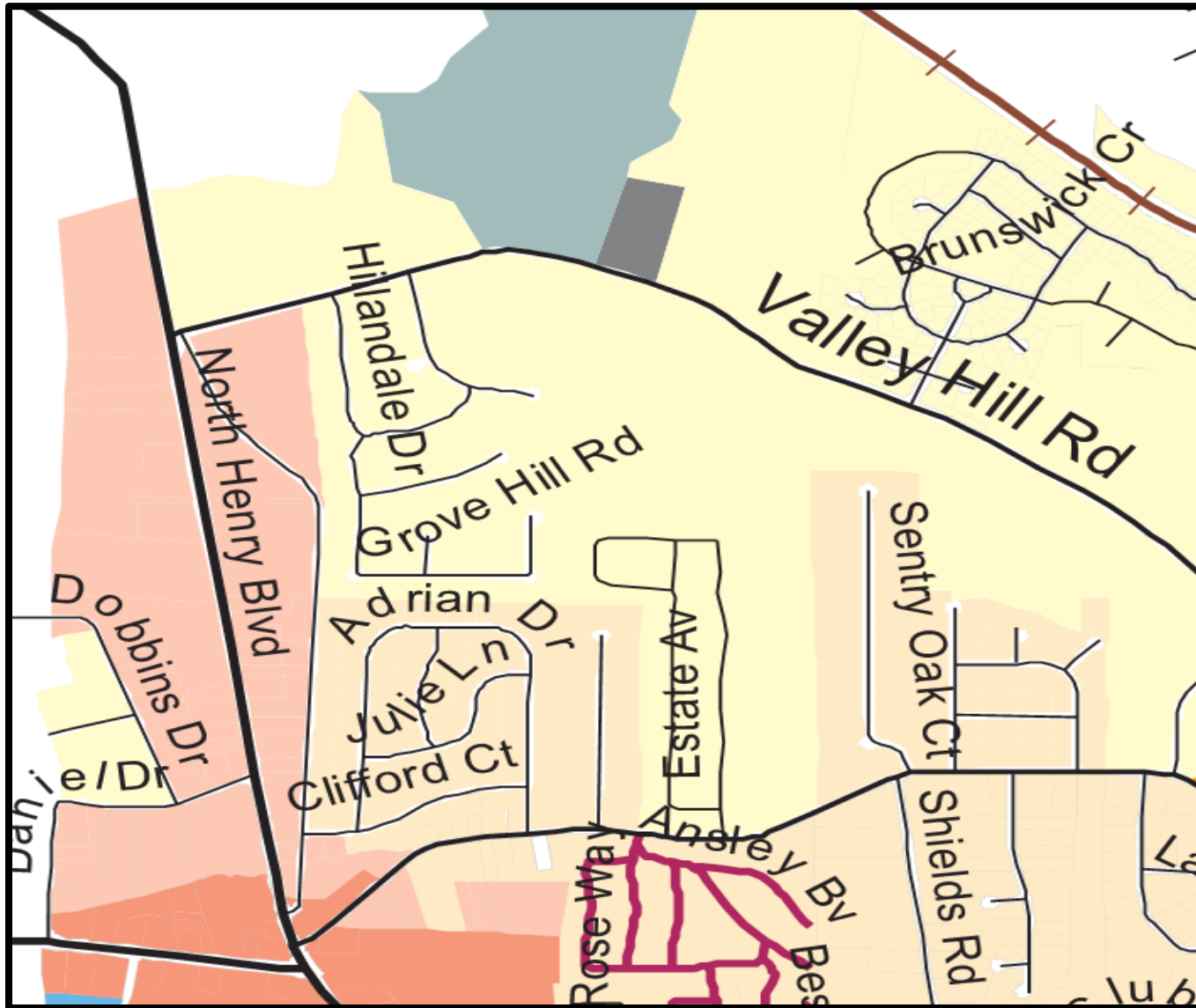
Showing Parcel #029-01009001 and 713 Valley Hill Road



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)

SURROUNDING LAND USE DESIGNATIONS



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

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

PROPOSED DEVELOPMENT (First Slide)

The applicant proposes to build a townhome development on Parcel #029-01009001 on Valley Hill Road and a “place of worship” (church) at 713 Valley Hill Road (the subject of CU-2023-01) to the east. The existing residence at 713 Valley Hill Road would remain, along with its accessory structures.

A. Project Size. Applicant’s joint site plan shows both development proposals & existing residence.

- ~ **Townhomes** -- 56 units, all 3 or 4 bedrooms, at a density of 7.12 units per acre.
- ~ **Place of Worship (Church)** -- Sanctuary building would have 12,586 total square feet, and the largest assembly area would have 3,350 square feet.

B. Site Plan Design—Overall:

- ~ **Title and Date** -- “Proposed Victory Worship Center—Master Plan” (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023. Received by Planning and Zoning on 05-16-23.
- ~ **Base** -- It uses the new Recorded Plat from 05-02-23 as a base.
- ~ **Western Parcel (Parcel #029-01009001)** -- Townhome location.
- ~ **Eastern Parcel (713 Valley Hill Road)** -- Place of worship location.
- ~ **Colors on Site Plan** -- The place of worship is shown in brown, its parking lots are shown in blue, and the townhomes are shown in purple.
- ~ **Streets:**
 - o A joint project entrance would expand into a looped internal street.
 - o The entrance and the interior street would initially both be privately-maintained, but they would

PROPOSED DEVELOPMENT (Second Slide)

be built to City standards. Later, the developer would dedicate the entrance and possibly the internal street to the City of Stockbridge. Would have two turnaround stubs at the rear.

~ **Sidewalks --** Would be 6 feet wide, on both sides of the streets.

~ **Detention Pond --** Would be provided on Parcel #029-01009001 to serve both developments. development would have its own refuse dumpster. Landscaping would be installed on the west side of the project entrance.

C. Site Plan Design—Internal Components:

~ **Townhome Development --** Would include 6 townhome buildings, with 7 to 9 units per building.

~ **Setbacks --** Each townhome unit would have a front yard setback of 25 feet instead of the required 50 feet, due to the applicant's requested variance via Variance Case #VR-2023-01.

~ **Building Separation --** Would be more than the required 20 feet.

~ **Buffer Areas --** Would have 50 feet or more at the rears of the townhome buildings.

D. Amenities -- Three amenity areas would be provided:

~ **"Recreation Area with Gazebo" --** Would have 13,200 total square feet, located at the northwest corner of Parcel #029-01009001. It 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 would have 10,000 square feet and the other would have 6,500 square feet.

PROPOSED DEVELOPMENT (Third Slide)

D. Parking – Would be separate parking areas for the townhomes and the place of worship.

~ **Townhome Parking –** Would have 126 parking spaces for the proposed 56 townhome units.

- o Would include 112 driveway spaces plus 14 guest parking spaces
- o Guest parking would be provided in two small parking lots – one next to the project entrance and the other between the two small park areas.
- o 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. Staff recommended that some guest parking be provided in both areas.

~ **Place of Worship Parking --** The applicant has submitted a “Proposed Parking Plan”, dated May 8, 2023. This will be discussed in the presentation for CU-2023-01.

~ **Parking Table –** Provided on the next slide.

PARKING PROVISIONS

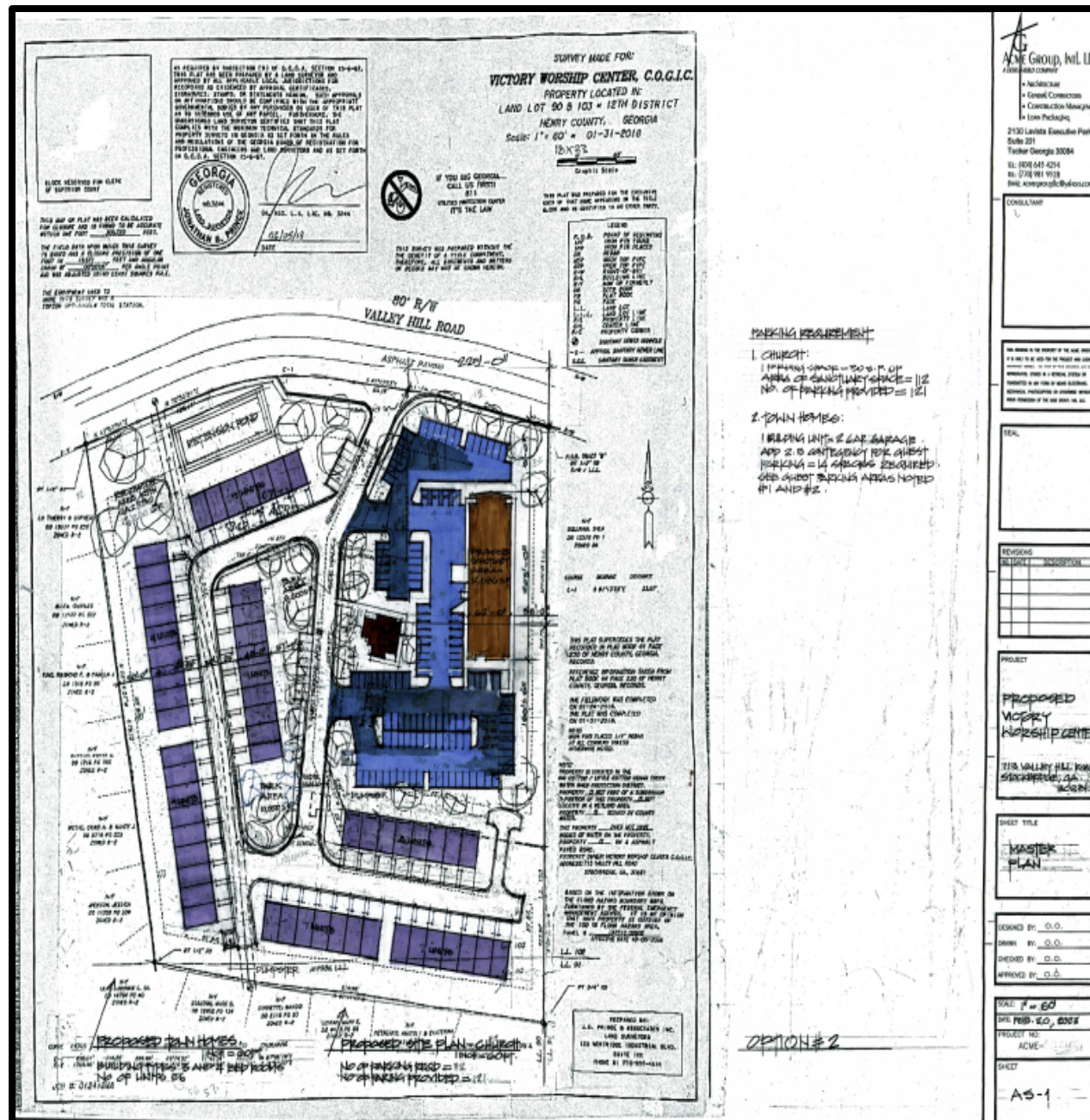
Number of Parking Spaces to Be Provided

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 (3,360 square feet) of the sanctuary.	112	9	121
<u>Existing Residence:</u>	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.	126	0	126

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)



PROPOSED JOHN HOMES

BUILDING TYPES 3 AND 4 BED ROOMS
NO OF UNITS 56

PROPOSED SITE PLAN - CHURCH

NO OF PARKING SPACES = 112
NO OF PARKING PROVIDED = 121

ANALYSIS OF REQUEST (First Slide)

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 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**—The CP on Page 45 identifies multiple family zoning as being compatible with the High-Density Residential future land use designation.
- 3. Proposed Density**—Would be 7.12 units per acre, which is within the allowable range of 6 to 16 units per acre for High-Density Residential. Adjacent Valley Hill Station has about 126 lots on about 67 acres, for a density of only 1.89 units per acre. But at nearby 576 Davis Road to the south, the City Council just approved (on 5/08/23) a rezoning to MFR to allow another townhome development (Case #RZ-2022-07) with 165 units on 27.635 acres, for a density of 5.97 units per acre.

ANALYSIS OF REQUEST (Second Slide)

- B. Promoting Established Housing Policies**—The proposed development would further the CP’s housing policies:
- ~ Encourage 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 by City Council 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.

STAFF CONCLUSION AND RECOMMENDATION

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.

STAFF RECOMMENDATION -- 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.



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

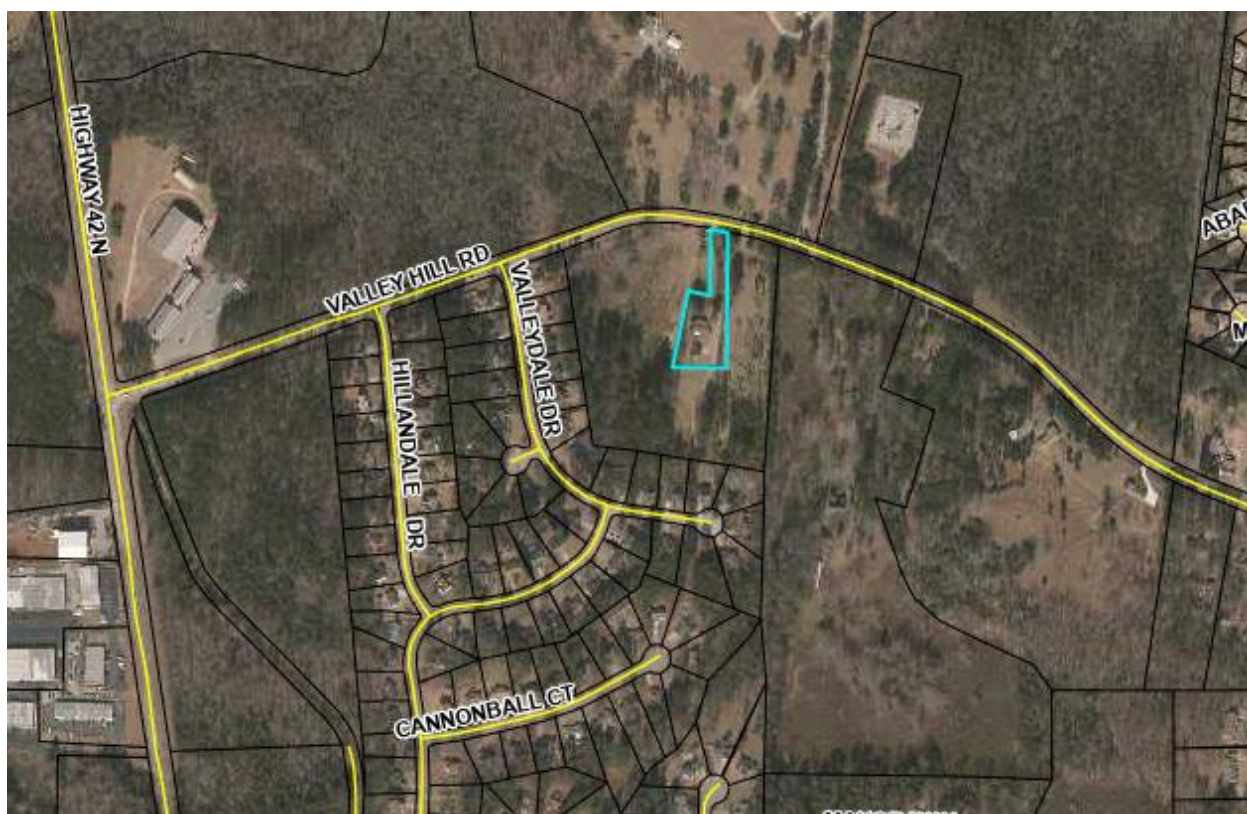
Proposed Development:	Townhome community with 56 units.
Parcel Identification:	029-01009000.
Parcel Acreage:	7.864 acres, per May 2, 2023 recorded plat.
Land District and Land Lot:	District 12, Land Lot 103.
Council District:	4 (Mayor Pro Tem / Councilwoman Yolanda Barber)
Applicant:	Victory Worship 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.

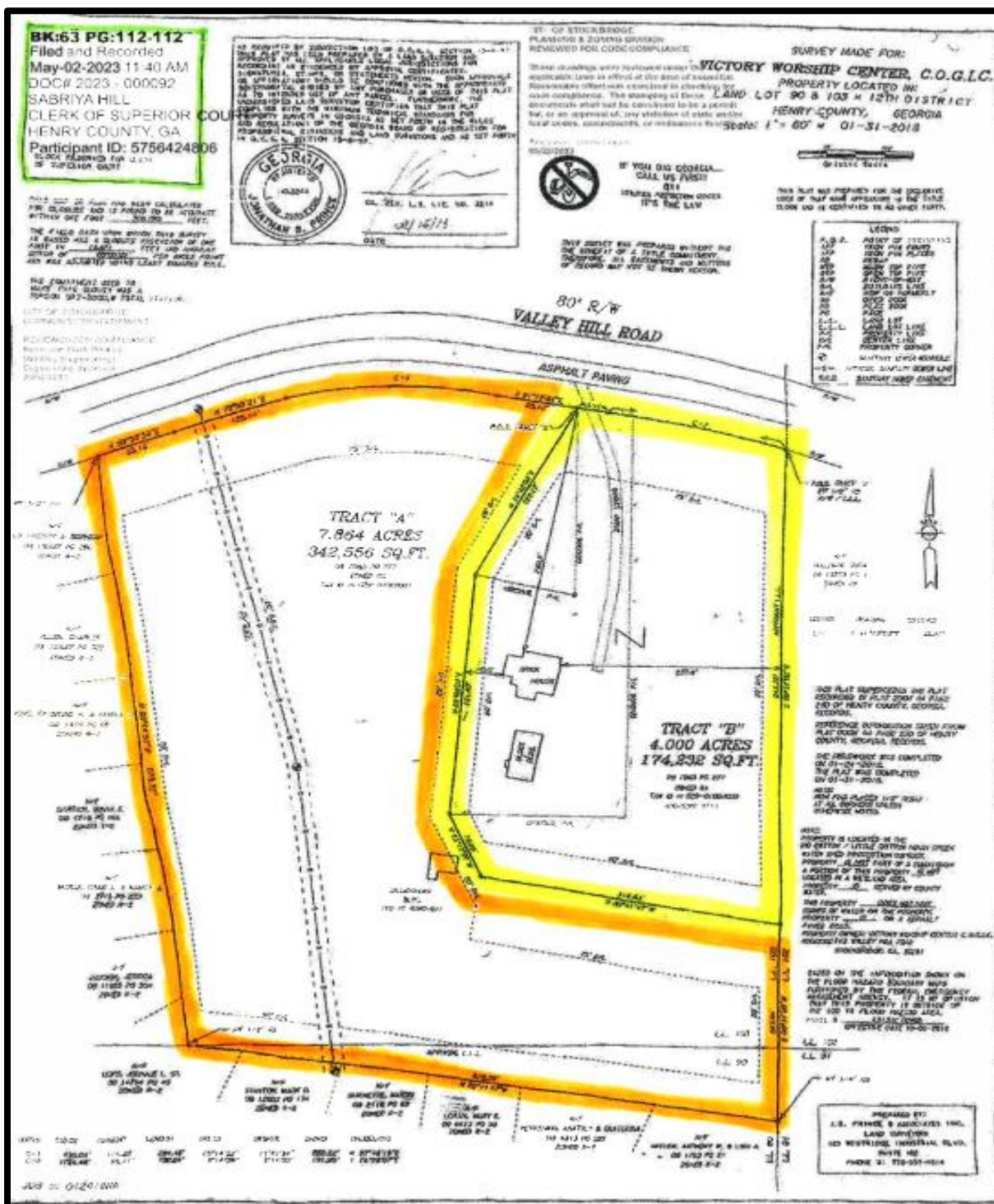
AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat

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

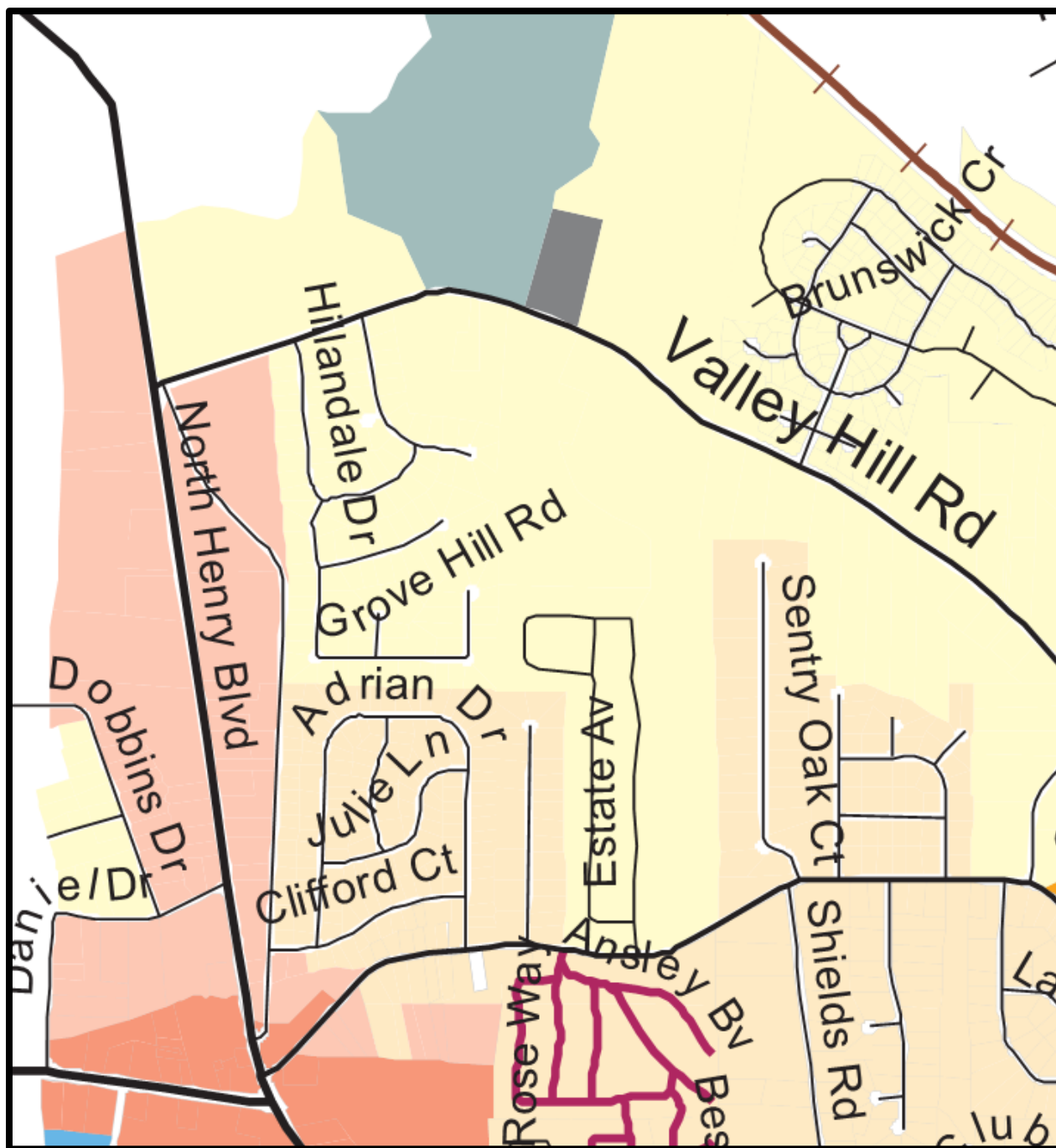
New Parcel Boundaries Highlighted:
Orange—Parcel #029-01009001 (proposed townhome development)
Yellow—713 Valley Hill Road (proposed place of worship)



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

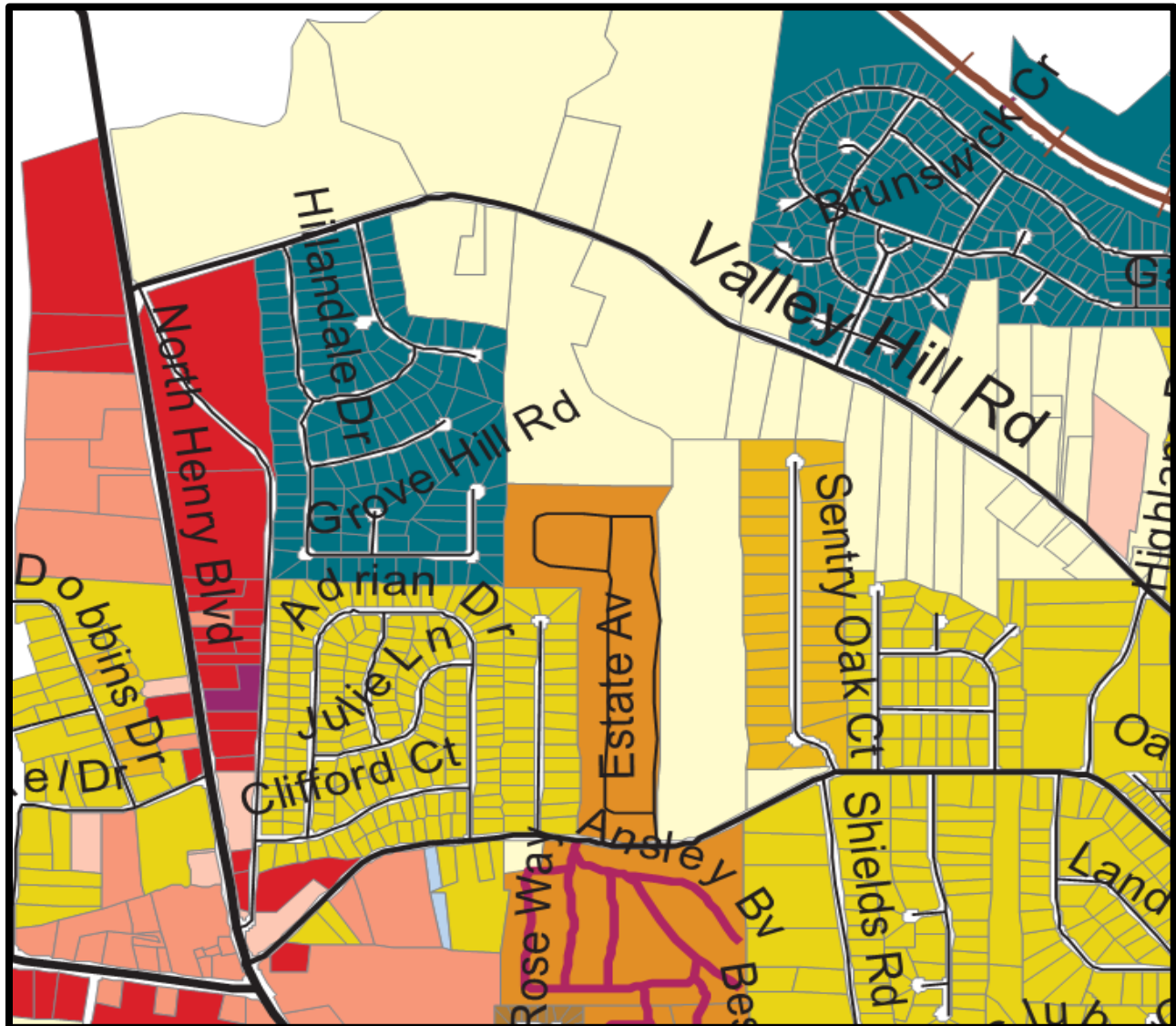


CITY OF STOCKBRIDGE 2023 ZONING MAP

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."

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.

#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: 913 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 Amendment 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

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 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.

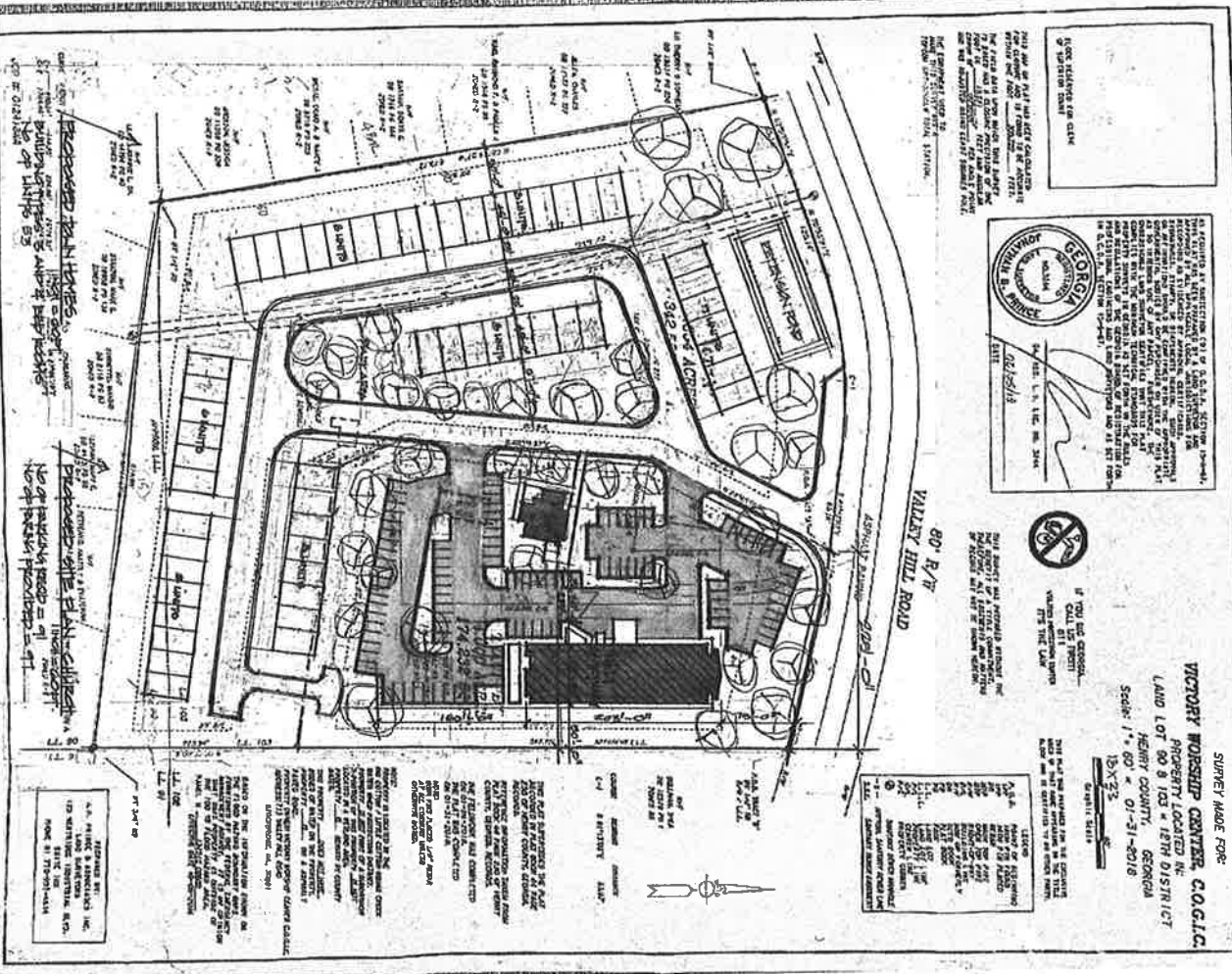
The data contained in this letter is for informational purposes only indicating location and size. A survey, by the above-referenced property owner, may be necessary to determine connection to the Authority's system.

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

[illegible]

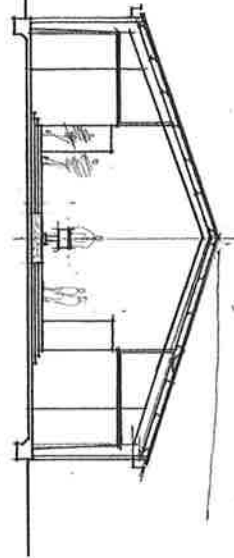
IF YOU ARE CROSSED—
CALL US FIRST!
811
VOLUNTARY PARTICIPATION SURVEY
IT'S THE WAY

THIS PLAN WAS REVISED FOR THE ESTABLISHMENT
OF A PLAN FOR THE ESTABLISHMENT OF THE
PLAN FOR THE ESTABLISHMENT OF THE
PLAN FOR THE ESTABLISHMENT OF THE

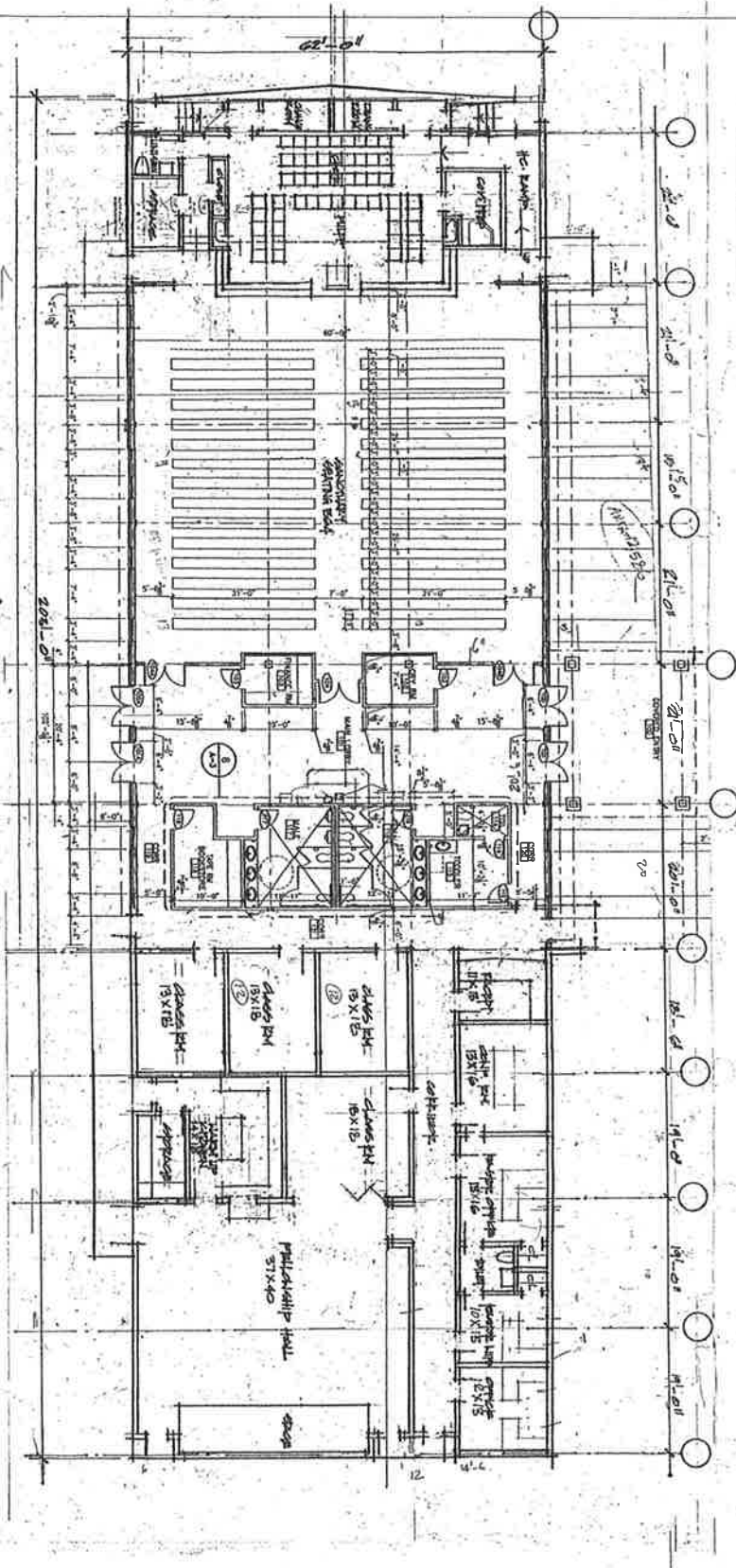
SURVEY MADE FOR:
VICTORY WORSHIP CENTER, C.O.G.I.C.
 PROPERTY LOCATED IN:
 LAND LOT 90 & 103 = 12TH DISTRICT
 HENRY COUNTY, GEORGIA
 Scale: 1" = 60' = 01'-31"-2016
 15X7 1/2" 
 DATE: 11-1-2016

1. NAME OF PERSON
 2. ADDRESS
 3. CITY
 4. STATE
 5. ZIP
 6. PHONE
 7. FAX
 8. E-MAIL
 9. COMMENTS
 10. SIGNATURE
 11. DATE

~~SECRET~~



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

PROJECT NO.: 161-6560 S.F.P.

ROOM NO. 1: 1,200 S.F.
ROOM NO. 2: 1,200 S.F.
TOTAL AREA: 2,400 S.F.

ACME Group, Inc. LLC

Architect
• Project Management
• Construction Management
• Value Engineering

2150 Leland Executive Park Drive
Suite 201
Birmingham, AL 35204
Tel: (205) 444-4334
Tel: (205) 881-9738
Email: acme@acmegroup.com

CONSULTANT

The owner is not responsible for the design, construction, or performance of the building or its components. The owner is responsible for the design, construction, and performance of the building and its components. The owner is responsible for the design, construction, and performance of the building and its components.

