



Where Community Connects

**STOCKBRIDGE
PLANNING COMMISSION**

BOARD MEMBERS

Askia Abdullah, Chair

Vacant, Vice Chair

Stanley Dumas

Harold Thibodeaux

David Planchon

Anthony Mitten

ADMINISTRATION

Brecca Carter

Community Development Director

Ryan Anderson, Chief Planner

Linda Logan

Senior Planner, Secretary

Gordon Linton, Planner I

Valerie Ross, Attorney

**Planning Commission
Meeting
Agenda
August 24, 2023 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, AUGUST 24, 2023 6:30 PM

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV. ROLL CALL**
- V. ADOPTION OF THE AGENDA**
- VI. APPROVAL OF MINUTES -- JULY 27, 2023**
PC Summary Minutes for July 27, 2023

WELCOME TO NEW PLANNING COMMISSION MEMBER, JAYDEN WILLIAMS

PUBLIC HEARING

Item # 1 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02 (Council District 4)

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000 in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits.

To be presented by the Community Development Staff.

Presented by:

Item # 2 - REZONING CASE #RZ-2023-03 (Council District 4)

Consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc. The property is located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits.

To be presented by the Community Development Staff.

Presented by:

Item # 3 - VARIANCE CASE #VR-2023-02 (Council District 4)

Consider a request for a variance 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 69 of District 12, and it contains 24,96 +/- acres within the Stockbridge City Limits.

To be presented by the Community Development Staff.

Presented by:

PROJECT UPDATES

STAFF COMMENTS

BOARD COMMENTS

ADJOURNMENT

City of Stockbridge

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



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

BOARD MEMBERS:

Askia Abdullah, Chairman
Stanley Dumas
Harold Thibodeaux
David Planchon
Anthony Mitten

ADMINISTRATION:

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

I. CALL TO ORDER – Made by Stanley Dumas, Vice Chairman.

II. INVOCATION – Led by Harold Thibodeaux.

III. PLEDGE OF ALLEGIANCE – Done in unison.

IV. ROLL CALL:

	Present:	Absent:
~ Askia Abdullah	_____	_____X_____
~ Stanley Dumas	_____X_____	_____
~ Harold Thibodeaux	_____X_____	_____
~ David Planchon	_____X_____	_____
~ Anthony Mitten	_____X_____	_____

V. ADOPTION OF THE AGENDA

David Planchon made a motion to adopt the Agenda, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed unanimously, 4-0.

VI. APPROVAL OF MINUTES – May 25, 2023 Summary Minutes.

David Planchon made a motion to adopt the Minutes, and Harold Thibodeaux seconded the motion. A vote was taken, and the motion passed, 3-1, with Stanley Dumas opposing the motion since the Minutes did not note his opposition to the three zoning cases for 713 Valley Hill Road and Parcel #029-01009001 (Conditional Use Permit Case #CU-2023-01, Rezoning Case #RZ-2023-01, and Variance Case #VR-2023-01).

VII. WELCOME TO NEW PLANNING COMMISSION MEMBER, ANTHONY MITTEN

VIII. ELECTION OF OFFICERS: VICE-CHAIRMAN

Harold Thibodeaux made a motion to nominate Stanley Dumas to be the Vice-Chairman, and Davis Planchon seconded the motion. A vote was taken, and Stanley Dumas was unanimously (4-0) elected to be the Vice-Chairman for the remainder of 2023.

IX. BRUSH CREEK COMMONS TOWNHOMES: FINAL TOWNHOME PLAT APPROVAL. Eaman Fatemi, Applicant and Member of Pivotal Enterprises, LLC (Owner as Applicant), requests the approval of his proposed “Final Townhome Plat”, prepared by Seiler & Associates and dated July 20, 2023 for the Brush Creek Commons Townhomes, to be developed on Parcel # S07-01006005 on Shields Road. The Stockbridge City Council previously approved Zoning Modification Case #ZM-2022-01 for the Brush Creek Commons Townhomes on November 14, 2022. The property contains 15.895 +/- acres, with frontages on Brush Creek Court and Shields Road. It is located in Land Lots 59 & 70 of District 12 within the Stockbridge City Limits.

To be presented by the Community Development Staff.

Staff Presentation. Ryan Anderson gave a PowerPoint presentation of the proposed plat for the Brush Creek Commons townhome community. He said that upon the Board’s approval, Chairman Abdullah would be asked to come to the Planning and Zoning Office to place his signature on a hard copy of the plat.

Board Discussion. David Planchon asked the applicant, Eaman Fatemi, some questions about the provision of greenspaces and an HOA, as well as the proposed trail and the proposed single-family townhomes. Harold Thibodeaux asked questions about safety. Eaman Fatemi replied that this would not be a gated community. Harold Thibodeaux remarked that he would like to see gates, and he

also asked about public interaction. David Planchon asked the applicant about the anticipated selling prices of the townhomes, and Eaman Fatemi replied that they would start around \$340,000 to \$375,000, depending upon the market.

Board Action. Harold Thibodeaux made a motion to approve the plat, and David Planchon seconded the motion. A vote was taken, and the motion passed unanimously (4-0).

X. PROJECT UPDATES

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

[None.]

XI. STAFF COMMENTS

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

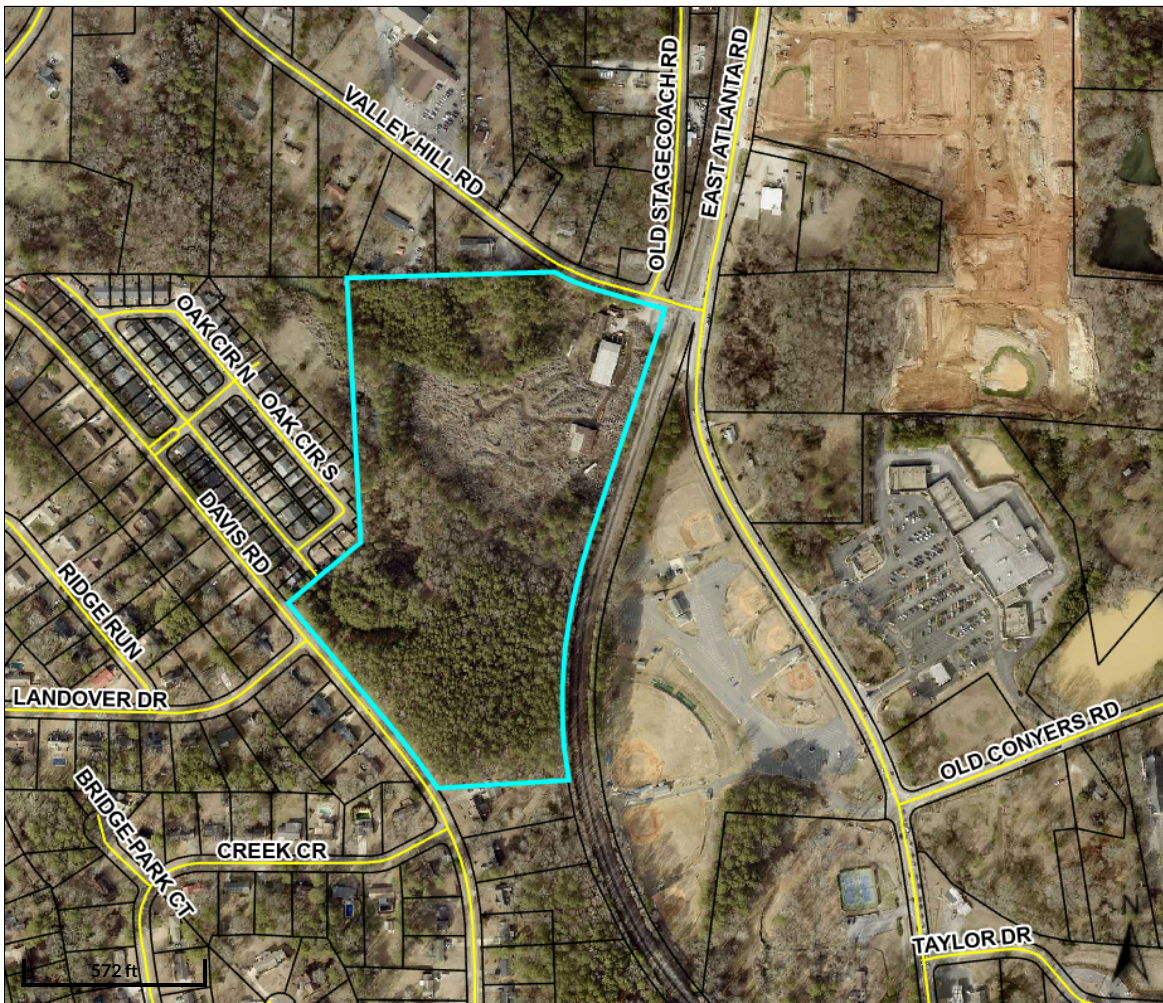
[None.]

XII. BOARD COMMENTS

[None.]

XIII. ADJOURNMENT

Harold Thibodeaux made a motion to adjourn, and David Planchon seconded the motion. A vote was taken, and the motion passed unanimously (4-0).



Overview



Legend

-  Parcels
-  Roads

Parcel ID	S16-01006000	Class	I	Owner	OTAC DEVELOPMENT	Land	\$961000			
Property	55 VALLEY HILL	Acreage	24.96	Address	GROUP LLC	Value:				
Address	RD				55 VALLEY HILL RD	Building	\$243800	Last 2 Sales		
District	City/Stockbridge				STOCKBRIDGE GA	Value:		Date	Price	Reason Qual
					30281	Misc	\$4800	2/4/2013	\$1,000,000	n/a Q
						Value:		8/1/1974	\$131,500	n/a Q
						Total	\$1209600			
						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: 6/23/2023

Last Data Uploaded: 6/22/2023 9:00:14 PM

Developed by  **Schneider**
GEOSPATIAL

Amendment to the Comprehensive Plan Application



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

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

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

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

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

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

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

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

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

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT AN APPLICATION.

REQUIRED ITEMS	COPIES	PROCEDURE	CHECK / INITIAL
Pre-Application Review Form (Meeting Notes)	1	To be completed by a Staff planner during a Pre-Application Meeting, at least one week before you submit your application.	
Application Form	1	Signed and notarized by property owner. Or, in lieu of owner's signature, applicant has signed and notarized a copy of a "Contract", "Power of Attorney" or "Lease."	
Applicant Disclosure Form	1	Required for all property owners, applicants, and agents who are parties to this application. The Form must be notarized .	
Letter of Ownership	1	Letter stating that the owner is aware of the amendment being requested and owns the subject property.	
Letter of Intent	1	Must clearly state the proposed amendment to the Comprehensive Plan.	
Site Plans (11 x 17)	20	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.	

CONTACTS

City of Stockbridge Planning and Zoning
Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3344

City of Stockbridge Building Safety
Division
Permitting Office
4602 North Henry Boulevard
Stockbridge, GA 30281
(678) 833-3314

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
(770) 957-6659

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

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

Name of Applicant D.R. Horton, Inc. Phone: 678-509-0555 Date: 6/28/2023

Address of Applicant: 1371 Dogwood Drive SW Cell # _____

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

Name of Agent Tiffany Hogan Phone: 678-780-8526 Date: 6/28/2023

Address of Agent: 1371 Dogwood Drive SW Cell # 678-780-8526

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.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: LI (Light Industrial)

To: MFR (Multi-Family 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: 55 Valley Hill Road, Stockbridge, GA 30281

Nearest intersection to the property: Valley Hill Road and East Atlanta Road - 364 East Atlanta Rd.

Size of Tract: 24.96 acre(s). Land Lot Number(s): 69 District(s): 12

Property Tax Parcel Number(s):
S16-01006000 (Required)

Witness' Signature

Signature of Applicant

Printed Name of Witness

Tiffany D. Hogan

Printed Name of Applicant

Notary

Signature of Agent

Notary Seal:

(For Office Use Only)

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

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

Mayor/City Council Decision: _____

Planning Director's Signature: _____ Date: _____

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor

Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information

Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, reading "Brad Holtsinger". The signature is written in a cursive, flowing style.

Brad Holtsinger,
Wastewater Superintendent

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 29 day of June, 2023

Donald Cato Jr
Applicant's Name - Printed

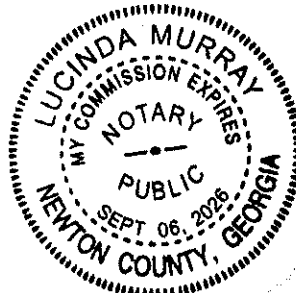
[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of June, 2023

[Signature]
Notary Public



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



June 29, 2023

City of Stockbridge Planning & Zoning
4602 North Henry Blvd
Stockbridge, GA 30281

RE: Letter of Ownership

Dear Director Carter,

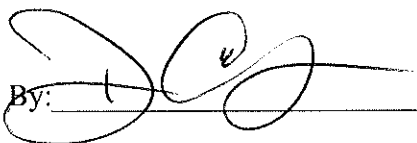
Please accept this correspondence as confirmation of ownership of the 24.9 acres located at 55 Valley Hill Road, respectively. Parcel identification number for the subject parcels is S16-01006000.

As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

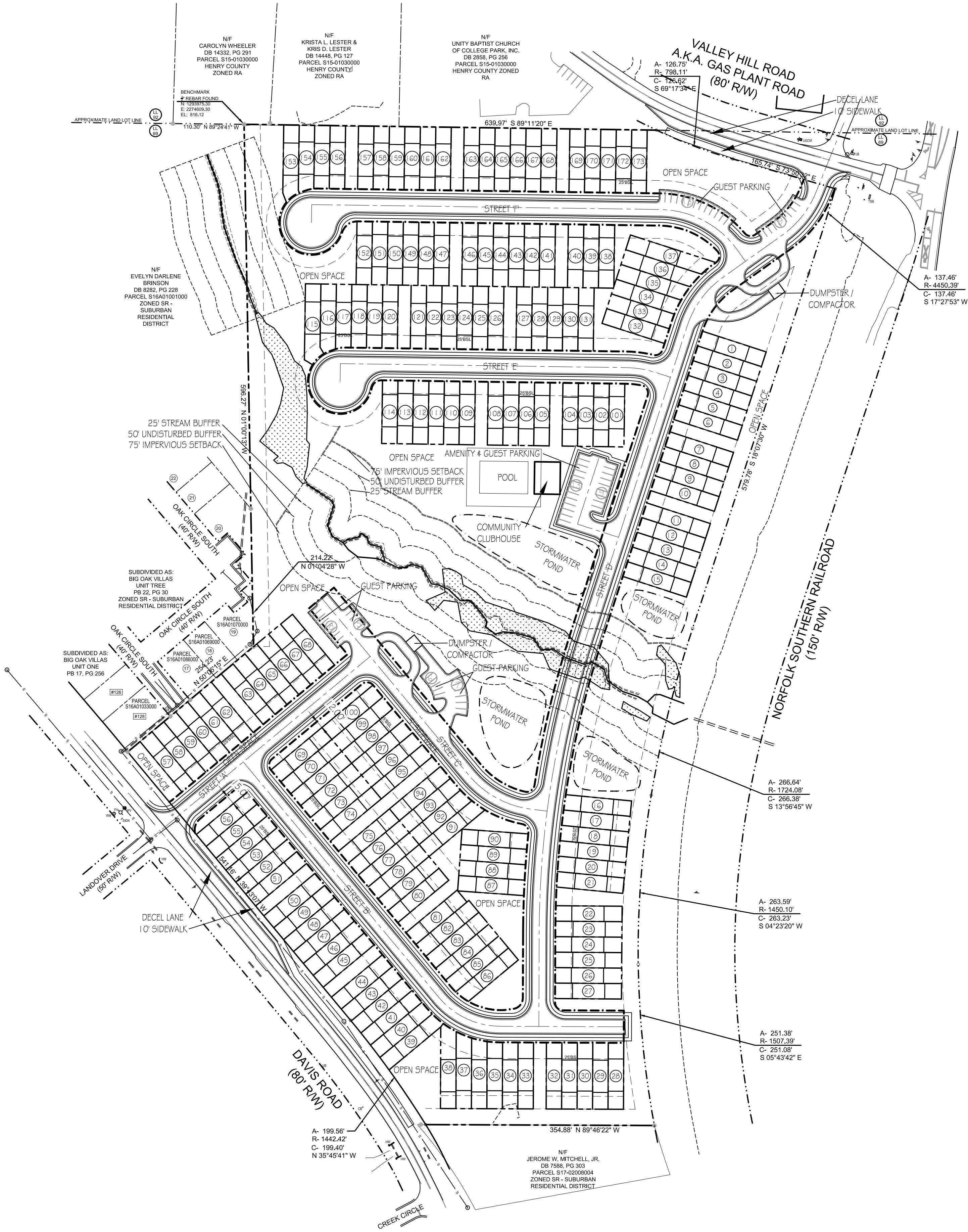
Sincerely,

OTAC Development Group LLC

By: _____

Print Name: Donald Cato Jr

Title: CEO



DATE		DESCRIPTION	
DATE		DESCRIPTION	
--	--	--	--
DESIGN	DRAWN	CHKD	
SCALE:		1" = 20'	
JOB No.			
DATE :		07-03-2023	
FILE No.		23-0303	
SHEET No.			



July 3, 2023

City Council and Planning Commission
Stockbridge City Hall
4602 North Henry Blvd.
Stockbridge, GA 30281

RE: Rezoning, Change in Comprehensive Land Use Map Amendment, and Variance Application

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. rezoning of property located at 364 East Atlanta Rd., Stockbridge, GA, Parcel ID S16-01006000. The property is approximately 24.96 acres. D.R. Horton seeks to develop a unique community of 173 attached homes, built as fee simple townhome units. The property is currently zoned Light Industrial (LI). Applicant seeks to rezone to Multi-Family Residential (MFR). The current future land use is also Light Industrial and therefore applicant simultaneously seeks to amend the Comprehensive Land Map for this parcel to High Density Residential.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to an existing city park.

Applicant intends to offer other features within the community such as:

- Approximately 70 Guest parking spaces
- 2 car garages on all townhome units
- 2 dumpster areas
- A Mandatory Homeowners Association
- 2 access points into the community

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are utilizing the property as a single family home. The properties across the street are commercial and underdevelopment as a high density residential community. An adjacent property is also owned by the City of Stockbridge and is utilized as a city park. D.R. Horton, Inc. intends to explore the possibility of connectivity to this city amenity for residents. This all creates a unique and cohesive flow from the development to a commercial use and a city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. In fact, in light of the current use, the clean-up of the site and the development as a

beautiful residential community will benefit the entire area and the streetscape as people drive past the area to the new Stockbridge Amphitheater.

The applicant has engaged consultants to perform a traffic impact study as well as an environmental study. Both of these studies should result in completed reports prior to the Planning Commission hearing.

While the zoning sought is not compliant with the current Comprehensive Land Use, applicant simultaneously seeks an amendment to the Comprehensive Land Use. There is precedent set by nearby communities for an amendment to high density residential.

The City of Stockbridge continues to grow and attract new employers that are bringing more professional talent to the city. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development at Valley Hill will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

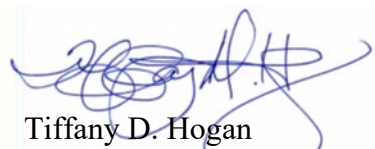
Variance Sought

The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction to 25'. The site has a stream on the property that will require significant buffer areas thereby making some of the site unbuildable. Additionally, there is a significant drop in the elevation of the site from Valley Hill to Davis Road which also significantly affects how the site may be developed. Due to this challenging and extreme topography, applicant believes there is a hardship that warrants a reduction of the front yard setback from proper design of the community.

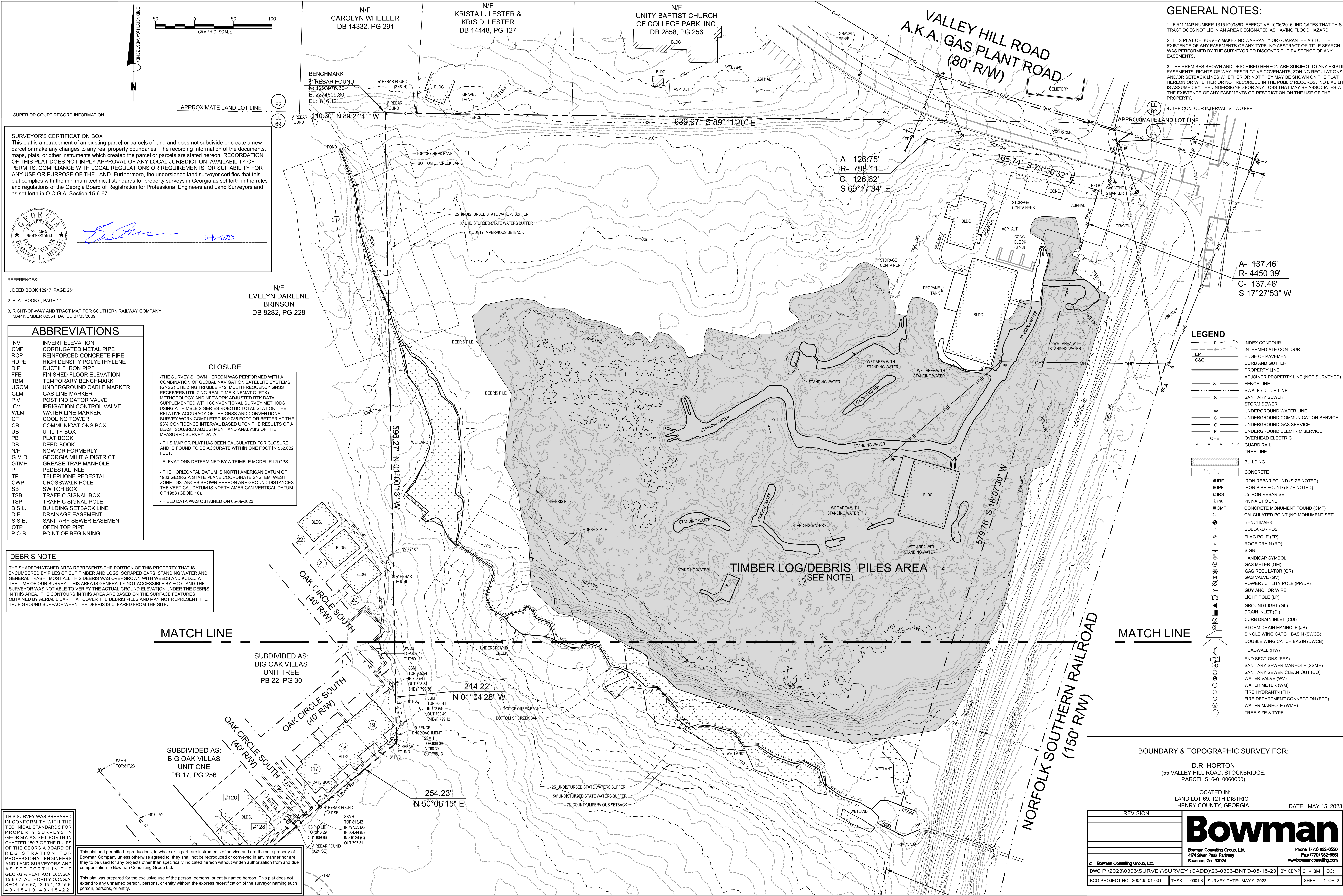
D.R. Horton, Inc. respectfully requests approval of the rezoning from Light Industrial to Multi Family Residential, the Comprehensive Land Map Amendment from Light Industrial to High Density Residential, and the Front Yard Setback Variance.

Thank you for your consideration and your time.

Sincerely,



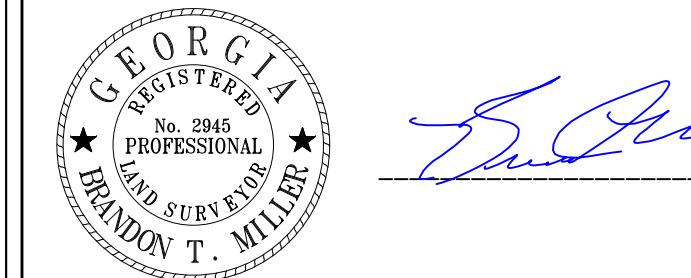
Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8520



GENERAL NOTES:

1. FIRM MAP NUMBER 13151C0086D, EFFECTIVE 10/06/2016, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATES WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.
4. THE CONTOUR INTERVAL IS TWO FEET.

SURVEYOR'S CERTIFICATION BOX
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 15-6-67.



- REFERENCES:**
1. DEED BOOK 12947, PAGE 251
 2. PLAT BOOK 6, PAGE 47
 3. RIGHT-OF-WAY AND TRACT MAP FOR SOUTHERN RAILWAY COMPANY, MAP NUMBER 02554, DATED 07/03/2009

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
PIV	POST INDICATOR VALVE
ICV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	COOLING TOWER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
G.M.D.	GEORGIA MILITIA DISTRICT
CTMH	GREASE TRAP MANHOLE
PI	PEDESTAL INLET
TP	TELEPHONE PEDESTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING

CLOSURE

"THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R121 MULTI-FREQUENCY GNSS RECEIVERS UTILIZING REAL TIME KINEMATIC (RTK) METHODOLOGY AND NETWORK ADJUSTED RTK DATA SUPPLEMENTED WITH CONVENTIONAL SURVEY METHODS USING A TRIMBLE S-SERIES ROBOTIC TOTAL STATION. THE RELATIVE ACCURACY OF THE GNSS AND CONVENTIONAL SURVEY WORK COMPLETED IS 0.036 FOOT OR BETTER AT THE 95% CONFIDENCE INTERVAL BASED UPON THE RESULTS OF A LEAST SQUARES ADJUSTMENT AND ANALYSIS OF THE MEASURED SURVEY DATA.

"THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 552,032 FEET.

"ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12 GPS.

"THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).

"FIELD DATA WAS OBTAINED ON 05-09-2023.

DEBRIS NOTE:
THE SHADED/HATCHED AREA REPRESENTS THE PORTION OF THIS PROPERTY THAT IS ENCUMBERED BY PILES OF CUT TIMBER AND LOGS, SCRAPED CARS, STANDING WATER AND GENERAL TRASH. MOST ALL THIS DEBRIS WAS OVERGROWN WITH WEEDS AND KUDZU AT THE TIME OF OUR SURVEY. THIS AREA IS GENERALLY NOT ACCESSIBLE BY FOOT AND THE SURVEYOR WAS NOT ABLE TO VERIFY THE ACTUAL GROUND ELEVATION UNDER THE DEBRIS IN THIS AREA. THE CONTOURS IN THIS AREA ARE BASED ON THE SURFACE FEATURES OBTAINED BY AERIAL LIDAR THAT COVER THE DEBRIS PILES AND MAY NOT REPRESENT THE TRUE GROUND SURFACE WHEN THE DEBRIS IS CLEARED FROM THE SITE.

MATCH LINE

MATCH LINE

SUBDIVIDED AS:
BIG OAK VILLAS
UNIT TREE
PB 22, PG 30

SUBDIVIDED AS:
BIG OAK VILLAS
UNIT ONE
PB 17, PG 256

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

This plat and permitted reproductions, in whole or in part, are instruments of service and are the sole property of Bowman Company unless otherwise agreed to, they shall not be reproduced or conveyed in any manner nor are they to be used for any projects other than specifically indicated herein without written authorization from and due compensation to Bowman Consulting Group Ltd.

This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express reconfirmation of the surveyor naming such person, persons, or entity.

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

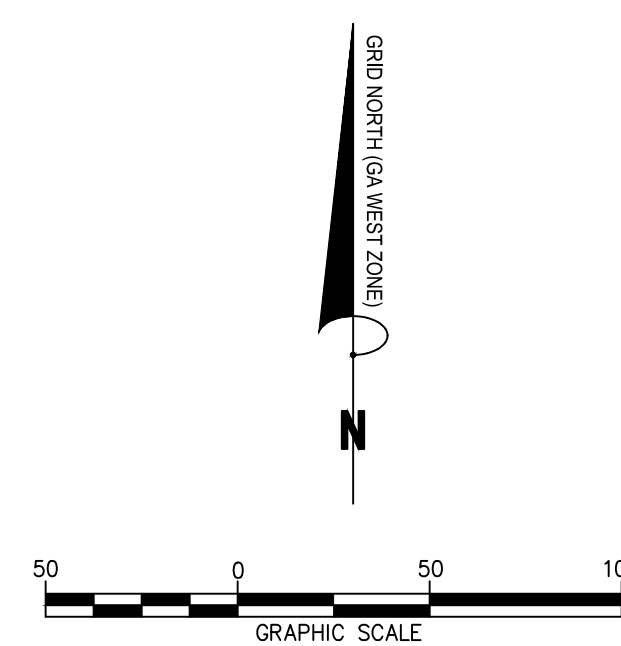
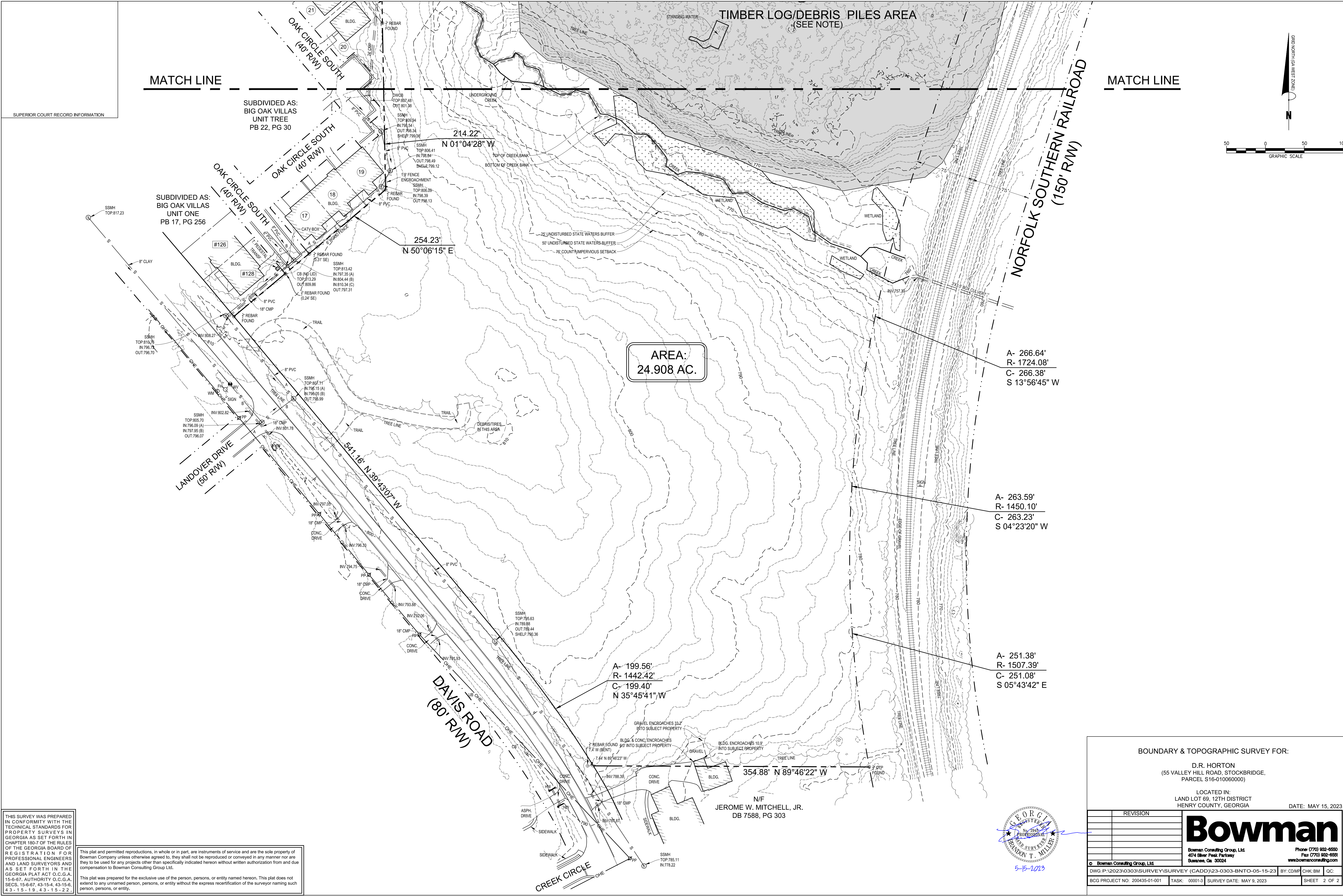
REVISION	

Bowman

Bowman Consulting Group, Ltd.
4074 Silver Peak Parkway
Suwanee, Ga 30024

Phone (770) 932-6550
Fax (770) 932-6551
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.
DWS P:\2023\0303\0303\SURVEY\1 SURVEY (CADD)\23-0303-BNTO-05-15-23 BY:CMF CHK:BM QC.
BCG PROJECT NO: 200435-01-001 TASK: 00001-3 SURVEY DATE: MAY 9, 2023 SHEET 1 OF 2



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA
DATE: MAY 15, 2023

REVISION	

Bowman
Bowman Consulting Group, Ltd.
4274 Silver Peak Parkway
Suwanee, Ga. 30024
Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23		BY: CDM	CHK: BM	QC:
BCG PROJECT NO: 200435-01-001	TASK: 00001-3	SURVEY DATE: MAY 9, 2023	SHEET 2 OF 2	



1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT



DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCrARY
770-932-6550

1. LOT WIDTH: 100' TO 24'
2. SETBACKS: FRONT 50' TO 15', SIDE 15' TO 0'
3. MAXIMUM LOT COVERAGE FROM 50% TO 60%



1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 194 PROPOSED TOWNHOMES
5. DENSITY = 194/24.908 = 7.8 LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.405 ACRES = 42%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 15', SIDE 0' WITH 20'
BETWEEN BUILDINGS, REAR 20'



CONCEPT PLAN

VALLEY HILL ROAD TRACT

VALLEY HILL ROAD

STOCKBRIDGE, GA. HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE		DESCRIPTION	
DATE		DESCRIPTION	
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DESIGN	DRAWN	CHKD	
SCALE		1" = 20'	
JOB No.			
DATE :		05-01-2023	
FILE No.		23-0303	
SHEET No.			

Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM
© BOWMAN CONSULTING GROUP LTD

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor

Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information

Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Holtsinger", with a stylized, cursive script.

Brad Holtsinger,
Wastewater Superintendent



TO: Mayor/Council
Planning Commission

FROM: Gordon Linton, Planner I

CC: R. Ryan Anderson, Chief Planner

DATE: August 24, 2023

Subject: #CP-2023-02 For 55 Valley Hill Road

I. PURPOSE

Consider a Comprehensive Plan Amendment application by D. R. Horton, Inc. to change the Future Land Use Designation from LI (Light Industrial) to High Density Residential on 55 Valley Hill Road to allow for the development of 173 fee simple townhome along with multiple amenities and open space areas. The applicant also submitted a rezoning and a variance application that will be heard concurrently.

II. Background

Proposed Development	Townhome community with 173 units
Site Address	55 Valley Hill Road
Parcel Identification	S16-01006000
Parcel Acreage	24.96 acres
Applicant	D. R. Horton, Inc.
Owner	Donald Cato Jr. (OTAC Development Group, LLC.)
City Land Use Designation	LI (Light Industrial)

City Land Use Zoning	LI (Light Industrial)
Number of Proposed Units Per Acre	7.2 units per acre
Current Use	Warehouse with two buildings; mostly wooded

SURROUNDING LAND USE DESIGNATION

Location	Existing Land Use	Existing Future Land Use Designation
Property to the North	Vacant Land Champion Cleaning Systems – Business Cactus Ridge (Subdivision)	Low Density Residential; Low Density Vertical Mixed Use Low Density Residential;
Property to the South	Single Family Residence; Clark Park	Medium Density Residential Park/Recreation/Conservation
Property to the East	Clark Park Publix Shopping Center Diamante Townhomes	Park/Recreation/Conservation Low Density Vertical Mixed Use Low Density Residential
Property to the West	Big Oak Villas Woodland Ridge North Stockbridge	High Density Residential Medium Density Residential Medium Density Residential

SURROUNDING LAND USE DENSITIES (SUBDIVISIONS)

Name of Subdivision	Units	Estimate Density Per Acres
Big Oak Villas	34	9 units per acre
Diamante Townhomes (construction phase)	200	7 units per acre
D. R. Horton, Inc.	173	7.2 units per acre
Pine Grove	270	4 units per acre
Pineview	77	2.49 units per acre

Ridge Crest	70	1.9 units per acre
North Stockbridge	105	1.50 units per acre
Woodland Ridge	61	1.39 units per acre
Meadow Ridge	70	1.30 units per acre
Cactus Ridge	12	1.14 units per acre
Kinsey Crossing	22	1 unit per acre
Springwood Valley	22	1 unit per acre
Sentry Oaks	29	1 unit per acre

III. Findings of Fact

- The applicant will be rezoning the subject property from LI (Light Industrial) to MFR (Multiple Family Residential). The case will be heard concurrently.
- The applicant will be seeking a variance to reduce the front yard setback from 50 feet to 25 feet. The case will be heard concurrently.
- The vicinity of the area is mostly residential with a combination of Low-Density Residential to the North and West, Low Density Vertical Mixed Use to the North and East, Medium Density Residential to the South and West, and High Density Residential to the West.
- Two parks and a major commercial shopping center are located to the East that contains Publix and other surrounding retail uses.

Aerial Photo of 55 Valley Hill Road

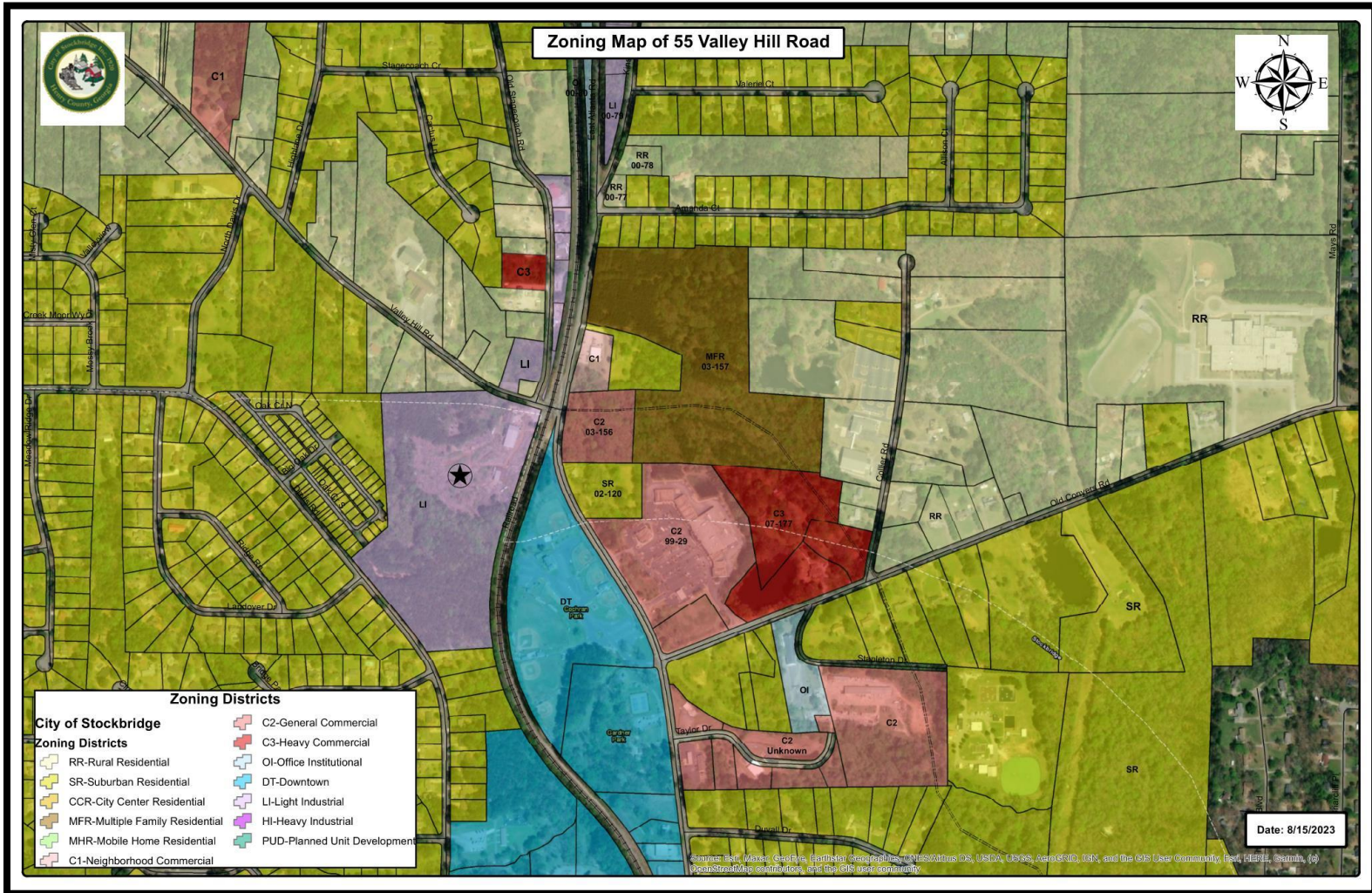
Subject Property

Diamante Townhomes

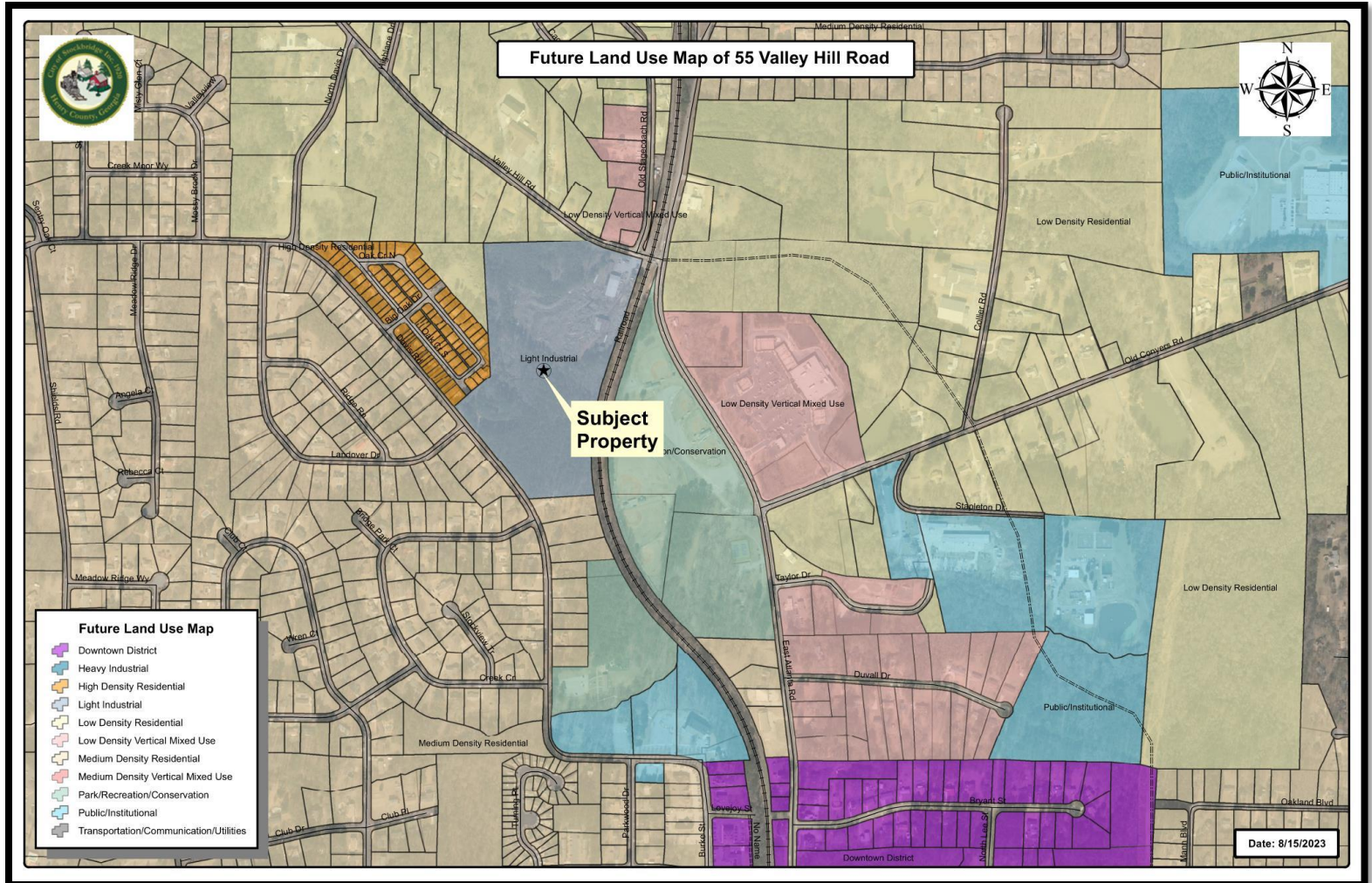
Date: 8/15/2023

Source: Sat. Aerial Imagery, Esri/DeLorme map data, CES/AirMap, USGS, USGS, AeroGRID, MN, and the GIS User Community, Geo, HERE, Garmin, (c) Mapbox, (c) Mapbox, and the GIS User Community.

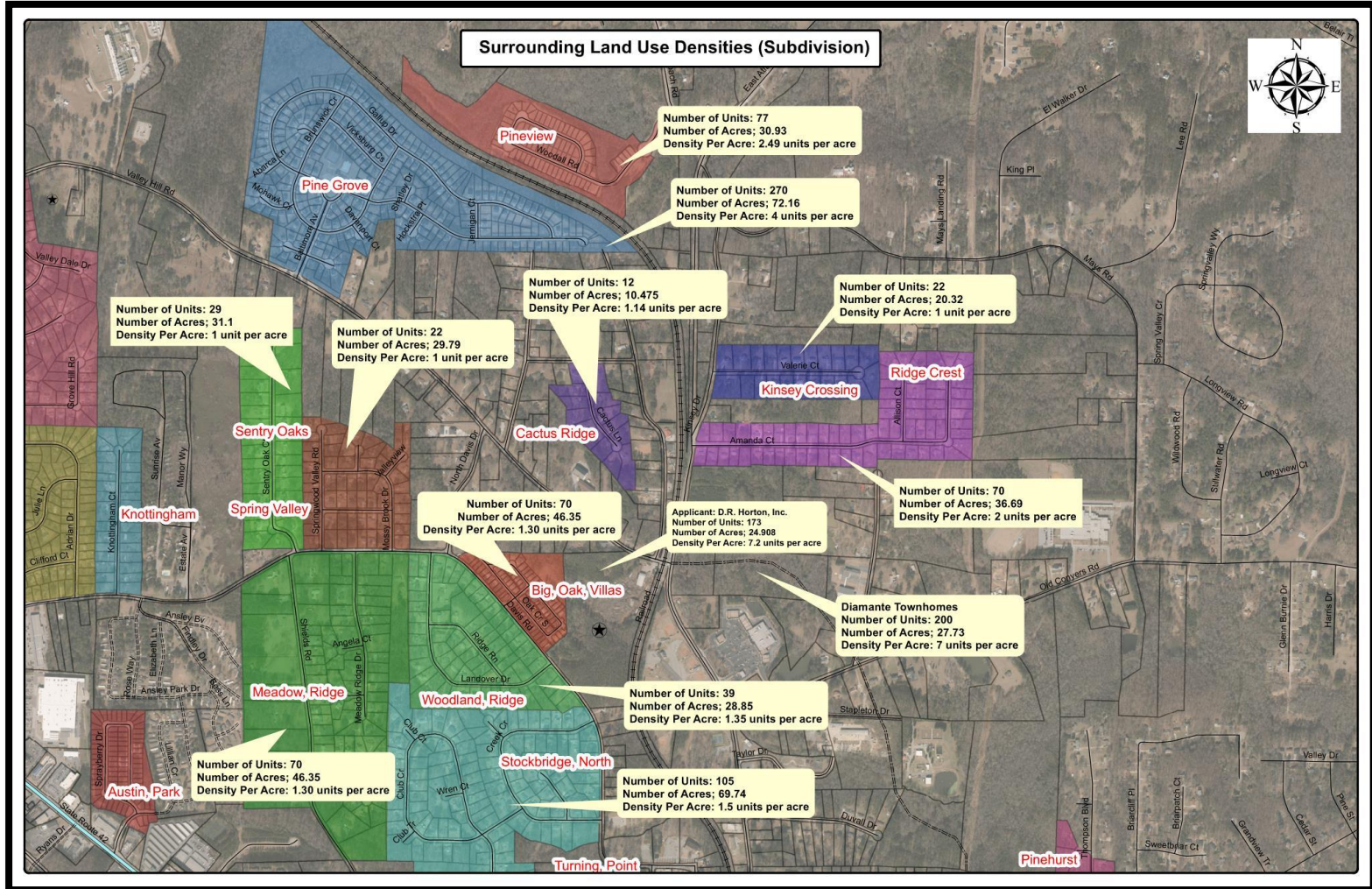
Zoning Map of 55 Valley Hill Road



Future Land Use Map of 55 Valley Hill Road



Surrounding Land Use Densities (Subdivisions)



V. Analysis

Project Description

The applicant proposes a Comprehensive Plan Amendment to change the Future Land Use Designation of the subject property from LI (Light Industrial) to High Density Residential to allow for the development of 173 fee simple townhomes that will include multiple amenities and open space areas.

The current Future Land Use Map designates the subject property as Light Industrial. However, the current Future Land Use Map is incompatible with the requested rezoning of MFR (Multiple Family Residential). Therefore, the applicant is requesting to change the Future Land Use Designation of the subject property from LI (Light Industrial) to 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 of the subject property from LI (Light Industrial) to High Density Residential is necessary because the current land use designation does not allow the development of townhomes. In addition, the proposed townhome development is consistent with the policy goals of the current City of Stockbridge Comprehensive Plan (2018-2038) that are listed as follows on pages 35 and 39.

Community Goals and Policies (pg. 35-39) Community	Provide a mixture of housing options to attract young professionals, singles and small families
	Maintaining a family friendly environment and focus on attracting and retaining young adults.
	Create a sense of place for our community along our commercial corridors

Goals and Policies (pg. 35-39)	Identify opportunities to create new trail connections between existing parks, residential areas, and the downtown.
-----------------------------------	---

2. Relation to the Zoning of the Property.

- The current zoning district of LI (Light Industrial) is not compatible with the list of permitted zoning districts that are found in the requested High-Density Residential Future Land Use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property from LI (Light Industrial) to MFR (Multiple Family Residential) to allow the townhomes to be built. The rezoning will be heard concurrently with this case along with the requested variance.

The requested High-Density Residential is compatible with the requested MFR zoning district. Page 32 of the Unified Development Code states that the intent of the MFR is to “allow the development of multiple family residences served by public water and sewer systems. The provisions that regulate this land use district provides for the development of residential neighborhoods in a high-density urban development environment with access provided on streets that are classified as collector streets of higher.”

