



Where Community Connects

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PLANNING COMMISSION**

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Senior Planner, Secretary

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Valerie Ross, Attorney

**Planning Commission
Meeting
Agenda
September 28, 2023 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

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AGENDA PLANNING COMMISSION MEETING CITY OF STOCKBRIDGE

THURSDAY, SEPTEMBER 28, 2023 6:30 PM

- I. CALL TO ORDER**
- II. INVOCATION**
- III. ROLL CALL**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF THE AGENDA**
- VI. APPROVAL OF MINUTES**

Summary Minutes for the PC meeting on August 24, 2023.

NEW BUSINESS

FINAL PLAT APPROVAL FOR TOWNHOMES AT THE BRIDGES AT JODECO DEVELOPMENT

Presentation of the proposed townhome plat for the Bridges At Jodeco development. (City Council District 5) -Presented by: Community Development Staff

PUBLIC HEARING

**Item # 1 - ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Consider a request for a change in zoning for a modification to amend the Bridges of Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner).**

Presented by: Community Development Staff

Item # 2 - REZONING CASE #RZ-2023-02. (Council District 4)

Consideration of a request a request for rezoning to rezone three parcels on the north side of Valley Hill Road from 'RR' (Rural Residential) and 'C-1' (Neighborhood Commercial) to allow for the development of a single-family detached residential subdivision. The applicant/agent is Yvette Morrison, representing a developer/builder. The property contains three parcels on Valley Hill Road, as are listed below, in Land Lot 92 of District 12, with 17.06 +/- total acres within the Stockbridge City Limits. 258 Valley Hill Road (Parcel #S09-06010000) – Contains 2.2492 +/- acres. Zoned 'RR' (Rural Residential). 264 Valley Hill Road (Parcel #S08-01010000) – Contains 6.5254 +/- acres. Zoned 'RR' (Rural Residential). Parcel #S08-01020000 – Contains 8.2874 +/- acres. Zoned 'C-1' (Neighborhood Commercial).

Presented by: Community Development Staff

Item # 3 - ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)

Consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.16 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.00 +/- acres.

Presented by: Community Development Staff

Item # 4 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres.

Presented by: Community Development Staff

Item # 5 - REZONING CASE #RZ-2023-04. (To be located in Council District 5.) a request to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel #052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-

01024000) -- Contains 13.012 +/- acres.

Presented by: Community Development Staff

Item # 6 - COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04. (Council District 2)

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 – Contains 73.859 +/- acres. Parcel #030-01009005 – Contains 3.636 +/- acres. Parcel #030-01009006 – Contains 1.369 +/- acres.

Presented by: Community Development Staff

Item # 7 - REZONING CASE #RZ-2023-05. (Council District 2)

Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 – Contains 73.859 +/- acres. Parcel #030-01009005 – Contains 3.636 +/- acres. Parcel #030-01009006 – Contains 1.369 +/- acres.

Presented by: Community Development Staff

PROJECT UPDATES

STAFF COMMENTS

BOARD COMMENTS

ADJOURNMENT