NO.	DESCRIPTION
1	1.000
2	2.000
3	3.000
4	4.000
5	5.000
6	6.000
7	7.000
8	8.000
9	9.000
10	10.000

NO.	DESCRIPTION
1	1.000
2	2.000
3	3.000
4	4.000
5	5.000
6	6.000
7	7.000
8	8.000
9	9.000
10	10.000

**PROPOSED
VICTORY
WORKSHOP CENTER**

SHEET TITLE

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: info@acegroupinc.com

ARCHITECT
 • General Construction
 • Commercial Buildings
 • Industrial Buildings
 • Institutional Buildings
 • Multi-Family Buildings
 • Office Buildings
 • Retail Buildings
 • School Buildings
 • Warehouse Buildings

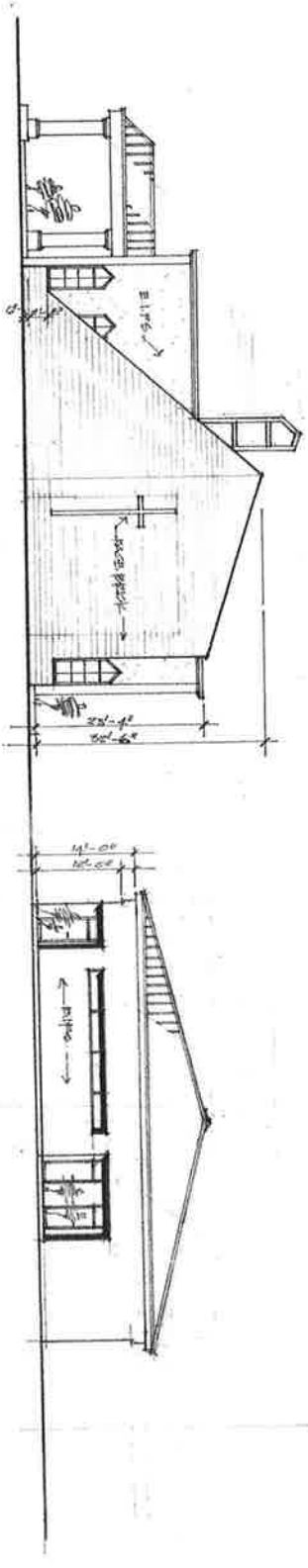
PROJECT
 PROPOSED
 VICTORY
 WRESTLING CENTER

DATE
 10/15/15

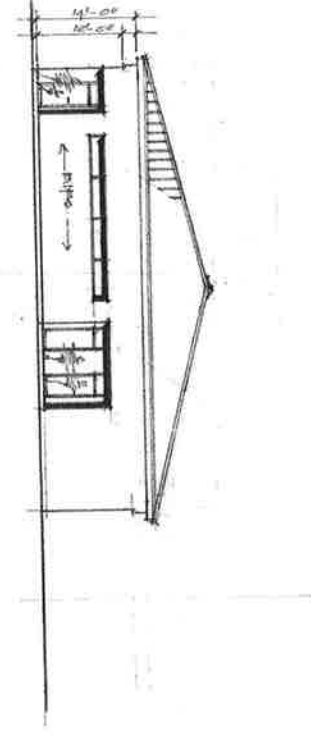
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PROJECT FILE
 10/15/15

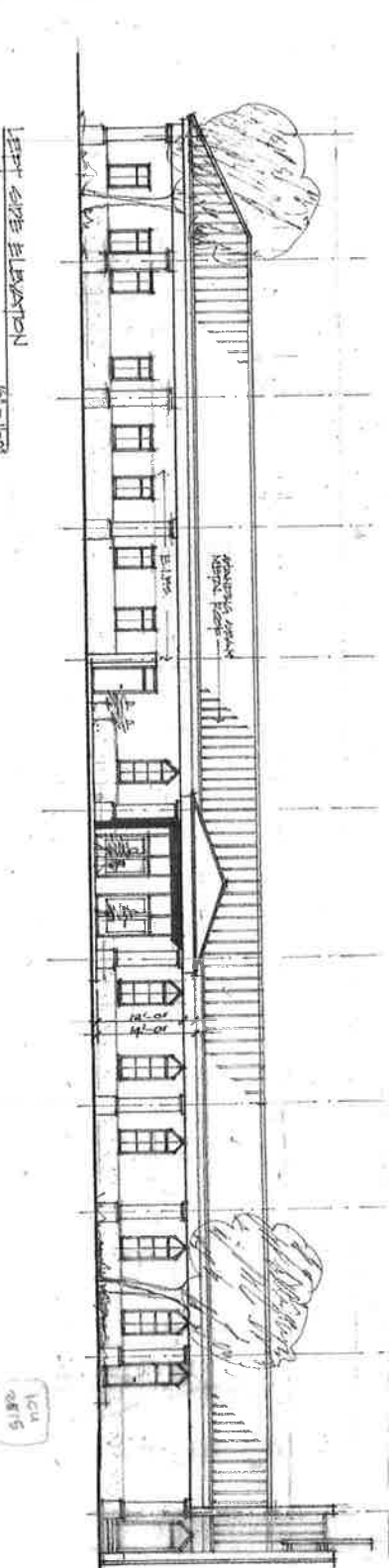
DATE
 10/15/15



FRONT ELEVATION
 1/8" = 1'-0"



REAR ELEVATION
 1/8" = 1'-0"

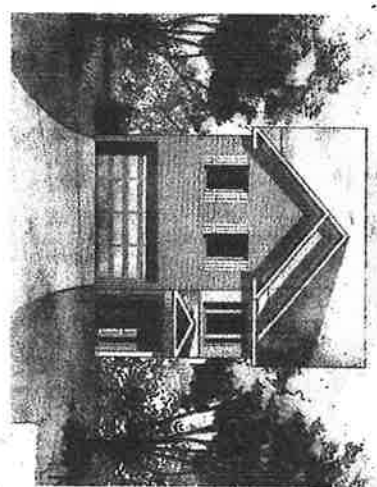
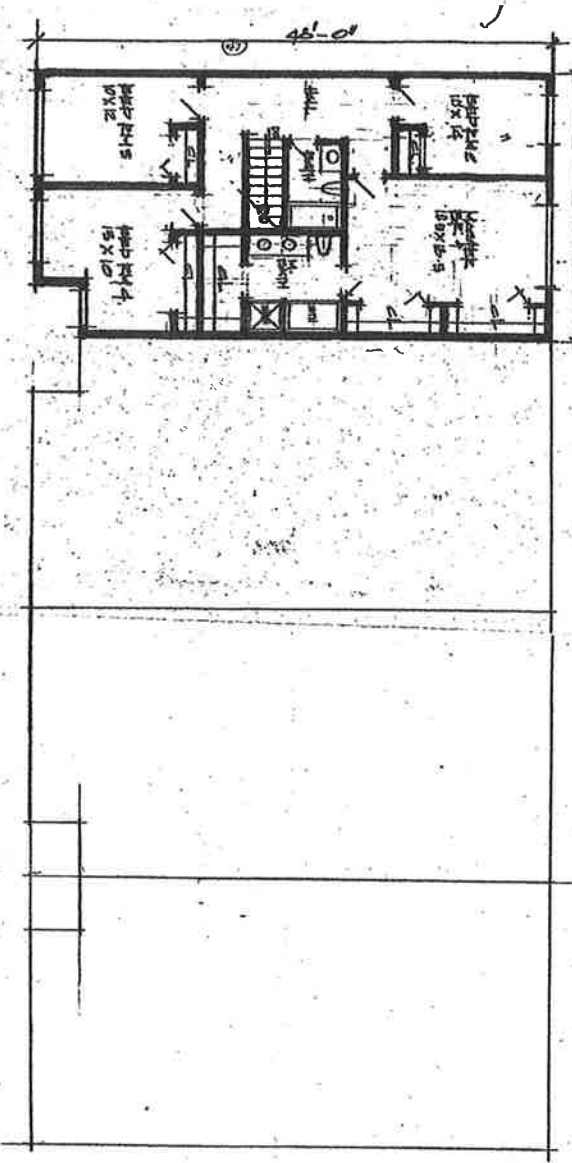
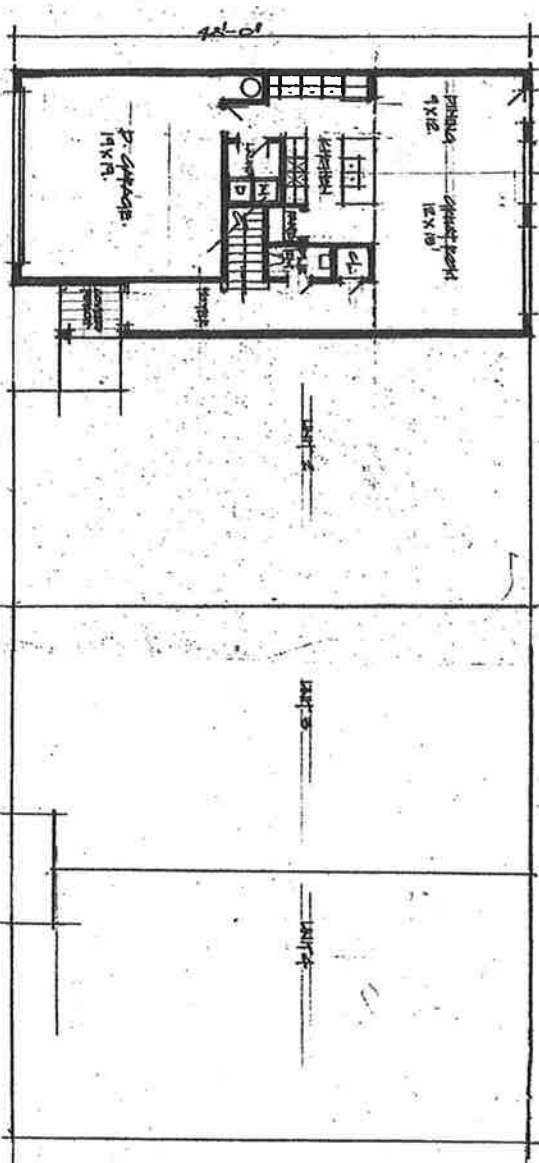


LEFT SIDE ELEVATION
 1/8" = 1'-0"

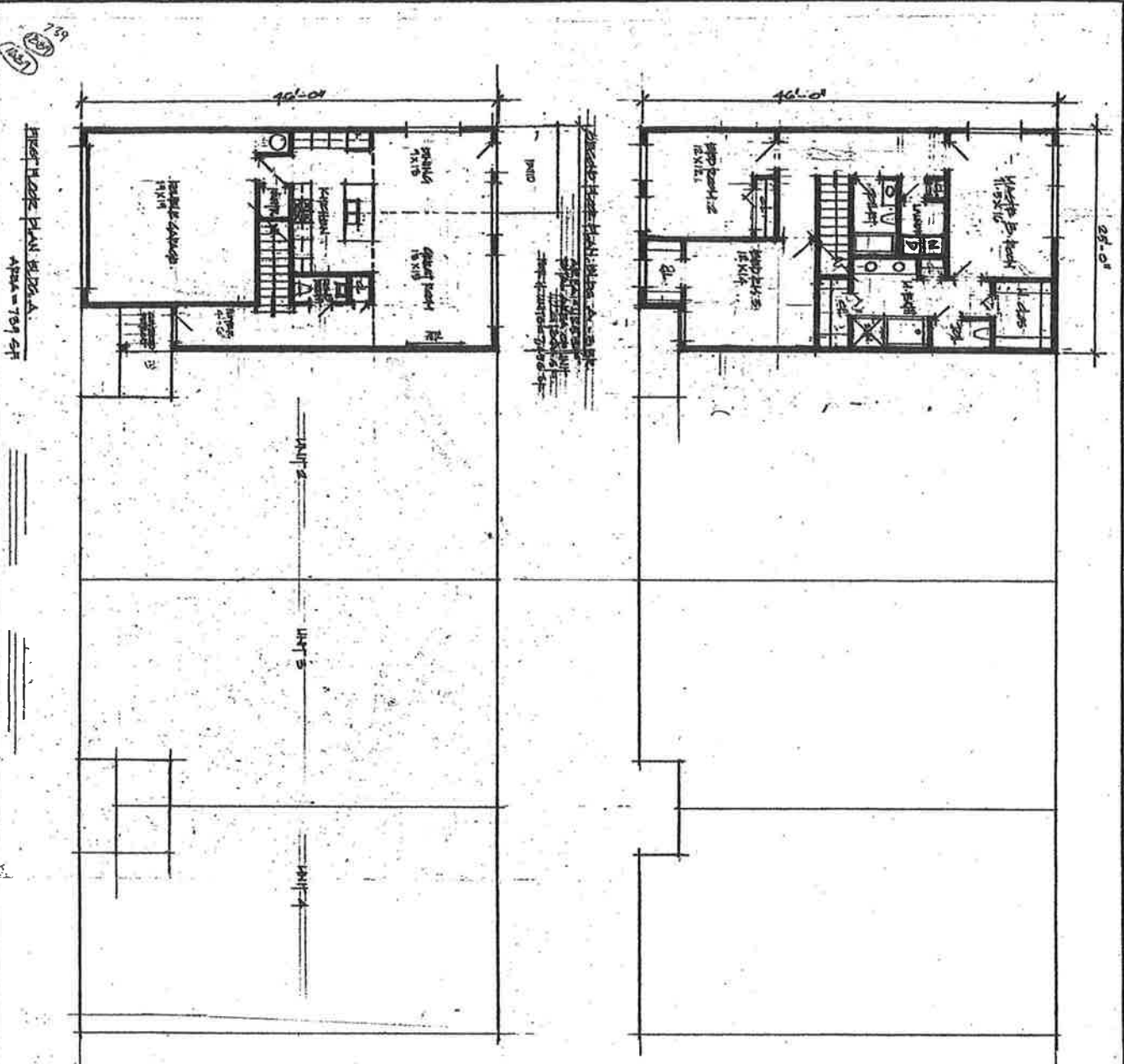
DATE
 10/15/15

A-2

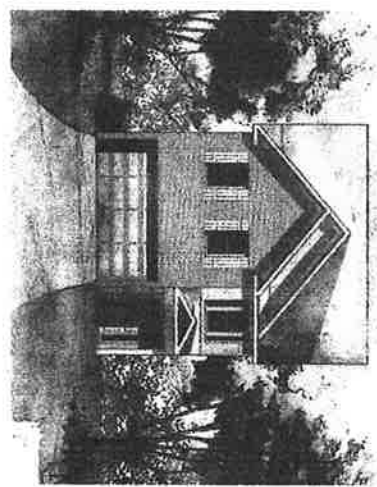
3000 HAZARDOUS WASTE
APPROXIMATE



ADRI GROUP, INC. LLC 3120 Lantana Boulevard, Suite 200 Fort Lauderdale, FL 33304 Tel: 954.441.4241 Fax: 954.441.4242 www.adrigroup.com		CONSULTANT													
PROJECT		SCALE													
REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </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> </table>		NO.	DATE	DESCRIPTION										DATE	
NO.	DATE	DESCRIPTION													
DESIGNER		CHECKED													
APPROVED BY, O.C.		APPROVED BY, O.C.													
DATE		DATE													
PROJECT NO.		PROJECT NO.													
PROJECT		PROJECT													



739
 151
 152
 FIRST FLOOR PLAN
 AREA = 709 SF



ADRI GROUP, INC. LLC ARCHITECTS 10000 N. 10th Ave. Suite 201 Tulsa, Oklahoma 74116 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 DRAWING DATE OF REVISION		SCALE SCALE OF DRAWING SCALE OF PHOTO		REVISIONS NO. DESCRIPTION DATE		APPROVALS DESIGNER CHECKER APPROVER DATE		PROJECT PROJECT NO. PROJECT NAME PROJECT LOCATION PROJECT DATE	
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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).

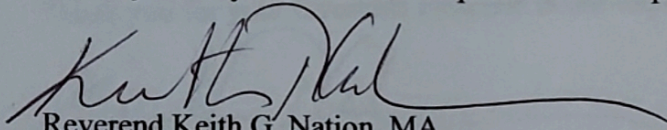
The following notes are added to provide further explanation for each application that is being:

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

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' - 01-31-2018



THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
 USES OF THAT NAME APPEARING IN THE TITLE
 BLOCK AND IS CONFIDENTIAL TO NO OTHER PARTY.

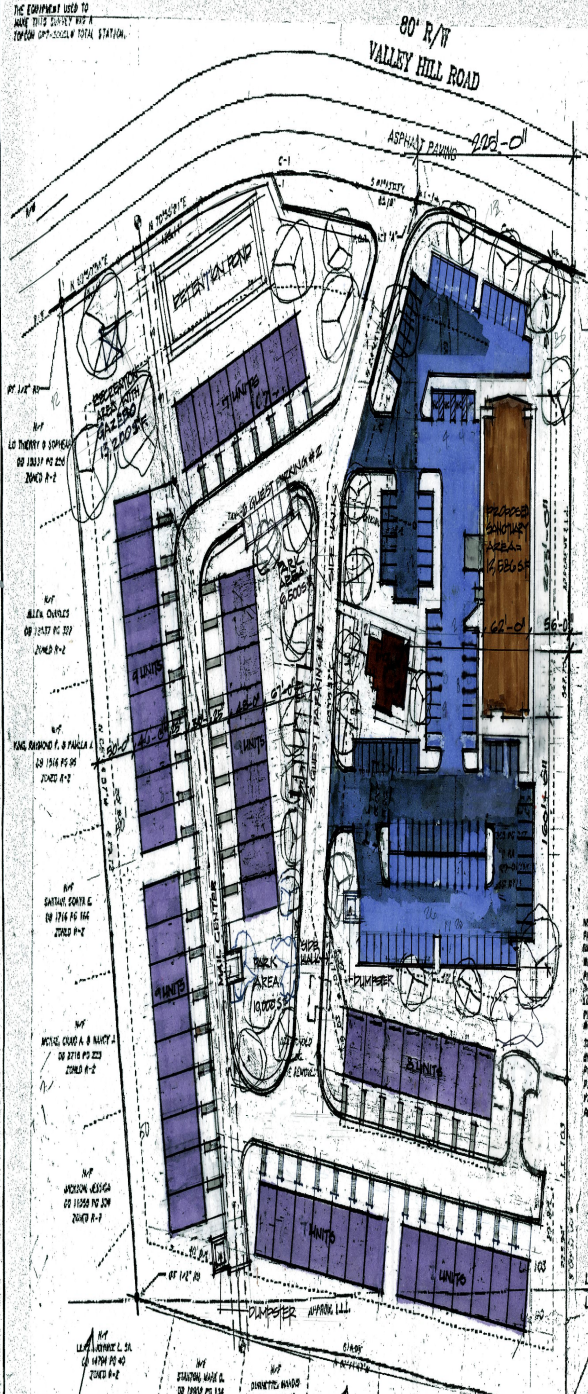


AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-4-47,
 THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR FOR
 RECORDING AND IS EVIDENCED BY APPROVAL, CERTIFICATION,
 SIGNATURE, STAMP, OR INSTRUMENT RECORD. SUCH APPROVALS
 OR INSTRUMENTS SHOULD BE CONFIRMED WITH THE APPROPRIATE
 GOVERNMENTAL AGENCIES BY ANY PURCHASER OR USER OF THIS PLAT
 AS TO THE CORRECTNESS OF ANY PART THEREOF. FURTHERMORE, THE
 UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT
 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR
 PROPERTY SURVEYS 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 O.C.G.A. SECTION 15-4-47.

THIS MAP OR PLAT HAS BEEN CALCULATED
 FOR CLOSURE AND IS FOUND TO BE ACCURATE
 WITHIN ONE FOOT - 30.0000 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY
 IS BASED HAS A CLOSING PRECISION OF ONE
 FOOT IN - 33,557 FEET AND AN ANGULAR
 CLOSURE OF - 0.00000 PER ANGLE POINT
 AND WAS ADJUSTED USING LEAST SQUARES METHOD.

THE EQUIPMENT USED TO
 MAKE THIS SURVEY WERE
 TOPCON OPT-CELESTIAL TOTAL STATION.



LEGEND

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PARKING REQUIREMENT

1. CHURCH:
 PARKING SPACE = 30 S.F.
 AREA OF SANCTUARY SPACE = 1/2
 NO. OF PARKING PROVIDED = 1/2
2. TOWN HOMES:
 BUILDING UNIT = 2 GAR. GARAGE
 ADD 2.5 CATEGORIES FOR GUEST
 PARKING = 14 SPACES REQUIRED
 GUEST PARKING AREAS NOTED
 #1 AND #2.

PROPOSED TOWN HOMES
 BUILDING UNIT = 2 GAR. GARAGE
 ADD 2.5 CATEGORIES FOR GUEST
 PARKING = 14 SPACES REQUIRED
 GUEST PARKING AREAS NOTED
 #1 AND #2

PROPOSED SITE PLAN - CHURCH
 BUILDING UNIT = 2 GAR. GARAGE
 ADD 2.5 CATEGORIES FOR GUEST
 PARKING = 14 SPACES REQUIRED
 GUEST PARKING AREAS NOTED
 #1 AND #2

PREPARED BY:
 J.A. PRIDDY & ASSOCIATES, INC.
 LAND SURVEYORS
 123 WESTHILL INDUSTRIAL BLVD.
 SUITE 102
 PHONE: 770-957-4514

OPTION #2

CONSULTANT

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 IT IS NOT TO BE USED FOR THE PROJECT AND LOCATION
 IDENTIFIED HEREIN. IN THE EVENT THIS DRAWING IS RE-
 PRODUCED, COPIED, OR IN ANY MANNER, SYSTEM OR
 TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC,
 MECHANICAL, PHOTOCOPYING, OR OTHERWISE, WITHOUT THE
 PRIOR PERMISSION OF THE ACME GROUP, INT'L LLC.

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT

PROPOSED
VICTORY
WORSHIP CENTER

713 VALLEY HILL ROAD
STOCKBRIDGE, GA
30084

SHEET TITLE

MASTER
PLAN

DESIGNED BY: O.O.
DRAWN BY: O.O.
CHECKED BY: O.O.
APPROVED BY: O.O.

SCALE: 1" = 60'
DATE: MAY 20, 2003
PROJECT NO.: ACME-
SHEET

AS-1

LOCK REMOVED FOR ALEX
OF TROUBLE OUT

05/02/2023

1000



JOB # 012418NA

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 COMPLIES 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.



GEORGIA PROFESSIONAL ENGINEER AND LAND SURVEYOR

Jonathan B. Prince

02/15/13

DATE

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 for, 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
VICTORY WORSHIP 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 NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO AS OTHER PLATTS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO AS OTHER PLATTS.

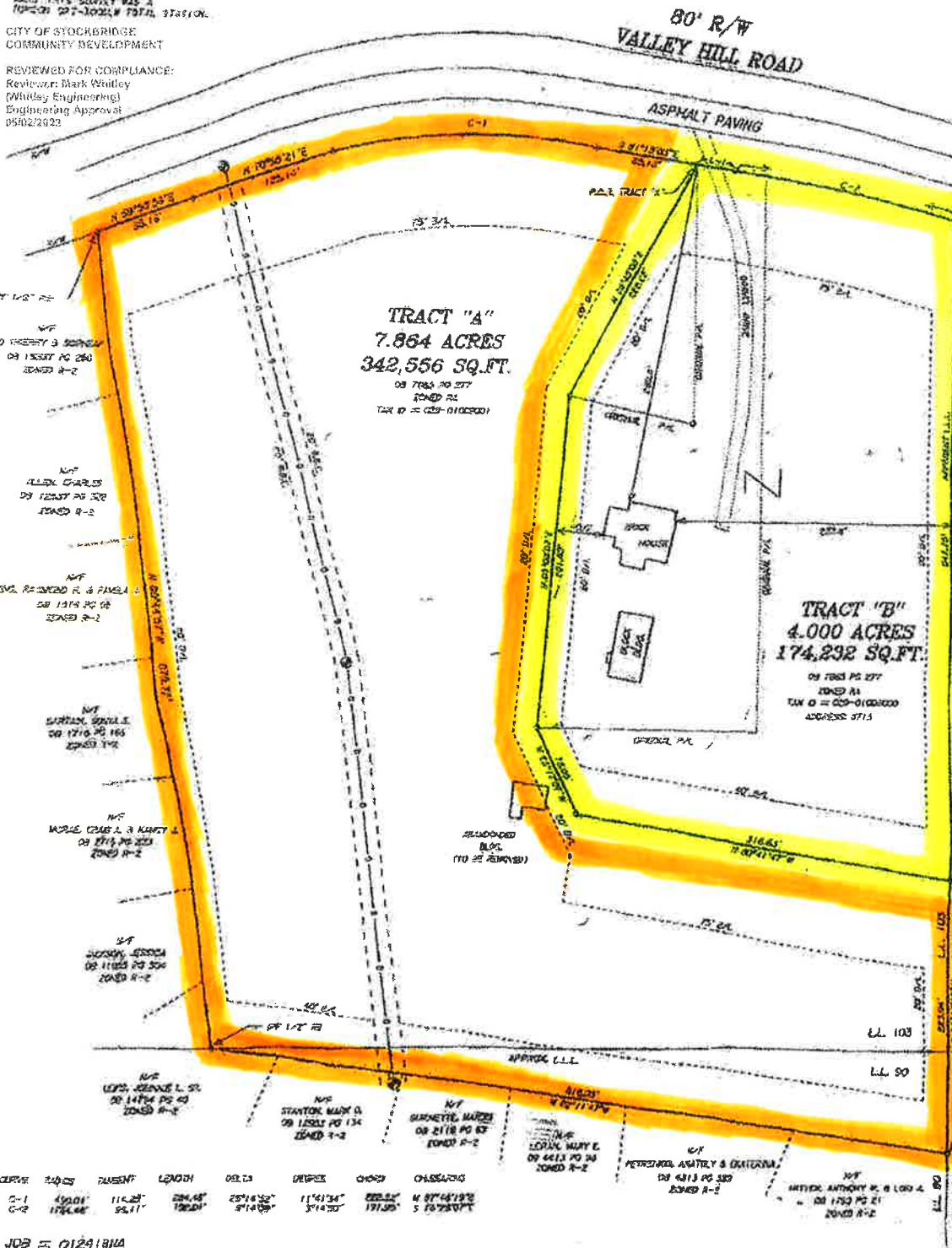
THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A GROUND PRECISION OF ONE FOOT IN 1000 FEET AND AN ANGULAR PRECISION OF 1" PER ANGLE POINT AND WAS ACQUIRED USING LEAST SQUARES TECH.

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

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P.O.B.	POINT OF BEGINNING
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COURSE	BEARING	DISTANCE
L-1	S 31°13'00"E	120.0'

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" ROAD AT ALL CORNERS UNLESS OTHERWISE NOTED.

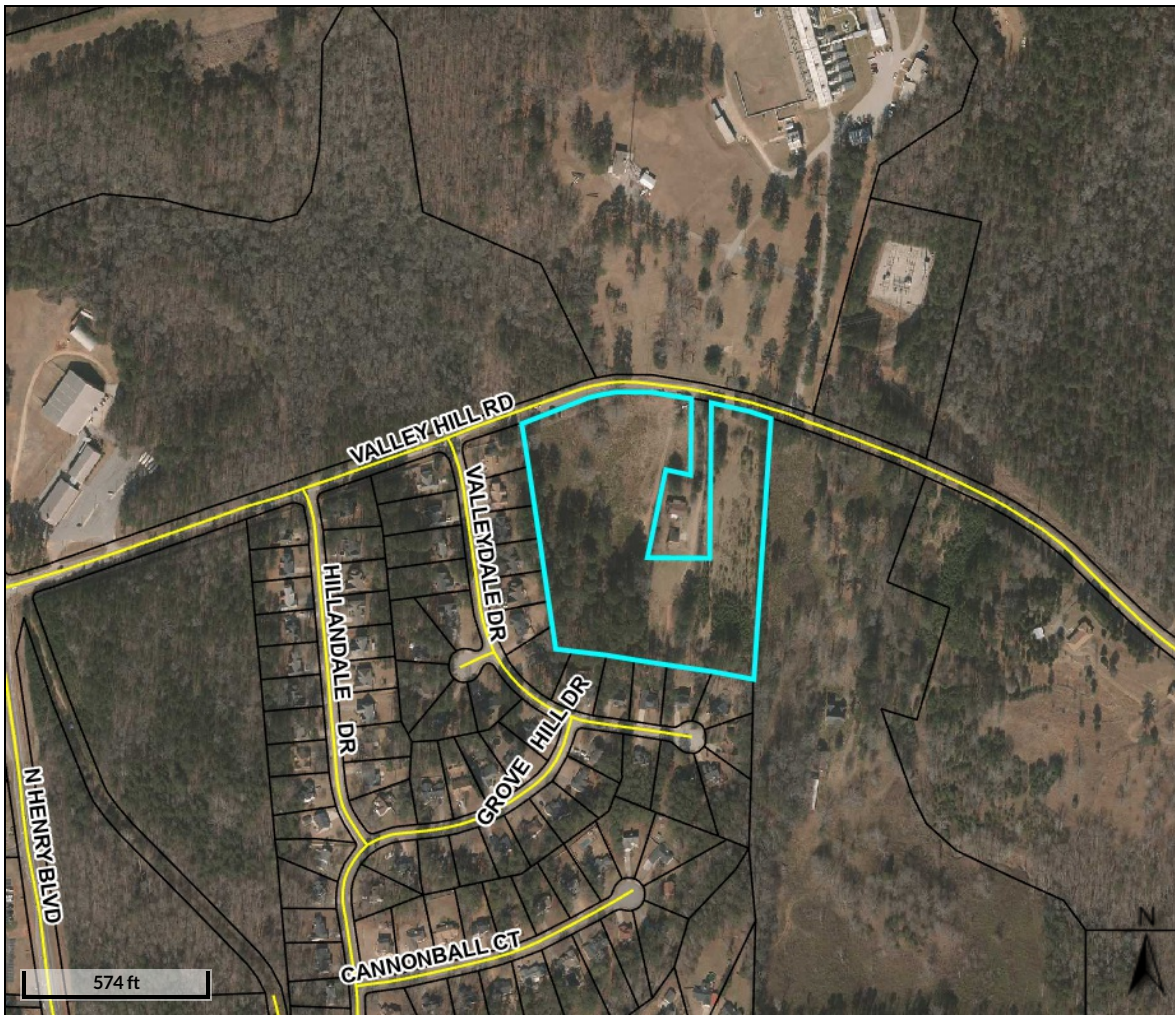
NOTED: PROPERTY IS LOCATED IN THE 100' COTTON / LITTLE COTTON ADJACENT CREEK WATERSHED PROTECTION DISTRICT. PROPERTY IS NOT PART OF A SUBDIVISION. A PORTION OF THIS PROPERTY IS NOT LOCATED IN A WETLAND AREA. PROPERTY IS OWNED BY VICTORY CENTER.

THE PROPERTY IS LOCATED IN THE 100' COTTON / LITTLE COTTON ADJACENT CREEK WATERSHED 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.

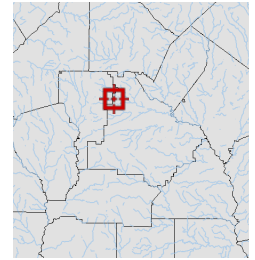
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS OF OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100' FLOOD HAZARD AREA. PANEL 2 EFFECTIVE DATE 10-05-2018

PREPARED BY:
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
100 WESTRIDGE INDUSTRIAL BLVD.
SUITE 100
PHONE: 770-337-1514

JOB # 012418M



Overview



Legend

-  **Parcels**
-  **Roads**

Parcel ID	029-01009001	Class	E	Owner	VICTORY WORSHIP CENTER	Land Value:	\$197,000			
Property		Acres	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.

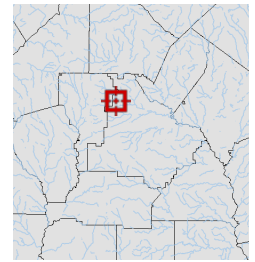
Date created: 2/22/2023

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by  **Schneider**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

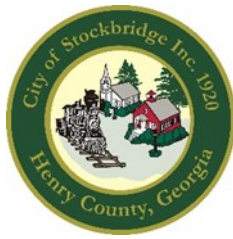
Parcel ID	029-01009000	Class	C	Owner	VICTORY WORSHIP	Land					
Property	713 VALLEY	Acreage	n/a	Address	CENTER CHURCH	Value:	\$40,000				
Address	HILL RD				OF GOD IN CHRIST INC	Building					
District	City/Stockbridge				PO BOX 1093	Value:	\$184,700	Last 2 Sales			
					STOCKBRIDGE GA 30281	Misc		Date	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



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2023-01. To consider a request for a Rezoning to assign the MFR (Multiple Family Residential) district to Parcel #029-010090001 on Valley Hill Road to allow a townhome development with 56 units. Applicant: Victory Worship Center. Agent: Keith G. Nation, pastor. The applicant also submitted CP-2023-01 and VR-2023-01 applications for this property. PC Action on 05/25/23--Approval with Staff's one condition.

BACKGROUND INFORMATION:

The applicant submitted a joint site plan for the townhome development and a proposed "place of worship", to be built at 713 Valley Hill Road to the east. Both projects would share the same driveway entrance. The applicant has submitted Conditional Use Permit Case #CU-2023-01 on this Agenda to request the place of worship on the adjacent property to the east.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

REZONING CASE #RZ-2023-01.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

Presentation
For RZ-2023-01:
Rezoning for Proposed
Townhomes At
Parcel #029-01009001
On Valley Hill Road

Presented To:

Planning Commission – May 25, 2023

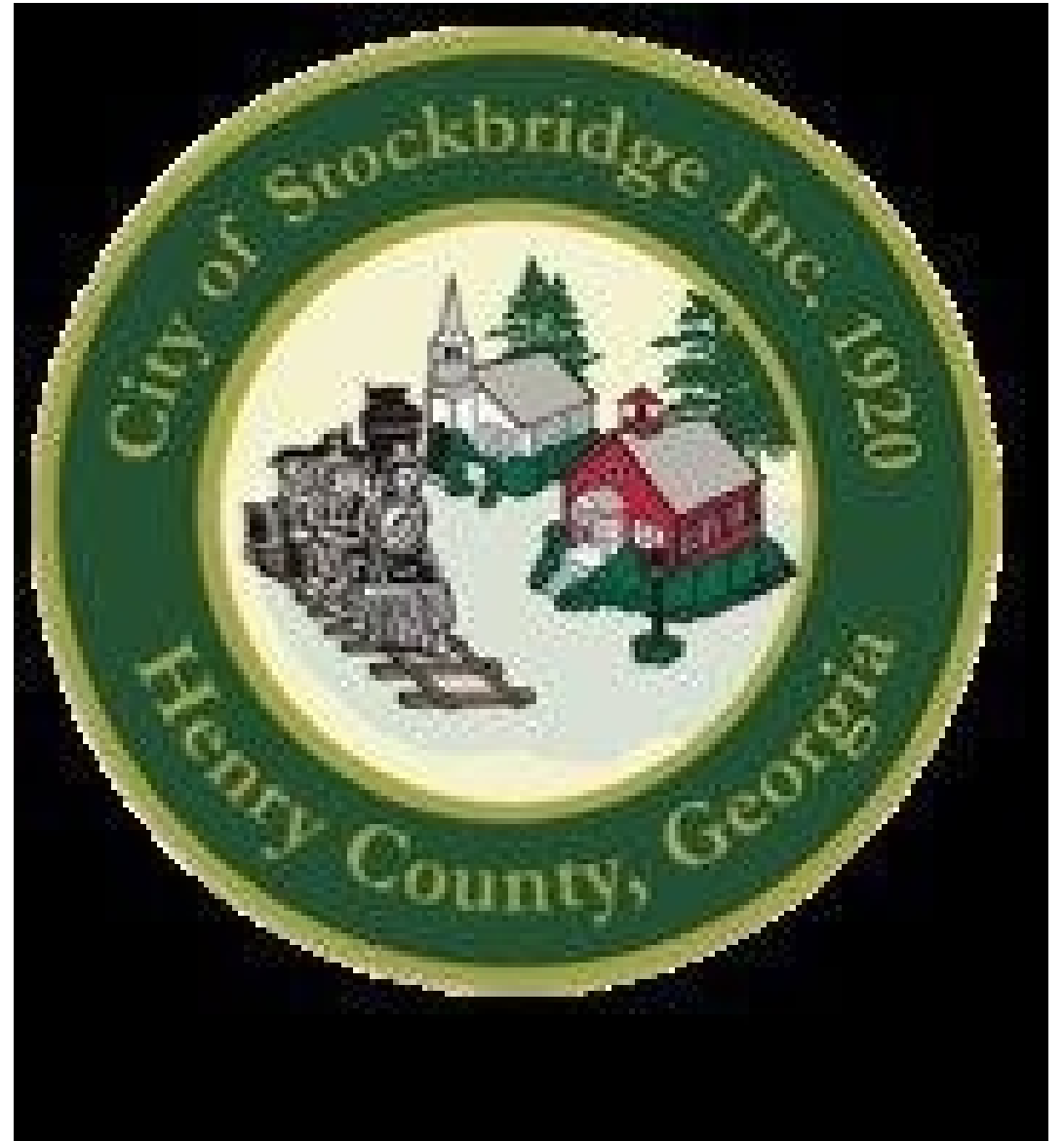
City Council – June 12, 2023

Presented By:

City of Stockbridge Community
Development Department,

Planning and Zoning Division

Linda Logan, Senior Planner



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a **Rezoning** application (**#RZ-2023-01**) by Victory Worship Center (represented by Keith G. Nation) for **Parcel #029-01009001 on Valley Hill Road** to allow for the development of a townhome community having **56 units**.

APPLICANT'S REQUEST – Assign the zoning district of **'MFR' (Multiple Family Residential)** to the subject property.