3. Suitability of the Site’s Location.

- The requested future land-use designation of High-Density Residential is compatible with the other surrounding future land-use designations that are either adjacent or nearby the subject property which includes the following nearby subdivisions: Big Oak Villas, Pine Grove, Pineview, Ridge Crest, North Stockbridge, Woodland Ridge, Meadow Ridge, Cactus Ridge, Kinsey Crossing, Springwood Valley, and Sentry Oaks. In addition, there is currently a townhome development with 200 units (7 units per acre) that is located to the East that is being built as well in the area. Changing the property’s future land use designation from Light Industrial to High-Density Residential is beneficial to the Valley Hill Road corridor by allowing the continuation of further residential development rather than additional industrial development. As a result, this would enable the City of Stockbridge to provide necessary housing.

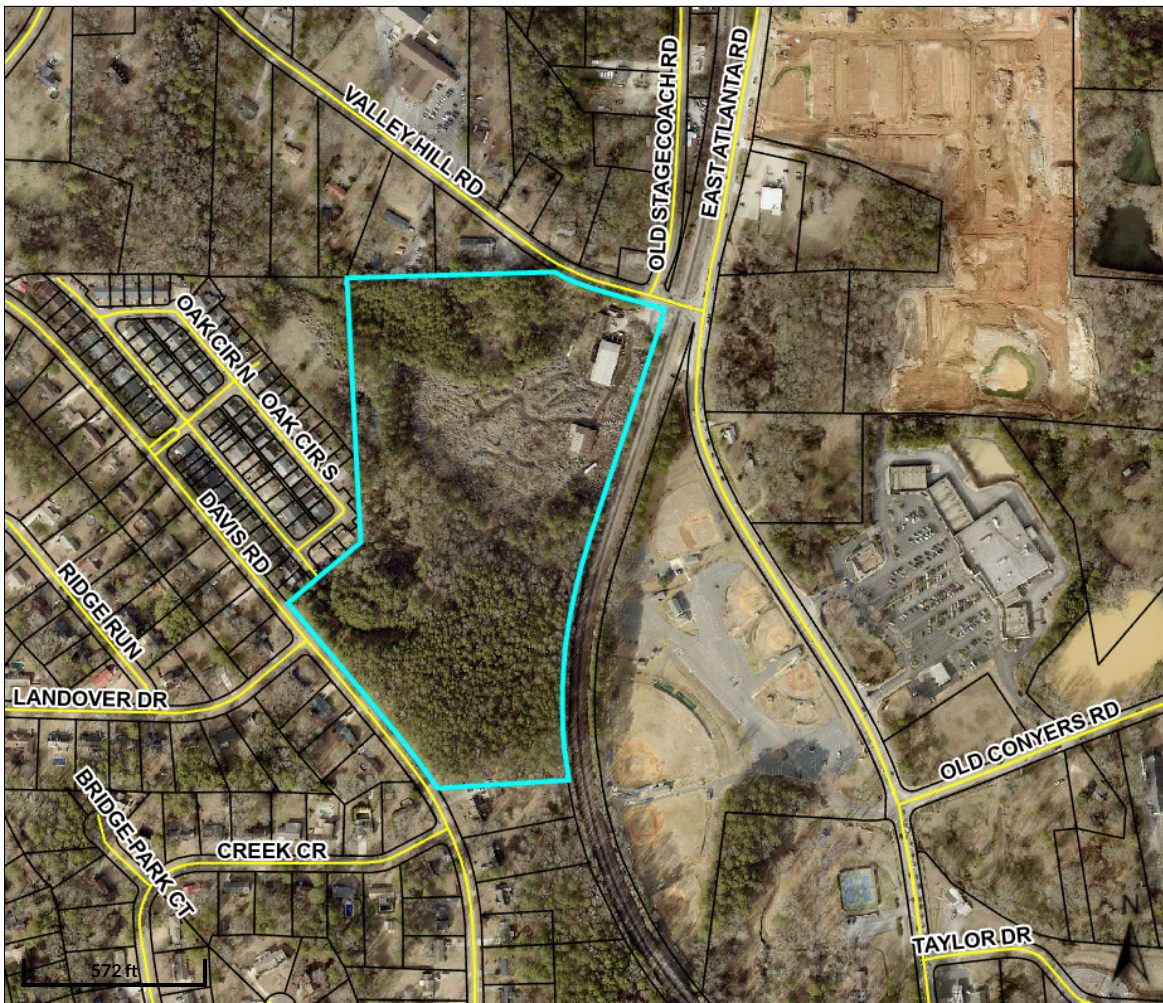
The requested 7.2 units per acre is consistent with the surrounding land-use densities of the subdivisions as shown on page 2 and 3. Furthermore, the surrounding C-2 area located to the East as well as the city park makes the property suitable and feasible for the development of townhome units.

4. Maintaining the Current Land Use Designation.

- Due to the proximity of existing residential neighborhoods and a city park, it is unlikely for the subject property to be developed for industrial use. In addition, the subject property is the only property within the vicinity which has the Light Industrial designation, and residential land use designations surround the property. Furthermore, only one other nearby property is used for industrial purposes. Therefore, the requested High-Density Residential Future Land Use designation would be applicable for this location.

VI. STAFF RECOMMENDATION

- This Staff Report has demonstrated that the requested Comprehensive Plan Amendment via CP-2023-02 would be necessary and desirable for the subject property in conjunction with the requested rezoning of the property via RZ-2023-03 to allow for the proposed townhome units and the requested variance of VR-2023-02 to allow for the reduction of the front yard setback. Therefore, the Planning and Zoning staff recommends **APPROVAL**.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	S16-01006000	Class	I	Owner	OTAC DEVELOPMENT	Land	\$961000			
Property	55 VALLEY HILL	Acreage	24.96	Address	GROUP LLC	Value:				
Address	RD				55 VALLEY HILL RD	Building	\$243800	Last 2 Sales		
District	City/Stockbridge				STOCKBRIDGE GA	Value:		Date	Price	Reason Qual
					30281	Misc	\$4800	2/4/2013	\$1,000,000	n/a Q
						Value:		8/1/1974	\$131,500	n/a Q
						Total	\$1209600			
						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: 6/23/2023

Last Data Uploaded: 6/22/2023 9:00:14 PM

Developed by  **Schneider**
GEOSPATIAL

Rezoning Application

City of Stockbridge, Georgia



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

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

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

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

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

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

[Form revised on 1/19/22.]

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 D.R. Horton, Inc. Phone: 678-509-0555 Date: 6/28/2023

Address Applicant: 1371 Dogwood Drive SW Fax _____ Cell # _____

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com

Name of Agent Tiffany Hogan Phone: _____ Date: 6/28/2023

Address Agent: 1371 Dogwood Drive SW Fax _____ Cell # 678-780-8526

City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.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 Applicant seeks to rezone parcel
ID S16-01006000, 55 Valley Hill Rd. The property totals
approximately 24.96 acres. The property is currently zoned
LI and according to the FLUM is Light Residential. Therefore,
applicant will also see an amendment to the FLUM.

Address of Property: 55 Valley Hill Road, Stockbridge, GA 30281

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

Nearest intersection to the property: Valley Hill Road and East Atlanta Road - 364 East Atlanta Rd.

Size of Tract: 24.96 acre(s), Land Lot Number(s): 69, District(s): 12

Property Tax Parcel Number(s): S16-01006000 (Required)

Witness' Signature _____

Printed Name of Witness _____

Notary _____

NOTARY STAMP



Signature of Applicant _____

Tiffany D. Hogan

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: _____

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor

Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information

Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, reading "Brad Holtsinger". The signature is written in a cursive, flowing style.

Brad Holtsinger,
Wastewater Superintendent

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 29 day of June, 2023

Donald Cato Jr
Applicant's Name - Printed

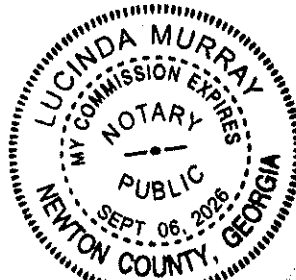
[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of June, 2023

[Signature]
Notary Public



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



June 29, 2023

City of Stockbridge Planning & Zoning
4602 North Henry Blvd
Stockbridge, GA 30281

RE: Letter of Ownership

Dear Director Carter,

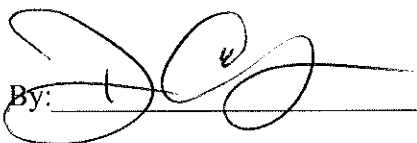
Please accept this correspondence as confirmation of ownership of the 24.9 acres located at 55 Valley Hill Road, respectively. Parcel identification number for the subject parcels is S16-01006000.

As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

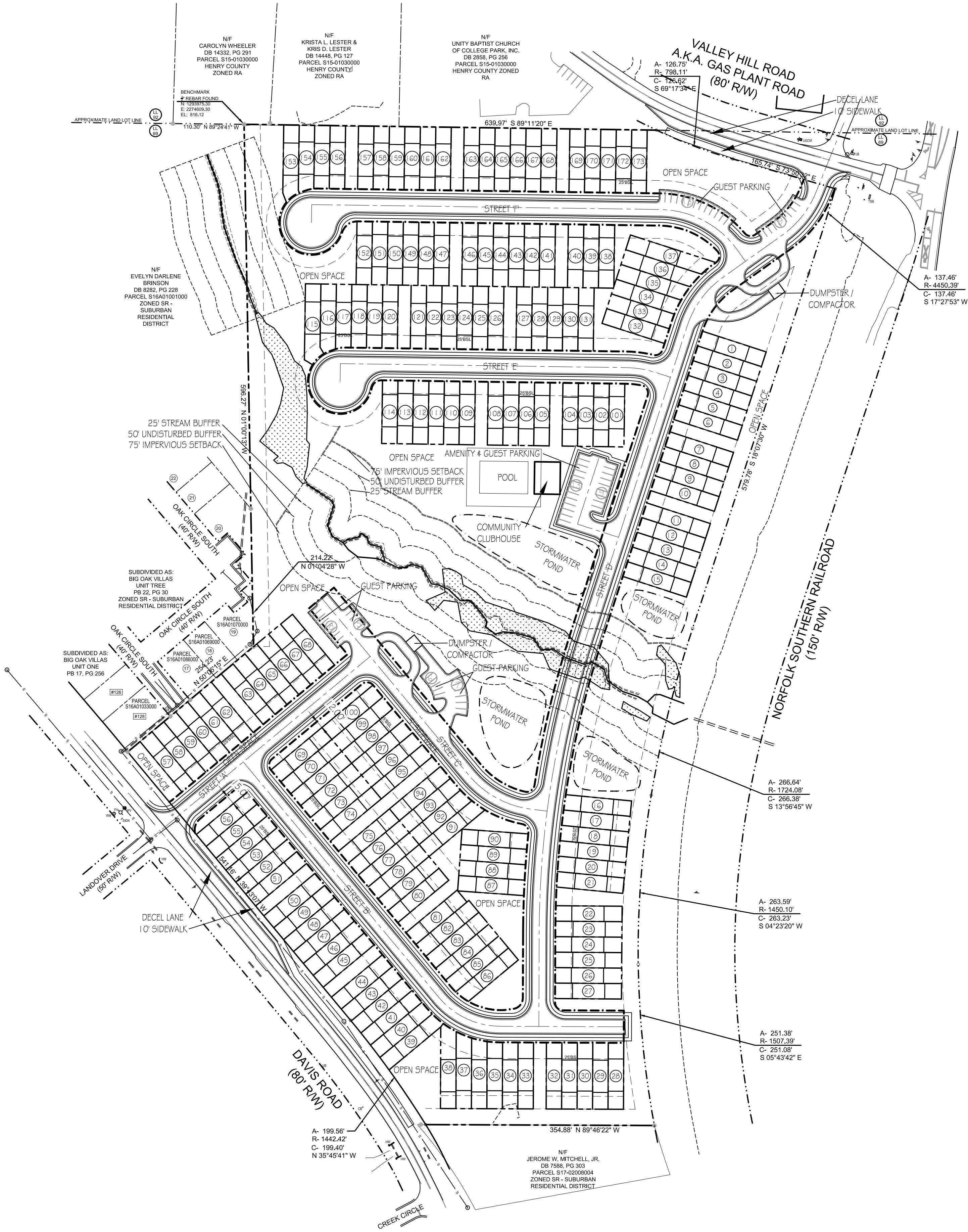
Sincerely,

OTAC Development Group LLC

By: _____

Print Name: Donald Cato Jr

Title: CEO



DATE		DESCRIPTION	
DATE		DESCRIPTION	
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DESIGN	DRAWN	CHKD	
SCALE:		1" = 20'	
JOB No.			
DATE :		07-03-2023	
FILE No.		23-0303	
SHEET No.			



July 3, 2023

City Council and Planning Commission
Stockbridge City Hall
4602 North Henry Blvd.
Stockbridge, GA 30281

RE: Rezoning, Change in Comprehensive Land Use Map Amendment, and Variance Application

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. rezoning of property located at 364 East Atlanta Rd., Stockbridge, GA, Parcel ID S16-01006000. The property is approximately 24.96 acres. D.R. Horton seeks to develop a unique community of 173 attached homes, built as fee simple townhome units. The property is currently zoned Light Industrial (LI). Applicant seeks to rezone to Multi-Family Residential (MFR). The current future land use is also Light Industrial and therefore applicant simultaneously seeks to amend the Comprehensive Land Map for this parcel to High Density Residential.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to an existing city park.

Applicant intends to offer other features within the community such as:

- Approximately 70 Guest parking spaces
- 2 car garages on all townhome units
- 2 dumpster areas
- A Mandatory Homeowners Association
- 2 access points into the community

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are utilizing the property as a single family home. The properties across the street are commercial and underdevelopment as a high density residential community. An adjacent property is also owned by the City of Stockbridge and is utilized as a city park. D.R. Horton, Inc. intends to explore the possibility of connectivity to this city amenity for residents. This all creates a unique and cohesive flow from the development to a commercial use and a city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. In fact, in light of the current use, the clean-up of the site and the development as a

beautiful residential community will benefit the entire area and the streetscape as people drive past the area to the new Stockbridge Amphitheater.

The applicant has engaged consultants to perform a traffic impact study as well as an environmental study. Both of these studies should result in completed reports prior to the Planning Commission hearing.

While the zoning sought is not compliant with the current Comprehensive Land Use, applicant simultaneously seeks an amendment to the Comprehensive Land Use. There is precedent set by nearby communities for an amendment to high density residential.

The City of Stockbridge continues to grow and attract new employers that are bringing more professional talent to the city. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development at Valley Hill will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

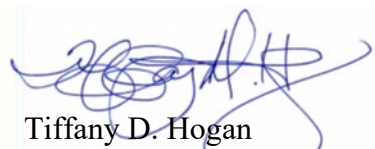
Variance Sought

The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction to 25'. The site has a stream on the property that will require significant buffer areas thereby making some of the site unbuildable. Additionally, there is a significant drop in the elevation of the site from Valley Hill to Davis Road which also significantly affects how the site may be developed. Due to this challenging and extreme topography, applicant believes there is a hardship that warrants a reduction of the front yard setback from proper design of the community.

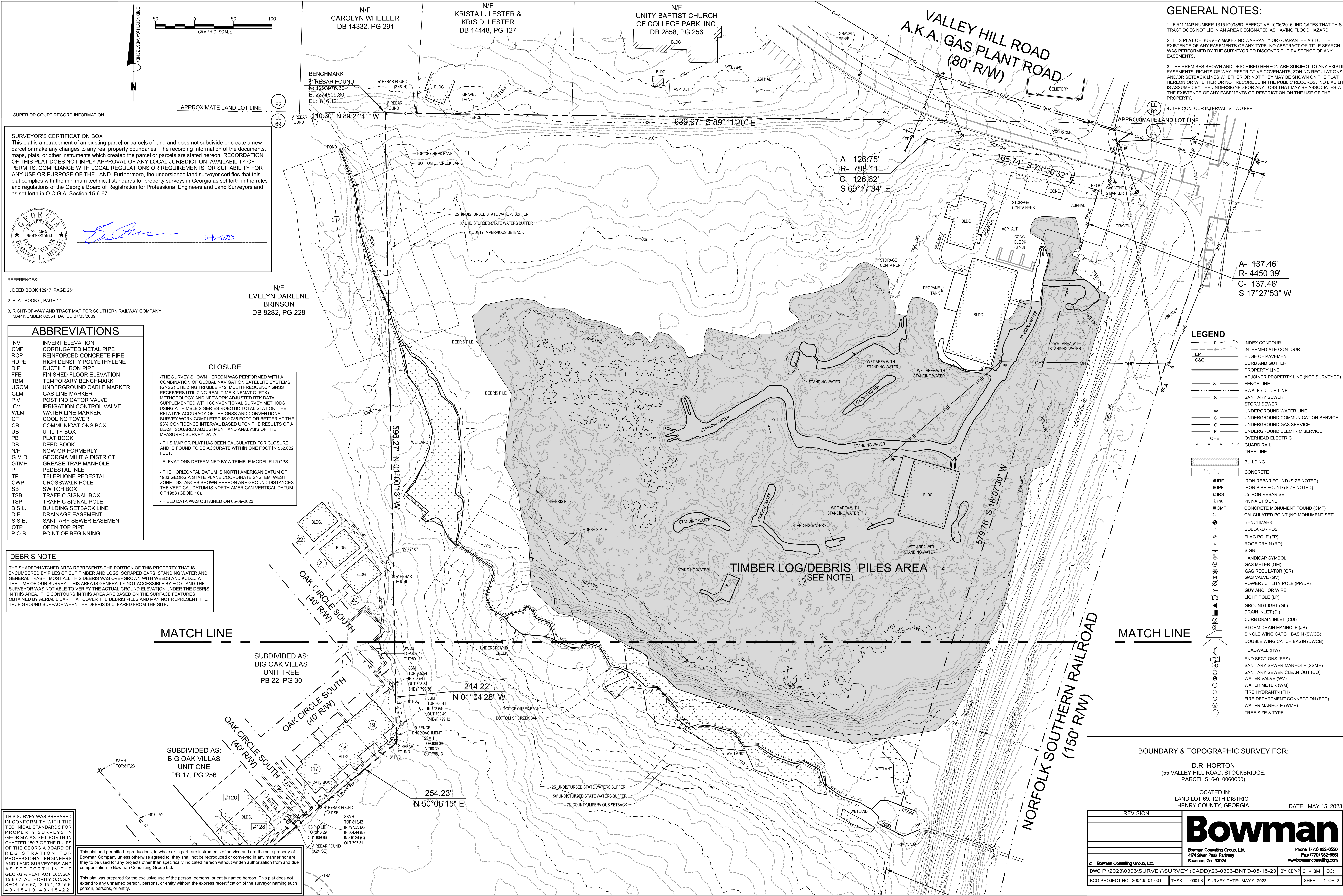
D.R. Horton, Inc. respectfully requests approval of the rezoning from Light Industrial to Multi Family Residential, the Comprehensive Land Map Amendment from Light Industrial to High Density Residential, and the Front Yard Setback Variance.

Thank you for your consideration and your time.

Sincerely,



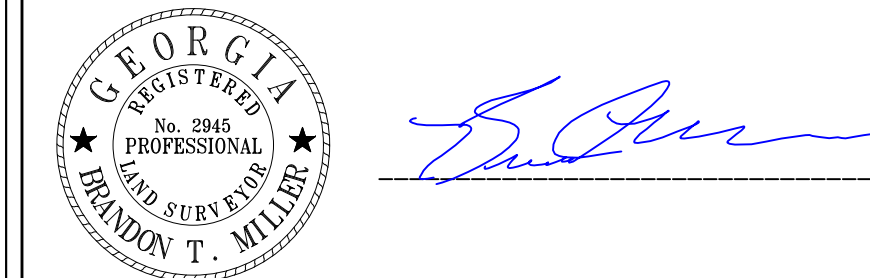
Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8520



GENERAL NOTES:

1. FIRM MAP NUMBER 13151C0086D, EFFECTIVE 10/06/2016, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE. NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATES WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.
4. THE CONTOUR INTERVAL IS TWO FEET.

SURVEYOR'S CERTIFICATION BOX
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 15-6-67.



5-15-2023

- REFERENCES:**
1. DEED BOOK 12947, PAGE 251
 2. PLAT BOOK 6, PAGE 47
 3. RIGHT-OF-WAY AND TRACT MAP FOR SOUTHERN RAILWAY COMPANY, MAP NUMBER 02554, DATED 07/03/2009

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
PIV	POST INDICATOR VALVE
ICV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	COOLING TOWER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
G.M.D.	GEORGIA MILITIA DISTRICT
CTMH	GREASE TRAP MANHOLE
PI	PEDESTAL INLET
TP	TELEPHONE PEDESTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING

CLOSURE

-THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R121 MULTI-FREQUENCY GNSS RECEIVERS UTILIZING REAL TIME KINEMATIC (RTK) METHODOLOGY AND NETWORK ADJUSTED RTK DATA SUPPLEMENTED WITH CONVENTIONAL SURVEY METHODS USING A TRIMBLE S-SERIES ROBOTIC TOTAL STATION. THE RELATIVE ACCURACY OF THE GNSS AND CONVENTIONAL SURVEY WORK COMPLETED IS 0.036 FOOT OR BETTER AT THE 95% CONFIDENCE INTERVAL BASED UPON THE RESULTS OF A LEAST SQUARES ADJUSTMENT AND ANALYSIS OF THE MEASURED SURVEY DATA.

- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 552,032 FEET.

- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12 GPS.

- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 18).

- FIELD DATA WAS OBTAINED ON 05-09-2023.

DEBRIS NOTE:
THE SHADED/HATCHED AREA REPRESENTS THE PORTION OF THIS PROPERTY THAT IS ENCUMBERED BY PILES OF CUT TIMBER AND LOGS, SCRAPED CARS, STANDING WATER AND GENERAL TRASH. MOST ALL THIS DEBRIS WAS OVERGROWN WITH WEEDS AND KUDZU AT THE TIME OF OUR SURVEY. THIS AREA IS GENERALLY NOT ACCESSIBLE BY FOOT AND THE SURVEYOR WAS NOT ABLE TO VERIFY THE ACTUAL GROUND ELEVATION UNDER THE DEBRIS IN THIS AREA. THE CONTOURS IN THIS AREA ARE BASED ON THE SURFACE FEATURES OBTAINED BY AERIAL LIDAR THAT COVER THE DEBRIS PILES AND MAY NOT REPRESENT THE TRUE GROUND SURFACE WHEN THE DEBRIS IS CLEARED FROM THE SITE.

MATCH LINE

MATCH LINE

SUBDIVIDED AS:
BIG OAK VILLAS
UNIT TREE
PB 22, PG 30

SUBDIVIDED AS:
BIG OAK VILLAS
UNIT ONE
PB 17, PG 256

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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This plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not extend to any unnamed person, persons, or entity without the express reconfirmation of the surveyor naming such person, persons, or entity.

BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

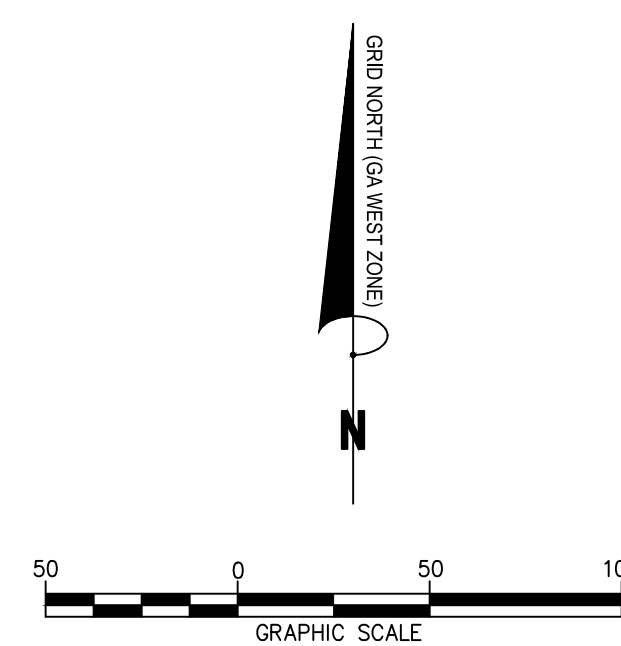
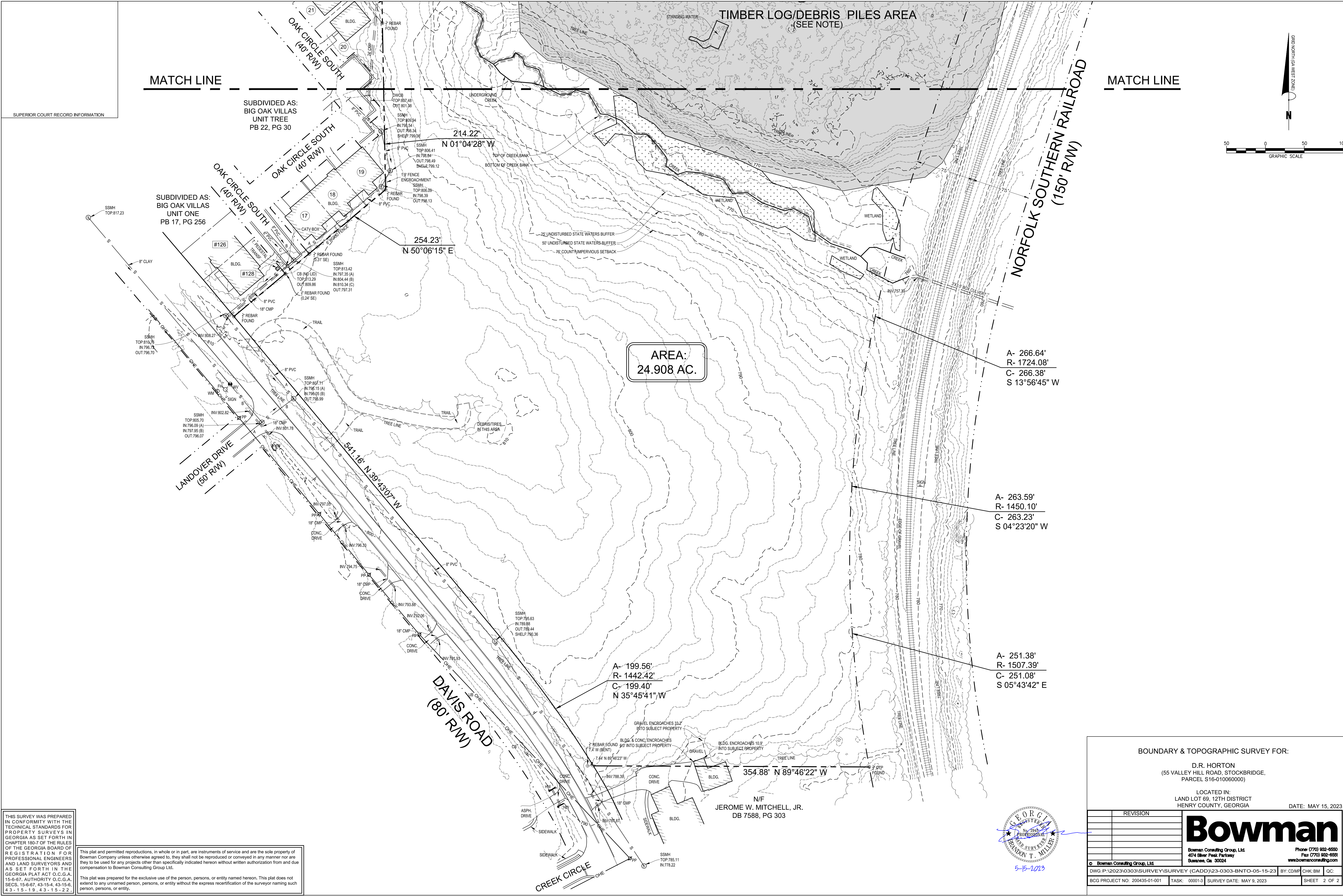
DATE: MAY 15, 2023

REVISION	
Bowman Consulting Group, Ltd.	
4074 Silver Peak Parkway Suwanee, Ga. 30024	
Bowman Consulting Group, Ltd. DWS P:\2023\0303\SURVEY\1 SURVEY (CADD)\23-0303-BNTO-05-15-23 BY:CMF CHK:BM QC:	
BCG PROJECT NO: 200435-01-001 TASK: 00001-3 SURVEY DATE: MAY 9, 2023	
SHEET 1 OF 2	

Bowman

Bowman Consulting Group, Ltd.
4074 Silver Peak Parkway
Suwanee, Ga. 30024

Phone (770) 932-6550
Fax (770) 932-6551
www.bowmanconsulting.com



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BOUNDARY & TOPOGRAPHIC SURVEY FOR:

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

REVISION	

Bowman
Bowman Consulting Group, Ltd.
4274 Silver Peak Parkway
Suwanee, Ga. 30024
Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

DWG: P:\2023\0303\SURVEY\SURVEY (CADD)\23-0303-BNTO-05-15-23 BY: CDMR CHK: BM QC: BCG PROJECT NO: 200435-01-001 TASK: 00001-3 SURVEY DATE: MAY 9, 2023 SHEET 2 OF 2



1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT



DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

1. LOT WIDTH; 100' TO 24'
2. SETBACKS: FRONT 50' TO 15', SIDE 15' TO 0'
3. MAXIMUM LOT COVERAGE FROM 50% TO 60%



1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 194 PROPOSED TOWNHOMES
5. DENSITY = 194/24.908 = 7.8 LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.405 ACRES = 42%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 15', SIDE 0' WITH 20'
BETWEEN BUILDINGS, REAR 20'



CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE		DESCRIPTION	
DATE		DESCRIPTION	
--	--	--	--
DESIGN	DRAWN	CHKD	
SCALE		1" = 20'	
JOB No.			
DATE :		05-01-2023	
FILE No.		23-0303	
SHEET No.			

Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM
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CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor

Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information

Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Holtsinger", with a stylized, cursive script.

Brad Holtsinger,
Wastewater Superintendent



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Chief Planner

DATE: August 24, 2023

SUBJECT: Staff Report for Rezoning Case #RZ-2023-03 for
Property at 55 Valley Hill Road (Parcel #S16-01006000). [Located in
Council District: 4.]

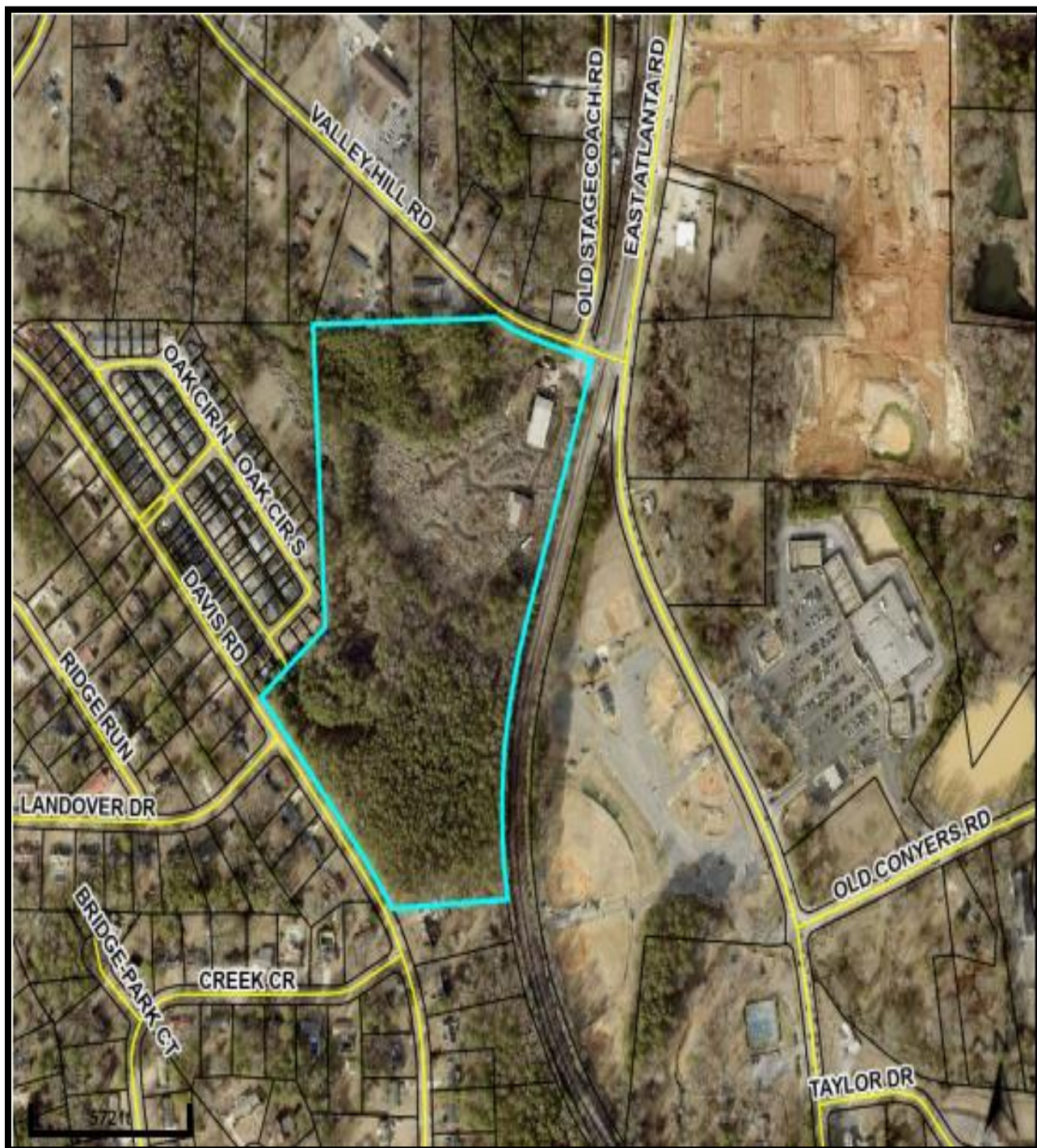
I. PURPOSE

Consider a Rezoning application (#RZ-2023-03) by D. R. Horton, Inc. (represented by Tiffany Hogan, JD) to rezone the subject property at 55 Valley Hill Road from the existing 'LI' (Light Industrial) zoning district to the 'MFR' (Multiple Family Residential) district to allow for the development of a townhome community with 173 attached homes, to be built as fee simple townhomes. The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below.

- A Comprehensive Plan Amendment Application (Case #CP-2023-02) —The applicant requests that the future land use designation of the subject property be changed from 'Light Industrial' to 'High-Density Residential'.
- A Variance Application (Case #VR-2023-02)—The applicant requests a variance to reduce the front yard setback from the required minimum of 50 feet to 25 feet.

AERIAL PHOTOGRAPH

For 55 Valley Hill Road
(Parcel #S16-01006000)



II. CASE FACTS

Proposed Development:	Townhome community with 173 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road.
Road Classification:	Valley Hill road is classified as a “major collector”, according to the Henry County 2022 Transportation Plan Update.
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ <u>North</u>—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ <u>South</u>—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ <u>East</u>—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico’s Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ <u>West</u>—Big Oak Villas single-family attached subdivision.
Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future Land Use Designation:	From Light Industrial to High-Density Residential.

Property Conditions:

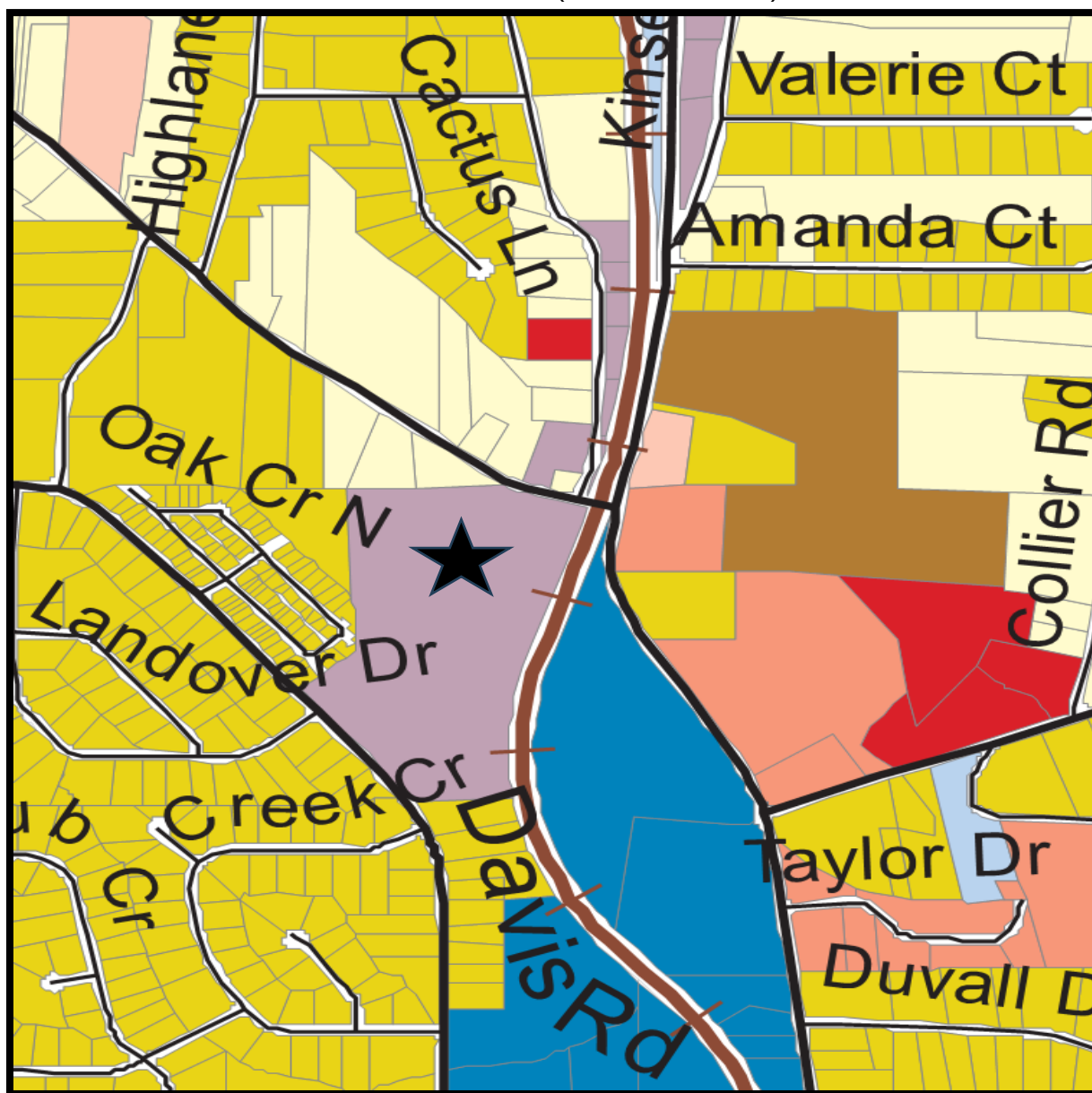
The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For 55 Valley Hill Road (shown with a star)

KEY:

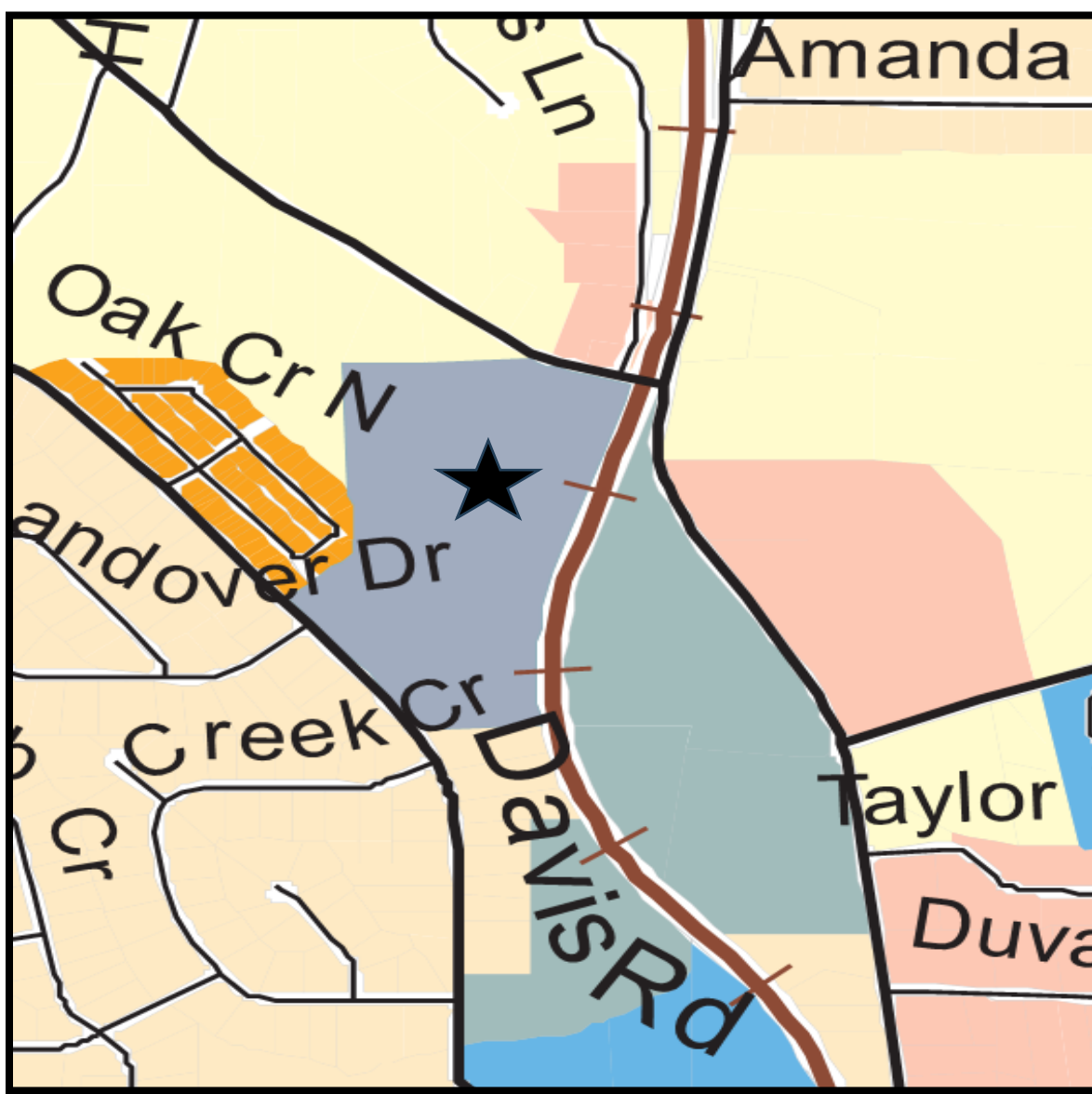
Lavender—LI (Light Industrial)
 Pale Yellow—RR (Rural Residential)
 Gold—SR (Suburban Residential)
 Brown—MFR (Multiple Family Residential)
 Pink—C-1 (Neighborhood Commercial)
 Salmon—C-2 (General Commercial)
 Light Blue—Office-Institutional
 Medium Blue—DT (Downtown District)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
For 55 Valley Hill Road (shown with a star)

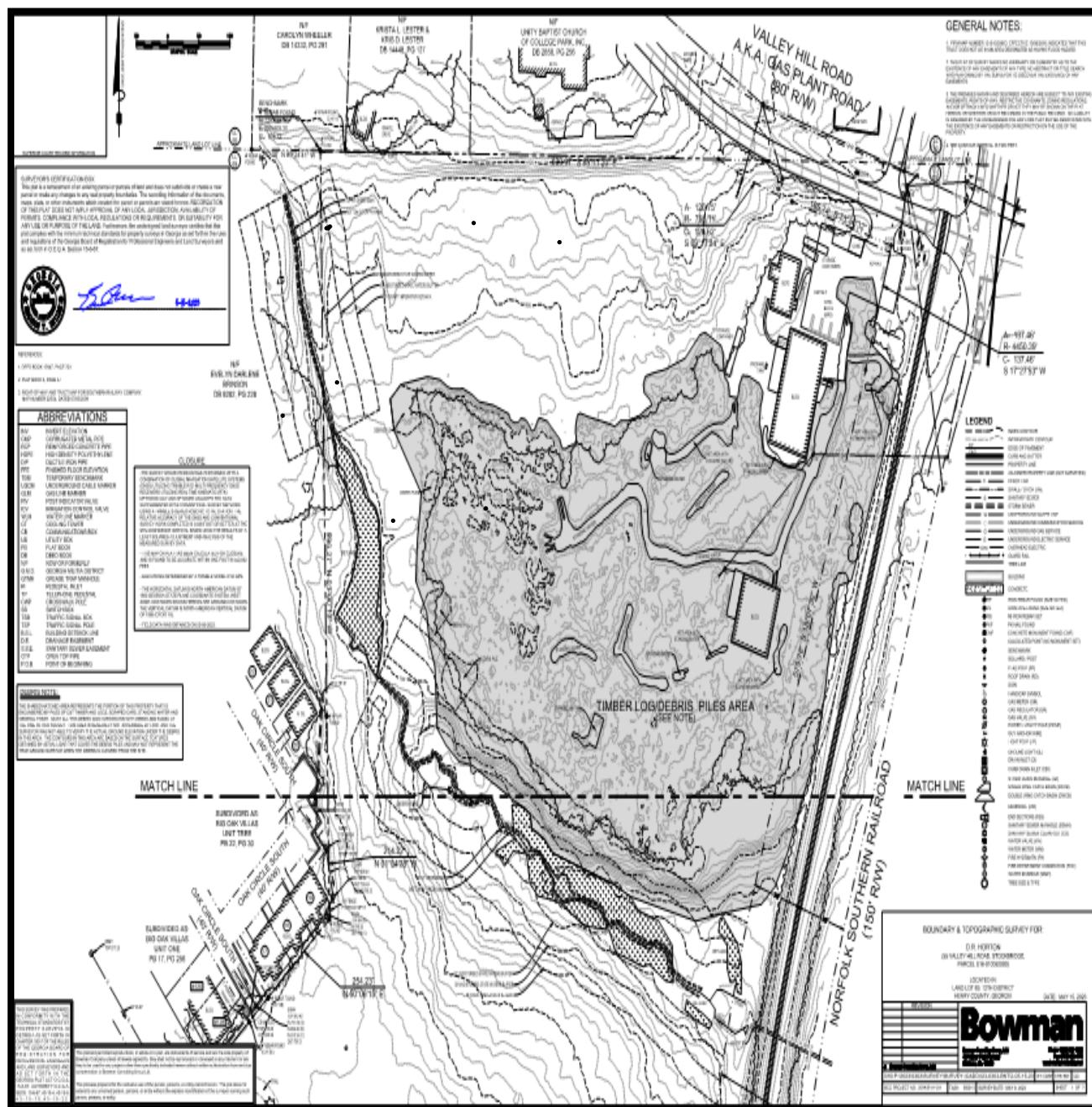
KEY:

Yellow—Low-Density Residential
 Beige—Medium-Density Residential
 Orange—High-Density Residential
 Peach—Low-Density Vertical Mixed-Use
 Salmon—Medium-Density Vertical Mixed-Use
 Slate—Light Industrial
 Teal—Park/Recreation/Conservation
 Blue—Office-Institutional



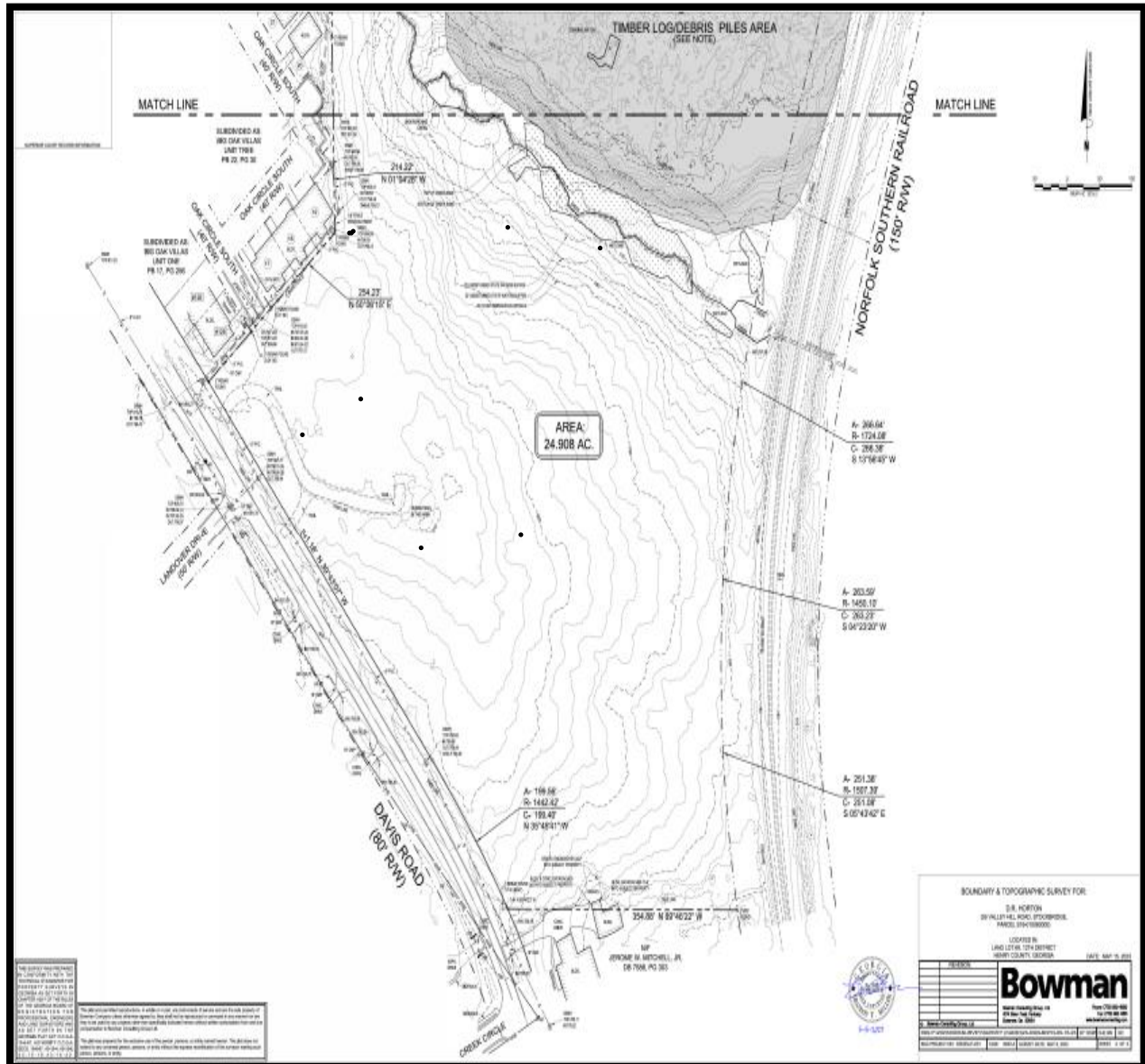
BOUNDARY AND TOPOGRAPHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



BOUNDARY AND TOPOGRAPHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant submitted a conceptual site plan, which is titled “Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.” It was prepared by Bowman Consulting Group, Ltd. and dated 7/11/23. The site plan was received by the Planning and Zoning Office on July 3, 2023, as part of the Rezoning Application. It shows that the proposed development would contain 173 attached homes, to be built as fee simple townhomes. This would represent a density of 7.2 units per acre on the 24.908 acres that are shown on the Boundary and Topographic Survey. About 40 percent (10 acres) of the site would be devoted to open space uses. This would substantially exceed the 15 percent of open space which the applicant’s requested MFR district requires. The site plan does not state how many acres of the site are unbuildable, or what the gross density and net density would be.

B. Site Plan Design. The conceptual site plan shows that the proposed project would have its main entrance off Valley Hill Road, and that a secondary access would be provided at the rear, from Davis Road. Several internal streets and cul-de-sacs would be installed. An open space area, guest parking, and a dumpster area would be located near the main entrance. At the center of the development site, a clubhouse, pool, and additional guest parking would be provided. A second dumpster area and three more small open spaces areas would be located south of the creek, and three stormwater ponds would flank the creek. The applicant’s letter of intent states that the applicant is exploring the feasibility of providing a connection to the adjacent park to the east. A mandatory homeowners’ association would be provided to maintain the development site.

C. Parking. Each townhome unit would have a two-car garage, and 70 additional guest parking spaces would be provided within four small guest parking areas. The amount of required guest parking is calculated on the basis of the number of townhome units of each bedroom size to be provided. All of the proposed townhome units would have at least three bedrooms, with a few units having four bedrooms. A table comprising Section 4.8.5 of the Stockbridge Unified Development Code (UDC) states that at least 2.25 parking spaces are required for units having three or more bedrooms. With 173 proposed townhome units, 390 parking spaces would be required. Besides the two garage parking spaces within each townhome unit, guest parking would include two additional driveway parking spaces per unit plus 50 spaces within several small parking lots throughout the development. This would be a total of 396 guest parking spaces ($173 \times 2 + 50$). This would therefore meet the parking requirement.

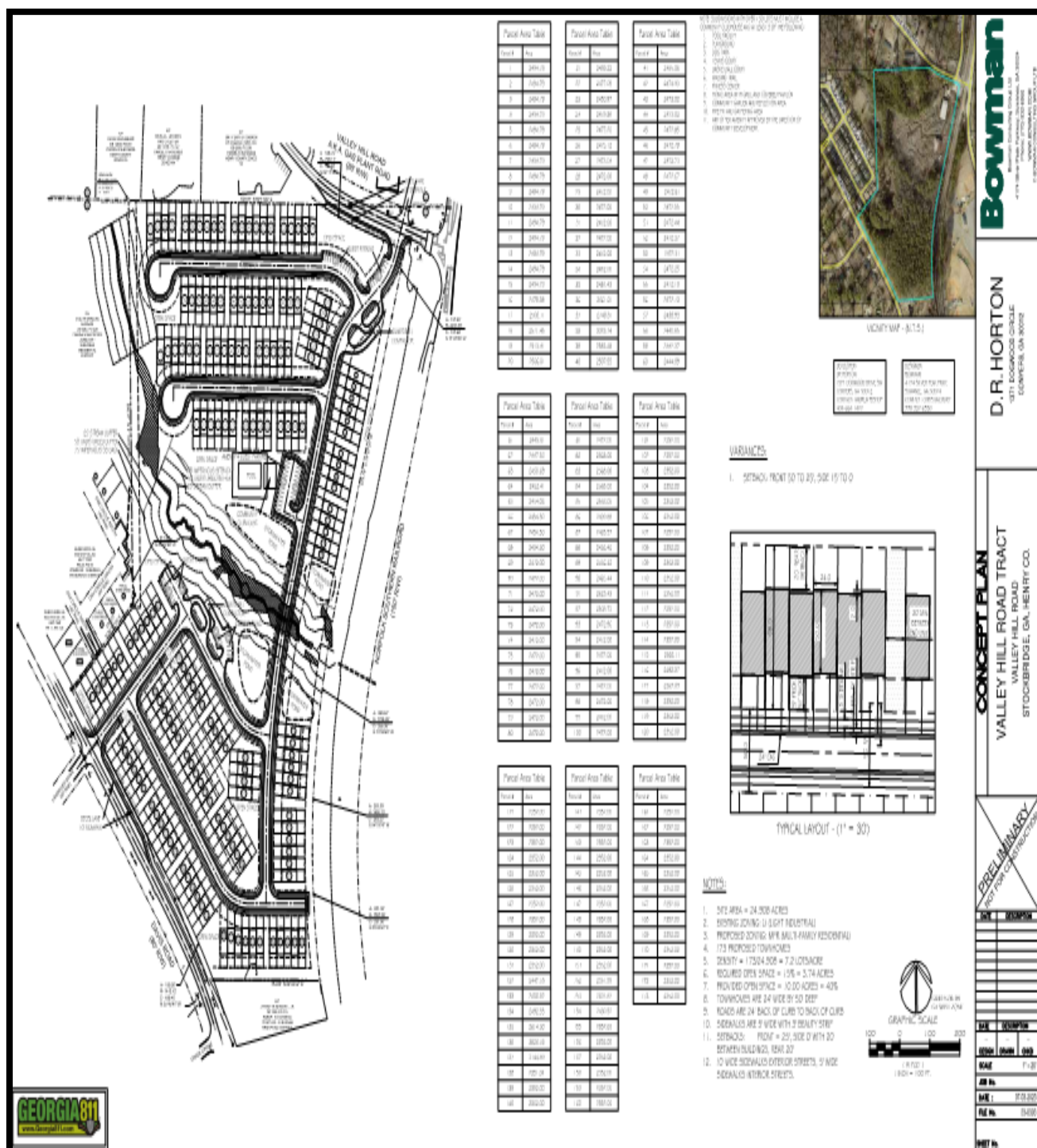
D. Buffers. Section 4.6.3 of the (UDC) states that multifamily developments are required to have 25-foot-wide buffers adjacent to properties that are zoned ‘RR’ (Rural Residential) and ‘SR’ (Suburban Residential). An RR district is located to the north of the subject property, and SR districts are located to the west and south. The site plan shows that townhome lots would extend right up to the northern property line, with no buffer being provided. The site plan will need to be modified to include the required 25-foot-wide buffer along the northern property line. Also, even though open space areas are shown along the western and southern property lines, they are not labeled as being buffers. The site plan

does show a 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek near the center of the property. Section 4.3.2 of the UDC states as follows: "Property with a side lot line adjacent to a railroad right-of-way shall provide a ten-foot side yard setback." Although the site plan appears to show sufficient open space adjacent to the right-of-way line for the Norfolk Southern Railway, this area should be labeled as the 10-foot railroad buffer.

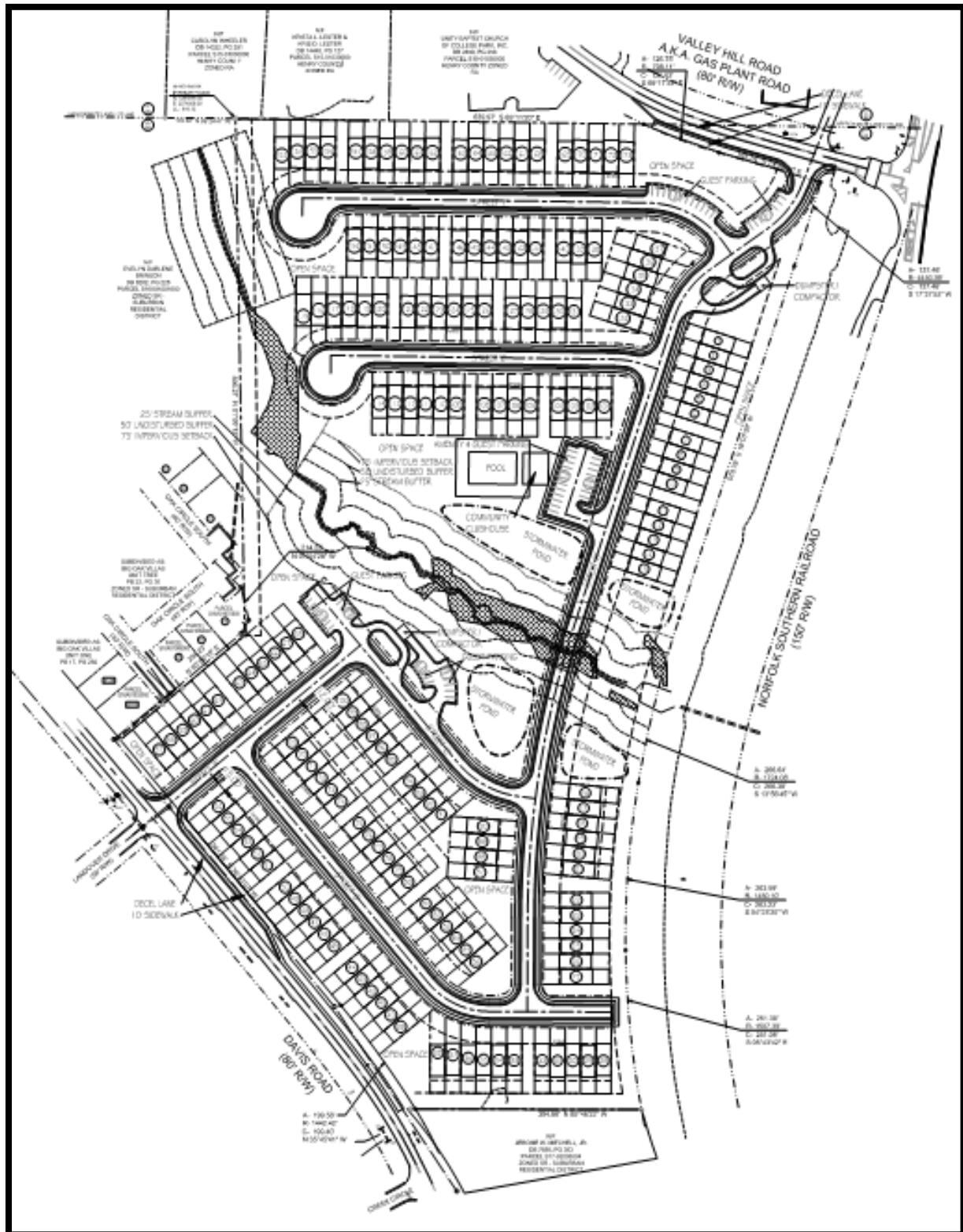
E. Townhome Design. The Concept Plan states that the proposed townhome buildings would be located 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district. The required setbacks in the MFR district are 50 feet in the front yard, 15 feet in the side yards, and 20 feet in the rear yard. The applicant is requesting variances to reduce front yard setbacks by from the required 50 feet to 25 feet. The applicant has requested a variance for the front yard setback in a separate variance application. The site plan would, though, meet the rear yard setback requirement of 20 feet. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

F. Traffic and Environmental Impact Studies. The applicant's letter of intent within the submitted Rezoning Application states that the applicant has engaged consultants to prepare both a traffic impact study and an environmental impact study, but the Planning and Zoning Office has not yet received them.

CONCEPTUAL SITE PLAN—TOTAL AREA



CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLANNOTES:

1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 173 PROPOSED TOWNHOMES
5. DENSITY = $173/24.908 = 7.2$ LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.00 ACRES = 40%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 25', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'
12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.

IV. ANALYSIS OF REQUEST

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

STANDARD #1--Consistency with the Comprehensive Plan.

A. Housing Goal and Policies. The City of Stockbridge's Comprehensive Plan for 2018-2023 identifies on Page 38 the following housing goal: "To provide a variety of housing choices to suit the changing needs and lifestyles of City residents." The requested rezoning of property at 55 Valley Hill Road to allow for the proposed development would further that goal, and it would also further the implementation of two of the established housing policies, as follows:

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

B. Land Use Designation and Density. To allow for the proposed residential development, the applicant has requested that the property's future land use designation be changed from its existing 'Light Industrial' designation to 'High-Density Residential' since residential uses are not permitted within the Light Industrial designation. This request is the subject of the separate Comprehensive Plan Amendment Application #CP-2023-02.

The subject property is the only property within the vicinity which has the Light Industrial designation, and residential land use designations surround the property. Further, only one other nearby property is used for industrial purposes. It is therefore reasonable to change the property's land use designation from Light Industrial to a residential land use designation.

The applicant's requested High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed density would be 7.2 units per acre, which falls within this range. Page 45 of the Comprehensive Plan identifies multiple family zoning as being compatible with High-Density Residential. Further, the Comprehensive Plan encourages the development of higher-density residential developments in order to provide for the growing need for a range of housing choices within the City of Stockbridge.

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

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

The UDC states that MFR developments are to be located “with access provided on streets that are classified as collector streets of higher.” According to the map of Functional Road Classifications within the 2022 Henry County Transportation Plan, 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 continuation of further residential development rather than additional industrial development. This would enable the City of Stockbridge to provide needed housing.

Also, the rezoning of the subject property to MFR would allow for 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. This would further the recent trend of new multifamily development within the vicinity since the City of Stockbridge recently approved three other MFR rezoning requests for two nearby properties. These included Parcel #029-01009001 on Valley Hill Road to the west, property at 576 Davis Road, and property at 438 East Atlanta Road. The approval of the applicant’s rezoning request would therefore bring additional multifamily development to the area.

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

The subject property is traversed by a creek and its adjoining stream buffer, undisturbed buffer, and impervious setback, which all limit the amount of buildable area on the site. However, the applicant has designed the site such that the proposed townhomes would avoid those areas. The topography does slope significantly downward from Valley Hill Road to Davis Road, but that does not appear to hinder the proposed development. The presence of two roads bordering the site allows two accesses to be provided—a main access from Valley Hill Road and a secondary access from Davis Road. The applicant is in the process of completing an environmental impact study, which was requested by the City’s engineering consultant.

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. The submitted site plan shows that buffer strips would be provided along the western and southern boundaries of the property, and the applicant has agreed to provide the required 25-foot zoning buffer along the northern boundary. The required 10-foot buffer needs to be provided along the eastern site boundary, adjacent to the railroad right-of-way.

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

The applicant has submitted a letter from the City's Public Works Department, dated June 30, 2023. It states that there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gallons per day, but that if construction plans are not submitted to that department within one year of the letter date, then this reservation of capacity would expire.

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

The applicant is in the process of completing a traffic impact study.

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.

The property is currently zoned 'LI' (Light Industrial), and it is being used for light industrial purposes. A few other small light industrial uses are also present nearby, but there is no indication that there is a demand for additional light industrial uses in this area. In addition, due to the recent approvals of three other multifamily developments in the vicinity, it is more reasonable that the subject property be used for multifamily development, as well.

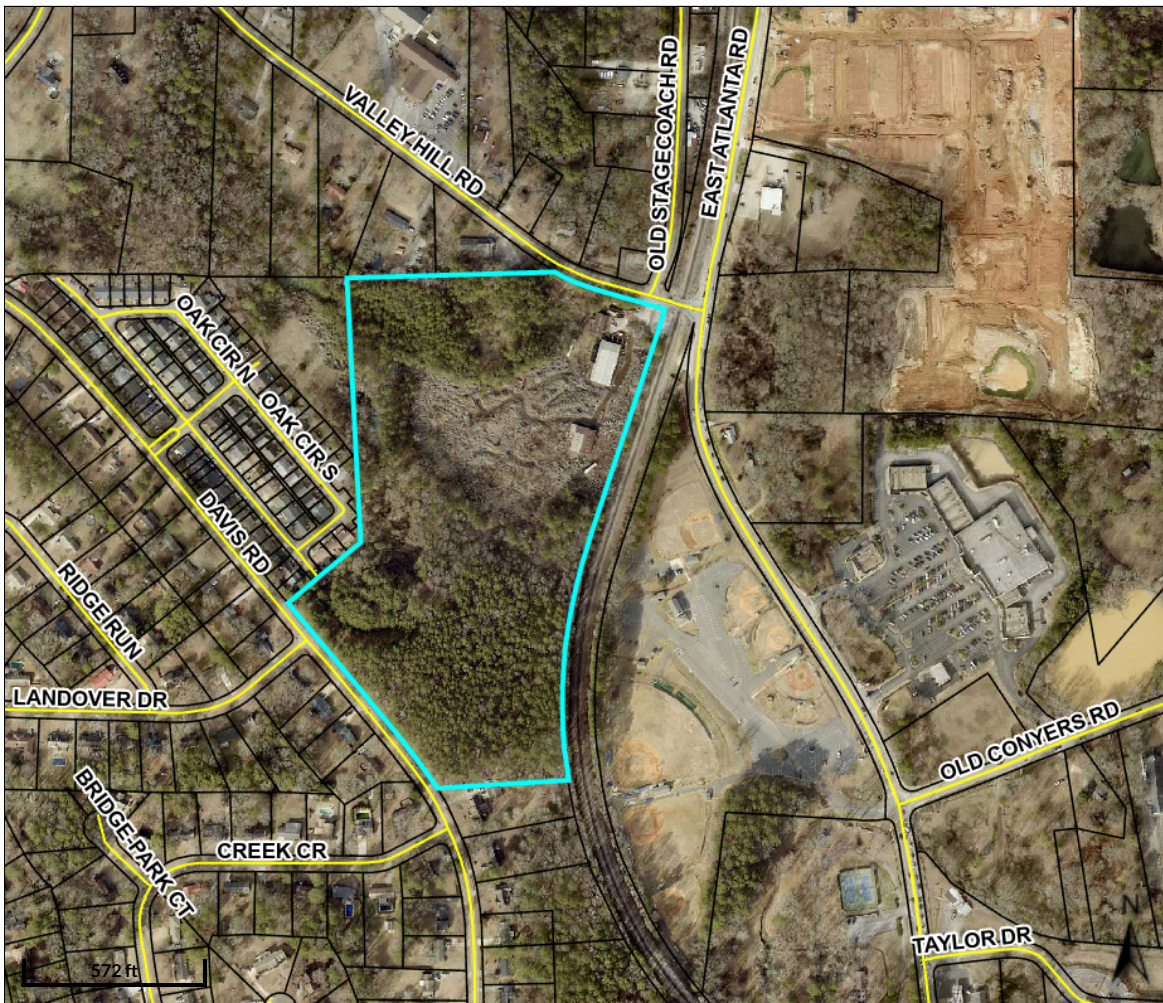
V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to rezone the subject property from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential) via RZ-2023-03 to allow for the proposed townhome development would be acceptable.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for this case. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. **Comprehensive Plan Amendment** – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. **Variance** – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. **Site Plan** – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. **Additional Buffers** -- The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. **Sanitary Sewer Availability** – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. **Traffic Impact Study** – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. **Environmental Impact Study** – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	S16-01006000	Class	I	Owner	OTAC DEVELOPMENT	Land	\$961000				
Property	55 VALLEY HILL	Acreage	24.96	Address	GROUP LLC	Value:					
Address	RD				55 VALLEY HILL RD	Building	\$243800	Last 2 Sales			
District	City/Stockbridge				STOCKBRIDGE GA	Value:		Date	Price	Reason	Qual
					30281	Misc	\$4800	2/4/2013	\$1,000,000	n/a	Q
						Value:		8/1/1974	\$131,500	n/a	Q
						Total	\$1209600				
						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: 6/23/2023

Last Data Uploaded: 6/22/2023 9:00:14 PM

Developed by  **Schneider**
GEOSPATIAL

Variance Application

City of Stockbridge, Georgia



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

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

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

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

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

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

Procedures

A pre-application meeting with one of the staff planners before submission of any application is required. A scheduled appointment is required. *(No opinions or guidance can be given over the phone).* Staff will review the request and discuss all necessary code requirements that affect the request. Staff may also need to consult other City departments before accepting the application. The request will then be advertised in the *Henry Daily Herald* and a sign will be posted at least 15 days prior to the scheduled public meeting date.

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

The City of Stockbridge Planning Commission meets on the 4th Thursday of each month (except for holidays) to hear requests. Please contact the Planning and Zoning Office to obtain a copy of the schedule.

Notes

Contacts

City of Stockbridge Planning and Zoning Division
Community Development Department
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (770) 389-7900

City of Stockbridge Building Services
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3314

City of Stockbridge Business Services Office
Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, GA 30281
Tel. (678) 833-3302

City of Stockbridge Code Enforcement Office
Municipal Court Building
4602 North Henry Boulevard
Stockbridge, GA 30281
tel. (678) 833-3321

City of Stockbridge Public Works Department
Stockbridge Public Works Building
321 Taylor Drive
Stockbridge, GA 30281

Water Department tel.: (770) 474-1232
Sewer Department tel.: (678) 833-3301

Henry County Water and Sewer Authority
1695 Highway 20 West
McDonough, GA 30253
tel. (770) 957-6659

Henry County Health Department
Environmental Health Section
137 Henry Parkway
McDonough, GA 30253
tel. (770) 954-2078

Henry County Fire Department
664 Industrial Boulevard
McDonough, GA 30253
tel. (770) 288-6600

Henry County Police Department
100 Henry Parkway
McDonough, GA 30253
tel. (770) 288-8200

Henry County Environmental Compliance
And Plan Review
140 Henry Parkway
McDonough, GA 30253
tel. (770) 288-6064

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

City of Stockbridge Planning and Zoning Division
Community Development Department

VARIANCE APPLICATION CHECKLIST

PLEASE COMPLETE THIS FORM WHEN ACCEPTING ALL VARIANCE APPLICATIONS.

ATTACH THE CHECKLIST TO THE APPLICATION AND SIGN.

ALL DOCUMENTS ARE REQUIRED IN ORDER TO ACCEPT APPLICATION.

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

Name of Applicant D.R. Horton, Inc. Phone: 678-780-8526 Date: 7/3/2023
Address Applicant: 1371 Dogwood Drive, SW Fax _____ Pager/Cell # 678-780-8526
City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.com
Name of Agent Tiffany D. Hogan Phone: 678-780-8526 Date: 7/3/2023
Address Agent: 1371 Dogwood Drive, SW Fax _____ Pager/Cell # 678-780-8526
City: Conyers State: GA Zip: 30012 E-mail: tdhogan@drhorton.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 Applicant seeks a 50% reduction of the front setback variance from 50' to 25'

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: 55 Valley Hill Road

Nearest intersection to the property: Valley Hill Road and East Atlanta Road-
(Street Address)

Size of Tract: 24.96 Acres acre(s), Land Lot Number(s): 69, District(s): 12

Property Tax Parcel Number(s): S16-01006000 (Required)

Witness' Signature _____

Signature of Applicant _____

Printed Name of Witness _____

Tiffany D. Hogan

Printed Name of Applicant _____

Notary _____

Signature of Agent _____

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Planning Commission Decision: _____

City Council Decision: _____

Community Development Director's Signature: _____ Date: _____

CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor

Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information

Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Holtsinger", with a stylized, cursive script.

Brad Holtsinger,
Wastewater Superintendent

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 29 day of June, 2023

Donald Cato Jr
Applicant's Name - Printed

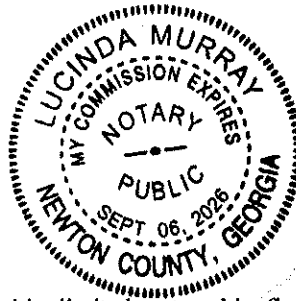
[Signature]
Signature of Applicant/Property Owner/Agent

Applicant's Attorney, if applicable - Printed

Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 29 day of June, 2023

[Signature]
Notary Public



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



June 29, 2023

City of Stockbridge Planning & Zoning
4602 North Henry Blvd
Stockbridge, GA 30281

RE: Letter of Ownership

Dear Director Carter,

Please accept this correspondence as confirmation of ownership of the 24.9 acres located at 55 Valley Hill Road, respectively. Parcel identification number for the subject parcels is S16-01006000.

As owners of the above identified property, we are aware of the zoning request and comprehensive land map amendment requests submitted by D.R. Horton, Inc.

Thank you for your consideration and your time.