COMPANION APPLICATIONS -- The applicant also simultaneously submitted two other applications to the City of Stockbridge for the subject property, as are listed below.

- 1. 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.
- 2. Variance Application (Case #VR-2023-01) –** The applicant requests a **Variance** to allow for the reduction in the front yard setbacks from the required minimum of 50" feet to 25 feet.

RELATED APPLICATION – The applicant has also submitted Conditional Use Permit Application #CU-2023-01 for the adjacent property at 713 Valley Hill Road for a proposed "place of worship" (church), which would utilize the same site plan as the one for the proposed townhomes.

BACKGROUND INFORMATION

ANNEXATION INTO THE CITY – Subject property was annexed into the City due to the Annexation Referendum. It was designated as ‘Low-Density Residential’ by Henry County prior to the annexation, and it kept this designation by the City after the annexation.

JOINT OWNERSHIP—Subject property and the adjacent property at 713 Valley Hill Road are both owned by Victory Worship Center.

NECESSITY OF REQUEST—The property’s existing ‘RR’ (Rural Residential) zoning district does not allow townhomes or any other multifamily uses.

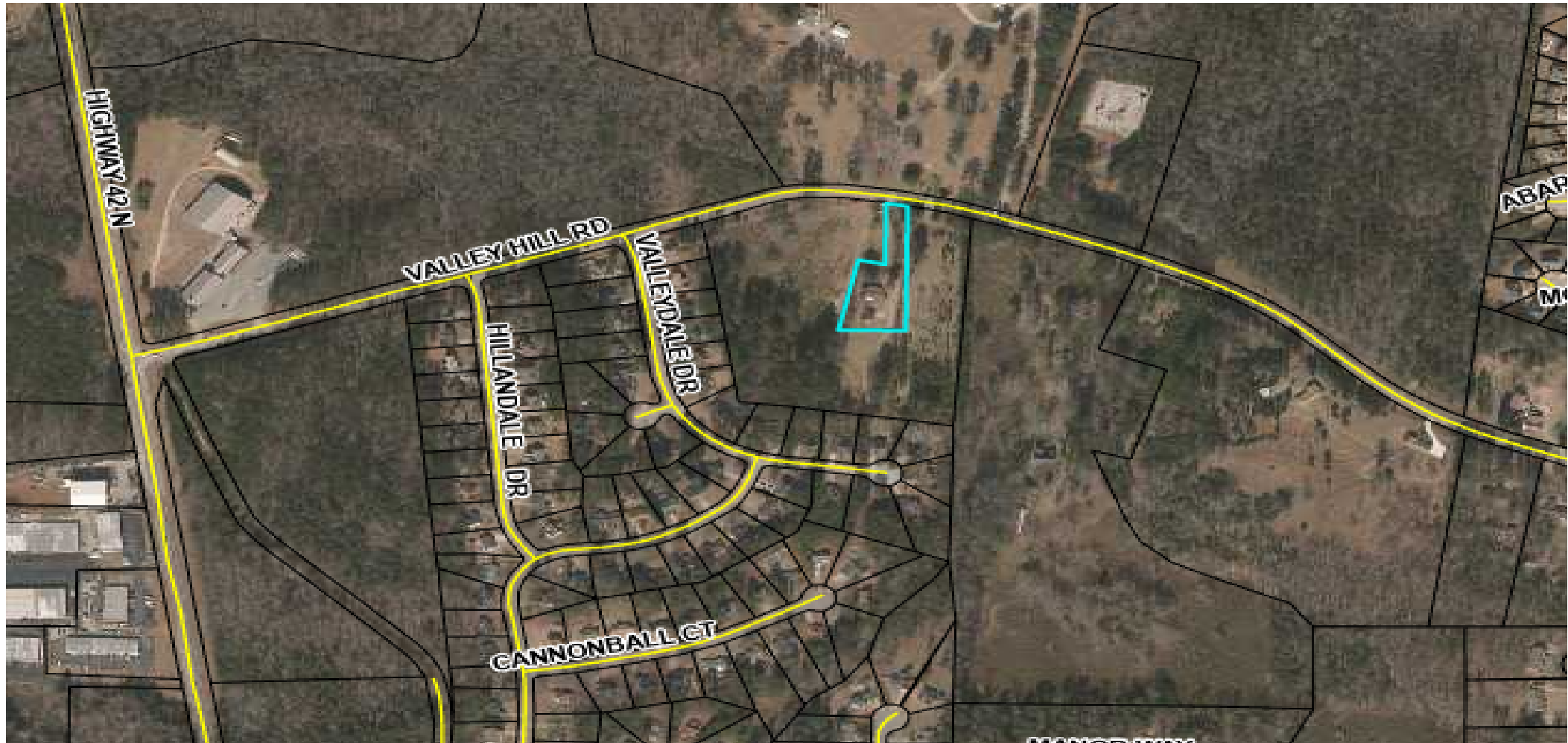
AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:

Subject Property--Parcel # 029-01009001 on Valley Hill Road for Townhome Development



AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:

■
Adjacent Parcel at 713 Valley Hill Road for Proposed Place of Worship



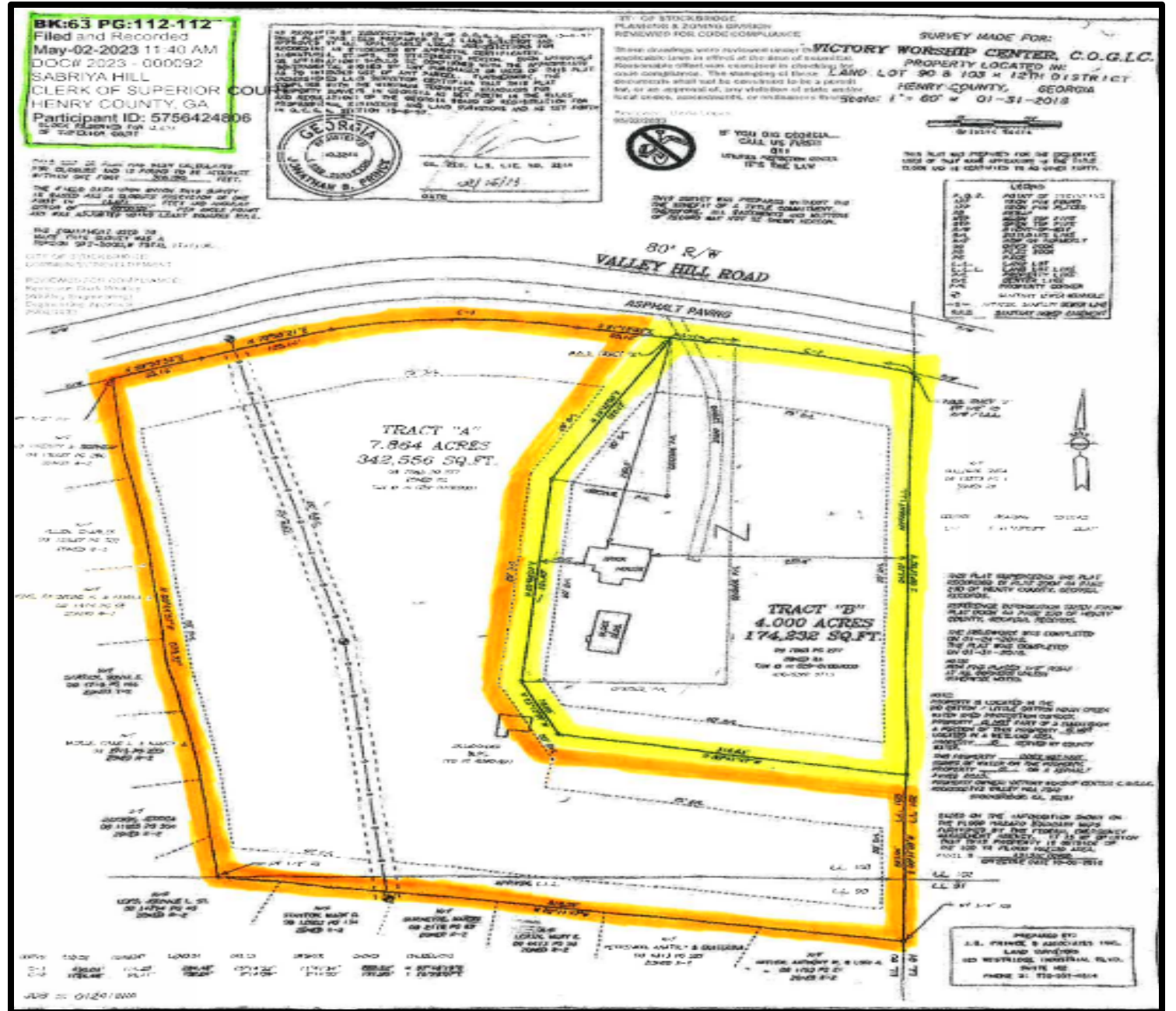
RECORDED PLAT

May 2, 2023 / Plat Book 63, Page 112

New Parcel Boundaries Highlighted:

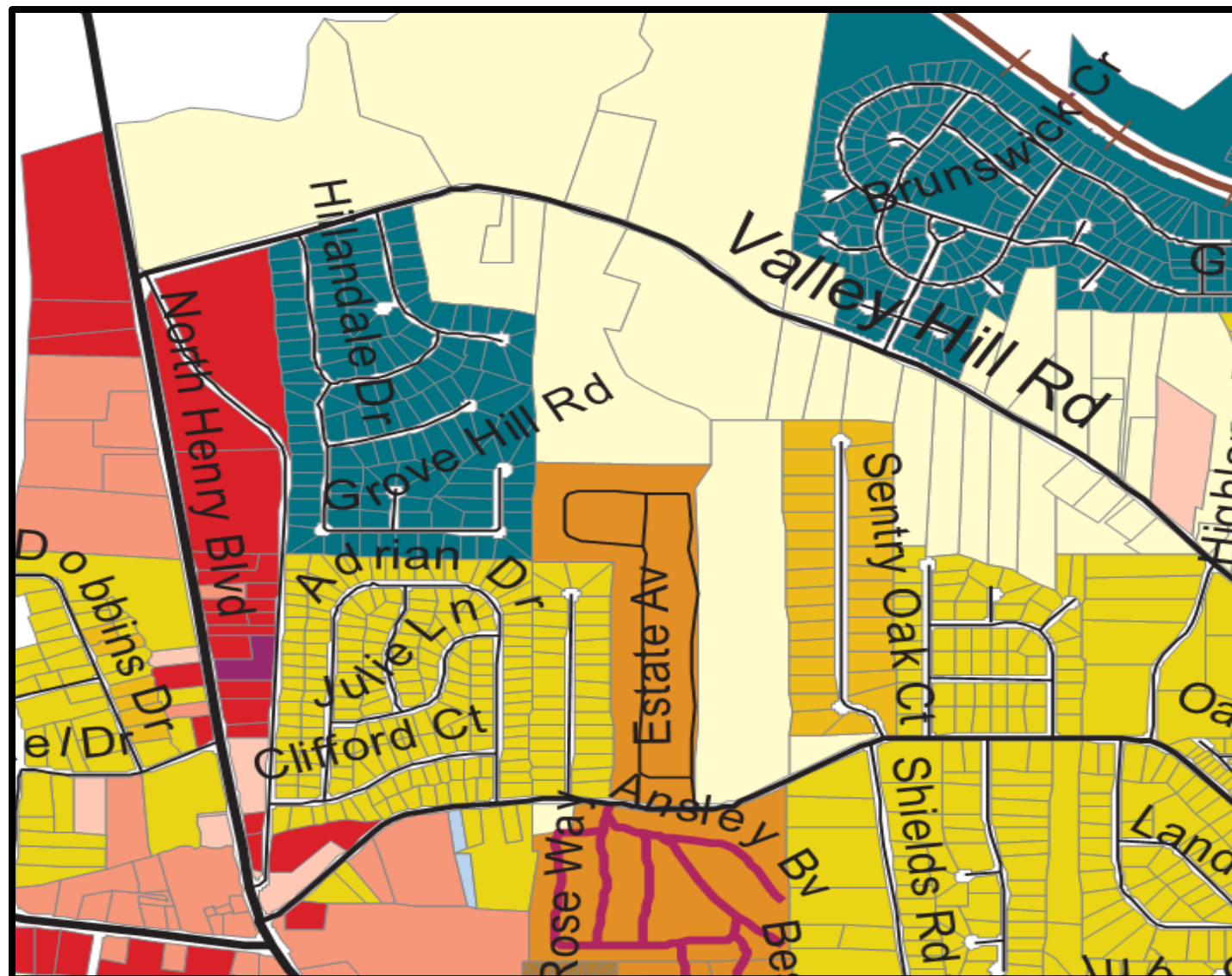
Orange—Parcel #029-01009000
(proposed townhome development)

Yellow—713 Valley Hill Road
(proposed place of worship)



SURROUNDING ZONING

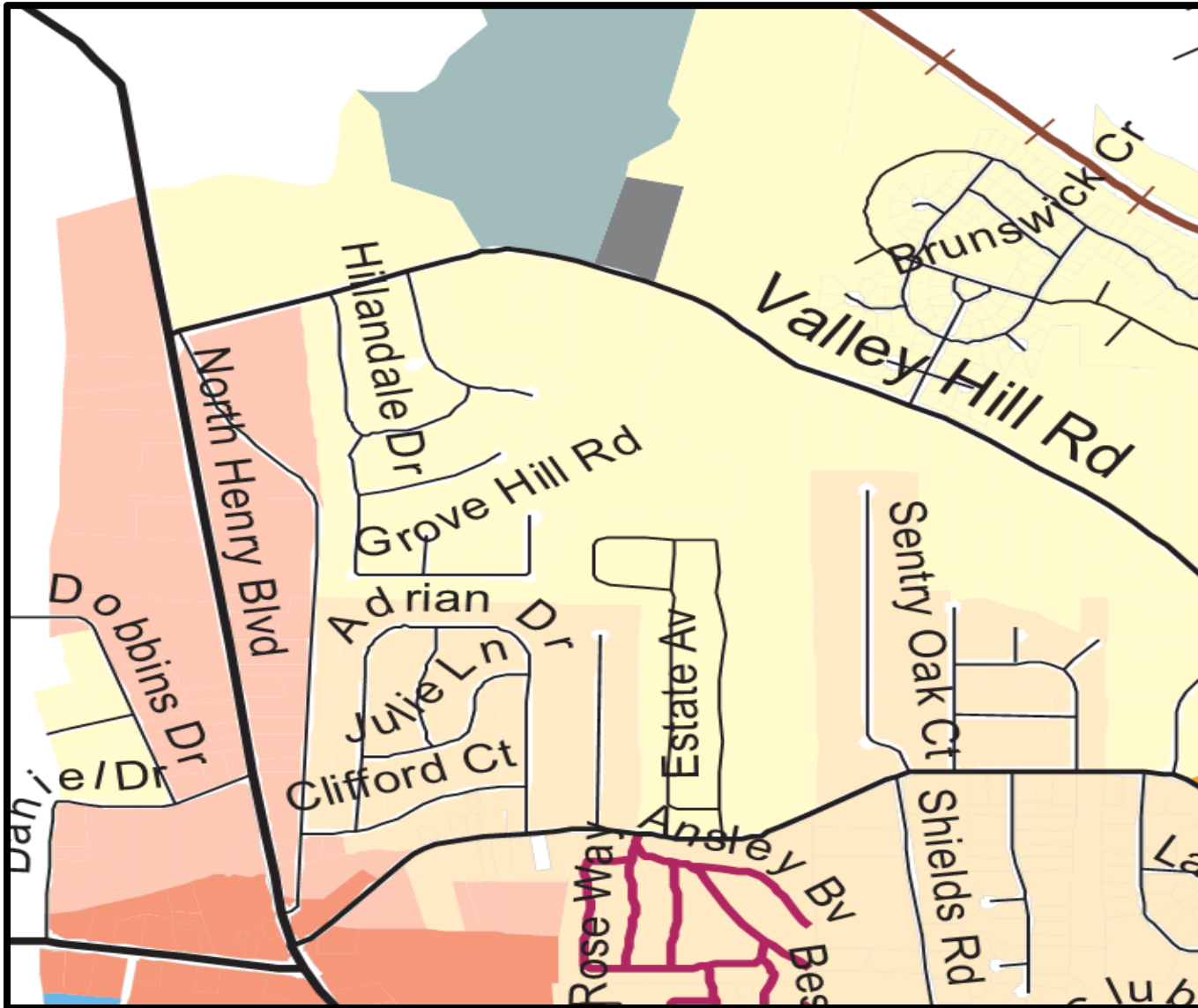
Showing Parcel #029-01009001 and 713 Valley Hill Road



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)

SURROUNDING LAND USE DESIGNATIONS



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

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

PROPOSED DEVELOPMENT (First Slide)

The applicant proposes to build a townhome development on Parcel #029-01009001 on Valley Hill Road and a “place of worship” (church) at 713 Valley Hill Road (the subject of CU-2023-01) to the east. The existing residence at 713 Valley Hill Road would remain, along with its accessory structures.

A. Project Size. Applicant’s joint site plan shows both development proposals & existing residence.

- ~ Townhomes -- 56 units, all 3 or 4 bedrooms, at a density of 7.12 units per acre.
- ~ Place of Worship (Church) -- Sanctuary building would have 12,586 total square feet, and the largest assembly area would have 3,350 square feet.

B. Site Plan Design—Overall:

- ~ Title and Date -- “Proposed Victory Worship Center—Master Plan” (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023. Received by Planning and Zoning on 05-16-23.
- ~ Base -- It uses the new Recorded Plat from 05-02-23 as a base.
- ~ Western Parcel (Parcel #029-01009001) -- Townhome location.
- ~ Eastern Parcel (713 Valley Hill Road) -- Place of worship location.
- ~ Colors on Site Plan -- The place of worship is shown in brown, its parking lots are shown in blue, and the townhomes are shown in purple.
- ~ Streets:
 - o A joint project entrance would expand into a looped internal street.
 - o The entrance and the interior street would initially both be privately-maintained, but they would

PROPOSED DEVELOPMENT (Second Slide)

be built to City standards. Later, the developer would dedicate the entrance and possibly the internal street to the City of Stockbridge. Would have two turnaround stubs at the rear.

~ **Sidewalks --** Would be 6 feet wide, on both sides of the streets.

~ **Detention Pond --** Would be provided on Parcel #029-01009001 to serve both developments. development would have its own refuse dumpster. Landscaping would be installed on the west side of the project entrance.

C. **Site Plan Design—Internal Components:**

~ **Townhome Development --** Would include 6 townhome buildings, with 7 to 9 units per building.

~ **Setbacks --** Each townhome unit would have a front yard setback of 25 feet instead of the required 50 feet, due to the applicant's requested variance via Variance Case #VR-2023-01.

~ **Building Separation --** Would be more than the required 20 feet.

~ **Buffer Areas --** Would have 50 feet or more at the rears of the townhome buildings.

D. **Amenities --** Three amenity areas would be provided:

~ **"Recreation Area with Gazebo" --** Would have 13,200 total square feet, located at the northwest corner of Parcel #029-01009001. It 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 would have 10,000 square feet and the other would have 6,500 square feet.

PROPOSED DEVELOPMENT (Third Slide)

D. Parking – Would be separate parking areas for the townhomes and the place of worship.

~ **Townhome Parking –** Would have 126 parking spaces for the proposed 56 townhome units.

- o Would include 112 driveway spaces plus 14 guest parking spaces

- o Guest parking would be provided in two small parking lots – one next to the project entrance and the other between the two small park areas.

- o 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. Staff recommended that some guest parking be provided in both areas.

~ **Place of Worship Parking --** The applicant has submitted a “Proposed Parking Plan”, dated May 8, 2023. This will be discussed in the presentation for CU-2023-01.

~ **Parking Table –** Provided on the next slide.

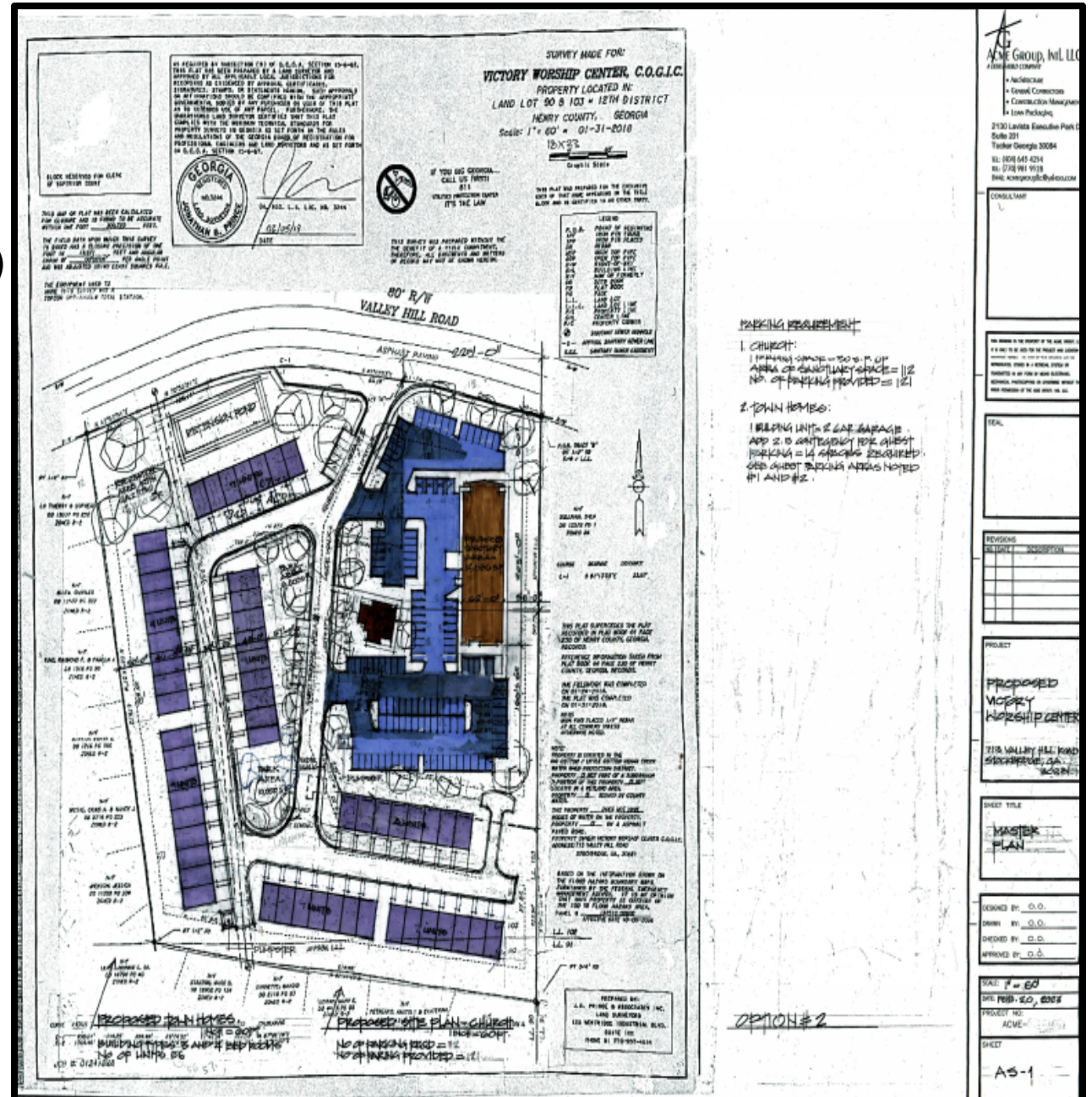
PARKING PROVISIONS

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 (3,360 square feet) of the sanctuary.	112	9	121
<u>Existing Residence:</u>	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.	126	0	126

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)



[illegible]

ANALYSIS OF REQUEST (First Slide)

NINE (9) REQUIRED CRITERIA WERE ANALYZED:

1. **Consistency with the Comprehensive Plan**—The requested ‘High-Density Residential’ land use designation would be consistent with the Comprehensive Plan for the following reasons:
 - a. **Type of Use**—The proposed townhome development would be a permissible use.
 - b. **Zoning District**—The CP on Page 45 identifies multiple family zoning as being compatible with the High-Density Residential future land use designation.
 - c. **Proposed Density**—Would be 7.12 units per acre, which is within the allowable range of 6 to 16 units per acre for High-Density Residential. Adjacent Valley Hill Station has about 126 lots on about 67 acres, for a density of only 1.89 units per acre. But at nearby 576 Davis Road to the south, the City Council just approved (on 5/08/23) a rezoning to MFR to allow another townhome development (Case #RZ-2022-07) with 165 units on 27.635 acres, for a density of 5.97 units per acre.
 - d. **Promotion of the CP’s Housing Goal and Policies**—The proposed development would help to provide a variety of housing choices in the City:
 - ~ By offering a new housing type to attract young professionals to the City.
 - ~ By providing infill development to preserve and revitalize an established neighborhood.
 - e. **Land Use Designation** – Due to the recent annexation of the property into the City, it must be assigned a future land use designation. The applicant has requested the ‘High-Density Residential’ designation via a companion application, CP-2023-01, which would allow the proposed rezoning to be compatible.

ANALYSIS OF REQUEST (Second Slide)

2. **Ability to Carry out the Purpose of the Zoning Code** – The UDC calls for MFR districts to be located on collector or arterial streets, and Valley Hill Road is classified as a “major collector” street.
3. **Potential Positive Effects on the Area** – The proposed development would bring an alternative type of housing to the Valley Hill Road Corridor, thereby carrying out the CP goal of encouraging higher-density development. The requested MFR district would also be compatible with the new MFR district which the Council just approved at 576 Davis Road for another townhome development.
4. **Physical Suitability of the Site** – The project entrance would be located along the curvature of Valley Hill Road, which a traffic engineer determine was the best location. The internal street would be looped to facilitate easy entry and exit by emergency vehicles. A detention pond would be provided adjacent to the project entrance to accommodate drainage.
5. **Impacts on Adjacent Property Owners** – No accesses would be provided to or from adjacent properties. Adequate buffering would be provided around the site.
6. **Impacts on Water and Sewer Infrastructure** – A May 21, 2023 letter from Clayton County Water Authority stated that Clayton County owns and maintains a 24-inch water main and an 8-inch sanitary sewer main along Valley Hill Road. Project wastewater would be treated by the Northeast Clayton WRF, but the developer would be responsible for designing and constructing all water and sewer system relocations and extensions to meet the Authority’s standards.

ANALYSIS OF REQUEST (Third Slide)

- 7. Impacts on Traffic and Transportation** – The applicant has not submitted a traffic impact study due to the smaller size of the proposed development. ■
- 8. Relation to Other Considerations** – No other merits of the requested rezoning have been identified.
- 9. Ability of the Site to be Developed as it is Currently Zoned:**
 - a.** Prior to the annexation of the subject property into the City, it was zoned 'RA' (Residential-Agricultural) by Henry County, which allowed single-family residences.
 - b.** Other permitted uses in the RA district included manufactured homes, a boarding house / group home/personal care home having no more than two residents, and senior adult housing. However, since there have been few, if any, such developments, or even requests for such developments, in the Valley Hill Road corridor in several years, it is unknown whether there exists any demand for such uses at this time.

STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to assign the 'MFR' (Multiple Family Residential) zoning district to the subject property via RZ-2023-01 to allow for the proposed townhome development would be acceptable.

RECOMMENDATION – APPROVAL WITH CONDITIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The rezoning of the property on Parcel #029-01009001 on Valley Hill Road to assign the MFR district to the subject property via RZ-2023-01 shall be made with the following conditions:

- 1. Comprehensive Plan Amendment –** The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-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 RZ-2023-01.
- 2. Variance –** The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-01, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-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.



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 Rezoning Case #RZ-2023-01
For Parcel #029-01009001 on Valley Hill Road

I. PURPOSE

Consider a Rezoning application (#RZ-2023-01) by Victory Worship Center (represented by Keith G. Nation) to assign the 'MFR' (Multiple Family Residential) district 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 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 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. 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

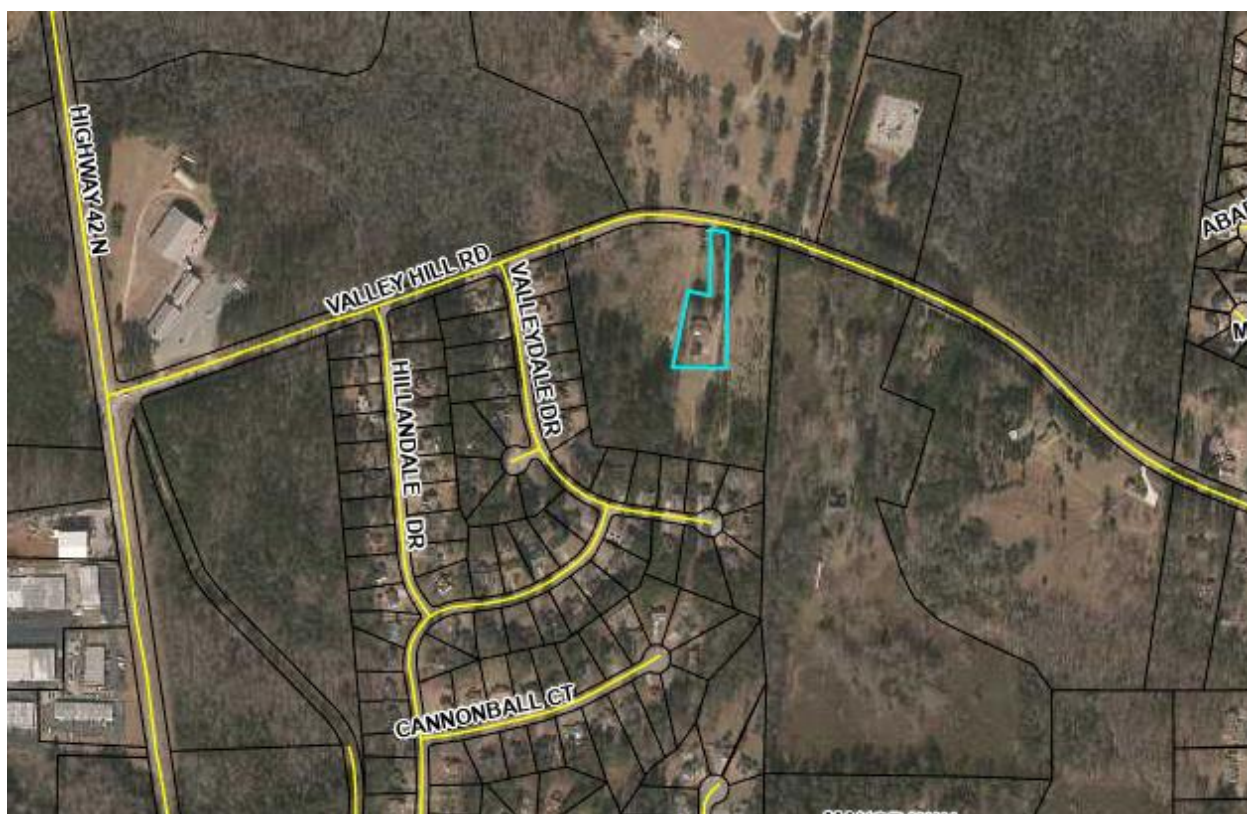
Proposed Development:	Townhome community with 56 units.
Parcel Identification:	029-01009000.
Parcel Acreage:	7.864 acres, per May 2, 2023 recorded plat.
Land District and Land Lot:	District 12, Land Lot 103.
Council District:	4 (Mayor Pro Tem / Councilwoman Yolanda Barber)
Applicant:	Victory Worship 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.

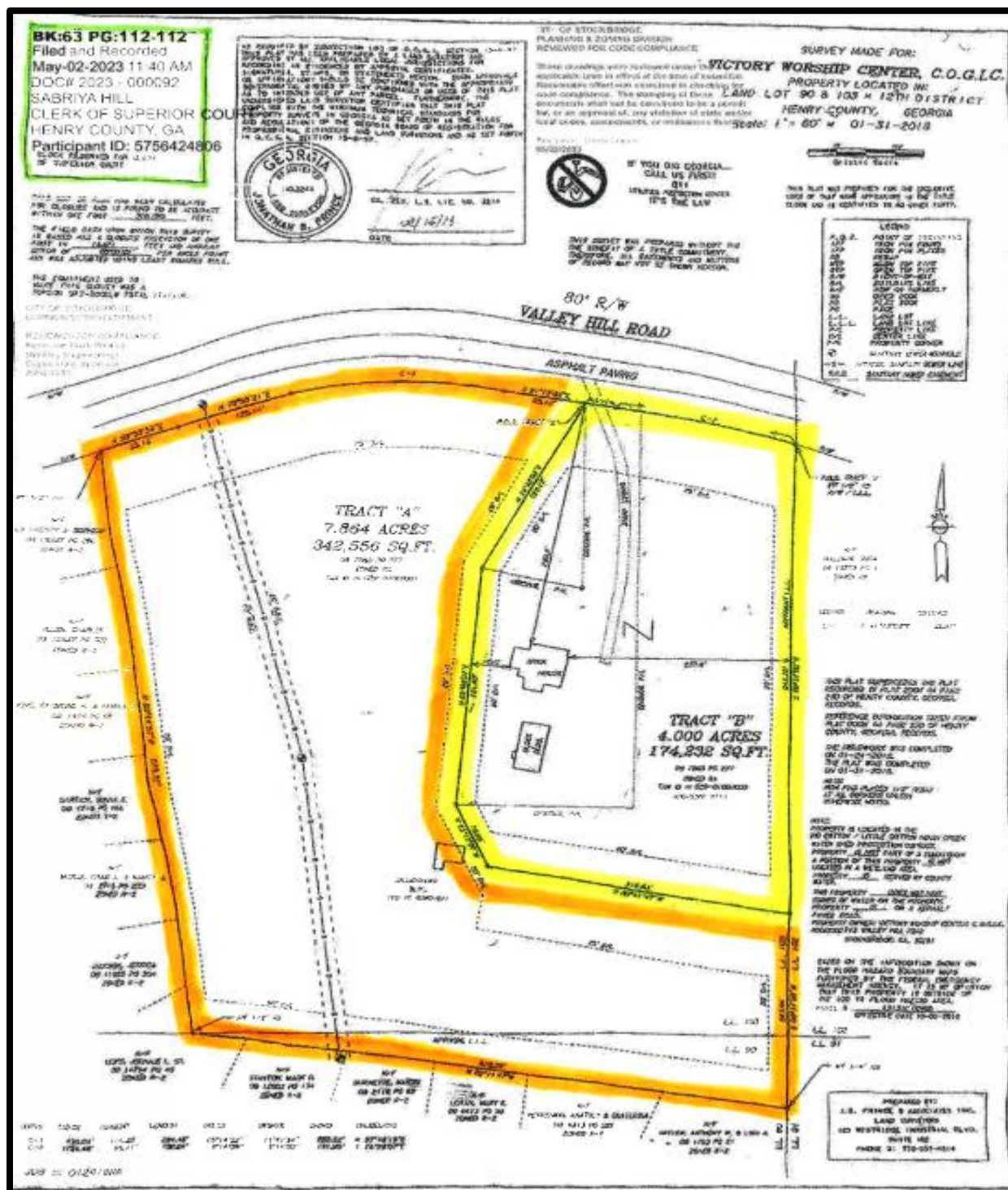
AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat

Top--Parcel # 029-01009001 on Valley Hill Road for Townhome Development
Bottom--713 Valley Hill Road for Place of Worship



RECORDED PLAT
May 2, 2023 / Plat Book 63, Page 112

New Parcel Boundaries Highlighted:
Orange—Parcel #029-01009000 (proposed townhome development)
Yellow—713 Valley Hill Road (proposed place of worship)