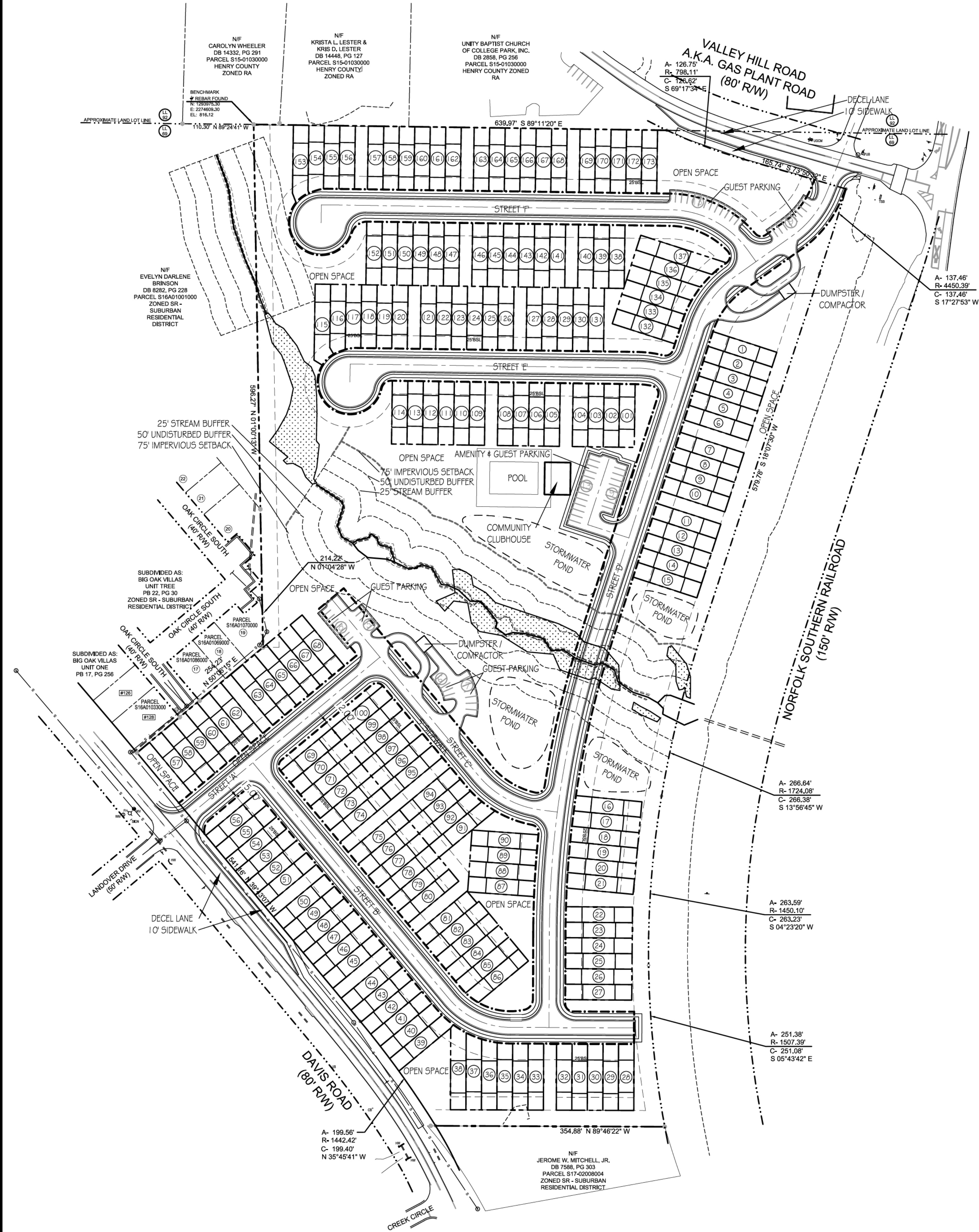
Sincerely,

OTAC Development Group LLC

By: _____

Print Name: Donald Cato Jr

Title: CEO



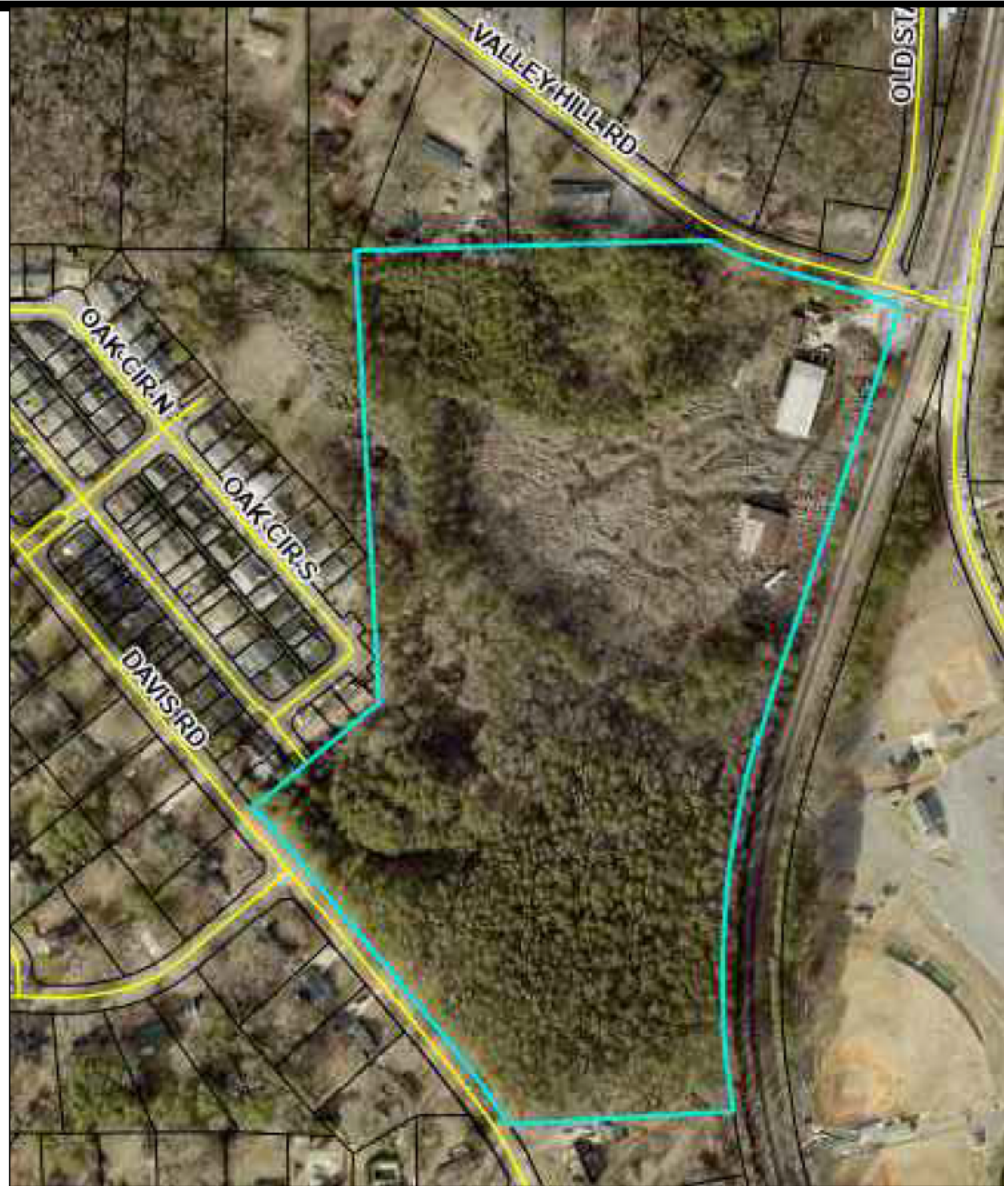
Parcel #	Area
1	2494.73
2	2494.73
3	2494.73
4	2494.73
5	2494.73
6	2494.73
7	2494.73
8	2494.73
9	2494.73
10	2494.73
11	2494.73
12	2494.73
13	2494.73
14	2494.73
15	2494.73
16	2473.38
17	2500.11
18	2511.45
19	2513.41
20	2506.01

Parcel Area Table	
Parcel #	Area
21	2489.22
22	2477.00
23	2480.97
24	2479.28
25	2477.20
26	2475.12
27	2473.04
28	2472.00
29	2472.00
30	2472.00
31	2472.00
32	2472.00
33	2472.00
34	2472.00
35	2481.43
36	2561.01
37	2740.81
38	3023.14
39	5085.48
40	2507.55

Parcel #	Area
41	2485.06
42	2474.9
43	2473.02
44	2473.02
45	2472.85
46	2472.79
47	2472.73
48	2472.67
49	2472.61
50	2472.55
51	2472.44
52	2472.37
53	2472.31
54	2472.25
55	2472.19
56	2472.13
57	2436.93
58	2440.65
59	2442.37
60	2444.09

NOTE: SUBDIVISIONS WITH OVER 150 LOTS MUST INCLUDE A COMMUNITY CLUBHOUSE AND AT LEAST 3 OF THE FOLLOWING

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.



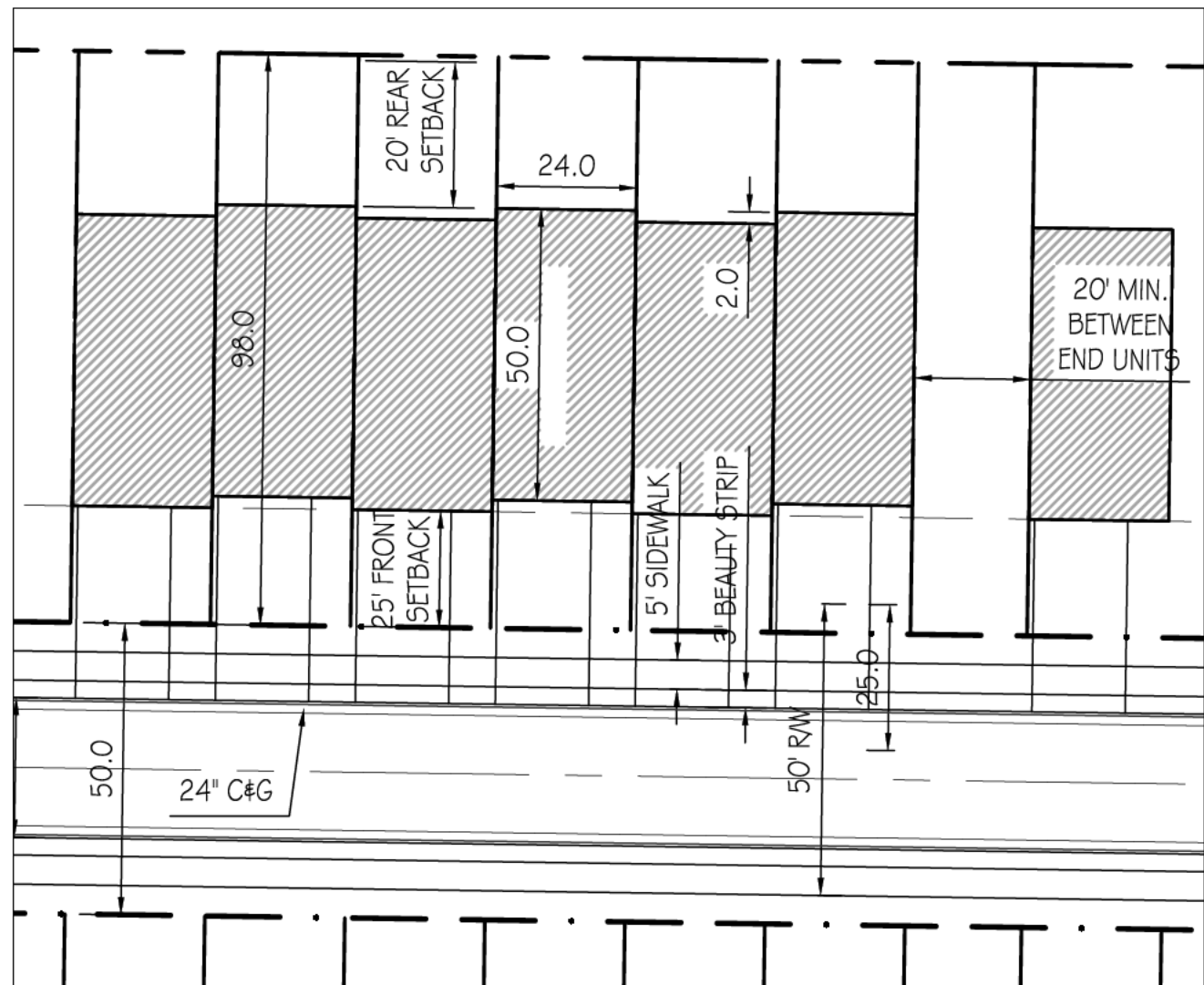
VICINITY MAP - (N.T.S.)

DEVELOPER:
DR HORTON
1371 DOGWOOD DRIVE SW
CONYERS, GA 30012
CONTACT: ANDREW BISHOP
404-664-1422

DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

VARIANCES:

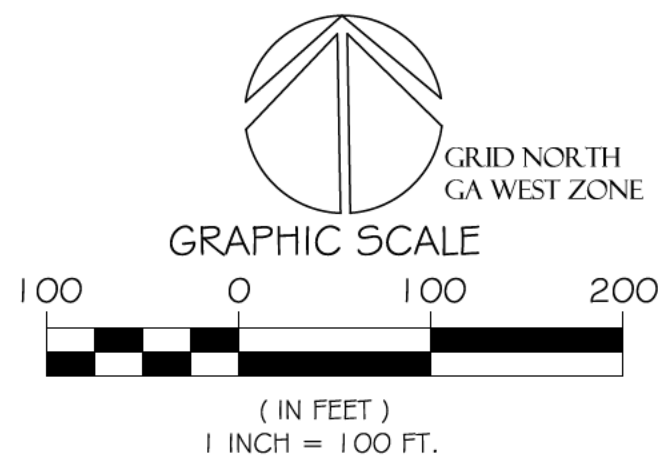
1. SETBACK: FRONT 50' TO 25', SIDE 15' TO 0'



TYPICAL LAYOUT - (1" = 30')

NOTES:

1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 173 PROPOSED TOWNHOMES
5. DENSITY = $173/24.908 = 7.2$ LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.00 ACRES = 40%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 25', SIDE 0' WITH 20'
BETWEEN BUILDINGS, REAR 20'
12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE
SIDEWALKS INTERIOR STREETS.



Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 932-6550
WWW.BOWMAN.COM
© BOWMAN CONSULTING GROUP LTD

D.R.HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA; HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE		DESCRIPTION	
DATE		DESCRIPTION	
-- DESIGN	-- DRAWN	-- CHKD	
SCALE		1" = 20'	
JOB No.			
DATE :		07-03-2023	
FILE No.		23-0303	
SHEET No.			



July 3, 2023

City Council and Planning Commission
Stockbridge City Hall
4602 North Henry Blvd.
Stockbridge, GA 30281

RE: Rezoning, Change in Comprehensive Land Use Map Amendment, and Variance Application

Dear Mayor, Members of City Council and Planning Commission,

D.R. Horton, Inc. rezoning of property located at 364 East Atlanta Rd., Stockbridge, GA, Parcel ID S16-01006000. The property is approximately 24.96 acres. D.R. Horton seeks to develop a unique community of 173 attached homes, built as fee simple townhome units. The property is currently zoned Light Industrial (LI). Applicant seeks to rezone to Multi-Family Residential (MFR). The current future land use is also Light Industrial and therefore applicant simultaneously seeks to amend the Comprehensive Land Map for this parcel to High Density Residential.

The community will include multiple amenities and open space areas. Developer is also exploring the feasibility of connectivity to an existing city park.

Applicant intends to offer other features within the community such as:

- Approximately 70 Guest parking spaces
- 2 car garages on all townhome units
- 2 dumpster areas
- A Mandatory Homeowners Association
- 2 access points into the community

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are owned by multiple, individual residents that are utilizing the property as a single family home. The properties across the street are commercial and underdevelopment as a high density residential community. An adjacent property is also owned by the City of Stockbridge and is utilized as a city park. D.R. Horton, Inc. intends to explore the possibility of connectivity to this city amenity for residents. This all creates a unique and cohesive flow from the development to a commercial use and a city park.

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby property. In fact, in light of the current use, the clean-up of the site and the development as a

beautiful residential community will benefit the entire area and the streetscape as people drive past the area to the new Stockbridge Amphitheater.

The applicant has engaged consultants to perform a traffic impact study as well as an environmental study. Both of these studies should result in completed reports prior to the Planning Commission hearing.

While the zoning sought is not compliant with the current Comprehensive Land Use, applicant simultaneously seeks an amendment to the Comprehensive Land Use. There is precedent set by nearby communities for an amendment to high density residential.

The City of Stockbridge continues to grow and attract new employers that are bringing more professional talent to the city. There is a demand for quality, affordable housing in the area as evidenced by the development pattern of the area. This development at Valley Hill will not only provide additional single family homes for Stockbridge residents, but will also create a community atmosphere.

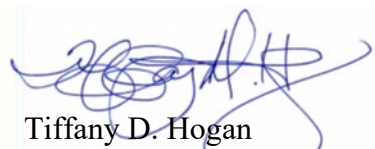
Variance Sought

The Applicant does seek one variance. As planned, the site has a 25' front setback. The code currently requires a 50' front yard setback for Multi Family Residential zoning. Applicant believes a 25' front yard setback is consistent with the development of a townhome community and therefore seeks a reduction to 25'. The site has a stream on the property that will require significant buffer areas thereby making some of the site unbuildable. Additionally, there is a significant drop in the elevation of the site from Valley Hill to Davis Road which also significantly affects how the site may be developed. Due to this challenging and extreme topography, applicant believes there is a hardship that warrants a reduction of the front yard setback from proper design of the community.

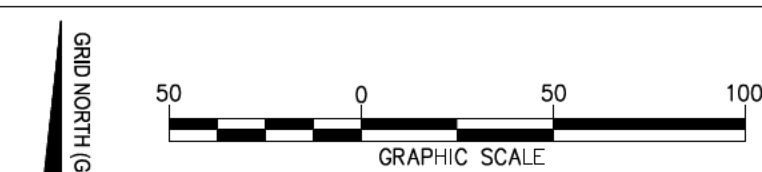
D.R. Horton, Inc. respectfully requests approval of the rezoning from Light Industrial to Multi Family Residential, the Comprehensive Land Map Amendment from Light Industrial to High Density Residential, and the Front Yard Setback Variance.

Thank you for your consideration and your time.

Sincerely,



Tiffany D. Hogan
Forward Planning Manager
tdhogan@drhorton.com
678-780-8520



SUPERIOR COURT RECORD INFORMATION

SURVEYOR'S CERTIFICATION BOX

SURVEYOR'S CERTIFICATION BOX

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, which created the parcel or parcels are stated here. **RECORDATION** OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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 State Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



E. J. P.

5-15-2023

REFERENCES

1. DEED BOOK 12947, PAGE 251
2. PLAT BOOK 6, PAGE 47
3. RIGHT-OF-WAY AND TRACT MAP FOR SOUTHERN RAILWAY COMPANY,
MAP NUMBER 02554, DATED 07/03/2009

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
DPE	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
UGCM	UNDERGROUND CABLE MARKER
GLM	GAS LINE MARKER
ICV	POST INDICATOR VALVE
PIV	IRRIGATION CONTROL VALVE
WLM	WATER LINE MARKER
CT	COOLING TOWER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
G.M.D.	GEORGIA MILITIA DISTRICT
GTMH	GREASE TRAP MANHOLE
PI	PEDESTAL INLET
TP	TELEPHONE PEDESTAL
CWP	CROSSWALK POLE
SB	SWITCH BOX
TSB	TRAFFIC SIGNAL BOX
TR	TRAFFIC SIGNAL ROLE
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
S.E.E.	SANITARY SEWER EASEMENT
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING

CLOSURE

- THE SURVEY SHOWN HEREON WAS PERFORMED WITH A COMBINATION OF GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) UTILIZING TRIMBLE R12M MULTI-FREQUENCY GNSS RECEIVERS AND A TRIMBLE S-SERIES ROBOTIC TOTAL STATION METHODOLOGY AND NETWORK ADJUSTED RTK DATA SUPPLEMENTED WITH CONVENTIONAL SURVEY METHODS USING A TRIMBLE S-SERIES ROBOTIC TOTAL STATION. THE RELATIVE ACCURACY OF THE GNSS AND CONVENTIONAL SURVEY WORK COMPLETED IS 0.036 FOOT OR BETTER AT THE 95% CONFIDENCE INTERVAL BASED UPON THE RESULTS OF A QUALITY ASSURANCE, ADJUSTMENT AND ANALYSIS OF THE MEASURED SURVEY DATA.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 552,032 FEET.
- ELEVATIONS DETERMINED BY A TRIMBLE MODEL R12I GPS.
- THE HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOD 18).
- FIELD DATA WAS OBTAINED ON 05-09-2023.

DEBRIS NOTE:

THE SHADED/HATCHED AREA REPRESENTS THE PORTION OF THIS PROPERTY THAT IS ENVELOPED BY PILES OF WASTE, RUTS, TRENCHES, LOGS, SCRAPED CARP, STANDING WATER AND GENERAL TRASH. ALTHOUGH ALL THIS DEBRIS MAY BE OVERGROWN WITH WEEDS AND KUDZU AT THE TIME OF OUR SURVEY, THIS AREA IS GENERALLY NOT ACCESSIBLE BY FOOT AND THE SURVEYOR WAS NOT ABLE TO VERIFY THE ACTUAL GROUND ELEVATION UNDER THE DEBRIS. IN THIS AREA, THE CONTOURS IN THIS AREA ARE BASED ON THE SURFACE FEATURES OBTAINED BY AERIAL LIDAR THAT COVER THE DEBRIS PILES AND MAY NOT REPRESENT THE TRUE GROUND SURFACE WHEN THE DEBRIS IS CLEARED FROM THE SITE.

MATCH LINE

SUBDIVIDED AS:
BIG OAK VILLAS
UNIT TREE
PB 22, PG 30

SUBDIVIDED AS:
BIG OAK VILLAS
UNIT ONE
PB 17, PG 256

THIS SURVEY WAS PREPARED
IN CONFORMITY WITH THE
TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN
CHAPTER 180-7 OF THE RULES
OF THE GEORGIA BOARD OF
REGISTRATION FOR
PROFESSIONAL ENGINEERS
AND LAND SURVEYORS AND
AS SET FORTH IN THE
GEORGIA PLAT ACT O.C.G.A.
15-6-67. AUTHORITY O.C.G.A.
SECS. 15-6-67, 43-15-4, 43-15-6,
43-15-19, 43-15-22.

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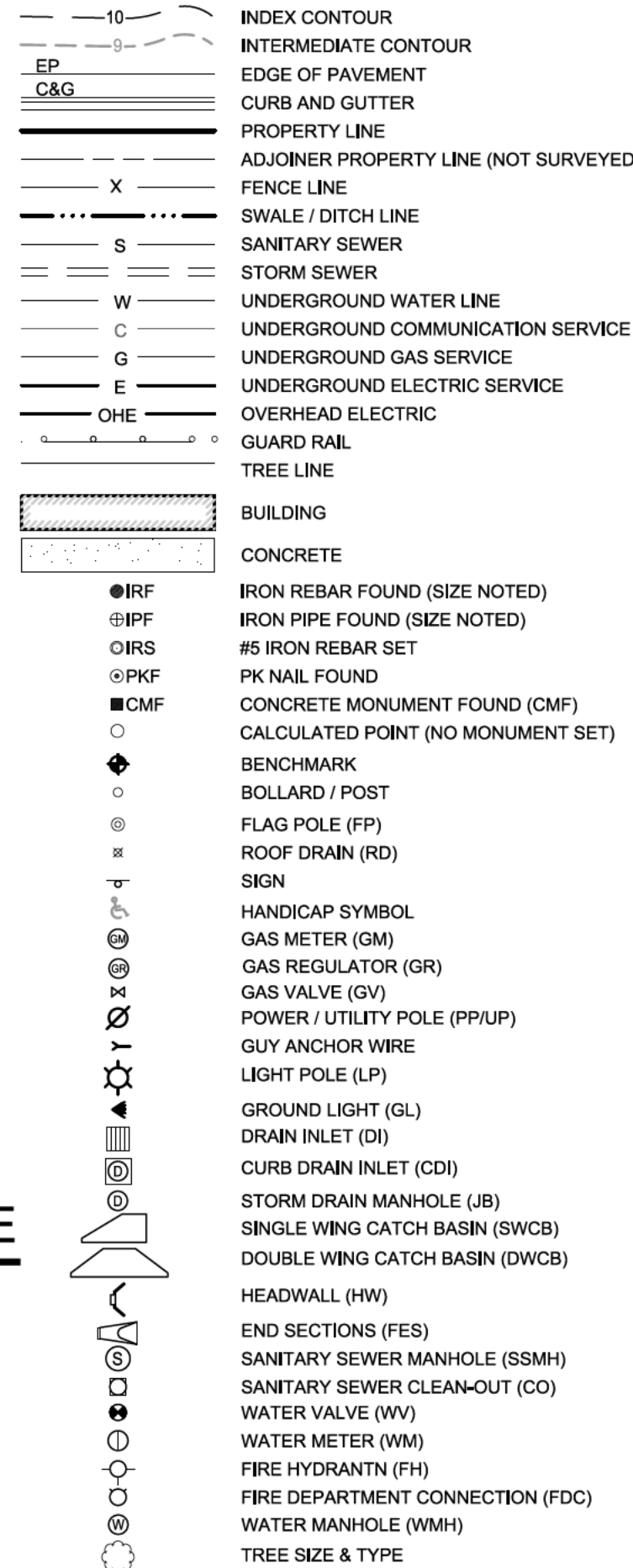
This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

GENERAL NOTES:

1. FIRM MAP NUMBER 131E100080, EFFECTIVE 10/06/2016, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD.
2. THIS PLAT OF SURVEY MAKES NO WARRANTY OR GUARANTEE AS TO THE EXISTENCE OF ANY EASEMENTS OF ANY TYPE, NO ABSTRACT OR TITLE SEARCH WAS PERFORMED BY THE SURVEYOR TO DISCOVER THE EXISTENCE OF ANY EASEMENTS.
3. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, ZONING REGULATIONS, AND/OR SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THE PLAT HEREON OR WHETHER OR NOT RECORDED IN THE PUBLIC RECORDS. NO LIABILITY SHALL BE UNDERTAKEN FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENTS OR RESTRICTION ON THE USE OF THE PROPERTY.
4. THE CONTOUR INTERVAL IS TWO FEET.

A- 137.46'
R- 4450.39'
C- 137.46'
S 17°27'53" W

LEGEND



BOUNDARY & TOPOGRAPHIC SURVEY FOR

D.R. HORTON
(55 VALLEY HILL ROAD, STOCKBRIDGE,
PARCEL S16-010060000)

LOCATED IN:
LAND LOT 69, 12TH DISTRICT
HENRY COUNTY, GEORGIA

DATE: MAY 15, 2023

Bowman

Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Ga. 30024

Phone: (770) 932-6550
Fax: (770) 932-6551
www.bowmanconsulting.com

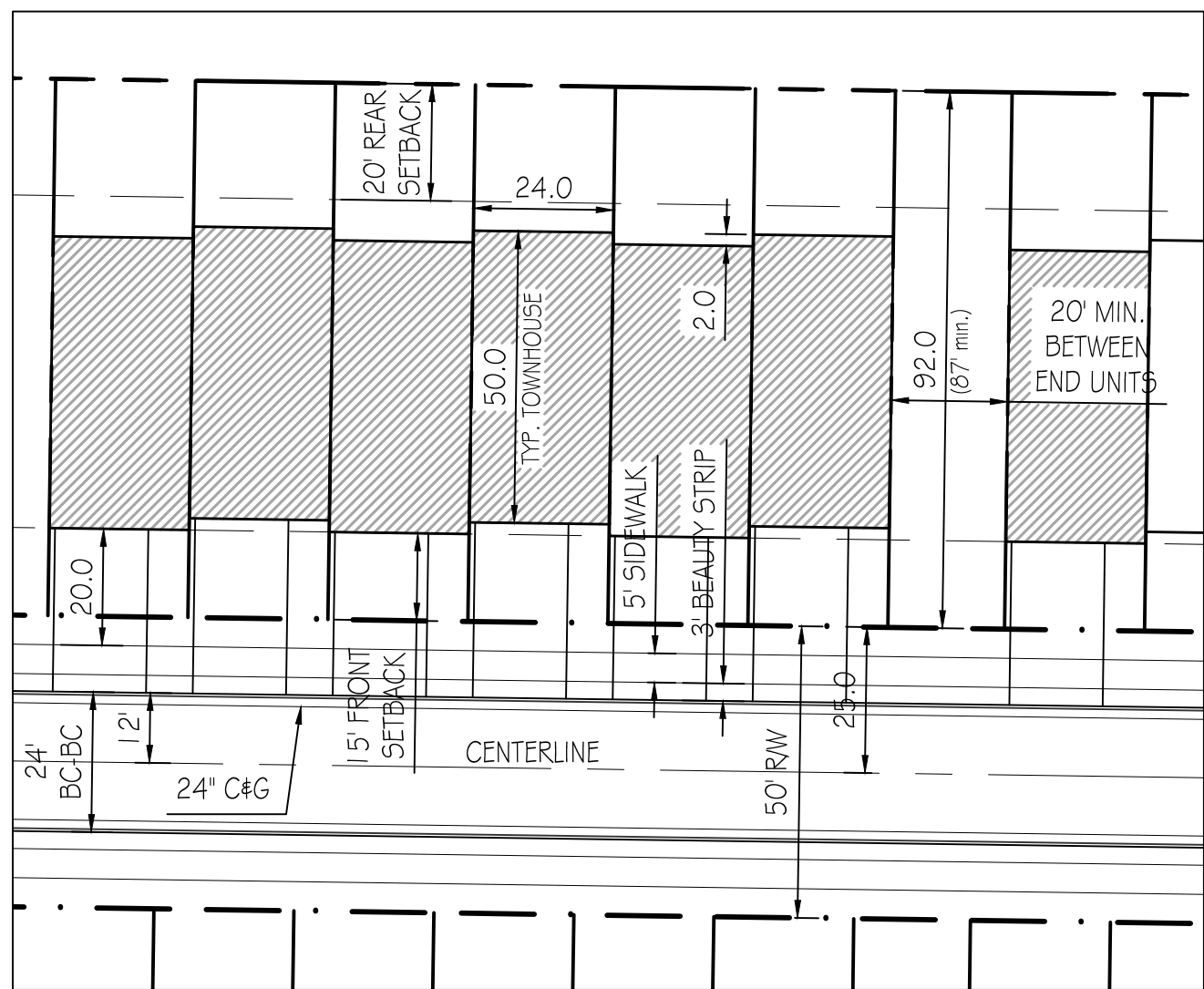
REVISION		 Bowman Consulting Group, Ltd. 474 Silver Peak Parkway Suwanee, GA 30064 Phone (770) 932-6550 Fax: (770) 932-6551 www.bowmanconsulting.com	
e Bowman Consulting Group, Ltd.		DWG-P/2023/03303/SURVEYSURVEY (CADD) 23-0303-BNTO-05-15-23 BY:CDMP CHK:BM QC:	
BCG PROJECT NO: 200435-01-001	TASK: 00001-3	SURVEY DATE: MAY 9, 2023	
		SHEET 1 OF 2	

1. POOL FACILITY
2. PLAYGROUND
3. DOG PARK
4. TENNIS COURT
5. BASKETBALL COURT
6. WALKING TRAIL
7. FITNESS CENTER
8. PICNIC AREA WITH GRILL AND COVERED PAVILION
9. COMMUNITY GARDEN AND REFLECTION AREA
10. FIRE PIT AND GATHERING AREA
11. ANY OTHER AMENITY APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.



DESIGNER:
BOWMAN
4174 SILVER PEAK PKWY.
SUWANEE, GA 30024
CONTACT: CHRIS McCRARY
770-932-6550

1. LOT WIDTH; 100' TO 24'
2. SETBACKS: FRONT 50' TO 15', SIDE 15' TO 0'
3. MAXIMUM LOT COVERAGE FROM 50% TO 60%



TYPICAL LAYOUT - (1" = 30')

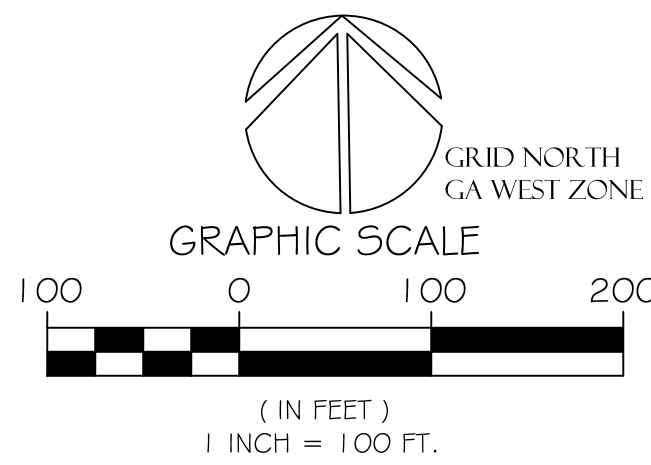
CONCEPT PLAN
VALLEY HILL ROAD TRACT
VALLEY HILL ROAD
STOCKBRIDGE, GA, HENRY CO.

PRELIMINARY
NOT FOR CONSTRUCTION

DATE		DESCRIPTION	
DATE		DESCRIPTION	
--	--	--	--
DESIGN	DRAWN	CHKD	
SCALE	1" = 20'		
JOB No.			
DATE :		05-01-2023	
FILE No.		23-0303	
SHEET No.			

D.R. HORTON
1371 DOGWOOD CIRCLE
CONYERS, GA 30012

Bowman
Bowman Consulting Group Ltd
4174 Silver Peak Parkway, Suwanee, GA 30024
Phone: (770) 552-6550
WWW.BOWMAN.COM
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CITY OF STOCKBRIDGE

4640 NORTH HENRY BOULEVARD
STOCKBRIDGE, GEORGIA 30281
PHONE (770) 389-7900
FAX (770) 389-7912

June 30, 2023

Requestor

Matt Holder
D.R. Horton Inc.
1371 Dogwood Dr.
Conyers, GA 30094

Property Information

Parcel #: S16-010060000
Size = 24.9
Development Type: Townhomes

Subject: Parcel # S16-10060000, Water & Sewer Availability

Dear Mr. Holder

Per your request, the City of Stockbridge has researched their system records and determined that the subject parcel is located within the City of Stockbridge's Water and Sewer Service Area and there are water facilities located adjacent to and sanitary sewer facilities within 1,000 LF of the subject parcel.

Currently there is available capacity in the sanitary sewer collection system for the requested flows of 60,000 gpd but, if construction plans are not submitted within one (1) year, this reservation of capacity shall expire.

Please let me know if you have any further questions.

Sincerely,

A handwritten signature in black ink, reading "Brad Holtsinger". The signature is written in a cursive, flowing style.

Brad Holtsinger,
Wastewater Superintendent



TO: Stockbridge Mayor and City Council
Stockbridge Planning Commission

FROM: Linda M. Logan, Senior Planner, Planning and Zoning Division

CC: Ryan Anderson, Chief Planner

DATE: August 24, 2023

SUBJECT: Staff Report for Variance Case #VR-2023-02 for
Property at 55 Valley Hill Road (Parcel #S16-01006000). [Located in
Council District: 4.]

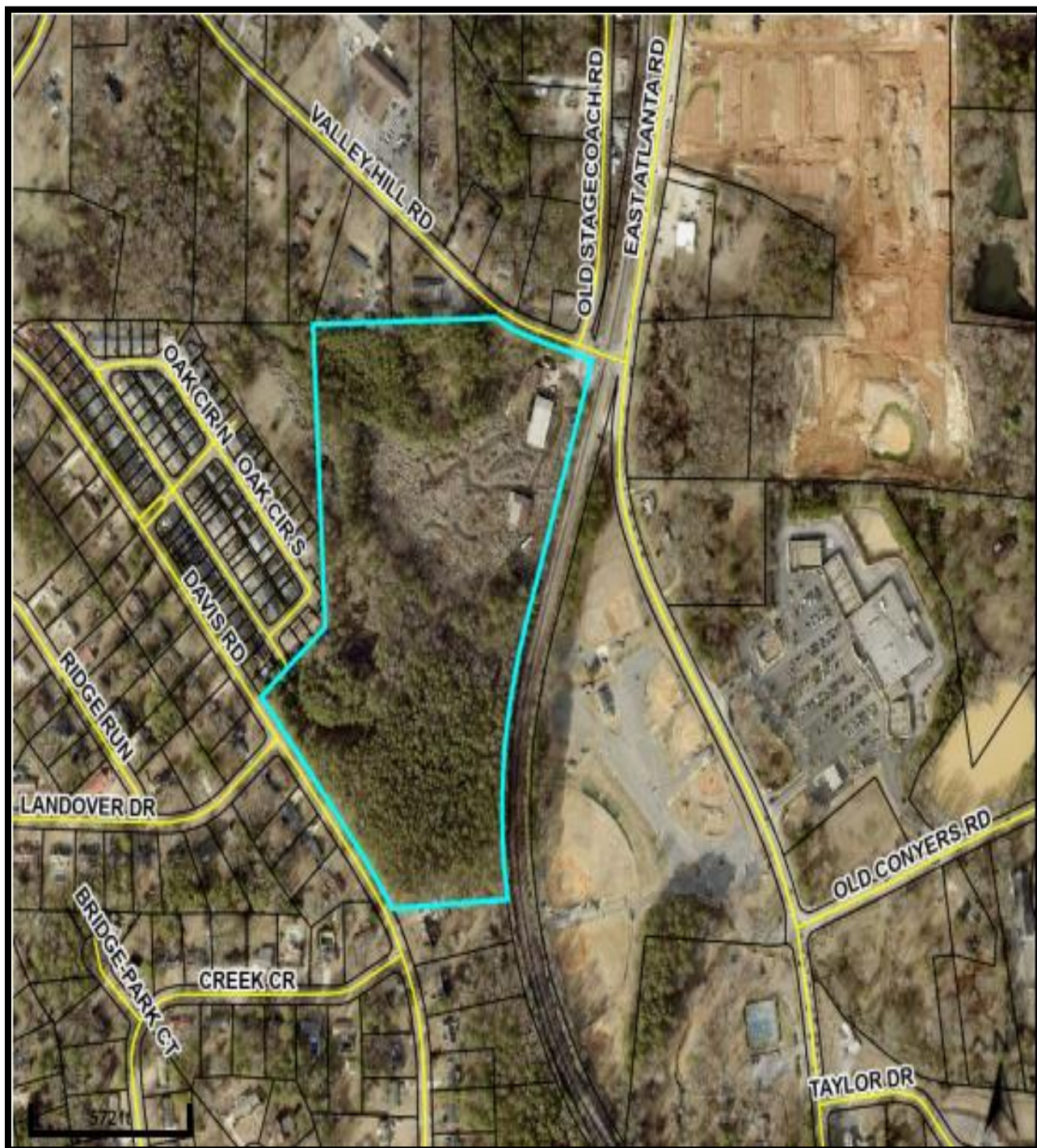
I. PURPOSE

Consider a Variance application (#VR-2023-03) by D.R. Horton, Inc. (represented by Tiffany Hogan, JD) to allow the development of a townhome community with 173 attached homes, to be built as fee simple townhomes. The applicant also simultaneously submitted two other applications to the City of Stockbridge, as are listed below. The purpose of the variance application is to request the reduction of the front yard setbacks for the proposed townhomes from the required 50 feet to 25 feet within the applicant's requested MFR (Multiple Family Residential) zoning district.

- A Comprehensive Plan Amendment Application (Case #CP-2023-02) —The applicant requests that the future land use designation of the subject property be changed from Light Industrial to High-Density Residential.
- A Rezoning Application (Case #RZ-2023-03)— (Case #RZ-2023-03) – The applicant requests that the subject property be rezoned from 'LI' (Light Industrial) to 'MFR' (Multiple Family Residential).

AERIAL PHOTOGRAPH

For 55 Valley Hill Road
(Parcel #S16-01006000)



II. CASE FACTS

Proposed Development:	Townhome community with 173 units.
Applicant:	D. R. Horton, Inc., represented by Tiffany Hogan.
Site Address:	55 Valley Hill Road.
Parcel ID and Acreage:	Parcel #S16-01006000 with 24.908 acres.
District and Land Lot:	District 12, Land Lot 69
Owner:	OTAC Development Group
Property Location:	In Council District 4, on south side of Valley Hill Road, adjacent to railroad tracks and across from Old Stagecoach Road, west of East Atlanta Road.
Road Classification:	Valley Hill road is classified as a “major collector”, according to the Henry County 2022 Transportation Plan Update.
Current Use:	Small office building, warehouse, and open shed.
Surrounding Uses:	~ <u>North</u>—Unity Baptist Church (built in 1880), Brannan Cemetery, First Christian Church, a small commercial building, and numerous individual single-family detached residences. ~ <u>South</u>—Bridge Park Subdivision, Stockbridge North Subdivision, and numerous individual single-family residences. ~ <u>East</u>—Railroad tracks of the Norfolk Southern Railway, Cochran Park (owned by Henry County), Rico’s Mexican Restaurant, Publix Shopping Center, and Diamonte Townes Condominiums (under construction). ~ <u>West</u>—Big Oak Villas single-family attached subdivision.
Existing & Proposed Zoning:	From LI (Light Industrial) to MFR (Multiple Family Residential).
Surrounding Zoning:	~ North—LI (Light Industrial), RR (Rural Residential), SR (Suburban Residential), and C-3 (Heavy Commercial). ~ South—SR (Suburban Residential) and DT (Downtown) ~ East—DT (Downtown District), C-1 (Neighborhood Commercial), C-2 (General Commercial), C-3 (Heavy Commercial), and MFR (Multiple Family Residential). ~ West—SR (Suburban Residential)
Existing and Proposed Future	From Light Industrial to High-Density Residential.

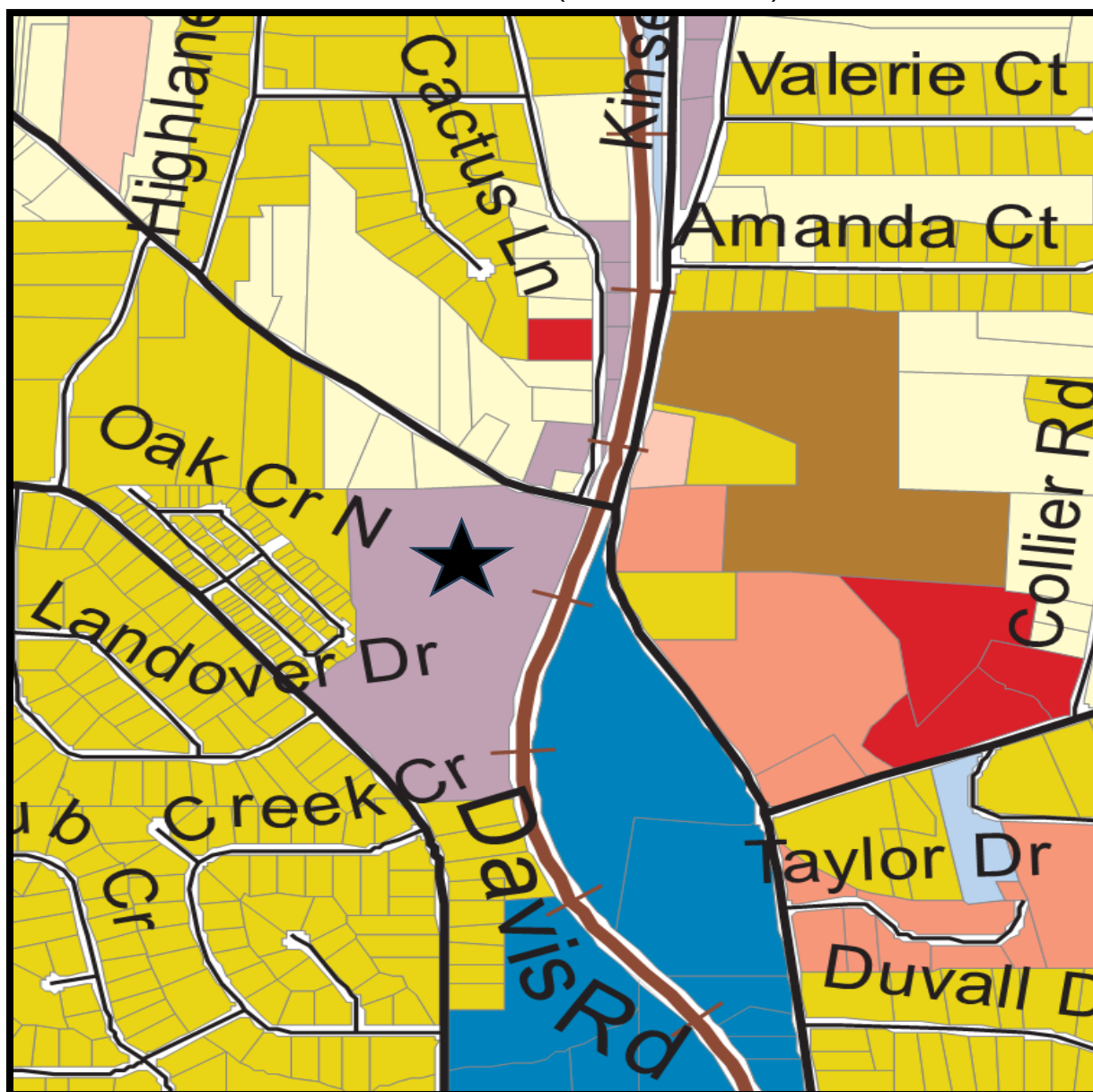
Land Use Designation:	
Property Conditions:	The front portion of the property is developed, and the rear portion is wooded. The elevation drops by about 100 feet from Valley Hill Road down to Davis Road. The applicant's survey states that the northern portion of the property contains a large "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash; and that it is overgrown with weeds and kudzu. The site plan shows that a creek traverses the center of the property, along with a 25-foot stream buffer, a 50-foot undisturbed buffer, and 75-foot impervious surface setbacks.

CITY OF STOCKBRIDGE 2023 ZONING MAP

For 55 Valley Hill Road (shown with a star)

KEY:

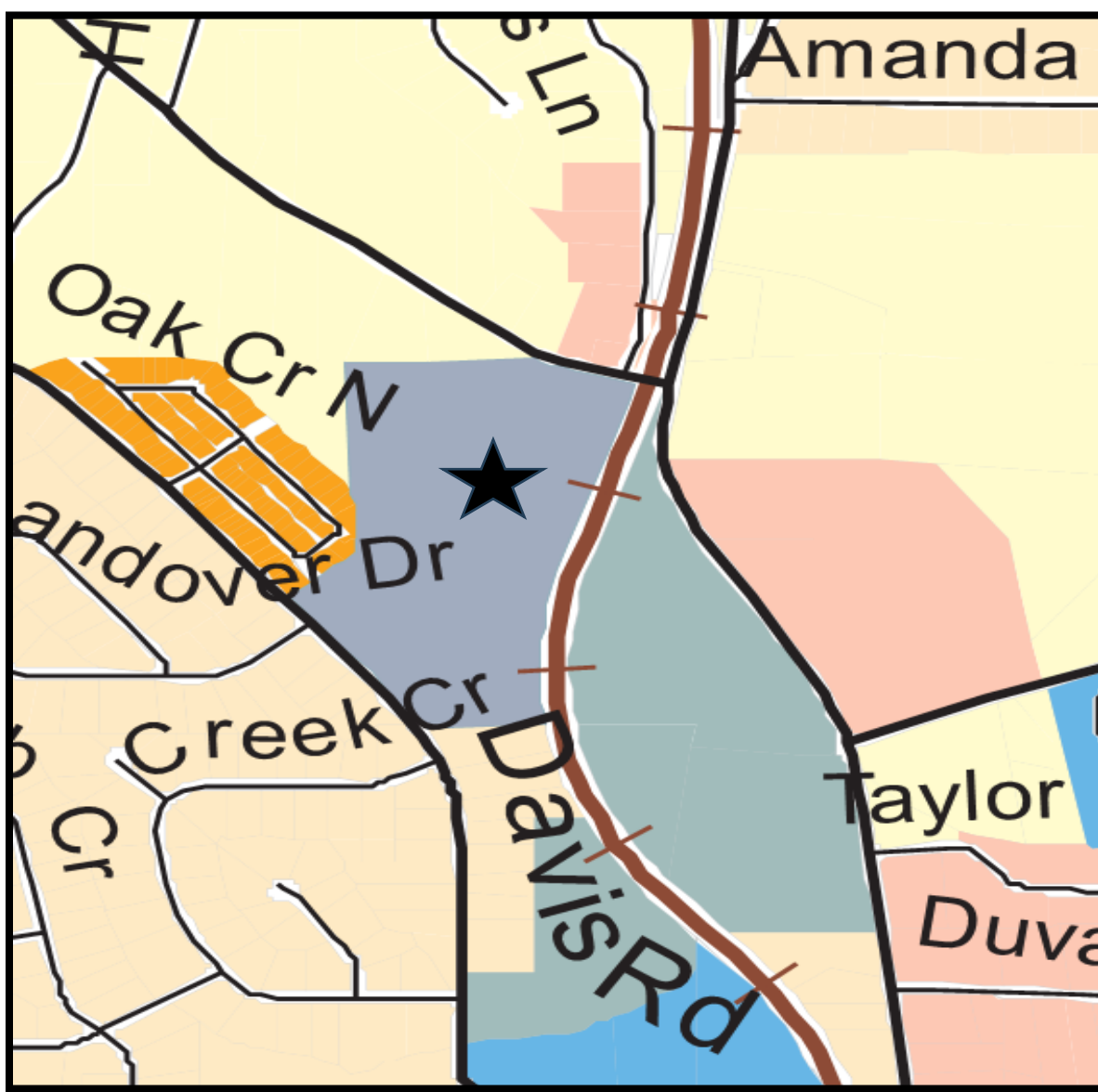
Lavender—LI (Light Industrial)
 Pale Yellow—RR (Rural Residential)
 Gold—SR (Suburban Residential)
 Brown—MFR (Multiple Family Residential)
 Pink—C-1 (Neighborhood Commercial)
 Salmon—C-2 (General Commercial)
 Light Blue—Office-Institutional
 Medium Blue—DT (Downtown District)



CITY OF STOCKBRIDGE 2023 FUTURE LAND USE MAP
For 55 Valley Hill Road (shown with a star)

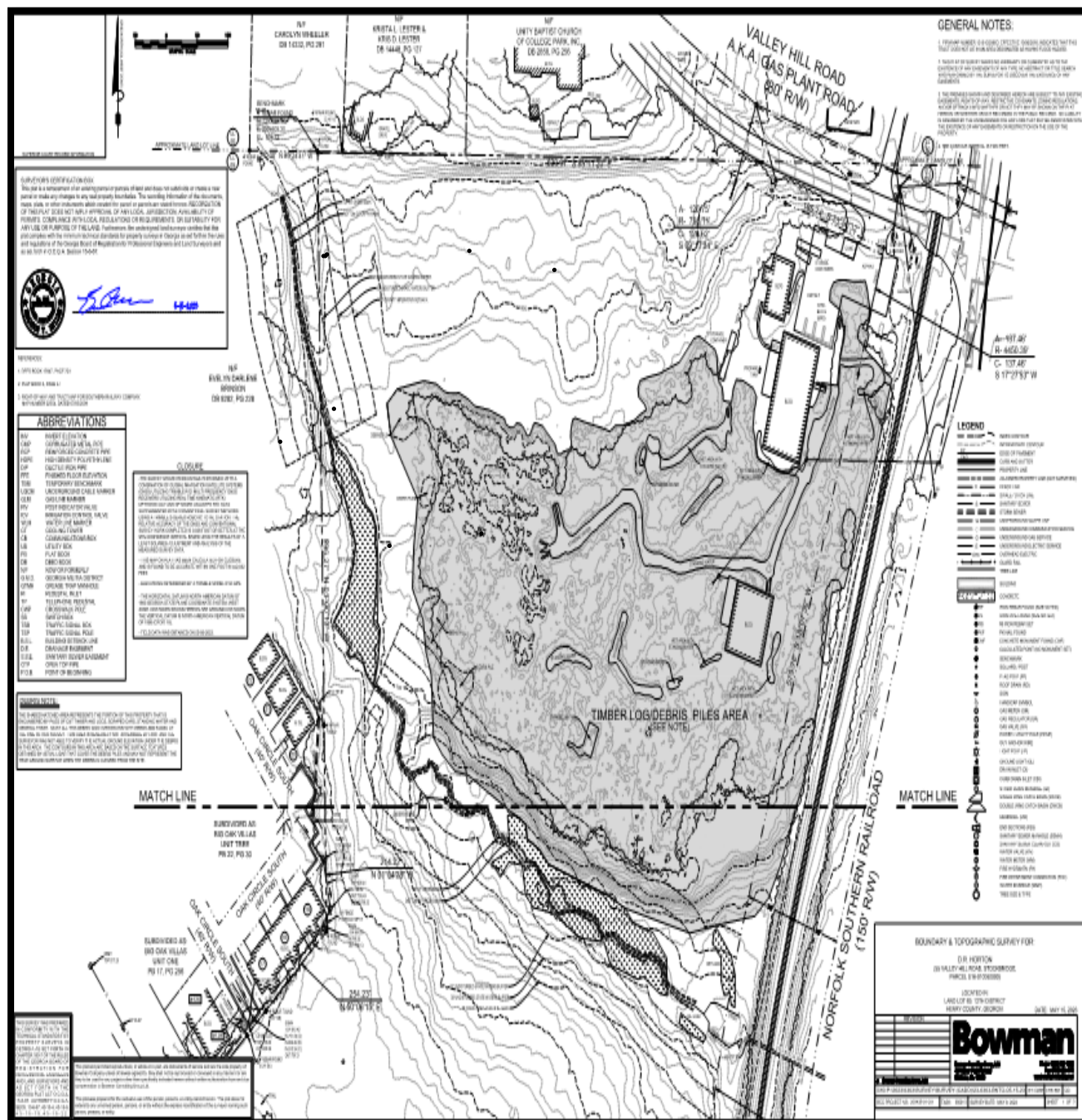
KEY:

Yellow—Low-Density Residential
 Beige—Medium-Density Residential
 Orange—High-Density Residential
 Peach—Low-Density Vertical Mixed-Use
 Salmon—Medium-Density Vertical Mixed-Use
 Slate—Light Industrial
 Teal—Park/Recreation/Conservation
 Blue—Office-Institutional



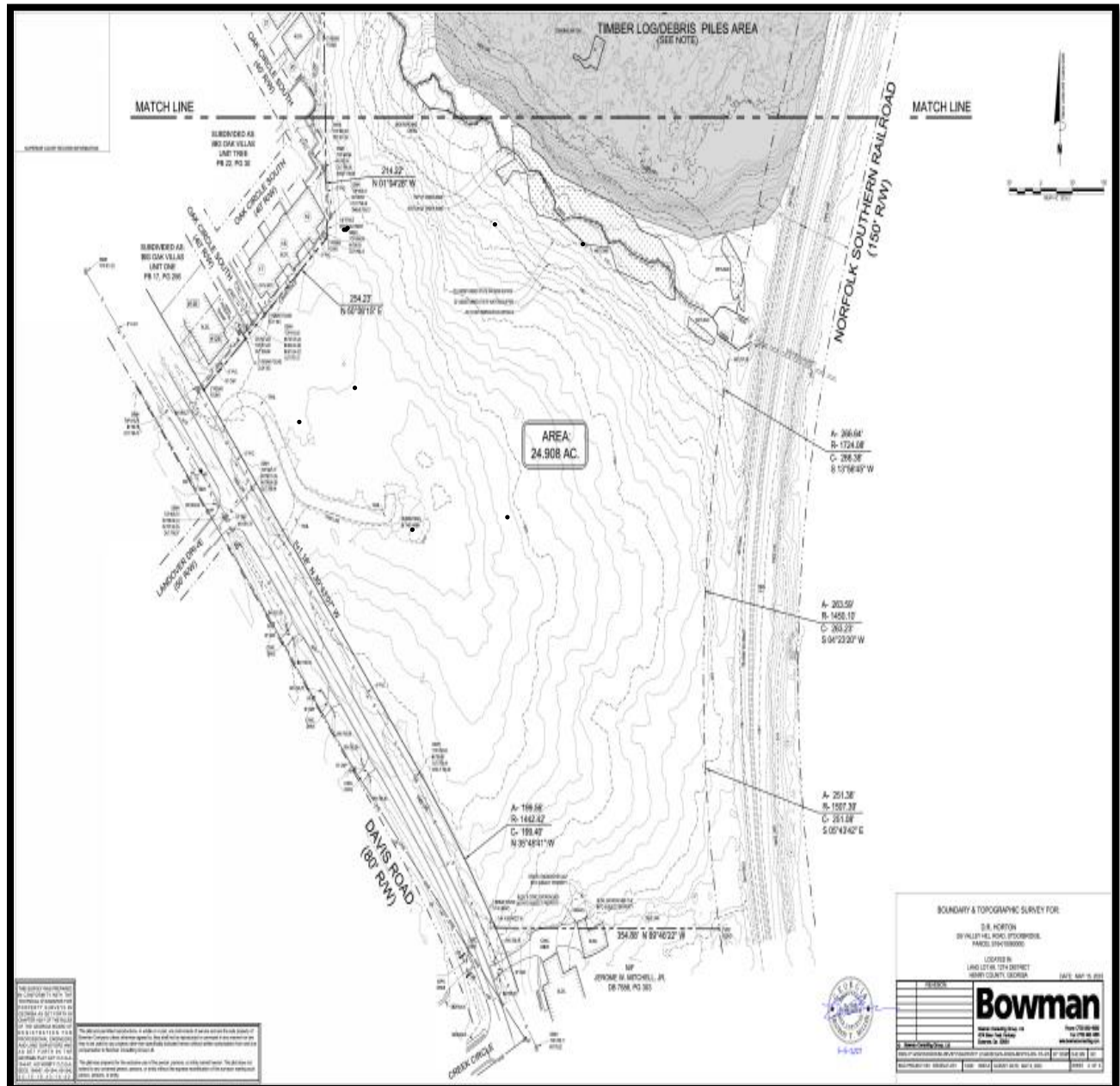
BOUNDARY AND TOPOGRAPHIC SURVEY: NORTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



BOUNDARY AND TOPOGRAPHIC SURVEY: SOUTHERN SECTION

For 55 Valley Hill Road (Parcel #S16-01006000)



III. PROPOSED DEVELOPMENT

A. Project Type and Size. The applicant submitted a conceptual site plan, which is titled “Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.” It was prepared by Bowman Consulting Group, Ltd. and dated 7/11/23. The site plan was received by the Planning and Zoning Office on July 3, 2023, as part of the Variance Application. It shows that the proposed development would contain 173 attached homes, to be built as fee simple townhomes. This would represent a density of 7.2 units per acre on the 24.908 acres that are shown on the Boundary and Topographic Survey. About 40 percent (10 acres) of the site would be devoted to open space uses. This would substantially exceed the 15 percent of open space which the applicant’s requested MFR district requires. The site plan does not state how many acres of the site are unbuildable, or what the gross density and net density would be.

B. Site Plan Design. The conceptual site plan shows that the proposed project would have its main entrance off Valley Hill Road, and that a secondary access would be provided at the rear, from Davis Road. Several internal streets and cul-de-sacs would be installed. The streets would have 50-foot rights-of-way and be 24 feet wide, with curbs and gutters. They would also include 5-foot sidewalks and a 3-foot “beauty strips” for landscaping.

An open space area, guest parking, and a dumpster area would be located near the main entrance. At the center of the development site, a clubhouse, pool, and additional guest parking would be provided. A second dumpster area and three more small open spaces areas would be located south of the creek, and three stormwater ponds would flank the creek. The applicant’s letter of intent states that the applicant is exploring the feasibility of providing a connection to the adjacent park to the east. A mandatory homeowners’ association would be provided to maintain the development site.

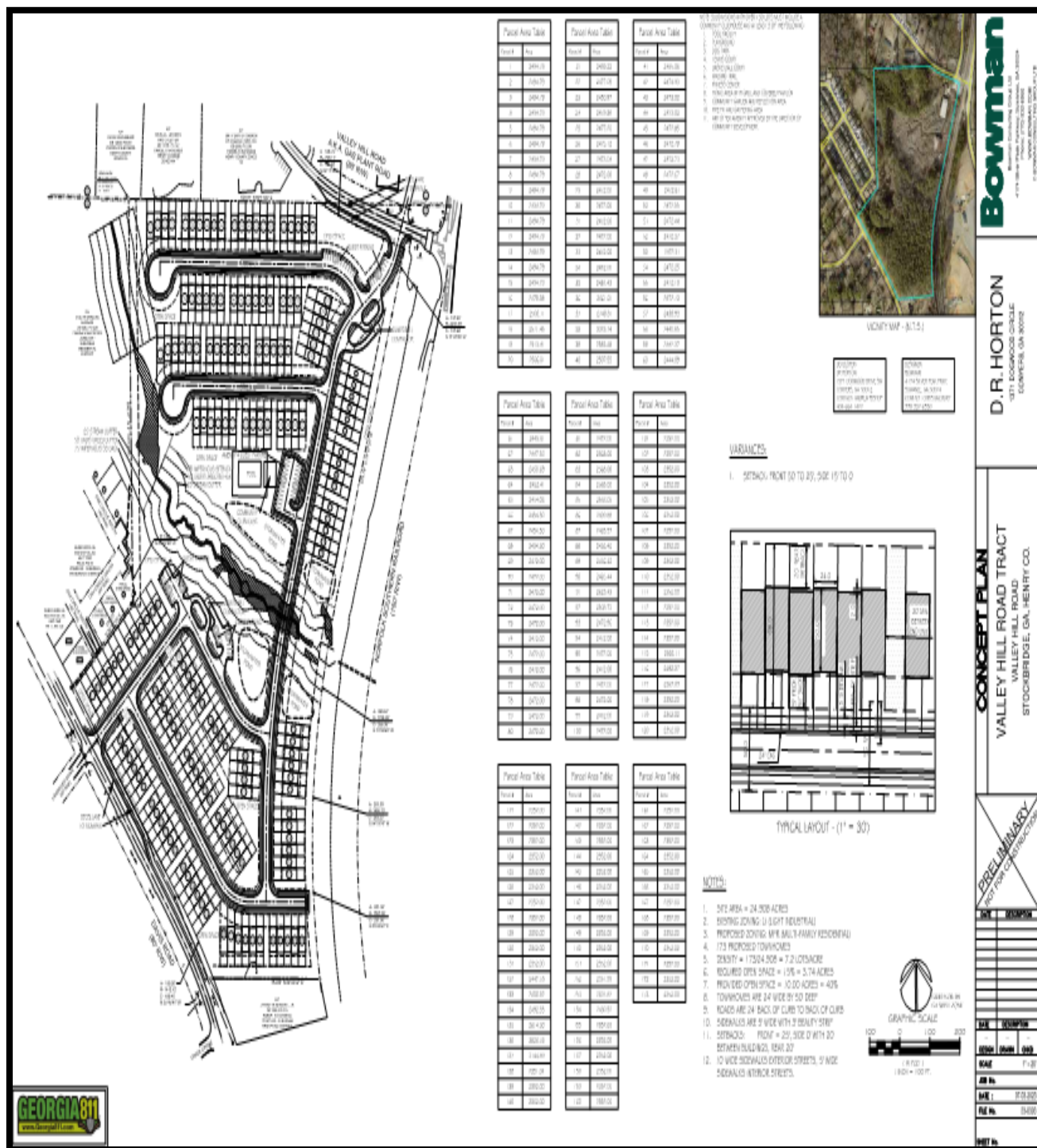
C. Parking. Each townhome unit would have a two-car garage, and 70 additional guest parking spaces would be provided within four small guest parking areas. The amount of required guest parking is calculated on the basis of the number of townhome units of each bedroom size to be provided. All of the proposed townhome units would have at least three bedrooms, with a few units having four bedrooms. A table comprising Section 4.8.5 of the Stockbridge Unified Development Code (UDC) states that at least 2.25 parking spaces are required for units having three or more bedrooms. With 173 proposed townhome units, 390 parking spaces would be required. Besides the two garage parking spaces within each townhome unit, guest parking would include two additional driveway parking spaces per unit plus 50 spaces within several small parking lots throughout the development. This would be a total of 396 guest parking spaces ($173 \times 2 + 50$). This would therefore meet the parking requirement.

D. Buffers. Section 4.6.3 of the (UDC) states that multifamily developments are required to have 25-foot-wide buffers adjacent to properties that are zoned ‘RR’ (Rural Residential) and ‘SR’ (Suburban Residential). An RR district is located to the north of the subject property, and SR districts are located to the west and south. The site plan shows that

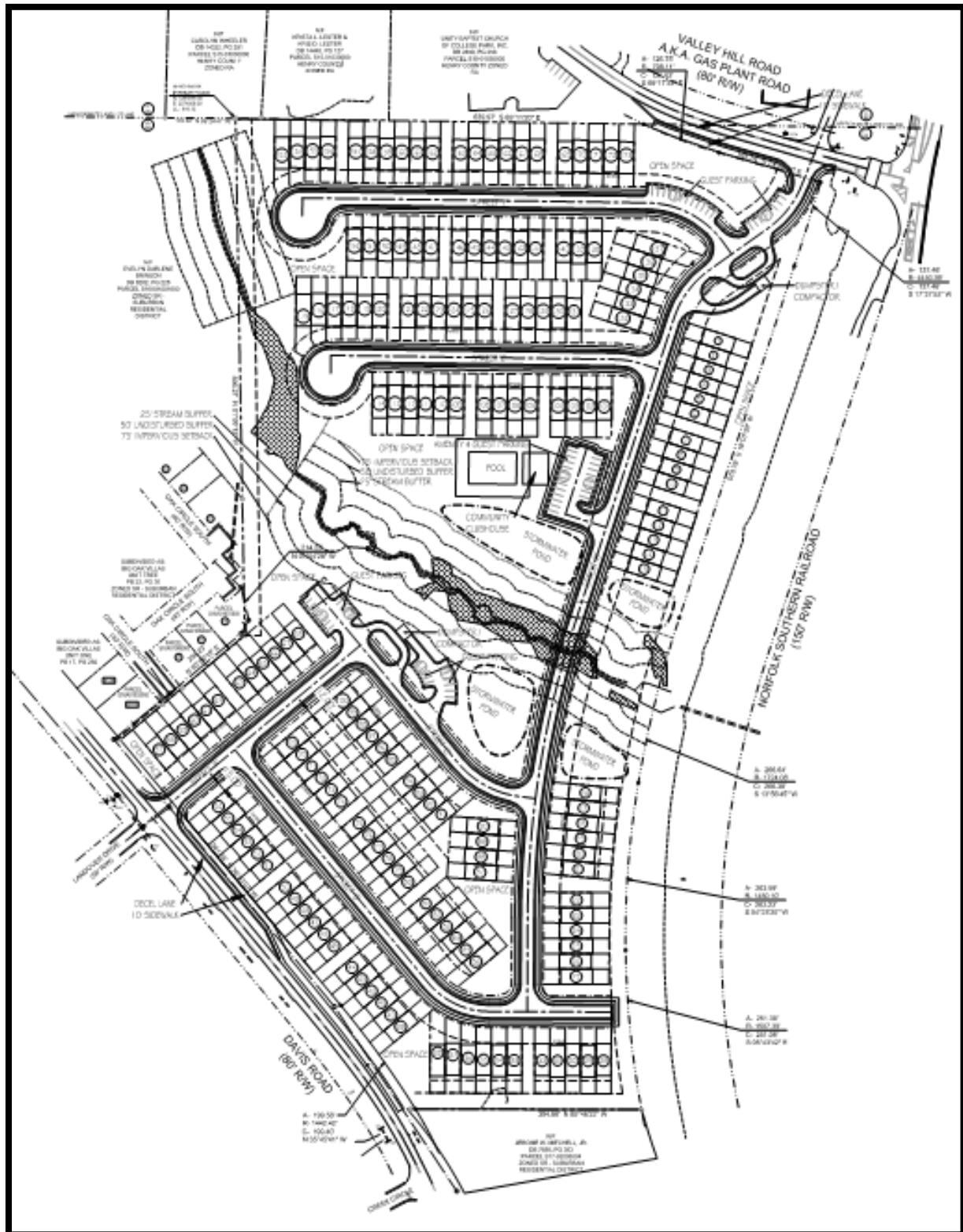
townhome lots would extend right up to the northern property line, with no buffer being provided. The site plan will need to be modified to include the required 25-foot-wide buffer. Also, even though open space areas are shown along the western and southern property lines, they are not labeled as being buffers. The site plan does show a 25-foot stream buffer, a 50-foot undisturbed buffer, and a 75-foot impervious surface setback on both sides of the creek near the center of the property. Section 4.3.2 of the UDC states as follows: "Property with a side lot line adjacent to a railroad right-of-way shall provide a ten-foot side yard setback." Although the site plan appears to show sufficient open space adjacent to the right-of-way line for the Norfolk Southern Railway, this area should be labeled as the 10-foot railroad buffer.

E. Traffic and Environmental Impact Studies. The applicant's letter of intent within the submitted Rezoning Application states that the applicant has engaged consultants to prepare both a traffic impact study and an environmental impact study, and that these studies are anticipated to be completed before the Planning Commission meeting.

CONCEPTUAL SITE PLAN—TOTAL AREA



CONCEPTUAL SITE PLAN—ENLARGED



SITE DATA FROM CONCEPTUAL SITE PLAN

NOTES:

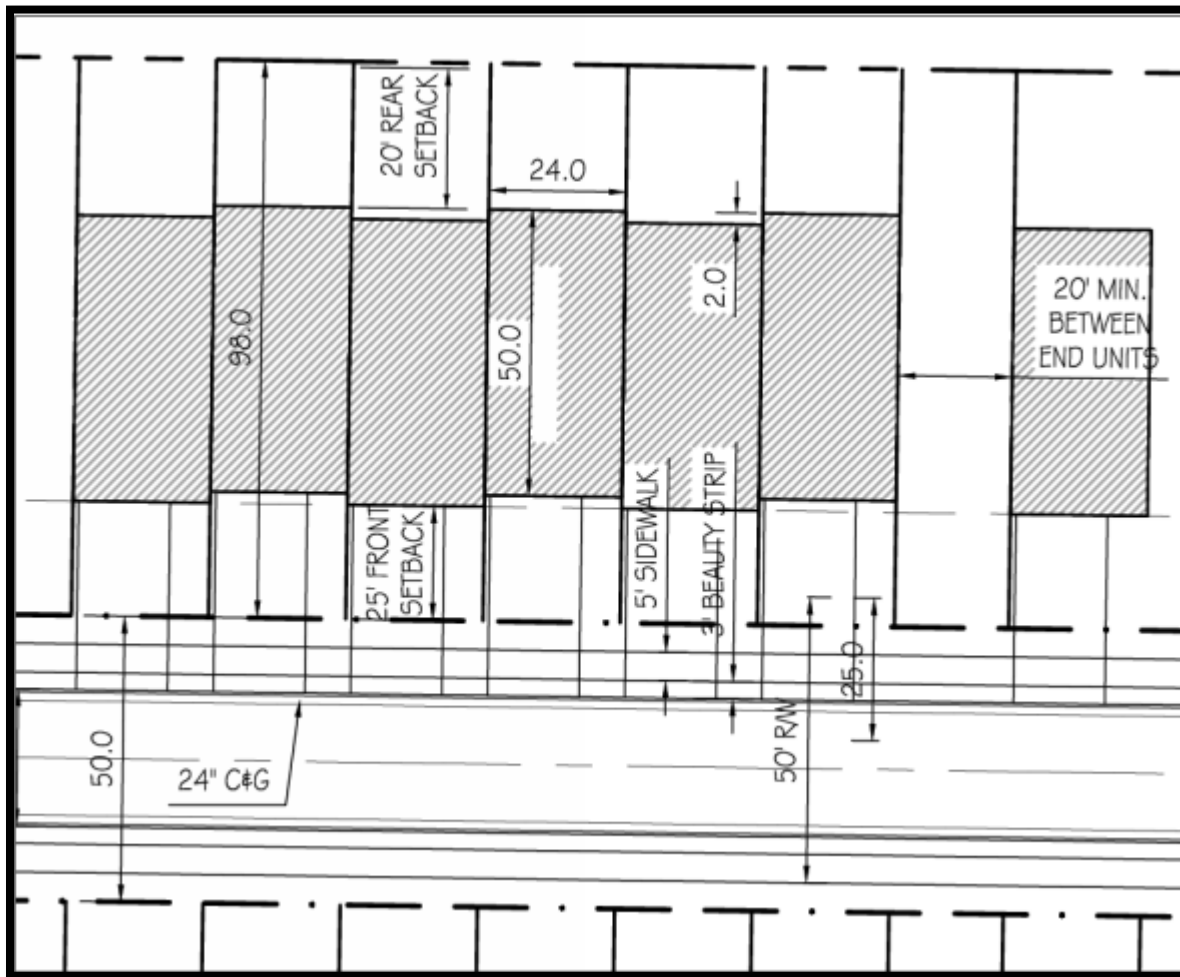
1. SITE AREA = 24.908 ACRES
2. EXISTING ZONING: LI (LIGHT INDUSTRIAL)
3. PROPOSED ZONING: MFR (MULTI-FAMILY RESIDENTIAL)
4. 173 PROPOSED TOWNHOMES
5. DENSITY = $173/24.908 = 7.2$ LOTS/ACRE
6. REQUIRED OPEN SPACE = 15% = 3.74 ACRES
7. PROVIDED OPEN SPACE = 10.00 ACRES = 40%
8. TOWNHOMES ARE 24' WIDE BY 50' DEEP
9. ROADS ARE 24' BACK OF CURB TO BACK OF CURB
10. SIDEWALKS ARE 5' WIDE WITH 3' BEAUTY STRIP
11. SETBACKS: FRONT = 25', SIDE 0' WITH 20' BETWEEN BUILDINGS, REAR 20'
12. 10' WIDE SIDEWALKS EXTERIOR STREETS, 5' WIDE SIDEWALKS INTERIOR STREETS.

F. Townhome Buildings, Lots, and Units. The Concept Plan contains an inset which shows the typical layout of a proposed townhome building at 55 Valley Hill Road. It shows that the proposed townhome buildings would have the following characteristics:

1. Be located at least 20 feet apart to meet the requirements of the applicant's requested MFR (Multiple Family Residential) district.
2. Have a 5-foot sidewalk and a 3-foot "beauty strip" in front.
3. Have lots that would be 24 feet wide and 98 feet deep.
4. Have units that would be 24 feet wide and 50 feet deep.
5. Have units with 20-foot-rear yard setbacks, which meets the requirements of the applicant's requested MFR district.

6. Have units with 25-foot front yard setbacks, which would be a reduction of the MFR district's requirement of 50 feet. This reduction is the subject of the applicant's requested variance.
7. Have units which would be offset slightly, by two feet, to provide architectural interest.

TYPICAL LAYOUT OF A TOWNHOME BUILDING



The proposed townhome units would all have three bedrooms and two-car garages. Thus far, the applicant has not submitted any sample renderings of the proposed townhome buildings, nor stated the types of architectural materials to be used on the facades.

IV. ANALYSIS OF REQUEST

The applicant has submitted a **Variance** application (Case #VR-2023-02) to request a variance for the development of the proposed townhome community at 55 Valley Hill Road. Section 10.1.2 of the Stockbridge Unified Development Code (UDC) identifies the reduction of a property's front, side, and rear yard setbacks as one of the reasons why an applicant may be allowed to request a variance. The purpose of the applicant's variance request in this case is to reduce the front yard setback within the site from the required minimum of 50 feet to 25 feet within the applicant's requested MFR (Multiple Family Residential) zoning district.

Section 10.1.2 further states that a variance may be granted only upon a finding by the Mayor and City Council that all of seven listed conditions (i.e., criteria) are met. An analysis of the applicant's variance request is made in the sections below relative to each of the required seven UDC criteria.

ANALYSIS OF U.D.C. CRITERIA:

Criterion 'A'. Extraordinary and exceptional circumstances pertaining to the particular piece of property in question exist due its size, shape, or topography that are not found on other properties in the same zoning district.

The subject property is constrained by both its topography and the presence of a creek. The applicant's submitted "Boundary & Topography Survey" (prepared by Bowman Consulting Group, Ltd. on May 15, 2023) shows significant drop in the property's elevation from Valley Hill Road at the front to Davis Road at the rear. In the center of the property, the existing creek would be flanked by the required 25-foot stream buffer, the 50-foot undisturbed buffer, and the 75-foot imperious surface setback.

These factors represent considerable limitations toward the developability of the property in general, as well as the developer's ability to create a reasonable site plan with townhome lots that are of similar size to ones that are found in other townhome developments. The existing "debris area", which includes a combination of piles of cut timber and logs, scraped cars, standing water, and general trash, would presumably be cleaned up.

Criterion 'B'. A literal interpretation of the provisions of this Unified Development Code would deprive the applicant of rights commonly enjoyed by owners of other properties located in the same zoning district.

The applicant may be deprived of the ability to develop a townhome community with lots that are of similar sizes to those which are found in other MFR districts.

Criterion 'C'. Granting the variance requested will not confer upon the property owner any special privileges that are denied to other owners of property in the same zoning district.

Granting the requested variance would not confer any special privileges upon the property owner. The same type of variance request was recently made by the applicants for two nearby properties. Further, the denial of the applicant's requested variance would force the developer to unfairly comply with the required 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 the proposed townhome community in an area where two other properties recently received approvals by the Stockbridge City Council (one for Parcel #029-01009001 on Valley Hill Road and one for 576 Davis Road), with both developments also receiving variance approvals for reductions in their front yard setbacks.

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.

The subject property could still be developed with additional light industrial uses under the property's LI (Light Industrial) zoning district, although such uses would not be suitable in view of the character of the surrounding neighborhood. And although townhomes could still be developed under the applicant's requested MFR zoning without the granting of 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.

V. STAFF CONCLUSION

As a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request for a reduction in the front yard setbacks of the proposed townhomes from the required 50 feet to 25 feet within the MFR district would be reasonable and should be granted.

VI. STAFF RECOMMENDATIONS

In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends **APPROVAL WITH CONDITIONS** for VR-2023-02. The applicant's requested variance for a reduction in the front yard setbacks from 50 feet to 25 feet should therefore be made, with the following conditions:

1. **Comprehensive Plan Amendment** – The variance shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of VR-2023-02.
2. **Rezoning** -- The variance shall not be approved unless the applicant's requested Rezoning, via RZ-2023-02, to rezone the subject property from Light Industrial to Multiple Family Residential is approved before, or simultaneously with, the approval of VR-2023-02.
3. **Site Plan** – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023.
4. **Additional Buffers** -- The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.