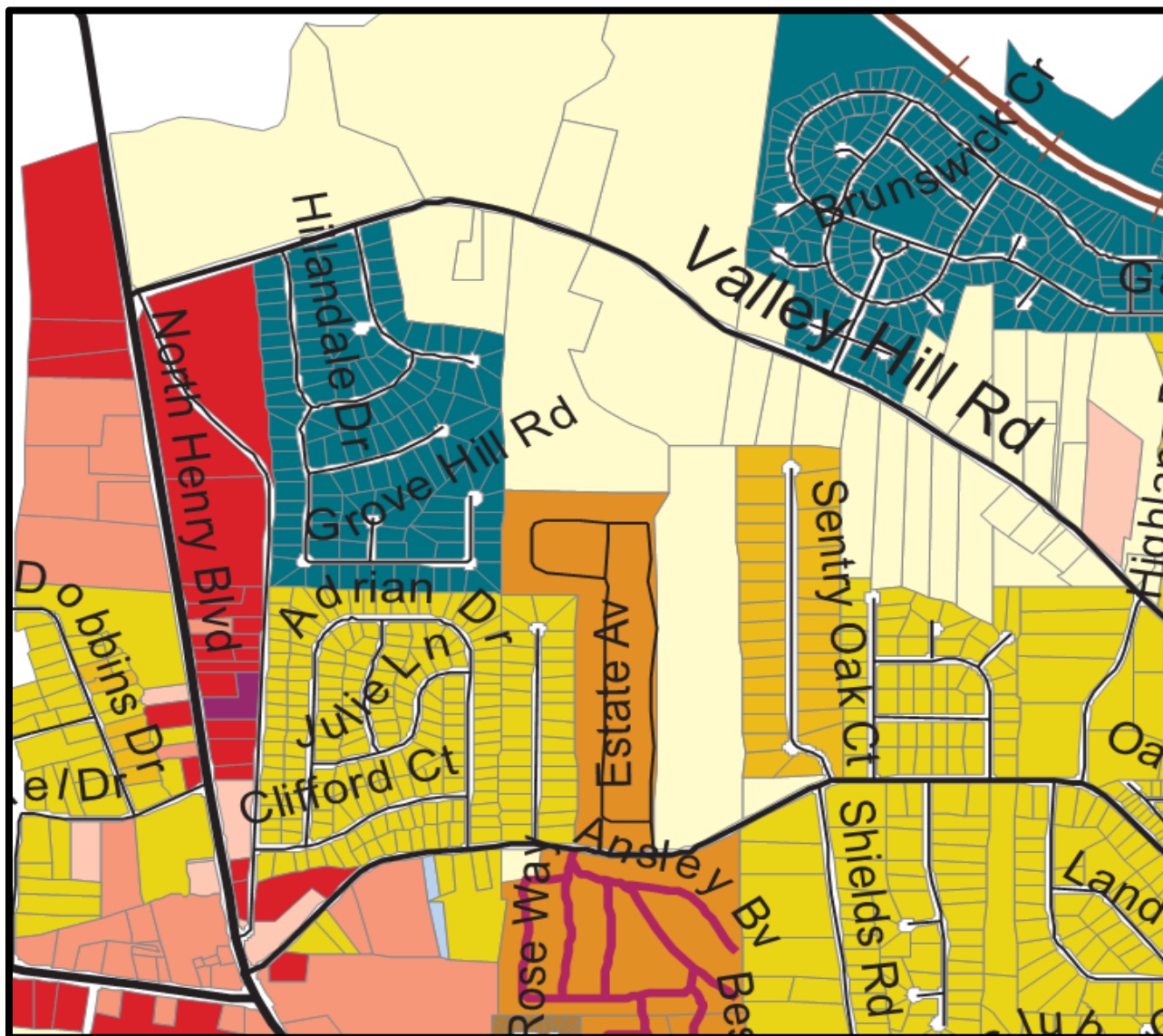


CITY OF STOCKBRIDGE 2023 ZONING MAP

Showing Parcel #029-01009001 and 713 Valley Hill Road

KEY:

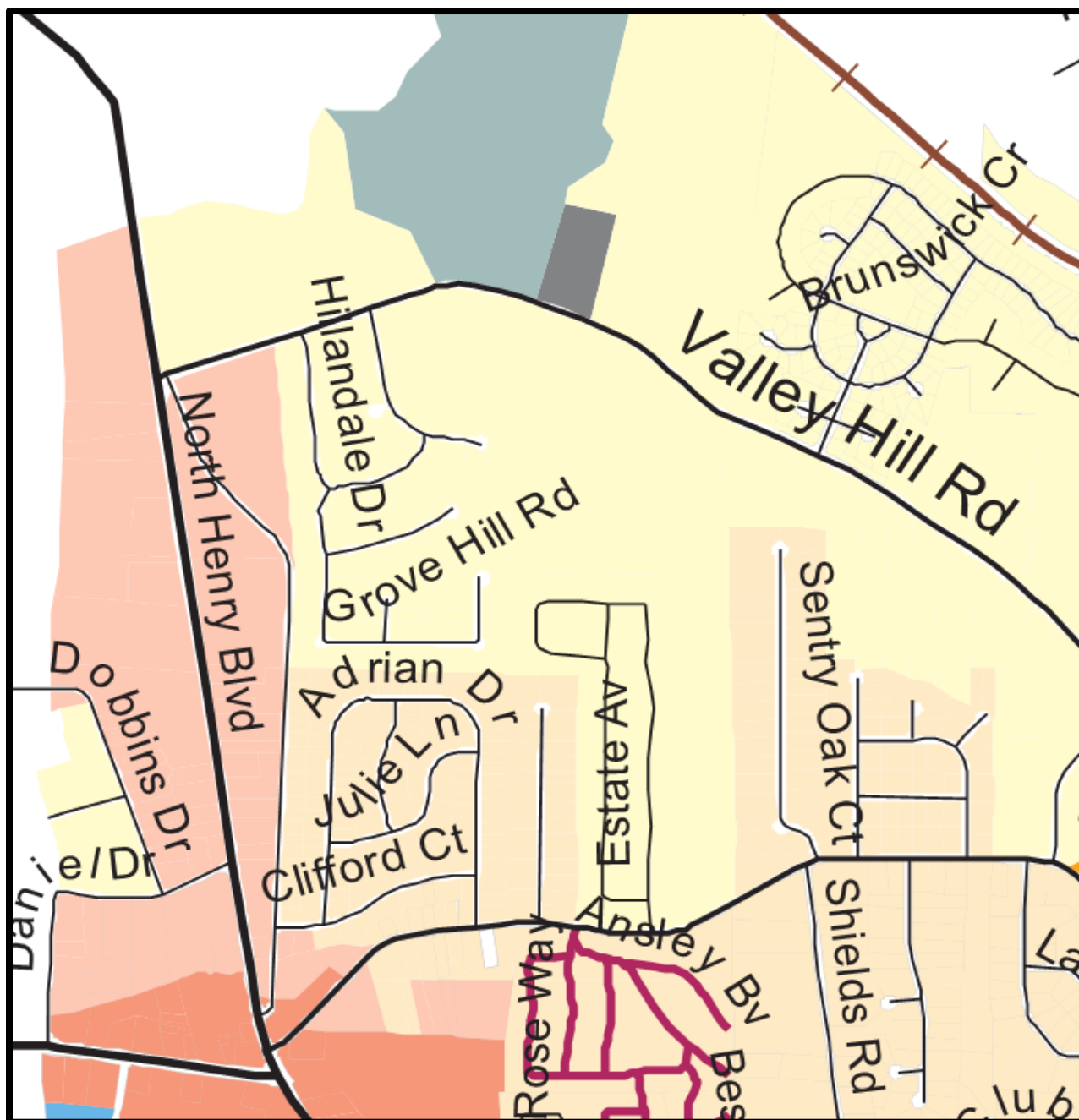
Main Road – Valley Hill Road
Pale Yellow—RR (Rural Residential)
Gold—SR (Suburban Residential)
Rust—CCR (City Center Residential)
Orange—MHR (Mobile Home Residential)
Brown—MFR (Multiple Family Residential)
Light Pink – C-1 (Neighborhood Commercial)
Medium Pink – C-2 (General Commercial)
Red—C-3 General 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—Internal Components. Internally, the townhome development would include six townhome buildings. Each one would include seven to nine units. The site plan shows that each unit would have a front yard setback of 25 feet instead of the required 50 feet, due to the applicant's requested variance via Variance Case #VR-2023-01 for this purpose. The townhome buildings would be separated by a distance of more than the required 20 feet. Buffer areas of 50 feet or greater are shown at the rears of the townhome buildings.

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.

D. 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, as are listed in the table below. 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 report for CU-2023-01.

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 (3,360 square feet) of the sanctuary.	112	9	121
<u>Existing Residence:</u>	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.	126	0	126

V. NECESSITY OF REQUEST

The applicant requests a rezoning of the subject property to assign the zoning district of 'MFR' (Multiple Family Residential) for the purpose of allowing the proposed townhome development. This rezoning is necessary because the current zoning district of 'RR' (Rural Residential) does not allow townhomes or other multifamily uses.

VI. ANALYSIS OF REQUEST

Under Section 9.2.1(C) of the City of Stockbridge's Unified Development Code (UDC), the Planning Commission and the City Council shall consider the following nine (9) standards in considering any proposal that would result in a change to the text or map of the UDC, giving due weight or priority to those factors that are appropriate to the circumstances of each proposal.

STANDARD #1--Consistency with the Comprehensive Plan.

The requested 'High-Density Residential' land use designation for the subject property would be consistent with the City of Stockbridge 2018-2023 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.

In addition, the Comprehensive Plan identifies on Page 38 the following housing goal: “To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.” The requested rezoning of Parcel #029-01009001 on Valley Hill Road to allow for the proposed townhome development would further that goal, and it would also further the implementation of two of the established housing policies, as follows:

- ~ Provide a mixture of housing options to attract young professionals, singles, and small families.
- ~ Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

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.

For the above reasons, the proposed rezoning would be compatible with the intent of the Comprehensive Plan.

STANDARD #2 -- The relation that the proposed rezoning amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of the City of Stockbridge Unified Development Code (UDC).

The UDC states that MFR developments are to be located “with access provided on streets that are classified as collector streets of higher.” According to the map of Functional Road Classifications within the 2022 Henry County Transportation Plan, Valley Hill Road is classified as a “major collector.” Therefore, townhomes are an acceptable use for the subject property.

STANDARD #3 -- Potential positive effects of the rezoning amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or community.

The proposed rezoning of the subject property to ‘MFR’ (Multiple Family Residential) may be beneficial to the Valley Hill Road corridor by allowing the development of alternative types of housing than which currently exist, thereby carrying out the intent of the Comprehensive Plan to encourage higher-density developments within the City of Stockbridge. Also, the proposed MFR district would be compatible with the new MFR district that was just approved for the townhome development at 576 Davis Road to the south.

STANDARD #4 -- The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property.

The applicant has stated that through a previous traffic engineering analysis of the curvature of Valley Hill Road along the frontages of its properties, that the project entrance into the proposed development needs to be situated in the location which is shown on the proposed site plan. A sewer line is also located along the front of the property. The internal street would be looped to facilitate easy entry and exit by emergency vehicles. A detention pond would be provided adjacent to the project entrance to accommodate drainage.

STANDARD #5 --The impact upon adjacent property owners should the request be granted.

The submitted site plan shows that the proposed project would not have any accesses to adjacent properties, thus none of the project's traffic would be traveling through them. In addition, adequate buffering would be provided surrounding the project site.

STANDARD #6 -- The potential impact of the rezoning on City infrastructure including water and sewage system.

The applicant obtained a letter from the Clayton County Water Authority, which was dated May 21, 2023. It stated that Clay County owns and maintains a 24-inch water main and an 8-inch sanitary sewer main along Valley Hill Road. Wastewater produced by the proposed townhome development would be treated by the Northeast Clayton WRF, but the developer would be responsible for designing and constructing all water and sewer system relocations and extensions to meet the Authority's standards.

STANDARD #7 -- The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes.

The applicant has not submitted a traffic impact study due to the smaller size of the proposed development.

STANDARD #8 -- The merits of the requested change in zoning relative to any other guidelines and policies for development, which the Planning Commission and City Council may use in furthering the objective of the comprehensive plan.

No other merits of the requested rezoning have been identified.

STANDARD #9 -- The ability of the subject land to be developed as it is presently zoned.

Prior to the annexation of the subject property into the City, it was zoned 'RA' (Residential-Agricultural) by Henry County, which allowed single-family residences, for which the property is currently being used. The continuation of this use is reasonable due to the presence of other single-family residences along Valley Hill Road. Other permitted uses

in the RA district included manufactured homes, a boarding house/group home/personal care home having no more than two residents, and senior adult housing. However, since there have been few, if any, such developments, or even requests for such developments, in Valley Hill Road corridor in several years, it is unknown 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 'MFR' (Multiple Family Residential) zoning district to the subject property via RZ-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 CONDITIONS** for this case. The rezoning of the property on Parcel #029-01009001 on Valley Hill Road to assign the MFR district to the subject property via RZ-2023-01 shall be made with the following conditions:

1. **Comprehensive Plan Amendment** – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-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 RZ-2023-01.
2. **Variance** – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-01, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-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.

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	1 <i>as one for each owner</i>	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.	<i>Clayton County</i>
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>).	<i>N/A</i>

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.

Ryan Moreau

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 AVAILILTY;
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-3000M 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 PIN PLACED
ADP	ADJ. PIN PLACED
ADP	ADJ. TOP PIPE
OTF	OPEN TOP PIPE
N/W	NIGHT-OF-WAY
B/C	BUILDING LINE
N/N	NON OF FOREVERLY
DO	DUTY ROOM
FG	FLAT SOOT
L.L.	LAND LOT
L.L.L.	LAND LOT LINE
P/L	PROPERTY LINE
C/L	CENTER LINE
P/C	PROPERTY CORNER
Q	SENTARY SCREEN MOUNT
-S-	ARTICLE SENTARY SEWER LINE
S.S.	SENTARY SEWER COVER

COURSE	BEARING	DISTANCE
6-1	S 81° 13' 27" E	11.42

THIS PLAT SUPERCEDES THE PLAT
RECORDED IN PLAT BOOK 44 PAGE
230 OF NEMIT COUNTY, GEORGIA,
SECOND.

DIFFERENCE INFORMATION TAKEN FROM
PLAY 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.

NOTE:
DO NOT PLACE 1/2" REBAR
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

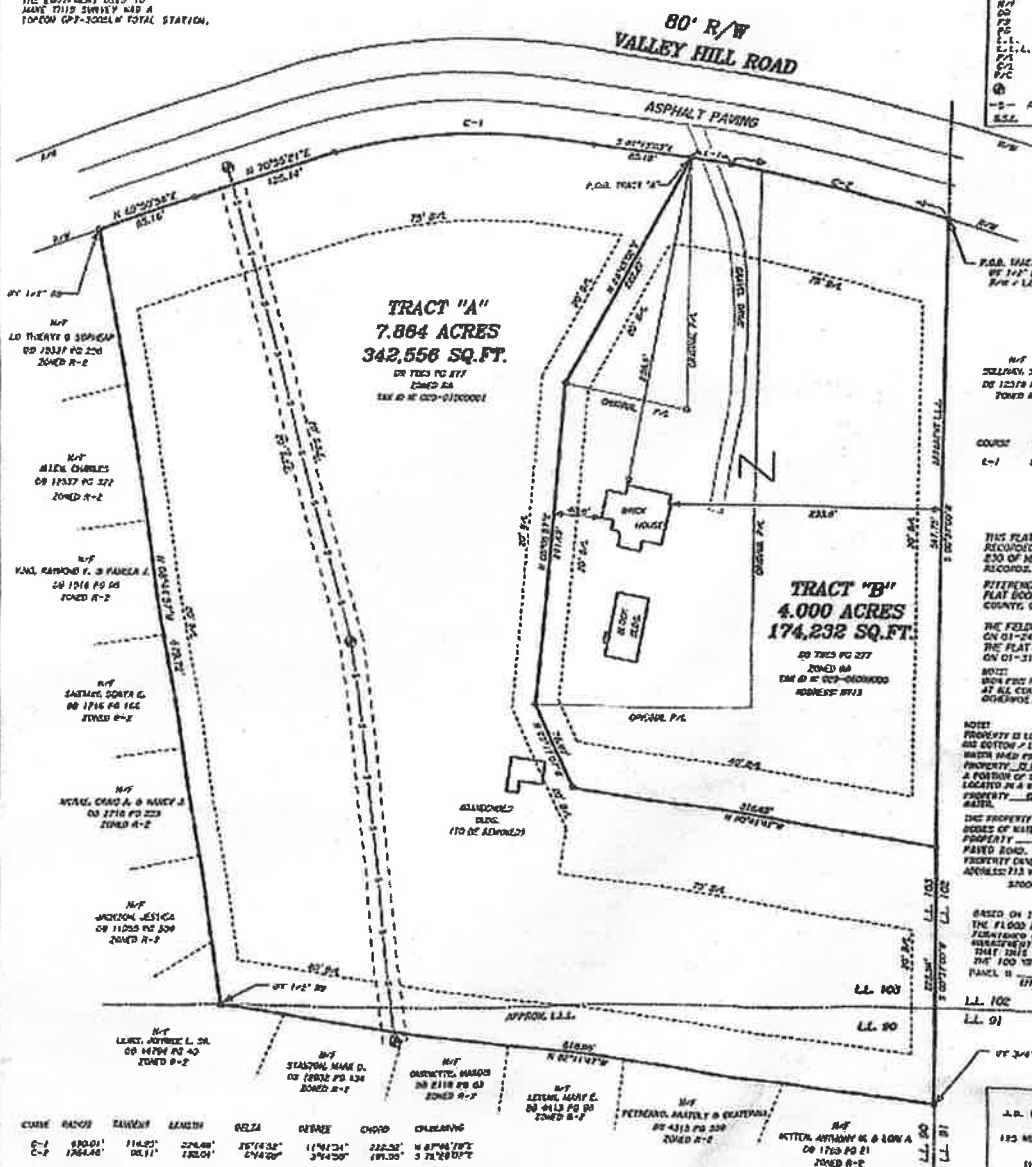
THE PROPERTY _____ DOES NOT HAVE
BOODS OF WATER IN THE PROPERTY.
PROPERTY _____ IS ON A ASPHALT

PAVED ROAD.
PROPERTY OWNED ENTIRELY BY SHIP CENTER CO. INC.
ADDRESS: 713 WILLY HILL ROAD
STOODMONT, CA. 90081

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
325 WESTRIDGE INDUSTRIAL BLVD
SUITE 102
PHOENIX, AZ 85029-4614



NO. 01241844

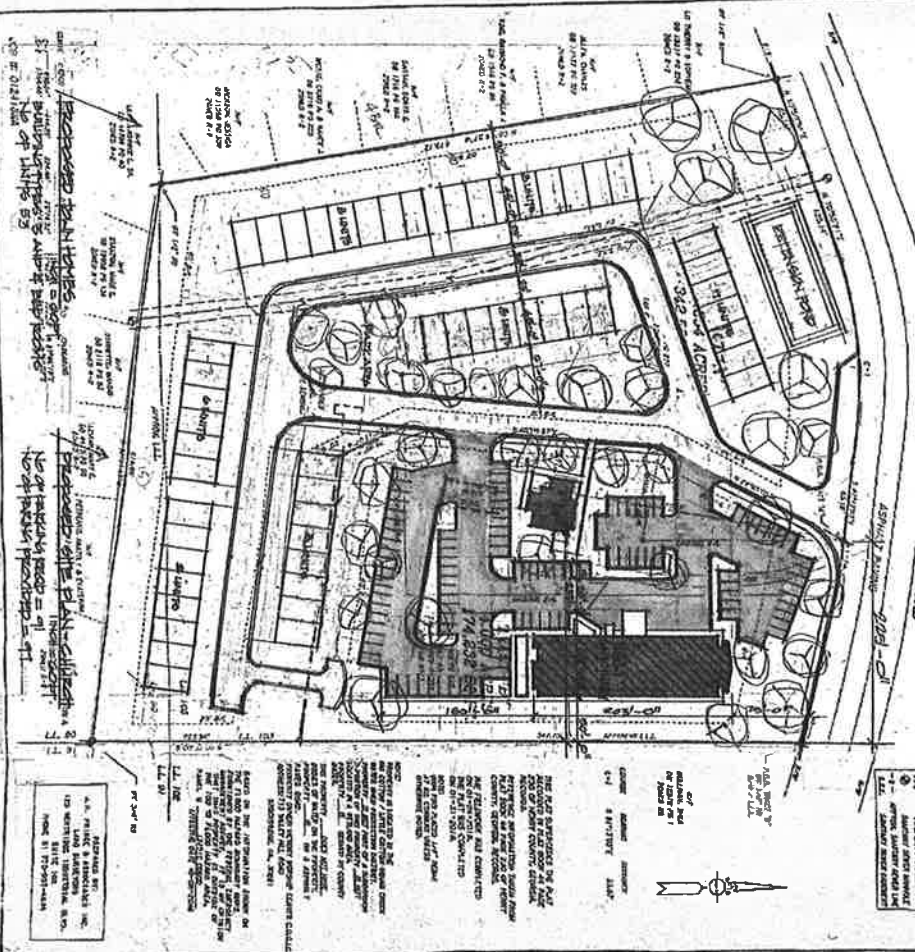
THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



IF YOU DO NOT SEE THIS SEAL, THE SEAL IS NOT VALID. THE SEAL IS THE PROPERTY OF THE ARCHITECT 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 THE ARCHITECT.

SURVEY MADE FOR:
VICTORY WORSHIP CENTER, C.O.G.I.C.
 PRESENTLY LOCATED IN:
 LAND LOT 80 & 103 & 12TH DISTRICT
 HENRY COUNTY, GEORGIA
 Section 1, 60' x 60' x 01'-31'-2018
 15x25'

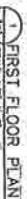
60' R/R
 VALLEY HILL ROAD



NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

OPTION #2

PROJECT Victory Worship Center 112 Valley Hill Road Marietta, GA 30067		CLIENT Victory Worship Center 112 Valley Hill Road Marietta, GA 30067		ARCHITECT [Firm Name] 112 Valley Hill Road Marietta, GA 30067	
DATE 06/15/18		SCALE 1" = 10'-0"		REVISIONS 1. 06/15/18	
DESIGNED BY [Name]		CHECKED BY [Name]		APPROVED BY [Name]	
PROJECT NO. 112 Valley Hill Road		CLIENT NO. 112 Valley Hill Road		ARCHITECT NO. 112 Valley Hill Road	



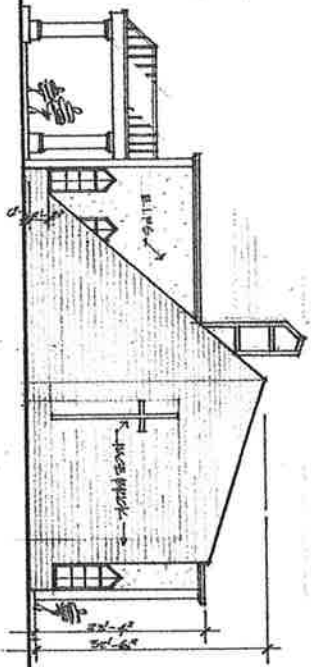
(PERSON) P3 6/29/03 " P3 6/29/03
 AREA -4,350 S.F. -4,350 S.F.
 NEAR A-PDA - 12,586 S.F.



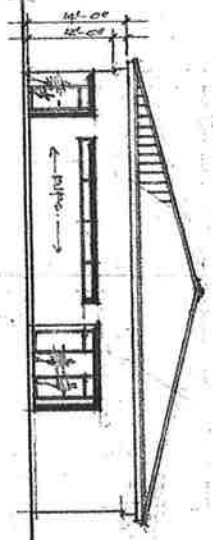
First Place	• 8,125 S.F.
Second Place	• 3,400 S.F.
Third Place	• 11,000 S.F.

1000

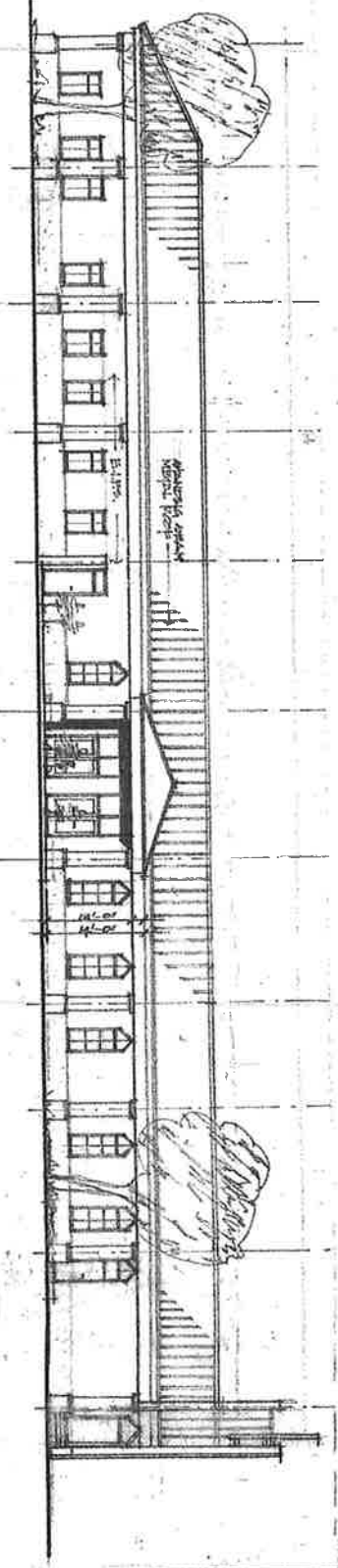
RELEASED FOR CONSTRUCTION



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
 3131 Landon Boulevard Park Drive
 Suite 201
 Tucker, Georgia 30084
 Tel: 404.481.4114
 Fax: 404.481.4115
 www.adjegrp.com

PROJECT
 PHOEBE
 VICTORY
 WRESTLING CENTER

PREPARED BY
 ADJE GROUP, Inc. LLC
 3131 Landon Boulevard Park Drive
 Suite 201
 Tucker, Georgia 30084
 Tel: 404.481.4114
 Fax: 404.481.4115
 www.adjegrp.com

DATE
 11/15/15

PROJECT TITLE
 PHOEBE
 VICTORY
 WRESTLING CENTER

DESIGNED BY
 O.G.
DRAWN BY
 O.G.
CHECKED BY
 O.G.
APPROVED BY
 O.G.

PROJECT TITLE
 PHOEBE
 VICTORY
 WRESTLING CENTER

SCALE
 1/8"=1'-0"

DATE
 11/15/15

A-2





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).

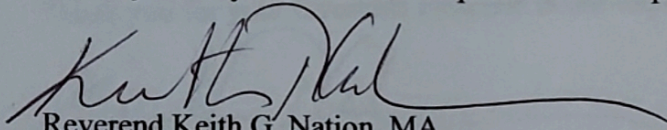
The following notes are added to provide further explanation for each application that is being:

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

LOCK REMOVED FOR ALEX
OF TROUBLE OUT

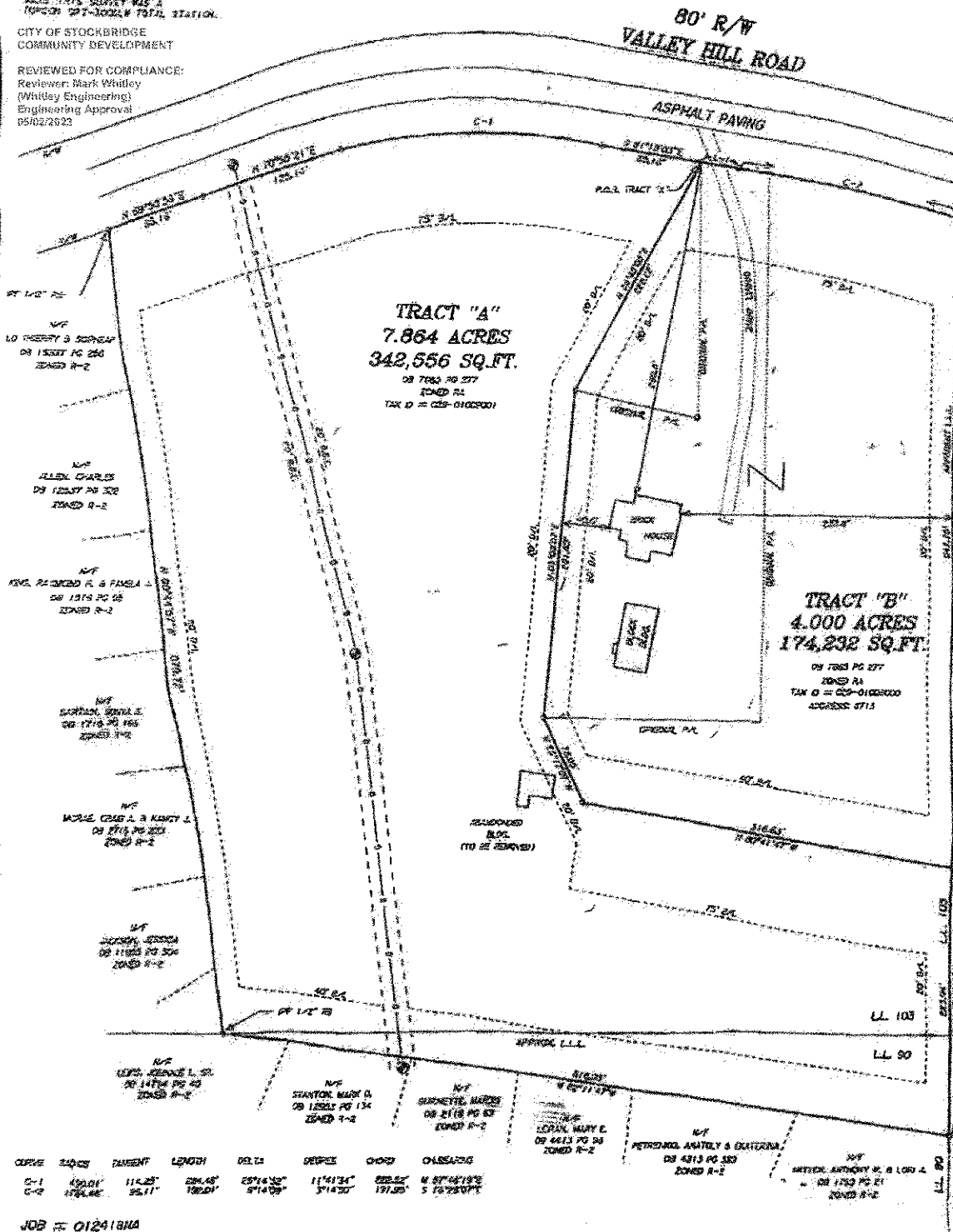
English text
6/10/2022

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 2: 870-0371-4814



JOB # 012418NA

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.



GEORGIA PROFESSIONAL ENGINEER AND LAND SURVEYOR

Jonathan B. Prince

02/15/13

DATE

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 for, or an approval of, any violation of state and/or local codes, amendments, or ordinances thereto.

Reviewer: Linda Logan
05/02/2023



IF YOU OWE 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 PLATS.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THAT PART APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO AS OTHER PLATS.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A GROUND PRECISION OF ONE PART IN 100,000 FEET AND AN ANGULAR PRECISION OF 1" PER ANGLE POINT AND WAS ACQUIRED USING LEAST SQUARES TECH.

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON 207-1000W TOTAL STATION.

CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT

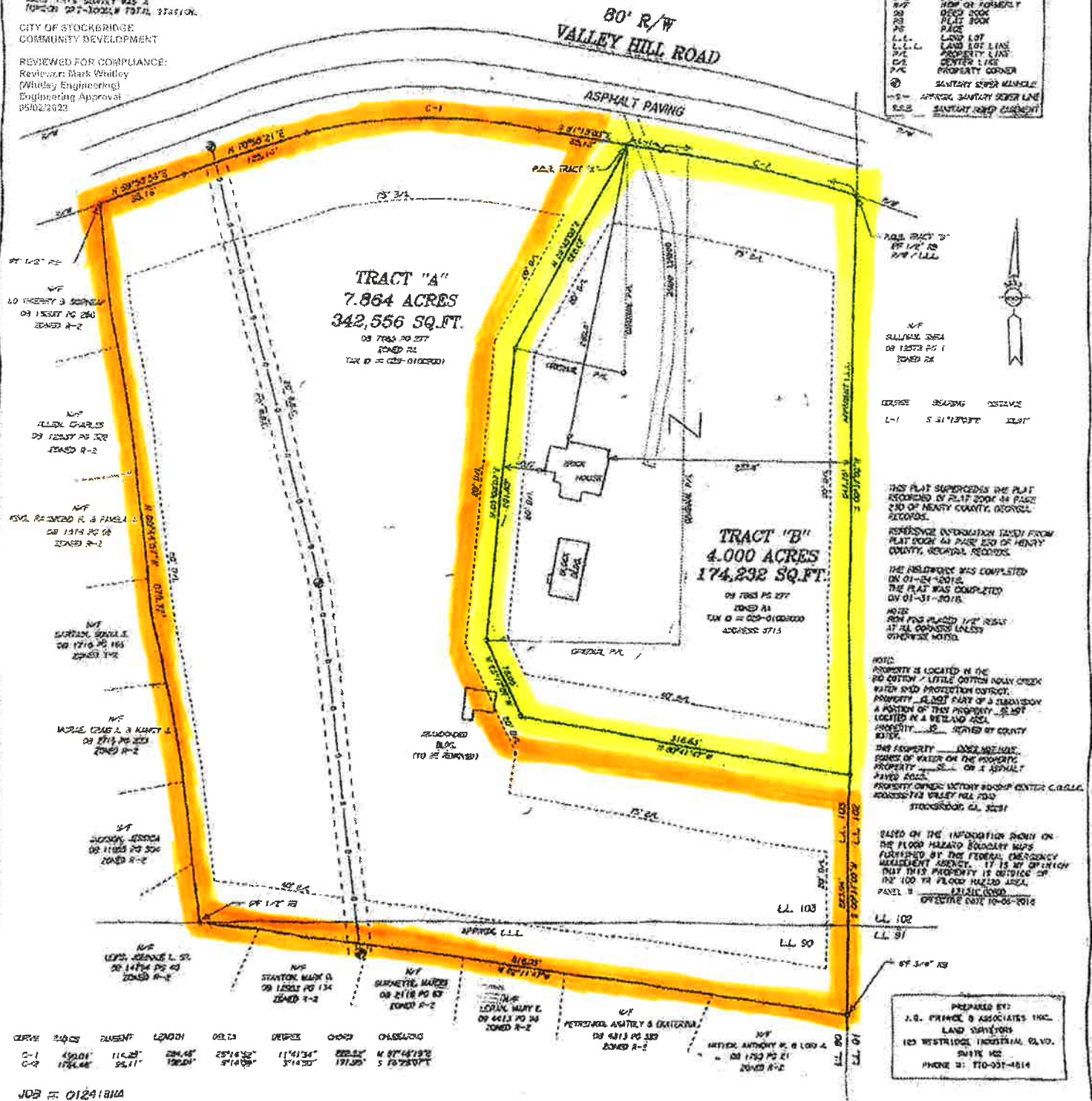
REVIEWED FOR COMPLIANCE:

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
3"	IRON PIN FOUND
4"	IRON PIN FOUND
5"	IRON PIN FOUND
6"	IRON PIN FOUND
7"	IRON PIN FOUND
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95"	IRON PIN FOUND
96"	IRON PIN FOUND
97"	IRON PIN FOUND
98"	IRON PIN FOUND
99"	IRON PIN FOUND
100"	IRON PIN FOUND

CURVE DATA

CURVE	BEARING	DISTANCE
L-1	S 31°13'00"E	120.0'

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 FIELDWORK WAS COMPLETED ON 01-24-2018. THE PLAT WAS COMPLETED ON 01-31-2018.

NOTES: SEE PLS PLAT 1/2" RIGHT AT ALL CORNERS UNLESS OTHERWISE NOTED.

NOTES: 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.

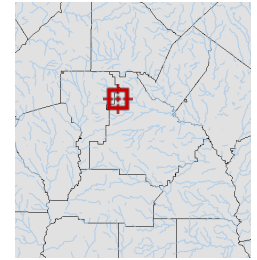
BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS OF OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100' FLOOD HAZARD AREA. PANEL 2 EFFECTIVE DATE 10-05-2018

PREPARED BY:
J.B. PRINCE & ASSOCIATES, INC.
LAND SURVEYORS
100 WESTRIDGE INDUSTRIAL BLVD.
SUITE 100
PHONE 770-337-1514

JOB # 012418M



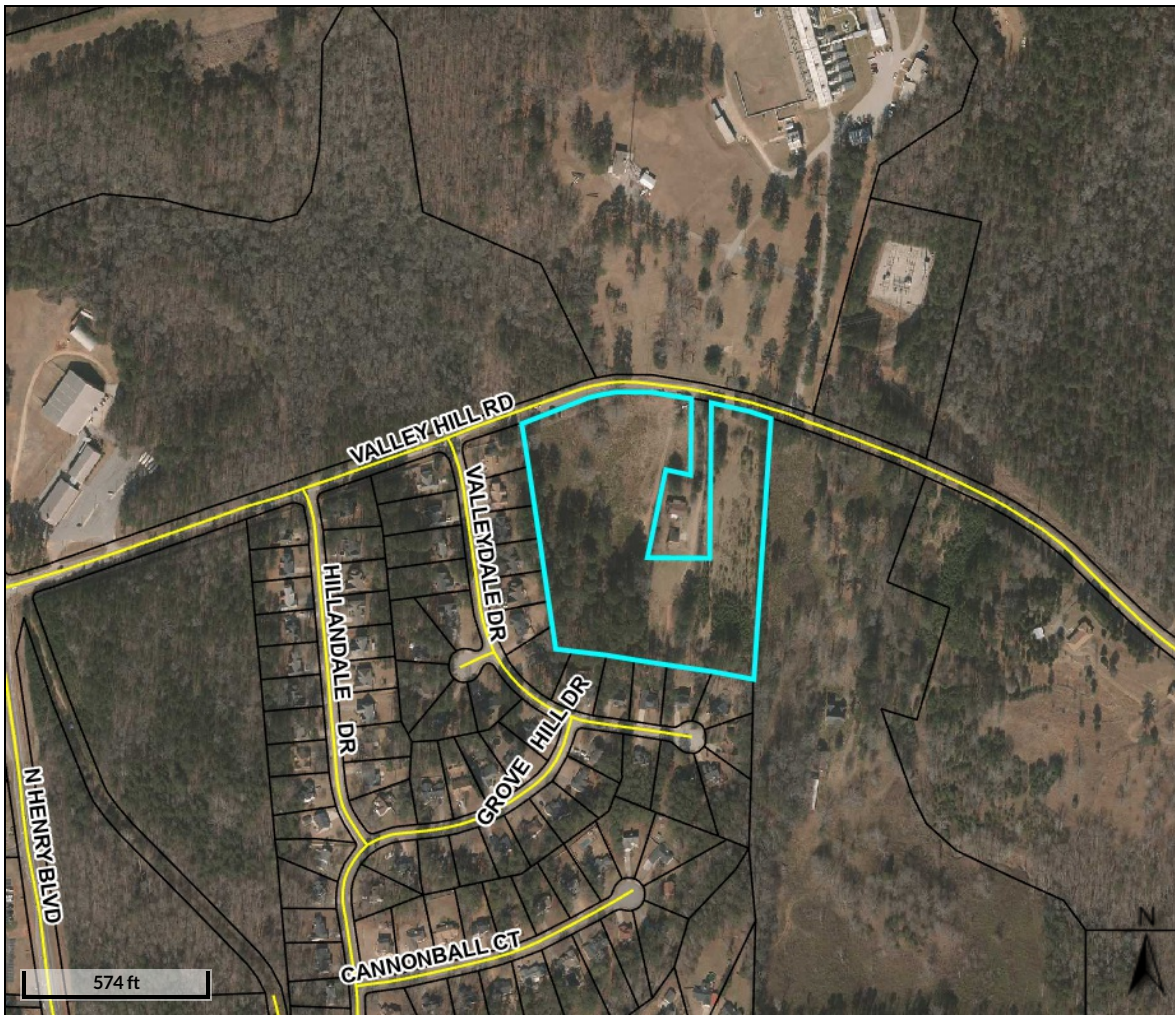
Overview



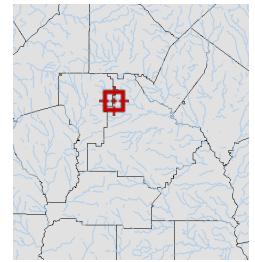
Legend

- 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					



Overview



Legend

-  Parcels
-  Roads

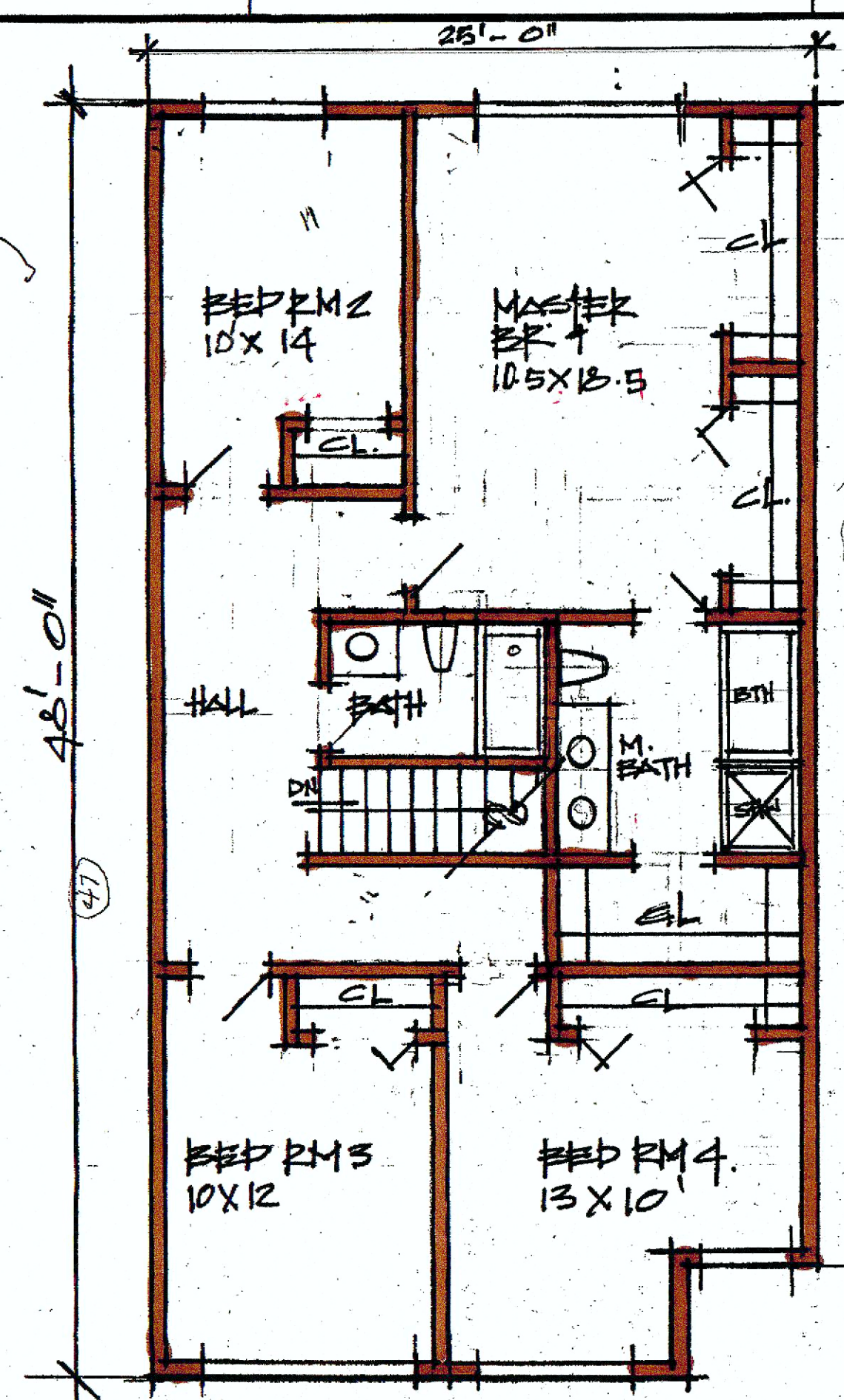
Parcel ID	029-01009001	Class	E	Owner	VICTORY WORSHIP CENTER	Land Value:	\$197,000			
Property		Acreage	9.85	Address	CHURCH	Building Value:	\$0	Last 2 Sales		
Address					OF GOD IN CHRIST INC	Misc Value:	\$0	Date	Price	Reason Qual
District	City/Stockbridge				PO BOX 1093	Total Value:	\$197,000	2/11/2005	\$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

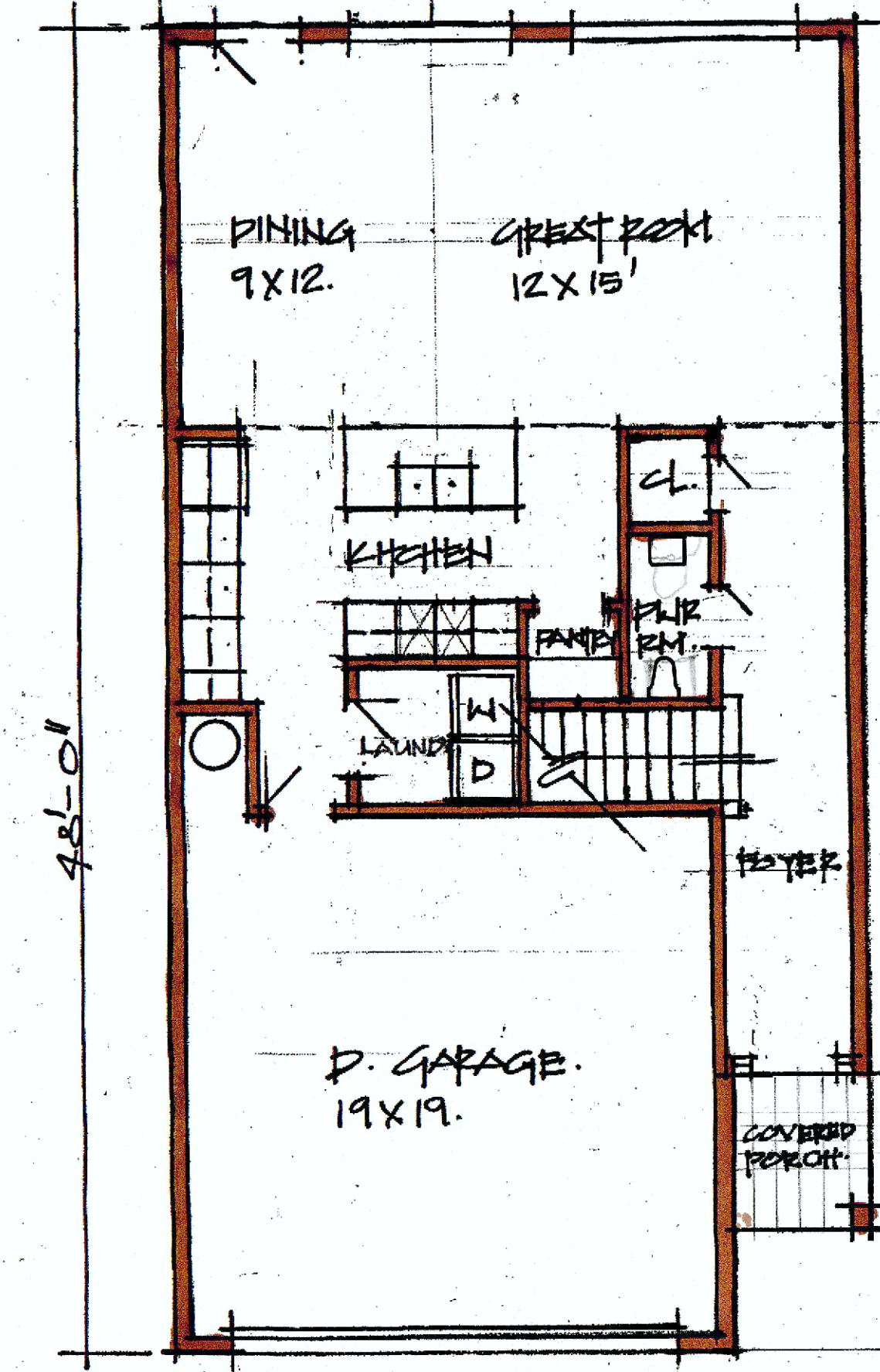
Developed by  Schneider GEOSPATIAL



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.

PATIO



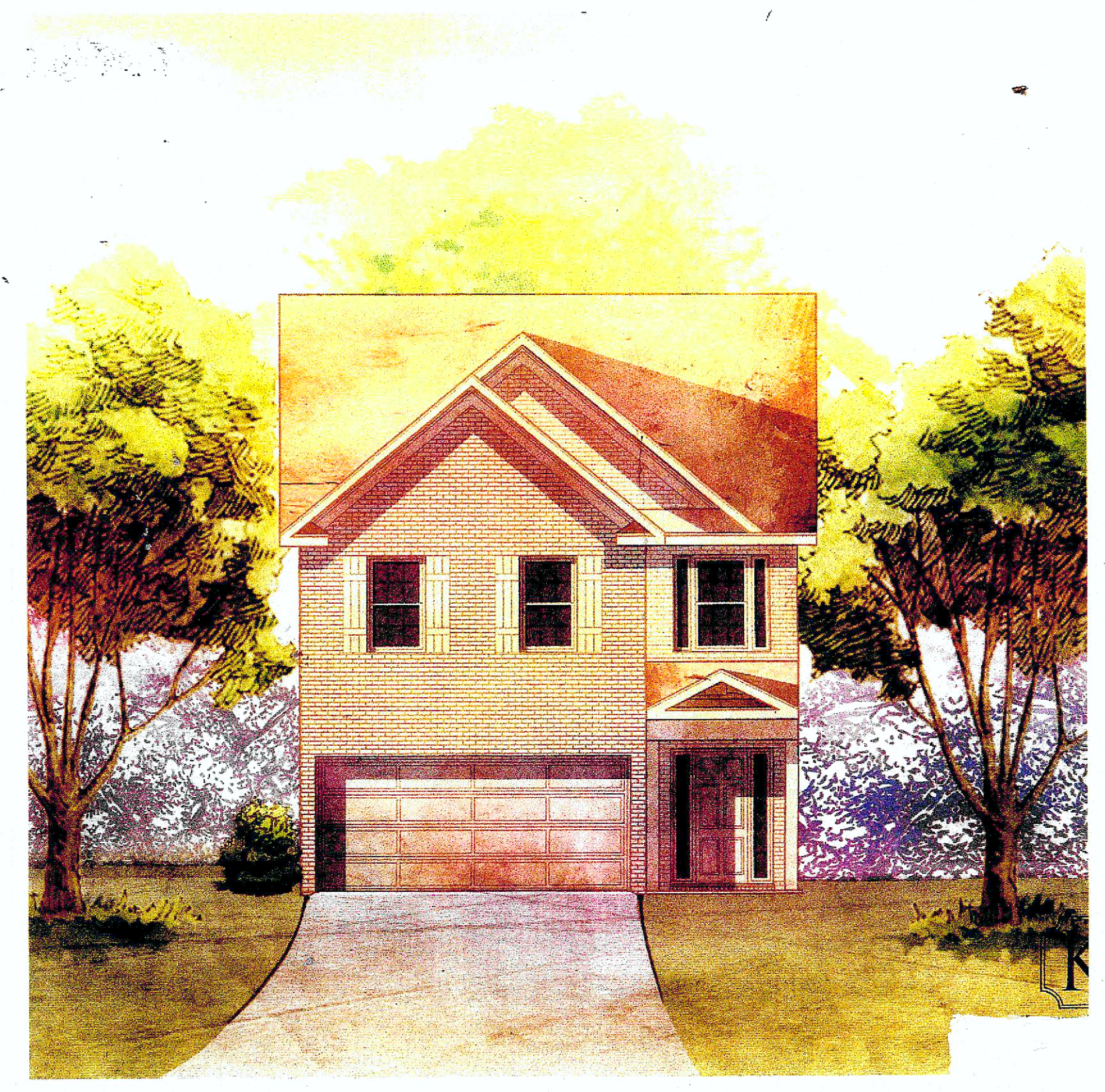
FIRST FLOOR PLAN BLDG. B, 4 BR.

AREA = 789 SF

UNIT 2

UNIT 3

UNIT 4



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

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IT IS ONLY TO BE USED FOR THE PROJECT AND LOCATION
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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

2130 Lavista Executive Park Drive
 Suite 201
 Tucker Georgia 30084
 TEL: (404) 645 4254
 TEL: (770) 981 9528
 EMAIL: ACMEGROUPLLC@YAHOO.COM

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SEAL

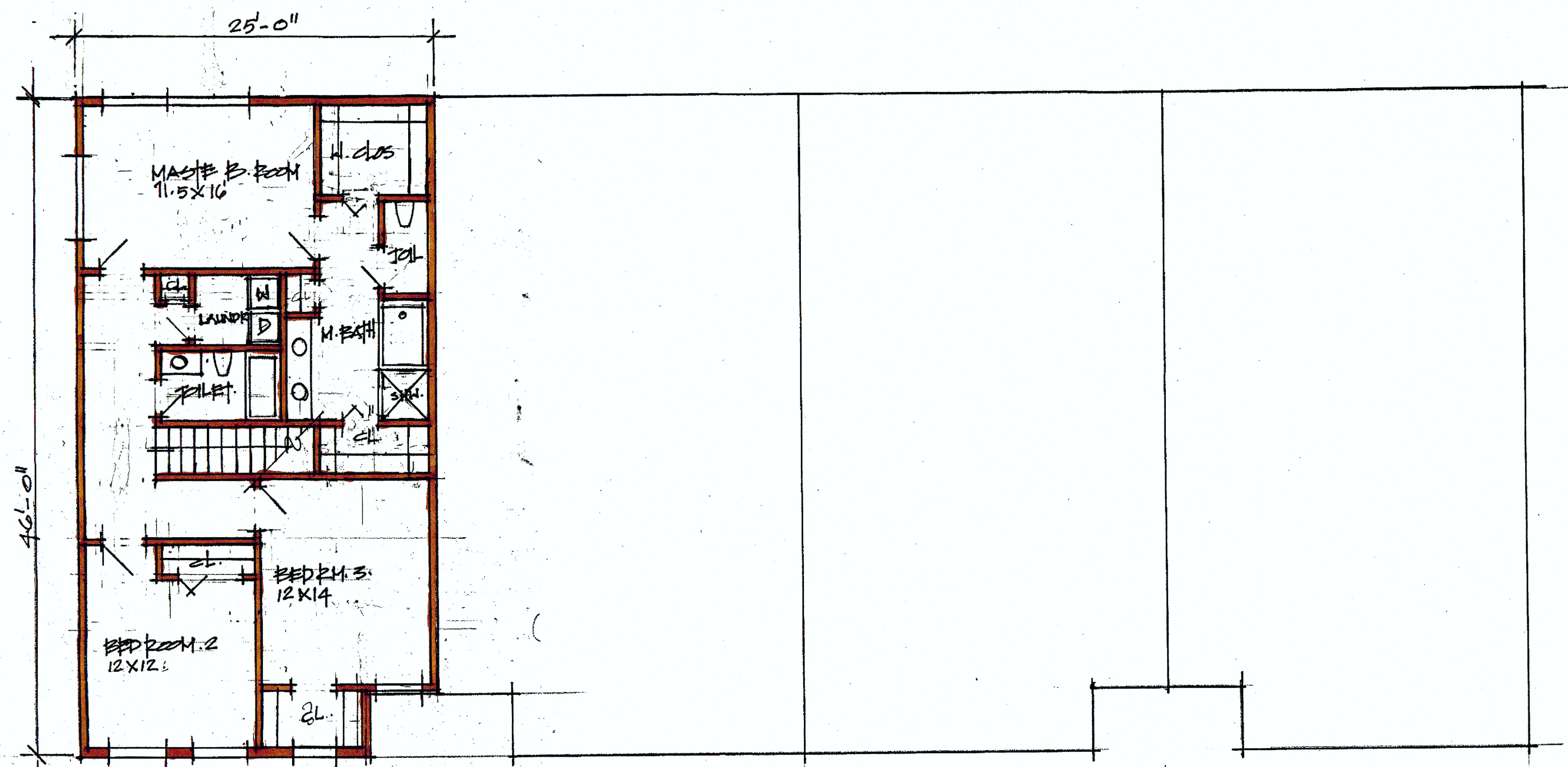
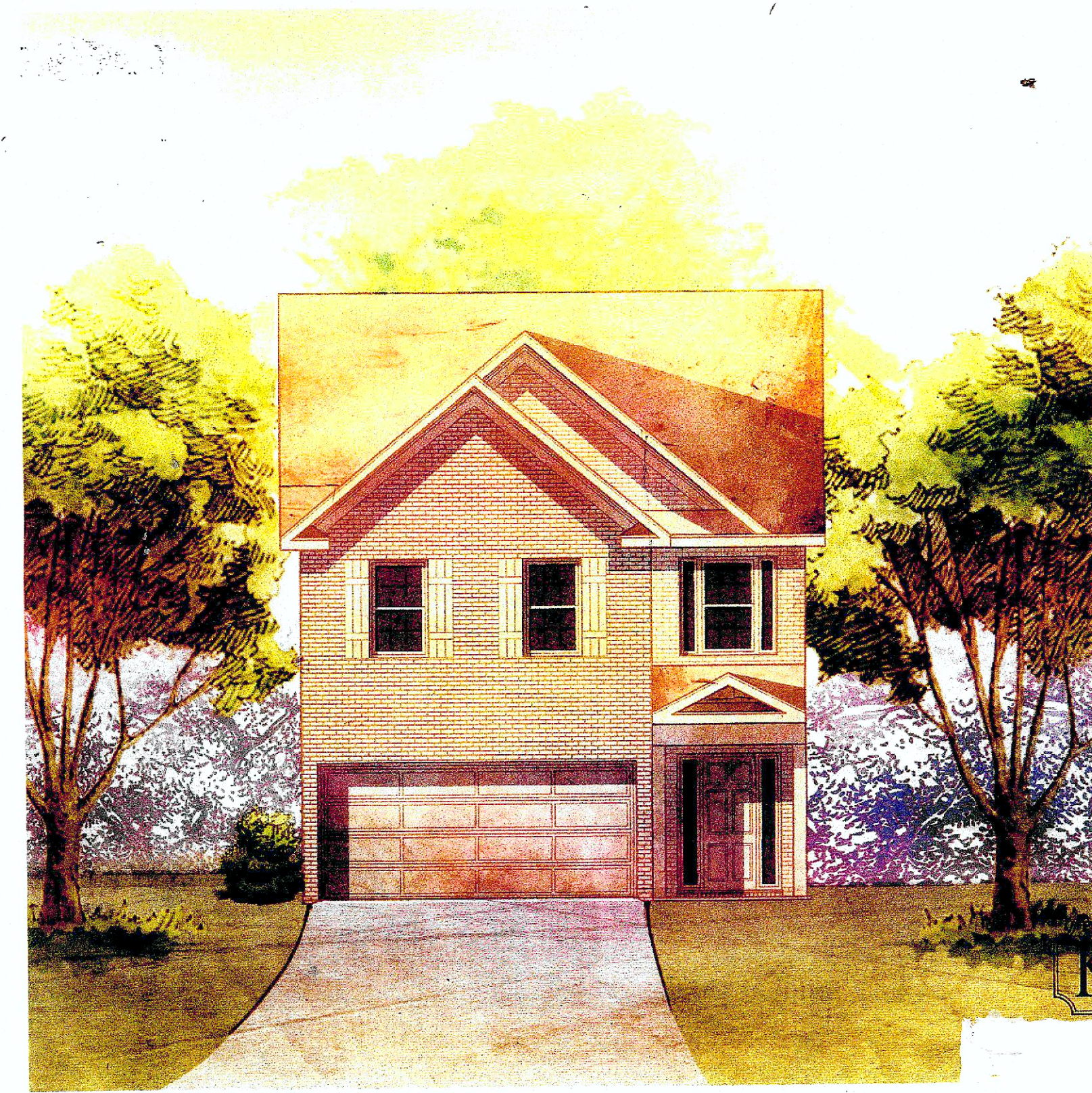
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT

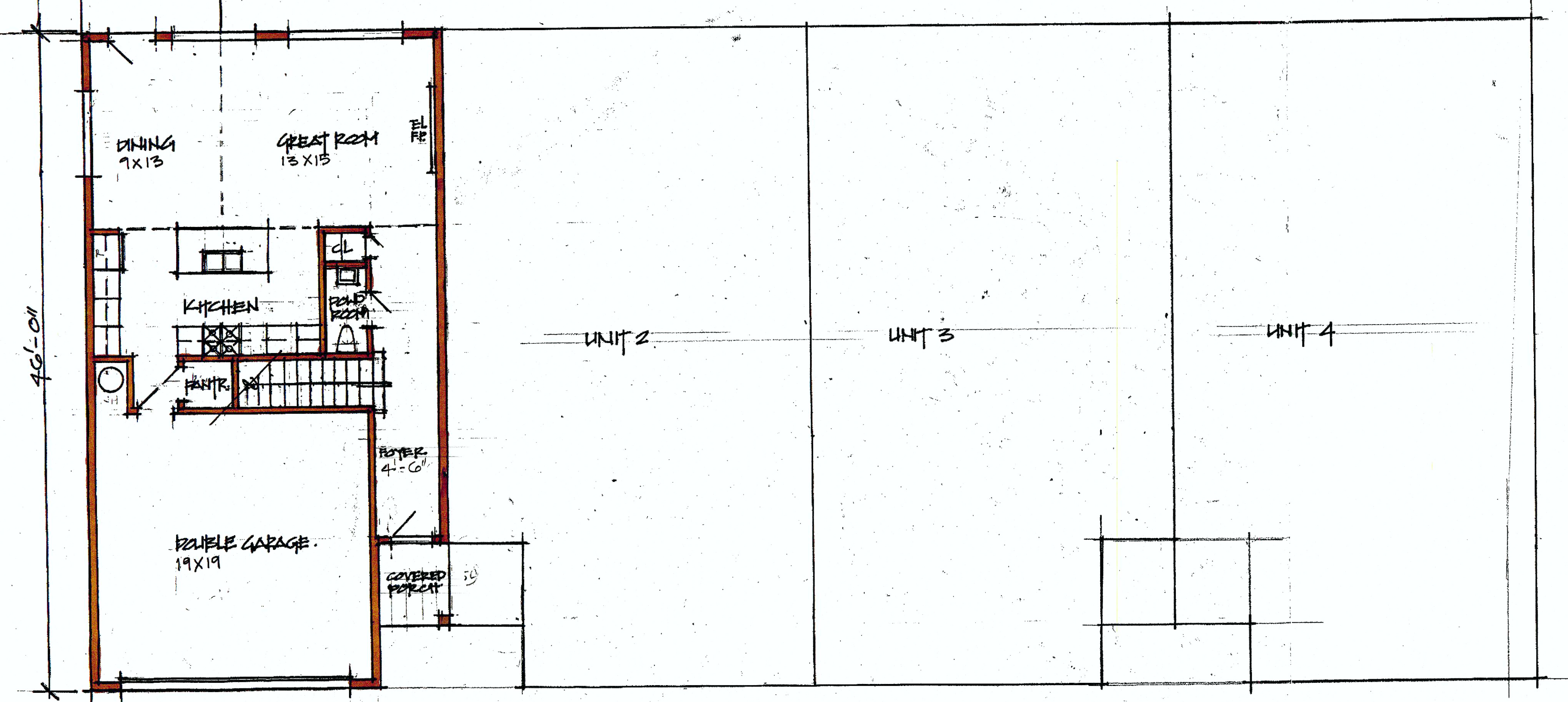
SHEET TITLE

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
 1804
 1804



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.

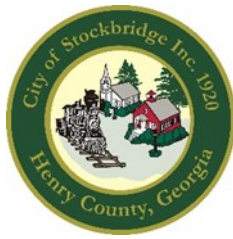
The data contained in this letter is for informational purposes only indicating location and size. A survey, by the above-referenced property owner, may be necessary to determine connection to the Authority's system.

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

JUNE 12, 2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☒ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2023-01. To consider a request for a Variance to allow a townhome development with 56 units at Parcel #029-01009001 on Valley Hill Road. Variance would reduce the front yard setbacks of townhome lots from 50 feet to 25 feet in the requested MFR (Multiple Family Residential) district. Applicant: Victory Worship Center. Agent: Keith G. Nation. The applicant also submitted CP-2023-01 and RZ-2023-01 applications for this property. PC Action on 05/25/23--Approval with Staff's conditions, plus applicant must cut grass and hold community meeting prior to CC meeting.

BACKGROUND INFORMATION:

The applicant submitted a joint site plan for the townhome development and a proposed "place of worship", to be built at 713 Valley Hill Road to the east. Both projects would share the same driveway entrance. The applicant has submitted Conditional Use Permit Case #CU-2023-01 on this Agenda to request the place of worship on the adjacent property to the east.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

VARIANCE CASE #VR-2023-01.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL, WITH CONDITIONS.

Staff Signature_____

Presentation
For VR-2023-01:
VARIANCE
For Proposed
Townhomes At
Parcel #029-01009001
On Valley Hill Road

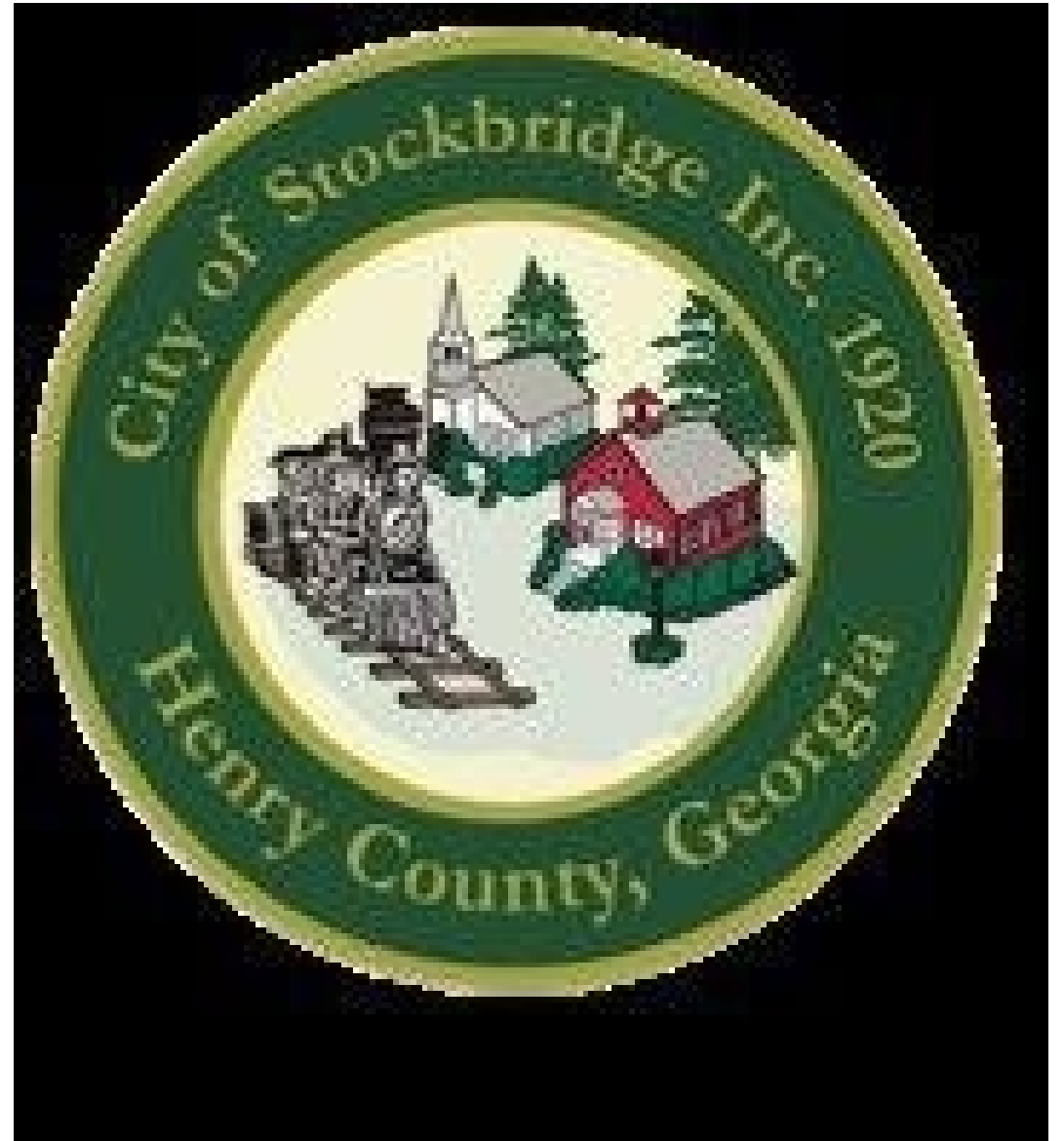
Presented To:

Planning Commission – May 25, 2023

City Council – June 12, 2023

Presented By:

City of Stockbridge Community
Development Department,
Planning and Zoning Division
Linda Logan, Senior Planner



INTRODUCTION

PURPOSE OF APPLICATION -- Consider a Variance application (#VR-2023-01) by Victory Worship Center (represented by Keith G. Nation) for Parcel #029-01009001 on Valley Hill Road to allow for the development of a townhome community having 56 units.

APPLICANT'S REQUEST – Grant a Variance to allow the reduction in the front yard setbacks from the required minimum of 50’ feet to 25 feet.

COMPANION APPLICATIONS -- The applicant also simultaneously submitted two other applications to the City of Stockbridge for the subject property, as are listed below.

- 1. #CP-2023-01) –Comprehensive Plan Amendment Application (Case** The applicant requests that the subject property be assigned the future land use designation of High-Density Residential.
- 2. Rezoning Application (Case #RZ-2023-01) –** The applicant requests a Rezoning to assign the zoning district of ‘MFR’ (Multiple Family Residential) to the subject property.

RELATED APPLICATION – The applicant has also submitted Conditional Use Permit Application #CU-2023-01 for the adjacent property at 713 Valley Hill Road for a proposed “place of worship” (church), which would utilize the same site plan as the one for the proposed townhomes.

BACKGROUND INFORMATION

ANNEXATION INTO THE CITY — Subject property was annexed into the City due to the Annexation Referendum. It was designated as 'Low-Density Residential' by Henry County prior to the annexation, and it kept this designation by the City after the annexation.

JOINT OWNERSHIP—The subject property and the adjacent property at 713 Valley Hill Road are both owned by Victory Worship Center of God In Christ, Inc.

NECESSITY OF REQUEST—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.

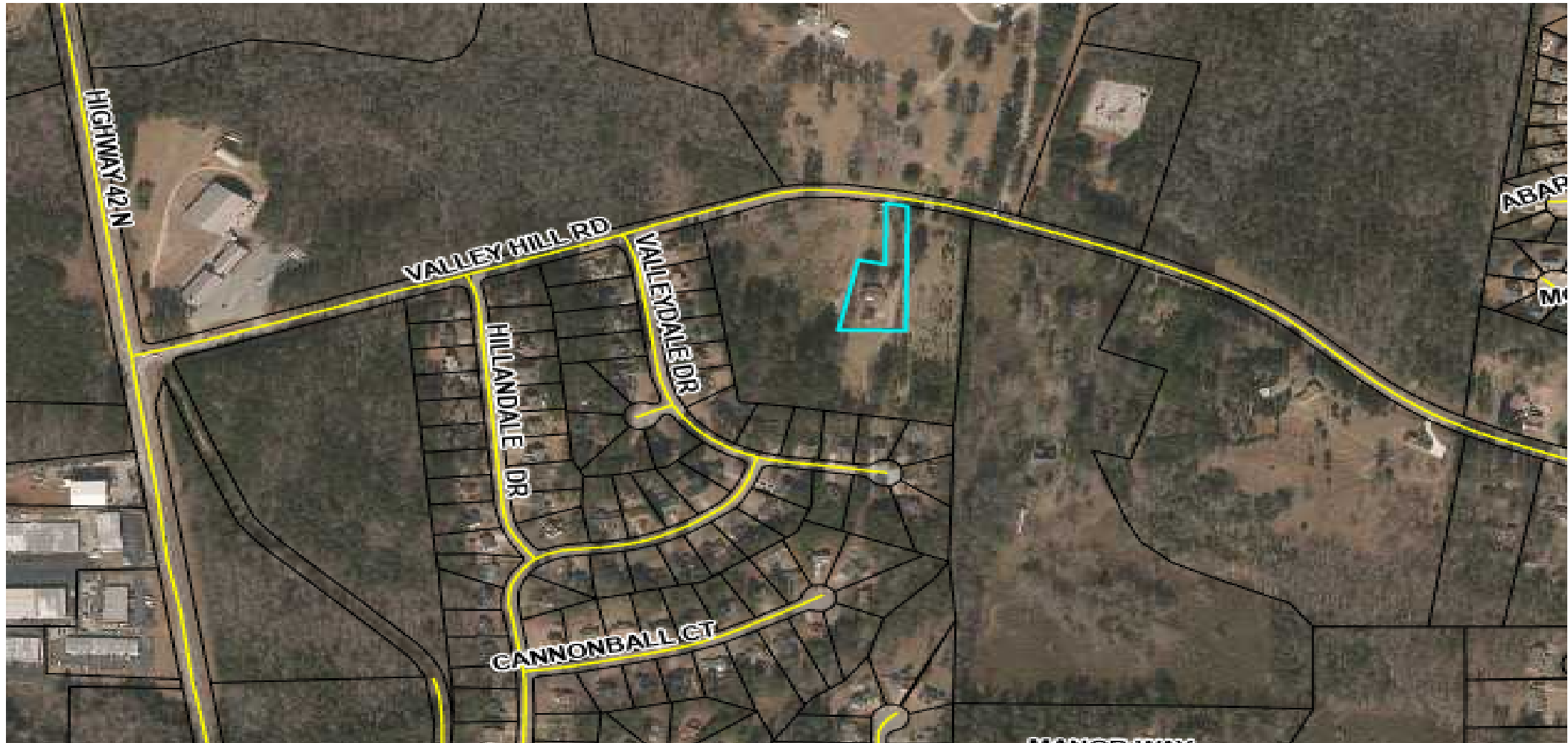
AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:

Subject Property--Parcel # 029-01009001 on Valley Hill Road for Townhome Development



AERIAL PHOTOS—Parcel Boundaries Prior to Recording of New Plat:

■
Adjacent Parcel at 713 Valley Hill Road for Proposed Place of Worship



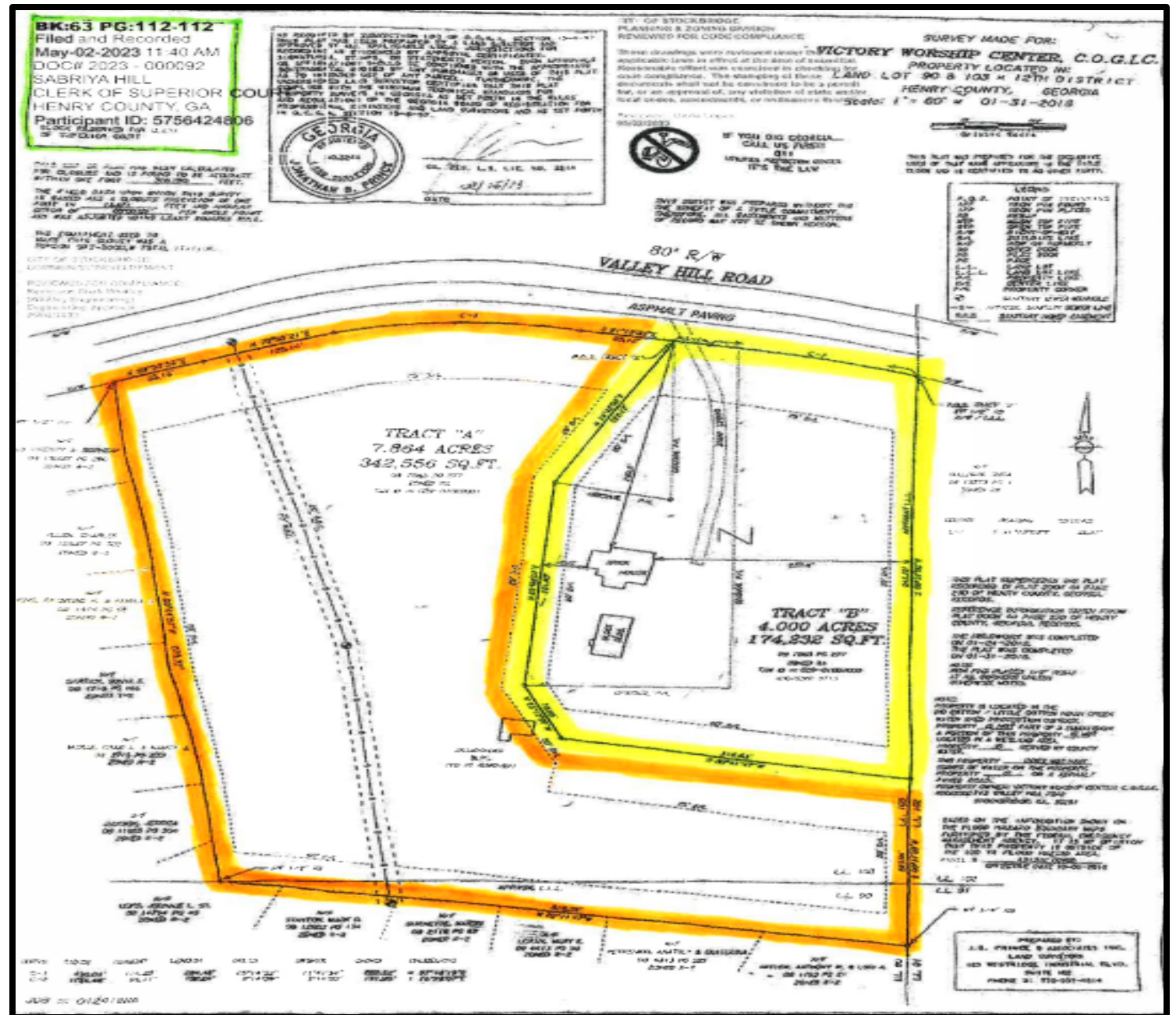
RECORDED PLAT

May 2, 2023 / Plat Book 63, Page 112

New Parcel Boundaries Highlighted:

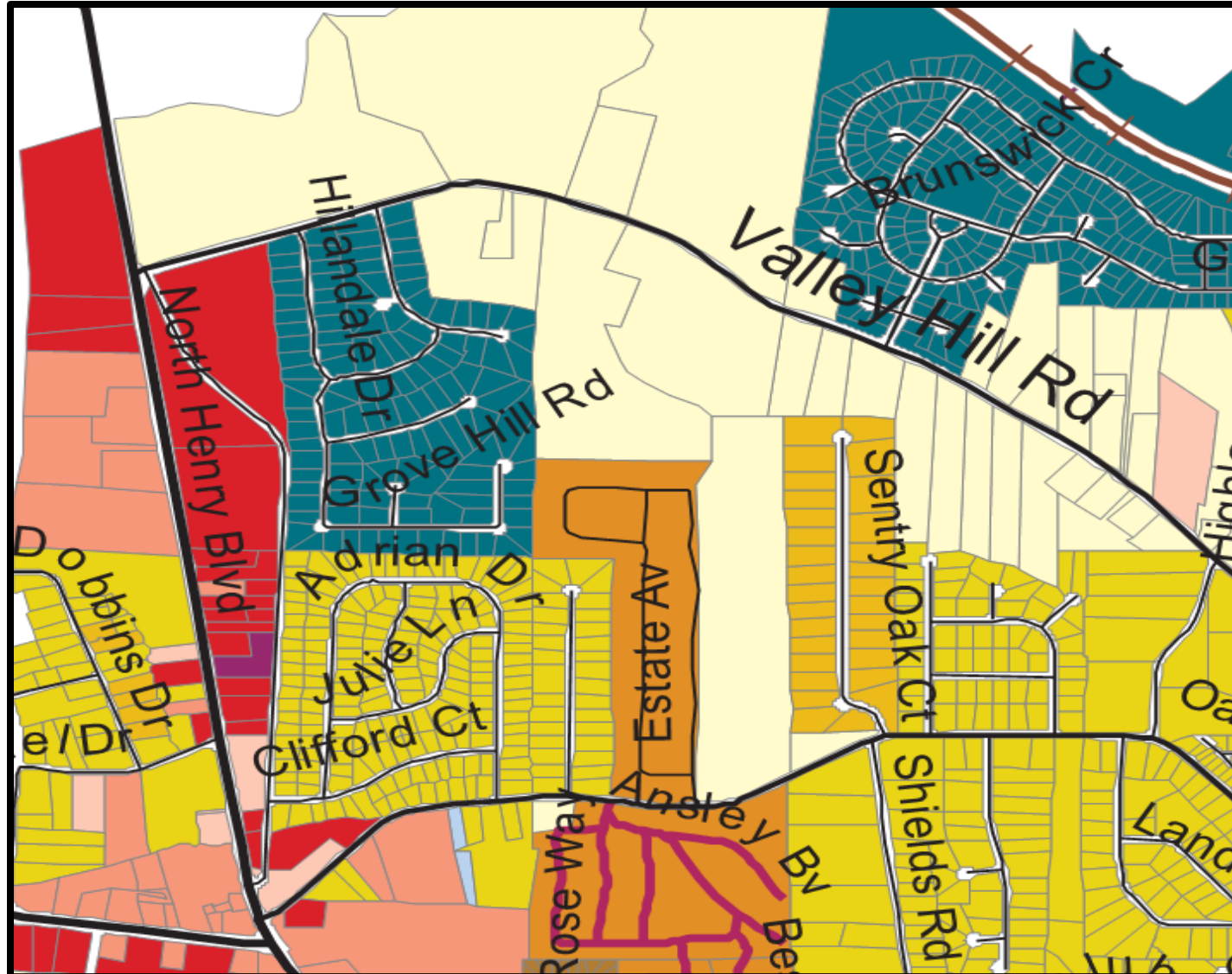
Orange—Parcel #029-01009000
(proposed townhome development)

Yellow—713 Valley Hill Road
(proposed place of worship)



SURROUNDING ZONING

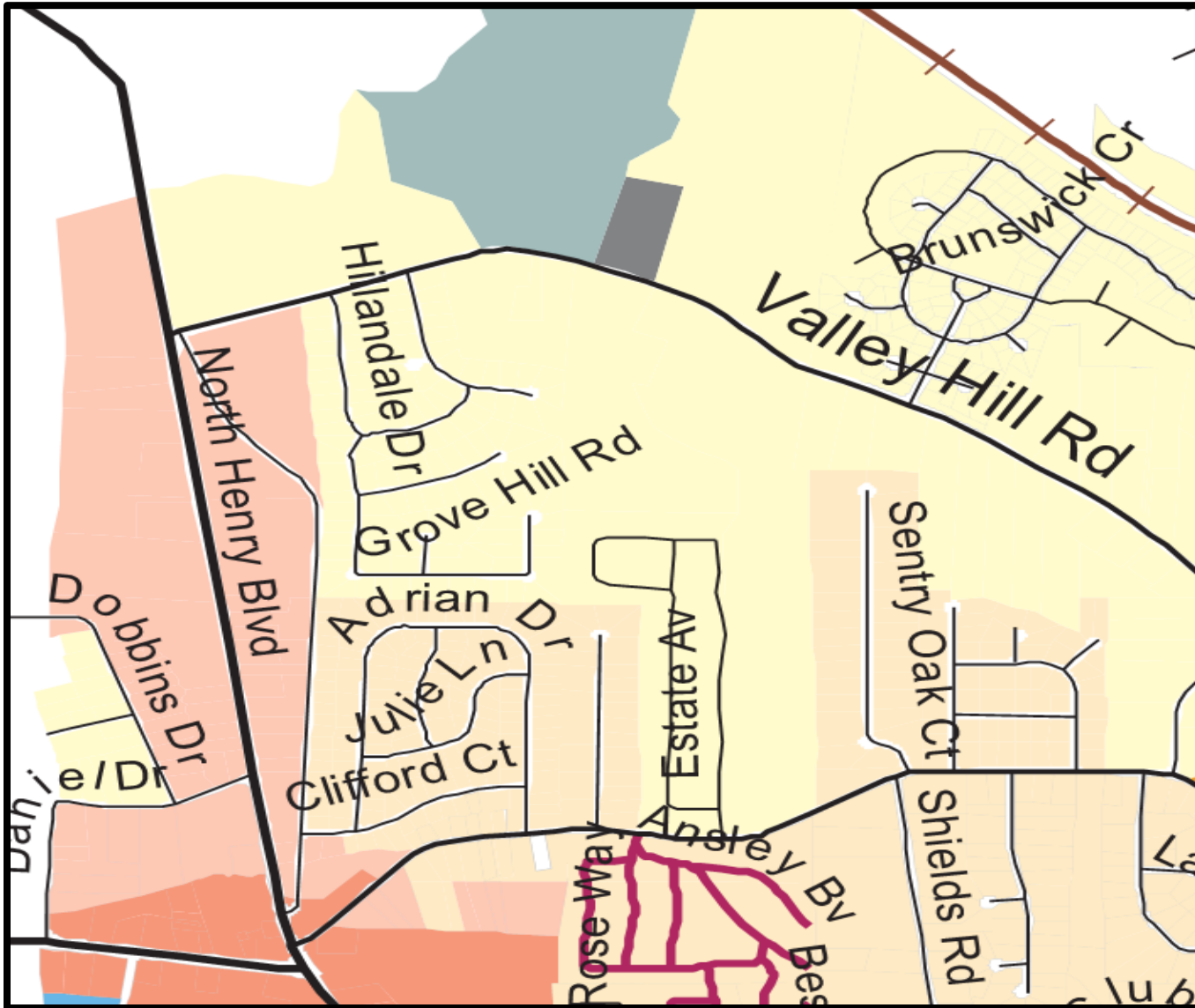
Showing Parcel #029-01009001 and 713 Valley Hill Road



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)

SURROUNDING LAND USE DESIGNATIONS



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

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

PROPOSED DEVELOPMENT (First Slide)

The applicant proposes to build a townhome development on Parcel #029-01009001 on Valley Hill Road and a “place of worship” (church) at 713 Valley Hill Road (the subject of CU-2023-01) to the east. The existing residence at 713 Valley Hill Road would remain, along with its accessory structures.

A. Project Size. Applicant’s joint site plan shows both development proposals & existing residence.

- ~ Townhomes -- 56 units, all 3 or 4 bedrooms, at a density of 7.12 units per acre.
- ~ Place of Worship (Church) -- Sanctuary building would have 12,586 total square feet, and the largest assembly area would have 3,350 square feet.

B. Site Plan Design—Overall:

- ~ Title and Date -- “Proposed Victory Worship Center—Master Plan” (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023. Received by Planning and Zoning on 05-16-23.
- ~ Base -- It uses the new Recorded Plat from 05-02-23 as a base.
- ~ Western Parcel (Parcel #029-01009001) -- Townhome location.
- ~ Eastern Parcel (713 Valley Hill Road) -- Place of worship location.
- ~ Colors on Site Plan -- The place of worship is shown in brown, its parking lots are shown in blue, and the townhomes are shown in purple.
- ~ Streets:
 - o A joint project entrance would expand into a looped internal street.
 - o The entrance and the interior street would initially both be privately-maintained, but they would

PROPOSED DEVELOPMENT (Second Slide)

be built to City standards. Later, the developer would dedicate the entrance and possibly the internal street to the City of Stockbridge. Would have two turnaround stubs at the rear.

~ Sidewalks -- Would be 6 feet wide, on both sides of the streets.

~ Detention Pond -- Would be provided on Parcel #029-01009001 to serve both developments. development would have its own refuse dumpster. Landscaping would be installed on the west side of the project entrance.

C. Site Plan Design—Internal Components:

~ Townhome Development -- Would include 6 townhome buildings, with 7 to 9 units per building.

~ Setbacks -- Each townhome unit would have a front yard setback of 25 feet instead of the required 50 feet, due to the applicant's requested variance via Variance Case #VR-2023-01.

~ Building Separation -- Would be more than the required 20 feet.

~ Buffer Areas -- Would have 50 feet or more at the rears of the townhome buildings.

D. Amenities -- Three amenity areas would be provided:

~ "Recreation Area with Gazebo" -- Would have 13,200 total square feet, located at the northwest corner of Parcel #029-01009001. It 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 would have 10,000 square feet and the other would have 6,500 square feet.

PROPOSED DEVELOPMENT (Third Slide)

- D. Parking –** Would be separate parking areas for the townhomes and the place of worship.
 - ~ Townhome Parking –** Would have 126 parking spaces for the proposed 56 townhome units.
 - o Would include 112 driveway spaces plus 14 guest parking spaces
 - o Guest parking would be provided in two small parking lots – one next to the project entrance and the other between the two small park areas.
 - o 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. Staff recommended that some guest parking be provided in both areas.
 - ~ Place of Worship Parking --** The applicant has submitted a “Proposed Parking Plan”, dated May 8, 2023. This will be discussed in the presentation for CU-2023-01.
 - ~ Parking Table –** Provided on the next slide.

PARKING PROVISIONS

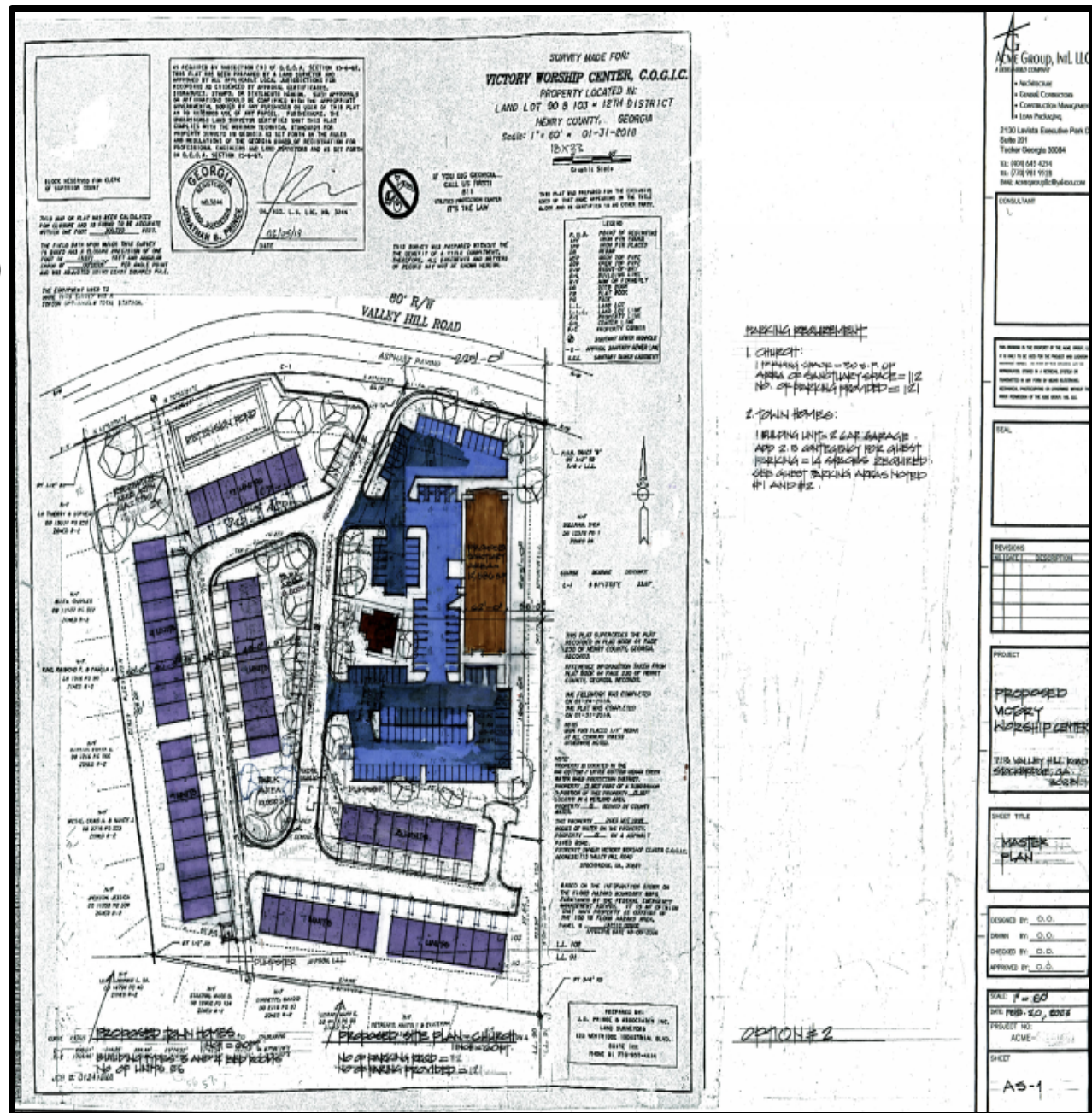
Number of Parking Spaces to Be Provided

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 (3,360 square feet) of the sanctuary.	112	9	121
<u>Existing Residence:</u>	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.	126	0	126

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)



[illegible]

ANALYSIS OF REQUEST (First Slide)

REQUIREMENT FOR GRANTING OF A VARIANCE -- Section 10.1.2 of the Stockbridge Unified Development Code (UDC) states that a variance may be granted only upon a finding by the Mayor and City Council that all of seven listed conditions (i.e., criteria) are met.

ANALYSIS OF SEVEN U.D.C. CRITERIA:

Criterion 'A' – Whether the subject property has extraordinary and exceptional physical characteristics, compared to other properties in the same zoning district.

- a. An unbuildable area exists along Valley Hill Road. It is a low area that is subject to flooding.
- b. These characteristics limit the developability of the property in general, and 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' – Whether a literal interpretation of the UDC would deprive the applicant of rights that are commonly enjoyed by owners of other properties in the same zoning district.

Yes, 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.

ANALYSIS OF REQUEST (Second Slide)

Criterion 'C' – Whether the requested variance would give the property owner any special privileges that are denied to other property owners in the same zoning district.

- a.** No special privileges would be given to this property owner.
- b.** The denial of the variance would force the developer to comply with the standards, which would be unfair and create an unnecessary hardship to the property's difficult physical characteristics.

Criterion 'D' – Whether the variance would be consistent with the purposes and intent of the UDC, whether it would be compatible with neighboring uses, and whether it would serve the public welfare.

- a.** The variance would be consistent with the purpose and intent of the UDC by encouraging the most appropriate use of land and buildings on the subject property.
- b.** Granting the variance would allow the development of property in a mostly residential area which has had little development activity in recent years.
- c.** The proposed townhome community would be compatible with the other existing residential uses in the area.

Criterion 'E' – Whether 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.

ANALYSIS OF REQUEST (Third Slide)

Criterion 'F' – Whether the variance is the minimum relief that would allow the legal use of the land.

- a. The developer could still build a townhome development on the property under MFR without the variance.**
- b. However, 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.

STAFF CONCLUSION

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.

STAFF RECOMMENDATIONS

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.



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

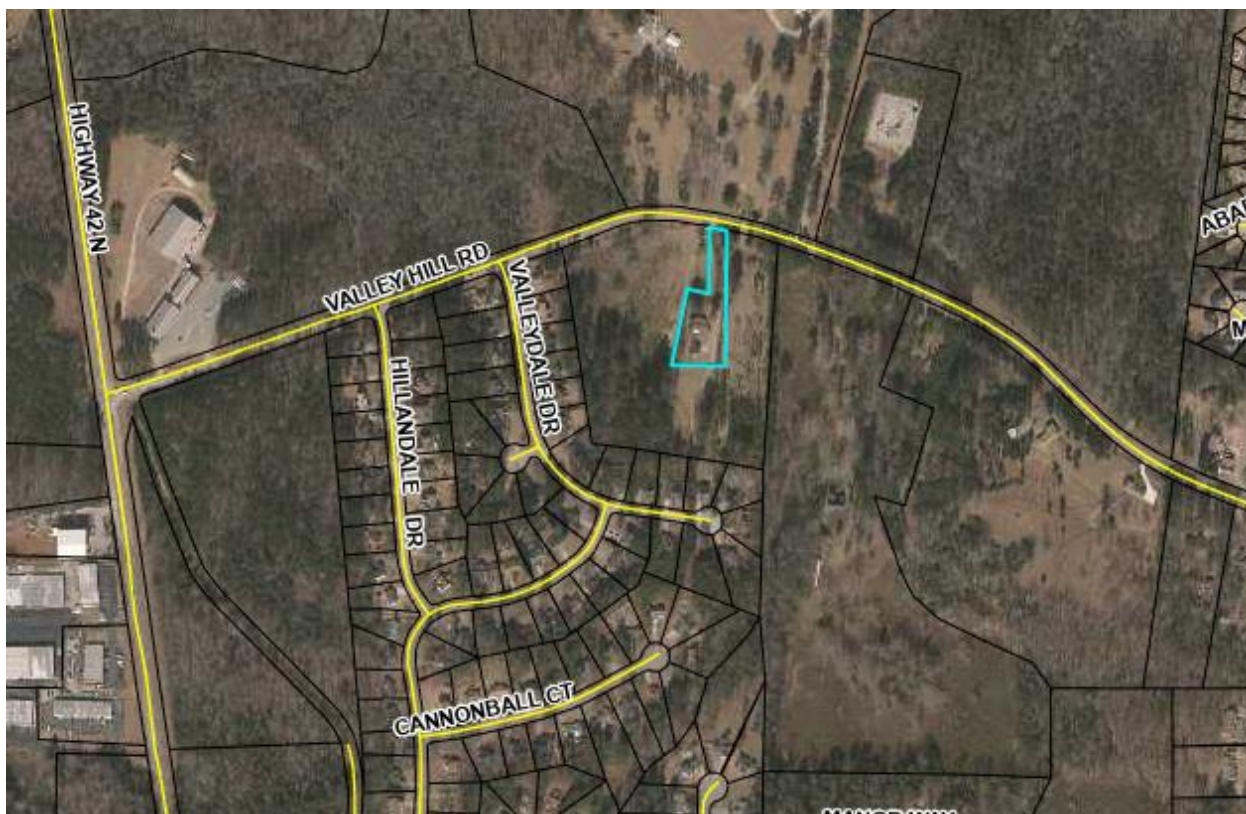
Proposed Development:	Townhome community with 56 units.
Parcel Identification:	029-01009000.
Parcel Acreage:	7.864 acres, per May 2, 2023 recorded plat.
Land District and Land Lot:	District 12, Land Lot 103.
Council District:	4 (Mayor Pro Tem / Councilwoman Yolanda Barber)
Applicant:	Victory Worship 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

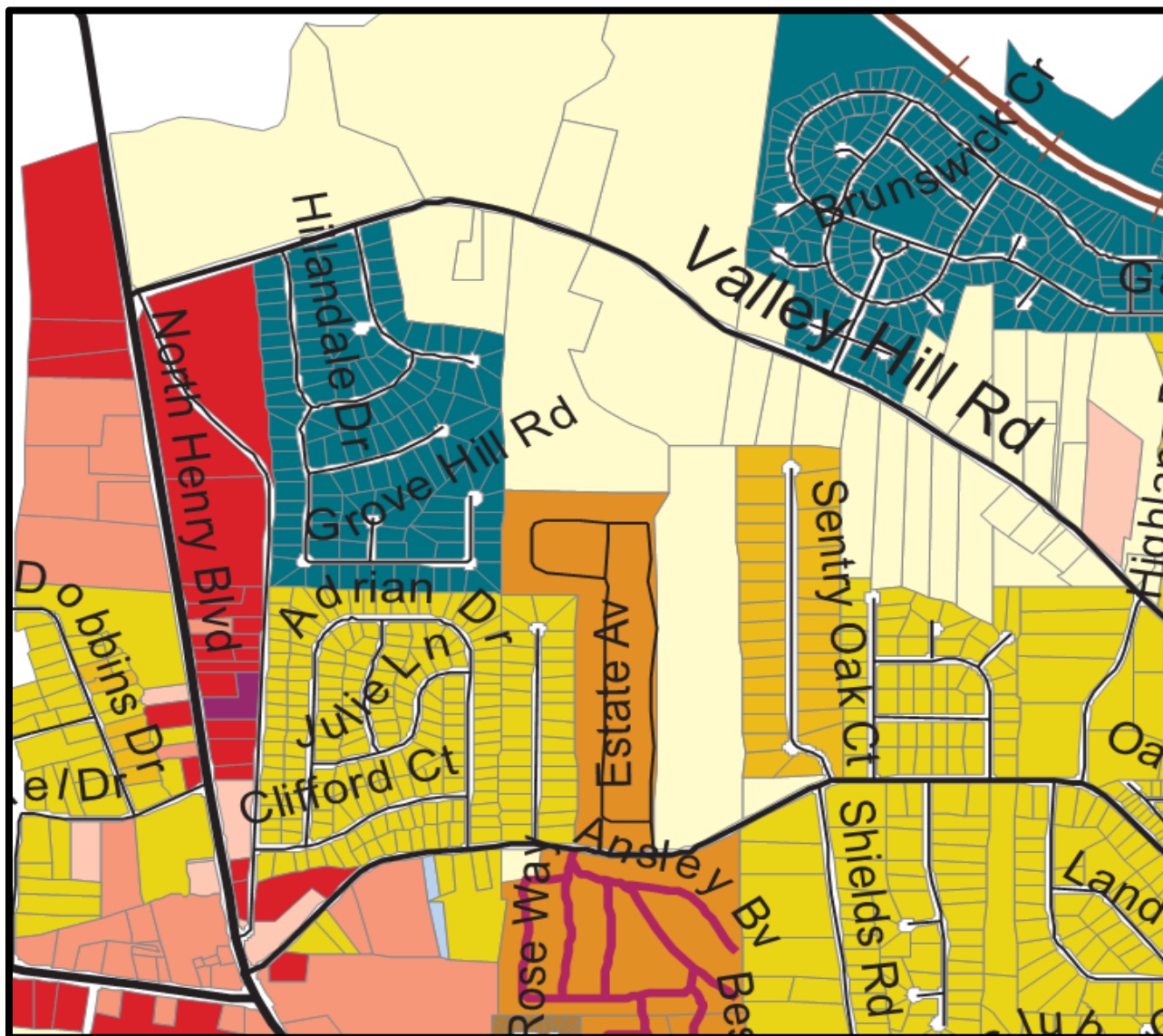


CITY OF STOCKBRIDGE 2023 ZONING MAP

Showing Parcel #029-01009001 and 713 Valley Hill Road

KEY:

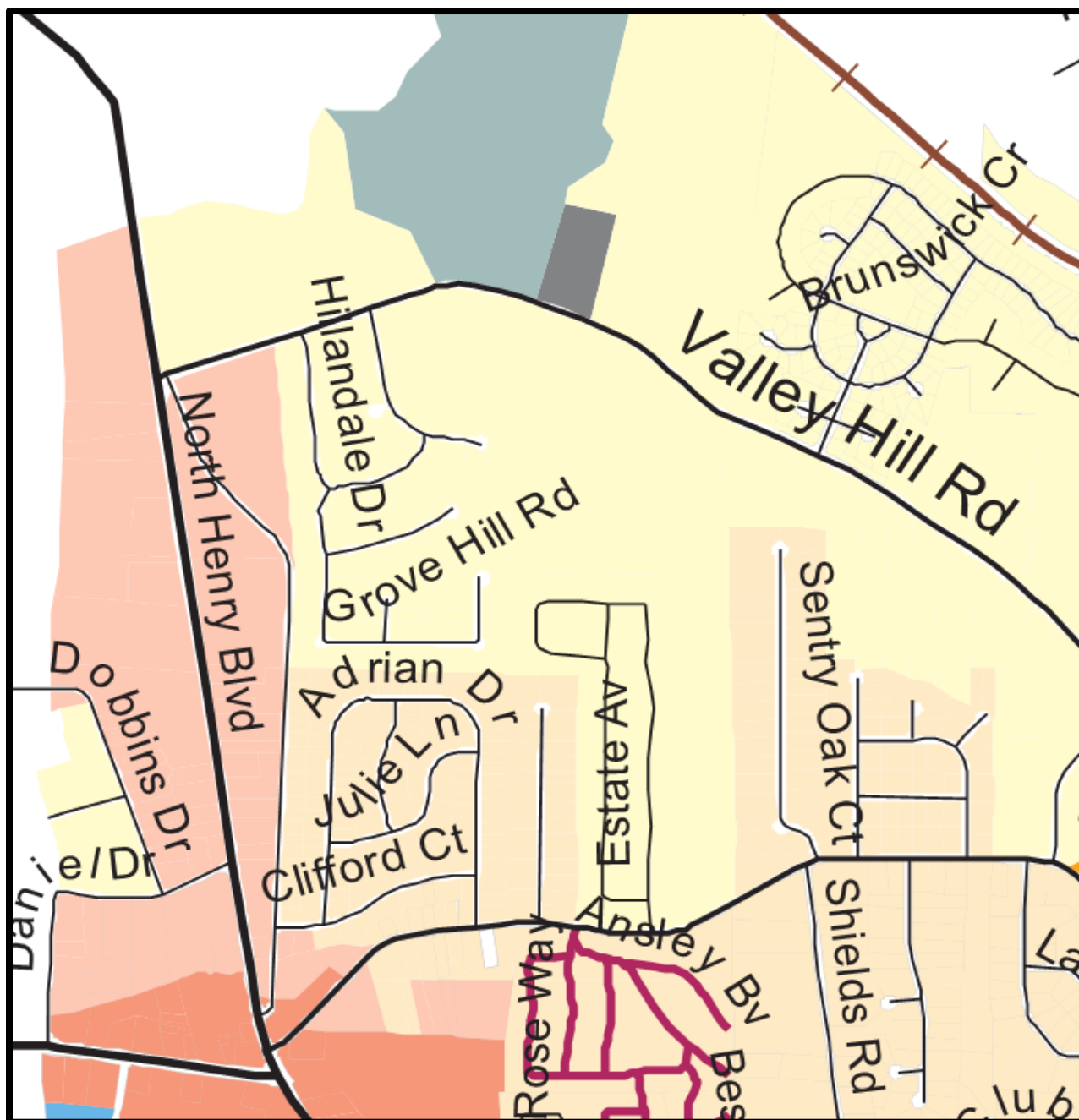
- Main Road – Valley Hill Road
- Pale Yellow—RR (Rural Residential)
- Gold—SR (Suburban Residential)
- Rust—CCR (City Center Residential)
- Orange—MHR (Mobile Home Residential)
- Brown—MFR (Multiple Family Residential)
- Light Pink – C-1 (Neighborhood Commercial)
- Medium Pink – C-2 (General Commercial)
- 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.

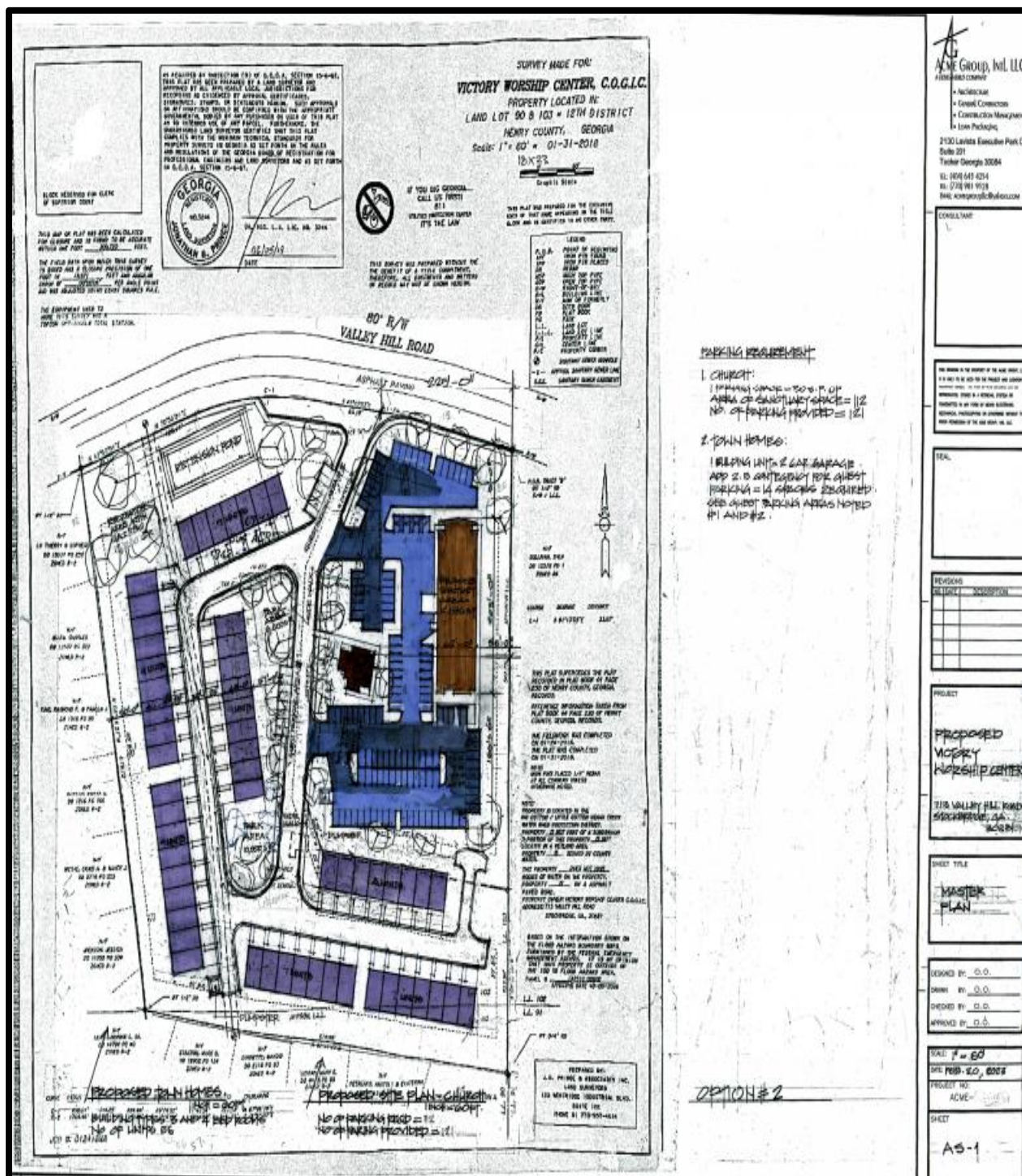
D. Site Plan Design—Other Internal Components. Three amenity areas would be provided. The largest amenity area would be a "recreation area with gazebo" having 13,200 total square feet, to be located at the northwest corner of Parcel #029-01009001. This would include a pavilion, a playground, and a barbeque 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.

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 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.	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)

Witness' Signature

Printed Name of Witness

Notary

Signature of Applicant

Printed Name of Applicant

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.

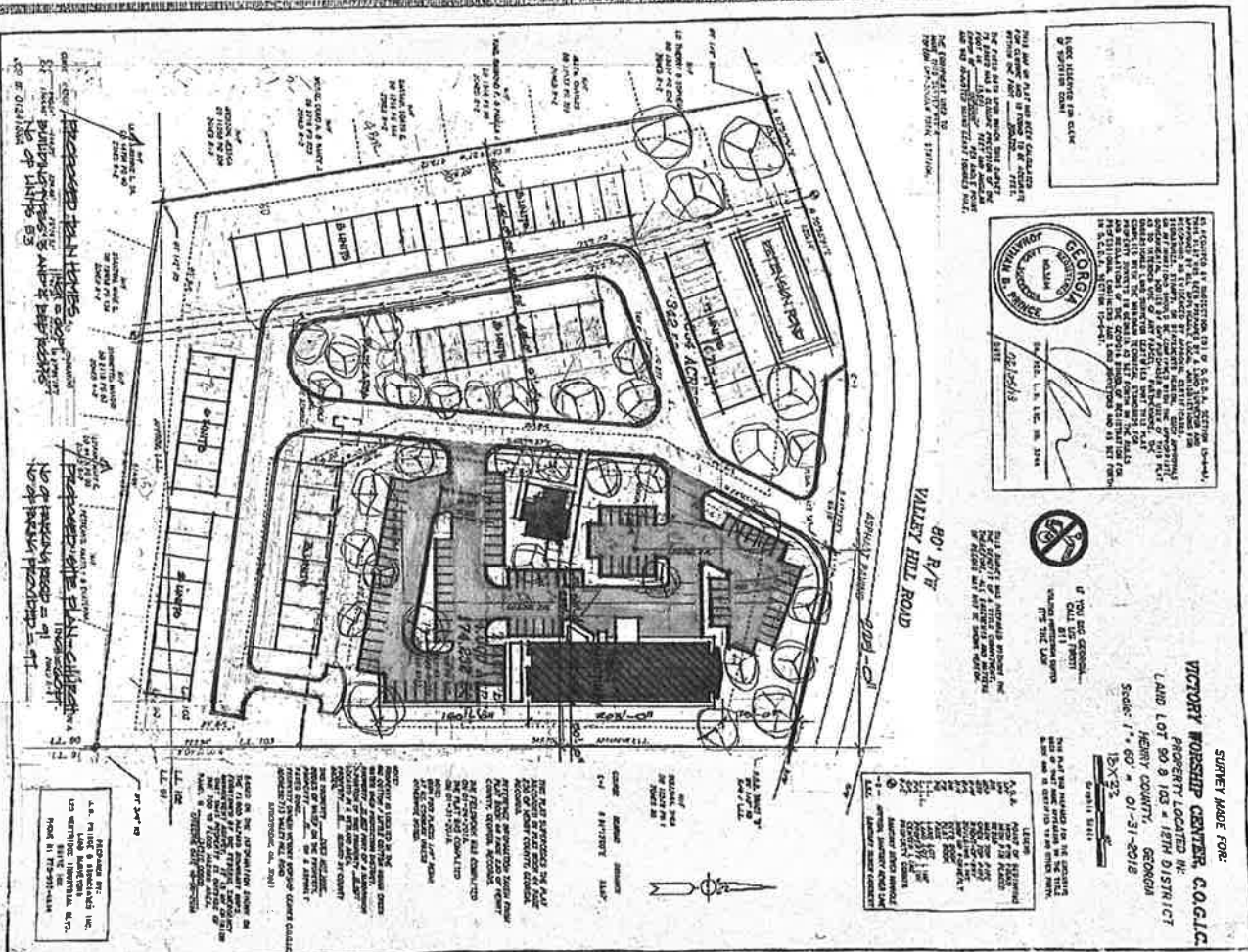
Potable water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in dark ink, appearing to read "Catherine Samay", is written over a horizontal line.

Catherine Samay
Plan Review Coordinator

454772-8850



RECORDED IN DEPARTMENT OF RECORDS & SURVEY, GEORGIA, BOOK 15, PAGE 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.

80' R/R
VALLEY HILL ROAD

SURVEY MADE FOR:
VICTORY WORSHIP CENTER, C.O.G.I.C.
PROPERTY LOCATED IN:
LAND LOT 80 & 103 - 18TH DISTRICT
HENRY COUNTY, GEORGIA
Scale: 1" = 60' - 01-31-2018
15-X-33

LEGEND
1. EXISTING LOT LINES
2. EXISTING BUILDING FOOTPRINTS
3. EXISTING DRIVEWAYS
4. EXISTING UTILITY LINES
5. EXISTING EASEMENTS
6. EXISTING SETBACKS
7. EXISTING ZONING
8. EXISTING ADJACENT PROPERTIES
9. EXISTING STREETS
10. EXISTING RAILROADS
11. EXISTING AIRPORTS
12. EXISTING MARINAS
13. EXISTING PARKS
14. EXISTING SCHOOLS
15. EXISTING CHURCHES
16. EXISTING GOVERNMENT BUILDINGS
17. EXISTING INDUSTRIAL BUILDINGS
18. EXISTING RESIDENTIAL BUILDINGS
19. EXISTING COMMERCIAL BUILDINGS
20. EXISTING PUBLIC UTILITIES
21. EXISTING PRIVATE UTILITIES
22. EXISTING FENCES
23. EXISTING SIGNAGE
24. EXISTING LANDSCAPE
25. EXISTING TREES
26. EXISTING SHRUBS
27. EXISTING GRASS
28. EXISTING SOIL
29. EXISTING ROCK
30. EXISTING SAND
31. EXISTING CLAY
32. EXISTING SILT
33. EXISTING LOESS
34. EXISTING COAL
35. EXISTING OIL
36. EXISTING GAS
37. EXISTING WATER
38. EXISTING SEWER
39. EXISTING DRAINAGE
40. EXISTING IRRIGATION
41. EXISTING FLOODING
42. EXISTING EROSION
43. EXISTING SLIDING
44. EXISTING COLLAPSE
45. EXISTING SETTLEMENT
46. EXISTING CRACKS
47. EXISTING HOLES
48. EXISTING PITS
49. EXISTING MOUND
50. EXISTING DEPRESSION

OPTION #2

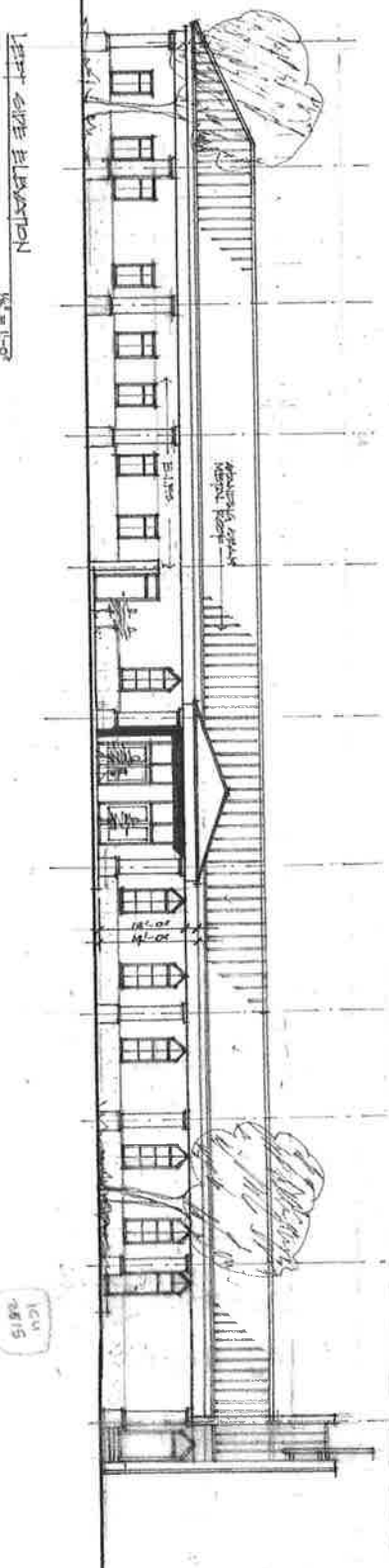
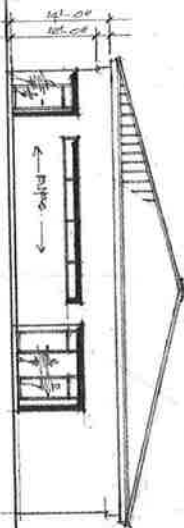
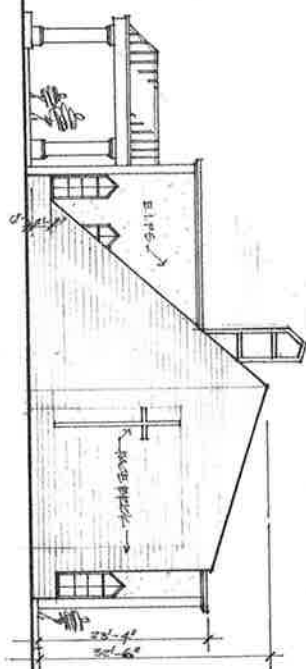
AS-1	
PROJECT: 713 VALLEY HILL ROAD	
PROPOSED: VICTORY WORSHIP CENTER	
SHEET TITLE: MASTER PLAN	
SCALE: 1" = 60'	DATE: FEB 20, 2025
BY: [Signature]	APPVED: [Signature]
CHECKED BY: [Signature]	DATE: [Signature]
APPROVED BY: [Signature]	DATE: [Signature]

PREPARED BY:
J.B. PRINCE & ASSOCIATES INC.
LEAD SURVEYORS
125 MCTRIDGE INDUSTRIAL BLVD
SUITE 102
PHONE N: 770-937-4814



- 11th fl.
- 12th fl.

7



ACME Group, Inc. LLC
A Division of ACME Group, Inc.

- General Connections
- Connection Methods
- Join Methods

Tucker Georgia 30034

III: (770) 981-9521

Email: mcgrathg@uic.edu

CONSTITUTION

CONSTRUCTION

the authors of the report. In the end, they found that the use of the model was not as straightforward as they had hoped. The model was too complex and the results were too difficult to interpret. The authors concluded that the model was not a good fit for the data and that the results were not reliable.

SEAL

REVISIONS	DATE	BY

PRODUCT
PROPOSED
VIOLATION
WARRANTY CENTER

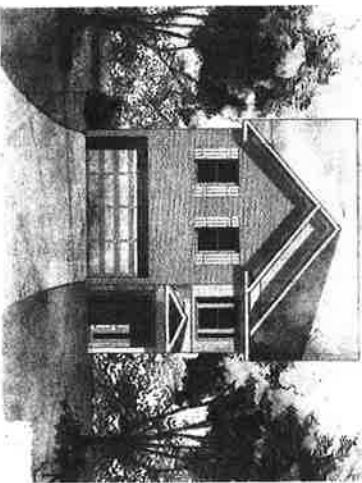
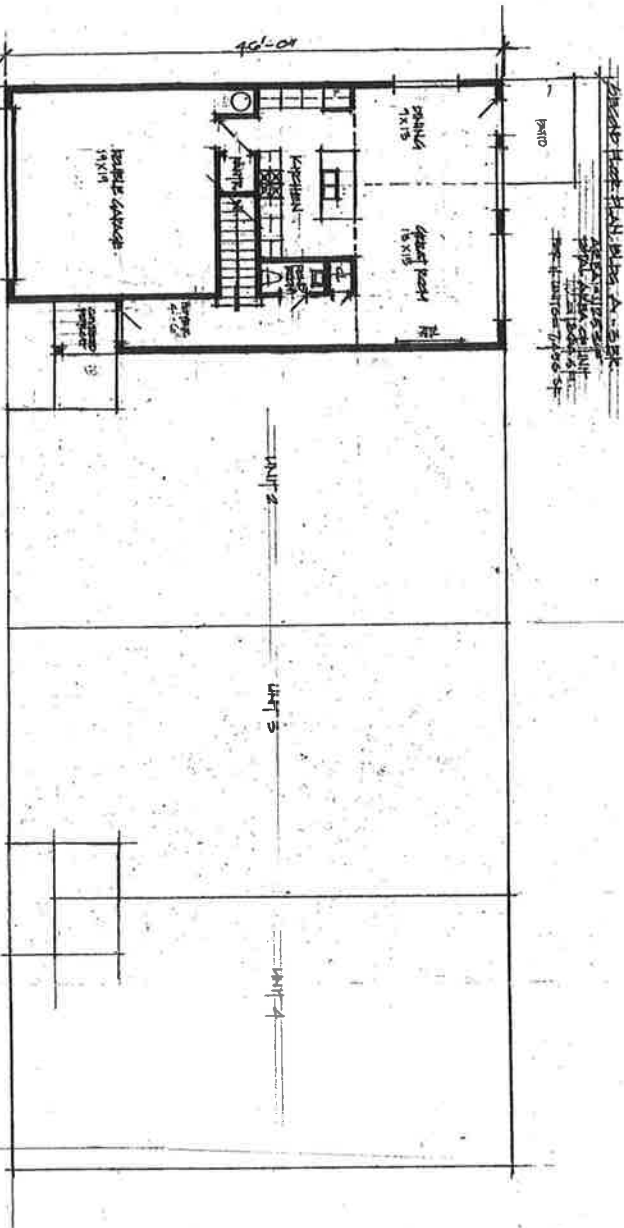
PREFACE

ELEVATIONS

STOCKS BY	O.O.
PLAN BY	O.O.
CHECKS BY	O.O.
APPROVED BY	O.O.

SCALE
DATE -- XX 2017
PROJECT NO: ACME-XX-2017
ISHEET

A-2



ACME GROUP, INTL. LLC
A DOW-HEWLETT COMPANY

- **APPROACH**
- General Connection
- Connection Wroughts
- Join Methods

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

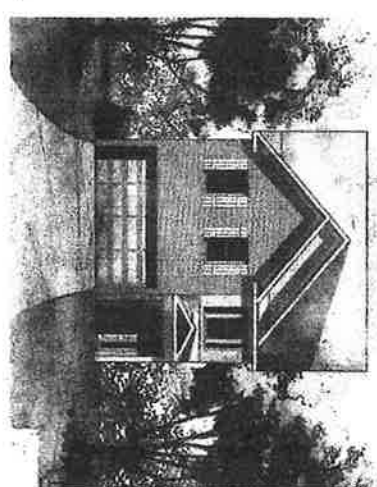
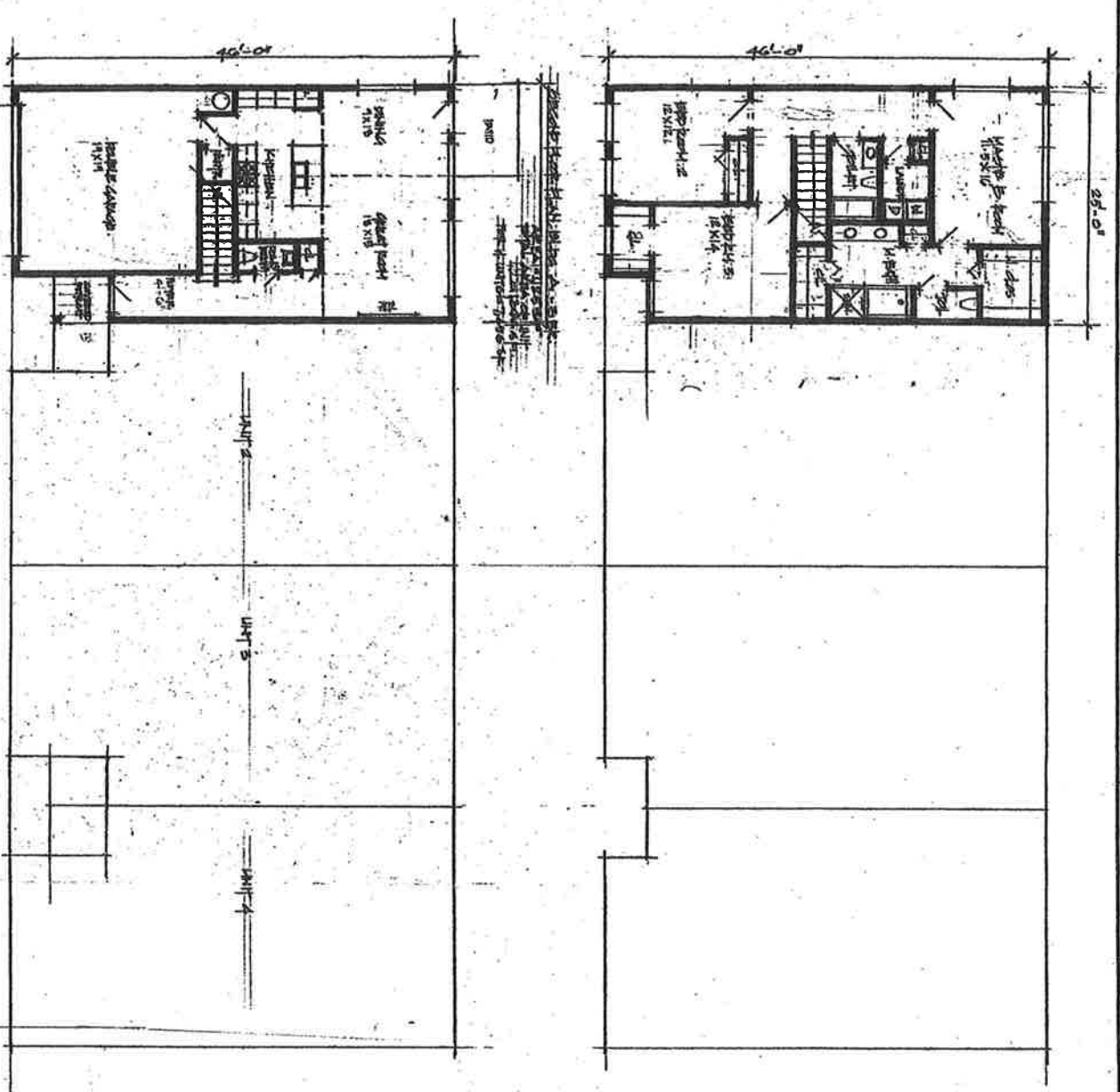
DETACHED BY: O.O.
 ORIGIN BY: O.O.
 CHECKED BY: O.O.
 APPROVED BY: O.O.

DATE: XX 2017
PROJECT NO: AQUE-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: 770.441.6224 Fax: 770.441.6792 Email: info@ablegroup.com		CONTRACT																		
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> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE																PROJECT
NO.	DESCRIPTION	DATE																		
DESIGN DESIGNED BY: A.B.G. DRAWN BY: A.B.G. CHECKED BY: A.B.G. APPROVED BY: A.B.G.		SHEET TITLE																		
DATE 02-2017 PROJECT NO. AONE-106-0117 SHEET		SCALE																		



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).

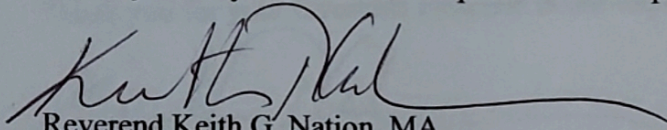
The following notes are added to provide further explanation for each application that is being:

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

LOCK REMOVED FOR ALEX
OF TROUBLE OUT

English text
6/10/2022

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 # 012418NA

STOCK RESERVED FOR CLERKS
OF TOWER, COURT

GATE

Reviewer: Uda Logan
05/02/2023

IF YOU OIG GEORGIA
CALL US FIRST
911
IMMIGRATION PROTECTION CENTER
IT'S THE LAW

Scale: 1" = 60' N 01-31-2018

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE
USE OF THAT NAME APPEARING IN THE FILE
BOOK AND IS CERTIFIED TO NO OTHER PARTY.

LEGEND

P.O.P. POINT OF BEGINNING
12P TRAIL PIN FOUND
12P TRAIL PIN PLACED
2P BEARS
12P ALLEN TOP PIPE
07P OPEN TOP PIPE
4P 4-1/2" OF 6"
S/L BUILDING LINE
R/P HOOF OR FOREFEET
O/S OAK STUMP
P/S PILE
P/S PILE
L.L. LAND LOT
L.L. LAND LOT LINE
P/L PROPERTY LINE
C/L CENTER LINE
P/C PROPERTY CORNER

② SOUTHERN SERRA MONUMENT

—S— AFFRICK SOUTHERN SERRA LINE

S.S.S. SOUTHERN SERRA CHURCH

DATE	NAME	TIME
1-1	5:10 PM	10:00

THIS PLAT SUPERSEDES THE PLAT
RECORDED BY PLAT BOOK 44 PAGE
230 OF HEWY COUNTY, GEORGIA
RECORDS.

REDACTIVE INFORMATION TAKEN FROM
PLAT BOOK 44 PAGE 220 OF HENRY
COUNTY, GEORGIA, RECORDS.

THE RESOLUTION WAS COMPLETED
ON 01-24-2012.
THE PLAT WAS COMPLETED
ON 01-31-2012.

NOTES
 FROM THE PLANNED 1/27/85
 AT THE CONVENTION IN
 OTTAWA, ONTARIO

NOTES:
PROPERTY IS LOCATED IN THE
RD COTTON / LITTLE COTTON HOLLY CREEK
WATER SHED PROTECTION DISTRICT.
PROPERTY IS NOT PART OF A TRADITION
A PORTION OF THIS PROPERTY IS NOT
LOCATED IN A WETLAND AREA
PROPERTY IS SITES BY COUNTY
RITES.

DIG PROPERTY _____ DOES NOT HAVE
SIGNS OF WATER ON THE PROPERTY.
PROPERTY _____ IS _____ OR 1 ACRE?
PAVED ROAD.
PROPERTY OWNED VICTORY & DAVID CENTER CIRCLE
400000712 VALLEY HILL RD
STOCKBROOK, CA 95211

BASED ON THE INFORMATION SHOWN ON
THE FLOOD HAZARD ZONING MAPS
FURNISHED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, IT IS MY OPINION
THAT THIS PROPERTY IS OUTSIDE OF
THE 100 YEAR FLOOD HAZARD AREA.

PAGE 2

EX-116 (10-0)

OFFICIAL DATE 10-06-2018

PREPARED BY:
J.G. FRANCE & ASSOCIATES INC.
LAND SURVEYORS
123 WESTRIDGE INDUSTRIAL BLVD.
SUITE 102
PHONE 3: 770-337-4814

THIS WAS IN FACT THE ONLY CALCULATION FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 30,170 FEET.

THE FIELD DATA WORN UPON THIS DRAWING
IS BASED HAS A GROUND PRECISION OF ONE
FOOT IN 1647 FEET AND ANGLER
SICKE OF 000000 PER ANGLE POINT
AND WAS ADJUSTED WITH LEAST SQUARES M.E.

THE EQUIPMENT USED TO
MAKE THIS SLIVER WAS A
100-20 207-1000W TOTAL STATION.

CITY OF STOCKBRIDGE
COMMUNITY DEVELOPMENT

REVIEWED FOR COMPLIANCE:
Reviewer: Mark Whitley
(Whitley Engineering)
Engineering Approval
05/02/2023

80' R/W
VALLEY HILL ROAD

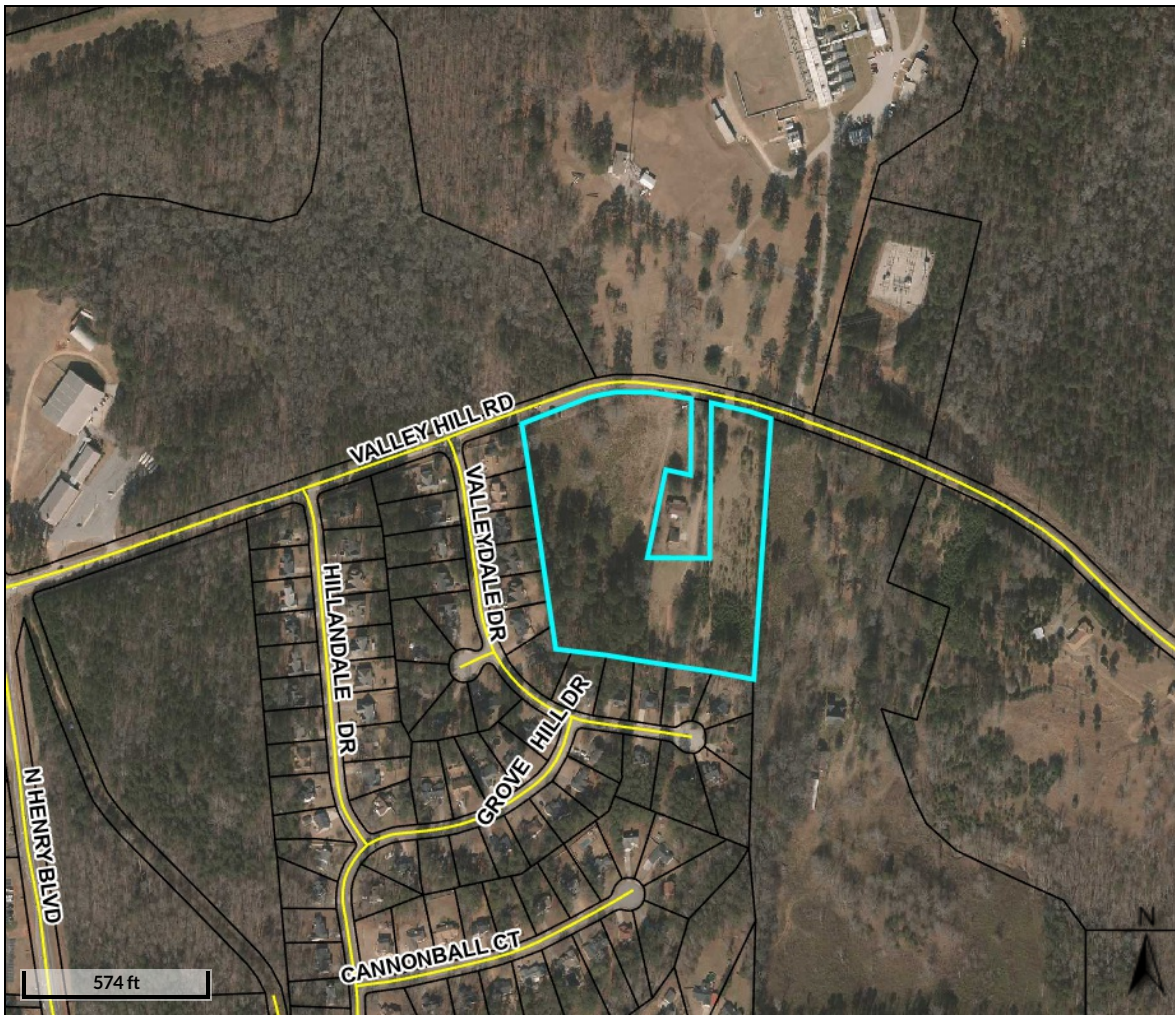
THIS SURVEY WAS PREPARED WITHOUT THE
THE BENEFIT OF A TITLE COMMITMENT.
THEREFORE, ALL EASEMENTS AND MATTERS
OF RECORD MAY NOT BE SHOWN HEREON.

TRACT "A"
7.864 ACRES
342,556 SQ.FT.

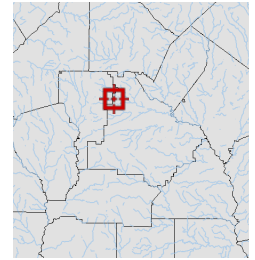
TRACT "B"
4.000 ACRES
174,232 SQ.FT.

DATE	TIME	WIND	WIND	WIND	WIND	WIND	WIND	WIND
2-1	15:00	11.25	22.45	25.18	11.41	22.45	25.18	11.41
2-2	15:00	11.25	22.45	25.18	11.41	22.45	25.18	11.41

JOB # 01241814



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.

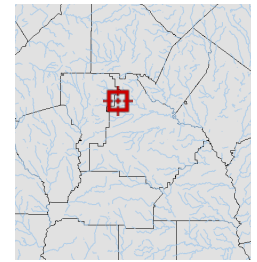
Date created: 2/22/2023

Last Data Uploaded: 2/22/2023 5:29:26 AM

Developed by  Schneider GEOSPATIAL



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					



City of Stockbridge

AGENDA ITEM

MEETING DATE

06/12/2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☒ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST or TSPLOST
- ☒ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Kim Allonce, Director

DEPARTMENT:

Economic Development

ITEM/PROJECT/EVENT:

Update on City of Stockbridge BRICS Initiatives (Building a Resilient, Innovative, and Connected Stockbridge).

BACKGROUND INFORMATION:

Economic Development Staff provides an update to City Council on the implementation of a series of economic development initiatives and programs to stimulate the local economy, increase workforce development, encourage beautification, develop a vibrant downtown, and promote the city as an attractive place for residents, businesses, and visitors. The City's BRICS Initiatives include many programs such as Citywide Facade Grants, Downtown Business Assistance, Special Events Grants, UpSkill Stockbridge, Stockbridge Business Partnership, Keep Stockbridge Beautiful, Public Arts, Marketing, and other initiatives. These programs have been reviewed and approved by the City Manager and Grants Administrator.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Economic Development Staff is recommending approval of the initiatives and program guidelines.

Staff Signature Kim Allonce Digitally signed by Kim Allonce
Date: 2023.06.01 10:25:47
-04'00'

A photograph of the Stockbridge City Hall building, a two-story brick structure with a central cupola and large windows. The image is overlaid with a teal tint. The word "Stockbridge" is written in a large, white, serif font across the upper portion of the building.

Stockbridge

Where Community Connects

Economic Development Update

Kim Allonce — ED Director

**“To be the most progressive business
and family-oriented community in
Metro Atlanta with a focus on enhanced
Quality of Life initiatives which promote
a sustainable “Live, Work, Play”
environment.”**

BRICS Initiatives

Building a Resilient, Innovative, and Connected Stockbridge



Citywide Economic Development Marketing



Increase Marketing and Advertising: Promote the City to attract residents, businesses, and visitors.

- ❑ **Purpose:** Promote the City as a destination for business, residents, and visitors.
- ❑ **Description:** Develop citywide marketing efforts (i.e., digital marketing, advertising, publications, tourism marketing) to promote the city as a business and tourist destination.



Downtown Banner Program



Implement Downtown Development: Develop a vibrant downtown for Live, Work, Play.

- ❑ **Purpose:** Create a more vibrant and viable downtown.
- ❑ **Description:** Purchase more durable, weatherproof, and resistant banners for downtown. Run a year-round banner program with evergreen content.



Downtown Business Assistance Program



Implement Downtown Development: Develop a vibrant downtown for Live, Work, Play.

- ❑ **Purpose:** Increase business retention and expansion in the Downtown Area by reducing the costs of doing business in downtown.
- ❑ **Description:** The program will promote development in retail and service businesses. Eligible businesses will receive up to \$20,000 for purchase of capital equipment, interior improvements, marketing, rent abatement, and certain impact fees.



Downtown Connection Center Outfitting



Implement Downtown Development: Develop a vibrant downtown for Live, Work, Play

- ❑ **Purpose:** Create a connection hub for businesses and community members.
- ❑ **Description:** Complete DCC outfitting to create an inviting, interactive, and resourceful hub for business and community members.
- ❑ **Next Steps:** Launch a “We are Open” campaign and host an open house for businesses and community members.



Downtown Special Events Program



Promote the City of Stockbridge as a premier location for new businesses, residents, and family-oriented events/tourism.

- ❑ **Purpose:** Incentivize small events that attract visitors to downtown and promote the city as a destination.
- ❑ **Description:** The program will provide up to \$2,500 to eligible organizations to support small-scale public events (parades, runs/walks, block parties, fairs/festivals, and arts exhibits).
- ❑ **Eligible expenses** under the program include marketing and promotion, equipment rental, city fees, and security details.



Façade & Building Improvement Program



Promote the City of Stockbridge as a premier location for new businesses, residents, and family-oriented events/tourism.

- ❑ **Purpose:** Renovate and enhance the exterior appearance of existing properties within the City of Stockbridge.
- ❑ **Description:** Commercial properties within city limits are eligible to receive funding (reimbursement only) for building improvements up to \$10,000 or 50% of the costs, whichever is less.
- ❑ **Funding** will be awarded to one (1) property owner or tenant per calendar year and building improvements shall be maintained for a minimum of two (2) years following the completion of the improvements.



Keep Stockbridge Beautiful



Promote the City of Stockbridge as a premier location for new businesses, residents, and family-oriented events/tourism.

- ❑ **Purpose:** Promote environmentally conscious activities by engaging businesses and residents for community development and cleanliness.
- ❑ **Description:** This program will be set up by the City of Stockbridge as a 501(c)3 organization. The Board will be made up of nine (9) members appointed by the City Council.
- ❑ **Some of the activities** will include community cleanups, shredding events, do not litter campaigns, recycling, and other beautification projects.



Public Arts Program



Implement Downtown Development: Develop a vibrant downtown for Live, Work, Play.

- ❑ **Purpose:** Implement beautification and public art projects.
- ❑ **Description:** Fund several projects called for in the RSVP plan. Projects include murals, utility box wraps, underpass art project, and other creative placemaking initiatives.



Stockbridge Business Partnership



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

- ❑ **Purpose:** Promote success and growth of business owners with tools to thrive in a competitive business environment.
- ❑ **Description:** The SBP will be a city-run, membership-based program governed by a 7-member advisory board.
- ❑ **Benefits:** The program will provide benefits such as bi-monthly business mixers, quarterly luncheons, small business expos, awards and recognition, and marketing opportunities.



Stockbridge Entrepreneurship Program



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

- ❑ **Purpose:** Support existing businesses through education, training, and technical assistance.
- ❑ **Description:** Partner with the Chamber of Commerce, the Small Business Development Center, Kauffman FastTrack, and other organizations to support the needs of small businesses and help entrepreneurs implement new business ideas through training and technical assistance.



Stockbridge Restaurant Week Rewards



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

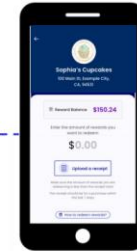
- ❑ **Purpose:** Partner with restaurants to launch and support a Stockbridge Restaurant Week.
- ❑ **Description:** Partner with Bludot Technologies to provide rewards to support the City's first Restaurant Week.



Let's say you want to redeem \$5 from your rewards balance for a weekend brunch



Pay for your brunch in full at the restaurant



Enter the amount of rewards you want to use (eg. \$5) and submit the receipt



You will receive the \$5 via your selected payout method. That's it!

Stockbridge Wayfinding Plan



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

- ❑ **Purpose:** Implement Wayfinding Plan.
- ❑ **Description:** Design, fabrication, and installation of Stockbridge wayfinding signs as approved by City Council.
- ❑ **Next Steps:** Finalize specifications in order to initiate the procurement process and select a fabricator.



UpSkill Stockbridge



Increase Workforce Development: Enhance job readiness of residents through strategic partnerships.

- ❑ **Purpose:** Partner with Southern Crescent Technical College to offer training programs designed to upskill residents.
- ❑ **Description:** Eligible residents will receive up to \$1,000 stipend for successful completion of a certificate.
- ❑ **Eligible programs** include Allied Health, Automotive Technology, Aviation, Computer Technology, Early Childhood Care & Education, Electrical Lineman Technology, Mechatronics Technology, and Movie Production.



**SOUTHERN
CRESCENT**
TECHNICAL COLLEGE

Questions?

The bottom of the slide features two thick, parallel, wavy orange lines that sweep across the width of the image, creating a decorative footer element.

How to Get in Touch?

Contact Us

1

Address: 130
MLK Senior
Heritage Trail

2

Email :
kallonce@cityofstockbridge-ga.gov

3

Phone:
770.268.9151



DOWNTOWN BUSINESS ASSISTANCE PROGRAM

City of Stockbridge

PROGRAM GUIDELINES

PURPOSE

The purpose of the Downtown Business Assistance Program, the “Program”, is to encourage small businesses to locate, expand, or relocate within the Downtown Area (DDA boundaries) of the City of Stockbridge.

The overall goals of the Program are to:

- Encourage business retention, job creation, growth and support the long-term vitality of the Downtown Area.
- Assist property owners in achieving the highest and best use of vacant and semi-occupied properties through rehabilitation and renovation assistance.
- Assist existing businesses or tenants in relocating to a downtown location.
- Encourage growth in retail and service businesses.
- Improve interior conditions of commercial properties throughout the Downtown Area.

FUNDING

The Program provides qualified new and existing retail and service businesses within the Downtown Area and businesses wishing to relocate to the Downtown Area, both non-monetary and financial incentives related to business retention/relocation, business start-up, interior build out, purchase of capital equipment, rent abatement, impact fees, and marketing.

The maximum total funding amount under the program per eligible business is \$20,000. The City Manager has the authority to sign agreements on behalf of the City for all eligible applications.

AREAS OF FUNDING

Categories	Expense Criteria	Maximum Funding
Interior Improvements	Addition, alteration, or renovation	\$10,000
Marketing	Marketing plan (may include marketing campaigns for goods and services, advertising in local papers and websites, use of outside marketing firm to design website, and signage.)	\$5,000
Capital Equipment	No less than \$2,000.00	\$10,000
*Rent Abatement	Not to exceed (six) 6 months	\$10,000
Impact Fees	As determined by the Impact Fee Schedule	\$5,000

* Rent abatement is available only to new businesses and will only be reimbursed on a quarterly basis, i.e., a business would receive payments up to \$ 2,500 a quarter for a total of \$10,000.

ELIGIBILITY

Eligibility Requirements To qualify for the Program, an application must meet the following criteria:	• The property must be located within the Downtown Area. https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:b0152512-bb0c-46c7-ad96-9c1f9216ad20 • The property must have no outstanding fees, taxes, fines, or liens to the City of Stockbridge • The proposed improvements must conform to all applicable City of Stockbridge Unified Developmental Code - Minimal Building Standards. (https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:be805bc9-3be4-44a6-bd37-8d2f4d652267) • Proposal must include a business plan, resumes for principals and management, and tax returns for the prior two (2) years. • The grant application must be submitted by a business owner with the approval of the property owner. • Applicants with existing businesses must have a valid business license with a minimum of two years remaining on their lease or an option to renew. Businesses new to City of Stockbridge will have to obtain an Occupational Tax Certificate within 30 days upon execution of the grant agreement.
Eligible Building Improvements The following improvements are eligible for reimbursement under the Program:	• Dry walls, feature walls, flooring, lighting, windows/doors • Electrical, HVAC/mechanical, plumbing repair/upgrades • ADA improvements • Life Safety Improvements (i.e., sprinklers, alarms, exit signs)
Ineligible Improvements The following are NOT eligible for reimbursement under the Downtown Development	• Improvements not consistent with City's Code of Ordinances pursuant to zoning and land use regulations • Inventory • Nonfixed improvements (furnishings, decorations, or supplies) • Acquisition of real estate • Sweat equity and business payroll • Uses that involve illegal and unlawful activity • Labor performed by non-licensed contractor • Late Payment Fees
Ineligible Applicants	• Not-for-profit organizations, church/religious institutions, tattoo parlors, vape shops, body piercing or body art shops, adult entertainment facilities, adult-oriented or adult-themed retail businesses, liquor stores, gun shops, pawn shops, businesses that sell drug paraphernalia
Eligible Business Uses The following industries are given high consideration.	• Entertainment (i.e., live entertainment venues, comedy clubs, axe throwing, escape rooms, etc.) • Film/music production (movie/music studios, etc.) • Food and beverage (i.e., restaurants, coffee shops, etc.) • Cultural arts (i.e., art galleries, artesian shops, photographic studios, etc.) • Specialty retail (i.e., bookstores, florists, etc.)

The Program Agreement term is three (3) years. The business must remain in operation for three (3) years from the execution date of the agreement. If the business fails to comply with any of the terms or conditions of the Agreement, the City shall be entitled to immediately seek the repayment of funds from the business that have already been disbursed by the City.

SMALL BUSINESS FAÇADE & BUILDING IMPROVEMENT PROGRAM

City of Stockbridge

PROGRAM GUIDELINES

PURPOSE

The purpose of the Small Business Facade & Building Improvement Program, the “Program”, is to renovate and enhance the overall appearance of existing properties by providing an incentive to encourage private investment in the improvement of commercial buildings within the City of Stockbridge.

The overall goals of the Program are:

- Improve the exterior conditions of commercial properties throughout the city
- Mitigate code deficiencies
- Encourage reuse and revitalization of vacant or underutilized buildings
- Improve and cultivate vibrant storefronts along major commercial corridors
- Increase private investment in the improvement of commercial buildings

FUNDING

Commercial properties located within the City of Stockbridge are eligible to receive funding (on a reimbursement basis only) for building improvements up to \$10,000 or 50% of the cost of improvements, whichever is less.

The grant amount shall be determined based on the lowest of at least two (2) qualified bids submitted with the application. Funding for the Program shall be awarded on a first come, first served basis, and is limited to one (1) property owner or tenant per calendar year. The City of Stockbridge will not reimburse the cost of building improvements that begin prior to the effective date of the Grant Agreement.

All building improvements made under the Small Business Facade & Building Improvement Program shall be properly maintained for a minimum of two (2) years following the completion of the improvements. The City of Stockbridge reserves the right to seek partial or full repayment if the improvements are removed, demolished, or not properly maintained pursuant to the Grant Agreement.

The award amount for each approved applicant is determined by the number of grant applications received. Grant assistance is limited by the annual budget for the Program.

ELIGIBILITY

Eligibility Requirements To qualify for the Program, an application must meet the following criteria:	• The property must be located within the City of Stockbridge • The property must have no outstanding fees, taxes, fines, or liens to the City of Stockbridge • The proposed improvements must conform to all applicable Federal, State, County, and City Code of Ordinances. (https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:be805bc9-3be4-44a6-bd37-8d2f4d652267) • All applicants must propose a minimum of two (2) distinct improvements. • The grant application must be submitted by a property owner or tenant with the approval of the property owner. • Applicants with existing businesses must have a valid business license and a minimum of two years remaining on their lease or an option to renew.
Eligible Improvements The following improvements are eligible for reimbursement under the Program:	• Exterior lighting • Exterior signage • Canopy or awnings • Repair and or replace original architectural details. • Door or window replacement including window framing (must match original size, style, and scale). • Exterior repair of façade stucco, painting, brick, and textured pavement • Hardscape visible from the street (Ex: concrete or stone patios, pergolas, pavers, etc.) • Landscaping (Ex: planters) • Improvements that support outdoor seating and dining structures • Improvements that incorporate design elements to prevent crime (e.g., nighttime lighting, windows looking onto streets and parking lots, etc.), • ADA improvements (Ex: chair lifts, handrails, accessible means of entrances)
Ineligible Improvements The following are NOT eligible for reimbursement under the Economic Development Facade Improvement Program:	• HVAC repair and/or replacement • Roof repair, replacement, or other roof modifications • Improvements not consistent with City's Code of Ordinances pursuant to zoning and land use regulations • Sweat equity and business payroll • Any interior improvements or repairs • Purchases of equipment, inventory, furnishings, decorations, or supplies (nonfixed improvements) • Acquisition of real estate • Uses that involve illegal and unlawful activity • Permitting fees • Professional service fees • Labor performed by non-licensed contractor • Late Payment Fees • Any improvements not visible from the public right-of-way

Ineligible Applicants	National franchises, church/religious institutions, tattoo parlors, vape shops, body piercing or body art shops, adult entertainment facilities, adult-oriented or adult-themed retail businesses, liquor stores, gun shops, pawn shops, businesses that sell drug paraphernalia
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APPLICATION REVIEW

Applications for the Program shall be reviewed based on the date of submittal of a completed application packet. All applications shall be evaluated by a grant review committee comprised of the Economic Development Director, the Grants Administrator, and the Main Street Manager. If the application is selected for funding, the committee will recommend approval of the application and a Grant Agreement shall be presented to the City Manager for final approval.

AWARD/DISBURSEMENT

The Program Manager will authorize payment of the Grant after all inspections have been completed and a certificate of completion has been authorized, if applicable. Grantees under the Program must secure all the necessary permits within 120 days and all improvements must be made within one (1) year of the effective date of the agreement. Extensions may be granted by the Economic Development Director given just cause by the Grantee.

DISCLOSURES

The City of Stockbridge reserves the right to reject any and all applications or to request additional information from all applicants. The City of Stockbridge retains the right to display and advertise commercial properties that receive funds under the Program.

**SMALL BUSINESS FAÇADE &
BUILDING IMPROVEMENT PROGRAM**
City of Stockbridge

STATEMENT OF UNDERSTANDING

1. The Applicant agrees to comply with the guidelines and procedures of the City of Stockbridge Small Business Façade & Building Improvement Program and the other requirements outlined, specified, and agreed all approved.
2. The Applicant understands that he/she must submit detailed cost documentation, copies of building/sign permits, invoices/receipts, contractors' final waivers of lien upon completion of the approved improvements must be submitted for reimbursement.
3. The Applicant acknowledges that no representations have been made by the City of Stockbridge regarding whether this application is eligible for reimbursement or will be approved.
4. The Applicant agrees to defend and hold harmless the City of Stockbridge Small Business Facade & Building Improvement Program, for any claims, liabilities, losses, damages, costs, and expenses (including attorneys' fees) arising out of or resulting from Applicant's request for or use of grant proceeds.
5. The Applicant agrees to observe all applicable federal, state, and local laws pertaining to the use of grant funds.
6. The Applicant hereby acknowledges receipt of, and agrees to fully abide by, and be bound by all terms of the City of Stockbridge Small Business Façade & Building Improvement Program terms of participation, which is incorporated herein by reference.

Applicant Signature

Date

**SMALL BUSINESS FAÇADE &
BUILDING IMPROVEMENT PROGRAM**
City of Stockbridge

APPLICATION

APPLICATION PROCESS

1. Contact the City of Stockbridge Economic Development Department for application packet.
2. Complete the application in its entirety and return it to the Program reviewer along with the required plans and detailed information or email to: ed@cityofstockbridge-ga.gov.
3. Written notification shall be provided within 10 days of the Program Committee decision.
4. Approved applicants will be reimbursed for the awarded grant amount after completion of the project and when reimbursement receipts are submitted. Copies of all applicable building permits and receipts need to be provided at the time reimbursement is requested.

APPLICATION CHECKLIST

Please assemble the application package in the sequence indicated below and label each item.

- Completed Application
- Two color photographs that show existing building conditions.
- Detailed sketches or drawings of the proposed improvements (including placement, color, dimensions, and materials). Some plans may require plans drawn to scale.
- Two bids on contractor letterhead
- Business License
- Proof of ownership or lease

PROJECT DETAILS

A The City of Stockbridge Small Business Façade & Building Improvement Program reserves the right to deny any application due to incomplete information or any application that is inconsistent with the proposed Design Plan for specific zoning district.

Describe in detail any proposed improvements (i.e., removal of fake facades, new signs, awnings, doors, light fixtures, masonry cleaning, repairs to siding, etc.): _____

Proposed project budget: _____

How much funding assistance are you requesting? _____

Proposed start date: _____

Estimated completion date: _____

Will you be completing any other alteration or renovation interior or exterior work to the property? _____
If yes, please describe all additional work to be completed. _____

APPLICANT INFORMATION

Applicant Name _____
Business Name _____ Project/ Business Address _____
Phone Number _____ Email _____
Type of Business _____
Applicant is the: ☐ Property Owner ☐ Business Owner ☐ Other: _____
How long has the business been at the current location? _____
When does your current lease expire? _____ Do you have an option to renew your lease? _____
What are the terms _____
Property owner's name (if different from the applicant) _____
Property owner's phone number _____

I do hereby swear or affirm that the information provided herein is true, complete, and accurate and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. Providing false information to the City of Stockbridge Economic Development Department is a felony.

Applicant Signature

Date

If the applicant is not the property owner, the property owner or authorized representative must review and co-sign below.

OWNER AUTHORIZATION

As owner of the property at: _____ I, _____
_____ have received the above application and hereby authorize operator,
_____ of said address to perform the façade improvements
described above as part of the Small Business Façade Improvement Program.

Applicant Signature

Date

DOWNTOWN SPECIAL EVENTS PROGRAM

City of Stockbridge

PROGRAM GUIDELINES

PURPOSE

The purpose of the Downtown Special Events Program, ("Program") is to provide funding support for qualified special events that assist with certain fees and overall expenses associated with executing a special event. The Program provides grants to organizations conducting events that will provide social and economic impact within the Downtown Area and city at large. The event must be consistent with family-oriented themes, entertainment and/or activities and must promote the City of Stockbridge as a destination.

The overall goals of the Program are:

- Activating the Downtown Area
- Creating a vibrant Downtown
- Promoting community engagement
- Providing cultural enrichment
- Enhancing educational opportunities
- Promoting tourism and economic vitality

FUNDING

The Program provides funding up to \$2,500 to eligible organizations and events. The funding shall be used solely for the following event expenses:

- Event related marketing and promotion
- Rentals for events (i.e., equipment, tents, chairs, tables, facilities, and port-o-lets, etc.)
- Special Event Permit fees
- Security detail expenses

Funds will be provided only for events occurring after grant applications have been approved, provided evidence of required insurance, event budget, and presented a marketing and logistics plan for city approval. Funds will be distributed on a reimbursement basis after the event has occurred and the Economic Development Department has received acceptable backup documentation including copies of invoices and proof of payments thereof.

APPLICATION

There will be two application periods during each calendar year. Applications will be available only during these two periods each year and event funding will be considered only during the timeframes set forth in the chart below:

Application Available	Application Due	Events Occurring
January 1	February 1	April - October
July 1	August 1	November - March

The City of Stockbridge reserves the right, in its sole discretion, to solicit additional applications at any time throughout the year subject to funding availability.

ELIGIBILITY

Eligibility Requirements To qualify for the Program, an application must meet the following criteria:	• Event will occur after approval. • The event is scheduled to take place between the set timeframe of the date(s), time(s) and location that have been determined. • The event is not financially dependent on receiving City support. • Be an entity registered with the Georgia Secretary of State, Division of Corporations. • The event does not need to be free of charge but should be accessible to the general public.
Ineligibility Criteria The following are NOT eligible for reimbursement under the Special Events Program	• Campaigns or events that serve a political purpose or are sponsored by political organizations. • Religious-based events. • Event organizers and organizations that have not fulfilled previous City special event obligations or have an outstanding debt to the City of Stockbridge. • Individuals. • Invitation-only events; those that are not open to the general public.
Qualification Criteria To qualify to be considered to receive City special event support, all applications must comply with the following	• Applications should be submitted 100% complete online to be considered. • Events must include a complete event budget, clearly stating event expenses. • Demonstrate cost effectiveness and financial management for the event. • Only one event per application. • Must provide proof of public liability insurance. • Must provide a post-event report on event attendance, measurable objectives, and performance numbers within 10 days following the conclusion of the event.
Evaluation Criteria Applications will be reviewed and evaluated based on the following criteria	• The event directly or indirectly benefits the Stockbridge community by offering educational, cultural or arts experiences or by providing recreational or social activities. • The event is open to the public and free of charge. • The event attracts visitors to the Downtown Area. • The event contributes to the vibrancy of the Downtown Area. • The event delivers substantive and measurable economic benefits to City.

UPSKILL STOCKBRIDGE

City of Stockbridge

PROGRAM GUIDELINES

PURPOSE

Increase workforce development by enhancing job readiness of residents through strategic partnerships.

OBJECTIVES

- Provide supportive career pathway and navigation services, workforce coaching, job training, and placement;
- Assist residents with the training and skills necessary to secure not only a job but a career path;
- Match residents with specific employers;
- Help residents leverage higher wages and greater socio-economic mobility;

PROGRAM OVERVIEW

Eligible Residents to receive up to \$1,000 stipend from the City of Stockbridge for successfully completing a certificate program at Southern Crescent in the following high-demand industry ready sectors: Allied Health, Automotive Technology, Aviation, Computer Technology, Early Childhood Care & Education, Electrical Lineman Technology, Mechatronics Technology, and Movie Production.

ELIGIBILITY REQUIREMENTS

- Must be a resident of the City of Stockbridge for at least a year prior to application;
- Must be at least 18 years old;
- Must complete a two-hour orientation;
- Must complete at least 2 hours of career counseling;
- Must complete a certificate program (\$500 for one-term programs and \$1,000 for two-term programs).

PROCESS

1. Stockbridge residents submit applications to the Economic Development Department to determine eligibility for funding;
2. Eligible residents submit applications by the deadline to Southern Crescent admissions office;
3. Up to 20 residents selected in the first cohort;
4. Residents complete a certificate program;
5. Residents receive a stipend from the City of Stockbridge.

CITY OF STOCKBRIDGE
AMERICAN RESCUE PLAN ACT - SLFRF SPENDING

ARPA Funding Balance		REVENUE LOSS - Round 1				REVENUE LOSS - Round 2		Eligible Use: Investment in Sewer	
			Original Budget	New Revised Budget 1	New Revised Budget 2	Additional Approved Projects	Budget	Approved Project	Original Budget
Full ARPA Allocation	\$ 11,167,240.00	Project: Police Department \$4,758,689.5 (5,557,504.30)				Facilities Security Equipment	\$ 542,062.92	Stormwater	\$ 1,167,240.00
Revenue Loss Category	\$ 10,000,000.00	Police Vehicles	\$ 3,594,110.93	\$ 3,661,710.27	\$ 4,370,440.66	FY22 COPS Grant Match - 1yr	\$ 454,389.00		
Remaining Balance - 3 Categories	\$ 1,167,240.00	Police Equipment	\$ 213,404.92	\$ 302,172.23	\$ 205,892.54	Employee Retention Initiative	\$ 284,567.25		
Revenue Loss Allocation	\$ 10,000,000.00	Police Technology	\$ 814,604.44	\$ 814,604.44	\$ 803,054.00	Renovations to Events Business	\$ 35,000.00		
Revenue Loss Expended - Round 1	\$ 7,774,877.17	Police Headquarters	\$ 136,569.21	\$ 139,365.35	\$ 178,117.10	Economic Dev Request	\$ 300,000.00		
Revenue Loss Expended - Round 2	\$ 2,225,122.83		\$ 4,758,689.50	\$ 4,917,852.29	\$ 5,557,504.30	Information Technology	\$ 11,000.00		
Balance Remaining from Revenue Loss	\$ -	Project: Public Works \$3,232,503.37 (\$2,161,575.37)				Grants Management Software	\$ 25,000.00		
Balance - 3 Eligible Use Categories	\$ 1,167,240.00	Stormwater	\$ 142,228.30	\$ 238,540.30	\$ 238,540.30	Wayfare Signs	\$ 573,103.66		
Sewer Infrastructure Project	\$ 1,167,240.00	Sewer	\$ 2,992,530.07	\$ 2,769,257.78	\$ 1,825,290.07		\$ 2,225,122.83		
Remaining Balance - 3 EU Categories	\$ -	Water	\$ 97,745.00	\$ 97,745.00	\$ 97,745.00				
Total Remaining ARPA Allocation	\$ -		\$ 3,232,503.37	\$ 3,105,543.08	\$ 2,161,575.37				
Balance Remaining from Revenue Loss	\$ -	Project: Human Resources \$88,000							
		Medicaid	\$ 800.00	\$ 797.50	\$ 797.50				
		Incentive Payment	\$ 87,200.00	\$ 55,000.00	\$ 55,000.00				
			\$ 88,000.00	\$ 55,797.50	\$ 55,797.50				
			\$ 8,079,192.87	\$ 8,079,192.87	\$ 7,774,877.17				

CITY OF STOCKBRIDGE
AMERICAN RESCUE PLAN ACT - SLFRF SPENDING



City of Stockbridge

AGENDA ITEM

MEETING DATE

May 30, 2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☒ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☒ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron and Brad Holtsinger

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

May's Crossing Lift Station & Force Main Rehabilitation Change Order

BACKGROUND INFORMATION:

The Change Order would, (1) replace the Old Conyers gravity sewer main, (2) replace the May's Crossing lift station generator, (3) install an air release valve on the Willow Springs force main, and (4) install razor ribbon on the fence at the May's Crossing lift station.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER *John Wiggins* _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$342,667.80

ATTACHMENTS: ☒



April 19, 2023

Via Email

Mr. Decius Aaron
Public Works Director
City of Stockbridge
321 Taylor Drive
Stockbridge, GA 30281

RE: City of Stockbridge
May's Crossing Lift Station & Force Main Rehabilitation
C&S Project No.: S9100.034

Dear Mr. Aaron:

At the request of the City, Allsouth Constructors, Inc. has provided pricing for 1) Replacement of the Old Conyers gravity sewer main, 2) replacement of the May's Crossing lift station generator, 3) installation of an air release valve on the Willow Springs force main, and 4) installation of razor ribbon on the fence at the May's Crossing lift station. A description of the work involved for each task is provided below:

1. Old Conyers Gravity Sewer Main

- The existing gravity sewer main running serving Stockbridge Middle and High school is failing near Old Conyers Road. This segment of line is deteriorated to such extent that the iron pipe can be penetrated when touched and will soon begin spilling raw wastewater. The primary cause of this deterioration is pipe sags and damaged manhole inverts that accumulate wastewater into pools that soon becomes septic, forming hydrogen sulfide. The work to be completed involves replacing approximately 600 LF of gravity sewer main, consisting of DIP and vitrified clay pipe, with new PVC and DIP pipe with protective coatings and completion of a road crossing under Old Conyers Road. The work will also include installing five manholes and replacing the concrete piers and footings for the aerial portion of the gravity main. The Public Works Department solicited quotes from two (2) Contractors: 1) Allsouth Constructors (contracted by the City for the May's Crossing Rehabilitation) and 2) Site Engineering (Stockbridge's On-Call Annual Contractor). The table below provides a summary of the quotes:

Contractor	Amount
Allsouth Constructors, Inc.	\$230,043.60
Site Engineering, Inc.	\$643,400.00

April 19, 2023

2. May's Crossing Lift Station Generator

- The existing generator at the May's Crossing Lift Station has reached the end of its useful life with repairs being required frequently. In order to ensure continued operation of the station during instances of power loss, the existing generator needs replacing. The work to be completed involves removing the old generator, modifications to the existing generator pad and connecting the new generator and automatic transfer switch.

3. Willow Springs Force Main

- The existing Willow Springs Force Main has an air release valve that is not sealing properly when charged. Wastewater Operators have cleaned and maintained the valve but it continues to fail intermittently and will soon result in a major wastewater spill. The work to be completed involves installation of a new air release valve in the existing manhole.

4. May's Crossing Lift Station Razor Ribbon

- The existing May's Crossing Lift Station has experienced increasingly frequent vandalism and theft. In an effort to maintain a secure facility and ensure uninterrupted service to the local community, the installation of razor ribbon in lieu of barb wire is needed. The work to be completed includes installation of approximately 120 LF of razor ribbon.

The table below provides an overall summary of the project budget and includes the pricing provided by the Contractor for the work described above along with a fee for Engineering Services for Design, Construction Administration and Observation related to these items of work.

Incorporating this work into the existing project will expedite completion of the work and reduce additional costs associated with advertisement, bidding, and construction administration. Because of their satisfactory work to date, proximity, and similar scope in regard to the May's Crossing Lift Station and Force Main Rehabilitation, **Carter & Sloope recommends amending Allsouth Constructors, Inc. contract by Change Order to increase it in the amount of \$286,697.80 for a total amended contract amount of \$907,358.55. Our engineering agreement will also need to be amended for our additional work for design, to administer the construction contract and provide observation services for this work. We propose to provide these services for a lump sum cost of \$55,970. The City will need to increase the available funds for this project by \$342,667.80.**

Please execute and return a copy of the attached Contract Change Order. We will deliver a copy to you following execution by the Contractor.

If you have any questions or need any additional information, please call us.

Sincerely,



J. Chad Peden, P.E.

JCP/km

CC: Mr. Brad Holtsinger, City of Stockbridge
Mr. Decius Aaron, City of Stockbridge

PCO 002

Allsouth Constructors Inc.

Date:

3/24/2023

Old Conyers Outfall

Mays Crossing

Engineer: Carter & Sloope

*****Estimate*****

Bid Date: 3/24/2023

Contract Time:

10:14 AM

Description	Qty's	Unit	M.H. per Unit	Total Manhours	M. H. Rate	Unit Labor	Total Labor	Unit Material	Total Material	Unit Sub	Total Sub	Total Cost
Overhead												
Supervision	1.5 mo		160	240	52.50	8400.00	12600.00		0.00	0.00	0.00	12600.00
Job Telephone	1.5 mo			0	30.00	0.00	0.00	100.00	150.00	0.00	0.00	150.00
Job Toilet	1.5 mo			0	30.00	0.00	0.00	200.00	300.00	0.00	0.00	300.00
Small Tools	1 ls			0	30.00	0.00	0.00	1594.80	1594.80	0.00	0.00	1594.80
Final Cleanup	1 day		8	8	30.00	240.00	240.00	100.00	100.00	0.00	0.00	340.00
Traffic Control Signage	1 ea		16	16	30.00	480.00	480.00	750.00	750.00	0.00	0.00	1230.00
Safety	1 ls		0	0	30.00	0.00	0.00	500.00	500.00	0.00	0.00	500.00
Subtotal Overhead				264			\$13,320.00		\$3,394.80		\$0.00	\$16,714.80
Equipment												
Misc. Rental	1 mo		0	0	30.00	0.00	0.00	400.00	400.00	0.00	0.00	400.00
Generator	1 mo		0	0	30.00	0.00	0.00	250.00	250.00	150.00	150.00	400.00
Pick up	1 mo		0	0	30.00	0.00	0.00	1650.00	1650.00	1200.00	1200.00	2850.00
Mini Ex	1 mo		0	0	30.00	0.00	0.00	1975.00	1975.00	640.00	640.00	2615.00
Track Backhoe	1 mo		0	0	30.00	0.00	0.00	7500.00	7500.00	2500.00	2500.00	10000.00
Wheel Loader	1 mo		0	0	30.00	0.00	0.00	5250.00	5250.00	1500.00	1500.00	6750.00
Equipment Mobilization - Allsouth	4 ea		0	0	30.00	0.00	0.00	0.00	0.00	350.00	1400.00	1400.00
Equipment Mobilization - Outside	2 ea		0	0	30.00	0.00	0.00	0.00	0.00	800.00	1600.00	1600.00
Div. 2 Site Work												
Construction Entrance	1 ea		8	8	30.00	240.00	240.00	1250.00	1250.00	0.00	0.00	1490.00
Silt Fencing	500 lf		0	0	30.00	0.00	0.00	0.00	0.00	2.50	1250.00	1250.00
Restore Right of Way	625 lf		0.08	50	30.00	2.40	1500.00	0.00	0.00	0.00	0.00	1500.00
Grassing	1 acre		0	0	30.00	0.00	0.00	0.00	0.00	2000.00	2000.00	2000.00
Div. 3 Concrete												
Footings .3' x 3' x 3'	7 ea		12	84	30.00	360.00	2520.00	250.00	1750.00	0.00	0.00	4270.00

Piers 24" Diameter	7 ea	12	84	30.00	360.00	2520.00	150.00	1050.00	0.00	0.00	3570.00
Rebar	1 ea	24	24	30.00	720.00	720.00	750.00	750.00	0.00	0.00	1470.00
8" DIP Pipe Clamps	7 ea	2	14	30.00	60.00	420.00	250.00	1750.00	0.00	0.00	2170.00

Div. 15 Mechanical

Hydro Vac Existing Utilites	1 ea	0	0	30.00	0.00	0.00	0.00	0.00	2250.00	2250.00	2250.00
Wash Down Existing Manholes	3 ea	0	0	30.00	0.00	0.00	0.00	0.00	300.00	900.00	900.00
8" SDR 35 PVC	240 lf	0.5	120	30.00	15.00	3600.00	14.76	3542.40	0.00	0.00	7142.40
8" SDR 26 PVC	100 lf	0.5	50	30.00	15.00	1500.00	16.25	1625.00	0.00	0.00	3125.00
8" Ductile Iron Pipe 401 Lined	120 lf	0.5	60	30.00	15.00	1800.00	67.68	8121.60	0.00	0.00	9921.60
8" Flanged Pipe 20' Long 401 Lined	6 ea	8	48	30.00	240.00	1440.00	3875.00	23250.00	0.00	0.00	24690.00
8" SS Flange Kits	6 ea	0	0	30.00	0.00	0.00	48.00	288.00	0.00	0.00	288.00
8" Gripper Gaskets	4 ea	1	4	30.00	30.00	120.00	221.15	884.60	0.00	0.00	1004.60
16" 0.25" Wall Casing	60 lf	0	0	30.00	0.00	0.00	98.00	5880.00	0.00	0.00	5880.00
16" x 8" Casing Spacers	3 ea	1	3	30.00	30.00	90.00	200.35	601.05	0.00	0.00	691.05
16" x 8" End Seals	2 ea	1	2	30.00	30.00	60.00	85.10	170.20	0.00	0.00	230.20
16" Jack & Bore	60 lf	0	0	30.00	0.00	0.00	0.00	0.00	150.00	9000.00	9000.00
Excavate Bore Pits	2 ea	24	48	30.00	720.00	1440.00	0.00	0.00	0.00	0.00	1440.00
Bedding Stone	150 tns	0.3	45	30.00	9.00	1350.00	32.50	4875.00	0.00	0.00	6225.00
Buy Precast	1 ea	0	0	30.00	0.00	0.00	14909.00	14909.00	0.00	0.00	14909.00
Manhole Construction	54 vf	1.5	81	30.00	45.00	2430.00	0.00	0.00	0.00	0.00	2430.00
Ring & Cover	5 ea	4	20	30.00	120.00	600.00	0.00	0.00	0.00	0.00	600.00
Manhole Boots	9 ea	4	36	30.00	120.00	1080.00	0.00	0.00	0.00	0.00	1080.00
Inverts	5 ea	8	40	30.00	240.00	1200.00	50.00	250.00	0.00	0.00	1450.00
Trench Shoring	1 ea	16	16	30.00	480.00	480.00	3000.00	3000.00	0.00	0.00	3480.00
Clear Right of Way	1 ea	48	48	30.00	1440.00	1440.00	0.00	0.00	3000.00	3000.00	4440.00

Sub Total Work Items	885.00	26550.00	90971.85	27390.00	144911.85
Total All Items	1149.00	39870.00	94366.65	27390.00	161626.65
Payroll Taxes (35%) & Sales Tax (8%)		13954.50	7549.33		21503.83
subtotal		\$ 53,824.50	\$ 101,915.98	\$ 27,390.00	\$ 183,130.48
Markup	15%	8073.68	15287.40	5% \$ 1,369.50	24730.57
Subtotal					\$ 207,861.05
Bond Premium					\$ 2,182.54
TOTAL					\$ 210,043.60



7025 Best Friend Rd.

Atlanta, GA 30340

770-263-7234

Fax # 770-263-0892

Owner: City of Stockbridge
 Engineer: Carter & Sloope, Inc. / cpeden@cartersloope.com / 706.769.4119
 Address: 479 Old Conyers Road, Stockbridge, GA
 Date: 3/30/2023
 Contractor: Site Engineering / paxton@siteengineeringinc.com / 770.263.7234

DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL PRICE
Mobilization	1	Each	\$ 15,000.00	\$ 15,000.00
Sanitary Sewer				
0-8 Foot Depth PVC	360	L.F.	\$ 275.00	\$ 99,000.00
8-12 Foot Depth PVC	70	L.F.	\$ 425.00	\$ 29,750.00
Aerial DIP Flange P401	130	L.F.	\$ 600.00	\$ 78,000.00
Existing Sewer				
Tie To existing 8" Sewer	3	EA	\$ 4,000.00	\$ 12,000.00
Demo Existing 8" Sewer	540	LF	\$ 55.00	\$ 29,700.00
Abandon MH	3	EA	\$ 3,000.00	\$ 9,000.00
Cut and Plug 8" Sewer	3	EA	\$ 2,000.00	\$ 6,000.00
Sewer Services				
On New Sewer Main - 0.0 - 6.0 Foot Depth	20	L.F.	\$ 250.00	\$ 5,000.00
Clean-out Assembly - Complete	1	Each	\$ 1,500.00	\$ 1,500.00
Manhole 4' diam				
6.1 - 12.0 Foot Manhole Depth	53	V.F.	\$ 650.00	\$ 34,450.00
Boltdown Watertight Ring and Cover	6	Each	\$ 975.00	\$ 5,850.00
Jack and Bore				
20-Inch Steel Casing With 8-Inch DIP Carrier Pipe	50	L.F.	\$ 1,200.00	\$ 60,000.00

DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT COST	TOTAL PRICE
Erosion				
Erosion Control	1	LS	\$ 24,000.00	\$ 24,000.00
Permanent Seeding (All Types)	1,500	S.Y.	\$ 4.00	\$ 6,000.00
Sod Grassing (All Types)	0	SY	\$ 25.00	\$ -
Soil Conditions				
Trench Stabilization With Crusher Run	350	C.Y.	\$ 80.00	\$ 28,000.00
Trench Rock Excavation and Removal – Base Cost	1	C.Y.	\$ 275.00	\$ 275.00
Clearing				
Clearing	1	LS	\$ 28,000.00	\$ 28,000.00
Driveway				
Gravel Driveway Replacement	100	S.Y.	\$ 25.00	\$ 2,500.00
Concrete Driveway Replacement Residential	65	S.Y.	\$ 95.00	\$ 6,175.00
Miscellaneous				
Traffic Control	1	LS	\$ 30,000.00	\$ 30,000.00
Concrete Piers 0-6 VF	7	EA	\$ 6,500.00	\$ 45,500.00
Line Marker Balls - 3M 1424-XR-ID	10	Each	\$ 110.00	\$ 1,100.00
Post-installation CCTV 8 inch to 20 inch diameter pipe on new pipe	560	L.F.	\$ 10.00	\$ 5,600.00
Bypass Pumping	1	LS	\$ 81,000.00	\$ 81,000.00
Total Base Bid Amount Lines (1 - 191)				\$ 643,400.00

Project Clairfications

- 1 Pricing is valid for 30 days from date of proposal
- 2 Proposal is based upon 1 mobilization, 40 hour work week during business hours 7:00 AM- 5:00 PM weekdays
- 3 Material lead time: 8 weeks (8" DIP p401 aerial flange)
- 4 Sewer bypass will be tied into new line, existing, and temporary pipes daily

Exclusions: The following items are excluded:

- Permitting & Fees. All permits and fees are excluded including those necessary for our work which may include traffic control permits, water connections, sewer connection permits, road cut permits, utility permits, stream buffer, etc.
- 2 Night work or Weekend work
 - 3 Engineering, design
 - 4 Redesign necessary to avoid conflicts, including Engineering or Survey
 - 5 Overtime
 - 6 Electrical
 - 7 Traffic loops
 - 8 Relocation of existing utilities
 - 9 Rock Excavation
 - 10 Rock Boring
 - 11 Stump Boring
 - 12 Dewatering, diversion channels, or pumping stream flows
 - 13 Removal of Hazardous Materials
 - 14 Sod
 - 15 Landscaping
 - 16 Milling or Overlay

Signature of accepting party

Date

Print Name

Title



City of Stockbridge

AGENDA ITEM

MEETING DATE

May 30, 2023

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☒ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Water Main Replacement—Shortline Court

BACKGROUND INFORMATION:

The water main on Shortline Court was originally constructed of PVC and has recently begun experiencing frequent breaks resulting in service interruptions, unaccounted for water and potential contamination of the drinking water system. In an effort to continue delivery of reliable, high quality water to the residents of Stockbridge, the Public Works Department solicited a quote from their annual contractor, Site Engineering Inc., for replacement of the existing water main on Shortline Court. The work includes installation of approximately 320 linear feet of ductile iron pipe, along with fire hydrants, service reconnections, appurtenances, and restoration efforts.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$134,751.25

ATTACHMENTS: ☒

Site Engineering submitted a quote (see attached) to complete the work at a cost of **\$134,751.25**; including a fifteen (15%) percent contingency (\$17,576.25) to account for potential unknowns encountered during construction. Carter & Sloope has reviewed the quote and found that the unit prices included are in-line with current market prices for similar work. Based on Site Engineering's good standing as the City's annual contractor, performance of their work on previous City projects, and reasonable quote to complete the work, it is recommended that Council award the Shortline Court Water Main Replacement to Site Engineering, Inc. in the amount of **\$134,751.25**.

Fiscal Impact: Funds will be provided from the SPLOST V -320-44200-531140



Carter & Sloope
CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

Water Main Replacement – Shortline Court

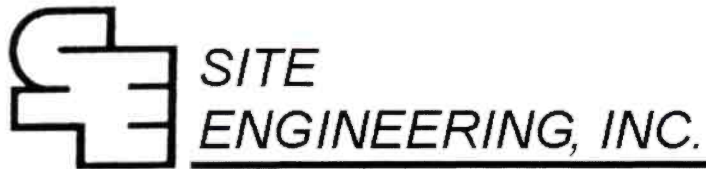
DATE: April 19, 2023
TO: Decius Aaron, Public Works Director
FROM: Chad Peden, P.E., Carter & Sloope, Inc.
RE: City of Stockbridge
Water Main Replacement – Shortline Court
C & S Project No. S9100.012

Background

The water main on Shortline Court was originally constructed of PVC and has recently begun experiencing frequent breaks resulting in service interruptions, unaccounted for water and potential contamination of the drinking water system. In an effort to continue delivery of reliable, high quality water to the residents of Stockbridge, the Public Works Department solicited a quote from their annual contractor, Site Engineering Inc., for replacement of the existing water main on Shortline Court. The work includes installation of approximately 320 linear feet of ductile iron pipe, along with fire hydrants, service reconnections, appurtenances, and restoration efforts.

Recommendation

Site Engineering submitted a quote (see attached) to complete the work at a cost of \$134,751.25; including a fifteen (15%) percent contingency (\$17,576.25) to account for potential unknowns encountered during construction. Carter & Sloope has reviewed the quote and found that the unit prices included are in-line with current market prices for similar work. **Based on Site Engineering's good standing as the City's annual contractor, performance of their work on previous City projects, and reasonable quote to complete the work, it is recommended that Council award the Shortline Court Water Main Replacement to Site Engineering, Inc. in the amount of \$134,751.25.**



7025 Best Friend Rd. • Atlanta, GA 30340 • 770-263-7234 • Fax # 770-263-0892

ATTN: Donald Mullis
City of Stockbridge

3/22/2023

Site:
Shortline Ct.

Item	Unit	Qty	Unit Price	Total
Mobilization	LS	1	\$ 5,000.00	\$ 5,000.00
6x6 Wet Tap	EA	1	\$ 8,500.00	\$ 8,500.00
6" Valve	EA	1	\$ 3,000.00	\$ 3,000.00
6" DIP water main	LF	320	\$ 180.00	\$ 57,600.00
Fire Hydrant	EA	1	\$ 9,500.00	\$ 9,500.00
Fittings	EA	5	\$ 250.00	\$ 1,250.00
Service connections to meters	EA	8	\$ 400.00	\$ 3,200.00
1" Copper	LF	200	\$ 40.00	\$ 8,000.00
1" service taps	EA	4	\$ 800.00	\$ 3,200.00
3/4" Copper	LF	60	\$ 25.00	\$ 1,500.00
Asphalt repair/patch	SY	125	\$ 125.00	\$ 15,625.00
Restoration - grassing (seed & straw)	LS	1	\$ 800.00	\$ 800.00
				\$ -

Sub Total	\$ 117,175.00
Contingency (15%)	\$ 17,576.25
TOTAL	\$ 134,751.25

Exclusions:

Engineering, support and relocation of existing utilities, permits and fees, bypass, restoration other than backfill, concrete work other than at location of repair, sod, milling and full overlay.

Thank you,

A handwritten signature in black ink, appearing to read 'D. Hess'.

David Hess - PE
Site Engineering, Inc.



Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: MARY FATIMA SAADIQ

Occupation: CLAIMS ADJUSTER

Employer: STATE FARM

Home Address: [REDACTED]

City: STOCKBRIDGE

Zip: 30281

Home Phone: [REDACTED]

Home E-Mail: MA [REDACTED]

Work Phone: [REDACTED]

Work E-Mail: [REDACTED]

Cell Phone: [REDACTED]

Preferred E-Mail:

☒ Home

☐ Work

Name and address of the applicant's current residence, located within the city limits of Stockbridge (if applicable)

BOARD, COMMITTEE OR COMMISSION APPLICATION

a) Which Board(s) or Commission(s) do you wish to be appointed to? YOUTH COUNCIL ADVISORY COMMITTEE

If applying for the Main Street Advisory Board, which position?
(See positions noted below)

b) How long have you been a resident or business owner/operator in the City of Stockbridge? 1 Years 2 Months

c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No

d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No

e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No

f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I wish to serve on the board so that I can assist in shedding light and helping to provide solutions to arising concerns in our communities.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

By-Laws allow Henry County Residents
OK Youth Council Advisory Committee
Police Department Citizen Police Advisory Council > not eligible (not in the city limits)

- k) Please attach a Resume of Qualifications for the Board position for which you are applying.

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature

Printed Name

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov